DOCUMENT 1

CITY OF WINDHOEK

✉ 59, Windhoek ☎ +264 61 2902911

NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 30 May 2024** at **17:30**, in the new Council Chambers, Windhoek.

.....
CHIEF EXECUTIVE OFFICER

ENQUIRIES:	Ms M Garises/mgo Ms T Edward	**REF:**	2024-05-30.ca
TELEPHONE:	2902557/2902597	**DATE:**	2024-05-23

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[Municipal Council Agenda: 2024-05-30]

1 **OPENING BY PRAYER**
(3/2/1)

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[Municipal Council Agenda: 2024-05-30]

2 **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCILLOR MS QO KAMATI**
(3/1/6/8)

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[Municipal Council Agenda: 2024-05-30]

3 **APPLICATIONS FOR LEAVE OF ABSENCE**
(3/1/5/1)

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[Municipal Council Agenda: 2024-05-30]

4 **DECLARATION OF INTEREST**
(3/1/5/1)

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5 **CONFIRMATION OF MINUTES**

[Municipal Council Agenda: 2024-05-30]

5.1 **MUNICIPAL COUNCIL MEETING HELD ON 25 APRIL 2024**
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 25 April 2024 are submitted for confirmation.

[Municipal Council Agenda: 2024-05-30]

5.2 **SPECIAL MUNICIPAL COUNCIL MEETING HELD ON 8 MAY 2024**
(3/2/1)

The minutes of the special meeting of the Municipal Council of Windhoek held on 8 May 2024 are submitted for confirmation.

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[Municipal Council Agenda: 2024-05-30]

6 **PETITIONS**
(3/2/1)

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[Municipal Council Agenda: 2024-05-30]

7 **MOTIONS**
(3/2/1)

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[Municipal Council Agenda: 2024-05-30]

8 **ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN**
(3/1/6/3) (16/15/1)

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9 **MINUTES OF MANAGEMENT COMMITTEE**

[Municipal Council Agenda: 2024-05-30]

9.1 **APPROVAL OF MINUTES (MC 08/2024)**

The minutes of the Management Committee meeting (MC 08/2024) held on 6 May 2024 was approved by the said Committee on 21 May 2024 and is submitted for notice with the exception of Items GOV.5, GOV.6, GOV.7, GOV.10, FNS.1, FNS.2 and IND.1, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 08/2024) held on 6 May 2024, be noted by its members, with the exception of Items GOV.5, GOV.6, GOV.7, GOV.10, FNS.1, FNS.2 and IND.1.

[Municipal Council Agenda: 2024-05-30]

9.1.1 **GOV.5 [CEO] STAFF MATTER**
(1//3)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2024-05-30]

9.1.2 **GOV.6 [CEO] STAFF MATTER**
(1/3/)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2024-05-30]

9.1.3 **GOV.7 [HCC] STAFF MATTER**
(4/2/2)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2024-05-30]

9.1.4 **GOV.10 [HCC] STAFF MATTER**
(4/2/P)

This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

Every meeting of a local authority council shall be open to the public, except on any matter relating to -

(i) the appointment, promotion, conditions of employment and discipline of any particular officer or employee of a local authority council;

unless the local authority council by a majority of at least two-thirds of its members present at the meeting in question determines such a meeting to be so open.

[Municipal Council Agenda: 2024-05-30]

9.1.5 **FNS.1 [UTP] APPLICATION FOR REZONING OF ERF 2370, KLEIN WINDHOEK EXTENSION 3 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL'**
(L/2370/KW)

Management Committee at its meeting held on 21(19) September 2023 per Item FNS.2 *inter alia* resolved as follows:

1 That this matter be kept in abeyance in order for the Strategic Executive: Urban and Transport Planning, in consultation with the Chief Executive Officer (Manager: Mayoral and Council Affairs) to arrange a site visit for Councillors to Erf 2370, at the corner of Dr Kwame Nkurumah and Veronica Streets, Klein Windhoek Extension 3, whereafter it be resubmitted to Management Committee for consideration.

*** The site visit was arranged and took place on 8 April 2024 as per the Attendance Register, **attached as page 1 to the agenda.**

The matter is herewith resubmitted.

Application

An application was received in January 2022 from Winplan Town and Regional Planning Consultants on behalf of the owners, Gina Gonah Giampaolo and Jacques Hillinger, for the:

- Rezoning of Erf 2370, Klein Windhoek from 'residential' with a density of 1:900 m² to 'institutional'.

*** The full application, including the relevant correspondence/documentation is **attached as pages 2 - 68 to the agenda.**

A Credit Clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 2370, Klein Windhoek Extension 3 is currently zoned 'residential' with a density of 1:900 m² and is ± 1 427 m² in extent.

Erf 2370, Klein Windhoek Extension 3 is situated on the corner of Dr Kwame Nkrumah and Veronica Streets. The erf has an east-west orientation and has a gentle south easterly to north westerly downward slope. The erf comprises of the main house and a garage. In addition to the residence, five (5) multi-houses (non-permanent structures) have been erected and are being utilised as classrooms on the erf.

The subject property has been in use for 'institutional' purposes under a resident occupation for operating a school with a maximum of sixty (60) children.

Development intention

The owners intend to rezone the property from 'residential' to 'institutional', so that they can continue operating the existing *One World Montessori School* on Erf 2370, Klein Windhoek however under a permanent land use right.

Advertisement

The public consultation process was completed in line with the requirements of the Urban and Regional Planning Act as well as the Municipal Council of Windhoek's Public Consultation Policy for the Proposed Development as follows:

*** - The proposed rezoning of Erf 2370, Klein Windhoek was advertised in the Namibian newspaper and the Market Watch (for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers) on the 23 August 2021 and 30 August 2021, as per the advertisements, **attached as pages 53 - 56 to the agenda;**

*** - A notice of the proposed rezoning, **attached as pages 57 - 58 to the agenda,** was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 59 - 66 to the agenda**, were sent to the direct neighbours, being the owners of Erven 2413, 2383, 2379, 2371, 2431 and 2412, Klein Windhoek; and

*** - A notice, **attached as pages 67 - 68 to the agenda**, was also published in Government Gazette No. 7636 of 15 September 2021.

The closing date for comments and objections was 14 September 2021 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  No input to be made.

- **Roads Planning, Design and Traffic Flow**

  There is no objection to the proposed rezoning of Erf 2370, corner of Dr Kwame Nkrumah and Veronica Streets, Klein Windhoek Extension 3 from 'residential' with a density of 1:900 m² to 'institutional': Provided:

*** • That for a school, a minimum of one (1) parking bay be provided per classroom and/or office, plus one (1) parking bay per ten (10) students for on or off-loading - parking to be provided as per the approved parking layout Plan No. 2370KW_PAR dated 3 December 2021, **attached as page 16 to the agenda.**

  • That the applicant launch a lease application with the Property Management Division for the parking allocated on the sidewalk.

  • That the lease of the sidewalk parking further be subject to the following conditions:

    - That the parking be properly constructed with kerb stones making distinction between the parking and pedestrian movements.

    - That Council reserve the right to cancel the lease should such land be needed for municipal services.

    - That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

    - That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by Council, should the lease be cancelled terminated.

- That such parking on Council land remain public parking and not be reserved for exclusive use.

- That it be noted that as construction is taking place within the road reserve, the location of services must be verified beforehand.

- That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.

- That no access or parking be allowed opposite an intersection.

- That the general parking requirements for an institutional erf be as follows:

  - For general purposes, a minimum of one (1) parking bay per 66 m^2 floor area to be provided for on-site;

  - For churches, a minimum of one (1) parking bay for every four (4) seats for a capacity of up to sixty (60) seats or one (1) parking bay for every six (6) seats, or part thereof to be provided for on-site;

  - For hospitals and clinics, a minimum of 1.2 parking bays per bed plus four (4) parking bays per medical practitioner to be provided for on-site; and

  - For universities, a minimum of one (1) parking bay to be provided per classroom and/or office plus one (1) parking bay per five (5) students, and 25 % of the parking to be allocated to taxis.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- The proposed Erf 2370, Klein Windhoek has a general downward slope from the south east into a north westerly direction;

- There is a stormwater course flowing across the north western corner of Erf 2370, Klein Windhoek flowing from the south east into a north westerly direction;

- Access to the proposed Erf 2370, Klein Windhoek is currently obtained from Veronica Street;

There is no objection to the proposed application for the rezoning of Erf 2370, Veronica Street, Klein Windhoek Extension 3 from 'residential' to 'institutional': Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).
- That roads and stormwater be planned, designed and constructed to municipal standards.
- That no access be allowed over any stormwater catch pit, manhole or any stormwater structure.
- That should any services required to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

It should be noted that any additional requirements with regard to water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical support**

There is in principle no objection to the application submitted for the rezoning of Erf 2370, Klein Windhoek from 'residential' with a density of 1:900 m² to 'institutional': Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed per erf.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Health and Environmental Management**

  The division is supporting the application to rezone from 'residential' to 'institutional'. The school operations should comply with the Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006 in ensuring that noise emitted does not become a nuisance to the nearby residential units/houses.

Urban Planning evaluation

The Windhoek Town Planning Scheme allows for a change in land use and the rezoning of Erf 2370, Klein Windhoek Extension 3, from 'residential' to 'institutional'. The proposed rezoning is in line with the provisions of municipal laws and regulations.

The proposed zoning category is accommodated in Table B of the Windhoek Town Planning Scheme as follows:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
IX Institutional	Places of instruction, social halls and places of public worship	Dwelling units, residential buildings, institutions, special buildings, shops, industrial buildings, and business buildings	Other uses not under columns 2 and 3

The intended use, being the permanent operation of a school on Erf 2370, Klein Windhoek Extension 3 is within the primary uses under an 'institutional' zoning. According to the Windhoek Town Planning Scheme, the definition of a 'place of instruction' is as follows:

- *'Place of instruction' means a building designed and/or used for educational and cultural purposes, administrative activities related therewith, and board and lodging.*

The Montessori School has been in operation since 2012 and all the immediate neighbours have granted consent for the proposed rezoning for the school.

No immediate negative impacts on the surrounding neighbourhood are anticipated in approving the proposed rezoning. The proposed recommendation for approval to the Minister of Urban and Rural Development is subject to the approval of the lease application for the parking allocated on the sidewalk from the Property Management Division.

Betterment fee

No betterment fee is payable for the rezoning to 'institutional'.

Conclusion

The rezoning of Erf 2370, Klein Windhoek Extension 3 from 'residential' with a density of 1:900 m² to 'institutional', is supported.

The proposed recommendation for approval to the Minister of Urban and Rural Development is subject to the approval of the lease application for the parking allocated on the sidewalk from the Property Management Division.

Management Committee, after due consideration of the matter

RECOMMENDED

1 That the application to rezone Erf 2370, corner of Dr Kwame Nkurumah and Veronica Streets, Klein Windhoek Extension 3 from 'residential' with a density of 1:900 m² to 'institutional', be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That the rezoning application not be submitted to the Urban and Regional Planning Board until a lease application for the parking allocated on the sidewalk has been submitted and duly processed, and subject to the approval of the Strategic Executive: Urban and Transport Planning.

3 That a minimum of one (1) parking bay be provided per classroom and/or office, plus one (1) parking bay per ten (10) students for on or off-loading.

*** 3.1 That parking be provided as per the approved parking layout Plan No. 2370KW_PAR dated 3 December 2021, **attached as page 16 to the agenda.**

4 That the lease of the sidewalk parking further be subject to the following conditions:

4.1 That the parking be adequately constructed with kerbs, making a distinction between the parking and pedestrian movements.

4.2 That Council reserve the right to cancel the lease should such land be needed for municipal services.

4.3 That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

4.4 That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by Council, should the lease be cancelled/ terminated.

4.5 That such parking on Council land remain public parking and not be reserved for exclusive use.

4.6 That due to construction taking place within the road reserve, the location of services be verified beforehand.

5 That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.

6 That no access or parking be allowed opposite an intersection.

7 That it be noted that additional requirements with regards to water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

8 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

8.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

8.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

8.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

8.4 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

8.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

8.6 That no building plans be approved until the stormwater conditions are met.

8.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

9 That roads and stormwater be planned, designed, and constructed to municipal standards.

10 That no access be allowed over any stormwater catch pit, manhole or any stormwater structure.

11 That should any services required to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

12 That it be noted that any additional requirements with regard to water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

14 That only one (1) service connection from the municipal electrical network be allowed.

15 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

16 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

17 That the school operations comply with the Municipal Council of Windhoek's Noise Control Regulations No. 3612 of 2006 in ensuring that noise emitted does not become a nuisance to the nearby residential units/houses.

18 That the applicant acknowledge receipt of this Council Resolution within twenty eight (28) days of notification.

19 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

19.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

20 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.1.6 FNS.2 [UTP] APPLICATION FOR THE SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER
(L/Ondekaremba Farm No.78)

Council per Resolution 29/02/2024 *inter alia* resolved as follows:

1 That this matter be kept in abeyance pending the site visit scheduled to be held on 19 April 2024 as requested per Item IND.3 of the Management Committee held on 21(19) September 2023 inter alia reading as follows, and further in line with Item IND.2 of the said Management Committee meeting:

1 That this matter be kept in abeyance in order for the Strategic Executive: Urban and Transport Planning, in consultation with the Chief Executive Officer (Manager: Mayoral and Council Affairs) to arrange an urgent site visit for Councillors to Portion A and the Remainder of Portion 124 of Farm Ondekaremba by no later than 31 October 2023, whereafter it be resubmitted to Management Committee, for consideration.

*** The site visit was arranged and took place on 8 April 2024 as per the Attendance Register, **attached as page 69 to the agenda.**

The matter is herewith resubmitted.

Application

An application was received from Willem Schutz Town and Regional Planning Consultants (WSTRPC) on behalf of the owner of Portion 123 of the Farm Ondekaremba No. 78, Ondekaremba Nature Estate (Proprietary) Limited (Registration No. 2015/0774 and of which Mr Joachim Rust is a Director) for the following:

- Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.

*** The full application, including relevant correspondence/documentation is **attached as pages 70 - 119 to the agenda.**

*** A Power of Attorney, **attached as pages 111 - 112 to the agenda,** was issued by the Managing Director of Ondekaremba Nature Estate (Pty) Ltd, Mr Joachim Rust.

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Portion 123 of Farm Ondekaremba No.78 is situated within the extended boundaries of the Municipal Council of Windhoek under the Kapps Farm Zoning Scheme, of which the said portion is zoned 'agriculture'.

Portion 123 of the Farm Ondekaremba No. 78 is 301 hectare in extent. The subject portion is located on the northern side of the B6 National Road leading to Gobabis and on the western side of the Hosea Kutako International Airport.

Access to the portion is obtained from the existing P1498 Farm Road off the B6 National Road. Furthermore, there are several servitudes on the portion, such as a 5 496 metre long and 15 metre wide NamWater servitude on the northern boundary, a 15 metre wide right of way servitude in favour of the Remainder of the Farm Ondekaremba No. 78 and a Notarial Deed in favour of NamPower (Pty) Ltd.

In terms of existing uses, the larger part of the portion is vacant. However, a reasonable portion of the site accommodates the Ondekaremba Lodge and a temporary construction camp for the national road construction.

Development intention

The owner intends to subdivide Portion 123 of the Farm Ondekaremba No. 78 to create two (2) portions (Portion A and the Remainder). Portion A is proposed to be sold to a prospective buyer for further development. However, both Portion A and the Remainder of Portion 123 of the Farm Ondekaremba No. 78 will retain an 'agriculture' zoning.

Advertisement

The public consultation process was completed as follows for the proposed development in line with the requirements of the Public Consultation Policy:

*** - Neighbour consultation forms, **attached as pages 113 - 119 to the agenda,** were sent to the owners of adjacent properties (being the owners of the Remainder of the Farm Ondekaremba No. 78, Portion 57 of the Farm Ondekaremba No. 78 and the Remainder of Portion 47/2 of the Farm Ondekaremba No. 78).

The closing date for objections was 22 November 2022 and objections were received from the owners of the Remainder of the Farm Ondekaremba No. 78 and Portion 57 of the Farm Ondekaremba No. 78.

Objections received

The objections received from the neighbours are summarised as follows:

- **Poaching risk**

  The owners of the Remainder of the Farm Ondekaremba No. 78 (where Zannier Reserve by Naankuse is located) are concerned that the 'further subdivision and development of Portion 123 with the possibility of rezoning and increase in population density poses a significant poaching risk which will be detrimental to the tourism operations on the reserve and detrimental to the welfare of these animals.

- **Impacts of zoning change on quality of life, monetary value and natural beauty of the area**

  The owner of Portion 57 of the Farm Ondekaremba No. 78 expressed concerns that the change in zoning of the current 'agriculture' zoning of the Remainder of Portion 123 Ondekaremba No. 78 will negatively affect the quality of life, monetary value and natural beauty of the area.

  Responses to the raised objections will be addressed under the *Urban Policy evaluation* section.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the proposed subdivision.

- **Roads Planning, Design and Traffic Flow**

  Portion 123 of the Farm Ondekaremba No. 78 is located off the B6 National Road. The portion is located within the Kapps Farm Town Planning Scheme area and is zoned 'agriculture'. Portion 123 measures ± 301.08 hectare. Access to Portion 123 is obtained from the existing P1498 Farm Road off the B6 National Road (Trunk 0601).

  There is objection to the proposed subdivision of Farm 123 Ondekaremba No. 78 into Portion A and the Remainder, due to the following:

  - The applicant should provide a letter from the Roads Authority supporting the proposed subdivision and that access is satisfactory.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Portion 123 of the Farm Ondekaremba No. 78 is located about 36 kilometre east of Windhoek and to the north of the B6 National Road, and just north of the proposed Portion 47 of Ondekaremba No. 78, and ± 7 kilometre west of the Hosea Kutako International Airport;

- The national railway line runs along the northern boundary of the proposed Portion 47 of Ondekaremba No. 78, and south of the proposed Portion 123 of Ondekaremba No. 78;

- Portion 123 of Farm Ondekaremba No. 78 is indicated to be ± 301 hectare in extent;

- The Seeis River flows from the south west, flowing across the southern part of the proposed Remainder of Portion 123 of Ondekaremba No. 78; flowing across the central part of the proposed Portion A of Portion 123 of Ondekaremba No. 78, flowing into a north easterly direction; and

- There are various other stormwater courses forming and flowing over various parts of the proposed Portion A and the Remainder of Farm Ondekaremba No. 78, flowing towards the Seeis River as referred to above.

There is no objection to the proposed subdivision of Portion 123 of Farm Ondekaremba No. 78 into Portion A and the Remainder: Provided:

- That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the Seeis River and major stormwater courses at own costs and risk.

- That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

- That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional Engineer to submit detailed Engineering plans as to how the proposed portion is to be protected against any potential flood damage.

- That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

- That no development be allowed within the 50-year flood level of any river or stormwater course.

- That no development be allowed onto or over any stormwater system or structure.

- That any stormwater crossing be accommodative of at least a 50-year flood.

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).

- That roads and stormwater be planned, designed and constructed to the Municipal Council of Windhoek's standards.

- That access and right of way servitudes be according to the conditions as stipulated by the Strategic Executive: Urban and Transport Planning.

- That all requirements from TransNamib be applied and adhered to.

Comments from the Strategic Executive: Infrastructure Water and Technical Services

- **Engineering Services**

There is no objection to the application: Provided:

- That it be noted that no existing bulk water and sewer services are available.

- That all cost for the provision of bulk and internal services be for the applicant's account, including the cost of bulk infrastructure upstream and downstream from the erf.

- That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from the Strategic Executive: Infrastructure, Water and Technical Services.

- That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulation to the applicable Municipal Council of Windhoek standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services before construction commence.

- That the applicant provide its own water storage for the erf with a storage capacity of fourty eight (48) hours.

- That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.

- That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents.

- That the possibility to re-use the purified effluent be addressed.

- That the final effluent at all times comply with applicable legislation.

- That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

    - That the issuing of the waste water discharge permit be subject to the adherence of all conditions pertaining to such permit.

- That only full waterborne waste systems be utilised and all Windhoek's service standards apply.

- That final effluent from a treatment facility comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

- That the operation and maintenance of all water and sewer infrastructure be for the applicant's account.

- That the design criteria be in accordance with the *'Guidelines for Human Settlement, Planning and Design'* as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is in principle no objection to the application submitted for the subdivision of Portion 123, Farm Ondekaremba No. 78 into Portion A and the Remainder: Provided:

- That it be noted that the Municipal Council of Windhoek has no electricity network in the area.

- That electricity therefore be either self-generated (solar or diesel powered generation) or provided by NamPower (Pty) (Ltd). [Electricity can be provided by NamPower (Pty) Ltd if the development is close to their GRID.]

- That the applicant and/or their professional electrical Engineering Consultant approach NamPower (Pty) Ltd for an electrical supply point, if required, and the applicant/Developers be responsible for all cost related thereto.

- That the design of the MV and LV reticulation adhere to all Namibian Standards, in particular NamPower (Pty) Ltd, the Municipal Council of Windhoek and the Electricity Control Board (ECB) distribution and township development standards.

- That the applicant and/or Consulting Engineers approach NamPower (Pty) Ltd, well in advance, before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.

- That where MV/HV overhead lines are in proximity and servitudes have not been registered, the following horizontal clearing width apply for allowing access to the line and for safety reasons:

  - 220/132 kV - 25 metre either side of the overhead line structure;

  - 66/33/22/19/11 kV - 11 metre either side of the overhead line structure, and therefore, no permanent structure be erected within the stipulated area.

- That no permanent structure be erected within the stipulated area.

- That no permanent structures be erected within any power line servitude area.

- That a minimum vertical working clearance of 4.3 metre from ground and horizontal working clearance of 2.9 metre from the body center line always needs to be maintained, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/trucks etc.

- That it be noted that encroaching this clearance will result in electric shocks and hence fatalities.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  The division supports the application with no additional environmental requirements as the zoning of the remainder portion remains 'agricultural'.

Urban Policy evaluation

- **Zoning**

Portion 123 of the Farm Ondekaremba No. 78 zoned 'agriculture' in terms of the Kappsfarm Zoning Scheme.

In terms of the Kappsfarm Zoning Scheme, the primary and consent land uses permissible on 'agriculture' zoned land are as follows:

Primary uses: *Agriculture, dwelling unit (at a gross density of one (1) unit per 10 hectare) ancillary dwelling unit.*

Consent uses: *More than one (1) ancillary dwelling unit, occupational practice, home-based business, agricultural industry, farm stall, kiosk, intensive-feed farming, nursery, service trade, tourist establishment and holiday accommodation, a nature estate, public garage, light industry, workshop and butchery.*

- **Current land uses**

Portion 123 of the Farm Ondekaremba No. 78 comprises of residential dwelling units (one (1) residential quarter for the land owners and the other for the workers on the farm). Additionally, the southwestern part of the subject Portion accommodates a lodge and camping site. Consent was granted for a tourist establishment in terms of the Kappsfarm Zoning Scheme.

Towards the southeastern part of the portion is a site temporarily leased out to a construction company for storage of construction equipment and vehicles as well as for temporary accommodation/camping for the construction workers.

The subject portion is also divided into the northern and southern parts by the Seeis River, which influences accessibility over the portion, as well as the extent and nature of land use activities on-site.

- **Access**

Portion 123 of Farm Ondekaremba No. 78 currently obtains access from the national road, the B6 National Road towards the Hosea Kutako International Airport via the F1498 Farm Road. Furthermore, a 15 m right of way servitude over Portion 47/2 of the Farm Ondekaremba No. 78 has been registered to provide access to the proposed Portion A of Portion 123 Farm Ondekaremba No. 78.

However, the Roads Authority (RA) approval to use the F1498 Farm Road, supports the proposed subdivision and further confirms that access through the farm road is sufficient to accommodate any potential future developments on the resultant portions.

- **Proposed subdivision and land uses**

  The owner intends to subdivide Portion 123 of the Farm Ondekaremba No. 78 into Portion A (± 139.99 hectare in extent) and the Remainder (± 161.09 hectare in extent). The proposed subdivision will not change the zoning of Portion A and the Remainder, as both parcels of land will retain the 'agriculture' zoning.

  The potential alienation of the resultant Portion A is supported, provided that any prospective land uses remain within the 'agriculture' zoning primary uses; and further provided that any consent use rights in accordance with Table B of the Kappsfarm Zoning Scheme will only be considered by the Municipal Council of Windhoek upon applying for consent.

- **Potential impacts of the Seeis River on the proposed development**

  The Seeis River flows through Portion 123 of Farm Ondekaremba, dividing the subject portion in the northern and southern parts. In relations to the proposed subdivision, the Seeis River will flow through the central area of the proposed Portion A, which will impact on the development potential of the proposed Portion A. This potential impact will therefore require conducting a detailed flood report of the Seeis River to determine the development extents on the Portion A, as well as potential impacts of flooding over the Seeis River banks and associated mitigation measures.

  The detailed flood report is further required to ensure that no development would be allowed within the 50-year flood line of the Seeis River as well as to ensure that satisfactory stormwater drainage measures will be designed for the proposed Portion A and the Remainder.

Responses to objections

- **Poaching risk**

  In response to the objections lodged by the owner of the Remainder of Farm Ondekaremba No. 78, regarding poaching; it should be pointed out that the proposed subdivision is of a low density, which will still retain the agricultural (rural) character of the Farm. The alleged potential poaching is a presumption and this matter will be handled by the relevant ministries within the confines of applicable statues. Therefore, no adverse disruption to wildlife in the surrounding farms is envisaged.

- **Impacts of zoning change on quality of life, monetary value and natural beauty of the area**

  The owner of Portion 57 of the Farm Ondekaremba No. 78 expressed concerns that the change in zoning of the current 'agriculture' zoning will negatively affect the quality of life, monetary value and natural beauty of the area. However, the application is strictly for the 'subdivision' of the land and does not involve any rezoning or change in any land use. Portion A and the Remainder of Portion 123 of the of the Farm Ondekaremba No. 78 will retain the 'agriculture' zoning.

Endowment fee

An endowment fee of 9 % is payable for the creation of the Portion A.

Conclusion

The subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder is supported and recommended to the Urban and Regional Planning Board for consideration and to the Minister of Urban and Rural Development for approval.

Management Committee, after due consideration of the matter

RECOMMENDED

1 That the subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A (± 139.99 hectare) and the Remainder (± 161.09 hectare) of Portion 123 of the Farm Ondekaremba No. 78, be recommended for approval to the Urban and Regional Planning Board, in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That an endowment fee of 9 % be payable before the registration of Portion A (a portion of Portion 123) of the Farm Ondekaremba No. 78.

3 That it be noted that no existing bulk water and sewer services are available.

4 That all cost for the provision of bulk and internal services be for the applicant's account, including the cost of bulk infrastructure upstream and downstream from the erf.

5 That it be noted that all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtained from the Strategic Executive: Infrastructure, Water and Technical Services.

6 That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulations to the applicable municipal standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services, before construction commence.

7 That the applicant provide its own water storage for the erf with a storage capacity of fourty eight (48) hours.

8 That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorate in case of boreholes.

9 That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system, subject to the following conditions:

9.1 That no pollution of the ground water occur.

9.2 That there be no health risks to the users and surrounding residents.

9.3 That the possibility to re-use the purified effluent be addressed.

9.4 That the final effluent at all times comply with applicable legislation.

10 That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

10.1 That the issuing of the waste water discharge permit be subject to the adherence of all conditions pertaining to such permit.

11 That only full waterborne waste systems be utilised and all the Municipal Council of Windhoek's service standards apply.

12 That final effluent from a treatment facility comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

13 That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.

14 That the design criteria be in accordance with the 'Guidelines for Human Settlement, Planning and Design' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

15 That the applicant appoint a registered professional Engineer to compile a detailed 50 year flood report of the Seeis River and major stormwater courses at own cost and risk.

16 That the applicant apply the conditions as stipulated in the detailed 50 year flood report.

17 That the applicant accept the outcome of the detailed 50 year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed Engineering plans as to how the proposed portion is to be protected against any potential flood damage.

18 That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

19 That no development be allowed within the 50 year flood level of any river or stormwater course.

20 That no development be allowed onto or over any stormwater system or structure.

21 That any stormwater crossing be accommodative of at least a 50 year flood.

22 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

22.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

22.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

22.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

22.4 That Engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

22.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

22.6 That no building plans be approved until the stormwater conditions are met.

22.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

23 That roads and stormwater be planned, designed and constructed to municipal standard.

24 That access and right of way servitudes be according to the conditions as stipulated by the Strategic Executive: Urban and Transport Planning.

25 That all requirements from TransNamib be applied and adhered to.

26 That the following be noted:

26.1 That the Municipal Council of Windhoek has no electricity network in the area.

26.2 That electricity is therefore either self-generated (solar or diesel powered generation) or provided by NamPower (Pty) Ltd.

26.3 That electricity can be provided by NamPower (Pty) Ltd if the development is close to their infrastructure.

27 That the applicant and/or their professional Electrical Engineering Consultant approach NamPower (Pty) Ltd for an electrical supply point, if required, and the applicant/Developers be responsible for all cost related thereto.

28 That the design of the MV and LV reticulation adhere to all Namibian standards, in particular NamPower, the Municipal Council of Windhoek and the Electricity Control Board's (ECBs) distribution and township development standards.

29 That the applicant and/or Consulting Engineers be advised to approach NamPower (Pty) Ltd, well in advance, before any layout and building plans are approved, to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.

30 That where MV/HV overhead lines are in proximity and servitudes have not been registered, the following horizontal clearing width apply for allowing access to the line and for safety reasons:

30.1 220/132 kV - 25 metre either side of the overhead line structure;

30.2 66/33/22/19/11 kV - 11 metre either side of the overhead line structure, and therefore, no permanent structure be erected within the stipulated area.

30.3 That a minimum vertical working clearance of 4.3 metre from the ground and a horizontal working clearance of 2.9 metre from the body centre line always be maintained, possible during road construction, parallel or perpendicular to the line or crossing underneath the line with machineries/trucks etc.

30.4 That it be noted that encroaching this clearance will result in electric shocks and hence fatalities.

31 That the Objectors be informed of the Municipal Council of Windhoek's decision and their right to appeal such decision.

32 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

32.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

33 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.1.7 **IND.1 [UTP] APPLICATION FOR THE AMENDMENT OF THE SUBDIVISION PLAN FOR FARM PORTIONS 58 TO 61 AND THE REMAINDER OF FARM ONGOS NO. 38 AND SUBSEQUENT TOWNSHIP ESTABLISHMENT (LAYOUT APPROVAL)**
(16/15/3/1/11)

Management Committee at its meeting held on 21(19) September 2023 per Item IND.1 *inter alia* resolved as follows:

1 That this matter be kept in abeyance in order for the Strategic Executive: Urban and Transport Planning, in consultation with the Chief Executive Officer (Manager: Mayoral and Council Affairs) to arrange an urgent site visit for Councillors to Farm Portions 58 to 61 and the Remainder of Farm Ongos No. 38 by no later than 31 October 2023 to address the following, whereafter it be resubmitted to Management Committee, for consideration.

*** The site visit was arranged and took place on 8 April 2024 as per the Attendance Register, **attached as page 120 to the agenda.**

The matter is herewith resubmitted.

Introduction

An application was submitted by Willie Schultz Town Planning Consultants CC on behalf of Puzzle Investments Number Forty Nine Close Corporation CC/2012/6247.

The application sought approval for an amendment to the subdivision of farm Portions 58 to 61 and the Remainder of Farm Ongos No. 38 as approved by Council on 15 September 2017 and Namibia Planning and Advisory Board (NAMPAB) on the 09 November 2017 and subsequently township establishment (layout approval) on Portions 58 to 61 of the Farm Ongos No. 38 for residential development.

The proposed amendments are required to rectify the dimension and sizes of the approved portions which was impacted by the study that was undertaken to determine the bulk infrastructure services capacity and land use guide plan for the development area.

The following are details regarding the previous approval and proposed amendments of the subdivision of Portion 5 of the Farm Ongos No. 38 into four (4) portions (Portions 58 to 61 and the Remainder):

Table 1

Portion No.	Old size (ha)	New size (ha)	Extension No.
Portion 58	26.30	27.37	12
Portion 59	22.37	23.03	13
Portion 60	18.85	18.80	14
Portion 61	19.04	19.13	15
Remainder Portion 5 Ongos (Monte Christo Street)	7.22	5.50	
Total	**93.77**	**93.77**	

This submission is therefore seeking the following:

- Approval of amendments to the subdivision of farm Portions 58 to 61 and the Remainder of Farm Ongos No. 38 as approved by Council on 15 September 2017 and Namibia Planning and Advisory Board (NAMPAB) on 9 November 2017;

- Approval for township establishment and associated layouts on Portions 58 to 61 of Portion 5 of the Farm Ongos No. 38, to be known henceforth as:

    - Ongos Extension 12 (Portion 58);
    - Ongos Extension 13 (Portion 59);
    - Ongos Extension 14 (Portion 60); and
    - Ongos Extension 15 (Portion 61).

- Consideration of the already approved street names as listed under Council Resolution 207/07/2003 to be used in the proposed townships.

*** The full application, including the relevant correspondence/documentation is **attached as pages 121 - 162 to the agenda.**

The proposed township will be situated to the north-west of Windhoek, sharing the northern border of Havana township and eastern side of the Monte Christo Road. The site is located on undulated but developable land in the western valley running parallel to the Windhoek - Okahandja valley informally known as the Ongos Monte Christo Valley. The valley is similar in topography to what is found in the Windhoek valley with large areas that are very hilly, but some areas which can be developed.

Portion 5 of the Farm Ongos measures ± 93.77 hectares in extent, with significant landscape features such as the Monte Christo Road and smaller tributaries that serves as catchments to the perennial river.

Ownership

The piece of land under question is owned and registered in the name of Puzzle Investments Number Forty Nine Close Corporation CC/2012/6247 under the directorship of the following:

- Pieter A Boshoff;
- Martiens C Boshoff; and

*** - Adam B Boshoff as indicated by the attached ownership document, **attached as pages 143 - 151 to the agenda.**

Proposed development

The development comprises of four (4) new townships with a total of one thousand and twenty (1 020) erven with complimentary land uses as proposed. The layout reflects a township integrated with adjacent developments in the area in terms of land use sharing and functionality. The concept further proposes an opportunity of live, work and play enhancing the socio-economic functionality of a neighbourhood. This can be justified by a number of different land uses that are catered for in the proposed townships such as residential, businesses, institution and a number of functional public open spaces.

The proposed single and general residential erven sizes range between 300 m^2 to 24 081 m^2 with a density of 1:300 m^2 and 1:100 m^2 respectively. With the focus to compliment developments in the immediate and adjacent neighbourhoods, the proposed business centers and service station are allocated along accessible route networks, with encouragement of pedestrian walkways and ease of motorist circulation within the neighbourhoods.

The proposed townships will consist of nine hundred and forty two (942) 'residential' erven, seven (7) 'general residential' erven, fourteen (14) 'business' erven, seven (7) 'institutional' erven, thirty (30) 'municipal' erven, one (1) 'government' erf and nineteen (19) 'public open space' erven. The streets will be provided on the Remainder portions. The layout is discussed in more detail later in the submission.

*** The layout for each extension is **attached as pages 158 - 162 to the agenda.**

Proposed townships and streets names

The applicant seeks for the consideration of the townships to be known as:

- Ongos Extension 12 (Portion 58);
- Ongos Extension 13 (Portion 59);
- Ongos Extension 14 (Portion 60); and

- Ongos Extension 15 (Portion 61).

*** The application further seeks for the approval of the approved street names as listed under Council Resolution 207/07/2003, **attached as pages 163 - 168 to the agenda.**

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Economic Development and Community Services

- **Emergency Management**

  In terms of the general fire protection requirements concerning a new subdivision planning design, the following is a pre-requisite as per applicable standards (SANS 10090 and SANS 10400):

  - The designs for the layout and development must provide public fire hydrants, and the water reticulation supplying the hydrants, and must be designed in accordance with the applicable standards by a competent Engineer;

  - Provision of access for firefighting and other related emergencies to the development must be provided, determining turning circles for emergency vehicles and the width of the streets, to accommodate all types of emergency vehicles; and

  - The designer of the building structures should consider the safety distance between the buildings, and plan designs must be submitted by client to the Building Control Division for fire protection scrutiny. The 'business' and 'institutional' zoned areas must specify the activities intended on building plans and comply with the national building standards for fire protection.

- **Health and Environmental Management**

  The application to establish townships on Portions 58 to 61 must be subjected to an environmental assessment process to obtain an environmental clearance.

  Thus, the applicant must comply with the following:

  - The applicant notifies the Health and Environment Services Division upon commencement of the Environmental Assessment Process; and

  - The Environmental Consultant submits all necessary reports such as the Scoping Report and Environmental Assessment Report (inclusive of the Environmental Management Plan) to the Health and Environment Services Division for review prior to submitting to the Environmental Commissioner.

- **Parks**

  Protected tree species such as Aloe's, Acacia Erioloba and Boscia Albitrunca occurring in the proposed townships must remain undisturbed. Should it deem necessary to remove a protected tree species, it is the responsibility of the Developer to replace it with five (5) indigenous trees and plant the indigenous tree in the township for street trees. Before any development commence, the Parks Division must be informed to inspect the township, identify protected tree species and guide the Developers accordingly.

Comments from the Strategic Executive: Electricity

- **Technical support**

  The Municipal Council of Windhoek does not have any network infrastructure in the area and for the provision of electricity to Ongos Proper and Extensions 12 to 15. The following conditions are to be adhered to:

  - That the applicant and/or his/her Electrical Engineering representative must contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any township layout plans have been approved to determine whether a bulk feed to the development, from the existing transmission network can be planned, designed and constructed by an Electricity Control Board (ECB) affiliated electrical consulting firm appointed by the applicant/Developer at his/her own cost.

  - That it be noted that a connection charge may be payable at the applicant's account and the applicant is advised to review the Department of Electricity Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Department of Electricity for information on connection charges.

  - That the design of the MV and LV reticulation must adhere to the Municipal Council of Windhoek's township Development Standards and all designs and electrical service plans to be submitted to the Strategic Executive: Electricity, for approval before construction can commence.

  - That where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

    - 220/132 kV - 25 metre either side of the overhead line structure;

- 66/33/22/19/11 kV - 11 metre either side of the overhead line structure, and therefore, no permanent structure be erected within the stipulated area.

Township Development Guidelines with regard to the MV and LV reticulation networks can be requested in writing from the Department of Electricity at the Municipal Council of Windhoek.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

No existing bulk water and sewer services are available for Portions 58 to 61 of the Farm Ongos No. 38. Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire North-West Windhoek area (Ongos and Monte Christo included) during 2015, and the bulk services requirements anticipated for the area is specified in the said document. Henceforth, the supply of bulk water and sanitation/sewerage services shall be executed in-line with the bulk services framework established for the entire area.

All cost for the provision of bulk and internal services for the development shall be borne by the Developer. This shall include the cost of bulk infrastructure upstream and downstream from the development.

The Developer must appoint a registered professional Engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. Final effluent shall at all times comply with applicable legislation. The possibility to reuse the purified effluent for irrigation purposes must be considered and all costs involved will be for the Developer's account.

The sewer system and proposed treatment of waste water must be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit. Only full waterborne waste systems should be utilised and all Municipal Council of Windhoek's service standards should apply.

Final effluent from any treatment facility shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs. No oxidation or other open pond system or holding system shall be allowed. No erven may be developed within a radius of 500 metres from a Treatment Plant. The Engineering Services Division should be consulted during the planning stage of a Treatment Plant, before starting with detail designs for conceptual discussions.

A waste water treatment plant forms part of the development and the operations and maintenance thereof will be the responsibility of the Developer.

For the design of water and sewer related services, the Developer is required to appoint a professional registered Engineer, to compile a comprehensive Design Report fully investigating the impact of the proposed development on both the bulk water and sewer infrastructure. This should be done in line with comments and recommendations of the existing Master Plans. The Design Report should be submitted by the appointed Engineer to the Strategic Executive: Water, Infrastructure and Technical Services for approval before starting with detailed water and sewer infrastructure designs. All costs involved due to the Design Report will be for the Developer's account.

The Design Report should stipulate at least the following:

- The expected water demand for the development;
- It should be indicated how access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development;
- An analysis of the impact of the development on the existing bulk water infrastructure as well as on the existing water supply source by taking the existing water demand as well as the additional water demand, due to the development, into account. This is to confirm that the capacity of the existing water supply source as well as the existing bulk water infrastructure is sufficient to cater for the new development. If the outcome of the report determines that any of these services are insufficient, the report should state how these will be catered for (if applicable);
- The calculated design waste water generated by the development;
- It should be clearly stated how the generated waste water will be disposed of;
- An analysis of the impact of the development on any existing bulk sewer infrastructure downstream of the point of connection, as well as the impact on the existing waste water treatment plant by taking the existing sewer discharge as well as the additional sewer discharge, due to the development, into account. This is to confirm that the capacity of the existing bulk sewer infrastructure as well as the existing waste water treatment plant is sufficient to cater for the new development. If the outcome of the report determines that any of these services are insufficient, the report should state how these will be catered for (if applicable);
- It should be clearly stated who will take ownership of the water and sewer infrastructure and who will be responsible for the maintenance and operations thereof. It should be noted that the Municipal Council of Windhoek, in principle, doesn't take-over pump stations, reservoirs or treatment facilities;

- An Environmental Impact Assessment (EIA) should be submitted along with the Design Report and should clearly confirm the following:

  - The proposed treatment of waste water will have no negative impact on any water sources and/or aquifers.

  - The minimum recommended distance between the waste water treatment facility and any water source.

- The Design Report to include detailed design calculations, assumptions and clear referencing to standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.

After approval of the Design Report, all final designs for water and waste water infrastructure should be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before construction commences.

All sewer or water requirements have to comply with the standard conditions to large subdivisions in respect of services.

- **Standard Conditions applicable for water and sewerage services**

The following standard conditions applicable should be noted:

- That the design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations, if applicable, be done by registered professional Engineers (details to be submitted for approval before design work commences).

- That the design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water and Technical Services, and be submitted for approval by the Developer to the Strategic Executive: Infrastructure, Water and Technical Services before any work may proceed.

- That the design criteria be in accordance with the *'Guidelines for Human Settlement, Planning and Design'*, as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

- That materials and construction standards comply with the latest edition of SANS 1200.

- That water reticulation networks connect to the existing main services provided by NamWater or the Municipal Council of Windhoek and all connection points be approved by the Municipal Council of Windhoek.

- That the design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, be done on a CAD system adaptable to the system used by the Municipal Council of Windhoek and the information be made available to the Strategic Executive: Infrastructure, Water and Technical Services.

  - That a complete set of as-built drawings (paper copies and electronically) be submitted to the Strategic Executive: Infrastructure, Water and Technical Services or his representative once the project is completed.

  - That the as-built information include a list of co-ordinates for all manholes (invert and cover levels) within the sewer networks, and for all valves, hydrants, bends and T-connections within the water networks.

- That the existing water, sewer, electricity and telecommunication services be indicated on the construction drawings, and the Developer be held responsible for any damages to existing services.

- That registered professional Engineers supervise the construction of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, to ensure that the work is done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services, and a Certificate of Acceptance be submitted by the Developer's Engineer to certify that the construction conform to the design and approved drawings.

- That after the construction period, all the new services be inspected by the Strategic Executive: Infrastructure, Water and Technical Services or the respective representatives at an official site inspection, whereafter a Certificate of Completion be issued to the Developer.

- That no building plan for any improvements be approved without the proof of a Certificate of Completion of the water and sewerage infrastructure, as well as waste water treatment plants, reservoirs and pump stations, if applicable.

- That the Developer bear the full costs of all water and sewer services (as well as waste water treatment plants, reservoirs and pump stations, if applicable), including the professional fees for planning, design and supervision costs and the construction costs.

- That the Developer be held responsible by the Strategic Executive: Infrastructure, Water and Technical Services for a retention period of twelve (12) months on the water and sewerage reticulation networks (as well as reservoirs and pump stations if applicable) after completion and take-over of the work. [This will only be applicable where services are taken over by the Municipal Council of Windhoek.]

- That the operation and maintenance of a waste water treatment plant be the responsibility of the Developer for a predetermined number of years as described in the Development Agreement which dictate the taking over pre-conditions (if applicable).

- That it be noted that there is a possibility that the Municipal Council of Windhoek will not be able to take-over the services and to do any maintenance on the water and sewerage reticulation networks.

    - That in this case, the Developer then be responsible to do maintenance on all the water and sewerage reticulation networks until such time that the Municipal Council of Windhoek will be able to take-over the services.

    - That the Strategic Executive: Infrastructure, Water and Technical Services be contacted regarding the taking-over of services.

- That if it come to the attention of the Municipal Council of Windhoek that any of the work constructed by the Developer are at fault, no further developments be permitted and no building plans be approved until such time that the work is rectified to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.

- **Solid Waste Management**

Once the township is approved the applicant should be connected to the Municipal Council of Windhoek waste removal services. The Municipal Council of Windhoek will remove waste in accordance with the business or household waste removal calendar.

The applicant will be required to apply for containments in a form of 240 litre wheelie bins which will be charged according to the zoning of the area. Alternatively, in case of 'business' zoning, the applicant can choose to use a private waste contractor.

It is anticipated that there will be a large quantity of waste material that will be generated, as far as possible the applicant is encouraged to institute recycling and waste reduction initiatives to avoid recyclables ending up at the land fill site which is currently running out of airspace.

The applicant will be required to be registered with the Municipal Council of Windhoek as a Waste Generator, as required by the Waste Management Regulations No. 16 of 2011.

The removal of waste from the premise can be done by the Municipal Council of Windhoek or by a Private Contractor; however, if the applicant opt for a Private Contractor, they are still compelled to pay availability charges to the Municipal Council of Windhoek.

All waste transporters will be required to be licenced with the Solid Waste Management Division.

Illegal dumping of waste will not be entertained.

Comments from the Strategic Executive: Urban and Transport Planning

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- The proposed Ongos Portion 5 development is situated along uneven terrain with various hills and valleys with some steep slopes, and various stormwater courses flowing over the referred development;

- It is noted that a 1 in 50-year and a 1 in 100-year flood line investigation was done for the major stormwater course flowing from the south into a northerly direction, flowing over the proposed Ongos Proper Extensions 1 and 3, the respective flood lines being indicated on the proposed layout plan attached to the application;

- It should be noted that the respective 50-year and 100-year flood lines as referred to above, which report was not formally submitted for consultation, are indicated in the same colour and can therefore not be clearly distinguished from each other;

- There is a major stormwater course flowing from the south into a northerly direction, flowing over the eastern part of Ongos Proper as well as the northern part of Ongos Extension 3, flowing into a north westerly direction over the north eastern part of Ongos Extension 12;

- There are other stormwater courses that flow from the east into a westerly, a south westerly and a north westerly direction over the north eastern boundary of the proposed Ongos development, flowing over the four (4) proposed extensions towards the major stormwater course as referred to in the paragraph above;

- There are various other smaller stormwater courses formed in all parts of the proposed Ongos development, flowing into various directions, flowing mostly towards the major stormwater course as referred to in the paragraph above, with a few flowing over the northern and south western boundaries of the referred development.;

- It should be noted that the stormwater courses referred to in above, are flowing along proposed 'public open spaces', streets and erven;

- It should be noted that the following erven of the proposed Ongos Proper, are affected by stormwater courses: Erven 24, 122, 152, 294, 293 (all 'public open spaces'), 280, 281, 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19, 25, 29, 30, 31, 32, 33, 63, 64, 65, 66, 67, 68, 275, 168, 105, 134, 135, 136, 137, 138, 139, 140, 159, 160, 157, 158, 154, 155, 156, 148, 149, 150, 278, 234, 216, 217, 178, 177, 196, 214, 220, 221, 276, 277, 258, 257, 256, 255, 254, 253, 252, 285, 261, 243, 246, 247, 248, 250 and 251;

- It should be noted that the following erven of the proposed Ongos Extension 1, are affected by stormwater courses: Erven 568, 433, 566, 567, 317, 305 (all 'public open spaces'), 304, 310, 311, 556, 313, 316, 320, 382, 383, 386, 335, 337, 338, 339, 340, 331, 332, 330, 549, 443, 362, 381, 353, 354, 355, 432, 415, 434, 442, 458, 555, 420, 427, 426, 468, 469, 472, 551, 550, 554, 540, 541, 510, 448, 449, 450, 460, 461, 462, 463, 474, 473, 476, 479, 504, 503 and 506;

- It should be noted that the following erven of the proposed Ongos Extension 2, are affected by stormwater courses: Erven 612, 736, 704, 902, 903, 904, 905 (all 'public open spaces'), 893, 649, 648, 647, 646, 645, 654, 684, 622, 637, 638, 629, 630, 633, 761, 729, 733, 895, 798, 826, 825, 821, 817, 813, 777, 779, 780, 781, 794 and 857;

- It should be noted that the following erven of the proposed Ongos Extension 3, are affected by stormwater courses: Erven 1148, 1149, 1112 (all 'public open spaces'), 1125, 1126, 1068, 1069, 1028, 1029, 1081, 1082, 1083, 1079, 1090, 1097, 1043, 1044, 1036, 1035, 1034, 1033, 1141, 1140, 1143 and 1138; and

- There is an existing earth dam, situated on Erf 276, Ongos and along the north eastern boundary of the proposed Ongos Proper, proposed to be demolished and restored in its original position along the adjacent stormwater course on Erf 293.

There is no objection to the proposed township establishment (layout approval) on Portions 58, 59, 60 and 61 of the Farm Ongos No. 38 and the establishment of Ongos Proper and Extensions 1, 2 and 3: Provided:

- That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the major and other stormwater courses, including the existing earth dam on Erf 276, Ongos, and incorporate any proposed changes to the referred earth dam, to own cost and risk, and submit such detailed 50-year flood report for Council consideration.

- That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

- That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed extensions are to be protected against any potential flood damage.

- That no adjacent or opposite property be negatively affected by the proposed development along the major and other stormwater courses.

- That no development be allowed within the 50-year flood level of the major and other stormwater courses.

- That no development be considered onto or over any stormwater system or structure.

- That any stormwater crossing be accommodative of at least a 50-year flood.

- That the applicant through the detailed flood report, verify the extent of 'public open spaces' to accommodate the required stormwater flow, including the existing earth dam on Erf 276, Ongos after any changes proposed to be made to the referred dam.

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

- That roads and stormwater be planned, designed and constructed to municipal standards.

- That it be recommended that Erven 280, 281, 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19, 25, 29, 30, 31, 32, 33, 63, 64, 65, 66, 67, 68, 275, 168, 105, 134, 135, 136, 137, 138, 139, 140, 159, 160, 157, 158, 154, 155, 156, 148, 149, 150, 278, 234, 216, 217, 178, 177, 196, 214, 220, 221, 276, 277, 258, 257, 256, 255, 254, 253, 252, 285, 261, 243, 246, 247, 248, 250, 251, 304, 310, 311, 556, 313, 316, 320, 382, 383, 386, 335, 337, 338, 339, 340, 331, 332, 330, 549, 443, 362, 381, 353, 354, 355, 432, 415, 434, 442, 458, 555, 420, 427, 426, 468, 469, 472, 551, 550, 554, 540, 541, 510, 448, 449,

450, 460, 461, 462, 463, 474, 473, 476, 479, 504, 503, 506, 893, 649, 648, 647, 646, 645, 654, 684, 622, 637, 638, 629, 630, 633, 761, 729, 733, 895, 798, 826, 825, 821, 817, 813, 777, 779, 780, 781, 794, 857, 1125, 1126, 1068, 1069, 1028, 1029, 1081, 1082, 1083, 1079, 1090, 1097, 1043, 1044, 1036, 1035, 1034, 1033, 1141, 1140, 1143 and 1138, as well as any other erf affected by stormwater, be sold with relevant stormwater conditions.

- That information, including detailed layout drawings, be provided by the applicant to indicate that the proposed changes to the existing earth dam situated on Erf 276, Ongos and along the north eastern boundary of Erf 277, Ongos in the proposed Ongos Proper, is either approved by the Ministry of Agriculture, Water and Forestry and/or Water Affairs.

- That it be recommended that engineering drawings and related information of the proposed changes to the existing earth dam on Erf 276, Ongos be provided by the applicant and submitted to the Municipal Council of Windhoek, for consideration.

- That all road reserve widths be consistent with the road widths as indicated on the road layout plan.

- That the applicant's professional Engineer take note of the relatively steep vertical slopes along some proposed road reserves where roads may exceed the maximum vertical slope requirements.

- That the applicant confirm the status of the two (2) indicated 3 metres wide panhandles between Erven 547 and 387 of the proposed Ongos Extension 12 and between Erven 282 and 121, and it be compliant with municipal standards.

- That should any work require to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

- That any portion of Monte Christo Road that form part of the proposed development, be to the requirements of the Strategic Executive: Urban and Transport Planning, including the road reserve widths thereof.

It should be noted that all the issues/concerns raised above have been addressed and the proposed layout is approved by the respective department.

- **Roads Planning, Design and Traffic Flow**

There is no objection to the proposed approval of the amendment of portion sizes as per Table 1.

There is no further objections to the proposed township establishment (layout approval) on Portion 58 to 61 of the Farm Ongos No. 38 and the establishment of Ongos Proper and Extensions 12 to 15.

All internal roads are to be tarred and should revert over to the Municipal Council of Windhoek.

A Development Agreement must be signed whereby an Engineer be appointed to design and supervise all infrastructures.

Monte Christo Road to be extended and tarred (single carriage way) up to and adjacent to the development as per Traffic Impact Assessment (TIA). (Cost to be shared as per development contribution charges).

- **Urban Planning**

There is no objection to the proposed township establishment (layout approval) on Portions 58 to 61 and the Remainder of Portion 5 of Farm Ongos No. 38.

- **Public Transport**

The Sustainable Urban Transport Master Plan (SUTMP) confirmed in a Cabinet Decision No. 16/30.09.14/003 is about the improvement of the public transport in Windhoek, including Rehoboth, Okahandja and the Hosea Kutako International Airport. The Master Plan includes the improvement of the bus service, Non-Motorised Transport (NMT) like pedestrians and bicycles, and taxis' integration. The objective of the Sustainable Urban Transport Master Plan (SUTMP) is to reduce poverty, to offer universal accessibility throughout Windhoek and to provide a safe and affordable public transport.

- **Public Transport (general consideration and recommendations)**

The demand for transportation is growing hence considerations must be made to cater for the growing demand. The following are the recommendations and considerations of the Sustainable Urban Transport Master Plan (SUTMP):

- The road design should be wide enough to accommodate bus and taxi stops, sidewalks and if possible, cycling lanes;
- The demand on public transport is growing and the layout should accommodate any future possible need for public transport infrastructure/stations, e.g. exchange/transit stations;
- In the areas where bus service exists the bus stops should not be more than 1 kilometre apart;
- People should not walk more than 500 metres to a public transport facility (bus or taxi stop), the coverage should be measured by means of a service area with a 500 metres buffer from each public transport facility;

- Bus stops and taxi stops should be provided on both sides (directions) of the road, to cater for traffic in both directions;

- In addition, public transport facilities should be included in the business areas, schools, universities, shopping malls, etc.; and

- Proposed township designs should incorporate public transport facilities from the onset to avoid the cumbersome post planning process, the bus and taxi stop bays should be built during the land servicing phase and not as a request from residents when the houses are already built.

- **Public transport facility prioritisation per land use category**

High: 'Business', 'institutional', 'municipal' (offices) and 'Government'

- Public transport facility must be provided on both sides of the road at each of these land use categories. In the case where these land use categories are next to each other a single public transport facility (on both sides of the road) can be provided to cater for these land uses: Provided that all are covered by that bus or taxi stop's 500 metres buffer.

Medium: 'General residential'

- This land use category should be covered by any of the 500 metres buffer of the 'high priority' public transport facility. The 'general residents' land use category not covered by this buffer should be allocated a public transport facility on both sides of the roads, close to the entrances.

Low: 'Residential' and 'public open spaces'

- The *high* and *medium* public transport facility should each have a service area coverage (buffer) of 500 metres, the proposed township should be well covered by this 500 metres buffer. public transport facility should be strategically placed at areas of foreseeable demand and locations to fill the service area gap of the high and medium identified locations.

Non-Motorised Transport (NMT)

- Provisions for the vulnerable road users must be considered. Sidewalks and where the space allow, bicycle lines shall be provided. The safe access by foot to destinations like schools, work, shops, malls, bus stops and other points of interest must be provided;

- Sidewalks are recommended to be at least 3.10 metres wide in each direction or according to the recommendation of the RedBook;

- Cycling lanes should not be less than 1.40 metres to each direction according to the RedBook; and

- A continuous paved sidewalk and Riverwalk network for pedestrians at this township portion will be beneficial to the Municipal Council of Windhoek.

Busses

- It is recommended by the Sustainable Urban Transport Master Plan (SUTMP) to operate the busses with a number of eighty (80) standard busses and in addition about thirty (30) articulated busses. The bus will operate in the normal traffic and will have two (2) to three (3) wide doors. The boarding (loading) time and dropping (offloading) will be reduced significantly;

- Bus stops are recommended in general to be walkable within 400 metres or if this is not possible within 500 metres;

- Not all bus stop facilities will require bays, as part of the Sustainable Urban Transport Master Plan (SUTMP) recommendation, bus stops can now be on the road depending on safety and traffic flow principles and guidelines;

- The bus stops should be allocated on both side of the street to cater for a bus into both directions; and

- Bus stops should be created on both sides of the road.

Taxis

- Taxi stops are recommended to be placed at different strategic points within a township, such points can primarily be used for dropping off and picking up of passengers;

- Taxi rank is a much bigger area with demarcated lanes and passenger waiting area, having one (1) or two (2) taxi ranks within a suburb would be recommended;

- Unlike bus stops, taxi stops cannot be placed on the road. All taxi stops have a bay and should not block residents' gates; and

- The past few years the number of mini bus taxis have risen and it is becoming more evident that the mini bus taxis need to be catered for as well during the planning and construction of the taxi stop bays and the taxi ranking facilities. Taxi stops and taxi ranks that are being planned (designed) and built should be able to accommodate both sedan taxis and mini bus taxis. Taxi stops has mostly been put at places such as schools, 'business', 'general residential', 'institutional' and churches etc.

Comments from the Strategic Executive: Housing Property Management and Human Settlement

- **Housing and Land Delivery**

  All approval conditions for Portions 8 and 9 of Farm Ongos No. 38 are applicable to the submission.

- **Sustainable Development**

  The envisaged township development is endorsed by prominent recommendations captured in the Windhoek Guide Plan (1980) current Windhoek Structure Plan (1996) and the draft Windhoek structure plan (2023) with reference towards future planning and development of the Municipal Council of Windhoek. Specifically, Farm Ongos No. 38 is identified as an ideal developable land where the future development in support of intensification and densification can be permitted, and it is in line with the spatial growth vision of the Municipal Council of Windhoek.

  The development is expected to render effective solution towards the urban housing problem and limited availability of urban economic industries and related amenities which is currently experienced throughout the Municipal Council of Windhoek. It further encourages spatial transformation that is consistent with smart urban growth as the application advocate for a mixed land uses with a diversity of compatible land uses and substantial development activities. Based on the above, the proposed development can therefore be supported, provided all relevant technical aspects are adhered and addressed to avoid contributing to institutional liabilities.

- **Access**

  Access to the proposed township development will be through Monte Christo Road from the south, with future access points being created along the northern boundaries in future linking to development on Farm Monte Christo. Within the township development, the layout accommodates internal streets with 13 metres and 15 metres width to provide access to individual erven whereas the different townships will be connected through arterial roads with 20 metres and 25 metres wide. All proposed streets and road access must be developed as per the Transportation Master Plan for Ongos/Monte Christo/Brakwater Areas, Windhoek dated July 2018. Compliance with the Sustainable Urban Transport Master Plan (SUTMP) must be confirmed by the Department of Urban and Transport Planning during the design stage and prior to the installation of the services.

- **Municipal Services**

  The provision of adequate municipal services to the area and to the development of such magnitude requires an orderly and holistic co-ordinated arrangement. The project will also require a significant amount of capital and consultations with various key stakeholders under the guidance of spatial planning and development framework.

Development partners for Ongos and Monte Christo formulated the Ongos and Monte Christo Bulk services Master Plan as a guiding tool for future provision of bulk services in a collaborative manner. Since Portions 45 to 49 and the Remainder of Portion 5 of Farm Ongos No. 38 form part of the Ongos/Monte Christo development, this development will also be developed in accordance with the Ongos/Monte Christo Spatial Development Guidelines as well as the Infrastructure Development Contribution Policy for private developments.

A full-service level is expected to be provided to the proposed new townships. This service level implies full-service delivery, i.e. water and sewer reticulation with individual connections fully designed and constructed. Tarred roads and appropriate stormwater management systems constructed and complete with electricity, reticulation for individual connections as well as streetlights. The entire proposed development will be serviced with a taxi/bus route as well as a public transportation interchange. Full solid waste management services will be made available to the future residents of the area. All the bulk service charges will be calculated and applied in line with the Municipal Council of Windhoek's Infrastructure Development Contribution Policy. The provision of municipal services will also be facilitated by the Department of Housing, Property Management and Human Settlement (Land Delivery Division).

*** Before approval of this application by the Municipal Council of Windhoek, the applicant is required to complete the Acknowledgement of Process Form (APF), to validate the feasibility of the projects. The signing of this form is to confirm that the applicant is duly informed of the process of development contribution which are payable against any development rights being granted with the approval. In the same vein, the applicant is expected to sign an Acknowledge of Debt (AOD) in line with the Ongos/Monte Christo Development Agreement. It should be noted that both forms have already been signed off and submitted. These forms are **attached as pages 154 - 155 and 156 - 157 respectively to the agenda.**

Finally, there will be a Development Agreement/Memorandum of Agreement (MoA) signed between the Developer and the Municipal Council of Windhoek. The Memorandum of Agreement (MoA) will capture the fact that development rights have been allocated to the property for which bulk services are required. All services will be required to be in line with the established Bulk Services Masterplan and the installation thereof should meet the relevant municipal standards.

- **Registered Conditions**

All conditions as stipulated in the Title Deed No. 595/2012 to be registered against the Title Deeds of all erven and farm portions.

The standard conditions, including a minimum building value equal to four (4) times the municipal valuation be registered against the newly created 'residential', 'office' and 'business' erven.

The proposed townships should be known as: Ongos Extension 12 (Portion 58), Ongos Extension 13 (Portion 59), Ongos Extension 14 (Portion 60) and Ongos Extension 15 (Portion 61).

No building plans will be approved for any new buildings on a subdivision unless accompanied by Completion Certificates issued by the respective infrastructural departments confirming that public services have been supplied or a binding contract exists for their completion within a period approved by/on behalf of Council or that retention fees or deposits have been paid.

The erf shall be subject to the reservation by the Municipal Council of Windhoek of the right of access and use without compensation of the area 3 metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated or used during such operations on the erf or any adjacent erf.

Conclusion

The proposed development is in line with the inclusive strategic transformation and spatial growth of the Municipal Council of Windhoek. The proposed development is also expected to render effective solution towards the urban housing problem and limited availability of urban economic industries and related amenities which is currently experienced throughout the Municipal Council of Windhoek.

The proposed development is therefore supported, subject to the provision of bulk services in accordance with the Ongos/Monte Christo Master Plan as well as the Infrastructure Development Contribution Policy and the full compliance to all conditions pertaining.

Management Committee, after due consideration of the matter

RECOMMENDED

1 That the application for amendments to the subdivision of Farm Portion 58 to 61 and the Remainder of Farm Ongos No. 38, be approved.

2 That the application to establish townships on Portions 58 to 61 of Portion 5 of Farm Ongos No. 38, be approved.

*** 3 That the layouts for the proposed townships on Portions 58 to 61 of Portion 5 of Farm Ongos No. 38, with Plan Ongos PTNS 2021, **attached as <u>pages 158 - 162</u> to the agenda,** be approved.

3.1 That the layout plan as per paragraph 3 above, be date stamped and submitted to the Urban and Regional Planning Board.

4 That the proposed townships be known as: Ongos Extension 12 (Portion 58), Ongos Extension 13 (Portion 59), Ongos Extension 14 (Portion 60) and Ongos Extension 15 (Portion 61).

*** 5 That consent be granted for the approved themes of Principle of Democracy, Railway line between Luderitz and Keetmanshoop, Railway line between Windhoek and Keetmanshoop and Railway between Swakopmund and Windhoek, as approved under Council Resolution 207/07/2003, **attached as pages 163 - 168 to the agenda**, be used in the proposed townships.

6 That approved names under the following themes be used in the following proposed township as follows:

- Principles of democracy - Extension 14;
- Railway line between Luderitz and Keetmanshoop - Extension 13;
- Railway line between Windhoek and Keetmanshoop - Extension 15; and
- Railway between Swakopmund and Windhoek - Extension 12.

7 That the provision of bulk services be done in accordance with the Municipal Council of Windhoek's standard/requirements and the established Services Master Plan for the area.

8 That the approval of the development application and township layout designs be further subject to compliance with the following:

- Ongos/Monte Christo Spatial Development Guidelines/Studies, Land Use/Spatial Demographic Model, to ensure an integrated development approach and adequate allocation and reservation of all relevant land uses;
- Ongos/Monte Christo Municipal Infrastructure Master Plan to ensure a holistic overview for the provision of infrastructure; and
- Town Planning and Engineering Design Standards for the Municipal Council of Windhoek.

9 That the approval of the development application be further subject to compliance with the Infrastructure Development Contribution Policy for private developments and subsequent signing of the following:

- Acknowledgement of Process Form (APF);
- Acknowledgement of Debt (AOD), stipulating development contribution calculation and the Bulk Contribution breakdown for the Developer; and
- The approval of the development application is further subject to large subdivision requirements for provision of bulk and internal municipal infrastructure reticulation; hence Development Agreements/Memorandum of Agreement (MoA) to be signed between the Developers and the Municipal Council of Windhoek.

10 That all 'business' and 'restricted business' erven be given a bulk of 0.5 while 'single residential' erven be given a density of 1:300 m² and 'general residential' 1:100 m² respectively.

11 That the designs for the layout and development provide public fire hydrants and the water reticulation supplying the hydrants, be designed by a competent Engineer, in accordance with the applicable standards.

12 That the provision of access for firefighting and other related emergency services to the development be provided, determining turning circles for emergency vehicles and the width of the streets, to accommodate all types of emergency vehicles.

13 That the designer of the building structures consider the safety distance between the buildings, and plan designs be submitted by the client to the Building Control Division for fire protection scrutiny.

14 That the 'business' and 'institutional' zoned areas specify the activities intended on building permit applications and comply with all building standards for fire protection.

15 That the application to establish townships on Portions 58 to 61, be subject to an Environmental Impact Assessment (EIA) process to obtain an Environmental Clearance and the applicant to comply with the following:

15.1 That the applicant notify the Health and Environmental Management Services Division upon commencement of the environmental assessment process.

15.2 That the Environmental Consultant submit all necessary reports such as the Scoping Report and Environmental Assessment Report (inclusive of the Environmental Management Plan (EMP)) to the Health and Environmental Management Services Division for review before submission to the Environmental Commissioner.

16 That the Developer preserve protected tree species, namely Aloes, Acacia Erioloba and Boscia Albitrunca occurring on-site where possible and plant indigenous trees in the neighbourhoods/streets to replace protected species removed.

17 That before any development commences, the Parks Division be informed to inspect the township, identify protected tree species and guide the Developers accordingly.

18 That for the provision of electricity to Ongos Extension 12 and Extensions 7 to 9, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage , before any township layout plans have been approved to determine whether a bulk feed to the development, from the existing transmission network can be planned, designed and constructed by an Electricity Control Board (ECB) affiliated electrical consulting firm appointed by the applicant/Developer at his/her own cost.

19 That design of the MV and LV reticulation adhere to the Municipal Council of Windhoek's township Development Standards and all designs and electrical service plans be submitted to the Strategic Executive: Electricity, for approval before construction can commence.

20 That township development guidelines regarding the MV and LV reticulation networks be requested in writing from the Strategic Executive: Electricity.

21 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

22 That where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width apply for allowing access to the line and for safety reasons:

22.1 220/132 kV - 25 metre either side of the overhead line structure; and

22.2 66/33/22/19/11 kV - 11 metre either side of the overhead line structure, and therefore, no permanent structure be erected within the stipulated area.

23 That the following be noted:

23.1 That there are no existing bulk water and sewer services available for Portions 58 to 61 and the Remainder of Portion 5 of Farm Ongos No. 38.

23.1.1 That the Municipal Council of Windhoek conducted a Bulk Water and Sewer Reticulation Master Plan for the entire north west Windhoek area (Ongos and Monte Christo included) during 2015, and the bulk services requirements anticipated for the area is specified in the said document.

23.1.2 That henceforth, the supply of bulk water and sanitation/sewerage services shall be executed in-line with the bulk services framework established for the entire area.

24 That the Developer appoint a registered professional Engineer to propose an acceptable waste water disposal system, subject to the following:

24.1 That no pollution of the ground water occur.

24.2 That there be no health risks to the users and surrounding residents.

24.3 That final effluent at all times comply with applicable legislation.

24.4 That the possibility to re-use the purified effluent for irrigation purposes be considered and all costs involved be for the Developer's account.

25 That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

25.1 That the issuing of the waste water discharge permit be subject to adherence of all conditions pertaining to such permit.

25.2 That only full waterborne waste systems be utilised and all Windhoek service standards apply.

26 That the final effluent from any treatment facility comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

26.1 That no oxidation or other open pond system or holding system, be allowed.

27 That no erven be developed within a radius of 500 metres from a treatment plant.

28 That the Strategic Executive: Infrastructure, Water and Technical Services be consulted during the planning stage of a treatment plant, prior to commencing with detail designs, for conceptual discussions.

29 That for the design of water and sewer related services, the Developer be required to appoint a professional registered Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed development on both the existing bulk water and sewer infrastructures.

30 That the design be done in line with comments and recommendations of the existing Master Plans, and that the Design Report be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval, prior to commencing with detailed water and sewer infrastructure designs.

31 That all costs involved due to the Design Report be for the Developer's account.

31.1 That the Design Report stipulate at least the following:

- The expected water demand for the proposed development; and
- Whether fire-fighting requirements will be met.

32 That it be indicated how access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the proposed development.

33 That the analysis of the impact of the proposed development on the existing bulk water infrastructure, as well as on the existing water supply source by taking the existing water demand and the additional water demand due to the proposed development, be taken into account.

33.1 That it be noted that this is to confirm that the capacity of the existing water supply source and the existing bulk water infrastructure is sufficient to cater for the proposed development.

33.2 That if the outcome of the report determines that any of these services are insufficient, the report to state how these will be catered for (if applicable).

34 That the minimum and maximum pressures in the reticulation under peak and low-flow demand, be indicated.

35 That the calculated design waste water generated by the development, be indicated.

36 That it be clearly stated how the generated waste water will be disposed of.

37 That the analysis of the impact of the proposed development on any existing bulk sewer infrastructure downstream of the point of connection, as well as the impact on the existing waste water treatment plant by taking the existing sewer discharge as well as the additional sewer discharge, due to the proposed development, be taken into account.

37.1 That it be noted that this is to confirm that the capacity of the existing bulk sewer infrastructure, as well as the existing waste water treatment plant is sufficient to cater for the proposed development.

37.2 That if the outcome of the report determine that any of these services are insufficient, the report state how these will be catered for (if applicable).

38 That it be clearly stated who will take ownership of the water and sewer infrastructure and who will be responsible for the maintenance and operations thereof.

38.1 That it be noted that the Municipal Council of Windhoek, in principle, doesn't take-over pump stations, reservoirs or treatment facilities.

39 That the Design Report include detailed design calculations, assumptions and clear referencing to standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements and treatment capacities, etc.

40 That an Environmental Impact Assessment (EIA) be submitted along with the Design Report to the Municipal Council of Windhoek, for review prior to submitting to the Urban and Regional Planning Board.

40.1 That the Environmental Impact Assessment (EIA) clearly confirm the following:

40.1.1 That the proposed treatment of waste water will have no negative impact on any water sources and/or aquifers.

40.1.2 That the minimum recommended distance between the waste water treatment facility and any water source and/or aquifer, be maintained.

41 That after approval of the Design Report, all final designs for water and waste water infrastructure be submitted by the appointed Engineer to the Strategic executive: Infrastructure, Water and Technical Services for approval before construction commences.

41.1 That all cost for the provision of bulk and internal services for the development, as well as any upgrading of services if applicable, be for the Developer's account.

41.2 That the cost as per paragraph 41.1 above, include the cost of bulk infrastructure upstream and downstream from the development.

42 That Building Permits only be approved after the Design Report is approved by the Strategic Executive: Infrastructure, Water and Technical Services, and after water and sewer services are installed and taken over by the Municipal Council of Windhoek, as per approved Design Report and designs.

43 That the design criteria are be in accordance with the *'Guidelines for Human Settlement, Planning and Design'*, as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

44 That any water and sewer infrastructure to be transferred to the Municipal Council of Windhoek comply with the standard conditions to large subdivisions in respect of services.

45 That once the township is approved, the applicant be connected to the Municipal Council of Windhoek's waste removal services and that waste be removed in accordance with the business or household waste removal calendar.

46 That the applicant be required to apply for containments in a form of 240 litre wheelie bins which will be charged according to the zoning of the area.

46.1 That alternatively, in case of 'business' zoning, the applicant can choose to use a private Waste Contractor.

47 That it be anticipated that there will be a large quantity of waste material to be generated, and the applicant be encouraged to institute recycling and waste reduction initiatives to avoid recyclable material ending up at the land fill site which is currently running out of airspace.

48 That the applicant be required to be registered with the Municipal Council of Windhoek as a Waste Generator, as required by the Waste Management Regulations No. 16 of 2011.

49 That the removal of waste from the premise be done by the Municipal Council of Windhoek, or by a Private Contractor; however, if the applicant opts for a private Waste Contractor, they be compelled to pay availability charges to the Municipal Council of Windhoek.

50 That all Waste Transporters be required to be licensed with the Solid Waste Management Division.

51 That illegal dumping of waste not be entertained.

52 That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the tributary and stormwater courses, at the cost and risk of the owner.

53 That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

54 That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed erven is to be protected against any potential flood damage.

55 That no adjacent or opposite properties be negatively affected by the proposed development along the tributary and stormwater courses.

56 That no development be allowed within the 50-year flood level of the tributary and stormwater course.

57 That no development be considered onto or over the tributary or any stormwater system or structure.

58 That any river, tributary or stormwater crossing be accommodative of at least the 50-year flood.

59 That the applicant through the detailed flood report, verify the extent of 'public open spaces' to accommodate the required stormwater flow of the tributary and larger stormwater courses, and verify the extent of any other erven affected by stormwater, to be sold with relevant stormwater conditions.

60 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

60.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

60.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

60.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erven is contemplated.

60.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

60.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

60.6 That no building plan be approved until the above stormwater conditions are met.

60.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

61 That roads and stormwater be planned, designed and constructed to municipal standards.

62 That Erven 278, 279, 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19, 25, 29, 30, 31, 32, 33, 63, 64, 65, 66, 67, 68, 273, 168, 105, 134, 135, 136, 137, 138, 139, 140, 159, 160, 161, 157, 158, 154, 155, 156, 148, 149, 150, 276, 234, 235, 236 216, 217, 178, 177, 196, 214, 220, 221, 274, 275, 259, 258, 257, 256, 255, 254, 253, 252, 285, 261, 264, 265, 266, 267, 243, 246, 247, 248, 250, 251, 304, 310, 311, 556, 313, 314, 316, 320, 382, 383, 384, 386, 335, 337, 338, 339, 340, 331, 332, 330, 549, 443, 362, 381, 353, 352, 354, 355, 432, 415, 434, 442, 458, 555, 420, 427, 426, 468, 469, 472, 551, 550, 554, 540, 541, 510, 448, 449, 450, 460, 461, 462, 463, 474, 473, 476, 479, 504, 503, 505, 506, 893, 759, 760, 761, 762, 649, 648, 647, 646, 645, 654, 684, 622, 637, 638, 629, 630, 633, 761, 729, 733, 895, 798, 826, 825, 826, 821, 817, 819, 820, 813, 777, 779, 780, 781, 794, 857, 1106, 1107, 1050, 1051, 1011, 1010, 1009, 1065, 1063, 1079, 1061, 1061, 1025, 1026, 1018, 1017, 1016, 1015, 1120, 1123, 1122, 1124 and 1121, as well as any other erf affected by stormwater, be sold with relevant stormwater conditions.

63 That information, including detailed layout drawings and proposed changes to the existing earth dam situated on Erf 274 and along the north eastern boundary of Erf 275, in the proposed Ongos Extension 12, be approved by the Ministry of Agriculture, Water and Land Reform prior to the submission of this application to the Urban and Regional Planning Board.

64 That the engineering drawings and related information of the proposed changes to the existing earth dam on Erf 276, Ongos, be provided by the applicant and submitted to the Municipal Council of Windhoek, for consideration, prior to the submission of the engineering drawings to the Ministry of Agriculture, Water and Land Reform.

65 That all road reserve widths be consistent with the road widths as indicated on the road layout plan.

66 That the applicant's registered professional Engineer take note of the relatively steep vertical slopes along some proposed road reserves where roads may exceed the maximum vertical slope requirements.

67 That all erven with pan handles have a minimum pan handle width of 4 metres.

68 That the applicant confirm with the Municipal Council of Windhoek whether the status of the two (2) indicated 3 metres wide panhandles between Erven 547 and 387 of the proposed Ongos Extension 13, and between Erven 280 and 121 of the proposed Ongos Extension 12, are compliant with municipal standards.

69 That should any work require to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

70 That any portion of Monte Christo Road that form part of the proposed development, be to the requirement of the Strategic Executive: Urban and Transport Planning, including the road reserve widths thereof.

71 That it be noted that the roads within the Ongos area are not yet developed and the arterials and collectors' alignments are not finalised.

71.1 That it be noted that the proposed township establishment will generate more than ten thousand (10 000) trips to the road network, and this will negatively impact the flow of traffic in this area, also considering that the roads are still not developed, and majority of the trips will be via Monte Christo.

72 That the proposed township establishment (layout approval) on Portions 58 to 61 of Portion 5 of Farm Ongos No. 38, be supported subject to the following:

72.1 That all internal roads be upgraded to municipal requirements.

72.2 That a Development Agreement be signed whereby an Engineer be appointed to design and supervise all infrastructures.

73 That access roads be developed as per the Transportation Master Plan for the Ongos/Monte Christo/Brakwater Areas, Windhoek dated July 2018.

74 That it be noted that the Transport Master Plan was based on previous defined land uses, major deviations could influence the traffic impact, hence land use sizes especially for 'business' and 'office' spaces that have the highest impact on traffic must be adhered to as previously defined, alternatively the master plan would require updating.

75 That section 8.4 of the Transport Master Plan, be noted, detailing phasing and corresponding required transport systems and services.

75.1 That further, clarity be required if all such services as per the Master Plan were included in the cost model.

75.2 That shared responsibility, if applicable, be verified with the Municipal Council of Windhoek before commencement, due to financial constraints for the Municipal Council of Windhoek to meet its obligations in terms of the Ongos Development.

75.3 That it be noted that the development will not be able to continue without such services incorporated as part of such phases, as defined in the Master Plan.

76 That public transport facilities be provided on both sides of the road at each of these land use categories.

76.1 That in case these land use categories are next to each other, a single public transport facility (on both sides of the road), be provided to cater for these land use, if all are covered by the 500 metres buffer of that bus or taxi stops.

77 That the land use category be covered by any of the 500 metres buffers of the *'high priority'* public transport facility.

77.1 That the 'general residential' land use category not covered by this buffer be allocated a public transport facility on both sides of the roads, close to the entrances.

78 That the 'high and medium' public transport facility each have a service area coverage (buffer) of 500 metres and the proposed township be well covered by this 500 metres buffer.

78.1 That the public transport facility be strategically placed at areas of foreseeable demand and locations to fill the service area gap of the high and medium identified locations.

79 That the road design be wide enough to accommodate bus and taxi stops, sidewalks, and if possible, cycling lanes.

80 That it be noted that the demand on public transport is growing and the layout to accommodate any future possible need for public transport infrastructure/stations (e.g. exchange/transit stations).

81 That in the areas where bus service exists the bus stops not be more than 1 kilometre apart.

82 That people should not walk more than 500 metres to a public transport facility (bus or taxi stop), and the coverage be measured by means of a service area (500 metres buffer) from each public transport facility.

83 That bus and taxi stops be provided on both sides (directions) of the road, to cater for traffic in both directions.

83.1 That bus stops be walkable within 400 metres, or if this is not possible within 500 metres.

84 That in addition, public transport facilities be included in business areas, schools, universities, shopping malls, etc.

85 That the proposed township designs incorporate public transport facilities from the onset to avoid the cumbersome post planning process, and the bus and taxi stop bays be built during the land servicing phase and not as a request from residents when the houses are already built.

86 That provision for vulnerable road users be considered.

86.1 That sidewalks and where the space allow, bicycle lines be provided.

86.2 That safe access by foot to destinations like schools, work, shops, malls, bus stops and other points of interest, be provided.

87 That sidewalks be at least 3.10 metres wide in each direction, or according to the recommendation of the RedBook.

88 That cycling lanes not be less than 1.40 metres to each direction according to the RedBook.

89 That taxi stops be placed at different strategic points within a township and have a parking bay, and not block residential gates.

89.1 That such points be primarily used for dropping off and picking up of passengers.

*** 90 That all approval conditions for Portions 8 and 9 of Farm Ongos No. 38 as stipulated under Council Resolutions 20/02/2020 and 194/09/2016, **attached as pages 169 - 172 and 173 - 180 respectively to the agenda**, be applicable to Portions 58 to 61 of Portion 5 of Farm Ongos No. 38.

91 That the applicant be informed of this Council Resolution, in writing.

92 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

92.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

93 That the resolution be implemented prior to confirmation of the minutes.

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[Municipal Council Agenda: 2024-05-30]

9.2 APPROVAL OF MINUTES (MC 09/2024)

The minutes of the Management Committee meeting (MC 09/2024) held on 21 May 2024 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2024-05-30]

9.3 MINUTES (MC 09/2024)

The minutes of the Management Committee meeting (MC 09/2024) held on 21 May 2024 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.1, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5, FNS.6, FNS.7, FNS.8, FNS.9 and IND.1, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 09/2024) held on 21 May 2024, be noted by its members, with the exception of Items GOV.1, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5, FNS.6, FNS.7, FNS.8, FNS.9 and IND.1.

[Municipal Council Agenda: 2024-05-30]

9.3.1 GOV.1 [EDC] APPROVAL OF THE MEMORANDUM OF AGREEMENT (MoA) BETWEEN THE MUNICIPAL COUNCIL OF WINDHOEK AND THE NATIONAL HERITAGE COUNCIL OF NAMIBIA (NHC)
(16/17/P)

Management Committee, at its meeting held on 21 May 2024 per Item GOV.1 *inter alia* resolved as follows:

That the Strategic Executive: Economic Development and Community Services provide an updated status (all information) on the areas of operations of the Project Team as indicated on the Implementation Plan, attached as pages 451 - 454 to the agenda, prior to the matter serving at Council, for consideration.

*** The updated Implementation Plan (Action Plan) outlining on activities of the Memorandum of Agreement (MoA) is **attached as pages 181 - 183 to the agenda**. The projects are in the process of being implemented, subject to finalisation of the Memorandum of Agreement (MoA).

Status summary

The Strategic Executives Forum at its meeting held on 24 August 2023 *inter alia* resolved as follows:

- *Recommended on condition that the Strategic Executive: Economic Development and Community Services address the following, prior to placement on the Management Committee agenda, for consideration:*

    - *Outline the yearly plan on each activity of the Memorandum of Agreement (MoA);*

    - *The Chief Executive Officer (Corporate Legal Adviser) to scrutinise the draft Memorandum of Agreement (MoA); and*

    - *The Corporate Legal Adviser and the Manager: External Relations and Networking to tap into the Road Fund Administration's (RFAs) Agreement on funding and draw key aspects and formulate a proper agreement befitting of Council's mandate.*

In response to the above Strategic Executives Forum recommendations, the Memorandum of Agreement (MoA) has been reviewed and scrutinised by the Corporate Legal Adviser.

Background

The Municipal Council of Windhoek received a Petition on 10 June 2020, signed by four hundred and seventy six (476) petitioners, requesting for the removal of the Curt von Francois Statue, which came in as a wakeup call for the Municipal Council of Windhoek to formalise its heritage resources management framework.

The Local Authorities Act, 1992 (Act 23 of 1992) (as amended) gives the Municipal Council of Windhoek the responsibility to ensure that the city's heritage work has a robust policy to provide a focused direction for the future of heritage. This refers to the natural and physical resources that contribute to an understanding and appreciation of Windhoek history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological it includes historic sites, structures, places and archaeological sites of significance to Windhoek, including its surroundings.

The Windhoek urban landscape is dominated by monuments and statues that commemorate and celebrate the colonial era and is not representative of the heritage of the local people. Therefore, the identification of heritage assets is fundamental to know and understand the diversity of our city's cultural heritage. The main purpose is to compile a comprehensive inventory of cultural heritage assets that encompass all types of heritage whether movable or immovable, tangible or intangible. The involvement of the Government remains fundamental to promulgate national heritage policies, strategies, legal and institutional frameworks and heritage conservation regulations. The Government agencies that deal with matters related to heritage and its preservation are unavoidable partners of the Municipal Council of Windhoek in heritage conservation.

Heritage management is thus the practice of preserving, protecting and promoting heritage in its various forms. In this case, heritage management will provide the Municipal Council of Windhoek with an opportunity to manage and preserve its heritage by sharing notes, knowledge and capacity development with the Heritage Council of Namibia. It's an important priority for the Municipal Council of Windhoek to identify areas of the city which represent cohesive 'collections' of heritage places.

The National Heritage Act, 2004 (Act 27 of 2004) provides for the protection and conservation of places and objects of heritage significance and the registration of such places and objects. To establish a National Heritage Council of Namibia (NHC), a National Heritage Register and to provide for incidental matters. Equally, the Council advices the Minister of Education, Arts and Culture on the state of Namibia's heritage resources and steps necessary to protect and conserve them, identify, conserve, protect and manage places and objects of heritage significance, develop and revise criteria for assessing heritage significance to determine which places or objects warrant inclusion in the Register, introduce measures to prevent destruction, removal, deterioration or damages to heritage sites, advice Ministries, offices and agencies, local authorities and public authorities on matters relating to conservation and protection of places and objects.

Discussion

The establishment of partnerships is essential for the development of projects related to cultural and heritage matters, and to pool together competencies and skills that complement one another in the technical, social, financial and heritage fields. It is essential that the Municipal Council of Windhoek and the Government agencies work in a co-operative effort, and that the development projects of the city integrate the patrimonial concerns within the larger scope of the National development plans.

*** As per the draft Memorandum of Agreement (MoA), **attached as pages 185 - 192 to the agenda**, the parties are expressing their willingness to co-operate in the following:

- Development of initiatives related to the research, promotion and management of heritage resources in Windhoek;
- Development and implementation of educational programmes to foster intercultural learning and understanding through enhanced awareness;
- Collaborate in the management of heritage resources within the Windhoek municipal area;
- Development of a toolkit (Guidelines, Policies and Management Plans) for managing and protecting heritage resources in Windhoek;
- Identification and nomination of sites and objects of heritage significance within the Municipal Council of Windhoek;
- Sharing of an updated register of details of heritage sites and objects in Windhoek;

- Develop initiatives aimed at creating public awareness on the significance, protection and safeguarding of tangible and intangible heritage resources;

- Programme development for capacity building in areas but not limited to heritage asset management, combatting illicit trafficking in heritage objects, preservation and promotion of intangible cultural heritage; and

- Any other area of co-operation as identified by the parties.

Strategic implications/significance

The initiative aims to readdress the informal form of engagement between the two (2) parties, by formalising future engagements between the Municipal Council of Windhoek and the National Heritage Council of Namibia (NHC). The Agreement will lay out the agreed terms and outlines the steps to reach the desired goals. The Memorandum of Agreement (MoA) will describe in detail the specific responsibilities of, and actions to be taken by, each of the parties so that their goals may be accomplished. This formal engagement will allow each party to clearly state their objectives and what they expect from one another. The initiative is in line with the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and the National Heritage Act, 2004 (Act 27 of 2004).

Financial implications

At this stage, this item does not bear any financial implications as this is only the signing of the Memorandum of Agreement (MoA) by the two (2) parties. Future financial implications will be based on prior agreement of joint projects and the available resources of each party.

Conclusion and recommendations

The Municipal Council of Windhoek, through the Department of Economic Development and Community Services has in the past engaged the National Heritage Council of Namibia (NHC) in various projects such as the preservation and conversion of the current Windhoek City Museum building, the Stakeholder consultation on the Cultural Heritage Management Workshop, the removal of the Curt von Francois Statue and many other avenues. All these engagements were done informally without a formal Memorandum of Agreement (MoA). Due to this, it is imperative that the engagement is formalised and that the Memorandum of Agreement (MoA) between the Municipal Council of Windhoek and the National Heritage Council of Namibia (NHC) be approved.

As per practice, the draft Memorandum of Agreement (MoA) was circulated to the Chief Executive Officer (Corporate Legal Adviser) and inputs are incorporated in the final draft.

Management Committee, after due consideration

RECOMMENDED

*** 1 That the Memorandum of Agreement (MoA) between the Municipal Council of Windhoek and the National Heritage Council of Namibia (NHC), **attached as pages 185 - 192 to the agenda**, be approved.

2 That the areas of co-operation as detailed in the Memorandum of Agreement (MoA), be approved.

*** 3 That the Implementation Plan outlining specific projects and activities within the identified broader areas of co-operation, **attached as pages 181 - 183 to the agenda**, be noted.

4 That the Chief Executive Officer (Manager: External Relations and Networking) co-ordinate the signing ceremony at the date and venue to be mutually agreed upon between the parties.

5 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

None

[Municipal Council Agenda: 2024-05-30]

9.3.2 **FNS.1 [UTP] APPLICATION FOR THE REZONING OF ERF 6640, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF ONE (1) DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² AND CONSENT TO HAVE MORE THAN ONE (1) DWELLING ON THE ERF**
(L/6640/W)

Application

An application was received from Du Toit Planning Consultants, appointed by Kathrin Vente, legally authorised to act on behalf of her father, Mr Heinrich Eberhard Tölken, the owner of Erf 6044, Windhoek for the:

- Rezoning of Erf 6640, 66 Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of one (1) dwelling per erf to 'residential' with a density of 1:900 m²;

- Consent to have more than one (1) dwelling on Erf 6044, Windhoek; and

- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed.

*** The full application, including the relevant correspondence/documentation is **attached as pages 193 - 228 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 6640, Windhoek is ± 2 119 m² in extent and is zoned 'residential' with a density of one (1) dwelling per erf. The property is located in the south east of the Windhoek Central Business District (CBD) and is currently used for residential purposes.

Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr Theo-Ben Gurirab Street (previously Burg Street).

The following buildings are found on the property:

- Main dwelling: The main dwelling, located along Dr Theo-Ben Gurirab Street, has a floor area of ± 242.9 m²;
- Secondary dwelling: Located along Chateau Street and with a floor area of ± 143.6 m²;
- Supplementary dwelling: The garage of the main dwelling was converted into a flatlet of ± 66.5 m²;
- Garage: There are two (2) garages of ± 19.5 m² located between the main and secondary dwelling; and
- Outbuilding: A servant's room of ± 14.5 m² adjacent to the garages.

Development intention

The structures constructed on Erf 6640, Windhoek are not in compliance with the stipulations of the Windhoek Zoning Scheme. This implicates that the property will encounter delays should it be sold as compliance from the Municipal Council of Windhoek would not be obtained. To obtain the Municipal Council of Windhoek's compliance in the event of the sale of Erf 6640, Windhoek it is necessary to rezone the property to residential with a density of 1:900 m² and obtain Council's consent to have more than one (1) dwelling on the erf.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as Council's Public Consultation Policy:

*** - The proposed rezoning of Erf 6640 Klein Windhoek was advertised in The Namibian and New Era newspapers on 11 and 18 January 2024, as per the advertisements, **attached as pages 229 - 232 to the agenda;**

*** - A notice of the proposed rezoning, **attached as pages 233 - 234 to the agenda,** was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 235 - 241 to the agenda,** were sent by certified mail to the neighbours/owners of Erven 6772, 7828, 2753, R/6956, 8642, 1/C/171 and 3351. Windhoek; and

*** - A notice, **attached as pages 242 - 243 to the agenda,** was also published in Government Gazette No. 8290 of 15 January 2024.

The closing date for comments and objections was 8 February 2024 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the proposed rezoning and consent use: Provided that the applicant meet all Council requirements.

- **Roads Planning, Design and Traffic Flow**

  Erf 6640 is located between Theo-Ben Gurirab and Chateau Streets, with official access from Burg Street. Erf 6640, Windhoek is zoned 'residential' with a density of one (1) dwelling per erf and is ± 2 118.884 m² in extent. The proposed rezoning generating additional two (2) trips to the current road network.

  There is no objection to the proposed rezoning of Erf 6640, Windhoek from 'residential' with a density of one (1) dwelling per erf to 'residential' with a density of 1:900 m²: Provided:

  - That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

  There is no objection to the consent to have more than one (1) dwelling on Erf 6640, Windhoek: Provided:

  - That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

- That consent use only come into effect after meeting the parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

There is no objection to the consent to approve the application per delegated authority since the increase in density is only one (1) category higher and use the erf for the new density while the rezoning is being completed: Provided:

- That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

- **Roads and Stormwater**

A stormwater investigation was done, and the following is reported:

- Erf 6640 Windhoek has a steep general downward slope from the north east into a south westerly direction; and

- There is no visible sign of any stormwater course or system flowing across the proposed Erf 6640, Windhoek, except for surface stormwater run-off.

There is no objection to the proposed rezoning of Erf 6640, Windhoek: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

The application is supported: Provided:

- That the density not exceed 1:900 m^2, allowing for a maximum of two (2) residential dwellings.

- That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning and consent use or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application submitted: Provided:

- That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed per erf.
- That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- That only one (1) service connection from the municipal electrical network be allowed to each erf.
- That service connections not be routed through any subdivided portion or the Remainder.
- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.
- That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered electrical Contractor must contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to the Municipal Council of Windhoek's Metering Policy for the specific type of zoning.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  The application is supported and the rezoning from 'residential' to 'residential' is not subjected to comply with environmental management requirements.

Title Deed conditions

*** Deed of Transfer No. T2280/1983, **attached as pages 220 - 223 to the agenda**, lists some old outdated conditions which can *inter alia* be replaced as follows by the standard Windhoek Zoning Scheme conditions:

- *The erf must only be used or occupied for purposes which is in accordance with, and the use or occupation of the land shall at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018); and*

- *The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four (4) times the prevailing valuation of the erf.*

Urban Policy evaluation

The erf is zoned 'residential' with a density of one (1) dwelling per erf which allows one (1) dwelling unit.

The existing buildings are not in compliance with the Windhoek Zoning Scheme due to the following:

- The secondary dwelling already exceeds the allowable floor area of a 'supplementary dwelling', namely 100 m² as per the stipulations of the Zoning Scheme; and

- The zoning of the erf is 'residential' with a density of one (1) dwelling per erf. As the supplementary dwelling is exceeding the floor area of 100 m² it is seen as a second dwelling which is not permissible under the current zoning and density.

The Windhoek Zoning Scheme *inter alia* defines a 'supplementary dwelling unit as follows:

- *A 'supplementary dwelling unit' means a dwelling, designed for occupation by a single household, which shall not exceed half of the floor area of the main building (or primary unit) or 100 m², whichever is the lesser, which is auxiliary to the said primary unit and is owned therewith as a single indivisible property unit by one and the same owner and which shall, for the purpose of this Scheme, be considered an integral part of the dwelling unit with which it is owned.*

It is therefore necessary to rezone to a higher density level to accommodate the two (2) dwelling units.

With the extension of the Office Policy area to include the area to the east of Robert Mugabe Avenue, Council per Resolution 392/10/2007 *inter alia* resolved as follows:

That it be Council Policy that the rest of erven not bordering Robert Mugabe Avenue of the 'Luxury Hill' area of Windhoek up to the boundary of Klein Windhoek remain a residential area for houses, flats and accommodation establishments such as hotels, and that future higher residential densities be encouraged.

The rezoning of Erf 6640, Windhoek to 'residential' with a density of 1:900 m² can thus be supported.

*** The consent to allow more than one (1) dwelling unit an erf is allowable under clause 22(1) of the Windhoek Zoning Scheme. The approval of the consent is a delegated to Management Committee in terms of Council Resolution 198/06/2001, **attached as page 244 to the agenda.**

Betterment fee

The betterment fee (compensation) payable will be 20 % as per the applicable Council Policy.

Conclusion

The rezoning of Erf 6640, Windhoek from 'residential' with a density of one (1) dwelling per erf to 'residential' with a density of 1:900 m² is supported. The consent use for more than one (1) dwelling unit on the subject erf in terms of clause 22(1) of the Windhoek Zoning Scheme is also supported.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 6640, Windhoek from 'residential' with a density of one (1) dwelling per erf to 'residential' with a density of 1:900 m², be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent in terms of clause 22(1) of the Windhoek Zoning Scheme for more than one (1) dwelling on Erf 6640, Windhoek (two (2) in total at a 'residential' density of 1:900 m² for the total erf area of ± 2 119 m² in extent), be approved.

3 That consent be granted to use the erf for residential purposes at the density level of 1:900 m² while the rezoning is in process since the increase in density is allowable in terms of section 3 of Table I of the Windhoek Zoning Scheme.

4 That the applicant take note that all consent uses granted will only come into effect after parking has been provided on-site to the satisfaction of the Strategic Executive: Urban and Transport Planning.

5 That the applicant take note that betterment fee (compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

6 That the applicant obtain an invoice for the betterment fee (compensation) from the Strategic Executive: Urban and Transport Planning.

7 That the applicant take note that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

8 That the Title Deed Conditions in the Deed of Transfer No. T2280/1983 be replaced by the following standard Windhoek Zoning Scheme conditions:

8.1 That the erf only be used or occupied for purposes which is in accordance with, and the use or occupation of the land at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

8.2 That the building value of the main building, excluding the outbuildings to be erected on the erf be at least four (4) times the prevailing valuation of the erf.

9 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

10 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

10.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

10.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

11 That the density not exceed 1:900 m^2, allowing for a maximum of two (2) residential dwellings.

12 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

14 That only one (1) service connection from the municipal electrical network be allowed per erf.

15 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

16 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

17 That service connections not be routed through any subdivided portion or the Remainder.

18 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

19 That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to the Municipal Council of Windhoek's Metering Policy for the specific type of zoning.

20 That the applicant acknowledge receipt of this Delegated Authority and accept the conditions in writing, within twenty eight (28) days from receipt of this letter.

21 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

21.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

22 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.3 **FNS.2 [UTP] APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF PORTION A OF THE FARM KLEIN OKAPUKA NO. 51 INTO PORTION X AND THE REMAINDER; CONSOLIDATION OF PORTION X OF THE REMAINDER OF PORTION A OF THE FARM KLEIN OKAPUKA NO. 51 WITH PORTION 1 OF B OF THE FARM KLEIN OKAPUKA NO. 51**
(L/Farm Okapuka)

Application

An application was received from Du Toit Town Planning Consultants on behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 (Klein Okapuka CC) and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 (Otjihavera River Rest Camp) for the following:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (± 4.2655 hectare in extent) and the Remainder;

- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51; and

- Amendment of Title Conditions to include additional uses to allow for warehouses and storage facilities, as well as a service station and related uses.

The members of Klein Okapuka CC are ME Flachberger and A Flachberger, and the sole member of Otjhavera River Rest Camp CC is AP Seabrooke.

*** The full application, including the relevant correspondence/documentation is **attached as pages 245 - 314 to the agenda.**

Credit Clearances were provided for the different owners and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

The application deals with the two (2) land portions described below. There is no zoning for the land portions as the Windhoek Town Planning Scheme does not include agricultural land in the extended areas.

Portion 1 of Portion B of Klein Okapuka No. 51

Portion 1 of Portion B of Klein Okapuka No. 51 falls within the Municipal boundaries of Windhoek and is located to the south and directly adjacent to Portion 3 of the Farm Otjihavera No. 62, with which is notarially linked. The trunk road forms the western boundary, and the railway line the eastern boundary. As Namib Poultry Industries' and Feedmaster's properties stretches a long distance along the western side of the trunk road, these activities are also located opposite the portion to the west of the trunk road.

*** The portion is ± 26.3 hectare in extent and vacant. It has a long rectangular shape with the Otjihavera River also running through the portion. Access to the portion is from the Trunk Road (B1), via Portion 3 of the Farm Otjihavera No. 62. The locality plan is **attached page 267 to the agenda.**

The Remainder of Portion A of the Farm Klein Okapuka No. 51

*** The Remainder of Portion A of the Farm Klein Okapuka No. 51 is located adjacent to Portion 1 of Portion B of Klein Okapuka, directly to the south of the portion as indicated on the plan, **attached pages 268 - 269 to the agenda.**

The subject land is ± 7 313 hectare in extent. Access to this portion is also gained from the Trunk Road. The portion is being used for a Game Farm and the Okapuka Lodge.

The land was also incorporated in the municipal area of Windhoek.

Development intention

The application proposes cadastral land use changes as follows:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X and the Remainder;

- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51; and

- Amendment of the Title Conditions of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 to include additional uses to allow for warehouses and storage facilities, as well as a service station and related uses.

Access and necessity for the proposed subdivision and consolidation

Access to Portion 1 of Portion B of Klein Okapuka No. 51 is currently gained via Portion 3 of the Farm Otjihavera No. 62 from the Windhoek-Okahandja Trunk Road (B1). These two (2) portions are notarially linked and belong to the same owner.

With the completion of the NamWater interchange, a lower order east-west road will be created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51, over the Remainder of Portion A of the Farm Klein Okapuka No. 51, from where access to adjacent properties can be obtained.

The position of this new road results in a narrow strip of land between the road and Portion 1 of Portion B of the Farm Klein Okapuka No. 51.

*** The plans, **attached as pages 270 - 271 to the agenda,** indicate the position of the new road from the intersection, as well as the narrow piece of land of the Remainder of Portion A of the Farm Klein Okapuka No. 51 between the road and Portion 1 of Portion B of the Farm Klein Okapuka No. 51.

As the new road is not directly adjacent to Portion 1 of Portion B of the Farm Klein Okapuka No. 51, this portion still does not have a direct access. It is for this reason that the owner Portion 1 of Portion B of the Farm Klein Okapuka No. 51 approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a portion of this narrow strip of land (Portion X) to create an access to Portion 1 of Portion B of the Farm Klein Okapuka No. 51.

By consolidating Portion X with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z, this will ensure that Portion Z will have a direct access from the new District Road created by the NamWater interchange.

*** The plans, **attached pages 270 - 271 to the agenda,** indicate the proposed subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X, the portion to be consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z and it also indicates how a new access is created to the latter portion. The consolidation plans are **attached as pages 272 - 274 to the agenda.**

*** The Roads Authority approval was received in a letter dated 15 December 2021, **attached as page 277 to the agenda.** The Roads Authority has no objection to the access for the consolidated Portion Z. The access point is at a distance of ± 150 metre from the T-junction on the on-ramp/off-ramp, along the eastern boundary of the proposed Portion X, as indicated on the plans, **attached pages 270 - 271 to the agenda.**

The proposed amendment of the Title Conditions

With the extension of the municipal boundaries and the inclusion of the various farms surrounding Windhoek, the Windhoek Zoning Scheme was not extended to cover these areas, and no zonings are thus applicable. The uses allowed are included in the Title Deeds of each farm.

Current conditions registered against the Title Deed of Portion 1 of Portion B of the Farm Klein Okapuka No. 51

*** The current registered conditions for Portion 1 of Portion B of the Farm Klein Okapuka No. 51 is registered under Deed of Transfer No. T2461/2000, **attached as pages 289 - 292 to the agenda.** The conditions registered against this portion determine:

- That the land be notarially lined with Portion 3 of the Farm Otjihavera No. 62.

- That the land only be used for agro-tourism.

- That the land not be used for business purposes except where the land adjoin another public road and that no direct access be permitted from the trunk road.

Agro-tourism refers to agriculturally based operations (such as dairy and poultry products, vegetable and fruit picking, and other crop and grain harvesting, wine or beer making, food production, farming processes), which attract tourists to a farm to experience and take part in the activities on the farm. It also includes activities for the tourists such as horse riding, game viewing, hiking trails, interaction with animals, picnic facilities, festivals and fairs, amongst others.

Agro-tourism is thus a tourist destination where visitors take part in active farming on a traditional farm, and where they have access to accommodation and restaurants. There is usually also an open market and gift shop where the farm products and hand-crafted gifts are sold.

Portion 1 of Portion B of the Farm Klein Okapuka No. 51 is not yet developed into an active Agro-tourism farm for various reasons, including the following:

- Agro-tourism is demand driven and is currently not a well-known industry in Namibia;

- One needs tourist attractions to develop such a facility;

- The farms are too small for extensive livestock farming and with Namibia being a very dry Country, it will not be possible to allow for natural free grazing of animals;

- Due to water scarcity, intensive crop farming and large orchards is also not possible as there is not enough water for irrigation;

- The climate and rainfall are not suitable for the growing of various crops such as vineyards, some vegetables and fruit trees; and

- Fish farming is also not an option due to the water scarcity.

Proposed land uses/conditions to be registered against the Title Deed of Portion 1 of Portion B of the Farm Klein Okapuka No. 51

The owner now wishes to have additional uses incorporated in the Title Deed of the portion to allow him to use the land also for **warehouses and storage facilities, as well as a service station.**

The need and desirability for the proposed land uses are outlined by the proceeding sections:

- **Warehouses and storage facilities**

  Based on the current trend for light industries being established to the north of Windhoek and slowly moving towards Okahandja, it is anticipated that this area will in future become a light industrial area, for uses which require large portions of land. This is already experienced from the operations of Namib Poultry Industries and Feedmaster.

The need for warehouses and storage facilities are huge and still growing. Large portions of land are required for storage facilities and movement of trucks and interlinks, which are not available in the City.

Access to the portion is excellent for delivery by trucks and other heavy vehicles via the new secondary road off the B1 National Highway.

In areas where the Windhoek Zoning Scheme is applicable, a zoning of 'restricted business' would have been the appropriate zoning to allow for uses such as warehouses and storage facilities. Under this zoning a 'business building' is the primary use. The definition of 'business building' according to the Windhoek Zoning Scheme includes warehouses.

- **Service station**

A service station along a national roads play an important role for tourist, long distance drives and other road users where drivers and passengers can obtain fuel, use rest rooms, purchase something to eat and rest for a while.

The service station promotes road safety as it provides a safe place where drivers can get the opportunity to stop to refuel, rest, get refreshments, walk around, make phone calls or use the public toilets or rest rooms instead of just parking next to the main road. These activities have a direct impact on freshness of a driver and will keep motorists safe and alive.

There is no service station facility along the B1 National Highway between Windhoek and Okahandja.

The site is strategically located at the new interchange and near the exit built on the B1 National Highway. No access is required form the main road, providing safe access to the proposed facility.

The portions are located opposite Namib Poultry Industries and Feedmaster, in an area where the environment is not purely farming anymore.

The natural terrain can support the intended developments.

As the farm is too small for farming, the proposed uses were found to be most suitable for this specific area.

In order to allow for warehouses and storage facilities, as well as a service station use, the Title Conditions of the portion need to be amended to include such uses.

*** Other conditions registered against the Remainder of Portion A of Farm Klein Okapuka No. 51 is contained in Deed of Transfer No. T1576/1981, **attached as pages 285 - 288 to the agenda**. There is a servitude of electric powerline and a water pipeline registered against the Remainder of Portion A. These servitudes however do not affect the proposed Portion X or newly consolidated Portion Z.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as Council's Public Consultation Policy:

*** - The proposed subdivision of the Remainder of Portion A of Farm Klein Okapuka No. 51 into Portion X and the Remainder, consolidation of Portion X with Portion B of Farm Klein Okapuka No. 51 and the amendment of the Title Conditions was advertised in The Market Watch (appearing in the Republikein, Sun and Allgemeine Zeitung newspapers) and in the New Era newspaper on 29 October and 5 November 2021, as per the advertisements, **attached as pages 315 - 318 to the agenda**;

*** - Notices of the proposed rezoning, **attached as pages 319 - 320 to the agenda**, was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 321 - 323 to the agenda**, were sent by certified mail to the direct neighbours/owners on Portion A/51 (Okapuka Guest Farm), Portion 5/65 (Feedmaster - opposite the highway); and Portion 7/A/51 (Namib Poultry - opposite the highway). The applicant is also the owner of the adjacent Portion 3 of Farm Otjihavera No. 62, and it thus is not necessary to obtain his consent. (Relevant e-mail correspondence is **attached as pages 324 - 328 to the agenda**); and

*** - The proposed subdivision of the Remainder of Portion A of Farm Klein Okapuka No. 51 into Portion X and the Remainder, consolidation of Portion X with Portion B of Farm Klein Okapuka No. 51 and the amendment of the Title Conditions, was published in Government Gazette No. 7673 of 1 November 2021, **attached as pages 329 - 331 to the agenda.**

The closing date for comments and objections was 19 November 2021 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the application: Provided that the applicant be responsible for the provision of all services.

- **Planning, Design and Traffic Flow**

  Farm Klein Okapuka No. 51 is located north of Windhoek on the B1 National Highway to Okahandja. Roads in this area are not fully developed and access is obtained from national roads amongst the main Trunk Road (B1) and farm roads. The farm is currently accessed via Portion 3 of Farm Otjihavera No. 62.

There is no objection to the proposed subdivision of the Remainder of Portion A of Farm Klein Okapuka No. 51 into Portion X and the Remainder: Provided:

- That access be as per the Roads Authority's approval letter dated 15 December 2021.

There is no objection to the consolidation of Portion X with Portion 1 of Portion B of Farm Klein Okapuka No. 51: Provided:

- That access to the consolidated Erf Z be as per Roads Authority's approval letter dated 15 December 2021.

There is no objection to the amendment of the Title Conditions to include additional uses for warehouse and storage facilities, as well as a service station and related uses: Provided:

- That parking be provided as follows:
  - Warehouse: > 1 000 m² having no partitions - One (1) parking bay per 100 m² floor area plus loading bays;
  - Warehouse: ≤ 1 000 m² - One and a half (1.5) parking bays per 100 m² floor area plus a loading bay; and
  - Service station: A minimum of five (5) parking bays per 100 m² leasable area in the convenience store, two (2) parking bays per ATM facility, six (6) parking bays per car wash and enough space for turning movement of fuel trucks at the dispatch points to unload on-site.
- That the applicant submit a Development Proposal/Master Plan verifying the extend of the development and how access is provided and catered for, verifying land use and associated impact, as well as how such development fit into future planning, surrounding access to adjacent land and corresponding possible future land use, considering main access from the freeway, inclusive of main roads (future arterials) and service roads, to preserve accessibility and plan and cater for appropriately for future needs.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- The various portions of Farm Klein Okapuka No. 51 are situated along an even terrain, with a general downward slope from the south towards the north; and
- The Otjihavera River flows across the Remainder of Portion A of Farm Klein Okapuka No. 51, flowing across the central part of Portion 1 of Portion B of Farm Klein Okapuka, flowing into a north westerly direction.

There is no objection to the application for the proposed subdivision of the Remainder of Portion A of Farm Klein Okapuka No. 51 into Portion X and the Remainder and subsequent consolidation of Portion X with Portion 1 of Portion B of Farm Klein Okapuka No. 51, as well as the amendment of title conditions: Provided:

- That the applicant submit a detailed layout plan with detailed contours for the proposed subdivided portion(s), preferably in drawing (dwg) format.

- That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the stormwater courses at own cost and risk.

- That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

- That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.

- That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

- That no development be allowed within the 50-year flood level of any stormwater course.

- That no development be allowed onto or over any stormwater system or structure.

- That any stormwater crossing/river crossing be accommodative of at least a 50-year flood.

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).

- That roads and stormwater be planned, designed and constructed to municipal standard.

- That should any services required to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

  There is no objection to the proposed application: Provided:

  - That it be noted that no existing bulk water or sewer services are available for Farm Klein Okapuka No. 51.
  - That all cost for the provision of bulk and internal services be for the applicant's account, including the cost of bulk infrastructure upstream and downstream from the development.
  - That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and that it be noted that these requirements can be obtain from the Strategic Executive: Infrastructure, Water and Technical Services.
  - That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulations to the applicable municipal standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services, before construction commence.
  - That the applicant provide its own water storage for the development with a storage capacity of 48 hours, as well as sufficient storage for fire risk.
  - That it be noted that the Municipal Council of of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorate in the case of boreholes.
  - That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system subject to the following conditions:
    - That no pollution of the ground water occur.
    - That there be no health risks to the users and surrounding residents.
    - That final effluent at all times comply with applicable legislation.
  - That it be noted that seepage of fuel and/or oil into the ground, or discharging the same into a sewer system due to the service station, should be prevented by installing oil and grease traps.
  - That oil and grease traps be emptied by the owner on a regular basis.

- That for the design of the service station, great care be taken to prevent the contamination of rain and stormwater by fuel and/or oil.

- That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

  - That the issuing of the Waste Water Discharge Permit be subject to the adherence of all conditions pertaining to such permit.

- That only full waterborne waste systems be utilised and all Windhoek service standards apply.

- That final effluent from any treatment facilities comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

- That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.

- That the design criteria be in accordance with the *'Guidelines for Human Settlement, Planning and Design'* as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted.

  Council does not have any electrical network in the area. However there is electricity in the area under the operation of NamPower, and the applicant must approach NamPower.

  Furthermore, since the Electricity Control Board (ECB) is proposing that the Municipal Council of Windhoek possibly take over the distribution in this area, hence the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on the Municipal Council of Windhoek's electricity specifications when designing for internal reticulations, and all design drawings be submitted for approval by the Strategic Executive: Electricity.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  The application is supported: Provided:

  - That the applicant apply for the Environmental Management Clearance Certificate to construct and operate a service station.
  - That an Environmental Assessment Scoping Report be registered and submitted to the Municipal Council of Windhoek for review.
  - That copies of the Environmental Management Plan (EMP) and Environmental Management Clearance Certificates be submitted upon approval by the Office of the Environmental Commissioner.

Urban Policy evaluation

The conditions registered against the portion are restrictive and does not include the planned activities.

A service station (sometimes referred to as lay-bys) (including rest areas or rest stops) along a national roads plays an important role for tourist, long distance drives and other road users where drivers and passengers can obtain fuel, use rest rooms, purchase something to eat and rest for a while. The service station further promotes road safety as it provides a safe place where drivers can get the opportunity to rest. There is no such facility along the B1 National Highway between Windhoek and Okahandja.

The site is a bit small for farming as such uses which require large portions of land. This is already experienced from the operations of Namib Poultry Industries and Feedmaster. Hence, the proposed uses were found to be most suitable for this specific area.

The proposed additional land uses will address the need for warehouses and storage facilities generated by nearby industries.

Access to the portion is ideal for the planned activities.

Endowment fee

No endowment fees would have to be paid as no new independent portion is created besides for consolidation purposes.

Conclusion

The proposed subdivision is required to provide a formal access to the proposed development and is recommended for approval.

The proposed amendment of the Title Conditions is not foreseen to cause any negative impact on the surrounding area and is recommended for approval.

Management Committee, after due consideration

RECOMMENDED

1 That the subdivision of Portion A of the Farm Klein Okapuka No. 51 into Portion X (± 4.2655 hectare in extent) and the Remainder, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That the consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into new Portion Z (± 30.5824 hectare in extent), be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That the conditions registered against the Remainder of Portion A of the Farm Klein Okapuka No. 51 be retained against the Remainder.

4 That the conditions registered against Portion 1 of Portion B of the Farm Klein Okapuka No. 51 be amended to include additional uses to allow for warehouses, storage facilities and a service station and subsequent registration of such land uses against the new consolidated Portion Z.

4.1 That the service station and any other listed activities only be included in the Title Deed once the Environmental Clearance Certificate is issued.

5 That access to the consolidated Erf Z be in accordance with the Roads Authority's approval letter dated 15 December 2021.

6 That the applicant submit a Development Proposal/Master Plan verifying the extend of the development and how access is provided and catered for, verifying land use and associated impact, as well as how such development fit into future planning, surrounding access to adjacent land and corresponding possible future land use, considering main access from the freeway, inclusive of main roads (future arterials) and service roads, to preserve accessibility and plan and cater for appropriately for future needs to the Strategic Executive: Urban and Transport Planning prior to submission to the Urban and Regional Planning Board.

7 That the following parking requirements be met:

7.1 Warehouse: > 1 000 m² having no partitions - One (1) parking bay per 100 m² floor area plus loading bays;

7.2 Warehouse: ≤ 1 000 m² - One and a half (1.5) parking bays per 100 m² floor area plus a loading bay; and

7.3 Service station: A minimum of five (5) parking bays per 100 m² leasable area in the convenience store, two (2) parking bays per ATM facility, six (6) parking bays per car wash and enough space for turning movement of fuel trucks at the dispatch points to unload on-site.

8 That the applicant submit a detailed layout plan with detailed contours for the proposed subdivided portion(s), preferably in drawing (dwg) format to the Strategic Executive: Urban and Transport Planning with submission of any building plan.

9 That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the stormwater courses at own cost and risk.

10 That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

11 That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.

12 That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

13 That no development be allowed within the 50-year flood level of any stormwater course.

14 That no development be allowed onto or over any stormwater system or structure.

15 That any stormwater crossing/river crossing be accommodative of at least a 50-year flood.

16 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

16.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

16.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

16.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

16.4 That engineering drawings on how the stormwater would be accommodated with the approval of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.

16.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

16.6 That no building plans be approved until the stormwater conditions are met.

16.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

17 That roads and stormwater be planned, designed and constructed to municipal standard.

18 That should any services required to be taken over by the Municipal Council of Windhoek, a Development Agreement be signed.

19 That it be noted that no existing bulk water or sewer services are available for Farm Klein Okapuka No. 51.

20 That all cost for the provision of bulk and internal services be for the applicant's account, including the cost of bulk infrastructure upstream and downstream from the development.

21 That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and that it be noted that these requirements can be obtain from the Strategic Executive: Infrastructure, Water and Technical Services.

22 That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulations to the applicable municipal standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services, before construction commence.

23 That the applicant provide its own water storage for the development with a storage capacity of 48 hours, as well as sufficient storage for fire risk.

24 That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorate in case of boreholes.

25 That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system subject to the following conditions:

25.1 That no pollution of the ground water occur.

25.2 That there be no health risks to the users and surrounding residents.

25.3 That the final effluent at all times comply with applicable legislation.

26 That it be noted that the seepage of fuel and/or oil into the ground, or discharging the same into a sewer system due to the service station, be prevented by installing oil and grease traps.

27 That oil and grease traps be emptied by the owner on a regular basis.

28 That for the design of the service station, great care be taken to prevent the contamination of rain and stormwater by fuel and/or oil.

29 That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

29.1 That the issuing of the Waste Water Discharge Permit be subject to the adherence of all conditions pertaining to such permit.

30 That only full waterborne waste systems be utilised and all Windhoek service standards apply.

31 That final effluent from any treatment facilities comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

32 That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.

33 That the design criteria be in accordance with the *'Guidelines for human settlement, planning and design'* as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

34 That it be noted that the Municipal Council of Windhoek do not have any electrical network in the area, but there however is electricity in the area under the operation of NamPower, and the applicant must approach NamPower.

35 That since the Electricity Control Board (ECB) is proposing that the Municipal Council of Windhoek possibly take over the distribution in this area, the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on the Municipal Council of Windhoek's electricity specifications when designing for internal reticulations, and all design drawings be submitted for approval by the Strategic Executive: Electricity.

36 That the applicant apply for the Environmental Management Clearance Certificate to construct and operate a service station.

37 That the applicant register and submit an Environmental Assessment Scoping Report to the Municipal Council of Windhoek for review.

38 That the applicant submit copies of the Environmental Management Plan (EMP) and Environmental Management Clearance Certificates upon approval by the Office of the Environmental Commissioner.

39 That the applicant acknowledge receipt of this Council Resolution and accept the conditions in writing, within twenty eight (28) days from receipt of this letter.

40 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

40.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

41 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.4 **FNS.3 [UTP] APPLICATION FOR THE REZONING OF ERF 3024, WINDHOEK EXTENTION 2 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'HOSPITALITY' (GUEST HOUSE WITH NINE (9) ROOMS) AND CONSENT TO USE THE ERF IN ACCORDANCE WITH THE PROPOSED ZONING**
(L/3024/W)

Application

An application was received from Du Toit Town Planning Consultants, on behalf of the owner of the erf, Rheinhold Ndemuweda Ndaoya for the following:

- Rezoning of Erf 3024, 99 Johann Albrecht Street, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to 'hospitality' (guest house with nine (9) rooms); and

- Consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning.

*** The full application, including the relevant correspondence/documentation is **attached as pages 332 - 370 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Background

The application was first submitted to the Municipal Council of Windhoek in 2021, but it was referred back as per the letter dated 12 November 2021. The reasons for the referral insufficient parking on-site and illegal structures. The applicant has since attended to the concerns raised in the notice and resubmitted in 2023.

Erf information

Erf 3024, Windhoek Extension 2 is zoned 'residential' with a density of 1: 900 m² and is 1 125 m² in extent. The property is located in Johann Albrecht Street, in the Windhoek North area. It is in close proximity of the Windhoek Central and Rhino Park Private Hospitals. There was a resident occupation for accommodation establishment (comprising of six (6) leasable rooms) which expired in 2019.

The property falls within the Windhoek High Density Policy area of a density of 1:250m².

Development intention

The intention of the owner is to formalise the existing guest house on the property with nine (9) rooms.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as the Municipal Council of Windhoek's Public Consultation Policy:

*** - The proposed rezoning of Erf 3024, Windhoek Extension 2 was advertised in the New Era and The Namibian newspapers on 26 June and 3 July 2023, as per the advertisements, **attached as pages 371 - 374 to the agenda**;

- Notices of the proposed consent were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as page 375 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 2999, 3000, 3001, 3023, 3025, 3032, 3033 and 3034, Windhoek; and

*** - A notice, **attached as pages 376 - 378 to the agenda**, was also published in Government Gazette No. 8122 of 30 June 2023.

The closing date for comments and objections was 21 July 2023 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the proposed development: Provided that the applicant meet all the Municipal Council of Windhoek's requirements.

- **Roads Planning and Traffic Flow**

  Erf 3024 is situated in Johann Albrecht Street, is ± 1 125 m² in extent and is currently zoned 'residential' with a density of 1:900 m². The street carries moderate traffic volumes and no traffic flow problems are experienced during peak hours. The rezoning to hospitality with nine (9) leasable rooms will generate about four (4) vehicular trips to the current road network.

  There is no objection to the proposed rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to 'hospitality' for an accommodation establishment (guest house with nine (9) rooms): Provided:

  - That 0.66 parking bays be provided per leasable room, plus five (5) parking bays per 100 m² open floor space (excluding reception area), plus an on-site loading zone.

  There is no objection to the proposed consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning while the rezoning is in process: Provided:

  - That parking be provided as per parking layout Plan 3024WW_P.
  - That the applicant submit a lease application for the parking located on the sidewalk to the Municipal Council of Windhoek's Property Management Division.
  - That the sidewalk parking further be subject to the following:
    - That parking be properly constructed with kerb stones making distinction between parking and pedestrian movement.
    - That service positions be ascertained before excavating since construction is taking place within the road reserve.
    - That the Municipal Council of Windhoek reserve the right to cancel the lease should such land be needed for municipal services.

- That the Municipal Council of Windhoek not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

- That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by the Municipal Council of Windhoek should the lease be cancelled/terminated.

- That such parking on the Municipal Council of Windhoek's land remain public parking and not be reserved for exclusive use.

• That consent use only come into effect after meeting the parking requirements subject to written approval by the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

The application for the proposed rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to 'hospitality' (for a guest house - nine (9) rooms); and consent to use Erf 3024, Windhoek Extension 2, in accordance with the proposed zoning, refers.

A stormwater investigation was done, and the following is reported:

• Erf 3024 has a general downward slope from the south west into a north easterly direction;

• There is no visible stormwater course or system flowing across the proposed Erf 3024, except for surface stormwater run-off.

There is no objection to the proposed rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to hospitality (for a guest house - nine (9) rooms); and consent to use Erf 3024, Windhoek Extension 2, in accordance with the proposed zoning: Provided:

• That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

Any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning, consent use or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted for the rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to Hospitality (guest house - nine (9) rooms) and consent use of Erf 3024, in accordance with the proposed zoning: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - That only one (1) service connection from the municipal electrical network be allowed to the erf.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the rezoning of Erf 3024, Windhoek Extension 2 from 'residential' to 'hospitality'. Upon Council approving the application, the applicant will be issued with an Environmental Clearance Exemption because hospitality is a commercial activity and the rezoning is taking place in a built-up area.

Urban Policy evaluation

The erf is zoned 'residential' with a density of 1:900 m² and the intended zoning is 'hospitality' with nine (9) leasable rooms. The 'hospitality' zoning has the following primary and consent uses allowed under the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Owner's consent (4)	Prohibited uses (5)
Hospitality	Accommodation establishment(s) as approved by the local authority with condition(s) as may be applicable	Restaurant; events and functions; conference facility, office, shop, tourist facility	Resident occupation	Noxious industrial buildings

Accommodation establishment includes a guest house, of which the definition *inter alia* is as follows:

- *'Guest house' refers to an accommodation establishment as per the Namibian Tourism Board Act, 2000 (Act 21 of 2000) and its Regulations, where accommodation and breakfast is provided to guests comprising of at least five (5)* ***but not more than ten (10) bedrooms*** *and meets the requirements as stipulated in the Namibian Tourism Board Act, 2000 (Act 21 of 2000) and its Regulations.*

The intended use is to continue operating the guest house with nine (9) leasable rooms. Erf 3084, Windhoek Extension 2 is predominately surrounded by residential properties with densities of 1:700 m² and 1:900 m².

According to the Traffic Flow Section, the applicant must submit a lease application for the parking located on the sidewalk to the Municipal Council of Windhoek's Property Management Division. Therefore, a lease application for the sidewalk parking will be required prior to the submission of the application to the Urban and Regional Planning Board.

The applicant must obtain an Environmental Clearance Exemption from the Department of Economic Development and Community Services before submission of the application to the Urban and Regional Planning Board.

The consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning is not recommended as the rezoning must first be approved by the Ministry of Urban and Rural Development and legally gazetted.

Betterment fee

A 75 % betterment fee is payable due to illegal activities and structures and in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the applicable Council Policy.

The application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

Conclusion

The rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to 'hospitality' (guest house with nine (9) rooms), is supported.

The consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning is not supported as the erf is not within a policy or under Table I of the Windhoek Zoning Scheme and the rezoning must first be approved by the Ministry of Urban and Rural Development.

The applicant should obtain an Environmental Clearance Exception from the Department of Economic Development and Community Services prior to submission of the application to the Urban and Regional Planning Board.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 3024, Windhoek Extension 2 from 'residential' with a density of 1:900 m² to 'hospitality' (guest house with nine (9) rooms) is recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning not be approved, as the rezoning must first be approved by the Minister of Urban and Rural Development.

3 That the applicant take note that betterment fee (compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the applicable Council Policy.

4 That the applicant obtain an invoice for the betterment fee (compensation) from the Strategic Executive: Urban and Transport Planning.

5 That the applicant take note that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

6 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

7 That 0.66 parking bays be provided per leasable room, plus five (5) parking bays per 100 m² open floor space (excluding reception area), plus an on-site loading zone.

*** 8 That parking be provided as per parking layout Plan No. 3024WW_P, **attached as page 365 to the agenda.**

9 That the applicant submit a lease application for the parking located on the sidewalk to the Strategic Executive: Housing, Property Management and Human Settlement.

10 That sidewalk parking be subject to the following:

10.1 That parking be properly constructed with kerb stones making distinction between parking and pedestrian movement.

10.2 That service positions be ascertained before excavating since construction is taking place within the road reserve.

10.3 That the Municipal Council of Windhoek reserve the right to cancel the lease should such land be needed for municipal services.

10.4 That the Municipal Council of Windhoek not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

10.5 That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by the Municipal Council of Windhoek should the lease be cancelled/terminated.

10.6 That such parking on the Municipal Council of Windhoek's land remain public parking and not be reserved for exclusive use.

11 That the applicant note that the application can only be submitted to the Urban and Regional Planning Board upon submission of a sidewalk lease application to the Strategic Executive: Housing, Property Management and Human Settlement.

12 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

12.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

12.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

13 That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning, consent use or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

14 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

15 That only one (1) service connection from the municipal electrical network be allowed to the erf.

16 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

17 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

18 That the applicant obtain an Environmental Clearance Exception from the Strategic Executive: Economic Development and Community Services prior to submission of the application to the Urban and Regional Planning Board.

19 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

19.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

20 That the applicant accept the Council Resolution in writing.

21 That the resolution be implemented prior to confirmation of the minutes.

9.3.5 **FNS.4 [UTP] APPLICATION FOR THE REZONING OF ERF 543, HELIODOOR STREET, EROSPARK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.75; REZONING OF ERF 542, ANDRADIET STREET, EROSPARK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'OFFICE' WITH A BULK OF 0.75; AND CONSOLIDATION OF ERVEN 542 AND 543 INTO ONE (1) ERF**
(L/543/EP)

Application

An application was received from Du Toit Town Planning Consultants, on behalf of the owners of the erven, Jary Enterprises One hundred and Twenty Five CC with nine (9) members (JA van Rooyen, RD Volker, F Petkar, PE le Roux, PI Murphy, M van der Merwe, BG Hollick, AJ le Roux and JH Venter) for the application involving the following:

- Rezoning of Erf 543, Heliodoor Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- Rezoning of Erf 542, Andradiet Street, Erospark from 'general residential' with a density of 1:250 m² to 'office' with a bulk of 0.75;
- Consolidation of Erven 542 and 543, Erospark into one (1) erf;
- Consent in terms of Table B of the Town Planning Scheme to use the erven for a business building for medical consulting rooms and a kidney dialysis centre and related uses; and
- Consent in terms of clause 23(1) of the Town Planning Scheme to allow for additional floor area which shall be devoted solely to residential use (free residential bulk).

*** The full application, including the relevant correspondence/documentation is **attached as pages 379 - 457 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erven information

Erf 542, Erospark is zoned 'general residential' with a density of 1:250 m² and is ± 395 m² in extent. The erf is located on Andradiet Street. There is a dwelling house on the erf.

Erf 543, Erospark is zoned 'office' with a bulk of 0.4 and is ± 604 m² in extent. The erf is located on Andradiet Street and the Kidney Dialysis Centre is established on the erf.

*** Erven 542 and 543, Erospark are located in the Eros Office Policy area allowing a bulk of 0.75 as approved by Council Resolution 204/09/2019, **attached as page 458 to the agenda.**

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as the Municipal Council of Windhoek's Public Consultation Policy:

*** - The proposed rezoning of Erven 542 and 543, Erospark was advertised in the New Era and The Namibian newspapers on 10 and 17 June 2020, as per the advertisements, **attached as pages 459 - 462 to the agenda;**

*** - Notices of the proposed rezoning, **attached as pages 463 - 465 to the agenda,** were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site; and

*** - Neighbour consultation letters/forms, **attached as pages 466 - 470 to the agenda,** were sent by certified mail to the neighbours/owners of Erven 688 (now 741), 538, 541, 545, 546, 547, 548, R/458 and 538, Erospark.

*** The closing date for comments and objections was 1 July 2020 and one (1) objection, **attached as page 471 to the agenda**, was received from the owner of Erf 541, Erospark.

Objection received

The following objection was received from the owner of Erf 541, Erospark:

- *The building is close to their property and it will block their winter sunlight and make their home dark;*
- *It's a quiet neighbourhood and it is turning into a business area;*
- *The construction will lower the value of their property and they would like to know if they will be compensated for this; and*
- *It will ruin their standard of living.*

Objections are discussed in detail in under **Urban Policy evaluation** below.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is has no objection taking in consideration that it maximises development potential without any adverse impact to the surrounding and/or its amenities.

- **Roads Planning and Traffic Flow**

Erf 543 is located in Heliodoor Street. This is a main collector road with high traffic volumes, but no major traffic flow problems are currently experienced during peak hours. Erf 542 is located in Andradiet Street which is a less busy short cul-de-sac which feeds into Eros Road, a main collector road within this area. Traffic volumes are low and no major traffic flow problems are currently experienced during peak hours. The rezoning of both erven will generate approximately thirty (30) vehicular trips to the current road network. This will have no major effect on the current road network.

A Traffic Impact Assessment (TIA) to evaluate a policy wide adoption, with the following recommendations, was concluded in 2020:

- Upgrade Heliodoor Street/General Murtala Ramat Muhammed Avenue intersection to a roundabout intersection with one (1) circulating lane and an inscribed diametre of 30 metre;
- Upgrade Eros Road/Heliodoor Street and Eros Road/General Murtala Ramat Muhammed Avenue intersections to mini-roundabout intersections with one (1) circulating lane and an inscribed diametre of at least 20 metre;
- Provide taxi embarking bays along the upstream north eastern and south western;
- Approaches of Heliodoor Street at the Heliodoor Street/General Murtala Ramat Muhammed Avenue intersection;
- Provide taxi embarking bays along the upstream western and eastern approaches of Heliodoor Street at the Heliodoor Street/Eros Road intersection; and
- Construct sidewalks along the bell mouths of the intersections at the locations of the proposed taxi embarking bay.

Note should be taken that the Developers of Erf 6225, Windhoek have indicated commitment to proceed with upgrading of Eros Road/Heliodoor Street.

There is no objection to the proposed rezoning of Erf 543, Erospark from 'office' with a density of 0.4 to 'office' with a bulk of 0.75: Provided:

- That the applicant pay the development contribution amount to the Municipal Council of Windhoek for upgrading of intersections as identified in the Traffic Impact Assessment (TIA) Report for Erospark.
- That no access or parking be allowed opposite or within an intersection.

- That a minimum of one (1) parking bay per 25 m² floor area be provided on-site for office use, or five (5) parking bays per medical practitioner, whichever is the greater.

There is no objection to the proposed rezoning of Erf 542, Erospark from 'general residential' with a density of 1:250 m² to 'office' with a bulk of 0.75: Provided:

- That the applicant pay the development contribution amount to the Municipal Council of Windhoek for upgrading of intersections as identified in the Traffic Impact Assessment (TIA) report for Erospark.

- That no access or parking be allowed opposite or within an intersection.

- That a minimum of one (1) parking bay per 25 m² floor area be provided on-site for office use, or five (5) parking bays per medical practitioner, whichever is the greater.

There is no objection to the proposed consent to use the erven for business building for medical consulting rooms: Provided:

- That parking be provided as per the approved parking layout, at a ratio of one point two (1.2) parking bays per bed for the dialysis.

There is no objection to the proposed consent for free residential bulk: Provided:

- That free residential bulk be limited to 50 % of the allowable bulk.

- That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

There is no objection to the proposed consolidation of Erven 542 and 543, Erospark into Erf X: Provided:

- That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done, and the following is reported:

- Both Erven 542 and 543 has a general downward slope from the east towards the west;

- There is no stormwater system crossing both Erven 542 and 543, except for surface stormwater run-off; and

- It should however be noted that there is a stormwater outlet structure that discharges stormwater from underneath Heliodoor Street onto Erf 538 from where the stormwater flows into a south westerly direction, flowing all along and ± 6 metres away from the north western boundaries of Erven 542 and 543, Erospark.

There is no objection to the proposed rezoning, consolidation and consent use of Erven 542 and 543, Andradiet and Heliodoor Streets, Erospark: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

- That the applicant appoint a registered professional Engineer to determine whether the north western boundaries of Erven 542 and 543 require to be protected against any potential flood damage.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

It should be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities will be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity:

- **Technical Support**

There is no objection to the application submitted: Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That only one (1) service connection from the municipal electrical network be allowed per erf. [Therefore, the existing municipal electrical connections are to be converted to one connection from the municipal network.]

- That for erven that are zoned or consent use thereof as 'office' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  The applicant is required to register with the Solid Waste Management Division to dispose of the medical waste at the Health Care Risk Waste Facility.

Urban Policy evaluation

The rezoning of Erf 543, Heliodoor Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75 can be supported as the erf falls within the Eros Interim Policy area and it is in line with the Windhoek Zoning Scheme.

The rezoning of Erf 542, Andradiet Street, Erospark from 'general residential' with a density of 1:250 to 'office' with a bulk of 0.75 can be supported as the erf falls within the Eros Interim Policy area and it is in line with the Windhoek Zoning Scheme.

Consequently, the consolidation of Erven 542 and 543, Erospark into one (1) erf is recommended for approval.

The consent in terms of clause 23(1) of the Zoning Scheme to allow for additional floor area which shall be devoted solely to residential use (free residential bulk) is supported and is limited to 50 % of allowable bulk on the consolidated erf as per governing Council Policy.

The conditions registered against Erven 542 and 543, Erospark should be cancelled as they refer to old ordinance and be replaced with the standard conditions and be registered against the consolidated Erf X which *inter alia* states as follows:

- *The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018); and*

- *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.*

The objections with regards to the blocking of winter sunlight, turning the quite residential area into a business area and lowering the value of surrounding properties as raised by the owner of Erf 541, Erospark are not grounds to decline a rezoning. These matters are clearly relating to the design, height and placement of building which will be addressed during the building permit application process. The area is part of an established Office Policy Area with many developments along the Heliodoor Street from Medi Clinic to the Paramount Health Centre already having taken place. The Objector has not provided evidence that substantiate that the 'office' zoning or any other development for that matter reduces property value in an area.

The consent in terms of Table B of the Windhoek Zoning Scheme to use the consolidated Erf X for a business building for medical consulting rooms and a kidney dialysis centre and related uses is supported and only comes into effect after the payment of the development contribution, provision of parking on-site as per the approved parking layout, dated 8 June 2021 and such consent is limited to the existing buildings during the rezoning process.

Betterment fee/development contribution

Compensation is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and as per the Municipal Council of Windhoek's governing Policy in this regard.

The application will only be submitted to the Urban and Regional Planning board upon payment of the compensation.

Conclusion

The rezoning of Erf 543 (a portion of Erf 209), Heliodoor Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75 is recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

The rezoning of Erf 542 (a portion of Erf 209), Andradiet Street, Erospark from 'general residential' with a density of 1:250 m² to 'office' with a bulk of 0.75 is recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

The consolidation of Erven 542 and 543 into Erf X (999 m²) is recommended for approval.

The consent in terms of Table B of the Windhoek Zoning Scheme to use the consolidated Erf X for a business building for medical consulting rooms and a kidney dialysis centre and related uses is supported and only comes into effect after the payment of the development contribution, provision of parking on-site as per the approved parking layout, dated 8 June 2021 and limited to the existing buildings during the rezoning process.

The consent in terms of section 23(1) of the Town Planning Scheme to allow for additional floor area which shall be devoted solely to residential use (free residential bulk) is recommended for approval and is limited to 50 % of allowable bulk on the consolidated Erf X, Erospark.

It is supported that the conditions registered against Erven 542 and 543, Erospark be cancelled and be replaced with the standard municipal conditions and subsequently be registered against the consolidated Erf X.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 543, Heliodoor Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That the rezoning of Erf 542 (a portion of Erf 209), Andradiet Street, Erospark from 'general residential' with a density of 1:250 m² to 'office' with a bulk of 0.75, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That the consolidation of Erven 542 and 543, Erospark into Erf X (± 999 m² in extent), be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

4 That the consent in terms of Table B of the Windhoek Zoning Scheme to use the consolidated Erf X for a business building for medical consulting rooms and a kidney dialysis centre and related uses, be supported and only come into effect after the payment of the development contribution, provision of parking on-site as per the approved parking layout, and such consent use be limited to the existing buildings during the rezoning process.

5 That consent in terms of clause 23(1) of the Windhoek Zoning Scheme to allow for additional floor area which shall be devoted solely to residential use (free residential bulk), be supported and is limited to 50 % of allowable bulk on consolidated Erf X, Erospark.

6 That the conditions registered against Erven 542 and 543, Erospark be cancelled, be replaced with the standard municipal conditions and be registered against the consolidated Erf X:

6.1 That the erf only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

6.2 That the building value of the main building, excluding the outbuilding to be erected on the erf, be at least four (4) times the municipal valuation of the erf.

7 That the applicant take note that a development contribution (compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

8 That the applicant obtain an invoice for the development contribution (compensation) from the Strategic Executive: Urban and Transport Planning.

9 That the application only be submitted to the Urban and Regional Planning Board upon payment of the development contribution (compensation).

10 That no access or parking be allowed opposite or within an intersection.

11 That a minimum of one (1) parking bay per 25 m^2 floor area be provided on-site for office use or five (5) parking bays per medical practitioner, whichever is greater.

12 That parking be provided as per the approved parking layout, and at a ratio of one point two (1.2) parking bays per bed for the dialysis.

13 That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

14 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

14.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

14.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

15 That the applicant appoint a registered professional Engineer to determine whether the north western boundaries of Erven 542 and 543, Erospark require to be protected against any potential flood damage.

16 That it be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

17 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

18 That only one (1) service connection from the municipal electrical network be allowed per erf. [Therefore, the existing municipal electrical connections are to be converted to one (1) connection from the municipal network.]

19 That for erven that are zoned or consent use thereof as 'office' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

20 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

21 That the applicant register with the Solid Waste Management Division to dispose of the medical waste at the Health Care Risk Waste Facility before the activities of the dialysis centre commence.

22 That Council Resolution 197/08/2022 be rescinded in its entirety.

23 That the Objector be informed of the Municipal Council of Windhoek's decision and their right to appeal such decision.

24 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

24.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

25 That the applicant accept the Council Resolution in writing.

26 That the resolution be implemented prior to confirmation of the minutes.

9.3.6 **FNS.5 [UTP] APPLICATION FOR THE REZONING OF ERF 3246, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO HOSPITALITY** (L/3246/W)

Application

An application was received from Ritta Khiba Planning Consultants, on behalf of the owner of the erf, Hilda Nubahe Khoeses, for the following:

- Rezoning of Erf 3246, 108 Dr Kuaima Riruako Street, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' (hotel pension with fifteen (15) rooms); and

- Consent for an office.

*** The full application, including the relevant correspondence/documentation is **attached as pages 472 - 500 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 3246, Windhoek is zoned 'general residential' with a density of 1:250 m² and is ± 905 m² in extent. The erf is located on Dr Kuaima Riruako Street and there are three (3) buildings on the erf being used as a guest house and an entertainment area.

There is a resident occupation for a guest house for three rooms which expires on 28 February 2027.

The erf falls within the Windhoek Higher Density Policy area of 1:250 m² and the Office Policy area of a bulk of 0.4.

Development intention

The intention of the owner is to rezone the subject property to allow for the continuation of the accommodation establishment, but comprising of additional rooms.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as the Municipal Council of Windhoek's Public Consultation Policy:

*** - The proposed rezoning on Erf 3246 Windhoek was advertised in the New Era and in The Market Watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on the 16 and 23 June 2023, as per the advertisements, **attached as pages 501 - 502 to the agenda;**

*** - Notices of the proposed rezoning, **attached as page 503 to the agenda,** were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 504 - 512 to the agenda,** were sent by certified mail to the neighbours/owners of Erven 3222, 3247, 3219, 3244, 3223, 3224 and 3245, Windhoek; and

*** - A notice, **attached as pages 513 - 515 to the agenda,** was also published in Government Gazette No. 8112 of 15 June 2023.

The closing date for comments and objections was 7 July 2023 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  The application if supported.

- **Roads Planning and Traffic Flow**

  Erf 3246 is located in Dr Kuaima Riruako Street in Windhoek West. The street carries moderate to high traffic volumes and is normally congested during peak hours. The amendment to rezone to 'hospitality' will not have major effects on the current road network. The erf is located in the Windhoek West High Density Policy area.

  There is no objection to the proposed amendment of the zoning of Erf 3246, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' to allow fifteen (15) bedrooms (hotel pension), known as Travelers Guest House: Provided:

  - That 0.66 parking bays be provided per leasable room, plus five (5) parking bays per 100 m² open floor space (excluding reception area), plus an on-site loading zone.

  - That parking be provided as per the submitted parking layout Plan PRK-001, Rev. A.

  - That parking allocated on the sidewalk be further subject to the following:

    - That the sidewalk area be subject to lease with the Property Management Division.

- That parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.

- That sidewalk parking remain public parking and not be reserved for exclusive use.

- That the Municipal Council of Windhoek reserve the right to cancel the lease should such land be needed for municipal services.

- That service positions be ascertained before excavating since construction is taking place within the road reserve.

- That the Municipal Council of Windhoek not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

- That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by the Municipal Council of Windhoek should the lease be cancelled/terminated.

There is no objection to the consent for an office: Provided:

- That a minimum of one (1) parking bay per 25 m² utilised bulk be provided on-site for office use.

- That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- The proposed Erf 3246 has general downward slope from the north east into a south westerly direction; and

- There is no visible stormwater course or system flowing across the proposed Erf 3246, except for surface stormwater run-off.

There is no objection to the proposed amendment of the zoning of Erf 3246, Dr Kuaima Riruako Street, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' to allow fifteen (15) rooms (hotel pension) and consent for an office: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

  Any additional requirements with regard to water or sewer services will be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted for the amendment of the zoning of Erf 3246, Dr Kuaima Riruako Street, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' to allow fifteen (15) rooms (hotel pension), and consent for an office: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - That only one (1) service connection from the municipal electrical network be allowed per erf.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the rezoning. Rezoning of residential to commercial use is a listed activity that requires an Environmental Management Clearance Certificate prior to commencement. However, the applicant is exempted from carrying out an environmental assessment as per Environmental Commissioner Delegated Authority to the Municipal Council of Windhoek. In addition, the rezoning of Erf 3246 will have no significant impact on the environment.

The applicant will be issued with an Environmental Exemption from the Department of Economic Development and Community Services.

- **Title Deed Conditions**

*** The conditions registered against the subject erf in terms of the Deed of Transfer No. T6689/2003, **attached as pages 482 - 487 to the agenda**, may impact on the applicant's development intention and the rezoning in question due to the following:

- Paragraph A prohibits further subdivision of the erf without the consent of the Chairperson of the Executive Committee;
- Paragraph B.1 restricts the occupation of the outbuildings or servants' quarters to bona fide domestic servants of the registered owner of his tenant;
- Paragraph B.3 outlines the building line restrictions;
- Paragraph B.4 restricts the land use on the subject erf to residential purposes for a single family;
- Paragraph B.5 prohibits the construction of detached houses or flats on the erf; and
- Paragraph B.6 limits the minimum building value to N$6 000.00.

The aforesaid conditions can be addressed through the provisions of the Windhoek Zoning Scheme and delegation of powers. Therefore, there is no need to keep them in the title deed or deed of transfer. Consequently, it is proposed that the conditions registered against Erf 3246, Windhoek as per paragraphs A, B.1 and B.3 to B.6 of the Deed of Transfer No. T6689/2003 be cancelled and the standard conditions referring to the Windhoek Zoning Scheme be registered against the erf.

Urban Policy evaluation

The erf is zoned 'general residential' and the intended zoning is 'hospitality'. The 'hospitality' zoning has the following primary and consent uses allowed under the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
'Hospitality'	Accommodation establishment (s) as approved by the local authority with condition(s)	Restaurant; events and functions; conference facility; office; shop, tourist facility	Other uses not under columns 2 and 3

The property is already being used as an accommodation establishment with fifteen (15) rooms. The rezoning will just formalise the current land use. The fifteen (15) rooms fit within the definition of a hotel pension.

An office is a consent use under the 'hospitality' zoning, therefore the office consent is supported, subject to meeting the parking provisions. In this regard the Traffic Flow Section has indicated that the applicant need to submit a lease application for the sidewalk parking.

The applicant must also obtain an Environmental Clearance Exception from the Department of Economic Development and Community Services before submission of the application to the Urban and Regional Planning Board.

The Title Deed contains the old conditions and refers to the repealed ordinance, which must be replaced with the standard municipal conditions (that should be registered against Erf 3246, Windhoek) which *inter alia* states follows:

- *The erf must only be used or occupied for purposes which is in accordance with, and the use or occupation of the land shall at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018); and*

- *The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four (4) times the prevailing valuation of the erf.*

Betterment fee

A 40 % betterment fee is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

The application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

Conclusion

The rezoning of Erf 3246, 108 Dr Kuaima Riruako Street, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' (hotel pension with fifteen (15) rooms) is recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

Consent to use Erf 3246, 108 Dr Kuaima Riruako Street, Windhoek for an office is approved, but will only come into effect after the rezoning is approved by the Urban and Regional Planning Board and after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 3246, 108 Dr Kuaima Riruako Street, Windhoek from 'general residential' with a density of 1:250 m² to 'hospitality' (hotel pension with fifteen (15) rooms), be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent to use Erf 3246, 108 Dr Kuaima Riruako Street, Windhoek for an office be approved, but only come into effect after the rezoning is promulgated in the Government Gazette by the Minister of Urban and Rural Development and after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

3 That paragraphs A, B.1 and B.3 to B.6 of the Deed of Transfer No. T6689/2003 be cancelled and that the following standard municipal conditions be registered against Erf 3246, Windhoek:

3.1 That the erf only be used or occupied for purposes which is in accordance with, and the use or occupation of the land at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3.2 That the building value of the main building, excluding the outbuildings to be erected on the erf be at least four (4) times the prevailing valuation of the erf.

4 That the applicant takes note that Betterment Fee (Compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) in line with governing Council policy.

5 That the applicant obtain an invoice for the betterment fee (compensation) from the Department Urban and Transport Planning, Urban Policy Division.

6 That the applicant take note that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

7 That 0.66 parking bays be provided per leasable room, plus five (5) parking bays per 100 m^2 open floor space (excluding reception area), plus an on-site loading zone.

*** 8 That parking be provided as per the submitted parking layout Plan PRK-001, Rev. A, **attached as page 494 to the agenda.**

9 That parking allocated on the sidewalk is further subject to the following:

9.1 That a lease application for sidewalk area be submitted to the Strategic Executive: Housing, Property Management and Human Settlement prior to the submission of the rezoning to the Urban and Regional Planning Board.

9.2 That after approval of the rezoning by the Urban and Regional Planning Board, the parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.

9.3 That the sidewalk parking remain public parking and not be reserved for exclusive use.

9.4 That the Municipal Council of Windhoek reserve the right to cancel the lease should such land be needed for municipal services.

9.5 That service positions be ascertained before excavating since construction is taking place within the road reserve.

9.6 That the Municipal Council of Windhoek not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.

9.7 That the owner remain responsible to provide any shortfall of parking on-site or any other area approved by the Municipal Council of Windhoek should the lease be cancelled/terminated.

10 That parking requirements for an office at a minimum of one (1) parking bay per 25 m^2 utilised bulk be provided on-site for office use.

11 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

11.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

11.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

12 That any additional requirements with regard to water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

14 That only one (1) service connection from the municipal electrical network be allowed per erf.

15 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

16 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

17 That the applicant apply for an Environmental Clearance Exemption (rezoning from 'residential' to commercial use in a built-up environment) from the Strategic Executive: Economic Development and Community Services prior to the submission of the rezoning to the Urban and Regional Planning Board.

18 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

18.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

19 That the applicant accept the Council Resolution in writing.

20 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.7 **FNS.6 [UTP] APPLICATION FOR THE REZONING OF ERF 346, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4; AND CONSENT FOR A MEDICAL CENTRE AND FREE RESIDENTIAL BULK**
(L/346/Olympia)

Application

An application was received from Ritta Khiba Town Planning Consultants, on behalf of the owner of the erf, Johann Archer for the following:

- Rezoning of Erf 346, 1 Sydney Atkinson Street, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4;
- Consent for a medical centre;
- Consent for free residential bulk; and
- Consent to use the erf for office purposes while the rezoning is being processed.

*** The full application, including the relevant correspondence/documentation is **attached as pages 516 - 552 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 346, Olympia, is zoned 'residential' with a density of 1:900 m² and is ± 1 333 m² in extent. The erf is located at the corner of Sydney Atkinson and Moses Tjitendero Streets and is located opposite the MTC Head Office.

The property falls within the Olympia Interim Office Policy area of a bulk of 0.4.

Development intention

The intention of the owner is to rezone to 'office', to enable the establishment of a medical centre (via consent use) and residential units on the premises.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as the Municipal Council of Windhoek's Public Consultation Policy:

*** - The proposed rezoning on Erf 346, Olympia was advertised in the Market Watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on 14 and 21 July 2023, as per the advertisements, **attached as pages 553 - 554 to the agenda;**

*** - Notices of the proposed rezoning, **attached as page 555 to the agenda,** were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 556 - 557 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 317, 345, 1109, 572, 318 and 586, Olympia; and

*** - A notice, **attached as pages 558 - 562 to the agenda**, was also published in Government Gazette No. 8130 of 14 July 2023.

The closing date for comments and objections was 4 August 2023 and no a combined objection was received from the owners of Erven 593, 343, 336, 342, 599, 335, 596, 579, 594, 595, 592, 330, 322, 327, 331 and 332, Olympia.

Objections received

*** The objection, **attached as pages 563 - 564 to the agenda,** was received from the owners of Erven 593, 343, 336, 342, 599, 335, 596, 579, 594, 595, 592, 330, 322, 327, 331 and 332, Olympia, based on the following grounds:

- *The rezoning of Erf 346, Olympia will lead to the establishment of more businesses in the area, which is not tolerable by a number of residents of Sydney Atkinson Street;*

- *Increase in traffic; and*

- *Increase in criminality as no one will be living on the property.*

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the application.

- **Roads Planning and Traffic Flow**

  Traffic volumes in Moses Tjitendero Street is moderate while low traffic volumes are experienced in Sydney Atkinson Street. No traffic flow problem is currently experienced during peak hours. The proposed rezoning will generate approximately twenty eight (28) trips during peak hours.

  There is no objection to the proposed rezoning of Erf 346, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4: Provided:

  - That a minimum of one (1) parking bay per 25 m² utilised bulk be provided on-site for office use.
  - That no access or parking be allowed 20 metres from the intersection, measured from the intersecting kerbs.

  There is no objection to the proposed consent for a medical centre: Provided:

  - That parking be provided as per the submitted parking layout Drawing 679-001.
  - That only one (1) medical practitioner be allowed for the provided parking bays.
  - That the following parking requirements be met:
    - For pharmacy and dispensary: A minimum of three (3) parking bays per 100 m² utilised bulk to be provided on-site; and
    - For medical consulting room: A minimum of five (5) parking bays per medical practitioner to be provided on-site.

There is no objection to the proposed consent for free residential: Provided:

- That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.
- That the free residential bulk be limited to 50 % of the allowable bulk.
- That either consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Erf 346 has a general downward slope from the south east into a north westerly direction; and
- There is no visible stormwater course or system flowing across the proposed Erf 346, except for surface stormwater run-off.

There is no objection to the proposed rezoning of Erf 346, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4 and consent for a Medical Centre and free residential bulk: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

There is no objection to the proposed rezoning: Provided:

- That the total number of residential units not exceed five (5) units.
- That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning and consent use or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application submitted for the rezoning of Erf 346, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4, and consent to use the erf for office purposes, while the rezoning take place: Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- The only one (1) service connection from the municipal electrical network be allowed to each of the erven created.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

The application if supported: Provided:

- That the applicant submit proof of registration with the Municipal Council of Windhoek's Health Care Risk Waste Treatment Facility for the management of medical waste.

- That an Environmental Clearance Exemption be issued by the Strategic Executive: Economic Development and Community Services once the application is approved by the Council.

Urban Policy evaluation

The property is zoned 'residential' with a density of 1:900 m² and the intended zoning is 'office' with a bulk of 0.4. The proposed zoning makes provisions for the following primary and consent uses ad per the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
XII Office	Office	Dwelling units, 'residential' buildings, institutions, places of public worship, business buildings, hotels, restaurants	Other uses not under columns 2 and 3

The applicant has also applied for consent use for a business building (a medical centre). The Windhoek Zoning Scheme *inter alia* defines 'business building' as:

- *... a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.*

The Development Policy areas as approved by the Municipal Council of Windhoek allows for the rezoning of properties located within the Olympia Policy area to 'office'.

In response to the objections lodged by the owners of Erven 593, 343, 336, 342, 599, 335, 596, 579, 594, 595, 592, 330, 322, 327, 331 and 332, Olympia, the character of the neighbourhood has already changed significantly, in particular around the business node which also forms the centre of the policy area. For example the MTC Head Office is opposite Erf 346, Olympia and there is a medical practice adjacent to the subject erf. The proposed development on Erf 346, Olympia is in line with Council Policy and supplementary to already existing and future anticipated land use in the area.

The expected increase in traffic has been thoroughly assessed by the Planning, Design and Traffic Flow Division and reported to be expected to have a minimal impact given the existing situation.

As per the response from the applicant, the owner has indicated that they plan on putting up security measures (such as CCTV and a security guard) in place once the proposed development is operational. There are other 'office' zoning in the vicinity and proposed use will thus align with the existing land uses.

It should be highlighted that none of the immediate neighbours lodged any objections and the obligations from residents in Sydney Atkinson Street is not considered material to the development proposal as the subject street will retain its residential character.

The applicant will be required to obtain an Environmental Clearance from the Strategic Executive: Economic Development and Community Services before the submission of the application to the Urban and Regional Planning Board.

Betterment fee

A 75 % betterment fee or development contribution is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), due to illegal land uses (unauthorised office).

The application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).

Conclusion

The rezoning of Erf 346, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4 is recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

The consent for a medical centre on Erf 346, Olympia is supported as it falls within the definition of a business building.

The consent for free residential bulk is supported, but limited to 50 % of allowable bulk (266.6 m² in extent) and to a maximum of five (5) residential units.

The consent to use the erf for office purposes while the rezoning is being processed is recommended for approval, but limited to existing building, payment of development contribution and after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 346, 1 Sydney Atkinson Street, Olympia from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent for a business building (Medical Centre), on Erf 346, Olympia be approved in terms of the Windhoek Zoning Scheme.

3 That consent for free residential bulk be approved in terms of the Windhoek Zoning Scheme, which shall be limited to 50 % of allowable bulk (266.6 m² in extent) and to a maximum of five (5) residential units.

4 That the consent to use the Erf 346, Olympia for office purposes while the rezoning is being processed be approved, but limited to the existing building and only commence after payment of the development contribution and after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

5 That the applicant take note that compensation (development contribution) will be payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) prior to the submission of the rezoning application to the Urban and Regional Planning Board.

6 That parking on-site be provided as follows:

6.1 For office use, a minimum of one (1) parking bay per 25 m² utilised bulk, or five (5) parking bays per medical practitioner, whatever is the largest;

6.2 For the pharmacy and dispensary, a minimum of three (3) parking bays per 100 m² utilised bulk; and

6.3 One (1) exclusive parking bay for every dwelling unit.

7 That no access or parking be allowed 20 metres from the intersection, measured from the intersecting kerbs.

*** 8 That parking be provided as per the parking layout Drawing 679-001, **attached as page 528 to the agenda.**

9 That only one (1) medical practitioner be allowed for the provided parking bays.

10 That the consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

11 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

11.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

11.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

12 That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning and consent use or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

14 That only one (1) service connection from the municipal electrical network be allowed to each of the erven created.

15 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

16 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

17 That the applicant submit proof of registration with the Municipal Council of Windhoek Health Care Risk Waste Treatment Facility for the management of medical waste.

18 That the applicant obtain an Environmental Clearance from the Strategic Executive: Economic Development and Community Services prior to the submission of the application to the Urban and Regional Planning Board.

19 That the Objectors be informed of the Council's decision and their right to appeal against such decision.

20 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

20.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

21 That the applicant accept the Council Resolution in writing.

22 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.8 **FNS.7 [UTP] APPLICATION FOR THE REZONING OF ERF 680, PIONIERSPARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL'**
(L/680/PP)

Application

An application was received from Harmonic Planning Consultants, appointed by SN Renton and T Grootjans, the owners of Erf 680, Pionierspark for the following:

- Rezoning of Erf 680, Pionierspark from 'residential' with a density of 1:900 m² to institutional; and

- Consent to commence with the proposed development while the rezoning is in progress.

The Deeds of Transfer lists the applicants as halve (½) share owners of the property and the relevant Power of Attorney have been provided.

*** The full application, including the relevant correspondence/documentation is **attached as pages 565 - 616 to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 680 is located on Potgieter Street opposite Pionierspark Senior Park old age home in Pionierspark. The property is surrounded by existing Institutional, Single 'residential' and public open space land uses.

Erf 680 Pionierspark is ± 1 248 m² in extent and is zoned 'residential' with a density of 1:900 m² as per the Windhoek Zoning Scheme. The current zoning allows the owners of the property to have 1:900 m² of available land.

The erf has an existing structure that is currently being used as the Mickey and Minnies Playgroup Day-Care. The day-care centre was approved in 17 October 2017 as a Resident Occupation. However, the approval expired on 17 October 2018 and was never renewed.

Development intention

The rezoning of Erf 680, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional' will allow the owners to operate an institution in the form of a day-care.

Advertisement

The public consultation process for the proposed development was completed as follows in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as well as the Municipal Council of Windhoek's Public Consultation Policy:

*** - The proposed rezoning of Erf 680, Pionierspark was advertised in the New Era and Confidénte newspapers on 26 January 2024 and 7 February 2024, as per the advertisements, **attached as pages 617 - 620 to the agenda;**

*** - Notices of the proposed rezoning, **attached as page 621 to the agenda**, were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 622 - 625 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 658, 679 and 852, Pionierspark; and

*** - A notice, **attached as pages 626 - 628 to the agenda**, was also published in Government Gazette No. 7928 of 14 October 2022.

*** The closing date for comments and objections was 22 February 2024 and one (1) objection, **attached as page 629 to the agenda**, was received.

Objection from the owner of Erf 1272, Pionierspark

The objection received from the owner of Erf 1272, Pionierspark, Ursula Strydom, is *inter alia* as follows:

- *Potgieter Street is becoming a business street and not a residential street as it is intended to be;*

- *The value of our property goes down if too many properties in the street are rezoned to 'business' or 'institutional properties;*

- *The residents in Potgieter Street bought a house in a quiet area - if they wanted to be in a business street, they would have bought a house there;*

- *If it was for the purpose of doing good business and making better money in a residential area, you would need lots of 'people traffic' and 'advertising' to get to the goal - just not possible in a partly 'cul-de-sac' Potgieter Street;*

- *Permission from the Education Department/Child Welfare to be a Pre-School/Kindergarten? Or of the City of Windhoek? Have the owners got it?*

- *The Old Age Home 'Senior Park' is affected with the residents of the street in a 'business street' concept by:*

    - *Increasing activity, noise, traffic and crime;*

    - *Parking on private resident's pavement in front of their gates;*

    - *Parking in the street coursing obstruction as there is no parking space available; and*

    - *Ignoring senior citizens struggling to walk to around the block, Baines Centre and people training.*

- *The Municipal Council of Windhoek is acting very irresponsible by handing out rezoning permission for business/institutional allowances in residential areas all over Pionierspark and Windhoek; and*

- *Zoned areas for the permanent schools, parks, churches, shops, etc. were made before the residential area was develop and should be respected.*

*** The response on behalf of the applicant to the objections is **attached as <u>pages 601 - 605</u> to the agenda.**

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  The application if supported.

- **Roads Planning and Traffic Flow**

Potgieter Street is a local street with low traffic volume and no traffic flow problems are currently experienced during peak hours. Rezoning Erf 680 to 'institutional' will be generating sixteen (16) additional trips to the current road network.

There is no objection to the proposed rezoning Erf 680, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional': Provided:

- That parking be provided as follows to municipal requirements:
  - For schools: Nursery school (day-care centres) – one (1) parking bay to be provided per classroom and/or office plus one (1) parking bay per ten (10) children for on and off-loading.

There is no objection to the proposed consent for dwelling units: Provided:

- That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

There is no objection to the proposed consent to commence with the proposed development while the rezoning is in progress: Provided:

- That corresponding building plans with parking layout and parking calculations be submitted for approval to the Building Control Division prior to construction.

- That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done, and the following is reported:

- The proposed Erf 680 has a general downward slope from the south west into a north easterly direction;

- There is no visible sign of any stormwater course or system flowing across the proposed Erf 680, except for surface stormwater flow; and

- There is a stormwater course flowing from the south west first into a north westerly direction, then changes direction to flow into a north easterly direction, flowing approximately between 11 and 30 metres away from the north eastern boundary of the proposed Erf 680.

There is no objection to the proposed, rezoning of Erf 680, Pionierspark from 'residential with a density of 1:900 m² to 'institutional', and consent to commence with the proposed development while the rezoning is in progress: Provided:

- That the applicant appoint a registered professional Engineer to determine whether the north eastern boundary of the proposed Erf 680, require to be protected against any potential flood damage.

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

The application can only be approved: Provided:

- That the total number of residential units not exceed two (2) units.

- That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning and consent use or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application submitted: Provided:

- That the Electrical Consultant or Contractor to obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That only one (1) service connection from the municipal electrical network be allowed per erf.

- That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage,

before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- That service connections not be routed through any subdivided portion or Remainder.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to the Municipal Council of Windhoek's Metering Policy for the specific type of zoning.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the rezoning of Erf 680, Pionierspark from 'residential' to 'institutional' for the purpose of a kindergarten.

Title Deed conditions

Deeds of Transfer T1090/2016 and T1091/2016 pertaining to the property was reviewed. The Title Deed conditions will not affect the proposed development.

Urban Policy evaluation

The property is zoned 'residential' with a density of 1:900 m² and the intention is to rezone to 'institutional' to accommodate a kindergarten.

Kindergartens are considered essential in all residential areas for obvious reasons.

The Urban Policy Division studied the objections raised by the owner of Erf 1272, Pionierspark, which is on the opposite end of Potgieter Street and wish to respond as follows:

- **Potgieter Street becoming a business and not a 'residential' street**

  The subject property is proposed to be rezoned to 'institutional' and not 'business' as stated by the Objector, hence the number of concerns raised against business activities are deemed not valid. 'Institutional' zonings and day-care centres are part and parcel of all residential areas and also a necessity for the Pionierspark township.

The owner intends to continue residing on the property. Therefore, the residential character of the area will be generally be maintained.

- **Decrease in property value**

  If anything, 'institutional' land uses have historically proven to increase the value of 'residential' properties as many families seek to purchase properties that are in proximity of and/or have adequate access to such facilities.

- **Residents bought houses on Potgieter Street due to the quietness of the area**

  The day-care centre will not generate higher levels of traffic to cause traffic noise to the detriment of the residential properties along Potgieter Street. The Planning, Design and Traffic Flow Division has duly considered all traffic and parking considerations and have confirmed these to be technically compliant.

  The directly adjacent neighbours were all consulted and no objections to the proposed rezoning were received.

- **Business in a 'residential' area need people traffic and advertising that is not possible on Potgieter Street**

  Erf 680 Pionierspark is indeed not suitable for 'business' activities. It is for this reason that the erf is proposed to be rezoned to 'institutional' and not 'business'.

- **Permission from the Education Department/Child Welfare or the Municipal Council of Windhoek**

  The applicant will be required to comply with all legal requirements of National and Local Governments prior to the lawful commencement of the land use. In particular, a Fitness Certificate will be required.

- **Impacts on the business street concept on the old age home**

  As per the preceding points, the proposed rezoning is 'institutional'. Nevertheless, Erf 680, Pionierspark is at the back of the old age home. The entrance of the old age home is also not on the street frontage of the subject erf.

  Old age homes are institutional uses and thus can co-exist with the proposed institutional use.

- **The Municipal Council of Windhoek is irresponsible by rezoning residential areas to 'business'/'institutional' zonings in Pionierspark and Windhoek**

  The proposed application is duly evaluated and considered in terms of the applicable legislation which include the economic, social and environmental impact to ensure compliance.

Furthermore, no prior applications were approved for any rezoning to 'business' or 'institutional' for erven abutting Potgieter Street in Pionierspark.

- **Zoned areas for the permanent schools were made and should be respected**

  The existing 'institutional' erven should need be respected and maintained. However, there is a need for the provision of more 'institutional' erven to address educational and care in Windhoek. The Zoning Scheme is not static and needs to respond to the changing needs. The proposed zoning will thus contribute in addressing the aforesaid challenges and in meeting the needs of the diverse community.

Betterment fee

There is no betterment fee applicable for rezoning of erven to 'institutional'.

Conclusion

The rezoning of Erf 680, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional' is recommended for approval.

Management Committee, after due consideration

RECOMMENDED

1 That the rezoning of Erf 680, Pionierspark from 'residential' with a density of 1:900 m² to 'institutional' be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent to use the erf for the 'institutional' zoning while the rezoning is processed not be recommended as the rezoning has to be approved by the Minister of Urban and Rural Development.

3 That consent be granted for the existing dwelling unit to be continued to be used as a dwelling unit in terms of the proposed 'institutional' zoning under Table B of the Windhoek Zoning Scheme in accordance with Table B of the Windhoek Zoning Scheme.

4 That the applicant note that should they wish to commence with the operations related to institutional purposes while the rezoning is ongoing, the applicant may apply to renew the day-care centre under the 'Resident Occupation Policy' provisions.

5 That parking be provided to municipal requirements for schools, whereby for nursery school (day-care centres) one (1) parking bay be provided per classroom and/or office, plus one (1) parking bay per ten (10) children for on and off-loading.

6 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

7 That a complete building permit application with corresponding parking layout and parking calculations be submitted for approval prior to any construction.

8 That the applicant appoint a registered professional Engineer to determine whether the north eastern boundary of Erf 680, Pionierspark, require to be protected against any potential flood damage.

8.1 That the final engineering report be approved by the Strategic Executive: Urban and Transport Planning prior to submission of the application to the Urban and Regional Planning Board.

9 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

9.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

9.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

10 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

11 That the applicant note that should they in future wish to apply for consent use for additional dwelling units on the subject erf the total number of residential units may not exceed two (2).

12 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

13 That only one (1) service connection from the municipal electrical network be allowed to the erf.

14 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Acting Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

15 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

16 That the applicant acknowledge receipt of this Delegated Authority and accepts the conditions in writing, within twenty eight (28) days from receipt of this letter.

17 That the Objector and the applicant be informed of this Council Resolution.

18 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

18.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

19 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.9 **FNS.8 [UTP] AMENDMENT OF PARAGRAPH 4 OF COUNCIL RESOLUTION 303/11/2023: APPLICATION FOR THE REZONING OF ERVEN 3550 AND R/435, CIMBEBASIA EXTENSION 1**
(L/3550/Cim)

Application

An application is hereby made by the Municipal Council of Windhoek for the following:

- Amendment of paragraph 4 of Council Resolution 303/11/2023 regarding the application for rezoning of Erven 3550 and Erf R.435, Cimbebasia Extension 1 from 'public open space' to 'residential' with a density of 1:300 m².

Property information

Erven 3550 and Erf R/435 are located in Cimbebasia Extension 1, along Xamigaub Street and are ± 402 m² and ± 310 m² in extent respectively.

*** The locality plans are **attached as pages 630 - 631 to the agenda.**

Both erven are under the ownership of the Municipal Council of Windhoek - hence, no Credit Clearance is applicable.

Background

*** Council per Resolution 303/11/2023, **attached as pages 632 - 633 to the agenda,** *inter alia* resolved as follows:

4 That all conditions pertaining to the sale of Erf 3550 (previously Portion A) and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1, as stipulated in Council Resolution 114/05/2003, be upheld.

*** However, the aforementioned Council Resolution number was wrongly stated (typing error) and is supposed to read as **114/05/2008** and not 114/05/2003. Therefore, a request is hereby made to amend paragraph 4 to reflect the correct Council Resolution. (Council Resolution 114/05/2008 is **attached as page 634 to the agenda**, for ease of reference).

Public consultation

The public consultation process was already undertaken as per Council Resolution 303/11/2023.

Technical comments from departments

Comments from the respective departments have already been provided as per Council Resolution 303/11/2023.

Urban Planning evaluation

A typing error was detected in paragraph 4 of Council Resolution 303/11/2023, and this item seeks to have this error corrected to reflect the correct Council Resolution number (from 114/05/2003 to **114/05/2008**) which relates to the conditions of sale related to the application to purchase Erven 3550 and R/435, Cimbebasia Extension 2.

Betterment fee

No betterment fees are payable (Municipal Council of Windhoek properties).

Comments from the Corporate Legal Adviser

Section 26(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) *inter alia* states that:

(2) A management committee may at any time in writing request a local authority council to reconsider any decision referred to in paragraph (a) of subsection (1) with due regard to such facts or other considerations as may be set out in such request.

This amendment is accordingly a reconsideration of Council Resolution 303/11/2023 as per the details provided.

Management Committee, after due consideration

RECOMMENDED

1 That pursuant to section 26(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), paragraph 4 of Council Resolution 303/11/2023 be amended to *inter alia* read as follows, with specific reference to the Council Resolution number:

*4 That all conditions pertaining to the sale of Erf 3550 (previously Portion A) and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1, as stipulated in Council Resolution **114/05/2008**, be upheld.*

2 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-05-30]

9.3.10 FNS.9 [UTP] APPLICATION FOR A DWELLING UNIT OF MORE THAN TWO (2) STOREYS ON ERF 704, AUASBLICK
(L/704/AB)

Application

Applications was submitted by the owners of Erf 704, Auasblick (Mr Telmo Vivo and Maetina Ling) as per with Building Permit No. 1328/2023, requesting the following:

- Additions and alterations resulting in a three (3) storey residential building on Erf 704, Auasblick.

*** Correspondence from the applicant is **attached as page 635 to the agenda.**

Development proposal and existing situation

Erf 704, Auasblick is located on Hunis Street and the property is currently vacant. The property is ± 943 m² in extent and with coverage of 50 %, it allows a structure of ± 471.5 m².

*** The locality plan is **attached as page 636 to the agenda.**

The applicant intends to construct a three (3) storey dwelling on the property. The submitted building plans for the proposed three (3) storey dwelling indicate a total floor area of ± 520 m², which translates into a coverage of 55.14 %.

The full applications as submitted is available to the meeting on request.

Public and neighbours' consultation

Clause 43 of the Windhoek Zoning Scheme and the Municipal Council of Windhoek's *Public Consultation Policy for Proposed Development* outline the advertisement procedure to be followed for any application requiring Municipal Council of Windhoek's consent.

The applicant advertised the applications for public's inputs on 11 January 2024 and 18 January 2024 in the Windhoek Observer and The Namibian newspapers. The closing date for public comments and objections was on 7 February 2024.

The neighbours, being the owners of Erven 702, 703, 705, 706, 713 and 753, Auasblick were also consulted and they have granted consents for a dwelling of more than two (2) storeys on Erf 704 Auasblick.

*** However, an objection against the intended three (3) storey dwelling unit, **attached as pages 637 - 640 to the agenda**, was received from one (1) neighbour, being the owner of Erf 701, Auasblick (Professor Jurie Hayes, hereafter referred to as the Objector).

Objection

The owner of Erf 701, Auasblick lodged the objection based on the following:

- The proposed building on Erf 704, Auasblick is on a high slope which is directly adjacent to the Objector's property and thus the proposed dwelling will overlook the entertainment and entire house on Erf 704, Auasblick; and

- The proposed building on Erf 704, Auasblick will have block the morning sun, increase the cold temperature during winter, block the view and consequently downgrade the value of the property on Erf 701, Auasblick.

*** The applicant's response to the objection lodged is **attached as page 641 to the agenda.**

Urban Policy evaluation

1 Dwelling unit with more than two (2) storeys

1.1 Town Planning Scheme provision

Clause 21(3) of the Windhoek Zoning Scheme *inter alia* states as follows:

That no dwelling unit or residential building may be erected in excess of two storeys on land zoned 'residential' without Council approval; Council shall, in considering the application, have regard to the impact, real or potential, of the additional storeys on the neighbouring property.

1.2 Site inspection and building plans

The site inspection conducted as well as the building plans submitted show that the proposed building plans are generally for the construction of a residential dwelling on a fairly steep slope towards the rear boundary of the property. In order to maximise the utilisation of the space on the property, the proposed building plans indicate a lower ground floor, ground floor and first floor which subsequently translates into a three (3) storey dwelling unit.

It is common practice that because of the mountainous topography in some areas of Windhoek, many buildings are built with two (2) or three (3) stories to avoid the massive earthworks otherwise required.

1.3 Sunlight

Based on the objections received, the architect of the proposed three (3) storey dwelling on Erf 704, Auasblick was requested to undertake the necessary sun/shade modelling to determine the impacts of the height of the proposed building on, the neighbouring property of the Objector (Erf 701, Auasblick).

*** The results of the sunlight or shadow analysis based on the winter period, **attached as pages 642 - 645 to the agenda,** demonstrate that during the morning hours (from 06:00 to 07:00) the shadow of the proposed building on Erf 704, Auasblick will be projected towards the Objector's erf.

However, the shadow of the proposed building on Erf 704, Auasblick over Erf 701, Auasblick will be completely clear between 09:00 and 09:30, during which time the shadow will only be casted over the two (2) panhandles between the applicant's erf (Erf 704, Auasblick) and the Objector's erf (Erf 704, Auasblick). The total widths of the two panhandles are 8 metre. This means that the proposed dwelling is setback 8 metre from the Objector's erf. The total height of the proposed building from the ground level as per the Section Plans is ± 7.960 metre. Nevertheless, no shadow is expected to be over the Objector's erf from 09:30 till sunset.

On the other hand, it should be pointed out that between 16:30 and 17:00, the building on the Objector's erf starts to cast shadow on the applicant's erf as the evening approaches.

Therefore, the proposed building will not negatively impact on the sunlight on the Objector's erf.

1.4 Privacy

The swimming pool of the Objector is located on the street frontage of the property, while the swimming pool and entertainment areas of the applicant are located on the rear side of the property.

Despite, the arrangement of the entertainment or recreational areas on opposite sides of the properties, there may be some level of privacy intrusion from the balcony of the proposed building on Erf 704, Auasblick onto the swimming pool area of the Objector, as indicated by the plans.

Furthermore, there are some few windows facing onto the Objector's erf, Erf 701 Auasblick, as demonstrated by the south west elevation.

Therefore, to mitigate privacy intrusion matters, the owner of Erf 704 Auasblick will be required to introduce the following treatment measures:

- All windows on the south western façade will be translucent to only allow light but not visual access;

- The windows by the staircase area shall receive steel horizontal louvres that will aid against the issue of transparency and privacy; and

- The side of the balconies on the south western elevations shall receive treatment measures that will aid against the issue of transparency and privacy.

1.5 Property value

The issue of the negative impacts of the proposed development on the property value of Erf 701, Auasblick was not substantiated by the Objector. The proposed dwelling is likely to have a positive effect on the valuation of surrounding properties.

2 Technical services

The building permit application has already been evaluated by all technical divisions and no objections were received from the relevant divisions.

Conclusion

Based on the preceding evaluation, the application for the proposed three (3) storey dwelling on Erf 704, Auasblick, can be supported as no negative impacts are foreseen.

Management Committee, after due consideration

RECOMMENDED

1 That, in accordance with clause 21(3) of the Municipal Council of Windhoek's Town Planning (Zoning) Scheme, consent be granted for the proposed building (dwelling house) on Erf 704, Hunis Street, Auasblick to have more than two (2) storeys pursuant to Building Plan No. 1328/2023.

2 That the owner of Erf 704, Auasblick introduce the following treatment measures to the windows on the south west elevation to minimise privacy issues and intrusion into the Objector's erf (Erf 701, Auasblick), prior to the issuing of the building permit and in accordance with the City of Windhoek's Building Regulations:

2.1 That all windows on the south western façade be translucent to only allow light but not visual access.

2.2 That the windows by the staircase area have steel horizontal louvres that will aid against the issue of transparency and privacy.

2.3 That the side of the balconies on the south western elevations be covered with louvres or a similar measure aimed at securing privacy.

3 That the applicant take note that the approval for the dwelling house of more than two (2) storeys on Erf 704, Hunis Street, Auasblick is not the building plan approval and that the applicant is still required to comply with the normal building plan approval process.

4 That in accordance with clause 51(3) of the Municipal Council of Windhoek's Town Planning (Zoning) Scheme, the applicant and Objector be informed of Council's decision and be given the opportunity to appeal against Council's decision to the Minister of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

5 That in accordance with clause 51(3) of the Municipal Council of Windhoek's Town Planning (Zoning) Scheme, any notice of an appeal against the Council decision also be submitted to the Municipal Council of Windhoek within twenty eight (28) days from the date of notification of the Council Resolution.

6 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant and Objector.

[Municipal Council Agenda: 2024-05-30]

9.3.11 **IND.1 [UTP] BUILDING LINE RELAXATION ON ERF 5384, 19 SHOVELLER STREET, KHOMASDAL EXTENSION 16**
(L/5384/Khd)

Management Committee at its meeting held on 18 March 2024 per Item IND.1 *inter alia* resolved as follows:

That this matter be withdrawn on the request of the Chief Executive Officer in order to obtain additional information, whereafter it be resubmitted to the next Management Committee meeting scheduled to be held on Tuesday, 9 April 2024, for consideration.

The matter is herewith resubmitted.

Application

The owner of Erf 5384, Khomasdal Extension 16, Mr Miguel Nakaka, submitted an application, under Building Plan No. 1463/2022, for the following:

- Relaxation of 3 metre building line bordering with Erf 5379, Hofsanger Street, Khomasdal Extension 16 to accommodate a structure located within the 3 metre building line on Erf 5384, Khomasdal Extension 16.

*** The application is **attached as pages 646 - 654 to the agenda.**

The Strategic Executives Forum at its meeting held on 11 March 2024 *inter alia* resolved as follows:

- *Recommended on condition that the Strategic Executive: Urban and Transport Planning address the following, prior to placement on the Management Committee agenda, for consideration. [Item to be submitted to the Chief Executive Officer for verification and sign-off, prior to serving at Management Committee.]:*

  - *Separate the specific reason why the application cannot be approved from other discrepancies;*

  - *Circulate again to all internal stakeholders, with specific reference to the Chief Executive Officer (Corporate Legal Adviser); and*

  - *Include specific reference to regulatory provisions in all recommendations.*

The Strategic Executive: Urban and Transport Planning herewith confirms that the abovementioned conditions were all addressed in the submission.

Erf information

*** Erf 5384, Khomasdal Extension 16 is located at 19 Shoveller Street. The locality plan of Erven 5384 and 5379, Khomasdal is **attached as page 655 to the agenda.** The property is zoned 'business' with a bulk of 1.0 and is ± 493 m² in extent.

The property is currently used for business purposes and comprises of a car wash, bar, store room and hair salon.

Building plan information

There are no approved building plans for the existing structures on Erf 5384, Khomasdal. The owner of Erf 5384, Khomasdal intends to get the structures on the erf approved by the Municipal Council of Windhoek, hence, the submission of the building plans to the Municipal Council of Windhoek.

The building plans submitted indicate the following land uses:

Land use	Size
Bar	82 m²
Hair salon	27 m²
Bottle store (not operational)	44 m²
Restaurant (not operational)	23 m²

The permissible coverage is 75 %, and the total foot print of the structures that are indicated on the building plan is ± 180 m² with a coverage of 42.39 %.

The bar is constructed and situated on the rear boundary common to the adjoining Erf 5379, Khomasdal while the future bottle store, existing hair salon and existing store room (future restaurant) are constructed on the lateral boundary adjoining Erf 5385, Khomasdal.

Neighbours' consultation

The proposed buildings on Erf 5384, Khomasdal encroaches on the 3 metre lateral boundary line adjoining to Erf 5385, Khomasdal and the rear boundary the adjoining Erf 5379, Khomasdal. Hence, the neighbours' consultation process was completed as follows in line with the requirements of the Municipal Council of Windhoek's Public Consultation Policy:

- The neighbours consent forms for the relaxation of building lines were hand delivered to the affected neighbours (being the owners of Erven 5385 and 5383, Khomasdal);

- Copies of the building plans were physically presented to the owners of Erven 5385 and 5383, Khomasdal; and

*** - A twenty one (21) day notice letter, **attached as page 656 to the agenda**, and building plans were posted on 4 April 2023 to the owner on Erf 5379, Khomasdal requesting for comments.

The owners on Erven 5385 and 5383, Khomasdal have signed the neighbours' consent form and the on-site plan with no objections to the proposed business buildings. The owner of the neighbouring property, Erf 5379, Khomasdal (GV Hamunjela) objected to the relaxation of the 3 metre building line.

Objections

The grounds for the objection raised by the Objector (Erf 5379, Khomasdal Extension 16) are *inter alia* as follows:

- The bar is located to the rear common boundary with Erf 5379, Khomasdal Extension 16, which is closer to the main bedroom on Erf 5379, Khomasdal Extension 16;

- There is nuisance and noise pollution emanating from the establishment;

- The proposed building on Erf 5384, Khomasdal Extension 16 is already constructed;

- Blockage of stormwater outlets; and

- The constructed buildings are not within the building regulations and standards of the Municipal Council of Windhoek.

*** The objection and correspondence/response to the objections from Ndaitwah Legal Practitioners (representing the applicant, being the owner of Erf 5384, Khomasdal), are **attached as pages 657 and 658 - 664 respectively to the agenda.**

Urban Policy evaluation

- **Land uses**

Erf 5384, Khomasdal Extension 16 is zoned 'business'. The primary land uses on a 'business' zoned erf include 'business building', indicated as follows by an extract of Table B of the Windhoek Zoning (Town Planning) Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
IV Business	Shops, business buildings, dwelling units, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings

The Windhoek Zoning Scheme *inter alia* defines 'business building' as:

- *... a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.*

Site inspections were conducted by the Urban Policy Division and City Police officials during the months of September 2023 and October 2023 as well as on 5 January 2024. The inspections confirmed that there is an existing bar, salon and car wash activities being operated from Erf 5384, Khomasdal Extension 16.

In terms of Table B of the Windhoek Zoning Scheme, the bar, hair salon and future bottle store are primary uses on the erf as they are categorised as part of the definition of the ***business building***. However, ***restaurants*** are consent uses on the subject erf, as they do not form part of the ***business building*** and because they are defined elsewhere in the Scheme.

- **Building line relaxation**

Clause 20 of the Windhoek Zoning Scheme *inter alia* states as follows:

20 Side spaces of buildings

1) Except with the consent of Council or as otherwise provided for in this Scheme, no building or structure or any portion thereof shall be erected nearer than three (3) metres to any lateral or rear boundary common to an adjoining Erf. A lateral boundary is defined as a boundary with at least one end on a street boundary,

a street boundary is any boundary common to a street, and a rear boundary is any boundary other than a street or lateral boundary. In the case of a dwelling unit or residential building the three (3) metre requirements shall apply to single storey units and shall increase by two (2) metres for each additional storey. The minimum requirement shall be measured from the external walls of the building under consideration.

2) The Council may, subject to any conditions it deems necessary, relax the provisions of clause 20(1).

The existing bar structure on Erf 5384, Khomasdal encroaches into the 3 metre common lateral boundary line with Erf 5379, Khomasdal. It is of the above reason that the owners of adjacent properties (including Erf 5379, Khomasdal Extension 16) were consulted to provide consent for the relaxation of the building lines.

*** Council Resolution 233/09/2019, **attached as page 665 to the agenda,** *inter alia* stipulates as follows:

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

It is on the above basis that the application for the relaxation is herewith submitted to Council for consideration due to the objections that were received.

- **Building Regulations**

A site inspection conducted by the Building Control Division has confirmed that structures have been erected on the property without a valid Building Permit from the Municipal Council of Windhoek.

In terms of the following regulation 25(a) of the Windhoek Municipality Building Regulations, as promulgated under Government Notice No. 57 of 1969, it is an offence to construct any building without a valid building permit.

Urban Policy's response to the objections

- The Municipal Council of Windhoek has been receiving numerous complaints from the neighbours, regarding parking issues, noise pollution and public nuisance emanating from the bar, restaurant and vehicles on Erven 5382, 5383 and 5384, Shoveller Street, Khomasdal Extension 16.

*** The Municipal Council of Windhoek's officials carried out investigations as well as site inspections to determine the validity of the complaints. The investigation confirmed that the complaints regarding parking issues, loud music (noise pollution) and nuisance activities emanating from Erf 5384, Shoveller Street, Khomasdal Extension 16 are valid. (Relevant correspondence is **attached as pages 666 - 677 to the agenda**).

*** Subsequently notices to cease the illegal land uses, demolish illegal structures and resolve parking, noise and public nuisance issues, were issued to the owner of Erf 5384, Shoveller Street, Khomasdal Extension 16. (Relevant correspondence is **attached as pages 678 - 688 to the agenda**).

- No consent was granted for a restaurant on Erf 5384, Khomasdal Extension 16 and only land uses that are allowed as per Table B of the Windhoek Zoning (Town Planning) Scheme shall be indicated on the building plan. For any restaurant activities to take place, approval for a consent use in terms of Table B of the Windhoek Zoning Scheme should first be obtained from the Windhoek Municipal Council.

- The existing bar is situated and attached to the common rear boundary of Erven 5384 and 5379, Khomasdal Extension 16. Although the land use is indicated as a 'bar' on the building plan, its current (unlawful) operations are similar to what is considered as a Place of Amusement. Thus, since the existing bar is within the 3 metre lateral boundary line, the noise impacts from the bar will indeed affect the adjacent residential property and the applicant has not provided any sound proof measures to address the acoustical impacts.

- Erf 5379, Khomasdal Extension 16, which is owned by the Objector, is on a high-level and the natural ground is sloping down toward Erf 5384, Khomasdal. Although the building plans indicates three (3) stormwater outlets, only one (1) outlet is on the premises. Therefore, there may be stormwater issues affecting the Objector's erf, should the applicant not introduce the additional two (2) outlets as per the plans.

- The applicant has not indicated the existing car wash operations, which are taking place on the area indicated for parking on the building plans. Therefore, there will be an aggravated shortage of parking if the car wash operations are taken into account.

- The applicant has not yet complied with applicable by-laws including the Municipal Zoning Scheme as well Environmental Noise Control Regulations as stipulated in the notice to cease.

Conclusion

Following complaints regarding parking, the buildings plans submitted do not indicate the carwash, which is taking place on the parking bays allocated to other land uses. Accordingly, if the carwash is to be equated in the parking calculations, there will be a shortage of parking which reflects the complaints received.

Furthermore, the building plans do not comply with the Windhoek Zoning Scheme in terms of the proposed restaurant and Place of Amusement (and associated public nuisance) and thus the relaxation of the building line cannot be supported.

Management Committee, after due consideration

RECOMMENDED

1 That the application for the relaxation of the 3 metre building lines pertaining to Erf 5384, Khomasdal Extension 16 along the common boundaries with Erven 5379, 5383 and 5385, Khomasdal Extension 16, as applied for under Building Permit No. 1463/2022, not be approved in accordance with Clause 20 of the Windhoek Zoning Scheme, due to the following:

1.1 The existing bar operations indicated on the permit application resorts under the classification of a Place of Amusement in terms of the Windhoek Planning Scheme. Table B of the Windhoek Planning Scheme stipulates that a Place of Amusement requires a consent approval from the Council in terms of clause 9(1) of the said Scheme on any 'business' zoned premises. The proposed/existing activities are therefore not supported in terms of the legally allowable land use of the property in terms of the Windhoek Planning Scheme.

1.2 The existing restaurant operations indicated as part of the building permit application constitute a further illegal land use. Table B of the Windhoek Planning Scheme stipulates that a Place of Amusement requires a consent approval from the Council in terms of clause 9(1) of the said Scheme on any 'business' zoned premises.

2 An inspection performed also revealed the following short comings which need to be addressed as part any future building permit application:

2.1 The existing carwash operation taking place in the parking area is not indicated on the building plans submitted and the applicant has not indicated what will happen to these activities. In the event that the intention is to continue with the aforesaid operations, such operations will interfere with the parking indicated on the building plans and subsequently will result in the shortage of onsite parking bays.

2.2 The applicant has not demonstrated how existing stormwater issues will be addressed without causing damage to neighbouring properties.

3 That in accordance with clause 51(3) of the City of Windhoek's Zoning (Town Planning) Scheme, the applicant and Objector be informed of Council's decision and be given the opportunity to appeal against Council's decision to the Minister of Urban and Rural Development within twenty eight (28) days from the date of notification thereof;

4 That in accordance with clause 51(3) of the City of Windhoek's Town Planning (Zoning) Scheme, a copy of any notice of an appeal against the Council decision also be submitted to Council within twenty eight (28) days from the date of notification of the Council Resolution.

5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant and Objectors.

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[Municipal Council Agenda: 2024-05-30]

10 **[CEO] REPORTS AND RECOMMENDATIONS OF COUNCILLOR ADVISORY COMMITTEES IN TERMS OF RULE 23 OF THE STANDING RULES OF ORDER**
(5/12/3/2)

Purpose

The following item is hereby submitted for the Municipal Council of Windhoek's consideration and approval, in line with **Rule 23 of the Standing Rules of Order** pertaining to Reports of Advisory Committees, which requires said Committees to present recommendations as per their Progress Reports to the Municipal Council of Windhoek.

The following 2023 Performance Reports are herewith submitted:

*** - Economic Development, Public Safety and Citizen Welfare (EDPSCW) Advisory Committee, **attached as pages 766 - 831 to the agenda**; and

*** - Heritage Advisory Committee, **attached as pages 832 - 907 to the agenda.**

Introduction

The submission presents recommendations that emanate from the Reports of Advisory Committees specifically, the Economic Development, Public Safety and Citizen Welfare (EDPSCW); and Heritage. These reports are providing an account of the respective Advisory Committees' performance, against the activities for the 2023 review period, as well as recommendations for consideration and implementation, for the 2024 period.

The objectives of the reports are two-fold namely:

- To meet the statutory obligation as per Rule 23 of the Standing Rules of Order; and

- To report on progress and highlight key recommendations for The Municipal Council of Windhoek's consideration and approval.

Background

The following Council Advisory Committees reports and recommendations are hereby submitted, in line with Rule 23 of the Standing Rules of Order, read in conjunction with section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), in reference to the powers, duties and functions of local authority councils, which *inter alia* provide as follows:

A local authority council shall have the power to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees.

*** The said Committees were established and approved as part of seven (7) Councillor Advisory Committees, ads per Council Resolution 59/03/2021, **attached as pages 788 - 789 to the agenda**, for improved efficiencies, effectiveness and to lend impetus to high impact activities and action plans that are aligned to the Municipal Council of Windhoek's Strategic Objectives.

Consultation with Stakeholder departments and other interested parties

The following departments/divisions were consulted for their inputs into the 2023 Performance Reports and this submission, with sign-off from the Chairpersons of the said Advisory Committees and relevant Strategic Executives and/or officials.

- Department of Infrastructure, Water and Technical Services;
- Department of Economic Development and Community Services;
- Department of Electricity; and
- Office of the Chief Executive Officer (Legal Division).

Strategic implications/significance

This item submission is aligned to the Organisation's theme of **Governance**, related to the key performance areas of performance management and reporting, as they pertain to advisory committees, and in line with the earlier statutory frameworks cited.

Organisational implication

This submission is a statutory requirement in line with cited provisions of section 30(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and Rule 23 of the Standing Rules of Order repectively. Therefore, it does not present any organisational implication in that it meets the statutory obligations.

Legal and governance compliance implications

This submission is a statutory requirement in line with the cited statutory requirements namely, section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and Rule 23 of the Standing Rules of Order respectively. Therefore, it does not present any legal or governance implication, in that it meets the statutory obligations.

Financial implications

There are no financial implications attached to this submission and all subsequent activities for 2024 will form part of the 2024/2025 departmental budgets, where applicable.

High level risk assessment matrix - possible/perceived risks and mitigation

Table 1: High level risk assessment matrix

Risk rating	Description of risk rating	Score
Catastrophic	Risks are addressed as a priority due to high exposure	4
Critical	Risks that cause management concern and are actively managed and mitigated	3
High	Risks that require attention but are not an immediate cause of concern	2
Low	Risks are manageable and monitored.	1

This included risks in the following:

Table 2: Risk Profile

Risk No.	Risk description (and possible cause(s) and effect(s))	Risk type (strategic/ operational/financial/ legal/reputational/ regulatory/compliance/ labour relations/security/ leadership/ political)	Risk rating	Score	Risk mitigation
	N/A	N/A			

There are no risks associated with this submission.

Conclusion

This submission highlights the recommendations made by the Economic Development, Public Safety and Citizen Welfare (EDPSCW); and Heritage Advisory Committees for the 2023 review period. The reports are a statutory requirement in line with the Standing Rules of Order (Rule 23).

The recommendations presented in this item emanate from the said Committees' activities, interventions, engagements, projects, programmes, workshops, and interrogation of the challenges highlighted in the report for the 2023 review period. Therefore, they are a realistic consideration of the circumstances at the time. It is anticipated that the above recommendations will serve as the basis for the said Committees' monitoring and reporting efforts, against the identified action plans and recommendations, to be carried over to the 2024 performance period.

It is

RECOMMENDED

ECONOMIC DEVELOPMENT, PUBLIC SAFETY AND CITIZEN WELFARE (EDPSCW) ADVISORY COMMITTEE

*** 1 That the Performance Report on the Economic Development, Public Safety and Citizen Welfare (EDPSCW) Advisory Committee, **attached as pages 766 - 831 to the agenda,** as submitted by Councillor A Kwenani, the Chairperson of the said Committee, be noted.

2 That in terms of Rule 23(2) of the Standing Rules of Order, the following recommendations, as read out by the Chairperson of the Economic Development, Public Safety and Citizen Welfare (EDPSCW) Advisory Committee, be accepted:

Emergency and Disaster Risk Management

2.1 That the Emergency and Disaster Risk Management Division quantify its various needs (e.g. ambulances and filling of vacancies), for the Municipal Council of Windhoek's consideration.

2.2 That the Geomatics Division ensure that all street names/changes be updated on all maps, to enable timely emergency responses.

2.3 That an item be prepared regarding the ring-fencing of the fire brigade levy (inclusive of a breakdown of costs of required firefighting equipment, funding model, filling of vacancies over a five (5) year period and proposed interventions from the Strategic Executive: Human Capital and Corporate Services, to address the resource constraints, to serve at the Municipal Council of Windhoek.

Economic Development

2.4 That progress against the Windhoek Economic Development Forum be tracked in 2024, to ensure that a sound platform be maintained for effective discourse between the public and private sectors in creating a favourable business environment.

2.5 That progress against the Windhoek Economic Recovery Initiative (WERI) Project be tracked during 2024, following the submissions that were made to Management Committee on 3 and 21 October 2023.

2.6 That the relaunch of the 2023 /Ae //Gams Arts and Cultural Festival be noted, and that said festival be continued on an annual basis.

2.7 That the approved Special Ratings Area Regulations as per Council Resolution 230/08/2023, be noted and that gazetting of the said regulations, be monitored and reported on.

2.8 That the alienation of twenty six (26) business and industrial land sites to entrepreneurs operating from industrial stalls and the Bokamoso Entrepreneurial Centre via a closed bid, which resulted in Ministerial approval of the land, be noted.

2.8.1 That it be noted that thirteen (13) entrepreneurs have paid their full VAT to the Municipal Council of Windhoek, amounting to N$493 730.54 (62 %).

2.9 That it be noted that the formation and management of farmers' co-operatives and community based-management approach, should be strengthened.

2.10 That it be noted that the need to develop leasehold frameworks is imperative.

2.11 That local markets for fresh produce be created.

2.12 That it be noted that the urgent need to develop an Urban Agriculture Policy for the City of Windhoek was highlighted.

2.13 That a Stakeholder Engagement Plan and formulation of a Business Plan to develop Farm Okukuna into a financially viable project, be prioritised in 2024.

2.14 That educational hubs for urban agriculture be established.

2.15 That funds be allocated in the next financial year (2024/2025) to install CCTV cameras at Farm Okukuna, to deter unauthorised access to the premises.

2.16 That Leasehold Agreements be signed with all community beneficiaries at Farm Okukuna, to kick-start sustainable production and growth.

Social welfare

2.17 That it be noted that a total of four thousand one hundred and seventy four (4 174) Orphans and Vulnerable Persons (OVPs) were supported during 2023.

2.18 That it be noted that service to communities through community libraries totals ninety eight thousand (98 000) residents per annum.

2.19 That the activities for the Under 13 Mayoral League for the 2023 review period, be noted.

Parks and recreation

2.20 That all inputs into the Recreational and Open Spaces Master Plan, which was presented to the Economic Development, Public Safety and Citizen Welfare (EDPSCW) Advisory Committee on 14 September 2023 be finalised, workshopped with all Council members, and subsequently tabled for consideration by the Municipal Council of Windhoek in 2024.

2.21 That the following completed projects under the Parks Divisions for 2023, be noted:

2.21.1 Upgrading of Khomasdal Stadium (new netball courts);

2.21.2 Rocky Crest Cemetery (land survey works);

2.21.3 Crematoriums (repairs to both the old and new furnaces are complete, the gas crematorium has been operational since October 2023, and the old furnace will be fully operational from December 2023).

Environment

2.22 That the 2023 Arbor Day Commemoration be noted and that in future the Municipal Council of Windhoek in collaboration with the First National Bank (FNB) consider planting larger trees or propagating smaller trees and placing them at the Municipal Council of Windhoek's Parks nursery to grow bigger for future planting.

2.23 That it be noted that once the verification workshop with the internal Stakeholders for the draft Windhoek Strategic Environment Assessment (SEA) is completed, the draft review letter will be finalised and submitted for signature.

2.24 That it be noted that the Municipal Council of Windhoek approved the Windhoek Integrated Climate Change Strategy and Action Plan on 27 July 2023 (as per Council Resolution 196/07/2023).

2.25 That it be noted that as part of the approval of the Windhoek Integrated Climate Change Strategy and Action Plan, the Municipal Council of Windhoek designated the Strategic Executive: Economic Development and Community Services as the implementation agent of the strategy and therefore has an oversight mandate on all activities listed in the approved action plan and will support other departments that are implementing climate related projects when required.

2.26 That the successful mapping of the Sand Mining Permit Business Process be noted and that it also be noted that the final approval is awaited from the Office of the Chief Executive Officer.

2.27 That it be noted that the Sand Mining Permit Business process was presented to Council members on 24 October 2023 with the Sand Mining Feasibility Study.

2.28 That it be noted that all applications for review and recommendations to Strategic Executives Forum and Management Committee are in progress.

2.29 That the challenges highlighted under Business Registration be noted with the following recommendations to be implemented in 2024:

2.29.1 The mapping of distinct business processes for the Certificates of Fitness and of Registration to ensure compliance to the Public and Environmental Health Act, 2015 (Act 1 of 2015) and Regulations relating to the registration of businesses (Government Notice No. 202 of 2006) promulgated under the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

2.29.2 Upon completion of above review and mapping of the Certificate of Registration process and sign-off, the system will be re-engineered and adapted to the approved processes. [There is also a possibility of introducing a tariff for the Certificate of Registration thereafter.]

2.29.3 Investigation of the conversion of the vacant position of Officer: Information and Business Registration to a position that will support the Section Head and to be responsible for ensuring administrative compliance/quality assurance.

Citizen welfare

2.30 That the following recommendations/information regarding future Men Engagement Events, be noted and considered:

2.30.1 There is a need to sensitise and train law enforcement personnel on how to receive male victims of GBV;

2.30.2 There is a need to strengthen community engagements and capacity building on human rights and international laws;

2.30.3 Participants asked for a platform that enables men and woman to engage in a dialogue to get to know and understand each other's expectations in a social setup;

2.30.4 There is a need to have a joint session in the future with the police, GBV Unit, social workers, women, and community leaders to sensitise them on how to resolve GBV from the perspective of males; and

2.30.5 There is a need to sensitise health workers on patient confidentiality.

Public health

2.31 That the 2023 Health and Hygiene Commemoration with an emphasis on markets, be noted.

2.32 That the 2023 Zero Emissions Day (Car Free Day) Campaign and adjacent build-up events (e.g. tertiary level debates), be noted.

Emergency and disaster risk management

2.33 That the consultative stakeholder engagements on emergency and disaster risk mitigation and collaboration be noted.

2.34 That it be noted that a total of two thousand eight hundred and sixty seven (2 867) call-outs, at an average of seven hundred and seventeen (717) call-outs per month, for the period July 2023 to October 2023, were attended to.

2.35 That it be noted that the following projects were implemented over the period under review:

2.35.1 Training Ground Upgrade (Devil's Cross);

2.35.2 Maintenance of live fire simulator;

2.35.3 NTA Accreditation of EDRM Training facility;

2.35.4 Consultative meetings and benchmarking visits (resolved to establish a joint working group and finalise a Memorandum of Understanding (MoU) to strengthen co-operation between the Municipal Council of Windhoek and the Ministry of Trade and Industry in 2024); and

2.35.5 Site visits to flood-prone areas in Windhoek on 3 November 2023, of which an Action Report was submitted to relevant divisions/departments through the Office of the Chief Executive Officer.

2.36 That it be noted that the Economic Development, Public Safety and Citizen Welfare (EDPSCW) Advisory Committee hosted the following Municipality and Town Council gatherings, as part of their benchmarking visit to Windhoek:

- Walvis Bay Municipality led by their Deputy Mayor: 8 September 2023; and

- Eenhana Town Council: 2 November 2024.

HERITAGE ADVISORY COMMITTEE

*** 3 That the Performance Report on the Heritage Advisory Committee, **attached as pages 832 - 907 to the agenda**, as submitted by Councillor Dr JS Amupanda, the Chairperson of the said Committee, be noted.

4 That in terms of Rule 23(2) of the Standing Rules of Order, the following recommendations, as read out by the Chairperson of the Heritage Advisory Committee, be accepted:

Katutura/Khomasdal Heritage Resources Workshop

4.1 That Project Advisory Committee Terms of Reference (ToR), guidelines/ criteria to be followed in identifying and nominating the Katutura and Khomasdal houses as Heritage Assets, and the application forms be developed.

4.2 That it be noted that a working group consisting of the Heritage industry, relevant city departments and institutions of higher education have been established and will spearhead the project implementation process and report to the Heritage Committee.

Petition on the removal of the Curt von François Statue

4.3 That it be noted that the statue was successfully removed in November 2022 and stored at the City Museum House.

4.4 That it be noted that the pedestal on which the Curt von François Statue stood was restored to a presentable condition.

4.5 That it be noted that a counter narrative is being developed and will be exhibited alongside the statue at the City Museum House.

4.6 That extensive consultations take place in 2024 through radio and public talks on topics of decolonisation, colonial monuments, colonialism, and its legacy, to sensitise the public.

National Heritage Week commemoration

4.7 That the Namibian National Heritage Week commemoration from 18 to 23 September 2023, be noted.

4.8 That the theme for 2023 'Heritage and Culture: A Rock-Solid Foundation' in Namibian Sign Language, be noted and that each year, the theme for heritage week will use a local indigenous language as part of the commitment to promote pride in cultural diversity.

4.9 That the Museums Association of Namibia (MAN) grant funding of N$10 000.00, be noted.

4.10 That the following activities during the Nambian Heritage Week, be noted:

4.10.1 Heritage Poetry Competition;

4.10.2 Omutete Wokaholo Exhibition (an exhibition on the migrant labour system);

4.10.3 A social night; and

4.10.4 Traditional games.

Streets and place naming/renaming

4.11 That it be noted that the Street and Place Naming/Renaming Policy is honouring and recognising the heroes and heroines both living and fallen, in any form possible within the boundaries of the city.

4.11.1 That it be further noted that the said Policy is providing guidelines on how to change the names of streets that carry names with no meaning to the communities within which they are erected.

4.11.2 That it be noted that the said Policy is encouraging communities and residents to rename/name streets that reflect a representation of people who live within the city.

4.11.3 That it be further noted that the said Policy is further embracing a public participation and awareness approach, which is catering for the involvement of the immediate affected street users and the wider community in the evaluation of applications and decision-making process.

4.12 That the status of street naming/renaming applications for 2022/2023, be noted as follows:

Table 3: Street naming/renaming applications (2022/2023)

Status of applications	Number
Applications received	3
Applications approved (for persons)	17
Applications approved (for townships)	6
Council Resolutions to be implemented	23
Applications under consideration	1

4.13 That it be noted that the following applications were approved by the Municipal Council of Windhoek in honour of national and international personalities who were involved in various spheres of nation building and development, such politics and sport administration, traditional authorities, the legal fraternity, the liberation struggle, and community activism:

Name	Approved
Late Gaob Josophat Gawa-!Nab	Council Resolutions 121/05/2019 and 116/05/2023
Late Mr Simon Sisingi Hiskia	Council Resolution 116/05/2023
Late Chief Kamaituara Kukuri	Council Resolution 99/05/2023
Late Mr Frans Kambangula	Council Resolution 116/05/2023
Late Judge Bryan O'Linn	Council Resolution 100/05/2023
Late Mr Ulrich Paulino	Council Resolutions 101/05/2023 and 102/05/2023
Late Mr Myula Ya Nangolo	Council Resolution 105/05/2023
Late Chief Jacob Marengo	Council Resolution 108/05/2023
Late Honourable John Nankudhu	Council Resolution 108/05/2023
Late Mr Aaron Shihepo	Council Resolution 103/05/2023
Late Mr Karl Kazondunge	Council Resolution 115/05/2023
Late Major Festus Kamburona	Council Resolution 112/05/2023.
Late Reverend Dr Hendrik Frederik	Council Resolution 17/02/2024
Gaob Dr Justus //Garoëb	Council Resolution 311/11/2023
His Excellency Emir Abdelkader (a late Algerian national hero)	Council Resolutions 107/05/2023 and 117/05/2023)
Late Elombe Brath	Council Resolution 109/05/2023.

4.14 That a mass street naming/renaming ceremony be held in early 2024 and that the implementation of the Municipal Council of Windhoek's decisions pertaining to the ceremony, follow state protocols.

4.15 That it be noted that the following township names and themes were adopted for the period under review:

4.15.1 Rocky Crest Extension 4, adopting a theme of both national heroes/ personalities and the names of flora found in Damaraland, Waterberg and Namibia in general as themes (Council Resolution 116/05/2023);

4.15.2 Goreangab Extension 4 (Massive Urban Land Servicing Project - Phases 1 and 2), adopting the names of flora found in Damaraland as a theme;

4.15.3 Goreangab Extension 5 (Windhoek Waterfront Development) adopted the names of dam (as a theme) found in the world (Council Resolution 117/05/2023);

4.15.4 Goreangab Extension 8 continues with the names of African capital cities as a theme (Council Resolution 121/05/2023). A total of six streets are to be named after capital cities found in Ivory Coast, Madagascar, Egypt, Togo, Benin and Cameroon);

4.15.5 Township to be developed on Portion 3 of the Farm Ongos No. 38, adopted the names of mountains found in the world as a theme (Council Resolution 120/05/2023).

4.15.6 Ongos Valley (Portion 9 of the Farm Ongos No. 38), the township development consists of Extensions 1 to 5, a generic terminology 'street and 'lane' has been adopted as the theme. Streets to be known as 1st Lane, 2nd Lane, 3rd Lane or 1st Street, 22nd Street, 3rd Street so forth.

4.16 That it be noted that, arterial and main collector streets are reserved for the honouring of historical figures as per Council Resolution 374/11/2018 and that it be noted that the approved Council Resolutions for township development will be implemented with the completion of each township.

4.17 That it be noted that applications approved and awaiting to be honoured in new townships are as follows:

4.17.1 Late Petrus Nangolo Ekanda Iilonga as per Council Resolution 110/05/2023;

4.17.2 Late Captain Jonker Afrikaner (road to connect Dr Sam Nujoma Drive and Ongos Valley) as per Council Resolution 114/05/2023;

4.17.3 Late Ngarikutuke Tjiriange as per Council Resolution 113/05/2023; and

4.17.4 Late Medusalag Xamseb and Gaob !Garikorob as per Council Resolution 111/05/2023.

4.18 That the following applications approved by the Municipal Council of Windhoek and waiting for public objections as per the Street and Place Naming/Renaming Guidelines as approved by Council Resolution 76/04/2017, be noted:

4.18.1 The renaming of Jordaan Street in Pionierspark to Archbishop Bonifatius Haufiku as per Council Resolution 155/05/2020;

4.18.2 The renaming of Sin Street in Katutura to Ulrich Paulino as per Council Resolution 101/05/2023 and 102/05/2023, and;

4.18.3 The renaming of Johann Albrecht Street in Windhoek in honour Gaob Justus //Garoëb as per Council Resolution;

4.18 That it be noted that a street without a name in Katutura (Oshetu Community) is to be known as Kapana Street as per Council Resolution 106/05/2023.

4.19 That it be noted that the City Police Head Office/building currently named 'Simon De Wet', will be renamed in honour of Chief AK Kanime as the founding Head of the City Police as per Council Resolution 223/07/2023 and that the renaming ceremony take place in 2024.

4.20 That it be noted that a public notice was released in February 2024 fostering public participation and objections on published streets to be renamed and that no public objections were received.

4.21 That the following table indicating the street and place naming/renaming applications from 1999 to date, be noted:

Table 4: Streets and place naming/renaming applications (1999 to 2023)

Application status	Application period						Total
	1999	2000 to 2005	2006 to 2010	2011 to 2015	2016 to 2020	2021 to 2023	
Council Resolution implemented	50	15	18	11	23		117
Council Resolution to be implemented		2	3	2	15	3	25
Secretariat waiting (applicant to respond)		1			2	4	7
Resolved (applicant informed)				1	4	1	6
Resolved (street already exist)		3	1				4
Resolved by the previous committee	1	3	6	6			16
Application processes to be completed		1			2		3
Approved/reserved for new township					2		2
Under consideration			1		1	1	3
Withdrawn					1		1
Total	51	25	29	20	50	9	184

*** 4.22 That the graph, **attached as page 908 to the agenda**, which is providing a visual indication of the application trends for street naming/renaming applications over a twenty four (24) year period, be noted.

4.23 That the Berlin/Bremen visit in 2023 be noted and the Senator for Culture and Social cohesion in Berlin, agreed to fund the development of a Museum (Building) in Windhoek which is envisaged for restorations and decolonisation.

4.24 That the presentation by Presentation by Ms Twapewa Kadhikwa, Xwama Traditional Restaurant on Heritage on 9 November 2023, depicting her journey and life experience in Katutura, be noted.

4.25 That in addition the following areas which were highlighted, be noted:

4.25.1 Spatial Development;

4.25.2 Heritage and Tourism;

4.25.3 Food Security;

4.25.4 High Unemployment/Youth Development; and

4.25.5 Economic Development.

4.26 That the 2023 Windhoek /Ae //Gams Arts and Cultural Festival, be noted.

4.27 That the following activities planned for 2024, be noted and implemented in 2024:

4.27.1 The Department of Economic Development and Community Services is to create a welcoming billboard at the entrances of the City from the Hosea Kutako International Airport, Rehoboth and Okahandja, to welcome visitors/tourists to the City;

4.27.2 It was proposed that the old Council Chambers are to be preserved as a heritage resource and auditorium for public engagements;

4.27.3 Mindful of the negative connotations of some suburbs and street names in the City, consultations with the public are proposed, to change the names of some suburbs.

4.27.4 As per section 30(1)(q) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), the Heritage Advisory Committee will facilitate a workshop for wider consultation with regards to the conferment of honours and awarding of people who have rendered meritorious service to their community.

4.28 That the approved streets renaming be implemented and a date in 2024 be identified.

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ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Site visits to Farm Ondekaremba, Farm Ongos & Erf 2370 Klein Windhoek

Venue: Onsite

Date of Workshop/Event: 08 April 2024

Starting time: 08:00

Closing time: 13h00

Date Submitted: 09/04/2024

NAMES	*SIGNATURES*
Cllr Queen Omagano Kamati ***Mayor***	
Cllr Joseph Uapingene ***Deputy Mayor***	
Cllr Bernadus Araeb ***MC Chairperson***	
Cllr Magdalena Lombardt ***MC Member***	
Cllr Austin Kwenani ***MC Member***	
Cllr Shafiishuna Sam Nujoma ***MC Member***	
Fransina Ndateelela Kahungu ***MC Member***	
Cllr Ivan Skrywer	Present
Cllr Ndeshihafela Larandja	
Cllr Illse Keister	
Cllr Sade Shireen Gawanas	
Cllr Clemencia Claudia Hanases	
Cllr Dr Ottilie Saarty Uukule	
Cllr Dr Job Amupanda	Present
Cllr Juergen Hecht	

Our Ref: Erf 2370 Klein Windhoek

25 January 2022

Municipality of Windhoek
P O Box 53
WINDHOEK
Namibia

Attention: Mr H Rust,

Sir,

REZONING OF ERF 2370, c/o DR KWAME NKURUMAH AND VERONICA STREET, KLEIN WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900" TO "INSTITUTIONAL"

1. APPLICATION

On behalf of the registered owners, Mr Hillinger and Ms Giampaolo, WINPLAN have been instructed to apply for the:

- **REZONING OF ERF 2370, c/o DR KWAME NKURUMAH AND VERONICA STREET, KLEIN WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900" TO "INSTITUTIONAL"**

Background Information:
Our clients have been operating the One World Montessori School on Erf 2370 Klein Windhoek since November 2012. Approval for operating the school with 60 children on Erf 2370 Klein Windhoek was granted vide Council Resolution 230/07/2012. See **(Annexure F).**

Rezoning:
It is the intention of our client to rezone Erf 2370 Klein Windhoek from Residential to Institutional to have **permanent land use rights** on the land on which the school exist since 2012.

Ownership Information:
Erf 2370 Klein Windhoek is registered in the names of Mr Jacques Hillinger and Ms Gina Gonah Giampaolo. The Power of Attorneys are attached as **(Annexure D)** to the application.

Erf 2370 Klein Windhoek measures 1427m² and is registered vide Title Deed T3495/2014 and T3496/2014 respectively and attached as **(Annexure E).**

2. ERF/SITE INFORMATION

Locality:
Erf 2370 Klein Windhoek is situated on the corner of Dr Kwame Nkurumah and Veronica Street, Klein Windhoek. The locality plan is attached as **(Annexure A1)**.

Topography:
Erf 2370 Klein Windhoek has a gentle slope from east to west. The erf is already developed.

The contour plan is attached as **(Annexure A3)**.

Current Zoning:
Erf 2370 Klein Windhoek is currently zoned "Residential" with a density of 1:900. The zoning certificate is attached as **(Annexure B2)**. The Current zoning plan is attached as **(Annexure A2)**.

Size:
Erf 2370 Klein Windhoek measures 1427m² in extent. A copy of the approved General Plan (Erf Diagram) is attached as **(Annexure A6)**, showing the dimensions of the property.

Existing Land Use of Property and all Buildings on Site:
Erf 2370, Klein Windhoek have been used for Institutional purposes since 2012 with the consent of the City of Windhoek. A copy of the approved site layout plan is attached as **(Annexure A5)**.

The erf comprises of the house and garage. In addition to the residence, 5 multi-houses (non-permanent structures) have been installed to be utilised as classrooms on the erf.

Access:
Access will remain as is, being from Dr Kwame Nkurumah Street, Klein Windhoek.

Existing Infrastructure:
Erf 2370, Klein Windhoek is connected to all municipal services which include water, sewer and electricity.

Parking:
Parking will be provided in accordance with the Windhoek Town Planning Scheme and the Draft Parking Policy.

The following parking layout indicates the parking requirements on the site for the intended use. The parking layout has been extensively discussed with the Department of Urban and Transport Planning and it was indicated that the parking layout as indicated hereunder conforms with the requirements of the City of Windhoek.

A provisional parking layout plan is attached as **(Annexure A4)**.

Traffic flow:
As mentioned, this facility is in operation since 2012 with the consent of the City of Windhoek. Due to the low-intensity and nature of this Montessori School it is our considered opinion and observation that the impact of this school on the traffic in this area is minimal. This will always be the case as any future plans will be subject to, and regulated by the stipulations of the Windhoek Town Planning Scheme.

Existing Title Deed Conditions:
There are no restricting title deed conditions that prevent the proposed rezoning of Erf 2370, Klein Windhoek. See attached title deeds **Annexure E.**

3. DEVELOPMENT PROPOSAL

Intended Development:
It is the intention of our client to commence with the operation of the existing One World Montessori School on Erf 2370, but under a permanent land use right. This scenario will result in investment confidence regarding decisions to improve the existing facilities to provide better learning opportunities to the learners.

The recently circulated draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. Our client is worried that this draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.

It is a well-known fact that the Government of Namibia is facing severe difficulties to provide educational facilities to the growing Namibian population. In recent times, smaller private schools with small land use footprints have become increasingly popular. As most of these schools do not offer sporting opportunities and extra-curricular activities on the premises, the influence that these facilities have on the neighbourhoods are minor.

Due to the size of the erf, it is not anticipated that the existing One World Montessori School will intensify their operations following the rezoning. No change in the current use and consequently adverse effect on the neighbourhood is foreseen.

4. PUBLIC CONSULTATION AND OBJECTIONS

The public participation process has been conducted by Winplan. The rezoning was advertised in the Namibian and Republikein newspapers on 23 and 30 August 2021 respectively as well as the Government Gazette **(Annexure C4)**. The last day for comments was 14 September 2021. The neighbouring erf owners were informed by way of hand delivery of the rezoning notification letters.

The neighbours have been notified of the Rezoning and letters have been hand delivered to the affected properties. The hand delivery list is attached as **(Annexure C1)**. Consent from all the neighbouring erf owners is attached as **(Annexure C1)**.

A notice was put on the Notice Board of the City of Windhoek. **(Annexure C3)**

A notice have been put on site informing the public of the rezoning **(Annexure C2)**. The last day for objections was 14 September 2021.

No objections against the intended rezoning have been received by WINPLAN.

5. MOTIVATION

Need and desirability:

In our planning terms, and the way we are trained to think about planning our cities, we find ourselves in an era of uncertainty caused by changing needs and preferences and we as planners need to adapt to a disrupted and changing world.

We find ourselves operating in an era of global uncertainty. Our way of life is evolving rapidly and significantly impacted by unprecedented disruptions, from the COVID-19 pandemic and climate fluctuations that causes crisis, to digital revolution and demographic shifts coupled with economic downturns. How can we emerge stronger from these disruptions and safeguard our local authorities for future generations?

Planning for Optionality / seeing potential in "different" options

To better prepare ourselves for the challenges and opportunities in this increasingly complex world, reviewing and adapting our long-term planning approach is critical.

Optionality allows us to examine possible futures that could arise in a systematic manner. This enables the development of land use plans and strategies that can respond not just to shifting trends but also to future uncertainties. This grants us the advantages of agility and flexibility to respond to changing needs as well as to recognise and seize new opportunities.

As mentioned, in recent times, the phenomenon of small-scale private schools on small neighbourhood sites, fits perfectly in the strive to seize new opportunities based on needs.

While we monitor signposts, keeping sight of the larger vision based on a future that society wants to see is equally important. As aspirations, lifestyles and business needs continue to change, we stay in step by gathering views from the people as we develop our plans. This includes engaging with various communities, stakeholders, industry professionals, and experts to obtain feedback as well as to co-develop ideas from the collective wisdom of our people while strengthening social resilience in our local authorities.

Adapting to the way people Live, Work and Play

Efficient cities are often associated with higher productivity, more innovation, better access to services and shorter commutes. As the world continues to battle the pandemic and economic uncertainty, we wonder what the new definition of a city we want to live, work, and play in might be.

In the past year, we have seen new innovations and accelerated digital adoption with more working remotely and organising get-togethers virtually. These patterns underline the importance of adapting the way we think about planning and responding to changing needs. Therefore, we should explore ways to capitalise on this accelerated trend towards a more digitally connected world and opportunities to optimise land use (as in the case of this application).

We will also need to think about how we can continue to harness the benefits of high-density cities, while ensuring a good quality living environment for its residents.

Against this background, and after having considered the Need and Desirability of the existing land use and rezoning, it is our considered opinion that the rezoning as applied for will have no detrimental effect of the surrounding erven. In the interest of development, the Windhoek Municipal Council is therefore requested to positively consider this application.

6. CONCLUDING REMARKS

As a final remark it is important to note that all neighbouring parties involved have been notified via hand delivery of rezoning notification letters and advertising in the Namibian and Republikein and Government Gazette. No objections have been received, and more importantly, no objections have been voiced by the immediate neighbours whom experienced the operations of the One World Montessori School directly, over a time-frame of almost 10 years.

On behalf of our client, Mr J Hillinger and Ms GG Giampaolo, **WINPLAN** hereby applies for the:

REZONING OF ERF 2370, c/o DR KWAME NKURUMAH AND VERONICA STREET, KLEIN WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900" TO "INSTITUTIONAL"

We trust that this application will meet with all your requirements. Should any uncertainties arise, please do not hesitate to contact us.

Yours faithfully,



LOUIS J ESTERHUIZEN (NCTRP)

8

ANNEXURES

Annexure	Attached 4 Copies of the following:	
	Drawings Rezoning:	
Annexure A1	- Locality plan	**Yes**
Annexure A2	- Existing Zoning	**Yes**
Annexure A3	- New Zoning & Contour plan	**Yes**
Annexure A4	- Provisional Parking layout plan	**Yes**
Annexure A5	- Existing site layout plan	**Yes**
Annexure A6	- Approved Erf diagram (if applicable)	**Yes**
Annexure B1	Proof of Application fees paid to Municipality	**Yes**
Annexure B2	Town Planning Certificate	**Yes**
Annexure B3	Credit Check Clearance Certificate from City of Windhoek	**Yes**
Annexure C1	• Proof of Neighbour Notices (hand delivery list) • Copies of all consents received	**Yes** **Yes**
Annexure C2	Proof of Notice on Site	**Yes**
Annexure C3	Proof of Notice on LA Board	**Yes**
Annexure C4	Proof of Notice in newspapers	**Yes**
Annexure D	Power of Attorney	**Yes**
Annexure E	Title Deed/Deed of Transfer/Founding Statement/Company Resolution	**Yes**
Annexure F	Copy of Council Resolution 230/07/2012	**Yes**
Annexure G	Relevant supporting documents	**Yes**
	FORM 1 OF ANNEXURE 4	**Yes**

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING

TO WHOM IT MAY CONCERN

Please take note that :.....**WINPLAN TOWN AND REGIONAL PLANNERS**
(full names of applicant)

intends to apply to the Board* to rezone .....**ERF 2370**..... (erf number)
.....

C/O DR KWAME NKURUMAH AND VERONICA STREET..... (street address) ...
KLEIN WINDHOEK (township area or other area) for .....

BE REZONED FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO INSTITUTIONAL
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ...**241**..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

That the Rezoning be approved by the Board.

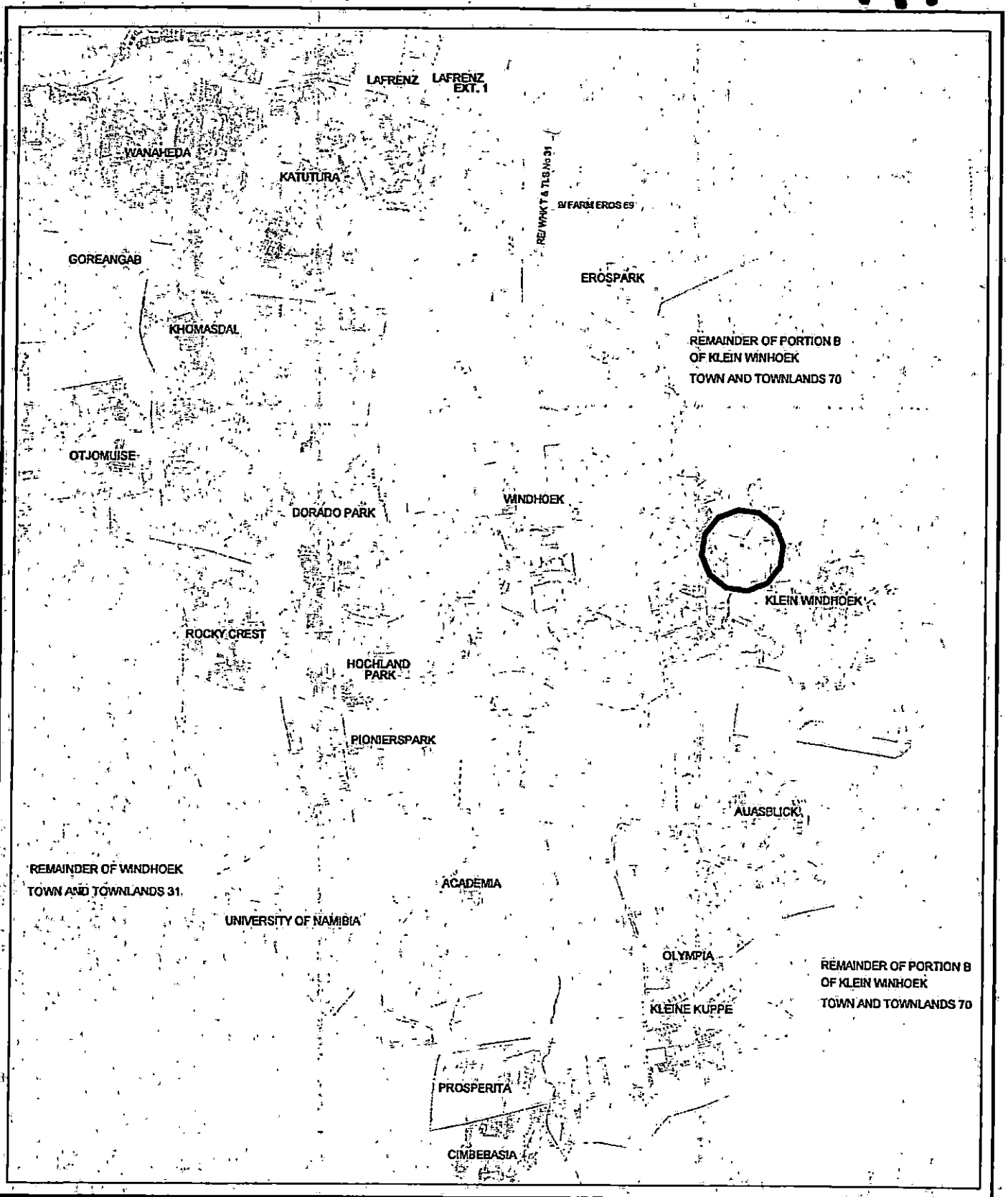
....
Signature of applicant Date

Address of applicant: **Winplan, PO Box 90761, Klein Windhoek**

* Delete whichever is not applicable.

10

A1



Scale: 1/65000

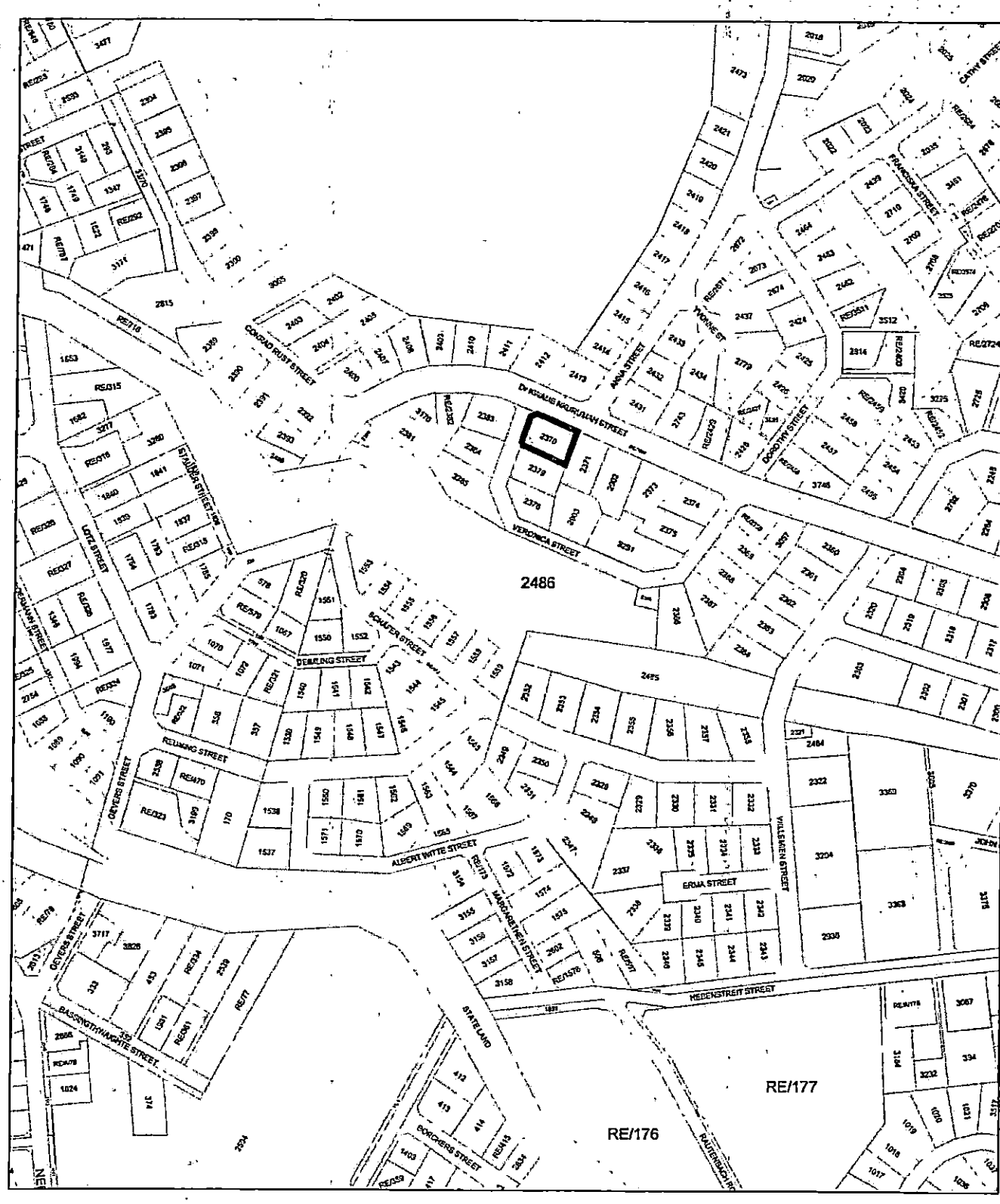
DATE: AUG 2021

PLAN NO. 2370KW_L

TN

LOCALITY PLAN OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, c/o DR KWAME NKURUMAH AND VERONICA STREET

WINPLAN



Scale: 1/5000

DATE: AUG.2021

PLAN NO. 2370KW_L

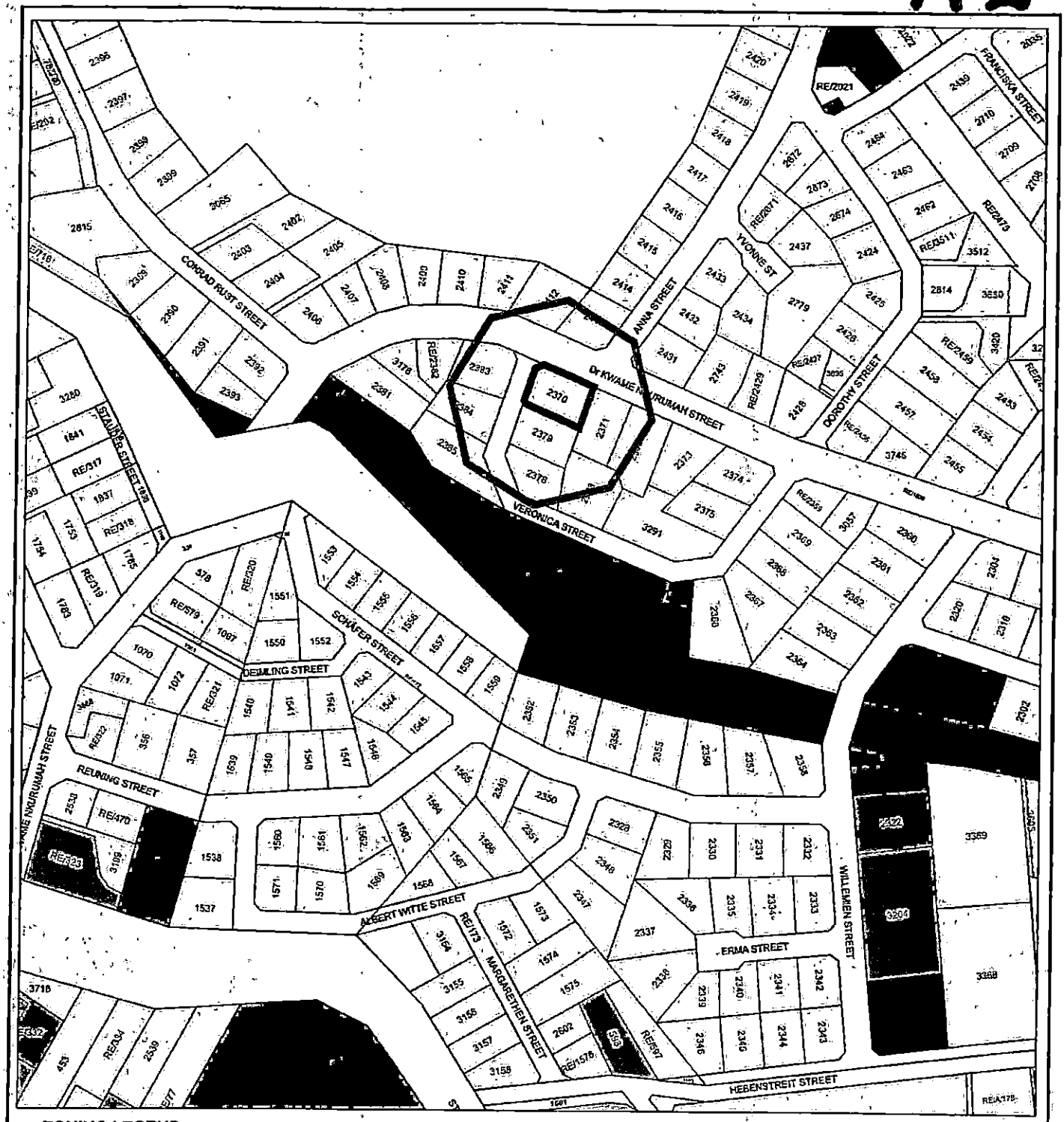
TN

LOCALITY PLAN OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, c/o DR KWAME NKURUMAH AND VERONICA STREET

WINPLAN

12

A2



ZONING LEGEND

RESIDENTIAL	BUSINESS	RESTRICTED BUSINESS	CEMETERY
GENERAL RESIDENTIAL	OFFICE	MUNICIPAL	INSTITUTIONAL

Scale: 1/4000

DATE: AUG.2021

PLAN NO. 2370KW_CZ

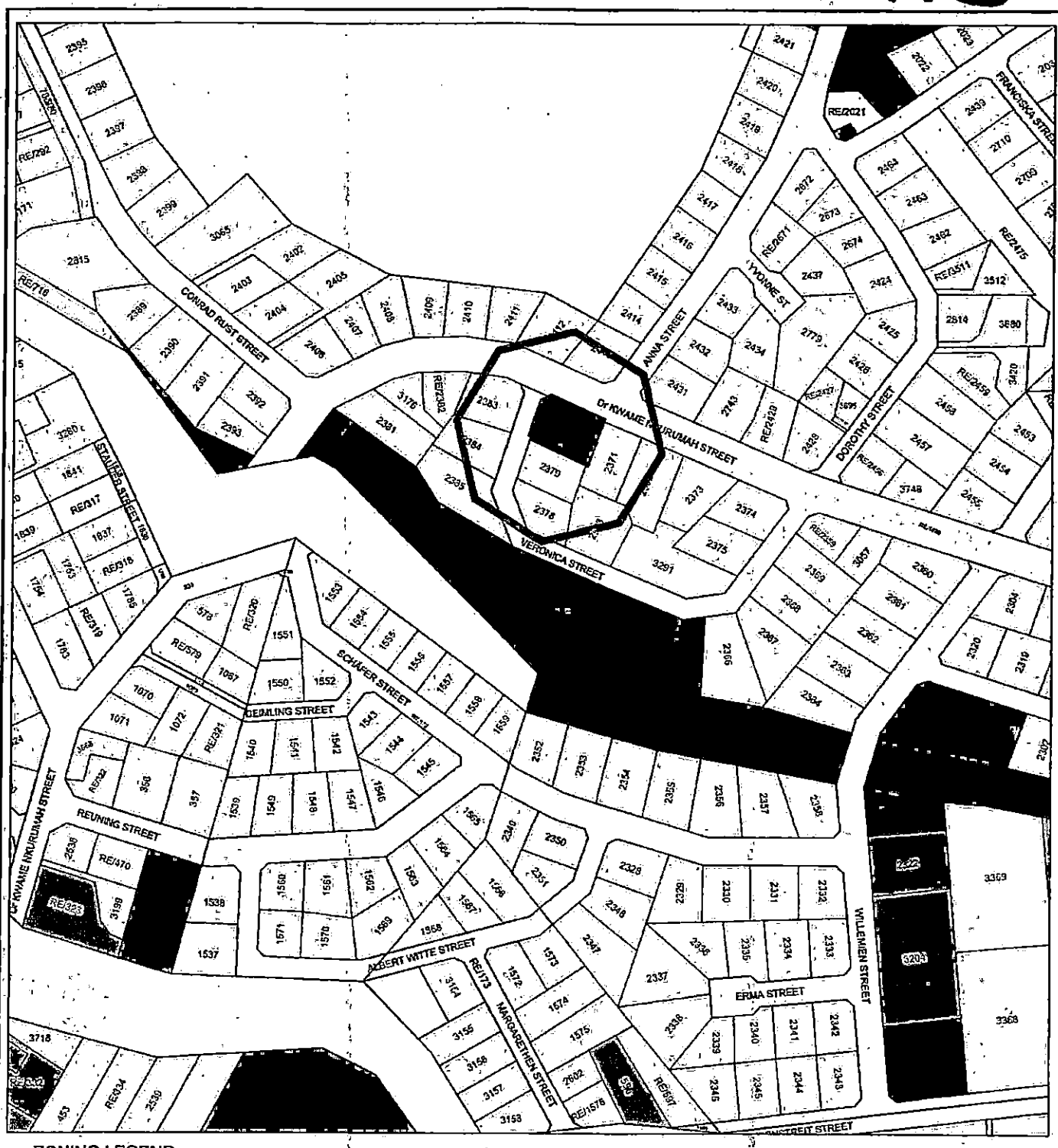
TN

CURRENT ZONING OF ERF 2370 KLEIN WINDHOEK.

("RESIDENTIAL" WITH A DENSITY OF 1:900m²)

WINPLAN

A3


CONRAD RUST STREET
ANNA STREET
YVONNE ST
DR KWAME NKURUMAH STREET
DOROTHY STREET
VERONICA STREET
STAUDER STREET
GEMLING STREET
SCHÄFER STREET
REUNING STREET
ALBERT WITTE STREET
MARGARETHEN STREET
ERMA STREET
WILLEMEN STREET
FRANCISKA STREET
RE/2021
RE/2475
RE/2511
RE/2671
RE/2428
RE/2459
RE/2456
RE/2429
RE/2302
RE/2316
RE/2317
RE/2319
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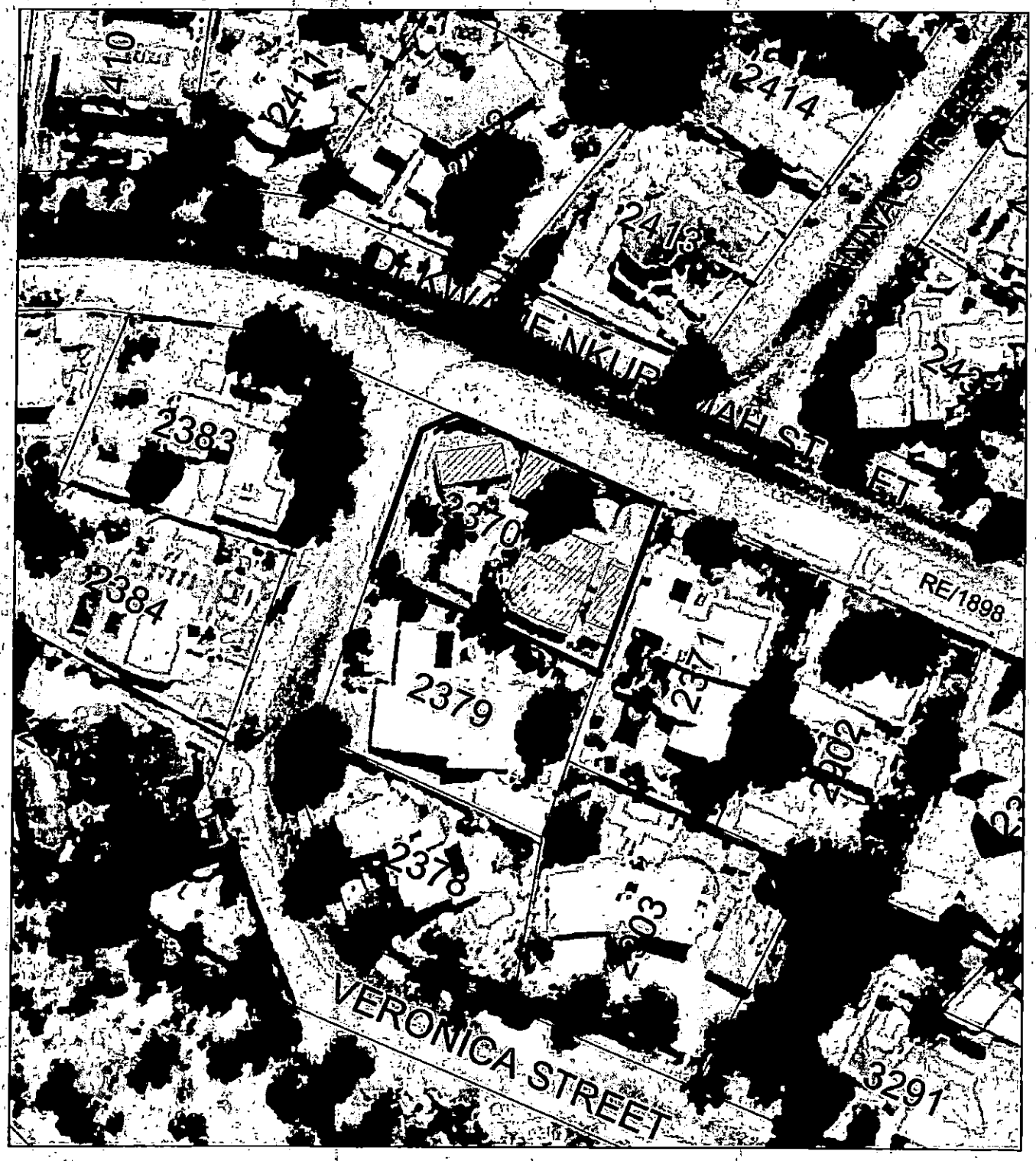


EXISTING BUILDINGS

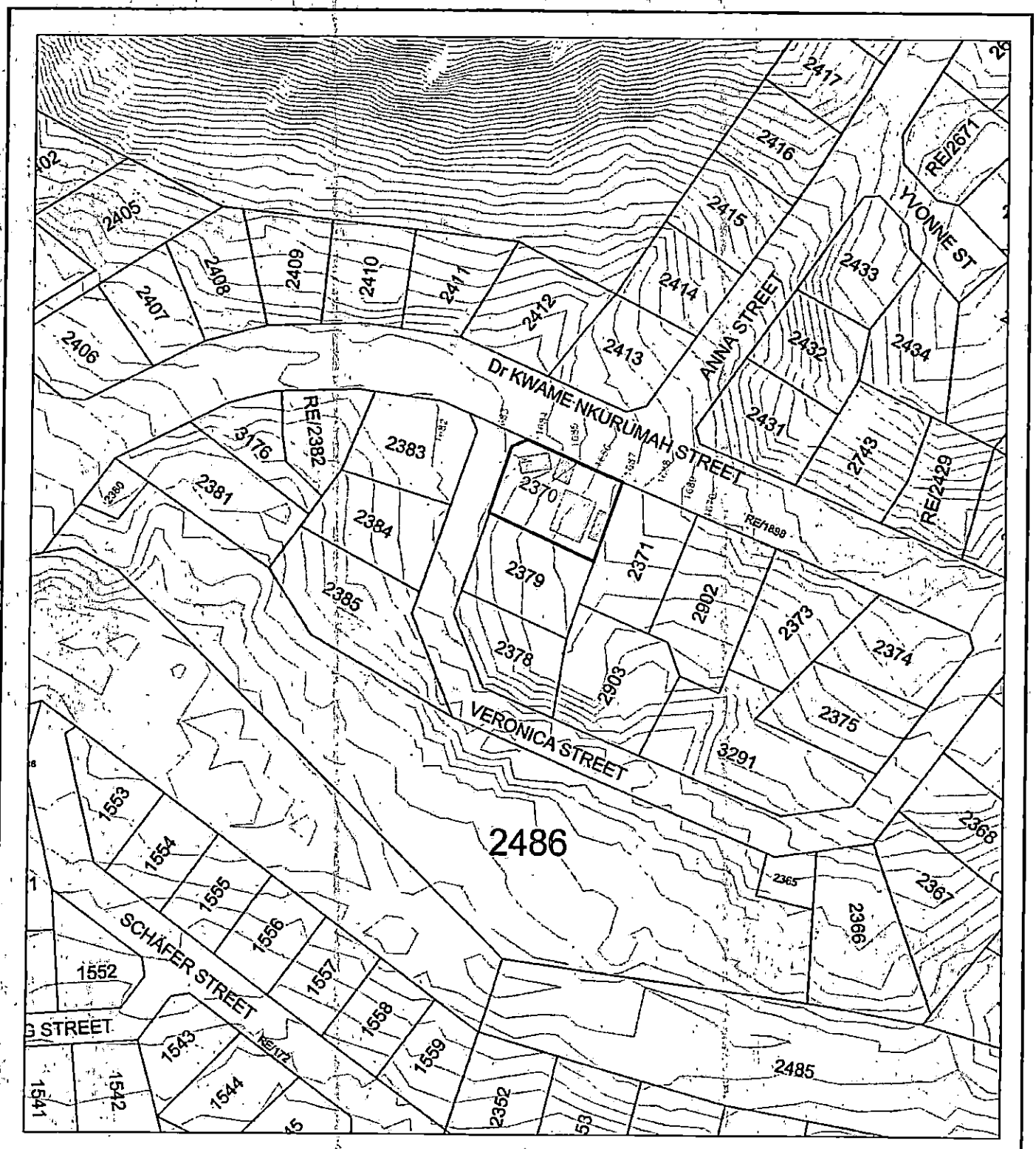
Scale: 1/1000

DATE: AUG 2021

PLAN NO: 2370KW_RP_TN

REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

WINPLAN



Scale: 1/2000

DATE: AUG.2021

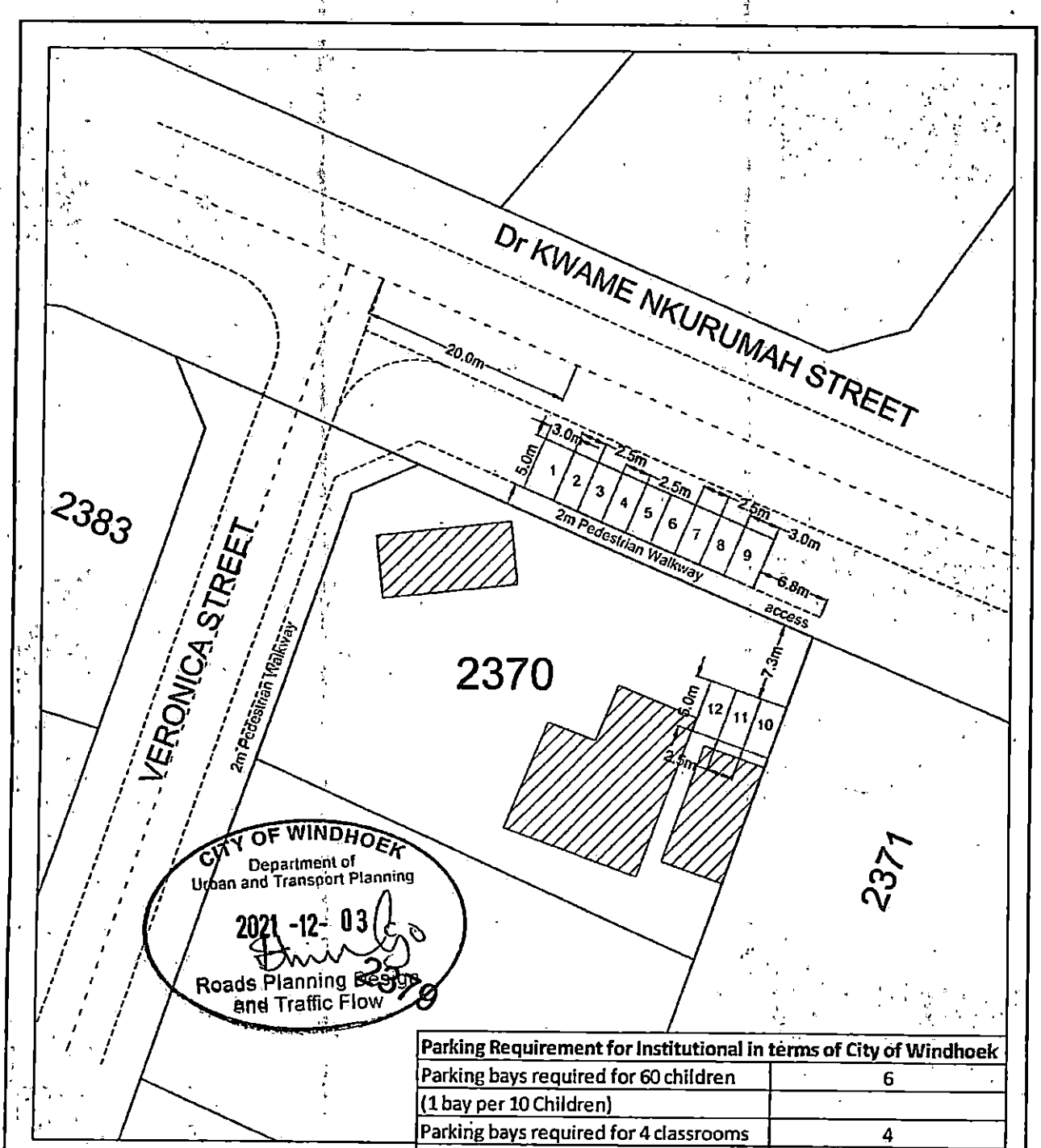
PLAN NO. 2370KW_R

TN

REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

WINPLAN

A4



Parking Requirement for Institutional in terms of City of Windhoek	
Parking bays required for 60 children	6
(1 bay per 10 Children)	
Parking bays required for 4 classrooms	4
(one per classroom)	
Total parking bays required	10
Total parking bays provided	12

EXISTING BUILDINGS

Scale: 1/500

DATE: NOV.2021

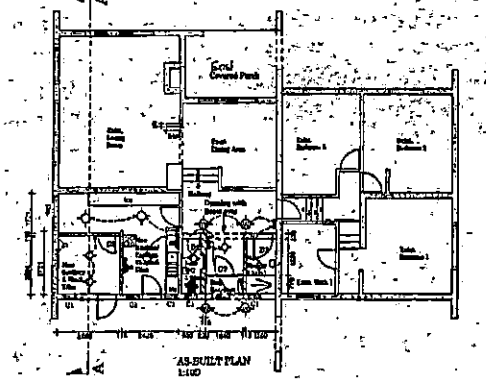
PLAN NO. 2370KW_PAR

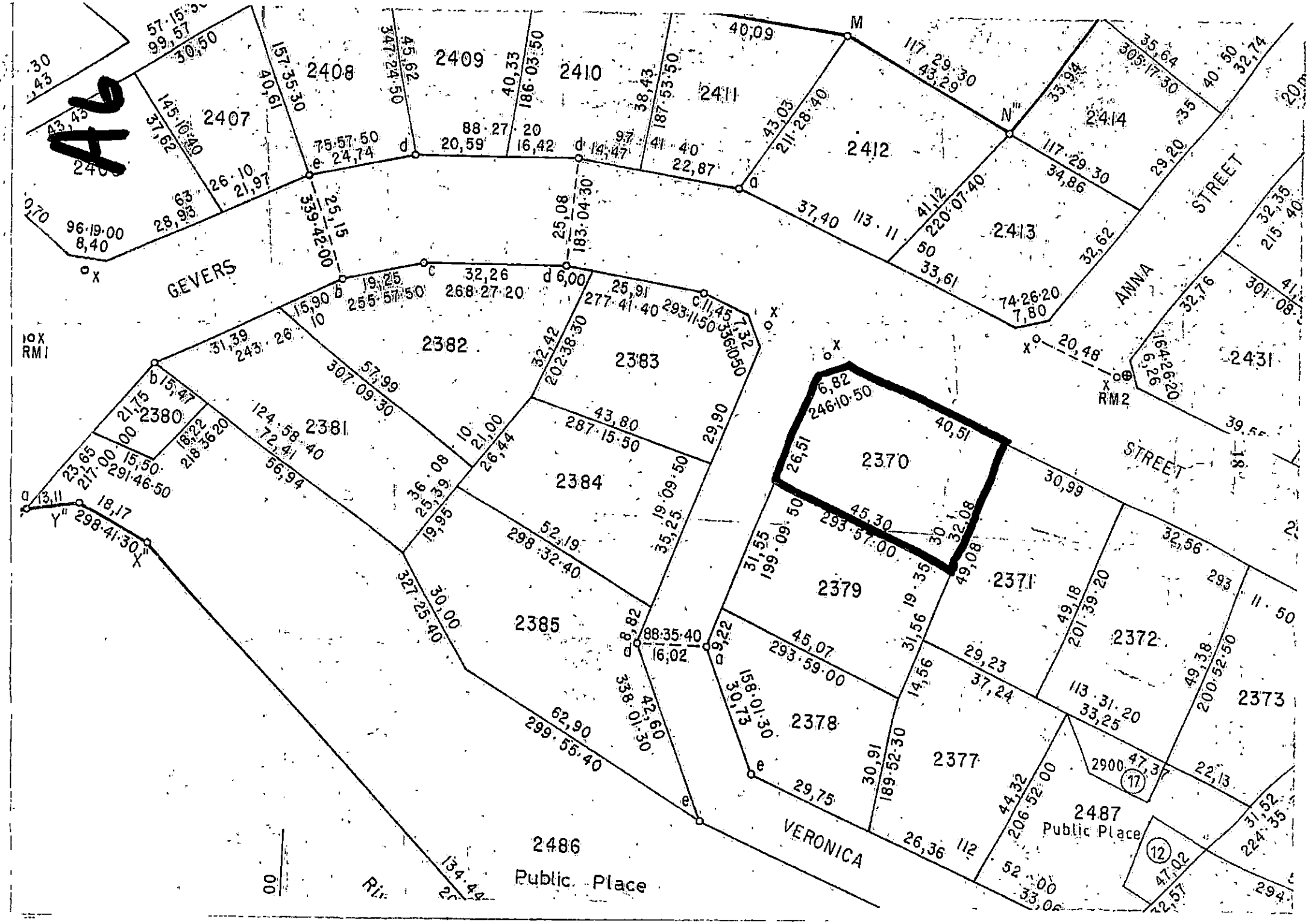
TN

PARKING LAYOUT FOR ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET)

WINPLAN

As


Existing Ground Floor
Existing Bedroom 1
Existing Bedroom 2
Existing Bedroom 3
Existing Bedroom 4
Existing Bedroom 5
Existing Bedroom 6
Existing Bedroom 7
Existing Bedroom 8
Existing Bedroom 9
Existing Bedroom 10
Existing Bedroom 11
Existing Bedroom 12
Existing Bedroom 13
Existing Bedroom



A6
GEVERS
ANNA STREET
STREET
VERONICA
2407
2408
2409
2410
2411
2412
2413
2414
2431
2380
2381
2382
2383
2384
2385
2486
Public Place
2370
2371
2372
2373
2377
2378
2379
2487
Public Place
RM1
RM2

B1

Bank Windhoek

Transaction Information

Reference Number	20220125-45168249
Recipient Name	City of Windhoek
Bank Name	First National Namibia
Branch Name	Windhoek Corporate Suite
Branch Code	281872
From	Winplan CC/2002/2974
Recipient Account	62012146115
Amount	N$ 4,025.00
Action Date	25/01/2022
Transaction Description	WINPLAN Inv309165
Transaction Status	ENCR Processed
Transaction Type	Ben Payment

Town Planning Certificate No. 1:
Town Planning Scheme Information

20

B2

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 2370

Township : KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF

Street : VERONICA STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 900M² — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,427 m²
6. Parking :

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines
8. Position Of Buildings :
9. Street Address : 1 VERONICA STR
10. Flood Line :
11. Height Restriction : — Refer to Table J.
12. Street Reservation :
13. Other :

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

B3

DEBT MANAGEMENT CREDIT CHECK FORM

Surname GIAMPAOLO First name(s) GINA

Erf/stand no 2370 Township Klein Windhoek

If company or registered under cc

Namibian I. D / Passport no. ZP015801

Postal/Private Bag address PO Box 9584 Township of address 38 Dr Kwame Nkrumah

Physical Residential or Business address 38 DR. KWAME NKRUMAH

Tel no 081 2723222 (H) Cell

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: No Arrears

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
30 SEP 2021
Date stamp
CREDIT CONTROL

LAND SALES

Comments: Proceed

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
30 SEP 2021
Date stamp
Land Sales Finance Department

ACCOUNTANT LAND SALES:

City of Windhoek

22

D

SPECIAL POWER OF ATTORNEY

I/We, the undersigned,.

JACQUES HILLINGER

in my/our capacity as:

½ SHARE OWNER IN ERF 2370, KLEIN WINDHOEK, EXTENSION 3

do hereby nominate, constitute and appoint

WINPLAN, P O BOX 90761, KLEIN WINDHOEK

with power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to the **CITY OF WINDHOEK AND URBAN AND REGIONAL PLANNING BOARD**, for the:

- **REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"**

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at **WINDHOEK** this 17 day of AUGUST **2021**, in the presence of the undersigned witnesses.

WITNESSES:

1. _____
Witness

2. _____
Witness

_____
J HILLINGER

23

SPECIAL POWER OF ATTORNEY



I/We, the undersigned,

GINA GONAH GIAMPAOLO

in my/our capacity as:

½ SHARE OWNER IN ERF 2370, KLEIN WINDHOEK, EXTENSION 3

do hereby nominate, constitute and appoint

WINPLAN, P O BOX 90761, KLEIN WINDHOEK

with power of Substitution, to be my lawful Attorney and Agent in my/our name, place and stead, negotiate and to make all necessary applications to the **CITY OF WINDHOEK AND URBAN AND REGIONAL PLANNING BOARD**, for the:

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at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I/We might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my/our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

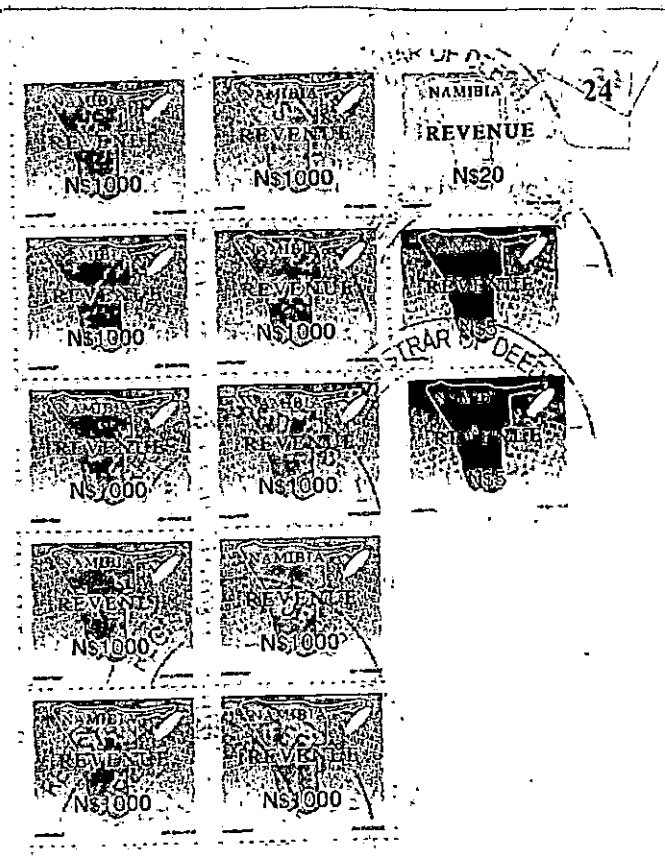
SIGNED at **WINDHOEK** this 17 day of AUGUST **2021**, in the presence of the undersigned witnesses.

WITNESSES:

1. Regiadis
Witness

2. Helen
Witness

Gina Giampaolo
G G GIAMPAOLO



E

Prepared by me

CONVEYANCER
LOCH B K

T 3495 2014

DEED OF TRANSFER

Be it hereby made known:

THAT ~~BEATE KAREN LOCH~~ WILLEM CAREL KOTZE

appeared before me, Registrar of Deeds at WINDHOEK he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

FRIEDLINDE SEIDENSPINNER
(Born on: 10 MAY 1942)
MARRIED TO NORBERT SEIDENSPINNER, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF GERMANY

dated the 10th day of FEBRUARY 2014, and signed at WINDHOEK

And the said Appearer declared that his/her Principal had truly and legally sold on the 4th day of FEBRUARY 2014

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

JACQUES HILLINGER
(Born on: 16 AUGUST 1962)
MARRIED TO GINA GONAH GIAMPAOLO, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF CANADA

His Heirs, Executors, Administrators or Assigns,

CERTAIN: A ONE HALF SHARE IN ERF NO. 2370 KLEIN WINDHOEK (EXTENSION NO. 3)

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

MEASURING: 1427 (ONE THOUSAND FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T2568/1982 with General Plan No. A162/74 relating thereto and held by Deed of Transfer No. T3244/1995

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N$1 602 500.00.

Signed at WINDHOEK on 2014 -07- 04

together with the appearer, and confirmed with my seal of office.

In my presence,

REGISTRAR OF DEEDS * MINISTRY OF LANDS AND RESETTLEMENT *

Registrar of Deeds

Signature of Appearer

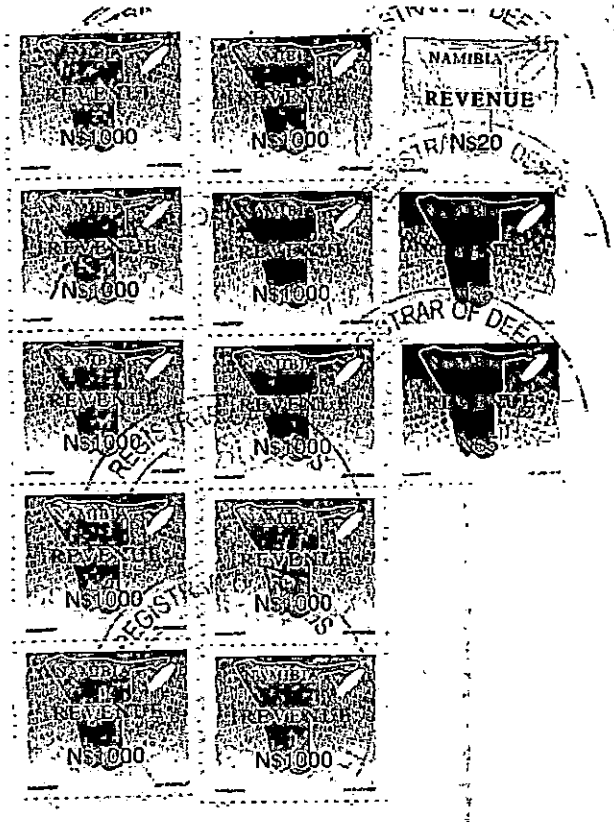
1. Transfer Duty Receipt No.
OR Exemption Certificate: **103298116**
Issued at **WINDHOEK**
On **18 FEBRUARY 2014**
for **N$34 125.00**

Checked: 1. _____

2. _____

2. I, the undersigned, BEATE KAREN LOCH hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof.

_____
CONVEYANCER



27

Prepared by me:

CONVEYANCER
LOCH B K

DEED OF TRANSFER T 3496 2014

Be it hereby made known:

THAT ~~BEATE KAREN LOCH~~ WILLEM CAREL KOTZE

appeared before me, Registrar of Deeds at WINDHOEK he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

FRIEDLINDE SEIDENSPINNER
(Born on: 10 MAY 1942)
MARRIED TO NORBERT SEIDENSPINNER, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF GERMANY

dated the 10th day of FEBRUARY 2014, and signed at WINDHOEK

And the said Appearer declared that his/her Principal had truly and legally sold on the 4th day of FEBRUARY 2014

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

GINA GONAH GIAMPAOLO
(Born on: 9 JANUARY 1977)
MARRIED TO JACQUES HILLINGER, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF CANADA

Her Heirs, Executors, Administrators or Assigns,

CERTAIN: A ONE HALF SHARE IN ERF NO. 2370 KLEIN WINDHOEK (EXTENSION NO. 3)

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

MEASURING: 1427 (ONE THOUSAND FOUR HUNDRED AND TWENTY SEVEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T2568/1982 with General Plan No. A162/74 relating thereto and held by Deed of Transfer No. T3244/1995

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N$1 602 500.00.

Signed at WINDHOEK on 2014 -07- 04

together with the appearer, and confirmed with my seal of office.

In my presence

REGISTRAR OF DEEDS * MINISTRY OF LAND RESETTLEMENT

Registrar of Deeds.

Signature of Appearer

1. Transfer Duty Receipt No.
OR Exemption Certificate: **103298115**
Issued at **WINDHOEK**
On **18 FEBRUARY 2014**
for **N$34 125.00**

Checked: 1. _____

2. _____

2. I, the undersigned, BEATE KAREN LOCH hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof.

_____
CONVEYANCER

P.O. Box 22504 | Windhoek | Namibia | 23 Lucia Park | Windhoek West
Tel: +264 81 141 114 | E-mail: bnaanda@iway.na

FOUNDING STATEMENT

OF

ONE WORLD MONTESSORI SCHOOL CC

REPUBLIC OF NAMIBIA

CC 1

CLOSE CORPORATIONS ACT, 1988

(Sections 12, 13, 14, 24, 27, 29, 47 and 60)

(Regulations 2, 3 and 13)

Founding Statement

Before filling in the form, first see notes on page 2

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2012/7470	

Full name of corporation: ONE WORLD MONTESSORI SCHOOL CC

Literal translation of name (if applicable):

Shortened form of name (if applicable):

Description of principal business: TO EDUCATE KIDS IN THE MONTESSORI METHODOLOGY

Date of end of financial year: END OF JUNE EACH YEAR

Postal address: P. O. BOX 9584, EROS, WINDHOEK, NAMIBIA

Address of registered office (not post office box): ERF 2679, 36 ANNA STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA

Name and address of accounting officer: BOAS NAANDA

P. O BOX 22504

WINDHOEK

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member: SOUTHERN AFRICAN INSTITUTE OF BUSINESS ACCOUNTANTS

Membership/Practice No: 159

NOTES

1. Form CC 1 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep, permanent black ink and lodged in triplicate.

2. Where a person signs on behalf of a member, a power of attorney must be attached.

3. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.

4. If no identity document has been issued, a written statement to this effect must be attached.

5. Form CC 1 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

6. Particulars to be furnished under the heading "MEMBERS"

(a) Full names and surname (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust)

(b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number)

(c) Size of interest expressed as a percentage

(d) Particulars of interest and fair value thereof

(e) Residential address

(f) Postal address

(g) Signature of member or representative (where applicable)

CC 1

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC/2012/470

PART C

MEMBERS: TWO

Full names and surname: JACQUES HILLINGER

		Year		Month		Day								
Identity number or date of birth	(i)	6	2	0	8	1	6							
Registration number	(ii)													

Percentage of interest: 50%

Particulars of contribution: N$100-00

Residential address: ERF 2679, 36 ANNA STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA

Postal address: P. O. BOX 9584, EROS, WINDHOEK, NAMIBIA

Signature of member or representative: Jacques Hillinger

Full names and surname: GINA GONAH GIAMPAOLO

		Year		Month		Day								
Identity number or date of birth	(i)	7	7	0	1	0	9							
Registration number	(ii)													

Percentage of interest: 50%

Particulars of contribution: N$100-00

Residential address: ERF 2679, 36 ANNA STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA

Postal address: P. O. BOX 9584, EROS, WINDHOEK, NAMIBIA

Signature of member or representative: Gina Giampaolo

Witness Signature: [signature] Date of signature: 15 AUGUST 2012

Full names: SYLVIA NITEMBU

Residential address: NO: 7, ACME BUILDING, KASINO STREET, WINDHOEK

Business address: NO: 7, ACME BUILDING, KASINO STREET, WINDHOEK

Postal address: P.O.BOX 22504, WINDHOEK, NAMIBIA

CC1

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC/2012/7470

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

CC 1

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC/2012/74370

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC 2012/7470

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

CC1

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC/2012/470

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

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CC 1

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Section 13, 14, 27 and 60)
(Regulations 3, 10 and 13)

(To be lodged in triplicate together with the Founding Statement)

Certificate of Incorporation

REGISTRATION NUMBER OF CORPORATION

CC 2012/4707

This is to certify that the Founding Statement (CC 1) of

ONE WORLD MONTESSORI SCHOOL CC

Has been registered and the above-named close corporation was this day incorporated in terms of the Close Corporation Act, 1988.

*The above-named corporation has been converted from a company.

(Reg. No)

Signed at Windhoek this 11 Day of September

Two Thousand and TWELVE

REGISTRAR OF CLOSE CORPORATIONS

REPUBLIC OF NAMIBIA REGISTRAR OF CLOSE CORPORATIONS

*(Delete if not applicable)

CC 1

NAME OF CORPORATION: ONE WORLD MONTESSORI SCHOOL CC

REGISTRATION NUMBER: CC/2012/7701

The above-named corporation has been converted from company:

Reg. No.:

FOR OFFICE USE

Founding Statement registered

Registrar of Close Corporations

19/9/2012

Date

Data Processing

Classification

Recorded

Initials and date

Paste revenue receipt or
Affix revenue stamp or
Impress revenue franking
Machine impression here

N$ 100,00

G

REPUBLIC OF NAMIBIA

MINISTRY OF EDUCATION, ARTS AND CULTURE

EDUCATION ACT, 2001: CERTIFICATE OF REGISTRATION OF A PRIVATE SCHOOL

(REGULATION 56 (4)

This is to certify that **ONE WORLD MONTESSORI SCHOOL**, Reference 9070 has been registered in terms of section 42 of the Education Act, 2001 (Act No. 16 of 2001) as a private school. The school must offer primary education (Pre-primary) as per registration from 2019.

This certificate of registration applies only to the type of curriculum, medium of instruction and examining and certifying body as specified.

If at any time it is intended to deviate from the terms and conditions specified in this certificate, a new application must be made.

Attached are Annexures A and B with reference to the terms and conditions of registration of private schools as stipulated in Act, 2001 (Act No.16 of 2001).

HON. KATRINA HANSE-HIMARWA, MP
MINISTER

24/8/2018
DATE

41

KHOMAS REGIONAL COUNCIL

Tel No.: +264 61 292 4300
Fax No: +264 61 220317 .
E-mail: krc@mweb.com.na
Pullman Street : 6688

Khomas Regional Council
P.O. Box 3379
Windhoek

Our Ref.: .....

Your Ref.: .....

Enquiries: .....

To whom it may concern

Subject: Change name of EDC name from Montessori School to One Wold Montessori School

This is to certify that the Montessori School Early Childhood Development Centre is registered under the Ministry of Gender Equality and Child Welfare, divisions of Community and Early childhood Development under Ms Gundi-Anna Wilken.

P. O Box 81049 Olympia Windhoek
Cell: 081294 1369

It has changed from the above mentioned name and Address to One World Montessori School

P. O Box 9584 Eros Windhoek
Under Ms Gina Giampolo
Cell: 081 272 3222

NAMIBIAN POLICE FORCE
KLEIN WINDHOEK
24-01-2018

For Further enquiries please do not hesitate to contact our office

Yours faithfully

.....

Mrs. M.K Mberirua

Chief Community Officer

Signature

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REPUBLIC OF NAMIBIA

MINISTRY OF TRADE AND INDUSTRY

Tel : (061) 2837111
Fax : (061) 223528

Registrar of Companies and Close Corporation Division

P.O.BOX 21214
WINDHOEK
9000

Enquiries : Johannes Lukolo

Our Ref : 12061784 / 1

Date: 02/07/2012

Giampaolo G
Dear Sir/Madam

RE: Application for Reservation of Proposed Name

Your application for reservation of proposed name dated 12/06/2012 refers.

We are pleased to inform you that the reservation of the proposed name **ONE WORLD MONTESSORI SCHOOL** has been approved and is valid from 26/06/2012 to 25/08/2012. Subject to the approval of the Minister of Trade and Industry as stated in the Goverment Gazette No.4460 dated 15 April 2010.

Yours faithfully

REGISTRAR OF COMPANIES

MINISTRY OF TRADE
AND INDUSTRY
P.O. Box ... Windhoek
2012 -07- 02
REGISTRAR OF COMPANIES
REGISTRAR OF PATENTS
CLOSE CORPORATIONS
TRADE MARKS & DESIGNS

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6-0/0283

Republic of Namibia

MINISTRY OF FINANCE

Department of Inland Revenue

Tax Registration Certificate

********** COPY **********

TYPE OF TAX	INCOME TAX
FILE IDENTIFICATION NUMBER	5902912-01-1

ALWAYS MENTION THIS FILE IDENTIFICATION NUMBER IN YOUR CORRESPONDENCE AND AT INTERVIEWS.

TAXPAYER/ REGISTERED NAME	One World Montessori School Cc
REGISTRATION/ IDENTITY NUMBER	cc/2012/7470
POSTAL ADDRESS	P O Box 86459 Windhoek Namibia
EFFECTIVE DATE	16/08/2012
DATE OF ISSUE	04/04/2018

ISSUED BY:

Department of Inland Revenue

N/ BUSINESS 1
04 -04- 2018
PRIVATE BAG 13295
WINDHOEK
REPUBLIC OF NAMIBIA

COMMISSIONER

1. A certified copy of this certificate is to be supplied to your employer where applicable.
2. A certified copy of this certificate may be required by the Directorate of Customs and Excise and is to be supplied on demand by an official.
3. In the event of a copy being submitted, it is the responsibility of the employer to validate such copy against the original.
4. This certificate is not transferable.

Department of Economic Development and Community Services

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 • Tel: (+264) 61 - 290 2496 / 2603

The Gateway to Endless Opportunities

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2018/000641/204672

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.

TRADE NAME:	ONE WORLD MONTESSORI SCHOOL
ERF NO:	2370
TOWNSHIP:	KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF
STREET NAME:	VERONICA STR
OWNER/MANAGER:	GIAMPAOLO, GINA Passport: ZN 028066
PO BOX:	9584 EROS
TELEPHONE:	264 812723222
CITY:	WINDHOEK
MEDICALS:	0
NATURE:	KINDERGARTEN
RESTRICTED TO:	KINDERGARDEN

NAMIBIAN POLICE FORCE
12 -04- 2018

THIS CERTIFICATE EXPIRES ON: 2019-03-27

DEPARTMENT OF ECONOMIC DEVELOPMENT AND ENVIRONMENT
12 -04- 2018
HEALTH SERVICES DIVISION
WINDHOEK

SECTION HEAD: BUSINESS REGISTRATION
DATE: 2018-04-12

CHIEF HEALTH SERVICES
DATE: 2018-04-12

Department of Economic Develop[illegible] Environment

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 • **Tell:** (+264) 61 - 290 2496 / 2603

City of Windhoek
City of many faces

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2017/000641/178465

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.

TRADE NAME:	ONE WORLD MONTESSORI SCHOOL
ERF NO:	2370
TOWNSHIP:	KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF
STREET NAME:	VERONICA STR
OWNER/MANAGER:	GIAMPAOLO, GINA Passport: ZN 028066
PO BOX:	9584 EROS
TELEPHONE:	264 812723222
CITY:	WINDHOEK
MEDICALS:	0
NATURE:	KINDERGARTEN
RESTRICTED TO:	KINDERGARDEN

THIS CERTIFICATE EXPIRES ON: 2018-03-27

DEPARTMENT OF ECONOMIC DEVELOPMENT AND ENVIRONMENT
10 -07- 2017
HEALTH SERVICES DIVISION
P.O. BOX 59

SECTION HEAD: BUSINESS REGISTRATION
DATE: 2017-07-10

CHIEF HEALTH SERVICES
DATE: 2017-07-10

EMERGENCY [illegible]GEMENT
FIRE PREVE[illegible]ON

INQUIRIES: TEL. +26461 261 290 2897 • FAX +264 61 290 2801

FIRE SAFETY SURVEY / INSPECTION

20/04/2017

TYPE OF INSPECTION			DATE	AREA
COMPLIANCE ☐	RE-INSPECTION ☐	SPECIAL ☐	BUSINESS APPLICA: ☑	1 ☐ 2 ☑ 3 ☐ 4 ☐

DETAILS

NAME OF BUSINESS	ONE WORLD MONTESSORI SCHOOL.		
NAME OF BUILDING/MALL	/	FLOORS	-
TYPE OF BUSINESS	PRE-SCHOOL.	CELLARS	/
NO. OF EMPLOYEES	10	RISK CATEGORY	H ☐ M ☐ L ☑
TELEPHONE & FAX	081 2723222	PO BOX	9584, Eros
STREET	C/O BR. KWAME NKRUMAH's	AGENT	VERONICA GINA.
TOWNSHIP	LUDWIG'S DORP.	OWNER	
ERF NUMBER & ST. NUMBER	2370 #38 Dr. K.	LESSEE	

INDICATE FIRE PROTECTION EQUIPMENT FOUND ON PREMISES

STREET HYDRANT	YES.	ESCAPE/EMERGENCY ROUTS	☑ YES
BOOSTER CONNECTION ☐	LITERS	STAIRCASES	☐
ROOF TANK CAPACITY ☐		EMERGENCY EXITS	☑ YES
ROOF VENTILATORS ☐			
DETECTION SYSTEM ☐		HOSE REELS	☐
AUTOMATIC INSTALLATION ☐	POWDER ☐ WATER ☐ FOAM ☐ GAS ☐	FIRE EXTINGUISHERS	☑ YES
SPRINKLER/DRENCHER ☐		HYDRANTS	☐
FIRE ALARM ☐		RING MAIN/WET RISER	☐

WHICH OF THE RISKS/HAZARDS BELOW, IS THE PREMISES EXPOSED TO?

OMPLIANT	YES	NO		YES	NO		YES	NO
CARPENTER SHOP ☐	☐	☐	CONSTRUCTION HAZARDS ☐	☐	☐	LPG ☑	☑	☐
FLAMMABLE LIQUID ☐	☐	☐	FUEL DEPOT ☐	☐	☐	SERVICE STATION ☐	☐	☐
ELECTRICAL ☑	☑	☐	BOILER ROOM ☐	☐	☐	PANELBEATER ☐	☐	☐
GRAIN MILL/DUST ACCUMI. ☐	☐	☐	TEMPORARY FUEL INSTALLATION ☐	☐	☐	SPRAYBOOTH ☐	☐	☐
ALCOHOL PLANT ☐	☐	☐	FOOD STALL ☐	☐	☐	PAINT MIXING ☐	☐	☐
CINEMA/PUBLIC ASSEMBLY ☐	☐	☐	FIRE WORKS ☐	☐	☐	THATCH ROOF ☐	☐	☐
HOUSEKEEPING ☑	☑	☐	HAZMAT ☐	☐	☐	WOODEN STRUCTURE ☐	☐	☐
CCUMULATION OF COMBUSTIBLES ☑	☑	☐	COMBUSTIBLE HAZARDS ☐	☐	☐	ILLEGAL STRUCTURE ☐	☐	☐
QUIPMENT SERVICE DATE Feb 2018 ☑	☑	☐		EXIT	EQUIP			
			OBSTRUCTIONS ☐	☐	☐	VENTILATION ☐	☐	☐

COMMENTS

Premises complies with the set Standards.

TRAINING NEEDS: FIRST AID YES ☐ NO ☑ RECORD KEEPING: GOOD ☑ SATISFACTORY ☐ POOR ☐

EXTINGUISHER YES ☐ NO ☑ EVACUATION PLAN: YES ☑ NO ☐

FOLLOW UP DATE: NEXT INSPECTION DATE:

COMPANY REPRESENTATIVE PRINT NAME: Gina Giampaolo SIGNATURE: Gina Giampaolo

INSPECTOR PRINT NAME: F. HeSikonGo SIGNATURE:

Department of Economic Development & Environment

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 • Tell: (+264) 61 - 290 2496 / 2603

City of many faces

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: I2012/00624

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as ammended) and the Street Trading Regulation (No 252 of 1999) and The Liquor Act, 1998 (Act no 6 of 1998) for carrying on a business as stipulated.

TRADE NAME: ONE WORLD MONTESSORI SCHOOL CC

ERF NO: 2370, KW

STREET NAME: VERONICA ST

OWNER/MANAGER: GIAMPAOLO, GINA G

PO BOX: 9584 EROS

TEL: 0812723222

CITY: WINDHOEK

MEDICALS: 00

NATURE: KINDERGARD,

RESTRICTED TO:
KINDERGARDEN

CITY OF WINDHOEK
DEPARTMENT OF ECONOMIC DEVELOPMENT AND ENVIRONMENT
2012 -11- 16
HEALTH SERVICES

THIS CERTIFICATE EXPIRES ON: 16/11/2013

BUSINESS REGISTRATION OFFICER
DATE: 16/11/2012

CHIEF: HEALTH SERVICES
DATE: 16/11/2012

Department of Economic Development and Environment

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 • Tel: (+264) 61 - 290 2496 / 2603

City of many faces

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: I2014/00090

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as ammended) and the Street Trading Regulation (No 252 of 1999) and The Liquor Act, 1998 (Act no.6 of 1998) for carrying on a business as stipulated.

TRADE NAME: ONE WORLD MONTESSORI SCHOOL CC

ERF NO: 2370, KW

STREET NAME: VERONICA ST

OWNER/MANAGER: GIAMPAOLO, GINA G

PO BOX: 9584

TEL: 0812723222

CITY: WINDHOEK

MEDICALS: 00

NATURE: KINDERGARD,

RESTRICTED TO:
KINDERGARDEN

2014 -03- 12

THIS CERTIFICATE EXPIRES ON: 10/03/2015

BUSINESS REGISTRATION OFFICER
DATE: 10/03/2014

CHIEF: HEALTH SERVICES
DATE: 10/03/2014

49 AR Van Vuuren

CITY OF WINDHOEK

City of Windhoek
City of many faces

Department of Economic Development & Community Services
Health Services Division

Approval by internal stakeholders (Divisions) as a condition for the registration of business

Trade Name: .....

Erf No. & Suburb ..... Street: .....

Type of Business .....

FOR OFFICE USE ONLY

Urban Policy - CCC

Consent Letter Issued: Yes ✓ No Town Planning Certificate Issued: Yes No

Name F N Bruks Signature ..... Date: 21/2/13

Building Control - CCC

Comments and attached findings: 2679 KW

✓ Approved Not Approved Inspected Building (Yes/No)

Name O Roots Signature ..... Date: 12/2/2013

Bulk & Waste Water - Pullmann Street

Comments and attached findings: .....

Approved Not Approved Inspected Building (Yes/No)

Name ..... Signature ..... Date: .....

Emergency Management - C/o Independence Ave & Sheffield Street

Comments and attached findings: .....

Approved Not Approved Inspected Building (Yes/No)

Name ..... Signature ..... Date: .....

Health Services - CCC

Comments and attached findings: .....

Approved Not Approved Inspected Building (Yes/No)

Name ..... Signature ..... Date: .....

Please note that he processing of applications for the registration of business is subject to the submission of the above proof to the Business Registration Officer at the Business Registration Counter in the Customer Care Centre.

50

F

Department of Urban, Planning and Property Management

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2482 · Fax. (+264) 61 290 2060 ·

City of Windhoek

Enq: S. Kanyemba
Tel: 290 2332

Ref: L/2370/KW
Date: 05 February 2014

Gina Giampaolo
P. O. Box 9584
Windhoek

Dear Madam,

PROPOSED ESTABLISHMENT OF A KINDERGARTEN ON ERF 2370, DR KWAME NKURUMAH AND VERONICA STREET, KLEIN WINDHOEK

Your application regarding the above mentioned refers:

Name of Kindergarten: **"One World Montesorri School"**

In terms of Council Resolution 230/07/2012, permission is hereby granted to you to establish a kindergarten on Erf 2370, c/o Dr. Kwame Nkurmah and Veronica Street, Klein Windhoek, subject to the following conditions:

1. That the total number of children be restricted to **60** children per residential Erf. (Resolution **230/07/2012**).

2. That the applicant employs to a maximum of two assistants on the property concerned.

3. That the applicant or manager **must reside (live) on the premises.**

4. That the applicant familiarise herself or himself with the regulations on child care centres, provided by the Ministry of Gender Equality and Child Welfare, and that she or he take note that compliance with these requirements are expected by the Municipality, and may be demanded by the Ministry.

5. That any childcare centre adhere to minimum health legislation in respect of illumination, ventilation, floor areas, heights and toilet facilities.

6. That sickbed and first aid facility is provided where a child needing or awaiting medical treatment can be taken care of temporarily.

7. That the outside playing area be large enough to allow for a minimum **useful** area of $5m^2$ per child in the centre.

8. That the applicant take all the necessary precautions to ensure the safety of the children;

12 -04- 2018

including the erection of a wall or fence of adequate height, enclosing the entire area where the children will be accommodated, "child-proofing" of swimming pools, et cetera, to the satisfaction of the Chief: Urban Policy, Strategy, Facilitation and Implementation Services.

9. That in accordance with the Town Planning Scheme one parking bay for every 10 children is made available plus an area for on and off loading.

10. That the child care facilities be allowed in the main dwelling on the property concerned, in an existing garage, in an existing second dwelling, or in a second building, which could eventually be converted into a second dwelling, only.

11. That, whichever existing building on the property concerned is used for child care purposes, the use rights of this building revert back to its previous use as soon as the activities are terminated.

12. That the consent use is <u>not</u> transferable to a third party or successors-in-title should the property be sold.

13. That before the approval of the consent use becomes of effect, the applicant inform the Town Planning Section that the various conditions, such as the erection of walls, provision of parking, et cetera, have been met, so that an on site inspection be undertaken to verify same.

14. That the hours during which the child care centre is operative not exceed the period 07:00 to 18:00.

15. That, if at any time the consent use prove to be an unforeseen disturbance or a nuisance in the residential area concerned, Council reserves the right to withdraw the consent at any time.

16. That, if at a later stage the applicant want to expand the facilities to accommodate more than 60 children, it be expected of him or her to acquire a suitable "institutional" zoned erf, and the consent use on the residential property concerned be cancelled.

17. That, no further expansion of existing centres on residential erven will be allowed.

18. That, if expansion is intended the option of buying "institutional" zoned land must be investigated. If a suitable site is available in their neighbourhood, Council may make it available at a reasonable price.

19. The applicant must accept these conditions by signing a copy of this approval letter upon receipt thereof, and return to this Division.

Please display this consent clearly in your kindergarten or day-care Centre.

NAMIBIAN POST OFFICE
KLEINBERG BOX
12-04-2013
CUSTOMER OFFICE

52

Yours faithfully,

TOWN PLANNER

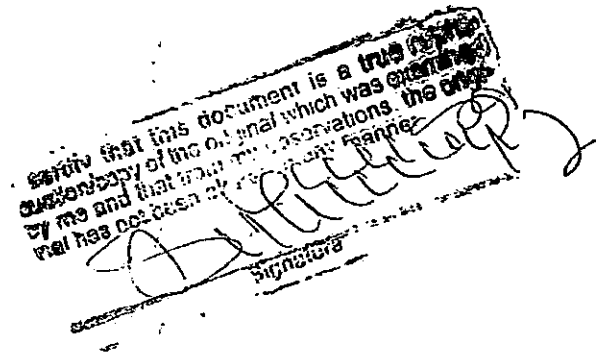
I ..... accept the above imposed conditions and agree to abide thereby:

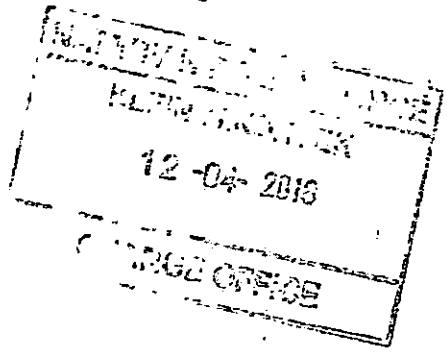
....11/02/14.....

Signature of applicant **Date**

cc: 1. Manager Billing
Mrs. A. I. Xaba

2. Mr. I Kahiurika
Building Inspectorate





Classifieds

namibian

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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MANUEL FINANCIAL SERVICES

EMERGENCY CASE

APPLY FOR A LOAN

from Anywhere in Namibia at Any time. Get instant cash with a few clicks at http://www.manuelfinance.com It's fast, timely and straight forward. Don't be helpless when the unexpected happens. Call. 061225352.

WhatsApp: +264817009326 or Email: info@manuelfinance.com.

Do you urgently need cash? Park your car and get up to 30% of it's value! Cash to your account in 30 min! No payslip, no bank statement, just the car! Auto cash 061-400676 It's that simple! CLAC210005234

Services • General •

NDASHIPOLA BUILDING CC. Cell: 081-277-2637/ 081-341-6407 For all your building Renovations, Welding, Paving, Painting, Carpenter, Tiling & Electrical Needs. P O Box 61743, Katutura, Windhoek CLAC210005230

Education & Training • Education & Training •

Mansfield Academy Mid Year Intakes
- Diploma Primary • Pre-Primary education
- Certificate in Health Care assistant leading to Nursing + job opportunity in UK and Germany
- Grade 11 & 12 support classes, afternoon care Grade 1-12
- Earth Moving machinery training

Call: 0814766473 / 0814469069 CLAC210005400

Extra Classes Grade 1-12. Register at Training Academy Intensive Exam Preparation with highly qualified TUTORS. Pass guaranteed. Contact 0813499343/ 0815840037 CLAC210005848

Employment • Offered •

Drivers needed with own transport for deliveries in Windhoek, after hours & weekends. For more details, contact Zone or JP at Dot-A-Meal on 081612 1542 or 0812092259 CLAC210005577

One factory executive manager needed. Stock management, window treatment measurements / manufacturing / installation. 6+ years management experience, proficient Chinese communication, good work ethics. CVs to caoizhr1@gmail.com CLAC210005900

One embroidery machine specialist needed. Depth knowledge in various embroidery machines, operate / repair / maintain, ability to train, basic knowledge in fashion and fabrics. CVs to caoizhr1@gmail.com CLAC210005801

One quilting machine technician / specialist needed. 6+ years experience in quilting manufacturing, machines coded ad hoc, operate/ service/ maintain quilting machines. CVs to caoizhr1@gmail.com CLAC210005803

Sales Consultants needed. We offer a Performance Bonus Package & Bonus Incentives. If you stay in Windhoek, please call 081 249 1193 to book an interview. CLAC210005261

Employment • Offered •

NOW HIRING

For UK / Canada / Dubai

[illegible]

Call 00 27 11 872 0054 / 00 27 78 481 7253

Email [illegible]

Web [illegible]

Booking Fee R2500.00

Employment • Wanted •

A hardworking lady looking for a job as domestic worker, Kindergarten teacher (Third year of Diploma). 5 days per week. 0812684526/ 0812604143 CLAC210005851

Employment • Wanted •

32 year old lady looking for a domestic work for Monday- Friday. 0812224430 CLAC210005852

I am looking for a taxi to drive in Windhoek on contract. Please contact 0818316285/ 0814548700 CLAC210005879

Goods • For Sale •

SANDFONTEIN SPECIAL. Building Sand/Garden Soil @ N$1250/5m³, Building Sand @ N$2300/10m³. Truck Hire N$500per hour Tel: 061 258676 Cel Nr: 0817866142 CLAC210005609

Goods • Auction •

NAMAGRI Properties presents Plots Warehouses and other Properties on Online Auction Visit www.namagri.com Alex McDonald 0811226321 CLAC210005445

Hospitality • Hospitality •

SHARON ROSE GUESTHOUSE: Windhoek North next to Central Hospital and Rhino Park Hospital. 3 Stephenson Street. Beautiful rooms, bathroom, Wi-Fi 0814439919/ 061-226422 CLAC210005321

Housing & Property • Wanted •

URGENTLY LOOKING for houses in Windhoek to buy for approved and cash clients, between N$200 000 – N$2.5 million. 0812000320. Getten Real Estate CLAC210005288

Housing & Property • For Rent •

Pionierspark: Very Popular 2 Bedroom apartment to let in secure family - friendly complex. Rent N$ 7 590. CALL 081 293 5563 CLAC210005272

Eros: Backyard flat, huge and quite area. One person N$5,500 per month, Water & electricity included. Katutura: 2 bedroom house with carport N$5000 p/m. Call 0812775194 CLAC210005292

Housing & Property • For Rent •

IZABELLE COURT- VISAREND ST, NEXT TO OK MINIMARK KHOMASDAL: 2 Bedroom Flat. Rent N$ 5,500, Deposit N$ 5,500 .Excl Water And Electricity. Contact Julia Or Sara 0812205029 For Viewing CLAC210005487

To Let: Southern Industrial. 400m² warehouse/workshop with 800m² secure yard with two separate entrances Ideal for car rental/workshop. Only N$29000excl. Vat. Available 1 September 2021. Call JP 081 2092258 CLAC210005575

Academia: Room for rent student accomodation N$2000 per person p/m, fully furnished, W&E included, gym and DSTV paid for. Hurry few spaces left. Windhoek West: Room for rent N$4500 p/m Contact: 0818574276 CLAC210005581

A COZY OUTSIDE ROOM TO RENT: WITH AIR-CONDITION, built in stove, built in cupboards own shower, braai area, boundary walls electric fence water inclusive. For N$3500. Contact 0811450771. CLAC210005712

Swakopmund: HOUSE FOR RENT Tamariskia Ext 3, Newly build Three bedroom house and garage.. Price: N$7,500 p/m W&E excluded. Contacts 0811500340/ 0813003606 CLAC210005731

Vego Real Estates - Residential Lease - 081252900
1. OTJOMUISE GARDEN - 2 Bedroom flat - N$5,500.
2. KHOMASDAL PRIMERO COURT - 2 bedroom flat N$6,500.
3. ROCKY VALLEY - 2 Bedroom Flat on the 2nd [illegible]oor (water included) N$5,700.
4. PIONEERSPARK ZENIA PARK - 1 Bedroom flat with single garage N$7,000.
5. WINDHOEK WEST Rainbow Court - 2 bedroom flat, 1 bathroom N$4,500.
6. RIVERPORT - 2 Bedroom flat, 1 bathroom N$7,000.
7. ELISENHEIM- 2 Bedroom flat with 2 bathroom, garage N$7,500.
8. PIONEERSPARK WESTVALE - 2 Bedroom flat N$8,000.
9. ROCKY CREST - 3 Bedroom house with 1 bathroom, water included N$7,500.
10. WINDHOEK CENTRAL ALEXANDRA COURT - 2 Bedroom first floor flat N$8,000.
11. ELISENHEIM JERICHO HEIGHT - 3 Bedroom flat with 2 bathroom, garage N$9,000.
12. PIONEERSPARK MONTELEON - 3 Bedroom ground floor unit with small courtyard (Water included) N$9,500.
13. ACADEMIA Landscape - 3 bedroom townhouse 3 bathroom with single garage N$11,500
14. SWAKOPMUND VINETA - Fully furnished 3 bedroom house with 2 bedroom backyard flat N$18,000.
15. KLEINE KUPPE - Olivia Estates 3 bedroom townhouse N$17,500 / Furnished N$23,000.

CALL 0810282381 / 0814045220 / 0813440059 / 0816077143 / 0816574584 / 0816373064 CLAC210005810

Rocky Crest: 2 bedro[illegible] flat in complex, bath & showe[illegible], open [illegible]con, alarm, remote gate [illegible] parking N$6500 p[illegible]500 deposit, excluding W&E. Available 1 September 2021. Call: 0816039870 CLAC210005815

Housing & Property • For Rent •

Wanaheda: Spacious outside room with a kitchen & own bathroom available to rent N$2,200 p/m. W&E included. Strictly no sharing. Dial 0812782724 CLAC210005819

HOUSE TO RENT IN RUNDU CBD, 3 Bedrooms, 1.5 Bathroom, Open Plan Modern Kitchen, Living Room And Dining Room, Huge Yard, Double Carport, Very Safe Place Near City Center. Price N$ 5000. Please contact 0816245791 / 0811500308 CLAC210005262

Housing & Property • For Sale •

Osona Village Development. Phase 8 Houses now available ready to move in 3 bedroom houses with, Solar Geysers, BIC in all bedrooms and BIC and De[illegible]tove in the Kitchen ERF SIZE [illegible] NB: We pay [illegible] commission to the public and Agents are also we[illegible]. Contact Rachel on 0815142941 or visit us at Osona Village every Saturday for viewing. CLAC210004555

Plot for sale, cash only. Havana for N$290 000. Otjomuise for N$350 000. A house for N$500 000 in Goreangab Dam and Shadumbala N$850 000. Please contact 0812605630 CLAC210005345

Motoring • Vehicles for Sale •

FOR SALE



2014, Ford Eco-Sport, 79500km, Manual, 1.3L. Local, N$89500 Call: 0812685051

2014 Ford Ranger, single cab, 155000km, mag rim, perfect condition N$120,000 negotiable. Toyota Haice combi N$35,000 Call: 0813243850 CLAC210005715

CAR FOR SALE. HONDA FIT, new shape, Price N$65 000. And Nissan Murano. Price N$65 000. All prices are negotiable. Contact 0816523759/ 0816052902 CLAC210005843

Notices • Legal •

NOTICE

Take note that Winplan Town and Regional Planning Consultants, on behalf of the registered owners intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

• REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

Erf 2370 Klein Windhoek is located at c/o Dr Kwame Nkurumah and Veronica Street and measures 1427m². Our client have been operating the One World Montessori School on Erf 2370 Klein Windhoek since 2012 (with the consent of the City of Windhoek) under the Resident Occupation Policy of the City of Windhoek.

The proposed draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. This draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.

It is not anticipated that the existing school will intensify their operations following the rezoning and no adverse effect on the neighborhood is foreseen.

Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme and Council stipulations.

Take notice that the locality plan of the intended rezoning lies open for inspection at the Winplan office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 14 September 2021.

Applicant: Winplan Town and Regional Planning Consultants P O Box 90761 Klein Windhoek Tel: 061-246761 E-mail: winplan@winplan.com.na CLAC210005772

MINISTRY OF TRADE & INDUSTRY LIQUOR ACT 1998 NOTICE OF APPLICATION TO A COMMITTEE TERMS OF THE LIQUOR ACT 1998 (regulations 14, 28 & 30)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:
1. Name and postal address of applicant: ADUA-LISA AMUPADHI
2. Name of business or proposed business to which application relates: OLIVE BISTRO & CATERING CC
3. Address / location of premises to which application relates: ERF 2201, SAM NUJOMA DRIVE, WINDHOEK WEST, WINDHOEK
4. Nature and details of application: WE ARE IN RESTAURANT BUSINESS. WE NEED TO SELL BEERS, CIDERS, WINE AND HOTSTUFF.
5. Clerk of the court with whom application will be lodged: WINDHOEK
6. Date on which application will be lodged: 1 SEPTEMBER 2021
7. Date of meeting of Committee at which application will be heard: 13 OCTOBER 2021

Any objection or written submission in terms of section 25 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard. CLAC210005943

IN THE HIGH COURT OF NAMIBIA (MAIN DIVISION – WINDHOEK) CASE NO: HC-MD-CIV-ACT-CON-2020/04505 In the matter between: SMALL AND MEDIUM ENTERPRISES BANK LIMITED EXECUTION CREDITOR and AMA PROGRESSIVE BUILDING SERVICES CC 1ST EXECUTION DEBTOR JOHANNES UIRAB 2ND EXECUTION DEBTOR PAULINA CECILIA GOAGOSES 3RD EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on 28th of JANUARY 2021 in the abovementioned case, a judicial sale by public auction will be held on the 04th of SEPTEMBER 2021 at 09H30, 422 INDEPENDENCE AVENUE, WINDHOEK, REPUBLIC OF NAMIBIA of the following:

GOODS:
1 X WHITE TOYOTA HILUX N 202-083 W

CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to the highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by EFT.

DATED AT WINDHOEK THIS 19TH day of JULY 2021.

REGISTRAR OF THE HIGH COURT KATJAERUA LEGAL PRACTITIONERS Legal Practitioner for Judgement Creditor 1ST Floor, Heritage square 100 Robert Mugabe WINDHOEK (Ref: SME1/0204) CLAC210005838

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION: WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2016/03898 In the matter between: GUANGXI INTERNATIONAL CONSTRUCTION ENGINEERING NAMIBIA CC PLAINTIFF And GATEWAY HOLDINGS (PTY) LTD DEFENDANT NOTICE OF SALE IN EXECUTION IN EXECUTION of an Order granted by the above Honourable Court on the 28th of June 2017, the following immovable properties will be sold without reserve; and "voetstoots" by the Deputy Sheriff for the district of Tsumeb on Friday, the 3rd of September 2021 at 10:00 in front of the erven, Tsumeb, Republic of Namibia:

1. CERTAIN: ERF NO. 3334 (A PORTION OF ERF NO. 30930) TSUMEB (EXTENSION NO. 4) SITUATE: IN THE MUNICIPALITY OF TSUMEB REGISTRATION DIVISION "B" OSHIKOTO REGION MEASURING: 1143 (ONE ONE FOUR THREE) SQUARE METRES
2. CERTAIN: ERF NO. 3335 (A PORTION OF ERF NO. 30930) TSUMEB (EXTENSION NO. 4) SITUATE: IN THE MUNICIPALITY OF TSUMEB REGISTRATION DIVISION "B" OSHIKOTO REGION MEASURING: 1611 (ONE SIX ONE ONE) SQUARE METRES
3. CERTAIN: ERF NO. 3336 (A PORTION OF ERF NO. 30930) TSUMEB (EXTENSION NO. 4) SITUATE: IN THE MUNICIPALITY OF TSUMEB REGISTRATION DIVISION "B" OSHIKOTO REGION MEASURING: 1360 (ONE THREE SIX ZERO) SQUARE METRES

ALL THREE PROPERTIES HELD BY CERTIFICATE OF REGISTERED TITLE NO. T 8775/2018

IMPROVEMENTS: 3x Vacant Erven

The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff, Tsumeb and at the Plaintiff's Legal Practitioners, Behrens & Pfeffer, at the under-mentioned address.

DATED AT WINDHOEK ON THIS 25TH DAY OF JULY 2021.

BEHRENS & PFEFFER PER: W.H. PFEFFER LEGAL PRACTITIONER FOR PLAINTIFFS SUITE 141, MAERUA MALL CENTAURUS ROAD WINDHOEK WHP/AVG391 CLAC210005786

IN THE HIGH COURT OF NAMIBIA (MAIN DIVISION) CASE NO: 2343/2020 In the matter between: MAX ILEKA EXECUTION CREDITOR and MARTIN SHEKUNDJA EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION A SALE IN EXECUTION will be held by public auction on FRIDAY the 3rd & 4th of SEPTEMBER 2021 at the PORTION 5 OF PLOT 37 NEUBAUS on the Brakwater service road, during which there will be a sale in execution as a result of an attachment made on the 10 AUGUST 2021 and under a Warrant of Execution issued on the 04 March 2021 by the above-named MAX ILEKA (Execution Creditor) against MARTIN SHEKUNDJA (Execution Debtor):

1 x RED MERCEDES BENZ C63 AMG WITH THE NUMBER PLATE: N 29717 W

TERMS: "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER

Dated at WINDHOEK on this 18th day of AUGUST 2021.

AFFOLOS SHAKELENI LAWYERS LEGAL PRACTITIONERS FOR EXECUTION CREDITOR/PLAINTIFF UNIT A, TRIFT PLACE TRIFT STREET AUSSPANPLATZ WINDHOEK (P 5/20/AAB) CLAC210005263

In the Magistrate Court for the district of WINDHOEK held at WINDHOEK CASE NO: 4578/19 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED EXECUTION CREDITOR and ERASTUS KAKORO EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION IN EXECUTION OF COURT ORDER of THE MAGISTRATE COURT FOR THE DISTRICT OF WINDHOEK, NAMIBIA, given on 18 September 2019 in the abovementioned case, a judicial sale by public auction will be held on 3 September 2021 at 09h00 at PORTION 5 OF PLOT 37, NUEBAUS ON THE BRAKWATER SERVICE ROAD of the following:

GOODS:
1 x FORD PICK-UP RANGER WHITE REGISTRATION NUMBER: N 57164 W

CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to the highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by bank guaranteed cheque.

DATED AT WINDHOEK THIS DAY OF AUGUST 2021.

REGISTRAR OF THE HIGH COURT KATJAERUA LEGAL PRACTITIONERS Legal Practitioner for Execution Creditor

DISCLAIMER ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH POTENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

Housing & Property
• For Sale •

BVL Properties Exclusive mandate
Okahandja Smarties house 3 bedrooms, 2 bathrooms, garage, N$ 950 000.
Katutura apartment 2 bedrooms, 1 bathroom, open plan kitchen, balcony 550 000.
Contact Palmira 0812955329.
CLAO21000025

Hochland Park: 5 bedroom, 2 bathrooms, kitchen, tv room, lounge, dining area, 1 bedroom flat, pool, double garage, barbeque area, entertainment area. N$2 million negotiable.
Khomasdal: 3 bedroom house, 2 bathroom, kitchen, dining area, lounge, carport and 2 bedroom flat, 400sqm. N$1,750 000.
Swakopmund: 4 bedroom house new, N$2.2million Vineta.
Eros: 3 bedroom flat 1st floor. N$1,150million.
Call: 0812775194
CLAO21005207

JULES PROPERTY BOUTIQUE. FOR SALE
1. Khomasdal: 4 bedroom secured house with bathrooms, 2 bedroom outside flat N$1,-650million.
2. Khomasdal: 3 bedroom house with 2 bathrooms flat & bachelor N$1,550million.
3. Windhoek West: 4 bedroom house with 2 flats N$2,9million.
4. Rocky Crest: 4 bedroom house with 4 bathrooms + 2 bedroom flat N$1,750million.
5. Ludwigdorf: 11sqm, Erven for sale N$3million.
6. Brakwater: 5 hectare plot N$3 million.
7. Kleine Kuppe: 3 bedroom house, 3 bathrooms + 2 bedroom flat N$3,6million.
8. Cimbebasia: 3 bedroom house with 2 bathrooms N$1,-490million.
Contact Jules 0813179067
CLAO21005703

Housing & Property
• Wanted •

CASH BUYERS AND BANK APPROVED CLIENTS urgently looking for houses to buy. Never let your house to be auctioned. Please Call Hilary 0813500256.
CLAO21005207

Motoring
• Vehicles for Sale •

CAR FOR SALE



AMAROK
2016 MODEL
174093 KM
Manual 4 motion
CONTACT
0812577348

Notices
• Legal •

HC-MD-CIV-ACT-MAT-2020/02077
IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK
ON TUESDAY, THE 17th DAY OF AUGUST 2021
BEFORE THE HONOURABLE JUSTICE SIBEYA
In the matter between:
FRANS VALOMBOLA PLAINTIFF and NDINELAGO NDAPEWAOMAGANO VALOMBOLA (BORN NAMBASHU) DEFENDANT
COURT ORDER
Having heard MR LOMBAARD on behalf of the Plaintiff and having read the pleadings for HC-MD-CIV-ACT-MAT-2020/02677 and other documents filed of record and having heard evidence:
IT IS HEREBY ORDERED THAT.
1. The court grants judgment for the plaintiff for an order for Restitution of Conjugal Rights and orders the defendant to return to or receive the plaintiff on or before 28 September 2021, failing which, to show cause, if any, to this court on the 26 October 2021 at 14:00, why:
2. The bonds of the marriage subsisting between the plaintiff and the defendant should not be dissolved.
3. The Plaintiff should not be awarded custody of the minor child namely, Melia Peuyo-hafo Valombola, born on the 22 December 2011, and the Defendant shall not have reasonable access to the minor child;
4. The Plaintiff should not pay the medical, dental, pharmaceutical and opthalmogic (including spectacle and/or contact lenses) expenses incurred on behalf of the minor child for which doctor's prescriptions ...
5. The Plaintiff should not pay the tuition costs ... relating to extra-mural activities, pocket money, books and stationary of the minor child whilst she attend school and any costs in respect of tertiary and university education of the minor child, including the costs of hostel or alternatively accommodation should she show an aptitude therefore and make reasonable progress therein and as such costs is not covered by bursaries;
6. The joint estate should not be divided.
BY ORDER OF THE COURT
REGISTRAR
TO: BORRIS ERASMUS
On behalf of Plaintiff
PD Theron & Associates
Ground Floor
Agri House
114 Robert Mugabe Avenue
Windhoek, Khomas, Namibia, 9000
AND TO: Ndinelago Ndapewaomagano Valombola (Born Nambashu)
Defendant
Erf 85565 Omurunga Street
Katutura, Windhoek, Khomas
Namibia
CLAO21006254

NOTICE TO DEBTORS AND CREDITORS:
Estate late SALOMO SHEYA
In the estate of the late SALOMO SHEYA, NO. 1598/2021, Identity Number 50072000483, who was ordinarily resident at ERF NO 1533 ONDANGWA and who died at ONGWEDIVA on 23 MAY 2021.
All persons having claims against the above estate are hereby called upon to file their claims with the undersigned within 30 (Thirty) days from the date of the publication hereof.
DATED at Windhoek on this 27th day of AUGUST 2021
CARICIA BASSON LEGAL PRACTITIONERS
Attorney for Executor
Address;
P O BOX 97254
UNIT 5, THE VILLAGE
6 LUTHER STREET
Tel: +264 83 283 9116
Fax: +264 83 288 9118
Mobile: +264 81 159 5535
Email: legal@caricabasson.com
CLAO21005647

NOTICE
Take note that Winplan Town and Regional Planning Consultants, on behalf of the registered owners intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:
• REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"
Erf 2370 Klein Windhoek is located at c/o Dr Kwame Nkurumah and Veronica Street and measures 1427m². Our client have been operating the One World Montessori School on Erf 2370 Klein Windhoek since 2012 (with the consent of the City of Windhoek) under the Resident Occupation Policy of the City of Windhoek.
The proposed draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. This draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.
It is not anticipated that the existing school will intensify their operations following the rezoning and no adverse effect on the neighbourhood is foreseen.
Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme and Council stipulations.
Take notice that the locality plan of the intended rezoning lies open for inspection at the Winplan office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 14 September 2021.
Applicant: Winplan Town and Regional Planning Consultants
P O Box 9076, Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na
CLAO21005722

SPECIAL CONSENT LETTER
Take note that I, the owner of Erf 861 Maharero Street Epako, Mr. H P Philander herewith is applying to the Gobabis Municipal Council in terms of Clause 7 of the Gobabis Town Planning Scheme, for Council's special consent for the construction of an Additional Dwelling Unit on Erf 861 Epako. The current intentions are to use the building for Residential purposes. Further take note that this same notice is posted and will be noticeable for 28 days on Erf 861 Epako and on the Public Notice boards of all Gobabis Municipal Council Offices. Further note that any person objecting the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Gobabis Municipal Council and with the applicant in writing within 14 days of the last publication of this notice The last day for any objection is 20 September 2021.
Mr. H. P. Philander
P. O Box 402, Gobabis
Cell: +25481 281 9858
CLAO21005033

STANDARD NOTICE - THREE STOREY DWELLING UNIT CONSTRUCTION
Notice that the owner, A. Kamati and E Salomo, of Erf 735 Terrace Street, Kleine Kuppe, intends to apply to the Windhoek Municipal Council to construct a three Storey dwelling unit on Erf 735 Terrace Street, Kleine Kuppe, Windhoek.
The owner's current intentions are to erect and use the building for Residential Purposes.
Further, take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal Office, Rev. Michael Scott Street, Windhoek.
Further, take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, ... 524), and with the Applicant/ Consultant within 14 days of the last publication of this notice.
The last day for any objection is 10 September 2021.
Dated on the 20 August 2021, in Windhoek, Namibia
Name: A.Kamati/ E.Salomo
Address: P.O Box 40986 Ausspannplatz
Contact Details (Applicant/ Owner): 081 247 2126 / 081 274 0069.
Contact Details (Architectural Designer): 081 444 7823
CLAO21005831

HC-MD-CIV-ACT-CON-2018/02551
IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK
ON MONDAY, THE 23rd DAY OF AUGUST 2021
BEFORE THE HONOURABLE JUSTICE MASUKU
In the matter between:
NEDBANK NAMIBIA LIMITED PLAINTIFF and CLANWILLIAM LODGE AND SPA (PTY) LTD
EARLE SPENCER TAYLOR
1st DEFENDANT
2nd DEFENDANT
ANNE MARIE BARRET TAYLOR
3rd DEFENDANT
COURT ORDER
Having heard MR. KARUAIHE on behalf of the Applicant and having read the pleadings for HC-MD-CIV-ACT-CON-2018/02551 and other documents filed of record:
IT IS HEREBY ORDERED THAT:
The case is postponed to 24 September 2021 at 10:00 for Residual Court Roll hearing (Reason:
to enable Defendant to obtain Legal Representation).
BY ORDER OF THE COURT
REGISTRAR
TO:
REYA KARUAIHE
On behalf of Plaintiff
Koep & Partners
33 Schanzen Road
Windhoek, Namibia
AND TO:
CLANWILLIAM LODGE AND SPA (PTY) LTD
1st Defendant, 1st Floor
Vineyards Square South
The Vineyards Office Estate
99 Jip De Jager Road
Bellville 7530, South Africa
EARLE SPENCER TAYLOR
2nd Defendant
PO BOX3665, WINDHOEK
KHOMAS, Namibia
ANNE MARIE BARRET TAYLOR
3rd Defendant
PO BOX3665, WINDHOEK
KHOMAS, Namibia, 900
CLAO21005056

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION WINDHOEK
CASE NO: 12297/2012
In the matter between:
STANDARD BANK NAMIBIA LIMITED JUDGMENT CREDITOR and STANLEY EDWARD GAWANAB JUDGMENT DEBTOR NOTICE OF SALE IN EXECUTION
In the execution of an Order of the above Honourable Court dated 5th of October 2012 the following goods will be sold in execution commencing online from 10h00 on Friday, the 10th of September 2021 and ending at 10h00 on Monday, the 13th of September 2021 by the Deputy-Sheriff for the district of Swakopmund at Erf No. 4856, John Otto Nankudhi Street, Swakopmund, Republic of Namibia.
1x Whirlpool Fridge
1x Small Sinotec Flatscreen Television
1x Small Wooden Cupboard
1x Small Wooden Table
TERMS: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER
DATED AT WINDHOEK ON THIS 16TH DAY OF AUGUST 2021.
BEHRENS & PFEIFFER
PER: R. P. BEHRENS
LEGAL PRACTITIONER FOR PLAINTIFF, SUITE 141, MAERUA MALL, CENTAURUS ROAD, WINDHOEK
RPB/sh/S2977
CLAO21005026

TO WHOM IT MAY CONCERN
Please take note that Urban Dynamics Africa (PTY) Ltd, intends to apply to the Onipa Town Council and the Urban and Regional Planning Board for consent to establish a new township. The township is to be established on Portion 12 of Onipa Town and Townlands No.1164. The Township will consist of 113 erven.
Please further take note that -
(a) the plan lies for inspection at Onipa Town Council property and Land Managment office;
(b) any person having objections to the establishment or extensions concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the council/the Board and with the applicant within 14 days of the last publication of this notice (5th October 2021).
CALL FOR PUBLIC PARTICIPATION. Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act, 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012 for the following:
To establish a township on Portion 12 (Development Workshop development) in Onipa, Onandjokwe within the Oshikoto Region.
PUBLIC MEETING
A public meeting will be held for I&AP's on 31st August 2021 @ 10.00 am
Venue: DW site (Old Church Buildings, Onithandi)
Proponent: Onipa Town Council Project
Location: -17.915291 S, 16.033139 E
In light of the present Covid 19 pandemic and the Namibian Government's regulations prohibiting, public meetings with more than 100 people, we invite interested and affected parties to register for the meeting and indicate meeting attendance via SMS to Heidri Nel (081 651 7336), or at Onipa Town Council with Ms Martha Iitula (+264 65 245700).
INTERESTED AND AFFECTED PARTIES
I&AP's are also invited to register to receive a background information document and/or submit their written comments/ questions/concerns before 5th October 2021 to
Heidri Nel at email: heidri@udanam.com Fax: 061 240 309, or Phone: 061 240 300.
CLAO21005870

IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION – WINDHOEK.
CASE NO: HC-MD-CIV-ACT-CON-2018/01043
In the matter between, BANK WINDHOEK LIMITED PLAINTIFF and COTTAGE VILLAGE UNIT NUMBER ELEVEN CC FIRST DEFENDANT, KETU TWO THOUSAND INVESTMENTS NUMBER ONE CC SECOND DEFENDANT, JOSUA SHEELONGO NATANGWEYA MWETUPUNGA THIRD DEFENDANT.
NOTICE OF SALE IN EXECUTION IN EXECUTION of a Judgment of the above Honourable Court in the above action, a sale without reserve plus interest at 13.5% per annum from 3rd of March 2018 will be held by the Deputy Sheriff, Walvisbay, at ERF 1061 (A PORTION OF ERF 785), TAMARISKIA, SWAKOPMUND, on 9th OF SEPTEMBER 2021, at 10h00, of the undermentioned property.
CERTAIN:
Erf 1061 (A portion of Erf 785)
SITUATE:
In the Municipality of Swakopmund
MEASURING:
91 (Nine one) Square Meters
IMPROVEMENTS:
Open plan lounge/kitchen with build-in cupboards
And build-in stove, 3 bedrooms with build-in
Cupboards, 2 bathroom and single garage.
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Walvis bay and at the offices of the Execution Creditor's Attorneys.
DATED at WINDHOEK this 21ST day of JULY 2021.
DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS FOR THE PLAINTIFF
WKH HOUSE, 3rd FLOOR JAN JONKER ROAD
AUSSPANNPLATZ, WINDHOEK
(Ref: MAT24032)
CLAO21005057

CASE NO: HC-MD-CIV-ACT-CON-2019/04958
IN THE HIGH COURT OF NAMIBIA
In the matter between:
KAUNAPAUA NDILULA N.O. PLAINTIFF and MODERN CONCEPTS FURNITURE CC FIRST DEFENDANT, AMANDA VAN DER COLFF SECOND DEFENDANT, ABRAHAM JOHANNES VAN DER COLFF, THIRD DEFENDANT, THEOFELUS MBERIRUA FOURTH DEFENDANT, BAIER, BUILDING SUPPLIES CC FIFTH DEFENDANT, NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Defendants granted by the above Honourable Court on the 18th August 2016, the following will be sold by public/online auction as from the 10TH SEPTEMBER 2021 at 10h00 until 13TH SEPTEMBER 2021 at 10h00 at John Otto Nankudu Street, Swakopmund, by the Deputy Sheriff of Swakopmund:
1x L-Shape Lounge Suite
2x Carpets
1x Coffee Table
1x Television Cabinet
1x 3 Seater Couch
1x Large Garden bench
1x Single Chair
1x Panasonic Microwave
4x Bar Chairs
1x Garden Bench
1x Wooden Cabinet
1x KIC Fridge
1x Defy Dishwasher
1x Defy Washing machine
7x Portraits
1x Headboard with 2 bedside tables
1x Giant Bicycle
TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER.
Registration for auction can be done on https://vendushoei.net/m?id=202. Alternatively, the link can be found on Bay Auctioneers' Facebook page.
DATED at WINDHOEK this 12TH day of AUGUST 2021.
DR WEDER KAUTA & HOVEKA INC, WKH House, Jan Jonker Road, WINDHOEK
Ref: MAT58600
CLAO21005622

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF WINDHOEK HELD AT WINDHOEK
CASE NO: 1921/2021
In the matter between: KINGLAND PARK CC. JUDGMENT CREDITOR and POLAR POWER NAMIBIA (PROPRIETARY) LIMITED FIRST JUDGMENT DEBTOR ANDRE HERBST SECOND JUDGMENT DEBTOR
NOTICE OF SALE IN EXECUTION
IN PURSUANCE of a Judgment of the above Honourable Court dated 7th day of May 2021 the following goods will be sold in execution on Friday, the 10th of September 2021 at 10h00 by the Messenger of the Court for the district of Windhoek at Unit No. 1, Kingland Park, Nickel Street, Prosperita, Windhoek, Republic of Namibia
1x Table
8x Chairs
1x Canon Printer
2x Dell Screens
2x Office Desks
4x Office Chairs
3x Office Desks
1x Dell Screen
3x Chairs
1x Angel
1x Fridge
1x Microwave
1x Russel Hobbs Kettle
1x Box Glasses and Saucers
1x Black Kettle
1x Canon Printer
4x Office Desks
4x Chairs
1x Dell Screen
1x Small Cabinet
1x Steel Container
1x Wooden Cabinet
1x Bosch Gim80
1x Lounge Suite Chair
1x Lounge Suite Bench
1x Round Table
1x Suitcase
1x Blue Cupboard with Tools
1x Round Table
4x Chairs
1x Trailer CEM 29646
1x Generator
2x Honda GIP 160 Engines
1x Trolley Jack
2x Blue Toolbox Tools
2x Boxes with Parts
7x Rolls Cable
1x Slotted Braai
Various Boxes with Parts
1x Gas Bottle
1x Ladder
3x Wheelbarrows
6x Shovels
6x Pick-Axe
1x Information Board
2x Elephant Pot
3x Rakes
1x Pick-Axe
2x Shovels
1x Jerry Can
3x Red Plastic Jugs
2x Camping Chairs
3x Polar Power Boxes
2x Motor Bumpers
2x Springs
6x Beds
1x Sleeping Bag
2x Popieps, Various Iron, Various Cables
54x Boxes FCSMG Chips
18x Cans Paint
6x Boxes Fibre Cable
1x Battery Cupboard
1x Box Lighting Rods
1x Mesh, Various Poles
8x Plastic Jugs
1x Canon Road Bank
1x Roctor
TERMS: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER.
DATED AT WINDHOEK ON THIS 10TH DAY OF AUGUST 2021.
BEHRENS & PFEIFFER
PER: R. P. BEHRENS
LEGAL PRACTITIONERS FOR JUDGMENT CREDITOR
SUITE 141, MAERUA MALL
WINDHOEK
RPB/sh/K507
CLAO21005343

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION WINDHOEK
CASE NO: HC-MD-CIV-ACT-CON-2020/04308
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and GERTJIE GERSON ROOI DEFENDANT
NOTICE OF SALE IN EXECUTION
In execution of an order handed down by the above Honourable Court on the 19TH of FEBRUARY 2021 in the abovementioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of Swakopmund on the 10th of SEPTEMBER 2021 at 10h00 at BAY AUCTIONEERS, JOHN OTTO NANKUDU STREET, SWAKOPMUND, REPUBLIC OF NAMIBIA.
List of Goods to be sold:
1. 2 Piece Lounge suit
2. 1 x Skyworth Flat screen TV
3. 1 x KIC Silver Fridge
4. 1 x Silver Chevrolet Cruz (VIN no: KL1JF69E9FK028822, ENG no: F16D4150060875, REG no: N 20329 S)
CONDITIONS OF SALE:
1. "VOETSTOOTS" - CASH TO THE HIGHEST BIDDER.
DATED at WINDHOEK on this the 6th day of AUGUST 2021.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF, 33 SCHANZEN ROAD, WINDHOEK
(SN/ma/7728-4/DEB557)
CLAO21005406

AUCTION – 04 SEPTEMBER 2021
IN LIQUIDATION: JCBS UNLIMITED. IN LIQUIDATION: BOCK IN LIQUIDATION: BUS BUILDERS. MASSIVE AUCTION AT RAMATEX
The following goods will be sold in execution by public auction 04th of SEPTEMBER 2021, Registration start at 09h00, Auction starts at 10h00.
Venue: Ramatex, Otjomuise Road, Windhoek.
Viewing can be done from MONDAY, 30 AUGUST 2021 until 03 SEPTEMBER 2021 (09h00 to 10h30).
Inventory:
Various Vehicles
Welding Machines
Generators
Various furniture for offices and homes etc.
AND MUCH MUCH MORE.....
AND MUCH MUCH MORE.....
Visit our Website: www.esterhuizenauctions.com or Visit

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia Main Division: Windhoek
Case No: HC-MD-CIV-ACT-CON-2016/03656
In the matter between:
GUANGXI INTERNATIONAL CONSTRUCTION ENGINEERING NAMIBIA CC, Plaintiff
and
GATEWAY HOLDINGS (PTY) LTD, Defendant
NOTICE OF SALE IN EXECUTION IN EXECUTION of an Order granted by the above Honourable Court on the 28th of June 2017, the following immovable properties will be sold without reserve and "voetstoots" by the Deputy Sheriff for the district of Tsumeb on Friday, the 3rd of September 2021 at 10h00 in front of the erven, Tsumeb, Republic of Namibia:
1. Certain: Erf No. 3334 (A Portion Of Erf No. 30930) Tsumeb, (Extension No. 4)
Situated: In the Municipality of Tsumeb, Registration Division "B", Oshikoto Region.
Measuring: 1143 (One One Four Three) Square Metres
2. Certain: Erf No. 3335 (A Portion of Erf No. 30930) Tsumeb, (Extension No. 4)
Situated: In the Municipality of Tsumeb, Registration Division "B, Oshikoto Region
Measuring: 1611 (One Six One One) Square Metres
3. Certain: Erf No. 3336 (A Portion of Erf No. 30930) Tsumeb, (Extension No. 4)
Situated: In the Municipality of Tsumeb, Registration Division "B", Oshikoto Region
Measuring: 1360 (One [redacted]ree Six Zero) Square Metres
All three pr[redacted]
Certificate of Regist[redacted]
No. T 6775/2018
Improvements: 3x vacant erven.
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff, Tsumeb and at the Plaintiff's Legal Practitioners, Behrens& Pfeifler, at the under-mentioned address.
Dated at Windhoek on this 26th day of July 2021.
BEHRENS & PFEIFFER
PER: W. H. PFEIFFER
Legal Practitioner for Plaintiffs,
Suite 141, Maerua Mall
Centaurus Road
WINDHOEK
WHP/sh/G391
DSI02021003552?

IN THE High Court for the Republic of Namibia (Northern Division)
Held at Oshakati
Case: HC-NLD-LAB-AA-2021/00008
In the matter between: SAMUEL ERASTUS AND 24 OTHERS, 1st Execution Creditors and
AFRICAN CIVIL JV CHINA STATE CONSTRUCTION, Execution Debtor NOTICE OF SALE IN EXECUTION
IN THE EXECUTION of a judgment granted against the Defendant by the above Court, the following movable property will be sold in execution on the 23d of September at 12h00 at Advanced Refrigeration, Main Road, Oshakati, Republic of Namibia.
1x MGA Front loader, 1x Compact Roller, 2x Big concrete mixers.
CONDITIONS OF SALE: Voetstools and cash to the highest bidder.
Dated at Tsumeb on this 12th day of August 2021.
DEPUTY SHERIFF
FOR THE DISTRICT OF TSUMEB,
GROOTFONTEIN & OSHAKATI
P O Box 288
TSUMEB
DSI02021003372?2

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

035 Regskennisgewings Legal Notices

NOTICE: Take note that Winplan Town and Regional Planning Consultants, on behalf of the registered owners intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:
- REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (CORNER DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"
Erf 2370 Klein Windhoek is located on corner Dr Kwame Nkurumah and Veronica Street and measures 1427m². Our client have been operating the One World Montessori School on Erf 2370 Klein Windhoek since 2012 (with the consent of the City of Windhoek) under the Resident Occupation Policy of the City of Windhoek.
The proposed draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. This draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.
It is not anticipated that the existing school will intensify their operations following the rezoning and no adverse effect on the neighbourhood is foreseen.
Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme and Council stipulations.
Take notice that the locality plan of the intended rezoning lies open for inspection at the Winplan Office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 14 September 2021.
Applicant: Winplan Town and Regional Planning Consultants
P O Box 90761
Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na
DSI02021003391?2

IN THE High Court of Namibia (Main Division – Windhoek)
Case No: HC-MD-CIV-ACT-CON-2020/04505
In the matter between:
SMALL AND MEDIUM ENTERPRISES BANK LIMITED, Execution Creditor and
ANA PROGRESSIVE BUILDING SERVICES CC -1st Execution Debtor
JOHANNES UIRAB, 2nd Execution Debtor
PAULINA CECINA GOAGOSES, 3rd Execution Debtor
NOTICE OF SALE IN EXECUTION
In execution of a Court Order of the High Court of Namibia, given on the 28thof January 2021 in the above mentioned case, a judicial sale by public auction will be held on the 04th of September at 09H30, 422 Independence Avenue, Windhoek, Republic Of Namibia, of the following:
GOODS: 1x WHITE TOYOTA HILUX N 202-063 W
CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to the highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in cash or by EFT.
Dated at Windhoek on this 19th day of July 2021.
REGISTRAR OF THE HIGH COURT
KATJAERUA LEGAL PRACTITIONERS
Legal Practitioner for Judgement Creditor
1ST Floor, Heritage square
100 Robert Mugabe
WINDHOEK
(Ref: SMEI/0204)
DSI0202100309273

CEMENTATION LEWCOR JOINT VENTURE

70 North Street
Okahandja
Namibia
1005
Enquiries: Yulande Scholtz

Cementation Lewcor JV specific roles for Newspaper Advertising – B2G- MRCL-B2G-JA-008

Certificated Miner (Underground)	- Grade 12 or equivalent - Learner Miner Code of Practice - Underground Blasting Certificate - Good English communication skills [Written and verbal]	- At least 4 years of experience in an underground mining environment - Working knowledge of health and safety procedures, policies and standards - Experience working with underground trackless mining equipment	- Provides input into monthly planning and planning per shift in consultation with the Shift Supervisor to achieve production targets. - Directs and supervises drilling and blasting activities per shift - Conducts daily meetings to discuss health and safety issues and work tasks. - Monitors time and attendance, performs quality management activities and completes paperwork required for control purposes and progress reporting - Self and team comply with the lock out systems required on machinery and equipment - Effective self and team management and alignment with M&RC's values and leadership initiatives - Self and team wear correct PPE at all times
LHD Operator (Underground)	- Grade 12 or equivalent - Certified competent as a LHD Operator - Valid B Driver's License - Good English communication skills [Written and verbal]	- At least 3 years of experience operating a LHD underground - Sound understanding of BOOYCO / PDS [Proximity Detective Systems]	- Safe operation of the trackless mechanised mining equipment in line with OEM standards to achieve daily production targets - Safe and effective side loading of dump trucks - Safe and effective hauling of broken ore in an underground environment - Reporting of daily hauling tonnages - Compliance with M&RC standards, policies, procedures and safety protocols - Cost containment by ensuring machine is operated to best practices with regular basic equipment maintenance - Effective teamwork and knowledge sharing, best way to tip, tram and load. - Effective self-management and alignment with M&RC's values and leadership initiatives - Self and team wear correct PPE at all times
Dump Truck Operator (Underground)	- Grade 12 or equivalent - OEM Dump Truck Certificate - Gas Testing Certificates - Valid B Driver's License - Good English communication skills [Written and verbal]	- At least 3 years of experience as a Dump Truck Operator in an underground mining environment	- Safe and effective operation of a dump truck underground and on surface - Attend pre-shift meetings and complete daily check lists and log books as per procedures - Conduct gas testing prior to entering an area - Report daily hauling tonnages - Timeous reporting of breakdowns and mechanical/electrical problems - Basic equipment maintenance and good housekeeping
General Worker Change House	- Grade 12 or equivalent - Knowledge of heavy duty chemicals - Good English communication skills [Written and verbal]	- At least 1 year of working experience as a Cleaner with experience in the operation of washing machines, heating, dehumidifying units, vacuum chambers and dryers, preferably in a mining environment	- Maintain the daily cleanliness of the change-houses and shower facilities - Safe operation of heating facilities, dehumidifying units, washing machines and dryers - Safe application and storage of heavy duty chemicals - Follow safe working procedures when placing contaminated work clothes for removal of toxic chemical dust etc. in vacuum chamber - Wear correct PPE at all times - Comply with the health and safety standards, procedures and policies of M&RC - Maintain high hygiene levels and housekeeping standards - Effective self-management and alignment with M&RC values and leadership initiatives

Interested applicants should submit their cv together with copies of qualifications and supporting documents to Yulande Scholtz via e-mail at cementationlewcorjv@murrob.com

Kindly indicate the position you applying for in the subject section.

No late applications will be considered and only shortlisted applicants will be contacted. If you have not heard from within two weeks of the closing date, consider your application unsuccessful

Closing date is 27th August 2021

AL-ANON

Help for relatives of Alcoholics

AL-ANON Family groups offer help for friends and relatives of alcoholics.

They provide assistance for people who live with alcoholics.

Dawnnam@gmail.com

VENUE: cnr Lüderitzl and Kasino Street

DATE AND TIME: Thursdays at 19H00

Market Watch ▸ Kleinadvertensies • Classifieds

SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

Geen advertensies sal telefonies aanvaar word nie.

TEL: 061-297 2055 **FAX: 061-239 638**
EMAIL: classifieds@republikein.com.na

No advertisements will be accepted telephonically.

INHOUDSOPGAWE / CONTENTS

INHOUDSOPGAWE		CONTENTS	
001	Sterfgevalle	001	Death Notices
002	In Memoriam	002	In Memoriam
003	Dankbetuigings	003	With Gratitude
004	Verlore	004	Lost
005	Kennisgewings	005	Notices
006	Persoonlik	006	Personal
007	Opleiding	007	Training
008	Betrekkings gevra	008	Employment Wanted
009	Vakatures	009	Vacancies
010	Spesiale dienste	010	Services
011	Gelukwensings	011	Congratulations
012	Eiendomme	012	Properties
013	Bou en verf	013	Construction
014	Akkommodasie	014	Accommodation
015	Te huur gevra	015	Wanted to Let
016	Te huur	016	To Let
017	Kommersieel te huur gevra	017	Commercial Wanted to Let
018	Kommersieel te huur	018	Commercial to Let
019	Kommersieel te koop gevra	019	Commercial Property to Buy
020	Kommersieel te koop	020	Comm. Property for Sale
021	Allerlei te koop gevra	021	Goods Wanted to buy
022	Allerlei te koop	022	Goods for Sale
023	Diere	023	Animals
024	Motorfietse en fietse	024	Bicycles and Motorcycles
025	Motors	025	Vehicles
026	Vragmotors en sleepwaens	026	Trucks and Trailers
027	Huise te koop gevra	027	Residential Prop. to Buy
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033	Erwe te koop gevra	033	Erven Wanted to Buy
034	Erwe te koop	034	Erven for Sale
035	Regskennisgewings	035	Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified smalls, notices and display smalls: 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 12:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Wednesday)
- Classified smalls: N$90.85 for the first 20 words and N$2.40 (15% VAT included) for every word thereafter.

(Thursday-Friday)
N$93.85 for the first 20 words and N$2.40 (15% VAT included) for every word thereafter.
- Display smalls: (Monday - Wednesday) N$50.85 per col. cm.
- School notices: N$51.25 per col. cm.
- Churches: N$61.25 per col. cm.
- Sport Clubs: N$51.25 per col. cm.
- Births, engagements, marriages, deaths, in memoriam: N$53.25 per col. cm. (VAT included)

THURSDAY - FRIDAY RATES:
- Display smalls: N$52.25 per col. cm. (VAT included)
- Legal Notices: N$803.75

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Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

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Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept any responsibility for misrepresentation in advertisements.

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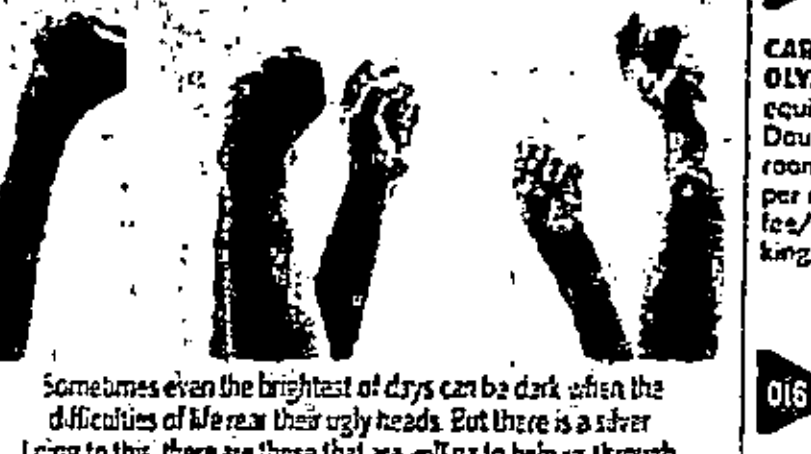
TODAY IS... INDIVIDUAL RIGHTS DAY



Sometimes even the brightest of days can be dark when the difficulties of life rear their ugly heads. But there is a silver lining to this, there are those that are willing to help us through these darker days. This is all about looking at grief, and raising awareness both of how to cope with grief, and how to help others cope. So look around and offer that helping hand, lend an ear and join us on Grief Awareness Day to show those around us that we are here for them.

005 Kennisgewings / Notices

BEGRAFNISPOLIS: Verseker u lewe + wys u liefde vir familie. Kry N$100 000 vir man en vrou vir N$150 met onmiddellike dekking, afhangende van ouderdom en rookgewoonte. Skakel 081-1220040/ 081-6118156.
D1I020210033783

008 Betrekkings gevra / Employment Wanted

JENIFER is op soek na kinderoppas, kasier of huiswerk, het verwysings. Skakel 081-6359833.
D1I020210038971

NAMIBIESE BURGER met 5 jaar ondervinding as Dyno operateur met ondervinding in Map van Uniq, VCM Bluefin, Superchip, Haltech, Motec. Ondervinding van KTS, LANCH en ALL SCANNER Swakopmund. Skakel 064-401143/ admin@namibdyno.com
D1I020210035371

009 Vakatures / Vacancies

AUPAIR GESOEK IN WINDHOEK: Moet bestuurs lisensie het. Stuur CV slegs aan op WhatsApp 081-1700490.
D1I020210028956

VACANCY: CONSULTANT: The incumbent must be proficient in excel, word and outlook. Own reliable transport will be an advantage. Experience in administrative function, Solve queries at the Receiver of Revenue, Social Security, BIPA etc, will be an added advantage. Experience working on Pastel will be an added advantage. Able to solve problems. Please send your CV and relevant documents to zamwaldconsultant3@gmail.com Closing date will be 31 August 2021.
D1I020210039970

AUAS HILLS DENTAL: DENTIST: We are looking for a full time dentist. Please forward your CV and respective qualifications to auashillsdental@gmail.com before 03 September 2021. Only shortlisted candidates will be contacted.
D1I020210038349

TEACHER NEEDED for Grade 2 learner. Assisting with schoolwork on a daily basis. Call 081-2453550/ 081-3542918.
D1I020210035750

010 Spesiale dienste / Services

UNIQUE TRANSPORT: Residential/ Office moves & goods transport (Countrywide) 5-ton truck. Also removal of garden and building rubble in Windhoek. Call: 081-2812048, 081-1293148.
D1I020210038904

014 Akkommodasie / Accommodation

CAROL'S ACCOMMODATION IN OLYMPIA for overnight units, equipped for self-catering: Double room N$550/ single room N$400. Families up to 5 per unit adapted rate. Tea/ coffee/ bread included. Safe parking. Call 081-1289096.
D1I020210038282

016 Te huur / To Let

ANGEL'S REAL ESTATE: CIMBEBASIA: Free-standing house, 2 bedrooms (bic), 1 bathroom, lounge, kitchen, (bic & bis), alarm. N$7 000 pm + deposit. Call Angeline 081-8671228.
D1I020210035971

KHOMASDAL: Backyard flat available from 01 September 2021. One bedroom, full bathroom, kitchen and living room. W+E and alarm included. Shade net parking available. Must have sober habits. N$4 500 per month plus deposit. Call 081-2256711.
D1I020210038767

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Do you need to rent out your house or office space?



THEN BOOK YOUR CLASSIFIED AD TODAY!

Visit https://classifieds.my.na or scan this QR Code and log in via your my.na account

PROUDLY BROUGHT TO YOU BY: Republikein, Allgemeine Zeitung, Sun

HOCHLANDPARK: Dubbelverdieping 1 slaapkamer woonstel met motorhuis. N$6 300 pm, W+E uitgesluit. Skakel Vera 085-1275551/ 061-235551.
D1I020210035715

KHOMASDAL: 2 Bedroom flat to rent, open-plan kitchen, bic, courtyard. In a safe complex with 5 units. Water included. N$6 500. Call 081-3386913/ 081-2192447.
D1I020210035758

SUIDERHOF: 1 Slaapkamer/ ruim bachelor. Beskikbaar 1 Oktober, water uitgesluit. Veilige onderdak parkering. N$5 500/ N$4 000. Kontak 081-2527607.
D1I020210035945

ACADEMIA: Garden flat available 01 October. 1 Bedroom, en-suite, open-plan kitchen with stove, dining room + lounge. Build-in cupboards in kitchen and bedroom, Electric fencing, security gates, safe parking, remote control entrance. N$5 500 pm, W+E included. Deposit negotiable. No pets. Contact 081-2738544. No response on SMS.
D1I020210033746

KHOMASDAL: 2 Bedrooms, 1 bathroom, fitted kitchen, in a safe place near schools and shops. N$4 600 pm, W&E included. Call 081-2900073.
D1I020210035972

EON REAL ESTATE: CIMBEBASIA, SHILUNGA COURT: 3 Bedroom, 2 bathroom duplex flat. Small open-plan living-area, guest loo. Single garage, newly renovated. N$7 500. Annelize 081-1285451
D1I020210035973

018 Kommersieel te huur / Commercial to Let

220 m² WAREHOUSE with 2 air-conditioned offices, kitchen and bathroom, Reger Street, central Southern Industrial, Windhoek, near Game. N$15 000 p/m. 081-1284900.
D1I020210035870

THIEMATH

!!PROPERTY TO RENT!!

Huge Property to rent in Northern Industrial Windhoek

Ground floor:
- Reception area
- Board room
- 5 Offices
- Kitchenette
- Ladies and Gents
- +- 400m2 Warehouse
- Parking spaces in front of the building.

Top floor:
- 1 training room
- 2 Storage rooms

For further information please contact us:
Cell: +264 81 675 3415
Email: manuela@thiemath.com

THIEMATH

!!GARAGES TO RENT!!

Space: 8m x 3m (bigger than a standard Container storage)

24 hour security

Located in Schleswig Street, Lafrenz Industrial Area, Windhoek

For further information please contact us
Cell: +264 81 675 3415
Email: manuela@thiemath.com

025 Motors / Vehicles

2015 POLO VIVO SEDAN 1.6 WHITE: Full service history with Zimmermann. N$110 500, negotiable. Call 081-8711798.
D1I020210035951



Mercedes-Benz AMG C43 2017
26 000 km
N$ 724 900

Contact: Brandt & Strauss 0811010550, Samuel Hipese 0817059512

028 Huise te koop / Residential Prop. for Sale

PRIVATE SALE, OTJOMUISE GARDENS: 2x Bedrooms, open-plan kitchen, lounge, selling within valuation. N$800 000. Call 081-1222634.
D1I020210035459

OSONA VILLAGE DEVELOPMENT: Phase-8. Houses now available ready to move in. 3 Bedroom houses with solar geysers, bic in all bedrooms and bic and Defy stove in the kitchen. Erf sizes from 370 m² - 447 m². NB: We pay good referral commission to the public and agents are also welcome. Call Rachel on 081-8140941 or visit us at Osona Village every Saturday for viewing.
D1I020210035631

031 Plase te koop / Farms for Sale

10 HECTARE FENCED PLOT FOR SALE: 1 Borehole, 8 km East of Omeya. N$980 000, costs excluded. Call 081-1245347.
D1I020210034715

2 PLASE LANGS MOKAAR, 4 000 hektaar in totaal te verkoop 150 km suid van Windhoek, 140 km daarvan is teerpad. Water beskikbaar. Skakel 081-1249457.
D1I020210035321

032 Veilings / Auctions

NAMAGRI PROPERTIES presents plots, warehouses and other properties on online auction. Visit www.namagri.com Alex McDonald 081-1286821.
D1I020210035347

Karoo-Ochse

KAROO-OCHSE SENTRAAL REHOBOTH

KLEINVEE
08 SEPTEMBER 2021

NAVRAE:

035 Regskennisgewings / Legal Notices

NOTICE Take note that Winplan Town and Regional Planning Consultants, on behalf of the registered owners intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:
- REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

Erf 2370 Klein Windhoek is located at c/o Dr Kwame Nkurumah and Veronica Street and measures 1427m². Our client have been operating the One World Montessori School on Erf 2370 Klein Windhoek since 2012 (with the consent of the City of Windhoek) under the Resident Occupation Policy of the City of Windhoek.
The proposed draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. This draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.
It is not anticipated that the existing school will intensify their operations following the rezoning and no adverse effect on the neighbourhood is foreseen.
Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme and Council stipulations.
Take notice that the locality plan of the intended rezoning lies open for inspection at the Winplan Office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 14 September 2021.
Applicant: Winplan Town and Regional Planning Consultants
P O Box 90761
Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na
D1I020210038918

Hiermee wil die Johr gesin almal hartlik bedank vir die besonderse wyse waarop u ons ondersteun het in die moeilike tyd met die verlies van ons geliefde Vrou en Moeder.

Elfrieda Johr

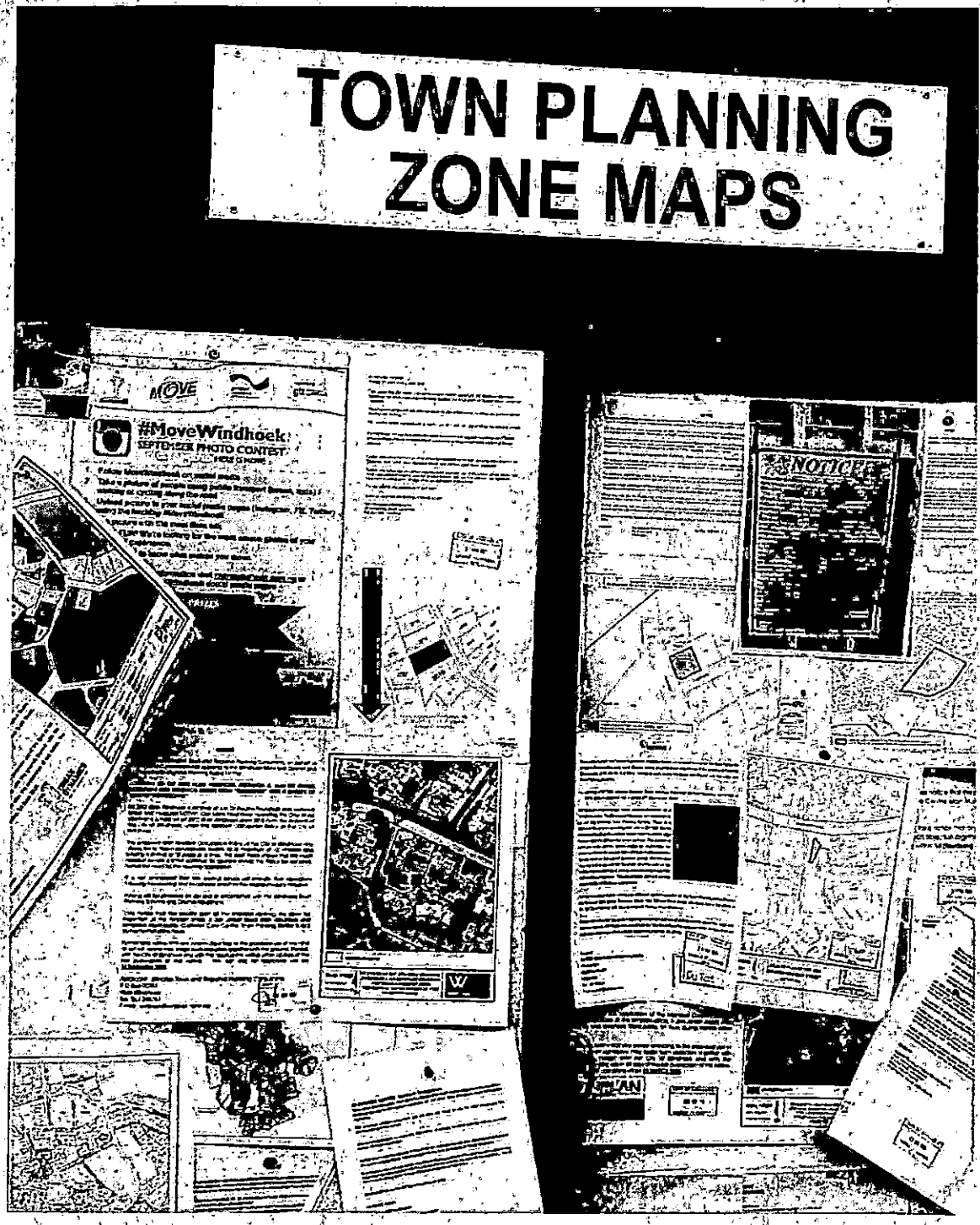


U gebede, boodskappe, oproepe, donasies, blomme en liefde word opreg waardeer.
Mag God u ryklik seën.

"Met liefde, Rheinhardt en kinders"

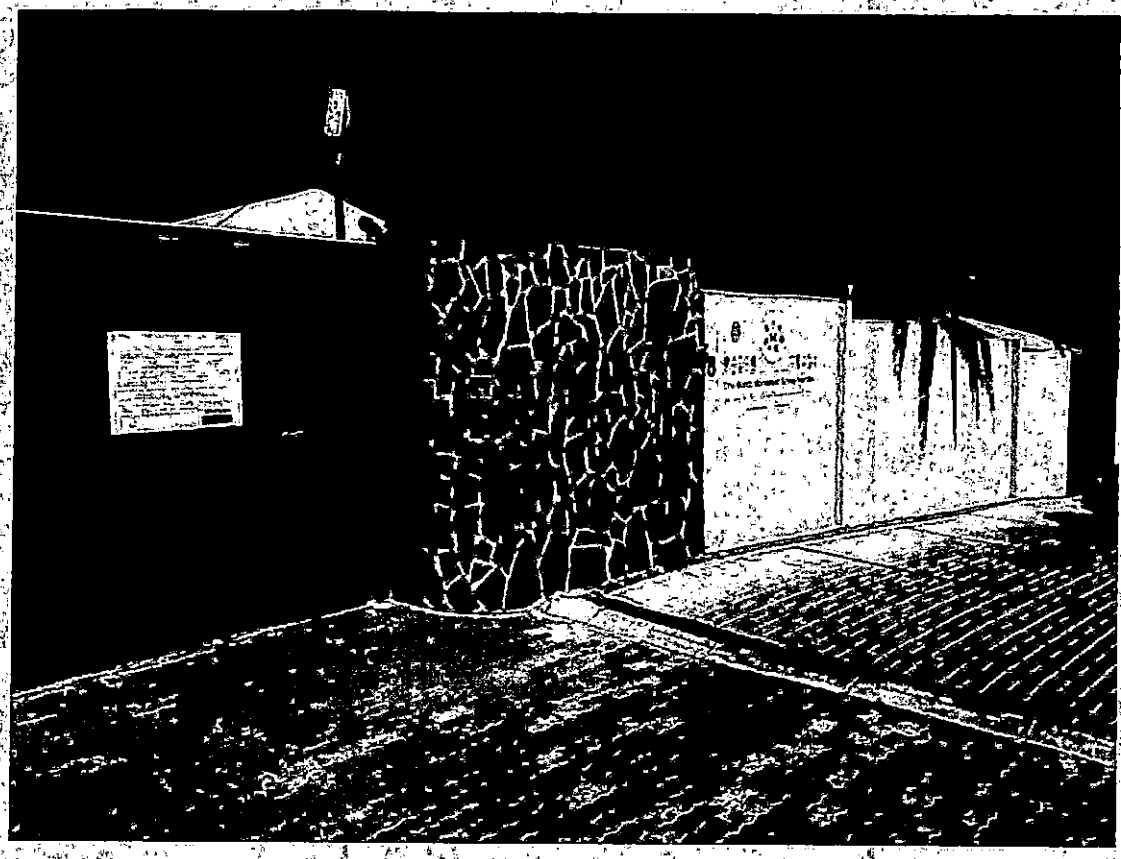
ANNEXURE C3

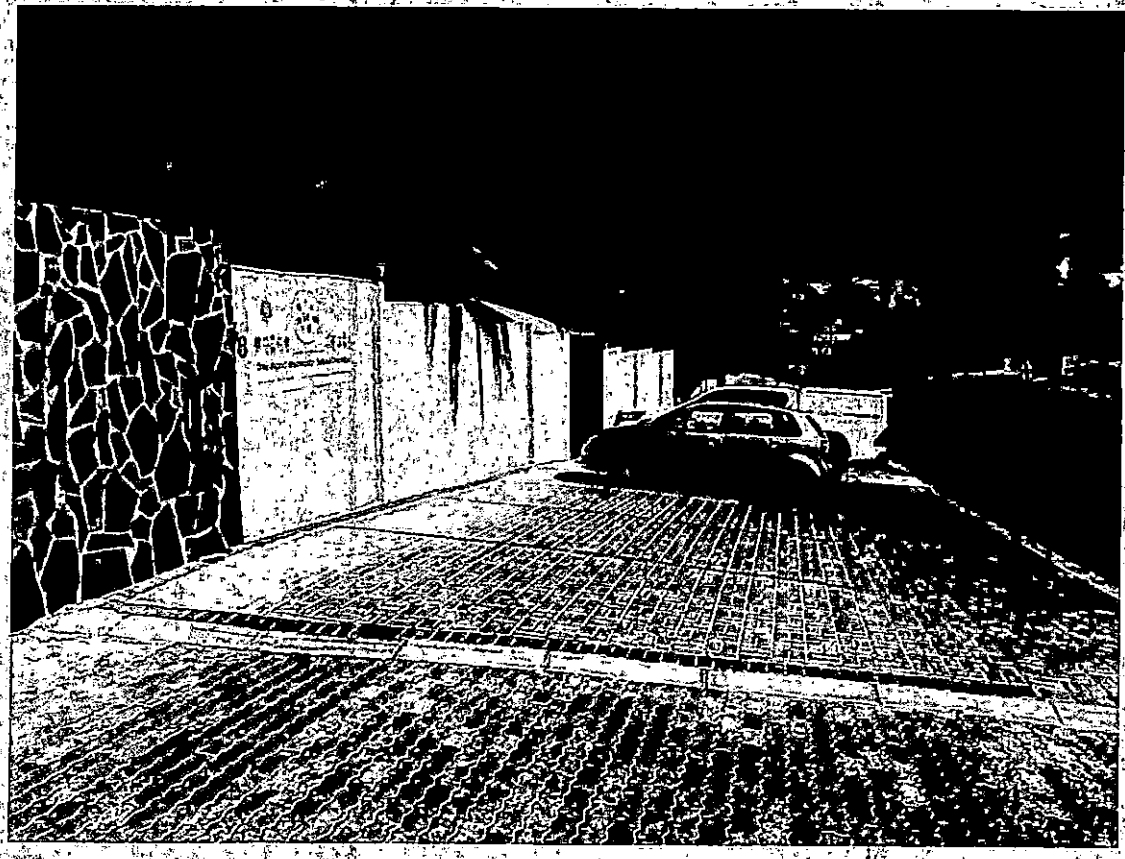
ERF 2370 KLEIN WINDHOEK – NOTICE ON WINDHOEK MUNICIPALITY NOTICE BOARD



ANNEXURE C2

REZONING OF ERF 2370 KLEIN WINDHOEK – SITE NOTICE





59

C1

HAND DELIVERY LIST

REZONING OF ERF 2370 KLEIN WINDHOEK, EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

Erf Owner	Postal Address & Contact Number	Signature & Date on receival of letter
The Owner Erf 2371 Klein Windhoek	P.O 91111 Klein WHK 0816033933	[signature]
The Owner Erf 2431 Klein Windhoek	P.O. Box 9712 WHK 0812575759	[signature]
The Owner Erf 2413 Klein Windhoek	P.O. Box 40752 WHK 0813760086	[signature]
The Owner Erf 2412 Klein Windhoek	P.O Box 22435 WHK 0812775194	[signature] 18/8/2021
The Owner Erf 2383 Klein Windhoek	W. KESSLER P.O. Box 646 0812729705	[signature] 18.8.2021
The Owner Erf 2384 Klein Windhoek	M. SCHILLER P.O. Box 11573 0811601966	[signature] 18.08.2021
The Owner Erf 2379 Klein Windhoek	Jomono Property CC P.O. Box 86069 ERDS, Windhoek	[signature] 18.08.2021

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APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, Rachelle Vermeulen

The owner of Erf No: Erf 2431 Klein Windhoek

Postal Address: P O Box 9712

EROS

Namibia

Do not object	✓
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: _____ **Date:** 18/8/2021

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, _____

The owner of Erf No: Erf 2412 Klein Windhoek

Postal Address: P O Box 22435
WINDHOEK
Namibia

Do not object	✓
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

No, I Sharon Rose Cengnetta do not have any objections for the School to be rezoned.

The last day for objections is **14 September 2021**.

Signature Erf owner: S.Cengnetta **Date:** 18/8/2021

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

62

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, Ute Erika Kessler

The owner of Erf No: Erf 2383 Klein Windhoek

Postal Address: P O Box 646

WINDHOEK

Namibia

Do not object	✓
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: Kessler **Date:** 18-08-2021

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, IVAN NORVAL

The owner of Erf No: Erf 2379 Klein Windhoek

Postal Address: P O Box 86069

EROS

Namibia

Do not object	X
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: _____ **Date:** 18-08-2021

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

64

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, M. Schilla

The owner of Erf No: Erf 2384 Klein Windhoek

Postal Address: P O Box 11573

KLEIN WINDHOEK

Namibia

Do not object	X
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: M. Schilla **Date:** 18.08.2021

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

7565

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, Nancy Gadalla

The owner of Erf No: Erf 2371 Klein Windhoek

Postal Address: P O Box 9111

KLEIN WINDHOEK

Namibia

Do not object	✓
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: N Gadalla **Date:** 19/8/21

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

66

APPLICATION FOR REZONING OF ERF 2370 (c/o Dr Kwame Nkurumah and Veronica Street) KLEIN WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"

I, Colin Mo

The owner of Erf No: Erf 2413 Klein Windhoek

Postal Address: P O Box 40752

AUSSPANNPLATZ

Namibia

Do not object	✓
Object	

(If you have any objection please stipulate your reasons/remarks below)

Reasons/Remarks

The last day for objections is **14 September 2021**.

Signature Erf owner: _____ **Date:** 19/08/21

Winplan, P O Box 90761, Klein Windhoek, E-mail: winplan@winplan.com.na

No. 517 2021

CANCELLATION OF CONDITIONS AND REZONING OF ERVEN 151 AND 152, GOBABIS

Take note that **Winplan Town and Regional Planning Consultants**, on behalf of the German Evangelical Congregation, Gobabis, intends applying to the Gobabis Municipality and the Urban and Regional Planning Board for the:

- **CANCELLATION OF CONDITIONS 3.B. (a, b, c, d,) REFLECTED IN TITLE DEED NO. 168/1953 AGAINST ERF 151, GOBABIS EXTENSION; AND**
- **REZONING OF ERF 151 GOBABIS EXTENSION FROM "INSTITUTIONAL" TO "GENERAL BUSINESS";**
- **CANCELLATION OF CONDITIONS 4.B. (a, b, c, d,) REFLECTED IN TITLE DEED NO. 168/1953 AGAINST ERF 152, GOBABIS EXTENSION; AND**
- **REZONING OF ERF 152 GOBABIS EXTENSION FROM "INSTITUTIONAL" TO "GENERAL BUSINESS"**

Erf 151 Gobabis is located on the corner of Cuito Cuanavale Avenue and Makamer Street and measures ±1703m². Erf 152 is located in Makamer Street and measures ±1575m². Both erven are undeveloped. The intention of our client is to develop Erf 151 for Restaurant purposes and Erf 152 for Conference facilities/purposes. Parking will be provided on site and in accordance with the Gobabis Town Planning Scheme.

Take notice that the locality plans of the intended Rezoning for Erven 151 and 152, Gobabis lies open for inspection at the Winplan office, 1 Jan Jonker Road, Klein Windhoek and Gobabis Municipality, Notice Board, during normal office hours.

Further take notice that any person objecting to the proposed uses of the land as set out above may lodge such objection together with the grounds thereof, with the Gobabis Municipality and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be **14 September 2021.**

Applicant: **Winplan Town and Regional Planners**
PO Box 90761
Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na

No. 518 2021

REZONING OF ERF 2370, KLEIN WINDHOEK EXTENSION 3

Take note that **Winplan Town and Regional Planning Consultants,** on behalf of the registered owners intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

- **REZONING OF ERF 2370, KLEIN WINDHOEK EXTENSION 3, (c/o DR KWAME NKURUMAH AND VERONICA STREET) FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"**

Erf 2370 Klein Windhoek is located at c/o Dr Kwame Nkurumah and Veronica Street and measures 1427m². Our client have been operating the One World Montessori School on Erf 2370, Klein Windhoek since 2012 (with the consent of the City of Windhoek) under the Resident Occupation Policy of the City of Windhoek.

The proposed draft Resident Occupation Policy of the City of Windhoek only allows for a day-care/ childcare facility to a maximum of 15 children and tutoring is limited to 10 pupils at a time. This draft Policy implies that this much needed service cannot continue to operate should this Policy be adopted, hence the need for the rezoning application.

It is not anticipated that the existing school will intensify their operations following the rezoning and no adverse effect on the neighborhood is foreseen.

Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme and Council stipulations.

Take notice that the locality plan of the intended rezoning lies open for inspection at the Winplan office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be **14 September 2021.**

Applicant: **Winplan Town and Regional Planning Consultants**
PO Box 90761
Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na

No. 519 2021

REZONING OF ERF 702, KLEIN WINDHOEK

Take note that **Winplan Town and Regional Planning Consultants,** on behalf of St George's Diocesan School intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

- **REZONING OF ERF 702 (a portion of Block XIX) WINDHOEK FROM "RESIDENTIAL" TO "INSTITUTIONAL"; AND**
- **CONSENT TO USE ERF 702, WINDHOEK FOR INSTITUTIONAL PURPOSES WHILE THE REZONING PROCESS IS BEING COMPLETED**

Erf 702 (a portion of Block XIX) Windhoek is located at Anderson Street and measures 2813,4m². Our client intends to convert the current house for the use of offices of the St George's Diocesan School. This erf will ultimately be consolidated with the property on which St George's Diocesan School is situated, hence the rezoning to Institutional. Parking will be provided on site and in accordance with the Windhoek Town Planning Scheme.

Take notice that the application of the intended Rezoning and Consent Use lies open for inspection at the Winplan office, 1 Jan Jonker Road, Klein Windhoek and Windhoek Municipality, 5th floor, during normal office hours.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be **14 September 2021.**

ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Site visits to Farm Ondekaremba, Farm Ongos & Erf 2370 Klein Windhoek

Venue: Onsite

Date of Workshop/Event: 08 April 2024

Starting time: 08:00

Closing time: 13h00

Date Submitted: 09/04/2024

NAMES	*SIGNATURES*
Cllr Queen Omagano Kamati **Mayor**	
Cllr Joseph Uapingene **Deputy Mayor**	
Cllr Bernadus Araeb **MC Chairperson**	
Cllr Magdalena Lombardt **MC Member**	
Cllr Austin Kwenani **MC Member**	
Cllr Shafiishuna Sam Nujoma **MC Member**	
Fransina Ndateelela Kahungu **MC Member**	
Cllr Ivan Skrywer	Present
Cllr Ndeshihafela Larandja	
Cllr Illse Keister	
Cllr Sade Shireen Gawanas	
Cllr Clemencia Claudia Hanases	
Cllr Dr Ottilie Saarty Uukule	
Cllr Dr Job Amupanda	Present
Cllr Juergen Hecht	

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WSTRPC

WILLEM SCHUTZ

TOWN AND REGIONAL PLANNING CONSULTANT

The Chief Executive Officer

Municipality of Windhoek

P O Box 59

Windhoek

Our Ref: Ptn123/Ondekaremba

26 October 2022

Attention Mr G De Klerk

Dear Sir

Roads Authority approval for existing Farm Road P1498 for the subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

My application with regards to the above refers.

The application has been on hold due to the comments from the Traffic Flow Division requiring Roads Authority approval for the access point of the farm road on the B6 national road between Windhoek and Gobabis.

The application was clear that access to the Portion is obtained from an existing Farm Road (P 1498) off the National B6 Road (Trunk 0601).

The necessity of confirming approval of an existing marked and numbered farm road access is questionable and unnecessary in my opinion and causing undue delay in the finalisation of this application.

However please take note I have taken up the matter with the Roads Authority before and they have provided met with the Government Notice creating Farm Road P 1498). I am still awaiting formal approval in writing from the Roads Authority. I will furnish you with a copy of the Roads Authority letter as soon as it is available.

I therefore request that you withhold this application until such letter is issued and not require resubmissions and advertisements.

Should there be any further inquiries, kindly contact me at the provided email address or contact number.

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Email: wstrpc@gmail.com
Tel: +264 81 129 3070

WSTRPC

Yours faithfully



W. Schutz

Willem Schutz Town and Regional Planning Consultant

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

WSTRPC

WILLEM SCHUTZ

TOWN AND REGIONAL PLANNING CONSULTANT

The Chief Executive Officer

Municipality of Windhoek

P O Box 59

Windhoek

24 March 2022

Our Ref: Ptn123/Ondekaremba

29/3/2022

Attention Mr H Rust

Dear Sir

Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

1. Application

Willem Schutz Town and Regional Planning Consultant has been appointed by the, Ondekaremba Nature Estate (Proprietary) Limited (Registration 2015/0774), being the owner of Portion 123 of the Farm Ondekaremba No. 78 to facilitate the development process and applications to the relevant authorities for the following:

> **Subdivision of Portion 123 of the Farm Ondekaremba No 78 into Portion A and the Remainder.**

The property is registered in ownership of Ondekaremba Nature Estate (Proprietary) Limited (Registration 2015/0774). The Power of Attorney is signed by Joachim Rust as the Managing Director and is attached to the application.

The intention is to create 2 Agriculture Portions (Portions A and Remainder). A Right of Way Servitude (ROW) of 15m will give access to the portions off the existing farm road P1498.

Locality

Portion 123 is located on the northern side of the National B6 Road leading to Gobabis and west of the Hosea Kutako International Airport.

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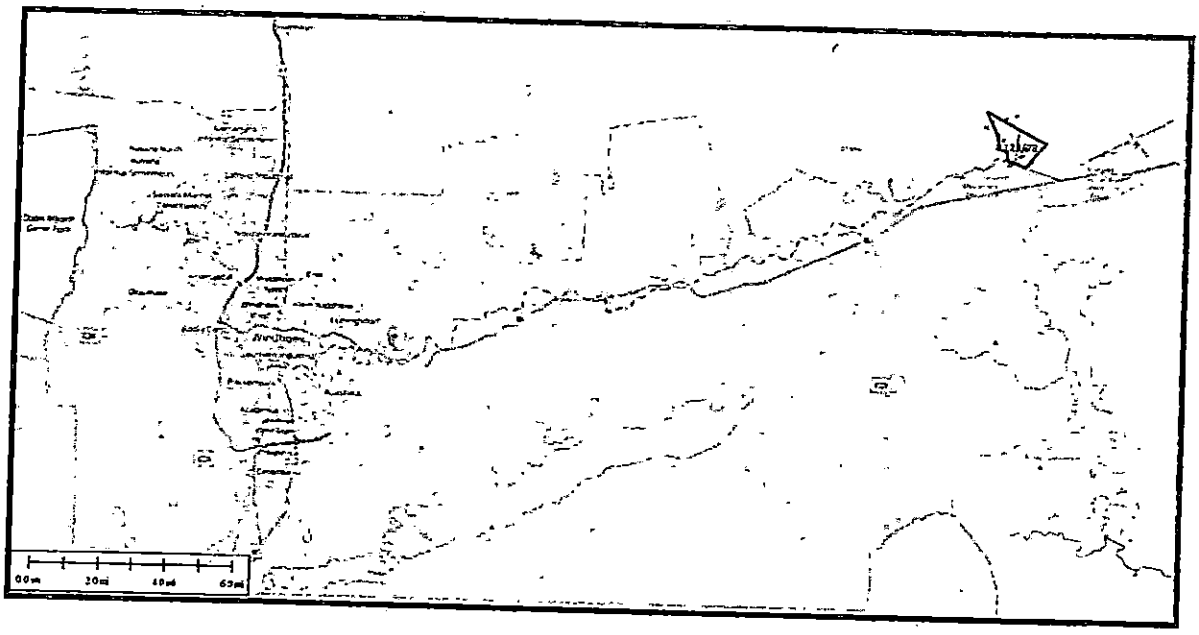
Figure 1: Locality of Portion 123/78



The portion is bordered on the western side by Portion 57 of the Farm Ondekaremba No. 78 and on the eastern side by the Hosea Kutako International Airport, while the National B 6 Road to the east (Gobabis) runs along the southern boundary of the Portion and the railway line between Windhoek and Hosea Kutako International Airport on the northern boundary of the portion.

3. Status Quo Information on Portion 123/78

Portion 123/78 is situated within the town planning scheme area of Kapps Farm (See attached Scheme map).

The Portion is zoned "Agriculture" and has an existing consent for a tourism establishment and holiday accommodation, in terms of the Kapps Farm town planning scheme, accommodating the Lodge and camping site. Portion 123 is 301,08 hectares in extent in terms of the Title Deed 2718/2019.

Access to the Portion is obtained from an existing Farm Road (P 1498) off the National B6 Road (Trunk 0601). Farm road P1498 runs across Portion 47 of the Farm Ondekaremba No. 78 in a north easterly direction ending at Portion 123/78.

The larger part of Portion 123/78 is currently vacant and lying unutilised. The Ondekaremba Lodge and camping site is located in the south western corner which is represented by the Remainder of Ptn 123/78.

The site is characterised by rolling hills with gentle slopes while the Seeis river is running from east to west through the southern portion of the development. A mixture of mica and sand makes the site ideal for development and construction.

4. Development Proposal

The intended development comprises two low density Agriculture Portions. A Right of Way Servitude of 15m provides access to and from Farm Road P 1498.

It also contributes to the economic utilisation of the undeveloped land with further downstream and upstream economic and socio economic inputs.

4.1 Development Principles

It has been identified that there is a market for smallholdings providing ample space and a farm ambience in the tranquillity of a natural setting but not too far from existing urban areas.

4.2 Description of layout

The subdivision comprises a low density "Agriculture" development. The Remainder/123 will retain its "Agriculture" Zoning with an existing consent for a tourism establishment and holiday accommodation, accommodating the Lodge and camping site.

The proposed Portion A of 123/78 is zoned "Agriculture" and will be sold to a prospective buyer for further development. The servitude in favour of Namwater is accommodated parallel to the northern boundary of the Remainder/123.

A 15 m wide Right of Way Servitude over the Remainder, in favour of Portion A/123 will provide access to Portion A/123. Provision is made for one access point off Farm Road 1498. The Roads Authority does not require approval for access from a Farm Road.

Table 1. Portion information

Portion Number	**Zoning**	**Area (Ha)**
Portion A/123/78	Agriculture	139.99
Remainder/123/78	Agriculture	161.09
Total Area	**Agriculture**	**301.08**

5. Provision of Infrastructure

It is important to note that services will be provided/sourced by the owner as the Municipality will not be in the position to supply the required services.

Infrastructural services will be provided by the developer according to municipal standards and the following are envisaged.

5.1 Roads Infrastructure

* **Access and Internal Road**

The existing access point off farm road P 1498 will give access to the newly created portion via a 15 Right of Way Servitude. The Roads Authority does not require approval of access from Farm Roads (P roads).

- **Storm water and Drainage**

As it is a low density development the natural flow of storm water and drainage will be minimally disturbed and the natural flow accommodated where possible. Smaller bridges and storm water structures will be constructed where necessary to allow the natural flow of storm water.

5.2 Water Supply and Reticulation

As it will be impossible for the Municipality of Windhoek to supply water to the development the water supply has been discussed with NAMWATER as the pipeline is running adjacent to the property. There is an existing connection point on the Otjihase – Airport NamWater water line which will be used to provide water to the properties.

5.3 Sewage Infrastructure

The collection of waterborne sewage is not economically viable for this type of development given extremely long pipe runs and the risk of blockages and polluting spills not to mention the cost of constructing and maintaining such infrastructure.

Residential dwellings will be provided with a septic tank which will be provided with a well-designed "French Drain" or percolation ditch which will infiltrate the treated effluent from the septic tanks. The final specifications of the waterborne sewage will be discussed and approved by the City of Windhoek in line with current prescribed standards.

5.4. Electricity

Electricity will be supplied by Nampower but solar power is investigated as alternative source.

5.5. Refuse removal

Solid waste removal will be contracted to a private contractor who will remove and dispose the waste at the municipal dumping site.

6. Motivation

The area of Kapps Farm has a very strategic location. It lies conveniently close to the capital of the country on the prominent central areas – eastern transportation spine. This strategic location provides ample opportunities to attract various types of private investment as is evident with the existing residential development of Finkenstein and its extensions and the proposed residential and commercial developments around the international airport.

The subdivision will allow the owner to optimise the unutilised land and offer it for sale to prospective buyers for further development.

7. Conclusion

It is trusted that the application meets the Municipality of Windhoek standards and that the Council will favourably consider the application for the subdivision of Portion 123 of the Farm Ondekaremba No 78 into Portion A and the Remainder.

Should there be any further inquiries, kindly contact me at one of the provided numbers.

Yours faithfully

W. Schutz

Willie Schutz Town and Regional Planning Consultant

Attached to this application letter please find the following:

1. Locality Plan
   1.1 Subdivision Plan
   1.2 Farm Road Plan and Proclamation
2. Conditions to be registered
3. Special Power of Attorney
4. Company Resolution
5. Title Deed T 2718/2019
6. Diagram A 701/2018
7. Proof of payment of City of Windhoek Submission Fee
8. Credit Clearance Certificate

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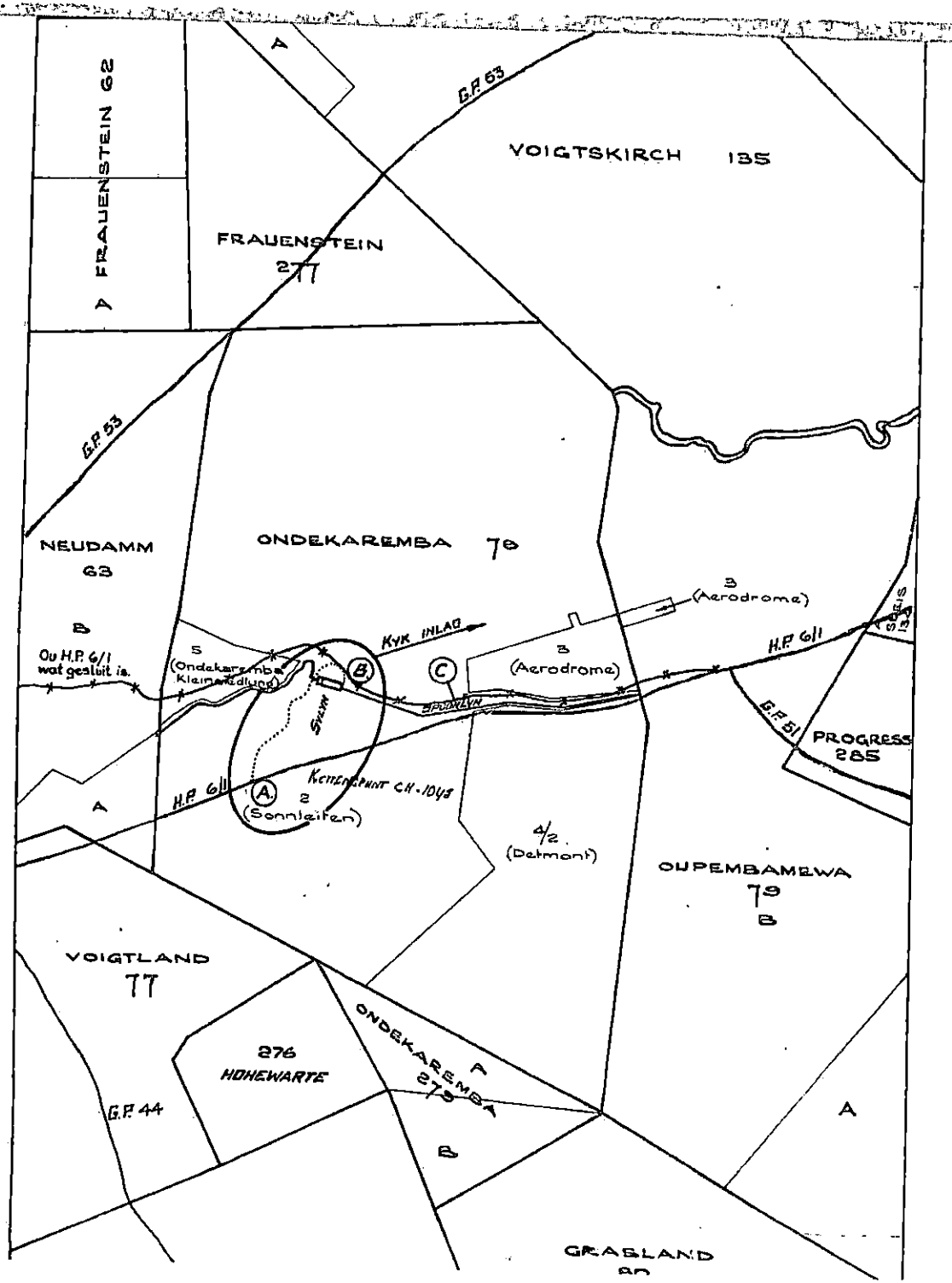
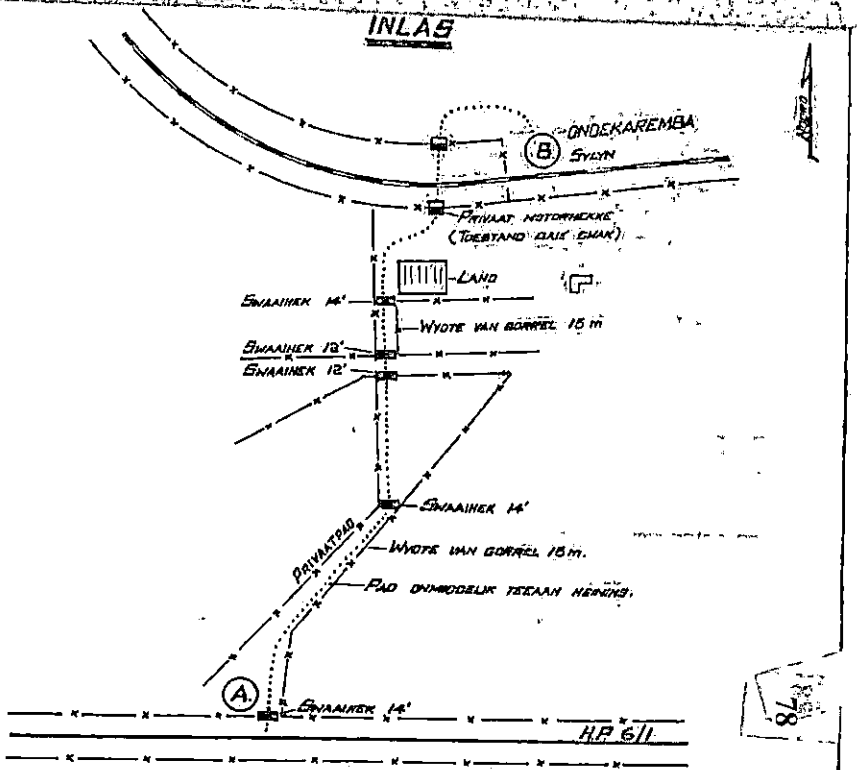
Table C

PROPERTY	PRIMARY USE	CONSENT USE
Portion 7 of Hoffnung 66	Agriculture	Light industry Scrapyard
Bellerode RE/67	Agriculture	Tourist establishment Holiday accommodation
Bellerode 8/67	Light Industry	Tourist establishment Holiday accommodation
Finkenstein 71	Agriculture	Tourist establishment Holiday accommodation
Ondekaremba RE/78	Agriculture	Tourist establishment Holiday accommodation
Portion 12 of Kappsfarm 65	Light Industry	Public garage
Portion 1/23 of Kappsfarm 65	Light Industry	Public garage
Oupembameva 79	Agriculture	Tourist establishment Holiday accommodation
Detmont 4/2/78	Agriculture	Tourist establishment, nursery, place of instruction Holiday accommodation
Neu Progress 506	Agriculture	Tourist establishment Holiday accommodation
Deutsch-Krone-Sud 437	Agriculture	Tourist establishment Holiday accommodation
Portion 20, Seeis 134	Agriculture	Agricultural industry
Portion 2, Voigtland 472	Agriculture	Agricultural industry
Portion 1/A of the farm Neudam 63	Agriculture	Light industry
Ongeama 61	Agriculture	Tourist establishment Holiday accommodation







AFSTAND A-B = 1·6 MYL.

PLAAS : SONNLEITEN.

EIGNAAR : H.E. RUST.

Offisiele Koerant	Datum	G.K.	Distrik
3570	15·10·76	298	WINDHOEK

S.W.A. ADMINISTRASIE — AFDELING PAAIE

A-B : VOORGESTELDE PLAASPAD

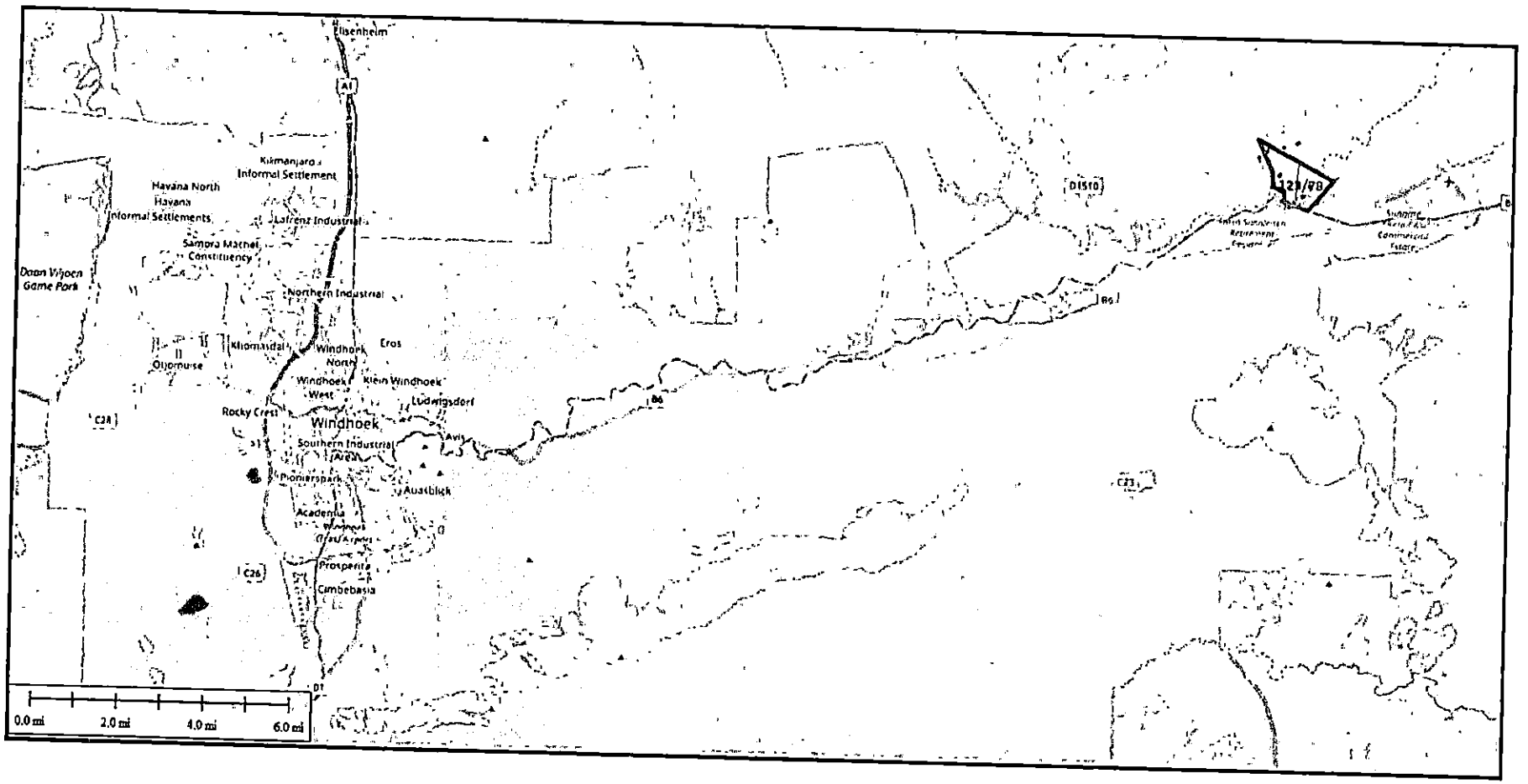
HOOF en GROOTPAAIE _____

DISTRIKSPAAIE - - - - - -

PLAASPAAIE _____

Dae

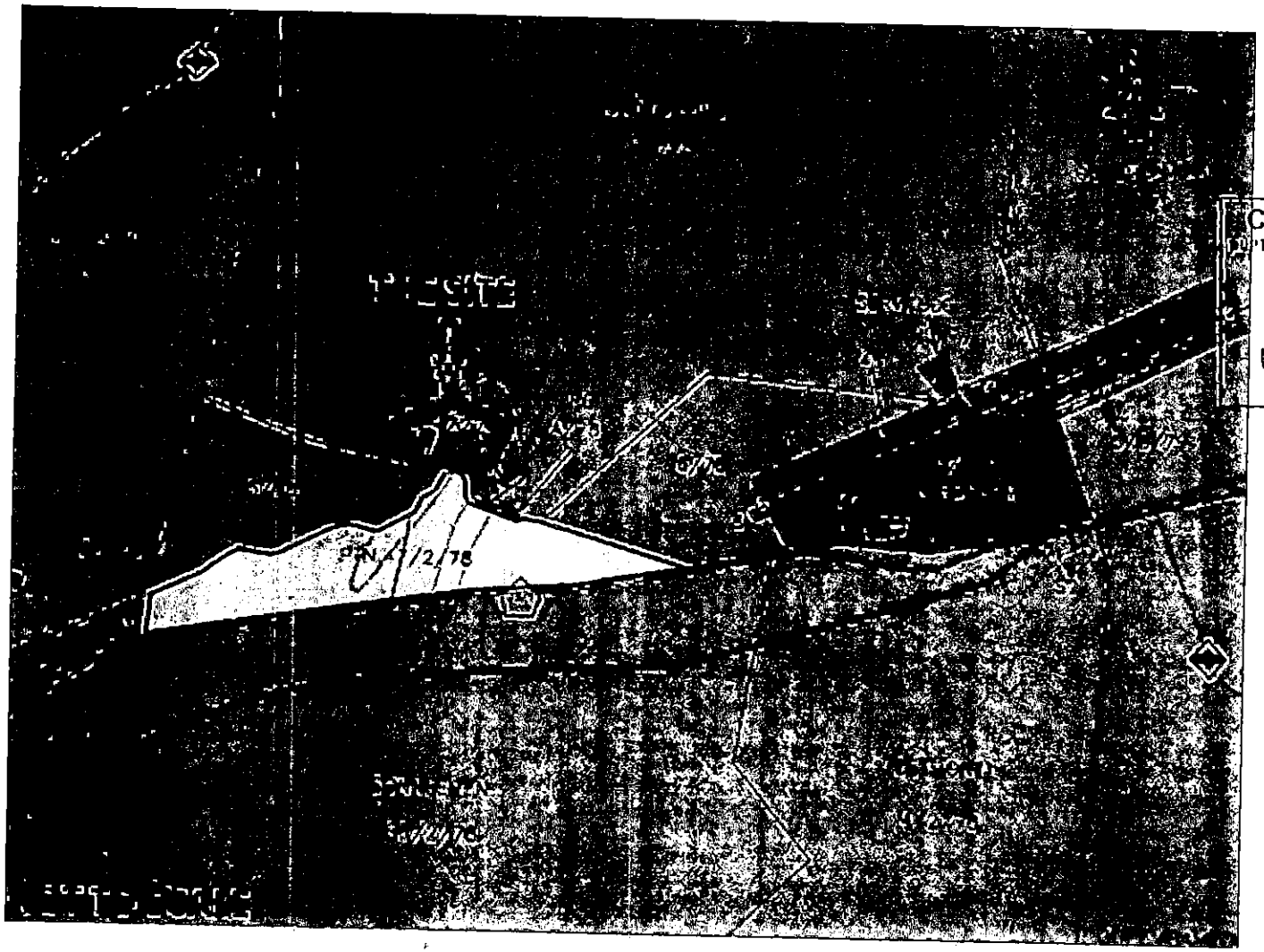
LOCALITY MAP: PORTION 123 of the Farm Ondekaremba No. 78



CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
02 FEB 2024
URBAN PLANNING
BP1

ZONING MAP: AGRICULTURE WITH CONSENT FOR TOURIST ESTABLISHMENT

PTN 123/78



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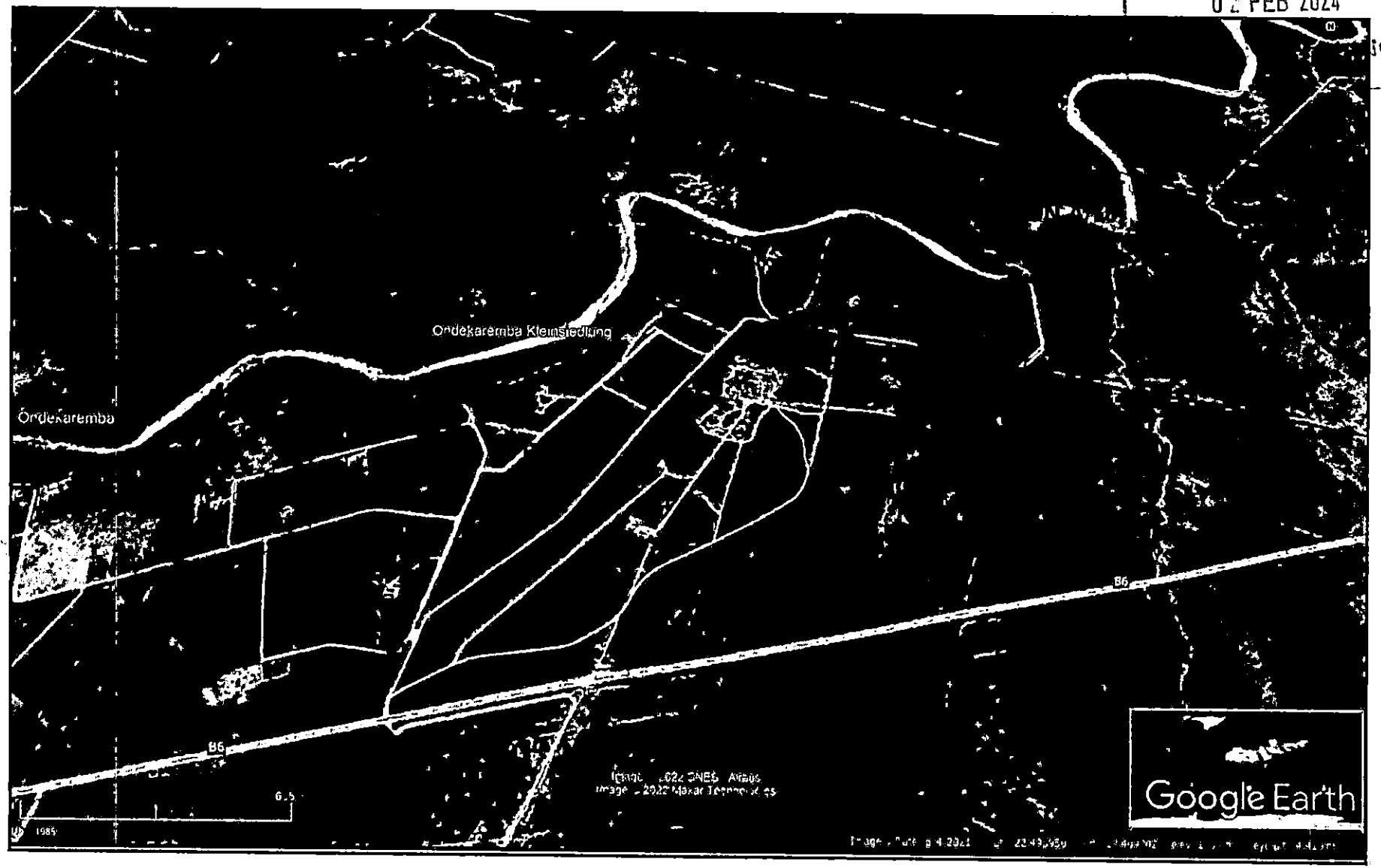
BP1

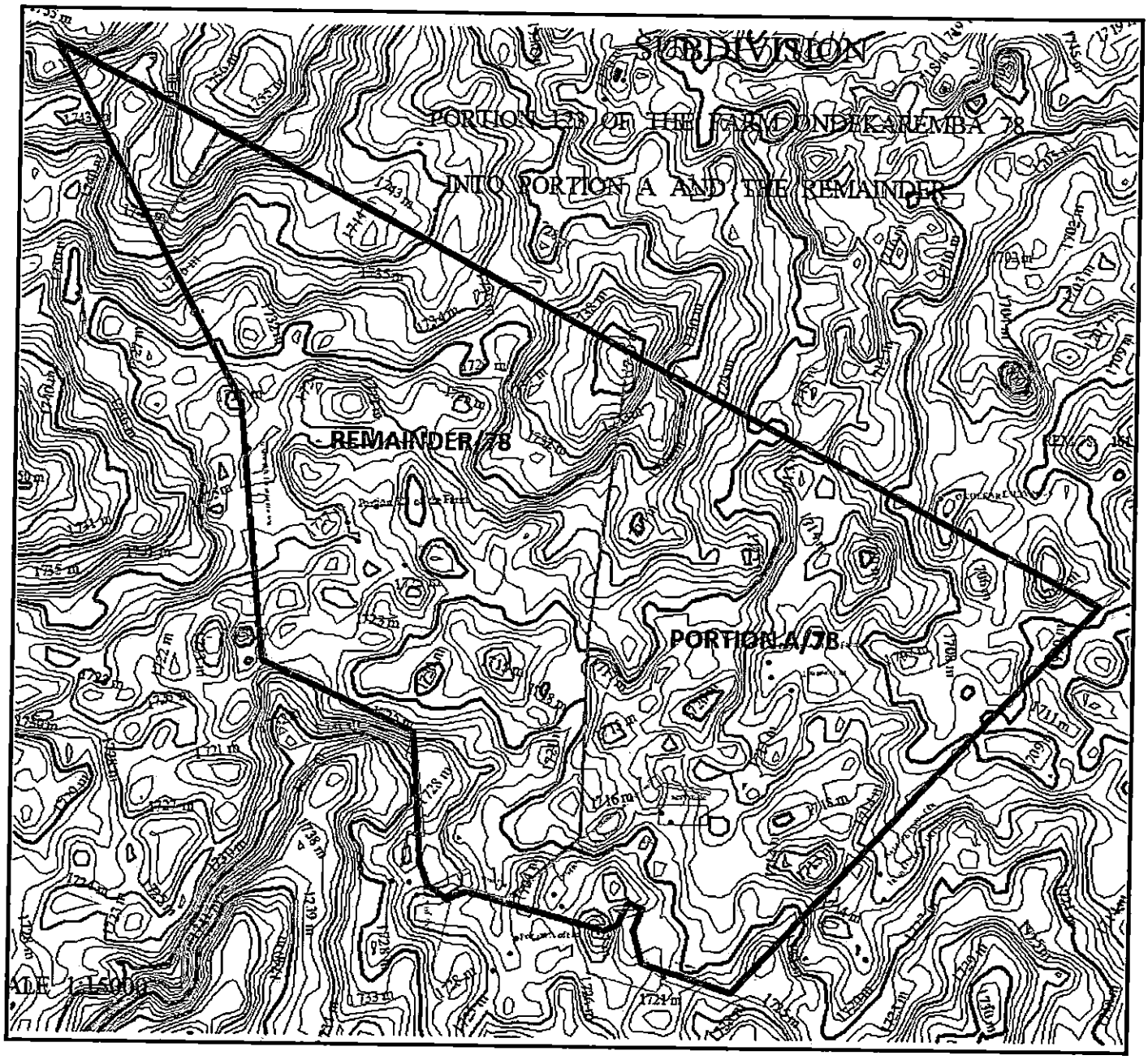
CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
02 FEB 2024

ACCESS MAP: PORTION 123 OF THE FARM ONDEKAREMBA NO.78



NOT TO SCALE

CONTOUR MAP: FARM ONDEKAREMBA NO.78



NOT TO SCALE

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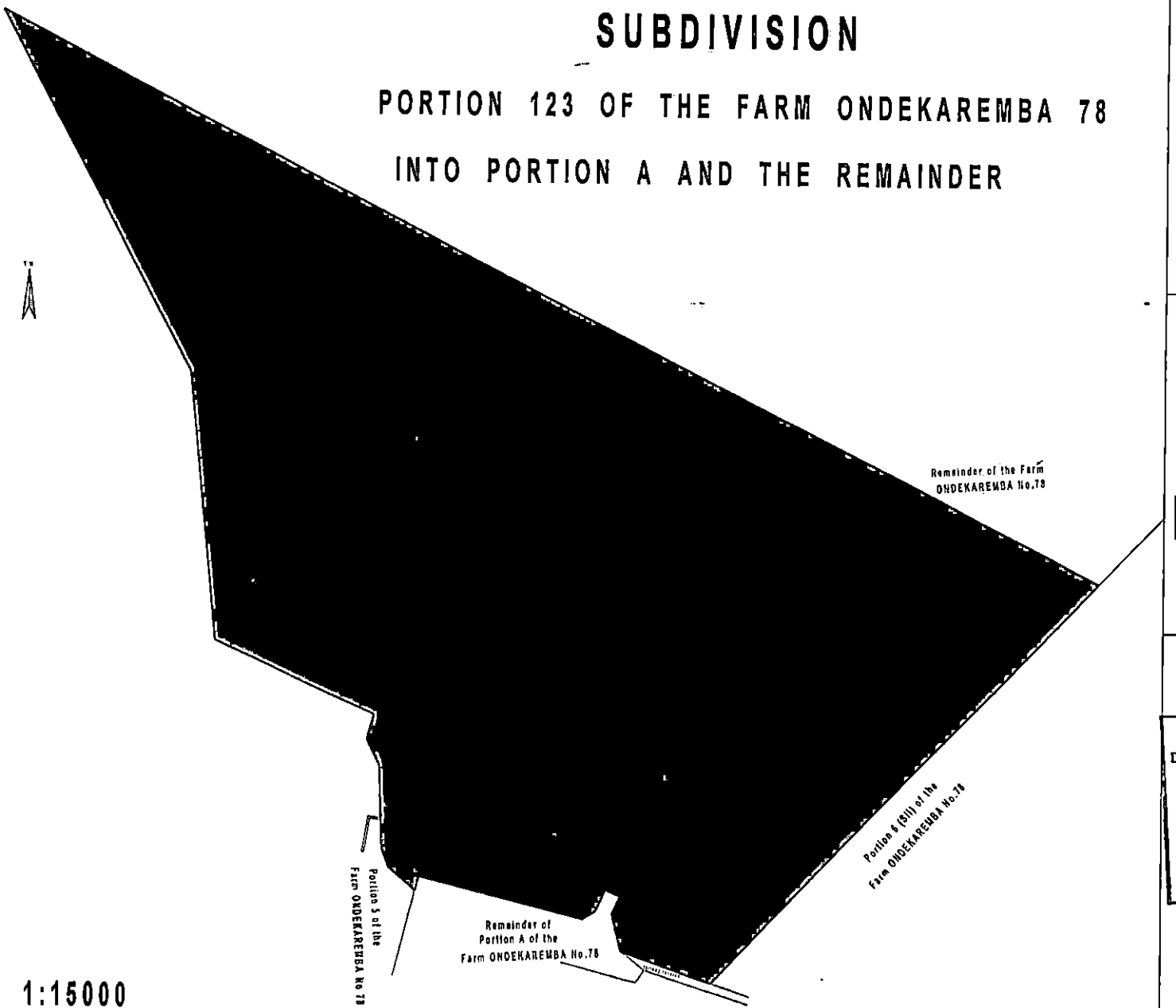
DEPT OF URBAN AND TRANSPORT PLANNING
02 FEB 2024
URBAN PLANNING
BP1

SUBDIVISION

PORTION 123 OF THE FARM ONDEKAREMBA 78

INTO PORTION A AND THE REMAINDER



SCALE 1:15000

WSTRPC
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wstrpc@gmail.com
Cell:0811293070

AREA: 301.08HA
REM/78: 161.09HA
PTN A/78: 139.99 HA

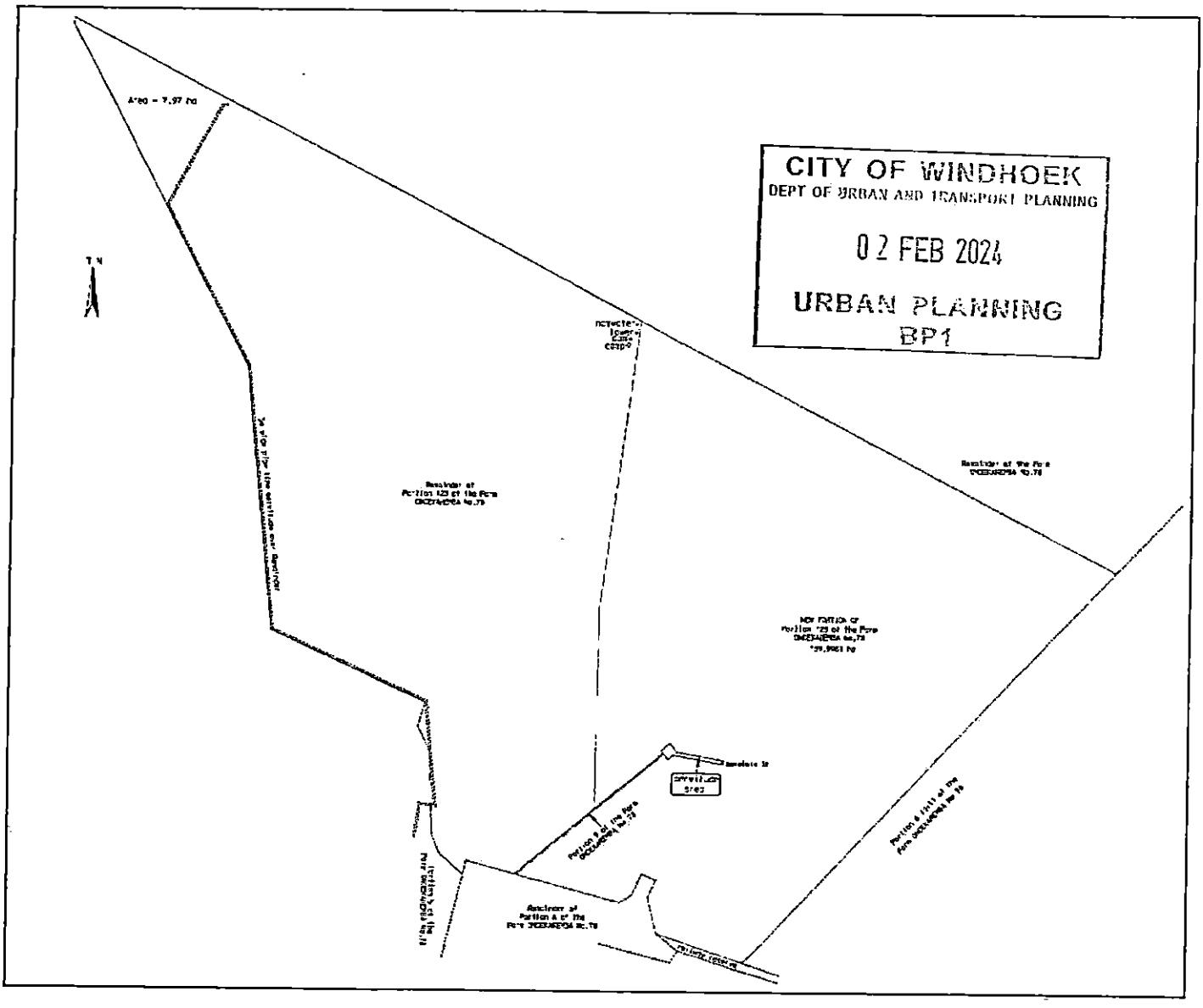
ZONING:"AGRICULTURE"

Water Servitude

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
02 FEB 2024
URBAN PLANNING
BP1

PLAN: ONDEK123/02-22

SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER



NTS

No. 2971 16/2/1/1022 15 Oktober 1976

SLUITING VAN DISTRIKSPAD 1022 EN PROKLAMERING EN KLASSIFISERING VAN 'N PAD : DISTRIK MARIENTAL.

Die Uitvoerende Komitee het kragtens en ingevolge die bepalings van artikel 22(1) van die Ordonnansie op Paaie, 1972 (Ordonnansie 17 van 1972) soos gewysig, in die distrik Mariental distrikspad 1022 wat aangetoon word op sketskaart P395 gesluit soos in Bylae I hieronder beskryf en 'n pad wat aangetoon word op sketskaart P395 geproklameer, die loop daarvan bepaal soos in Bylae II hieronder beskryf en dit kragtens en ingevolge die bepalings van artikel 23(1) van genoemde Ordonnansie tot distrikspad (nommer 1022) verklaar.

BYLAE I

Beskrywing van pad:	*Gedeelte gesluit:*
Die pad beskryf as distrikspad 1022 in Bylae III van Proklamasie 38 van 1955, Bylae II van Proklamasie 40 van 1956 en in Bylae III van Proklamasie 58 van 1956.	Die hele.

BYLAE II

Van 'n punt (S op skets P395) op grootpad 39 op die Restant van die plaas Meerpoort 287, algemeen suidwaarts oor die Restant van die plaas Meerpoort 287, Gedeelte 1 van die plaas Meerpoort 287, Plaas 497, kruisende 'n geregistreerde watervoorsieningserwituut op laasgenoemde plaas en oor die plase Geluk 586, Plaas 500, Bloukop 506 en die Restant van die plaas Plaas 464 tot op 'n punt (J op skets P395) op laasgenoemde Restant; van daar algemeen suidweswaarts oor die Restant van die plaas Plaas 464, Gedeelte 1 van die plaas Plaas 464 en Plaas 465 (Kalkpan) tot op 'n punt (K op skets P395) op laasgenoemde plaas; van daar algemeen suid suidooswaarts oor die plase Plaas 465 (Kalkpan), Gedeelte 1 (Mon Repose) van die plaas Plaas 473 (Sonstraal), die Restant van die plaas Plaas 473 (Sonstraal) en Kasno 477 tot op 'n punt (V op skets P395) op laasgenoemde plaas; van daar algemeen suidweswaarts oor die plase Kasno 477 en Plaas 478 tot op 'n punt (Q op skets P395) op grootpad 33 op laasgenoemde plaas.

No. 2971 [15 October 1976

CLOSING OF DISTRICT ROAD 1022 AND PROCLAMATION AND CLASSIFICATION OF A ROAD : DISTRICT OF MARIENTAL.

The Executive Committee has under and by virtue of the provisions of section 22(1) of the Roads Ordinance, 1972 (Ordinance 17 of 1972) as amended, in the district of Marientai closed district road 1022 which is indicated on sketch-map P395 and which is described in Schedule I hereto and proclaimed a road which is indicated on sketch-map P395, defined the course thereof as described in Schedule II hereto and under and by virtue of the provisions of section 23(1) of the said Ordinance declared it a district road (number 1022).

SCHEDULE I

Description of Road:	*Portion closed:*
The road described as district road 1022 in Schedule III of Proclamation 38 of 1955, Schedule II of Proclamation 40 of 1956 and in Schedule III of Proclamation 58 of 1956.	The whole.

SCHEDULE II

From a point (S on sketch P395) on main road 39 on the Remainder of the farm Meerpoort 287 generally southwards across the Remainder of the farm Meerpoort 287, Portion 1 of the farm Meerpoort 287, Farm 497, crossing a registered water supply servitude on the last-mentioned farm and across the farms Geluk 586, Farm 500, Bloukop 506 and the Remainder of the farm Farm 464 to a point (J on sketch P395) on the last-mentioned Remainder; thence generally south-westwards across the Remainder of the farm Farm 464, Portion 1 of the farm Farm 464 and Farm 465 (Kalkpan) to a point (K on sketch P395) on the last-mentioned farm; thence generally south-south-eastwards across the farms Farm 465 (Kalkpan), Portion 1 (Mon Repose) of the farm Farm 437 (Sonstraal), the Remainder of the farm Farm 473 (Sonstraal) and Kasno 477 to a point (V on sketch P395) on the last-mentioned farm; thence generally south-westwards across the farms Kasno 477 and Farm 478 to a point (Q on sketch P395) on main road 33 on the last-mentioned farm.

No. 2981 16/2/1/1498 15 Oktober 1976

PROKLAMERING EN KLASSIFISERING VAN 'N PAD: DISTRIK WINDHOEK.

Die Uitvoerende Komitee het kragtens en ingevolge die bepalings van artikel 22(1) van die Ordonnansie op

No. 2981 [15 October 1976

PROCLAMATION AND CASSIFICATION OF A ROAD: DISTRICT OF WINDHOEK.

The Executive Committee has under and by virtue of the provisions of section 22(1) of the Roads Ordinance,

Paaie, 1972 (Ordonnansie 17 van 1972) soos gewysig, in die distrik Windhoek 'n pad wat aangetoon word op sketskaart P46 geproklameer, die loop daarvan bepaal soos in die bylae hieronder beskryf en dit kragtens en ingevolge die bepalings van artikel 23(1) van genoemde Ordonnansie tot plaaspad (nommer 1498) verklaar.

BYLAE

Van 'n punt (A op skets P46) op hoofpad 6/1 op Gedeelte 2 (Sonnleiten) van die plaas Ondekaremba 78 algemeen noordwaarts en al meer noordooswaarts oor die plase Gedeelte 2 (Sonnleiten) van die plaas Ondekaremba 78 en Spoorwegreserwe tot op 'n punt (B op skets P46) op laasgenoemde plaas naby Ondekarembasyiyn.

No. 299] 16/2/1/2337 ✓ [15 Oktober 1976

SLUITING VAN DISTRIKSPAD 2337 EN PROKLAMRRING EN KLASSIFISERING VAN 'N PAD: DISTRIK OMARURU

Die Uitvoerende Komitee het kragtens en ingevolge die bepalings van artikel 22(1) van die Ordonnansie op Paaie, 1972 (Ordonnansie 17 van 1972) soos gewysig, in die distrik Omaruru distrikspad 2337 wat aangetoon word op sketskaart P578 gesluit soos in Bylae I hieronder beskryf en 'n pad wat aangetoon word op sketskaart P578 geproklameer, die loop daarvan bepaal soos in Bylae II hieronder beskryf en dit kragtens en ingevolge die bepalings van artikel 23(1) van genoemde Ordonnansie tot distrikspad (nommer 2337) verklaar.

BYLAE I

Beskrywing van pad:	*Gedeelte gesluit:*
Die pad beskryf as distrikspad 2337 in Bylae IV van Proklamasie 23 van 1955 en in Bylae II van Proklamasie 3 van 1963.	Die hele.

BYLAE II

Van 'n punt (G op skets P578) op distrikspad 2344 op die plaas Kompaneno 104 algemeen noord-noordooswaarts oor die plase Kompaneno 104 en Etendero 95 tot op 'n punt (B1 op skets P578) op laasgenoemde plaas; van daar algemeen noordooswaarts oor die plase Etendero 95, Okongue 94 en Okakongo 93 tot op 'n punt (H op skets P578) op laasgenoemde plaas; van

1972 (Ordinance 17 of 1972) as amended, in the district of Windhoek proclaimed a road which is indicated on sketch-map P46, defined the course thereof as described in the schedule hereto and under and by virtue of the provisions of section 23(1) of the said Ordinance declared it a farm road (number 1498).

SCHEDULE

From a point (A on sketch P46) on trunk road 6/1 on Portion 2 (Sonnleiten) of the farm Ondekaremba 78 generally northwards and more and more north-eastwards across the farms Portion 2 (Sonnleiten) of the farm Ondekaremba 78 and Railway Reserve to a point (B on sketch P46) on the last-mentioned farm near Ondekaremba siding.

No. 299] [15 October 1976

CLOSING OF DISTRICT ROAD 2337 AND PROCLAMATION AND CLASSIFICATION OF A ROAD: DISTRICT OF OMARURU.

The Executive Committee has under and by virtue of the provisions of section 22(1) of the Roads Ordinance, 1972 (Ordinance 17 of 1972) as amended, in the district of Omaruru closed district road 2337 which is indicated on sketch-map P578 and which is described in Schedule I hereto and proclaimed a road which is indicated on sketch-map P578, defined the course thereof as described in Schedule II hereto and under and by virtue of the provisions of section 23(1) of the said Ordinance declared it a district road (number 2337).

SCHEDULE I

Description of road:	*Portion closed:*
The road described as district road 2337 in Schedule IV of Proclamation 23 of 1955 and in Schedule II of Proclamation 3 of 1963.	The whole.

SCHEDULE II

From a point (G on sketch P578) on district road 2344 on the farm Kompaneno 104 generally north-north-eastwards across the farms Kompaneno 104 and Etendero 95 to a point (B1 on sketch P578) on the last-mentioned farm; thence generally north-eastwards across the farms Etendero 95, Okongue 94 and Okakongo 93 to a point (H on sketch P578) on the last-

CONDITIONS TO BE REGISTERED

The existing conditions registered against Portion 123/ 78 be retained against Portion A and the Remainder.

ROADS AUTHORITY
PRIVATE BAG 12030
AUSSPANNPLATZ
WINDHOEK
NAMIBIA

SAFE ROADS TO PROSPERITY

Our Ref: 14/19/2/6/1

Your Ref: Ondekaremba/RA

Enquiries: Frans Nghifikua
Telephone: +264 61 284 7339
E-mail: nghifikuaf@ra.org.na

29 January 2024

Mr. Willem Schutz
Willem Schutz Town and Regional Planning Consultant
PO Box 31761
WINDHOEK

Email: wstrpc@gmail.com

Dear Mr. Schutz,

APPLICATION TO UTILISE THE EXISTING ACCESS FROM ROAD NUMBER P 1498 TO TRUNK ROAD 6/1 – WINDHOEK DISTRICT, WINDHOEK MAINTENANCE REGION

1. Reference is made to your application dated 4 August 2022 (Annexure A) on behalf of Ondekaremba Nature Estate (Pty) Ltd (hereinafter "the Applicant").

2. It is noted that the application was submitted to facilitate the subdivision of Portion 123 of the Farm Ondekaremba No 78 to create two (2) agricultural portions (Portion A and the Remainder). Approval is hereby granted to utilise the existing access along Trunk Road 6/1 at the position indicated in **Figure 1** below, at approximate coordinates -22.50560 (latitude), 17.40214 (longitude).

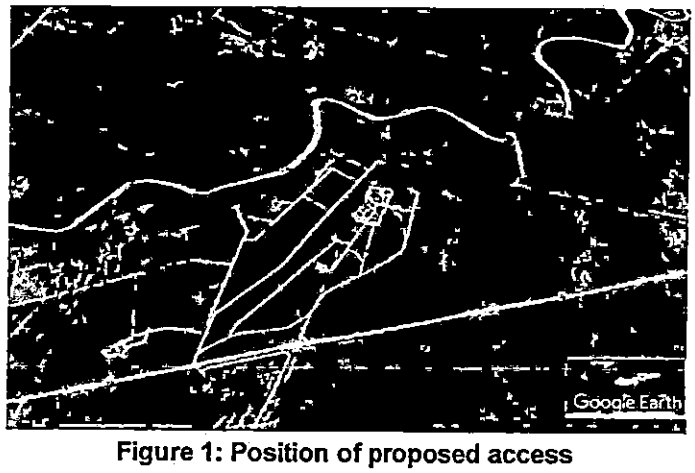


Figure 1: Position of proposed access

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3. This approval is granted on the basis of the proposed subdivision to create two (2) portions for agricultural. If the land use changes in future, the Applicant shall be required to submit a new application.

Yours sincerely,

NETWORK PLANNING
ROADS AUTHORITY
Safe roads to prosperity
26 January 2024
PRIVATE BAG 12030
AUSSPANNPLATZ, WINDHOEK
TEL: +264-61-284 7365
www.ra.org.na

Frans Nghifikua
ENGINEERING MANAGER: ROADS LEGISLATION AND COMPLIANCE
NETWORK PLANNING DIVISION

LIST OF ANNEXURES

- Annexure A: Application (04/08/2022)

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2019 -05- 03

Reference: OMA 5/0002/AHP

DEED OF TRANSFER NO.

T 2718 / 2019

in favour of

ONDEKAREMBA NATURE ESTATE (PTY) LTD
Registration number 2018/0178

PORTION 123 OF THE FARM ONDEKAREMBA NO. 78

ENSafrica | Namibia
Incorporated as LorentzAngula Inc.
tel +264 61 379700

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Prepared by me:

CONVEYANCER
POTGIETER, A. H.

ENSAFRICA (NAMIBIA)
PRIVATE BAG 12007
AUSSPANNPLATZ
TEL. +264 61 379 700
FAX. +264 61 379 701

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN: T 2718 /2019

THAT ~~ANDREAS HERTZOG POTGIETER~~

appeared before me, the Registrar of Deeds at Windhoek, he the said Appearer being duly authorised thereto by a Power of Attorney granted him by:

OMAANDA OMBIDI RESERVE PARK (PROPRIETARY) LIMITED
Registration number: 2016/0118

dated **3 April 2019** and signed at Windhoek,

and the said Appearer declared that his principal had truly and legally donated the undermentioned property on **3 April 2019** to the hereinaftermentioned transferee, who accepted the said donation, without compensation on the same date;

and therefore that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of:

ONDEKAREMBA NATURE ESTATE (PROPRIETARY) LIMITED
Registration number: 2018/0178

Its Successors-in-title or Assigns

CERTAIN:	Portion 123 of the Farm Ondekaremba no. 78
SITUATE:	In the Municipality of Windhoek Registration Division "K" Khomas Region
MEASURING:	301,0848 (three nil one comma nil eight four eight) hectares as indicated on Diagram SG no. A 701/2018 annexed hereto and
HELD BY:	Deed of Transfer no. T 2923/2002

A. SUBJECT TO an endorsement in terms of Ordinance 30/1960 dated 26 April 1963 against Deed of Transfer no. T371/1949 namely:

The remaining extent of the within property is subject to the condition that the land may not be used for business purposes except where the land also borders on another public road and that no direct entry to or exit from Main Road 6 – Section 1 will be allowed.

B. FURTHER SUBJECT to a Servitude of vacant area (Skoongebied) measuring 10,8028 (ten comma eight nil two eight) hectares created by Notarial Deed of Servitude no. K 6/1979 S, as indicated by the figures A.B.C.D. on Diagram no. K 396/1977 annexed to Deed of Transfer no. T 2923/2002 in favour of the Government of Namibia and subject to certain conditions contained therein.

C. FURTHER SUBJECT to a Servitude of Waterwork in favour of Namwater, 5496 metres long and 15 metres wide, created by and as will more fully appear from Notarial Deed of Servitude of Waterwork no K 143/2000S dated 21 July 2000 and endorsed against the said Deed of Transfer no. T 2867/1985, subject to conditions.

D. FURTHER SUBJECT to a Notarial Deed no. K 657/2012 S in favour of the Namibia Power Corporation to convey electricity over the property as endorsed against Deed of Transfer no. T 2923/2002, subject to the conditions with ancillary rights.

E. FURTHER SUBJECT to the following conditions imposed in terms of Section 21 of the Townships and Division of Lands Ordinance, 1963 (Ordinance 11 of 1963), namely:

IN FAVOUR OF THE LOCAL AUTHORITY

The land must only be used or occupied for purposes which are in accordance with and the use or occupation of the land shall at all time be subject to the provision of the Kappsfarm Town Planning Scheme, prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954)

F. FURTHER SUBJECT to a Servitude of Right of Way, the south eastern boundary of which is represented by the line BC on Diagram SG no. A 701/2018 in favour of the Remainder of Farm Ondekaremba No. 78, subject to the conditions with ancillary rights.

WHEREFORE the Appearer renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR** to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said **TRANSFEREES** their Successor-in-title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that Transfer Duty has been paid on the fair value of **N$ 16 971 000.00** of the aforesaid property, which amount has been accepted by the Receiver of Revenue for Transfer Duty purposes.

SIGNED at WINDHOEK on 2019 -05- 13

Together with the Appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

In my presence

REGISTRAR OF DEEDS

REGISTRAR OF DEEDS

104 95

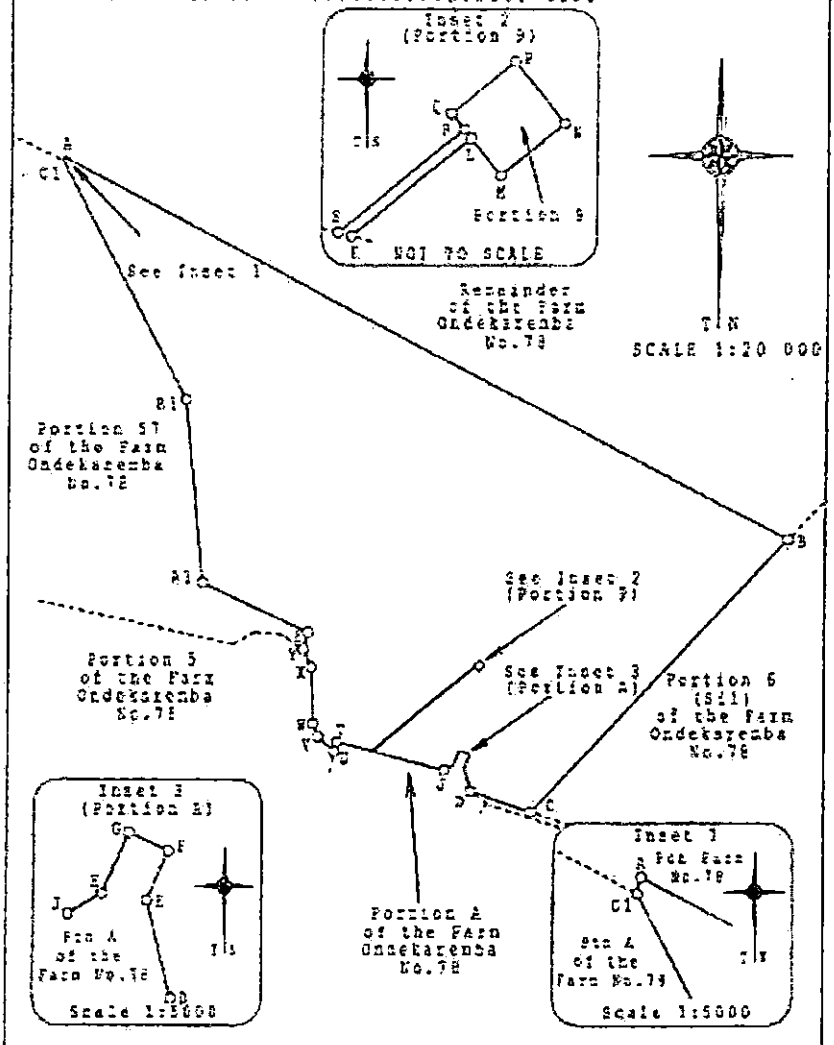
Approved 2018-07-14 No. A701/2018

for Surveyor General

Sheet 2 of 2

Description of Beacons

A,B,D,F,G,P,U,S,V,W,X.....16mm Round iron peg
C,Z,A1,B1,C1.....20mm Round iron peg
E,H,J,K,L,M,N,Q,R,T.....Rail section
Y.....Boiler tube



Portion 123 of the Farm Ondekaremba No.78

Situated in the Municipal Area of Windhoek,
Registration Division K, Khomas Region,
Republic of Namibia
Surveyed between
Feb 2016 and June 2018 by me

Land Surveyor
H.L.Strydom

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Rust First name(s) Joachim

Erf/stand no Pen 123 Ondekaremba 78 Township Kapps Farm

If company or registered under cc Ondekaremba Nature Estate (Pty) Ltd

Namibian I. D / Passport no. Registration No. ~~2015/0774~~ 2018/0178 ID 68102300167

Postal/Private Bag address P.O. Box 9139 Township of address Windhoek

Physical Residential or Business address Pen 123 Ondekaremba 78

Tel no ✓ (H) ✓ Cell 0812611487

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: No Arrears

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
25 MAR 2022
Date stamp
CREDIT CONTROL

Comments: Proved

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
25 MAR 2022
Sundry Debtors Finance Department

Date stamp

ACCOUNTANT LAND SALES: _____

City of Windhoek

0697

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 29699624 submitted successfully.

NAD **2,070.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
29699624

From
SCHUTZ W*GLU

Date
Mar 27, 2022

Payment Priority
Normal

My Reference
COW TOWNPLANNING APPLICATIONS

Their Reference
50001820500 48 SD 123 Ondekarem

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks.

MEMORANDUM

SUBJECT: 1. Subdivision of Farm 123 Ondekaremba No. 78 into portion A and the Remainder

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	10/04/2022	Tel: 290 3359	
Section Engineer	..../..../2022		
Chief Engineer	..../..../2022		

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TO:	Urban Planning G. De Klerk	**DATE:**	10 April 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/123/Ondekaremba No.78

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 24 March 2022 received from Willem Schutz Town and Regional Planning Consultant regarding the above application has reference.

Portion 123 of the Farm Ondekaremba No. 78 is located off the B6 national road. The portion is located within the Kapps Farm Town Planning Scheme area and is zoned agriculture. Portion 123 measures approximately 301.08 ha. Access to Portion 123 is obtained from an existing Farm Road (P 1498) off the National B6 Road (Trunk 0601).

1. This division has objections to the proposed Subdivision of Farm 123 Ondekaremba No. 78 into portion A and the Remainder, due to the following:
    1.1 The applicant should provide a letter from the Roads Authority supporting the proposed subdivision and that access is satisfactory.

Yours faithfully

L. Shikongo
Roads Planning, Design and Traffic Flow
*3359

MEMORANDUM

TO: De Klerk (G)

DATE: 09-May-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/PTN 123/Ondekaremba No. 78

SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER

The Strategic Executive: Electricity has in principle no objection to the application submitted for the subdivision of Portion 123, Farm Ondekaremba, No. 78 into Portion A and the remainder, provided that the following be taken into account:

The Municipal Council of Windhoek has no electricity network in the area.

Electricity is therefore either self-generated (solar or diesel-powered generation) or provided by Nampower.

Electricity can be provided by NamPower if the development is close to their GRID.

The applicant and/or their professional electrical engineering consultant must approach NamPower for an electrical supply point, if required; and the applicant/developers will be responsible for all cost related thereto.

The design of the MV and LV reticulation must adhere to all Namibian Standards, in particular NamPower -, City of Windhoek – and ECB distribution and township development standards.

The applicant and/or consulting engineers are advised to approach NamPower well in advance; before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.

Where MV/HV overhead lines are in proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

- ✓ 220/132 kV - 25 metres either side of the overhead line structure
- ✓ 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore, **no permanent structure is to be erected within the stipulated area.**
- ✓ No permanent structures should be erected within any power line servitude area.
- ✓ A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line always needs to be

maintained, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.

- ✓ Encroaching this clearance will result in electric shocks and hence fatalities.

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	3 May 2022
FROM:	INF: Engineering Services Division	**REF:**	PTN 123_78 ONDEKAREMBA

SUBJECT: **SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER**

The application dated 24 March 2022 for the subdivision of Portion 123 of the Farm Ondekaremba no. 78 into Portion A and the Remainder, refers.

This Division has no objection to the proposed application, provided:

1. That it be noted that no existing bulk Water and Sewer Services are available.
2. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
3. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
4. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.
5. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.
6. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
7. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.



8. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval prior to approval of any building plans. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.

9. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.

10. That final effluent from a treatment facility shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

11. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.

12. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

.....
SECTION ENGINEER
OC Archer

FILE UNDER: 78

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MEMORANDUM

TO:	Mr. GF. De Klerk	**DATE:**	05 May 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/123/78/ONDEKAREMBA

SUBJECT: APPLICATION FOR THE SUBDIVISION OF PORTION 123 OF ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER'.

The application dated 23 March 2022 for the proposed Subdivision of Farm Ondekaremba no. 78, into Portion A and Remainder, received on 31 March 2022, refers.

A storm water investigation was done and the following is reported:

1. Portion 123 of the Farm Ondekaremba no. 78 is located about 36 km east of Windhoek and to the north of the B6 national road, and just north of the proposed Portion 47 of Ondekaremba no. 78, and approximately 7 km west of the Hosea Kutako International Airport.

2. The national railway line runs along the northern boundary of the proposed Portion 47 of Ondekaremba no. 78, and south of the proposed Portion 123 of Ondekaremba no.78.

3. Portion 123 of Farm Ondekaremba no. 78 is indicated to be approximately 301 hectares in size.

4. Access to Portion 123 of Farm Ondekaremba no. 78 appears to be obtained from Farm Road F1498, which intersects from the B6 national road, which is situated just south of the proposed Portions 123 and 47 of Ondekaremba no. 78.

5. Access to the proposed Portions A and the Remainder of Portion 123 of Ondekaremba no. 78 is indicated to be obtained from the existing farm road, F 1498, from a proposed 15 meter wide "right of way" servitude.

6. The Seeis River flows from the south west, flowing across the southern part of the proposed Remainder of Portion 123 of Ondekaremba no. 78; flowing across the central part of the proposed Portion A of Portion 123 of Ondekaremba no. 78, flowing into a north easterly direction.

7. There are various other stormwater courses forming and flowing over various parts of the proposed Portion A and the Remainder of Farm Ondekaremba no. 78, flowing towards the Seeis River as referred to in point 6 above.

This Division has no objection to the proposed Subdivision of Portion 123 of Farm Ondekaremba no. 78 into Portion A and the Remainder, provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the Seeis River and major stormwater courses at own cost and risk.

2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portion is to be protected against any potential flood damage.

4. That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

5. That no development will be allowed within the 50-year flood level of any river or stormwater course.

6. That no development will be allowed onto or over any stormwater system or structure.

7. That any stormwater crossing be accommodative of at least a 50-year flood.

8. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

   (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
   (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

9. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.

10. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

11. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

12. That no building plan will be approved until the above stormwater conditions are met.

13. That a condition be included into the Deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

14. That roads and stormwater be planned, designed and constructed to municipal standard.

15. That access and "right of way" servitudes be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.

16. That all requirements from TransNamib be applied and adhered to.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE



Sustainable Development

The Division has no objection to the proposed subdivision provided that all the applicant meets all Council requirements.

TO:	Urban Policy M. Uushona	**DATE:**	02 February 2024
FROM:	Environment Division	**REF:**	L/123/Ondekaremba No.78

SUBJECT: SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO PORTION A AND THE REMAINDER

ENVIRONMENT DIVISION COMMENTS:

The Division is supporting the application with no additional environmental requirements as the zoning of the remainder portion remains agricultural. The envisaged increase in noise pollution is an isolated concern because it will be restricted to the period of construction thus it is not a permanent issue. Additionally, potential increase in poaching cases should be addressed through reporting such suspicious activity to the relevant authority.

WSTRPC

WILLEM SCHUTZ
TOWN AND REGIONAL PLANNING CONSULTANT

Our Ref: 123Ondekaremba78

The Owner

The Remainder of the Farm Ondekaremba No. 78

Email: rudie@naankuse.com /azannier@zannier.com

29 October 2022

Dear Sir

Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

Willem Schutz town and regional planning consultant has been appointed by Ondekaremba Nature Estate (Proprietary) Limited (Registration 2015/0774), being the owner of Portion 123 of the Farm Ondekaremba No. 78 to facilitate the development process and applications to the relevant authorities for the following:

- **Subdivision of Portion 123 of the Farm Ondekaremba No 78 into Portion A and the Remainder.**

Existing Situation

Portion 123/78 is situated within the town planning scheme area of Kapps Farm.

The Portion is zoned "Agriculture" and has an existing consent for a tourism establishment and holiday accommodation, in terms of the Kapps Farm town planning scheme, accommodating the Lodge and camping site. Portion 123 is 301,08 hectares in extent in terms of the Title Deed 2718/2019.

Access to the Portion is obtained from an existing Farm Road (P 1498) off the National B6 Road (Trunk 0601). Farm road P1498 runs across Portion 47 of the Farm Ondekaremba No. 78 in a north easterly direction ending at Portion 123/78.

The larger part of Portion 123/78 is currently vacant and lying unutilised. The Ondekaremba Lodge and camping site is located in the south western corner which is represented by the Remainder of Ptn 123/78.

The site is characterised by rolling hills with gentle slopes while the Seeis river is running from east to west through the southern portion of the development. A mixture of mica and sand makes the site ideal for development and construction.

Intended Development

The intended development comprises two Agriculture Zoned Portions. A Right of Way Servitude of 15m provides access to and from Farm Road P 1498.

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

The Remainder/123 will retain its "Agriculture" Zoning with an existing consent for a tourism establishment and holiday accommodation, accommodating the Lodge and camping site.

The proposed new Portion A of 123/78 is zoned "Agriculture" and will be sold to a prospective buyer for further development. It is currently rented by Zhongmei Construction while building the new high way to the airport.

The servitude in favour of Namwater is accommodated parallel to the northern boundary of the Remainder/123.

A 15 m wide Right of Way Servitude over the Remainder, in favour of Portion A/123 will provide access to Portion A/123. Provision is made for one access point off Farm Road 1498.

Table 1. Portion information

Portion Number	**Zoning**	**Area (Ha)**
Portion A/123/78	Agriculture	134.45
Remainder/123/78	Agriculture	166.63
Total Area	**Agriculture**	**301.08**

Neighbour Comments

In line with the requirements of the Urban and Regional Planning Act 5 of 2018, you as the neighbour to Portion 123 of Ondekaremba are entitled to provide comments on the proposed subdivision.

You are kindly requested to provide our office with your input on this matter (Email wstrpc@gmail.com or P.O. Box 31761, Windhoek). Attached please find a form to be completed and emailed or posted to our offices. Should we not have received any comments from you by 22 November 2022 (legal date set as the last date for providing input) we take that you do not have any comments concerning the intended consent application as explained above.

It is trusted that you will find this in order. Should there however be any further inquiries regarding this matter you are welcome to contact me at any of the provided numbers.

Yours faithfully

W. Schutz

Willem Schutz Town and Regional Planning Consultant

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"SPECIAL POWER OF ATTORNEY"

NAMIBIA REVENUE N$5

I, the undersigned,

Joachim Rust

in my/our capacity as

Managing Director of Ondekaremba Nature Estate (Proprietary) Limited (Registration 2015/0774) being the owner of Portion 123 of the Farm Ondekaremba No. 78

do hereby nominate, constitute and appoint

WILLEM SCHUTZ: TOWN AND REGIONAL PLANNING CONSULTANT

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Urban and Regional Planning Board, Ministry of Urban and Rural Development for the:

SUBDIVISION OF PORTION 123 OF THE FARM ONDEKAREMBA NO. 78 INTO ONE PORTION AND THE REMAINDER

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Windhoek on this 20 day of January 2021 in the presence of the undersigned witnesses.

WITNESSES:

1. .....

2. .....

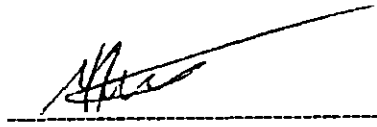
.....
Joachim Rust

BOARD RESOLUTION

Of the Board of Directors of Ondekaremba Nature Estate (Proprietary) Limited taken on 20 January 2022.

It was resolved that: the Managing Director, Mr. Joachim Rust be authorised to sign all documentation pertaining to the subdivision of Portion 123 of the Farm Ondekaremba No. 78 into one Portion and the Remainder.





Director **Director**

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WSTRPC

Our Reference: 123Ondekaremba78

The Owner

The Remainder of the Farm Ondekaremba No. 78

Windhoek

Dear Dr/Sir/Madam

Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

Herewith do I / we *(name of erf owner/s)* Rudolf Jansen van Vuuren representing SJP Nature Reserve Pty Ltd

the owner/s of The Remainder of the Farm Ondekaremba No. 78

declare that I / we *(please indicate an X in the appropriate box)*:

	Do not object to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**
X	**Do object** to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**

If objecting please indicate the reasons for doing so:

The Zannier Reserve by Naankuse is home to a number of high value species like rhino and elephant. The further subdivision and development of portion 123 with the possibility of rezoning and increase in population density poses a significant poaching risk which will be detrimental to the tourism operations on the reserve and detrimental to the welfare of these animals.

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

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WSTRPC

The possible mining of sand from the Seeis river poses a ecological risk to the lower Seeis river which is an essential biological component of the ecosystem on the Zannier Reserve

The information provided regarding the subdivision is insufficient and vague and more information regarding potential incompatible activities to that of our Reserve needs to be provided.

Should this form not be returned to our office by 22 November 2022, we will assume that there are no objections against the intended development.

Signed at: _____ on this _____ day of _____2022.

Signature of Property Owner

Witness

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

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WSTRPC

Our Reference: 123Ondekaremba78

The Owner

Portion 57 of the Farm Ondekaremba No. 78

Windhoek

Dear Dr/Sir/Madam

Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

Herewith do I / we *(name of erf owner/s)* Sybille Rueckleben

the owner/s of Portion 57 of the Farm Ondekaremba No. 78

declare that I / we *(please indicate an X in the appropriate box)*:

	Do not object to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**
X	**Do object** to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**

If objecting please indicate the reasons for doing so:

I shall only support the envisaged subdivision, on receipt of binding guarantees from the owners of Ondekaremba that both envisaged portions will retain the current zoning, being "Agriculture".

P O Box 31761 Windhoek
Tel: +264 81 129 3070
Email: wstrpc@gmail.com

12116

WSTRPC

I am of opinion, that any change to the current zoning will negatively affect the vicinity and its value (quality of life + monetary value + natural beauty.

Should this form not be returned to our office by 22 November 2022, we will assume that there are no objections against the intended development.

Signed at: BELLACUS on this 06 day of NOVEMBER 2022.

Signature of Property Owner

Witness

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

128/17

WSTRPC

Our Reference: 123Ondekaremba78

The Chairperson: The Body Corporate of the Sonnleiten Retirement Village

Rem Portion 47/2 of the Farm Ondekaremba No. 78

Windhoek

Dear Dr/Sir/Madam

Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder

Herewith do I / we *(name of erf owner/s)* Ute Bräunig (Unit 34) in the name of 83 Residents
the owner/s of Rem Portion 47/2 of the Farm Ondekaremba No. 78

declare that I / we *(please indicate an X in the appropriate box)*:

	Do not object to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**
X	**Do object** to the **Subdivision of Portion 123 of the Farm Ondekaremba No. 78 into Portion A and the Remainder.**

If objecting please indicate the reasons for doing so:

See mail from 22.11.2022

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

WSTRPC

Should this form not be returned to our office by 22 November 2022, we will assume that there are no objections against the intended development.

Signed at: Windhoek on this 02. day of November 2022.

Signature of Property Owner

Witness

P O Box 31761 Windhoek
Email: wstrpc@gmail.com
Tel: +264 81 129 3070

128
119

Gmail

Ute Bräunig <utebraeunig52@gmail.com>

Subdivision of the Portion 123 of the Farm Ondekaremba 78

5 Nachrichten

Willie Schutz <wstrpc@gmail.com>
An: ute.braeunig@t-online.com.na, "utebraeunig52@gmail.com" <utebraeunig52@gmail.com>
31. Oktober 2022 um 19:00

Dear Mrs Ute Braeunig, attached please find a letter explaining the subdivision of Ptn 123 of the Farm Ondekaremba 78 into a Portion and Remainder. Attached to the letter is a consent form which allows you to comment on the subdivision.

Please indicate whether you received the letter by replying to this email.

Regards

–
Willie Schutz

WSTRPC
P O Box 31761 Windhoek
Cel 081 129 3070

3 Anhänge

GLOBAL MAPPER LAYOUT.pdf
350K

1. LOCALITY MAP TOTAL TOWN.pdf
415K

Rem Ptn 47 of 2 of the Farm Ondekarmeba No 78 Neighbour letters and Form.pdf
836K

Ute Bräunig <utebraeunig52@gmail.com>
An: wstrps@gmail.com
Cc: "Erika Preuss (ARK Trading)" <arktrading@iway.na>, Erika Jochen <eejochen@gmail.com>, Renate Baumann <frankolin128@gmail.com>, Thomas Rohn <thomas.rohn@gmx.net>, Management SonnleitenVillage <management@sonnleitenvillage.com>, Info SonnleitenVillage <info@sonnleitenvillage.com>
24. November 2022 um 13:09

Sorry for the late submission.
Our Intenet was offline the last days.

I, as Chairman of the Trustees of Sonnleiten Village BC, object to the planning.

We have to put up with considerable traffic noise on the access road to Ondekaremba, which lies on our land, during the period of the lease to the Chinese for road construction, especially as it passes very close to our homes in places.

A renewed commercial use would mean for us a retention of this noise pollution. Originally there was only a right of way for Ondekarmba Lodge. Due to the sales to Ondekaremba Estate and now to another lot, our road is being used more and more and the noise level is constantly increasing.

With kind regards
Ute Bräunig -Chairman of the Trustees
[Zitierter Text ausgeblendet]

3 Anhänge

ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Site visits to Farm Ondekaremba, Farm Ongos & Erf 2370 Klein Windhoek

Venue: Onsite

Date of Workshop/Event: 08 April 2024

Starting time: 08:00

Closing time: 13h00

Date Submitted: 09/04/2024.

NAMES	*SIGNATURES*
Cllr Queen Omagano Kamati ***Mayor***	
Cllr Joseph Uapingene ***Deputy Mayor***	
Cllr Bernadus Araeb ***MC Chairperson***	
Cllr Magdalena Lombardt ***MC Member***	MLombardt
Cllr Austin Kvenani ***MC Member***	
Cllr Shafiishuna Sam Nujoma ***MC Member***	
Fransina Ndateelela Kahungu ***MC Member***	
Cllr Ivan Skrywer	Present
Cllr Ndeshihafela Larandja	
Cllr Illse Keister	
Cllr Sade Shireen Gawanas	
Cllr Clemencia Claudia Hanases	
Cllr Dr Ottilie Saarty Uukile	
Cllr Dr Job Amupanda	Present
Cllr Juergen Hecht	

WSTRPC

WILLEM SCHUTZ
TOWN AND REGIONAL PLANNING CONSULTANT

The Chief Executive Officer

Our Ref: 5/38Ong/CoW TE App

City of Windhoek

P O Box 59

Windhoek

26 March 2021

Attention Mr V Endjala

Dear Sir

APPLICATION FOR TOWNSHIP ESTABLISHMENT (LAYOUT APPROVAL) ON PORTIONS 58 TO 61 OF THE FARM ONGOS NO 38 ONGOS AND THE ESTABLISHEMNT OF ONGOS EXTENSIONS 12 TO 15

The original application dated 12 March 2019 has reference (The application is updated where applicable)

1. Application

Willem Schutz town planning consultant has been appointed by the owner of the land in question to prepare and submit applications to the relevant authorities for the proposed Township Establishment on Portions 58 to 61 (Portions of Portion 5) of Farm Ongos No 38.

The owner of the land is Puzzle Investments Number Forty Nine Close Corporation CC/2012/6247 and the power of attorney is attached to the application as Annexure 1.

An application is herewith submitted to the City of Windhoek for the following:

1. Township Establishment (layout approval) on Portions 58 to 61 of the Farm Ongos No 38.

Portion 5 is 93,77 hectares in size. The approved diagram (A 228/2017) for Portion 5 is attached to the application.

2. The Project up do date

The Application for the subdivision of Portion 5 of the Farm Ongos No 38 and the Need and desirability for Township Establishment was approved by the City of Windhoek on 9 September 2017 as per Council Resolution 152/7/2017.

The approval by the Namibia Planning Advisory Board was granted on 9 November 2017.

Portion 5 of Ongos was subdivided into 5 Portions (Portions 58 – 61 and the Remainder) as per the subdivision proposal date stamped 15 September 2017 by the City of Windhoek and submitted as such to the Namibia Planning Advisory Board.

Since the Need and Desirability approval, the City of Windhoek in corporation with the various developers for the Ongos and Monte Christo Farms embarked on a comprehensive process to determine the bulk infrastructure services that will be required in order for the proposed developments to proceed as there is no bulk infrastructure in the area. The bulk infrastructure requirements were determined on a broad land use development plan (land use budget) based on the various layout proposals for township establishment on Farms Ongos and Monte Christo.

The land use guide plan and bulk infrastructure master plan impacted on the draft layout plan for Portion 5 of Ongos as well as on the dimension and sizes of the approved Portions 58 to 61 as originally submitted to the City of Windhoek on which the proposed township is to be established.

The Portion sizes have changed as follows:

Table 1

Portion 58 – 61 Changes

Portion Nr	Old Size	New Size	Extensions
Portion 58	26.30	27.37	12
Portion 59	22.37	23.03	13
Portion 60	18.85	18.80	14
Portion 61	19.04	19.13	15
Remainder Ptn 5 Ongos (Monte Christo Street)	7.22	5.40	
Total	**93.77**	**93.77**	

The City will therefore need to approve and date stamp a new subdivision plan for Portion 5.

The original subdivision plan and new amended subdivision plan is attached to the application as Annexure 5.

3. Development Proposal and Motivation

3.1 Development Proposal

The proposal is to establish 4 townships of 999 erven and five street portions on the approved subdivided Portions 58 to 61 and Remainder of Portion 5 of the Farm Ongos (Table 2).

The proposed townships will consist of 919 residential erven, 8 general residential erven, 14 business erven, 6 institutional erven, 30 municipal erven, 1 government erf and 21 public open space erven. The streets will be provided on the Remainder portions. The layout is discussed in more detail later in the submission.

Table 2

Ongos Layout – Combined Portion 58 – 61 (Ongos Extensions 12 to 15)

ZONING	TOTAL NUMBER ERVEN	TOTAL AREA (sqm)	% AREA	AVG Area/Unit (sqm)
RESIDENTIAL	919	325 342	37%	354
GEN RES	8	65 616	7%	8 202
BUSINESS	14	43 348	5%	3 096
Institutional	6	47 288	5%	7 881
GOVERNMENT	1	1 059	0%	N/A
Municipal	30	10 902	1%	363
POS	21	157 793	18%	7 514
Street	5	232 017	26%	46 403
Total	**1004**	**883 365**	**100%**	**880**
Monte Christo Road (ha) - Rem Ptn 5		54 430		
Grand Total (ha)		937 795		

The purpose of the proposal is to assist Government and the local authority of Windhoek in meeting the demand for serviced land and housing.

The project specific goals are to cater for the low to medium income groups and to provide a functional urban residential area that will fit in with and compliment the larger development proposals for the Ongos Monte Christo Valley.

3.2 Motivation for Township Establishment

There is a dire need for serviced erven in the major urban centres of the Country. More and more people, especially the young are becoming frustrated with the land and housing situation in the Country leading to mass action demanding access to land and housing. The events in the past year or two have led to the President of the Republic of Namibia to personally intervene to find solutions to the housing problem.

Government and local authorities alone do not have the capacity in respect of manpower and finances to fully deliver this great undertaking and the cooperation of the private sector will assist greatly in alleviating the housing demand. It is therefore necessary that Government and the private sector take hands in addressing the housing demand.

The private development sector and private land owners have taken note of the demand for housing and the pressure on local authorities and the central government to meet the demand. With this in mind several private land owners around the City of Windhoek have started with the required processes of urban planning to provide access to serviced and affordable land and housing.

There are several examples of private initiative in assisting the efforts of central government and local authorities in meeting the housing demand in and around Windhoek City. This application is but one of these examples.

In this time of a national housing crisis and the urgency of efforts introduced by the National Government to address the crisis it is believed that the need and desirability for serviced land for the provision of housing is clear and evident and that efforts such as this from the private sector in assisting national government in its efforts to address the shortage of housing, should be welcomed.

Key highlights and findings of the Namibia Population Projections 2011 – 2041 Report of the Namibia Statistics Agency of September 2014 are as follows:

- The national population is projected to increase from an estimated 2.11 million in 2011 to 3.44 million by 2041, or by 63 percent. During the more immediate 15 year interval from 2015 to 2030, the population is projected to grow from 2.28 to 2.96 million, which is an increase of 30 percent.

- The percentage of the population living in urban areas is projected to increase from 43 percent in 2011 to 67 percent in 2041. Over this interval the urban population increase is expected to more than double while the rural population will gradually shrink.

- The populations of the Khomas and Erongo Regions are projected to increase the most in both numerical and percentage terms. By 2041 over a third of Namibia's population is projected to live in these two regions, up from under a quarter in 2011.

The statistics are a clear indication of the expected growth of the population and the areas where this growth will have to be accommodated.

Windhoek as the capital city will be one of the main growth points along with other urban areas in the Country.

The push and pull factors in rural and urban areas leading to urbanisation will automatically result in an increase in demand for adequate housing. This demand needs to be addressed with the provision of planned and serviced erven in and around the urban centres and is proof that development is necessary.

4. Farm Ongos Planning Information

4.1 Location

The Farm Ongos is located to the north west of the City of Windhoek. The Farm has been subdivided in a number of portions in the recent past and Portion 5 is the first portion of private land just north of the existing Havana formal and informal settlements on the eastern side of Monte Christo Road.

The Site is located on undulated but developable land in the western valley running parallel to the Windhoek – Okahandja valley informally known as the Ongos Monte Christo Valley. The valley is similar in topography to what is found in the Windhoek valley with large areas that are very hilly, but sufficient areas that can be developed.

The Windhoek Structure Plan of 1996 as well as the Windhoek Okahandja Corridor plan also of 1996 made mention of this valley as an area that should be considered for future township developments.

Several other private township development proposals, by amongst others the National Housing Enterprise as well as other private developers are underway for large areas to the west on other portions of the Farm Ongos as well as extensive areas of the Monte Christo Farm to the north of the Site.

Directly to the south of the Site, lies the existing Havana sprawling townships of which some parts are formalized with formal layouts with informal structures, but the larger parts are informally demarcated parcels of land with informal housing structures.

The Site is thus ideally located as a link between existing and future township developments. The Site will be located as the first formal development in the Ongos – Monte Christo development corridor once fully developed.

4.2 Physical attributes

The site is characterized by undulating terrain and the river course running in a south north direction. Various smaller water courses join up with the main river course over the undulating terrain.

Element Consulting Engineers (Pty) Ltd has been appointed by the developer to compile a high level flood study report for Ongos. The full report is attached to the submission.

The investigation and report is required in order for the town planner to do detail layouts and positioning of erven. Specific concerns pertaining to 1:50 year storm events is discussed and evaluated to ascertain that buildings and services should not be damaged by a 1:50 year storm event's runoff or concentration thereof. In addition, a 1:100 year storm event is included as a comparison with the 1:50 year event.

With the review of data as per hydrological, hydraulic and available information the following recommendations and conclusions were made by the Flood Report:

1. The defined water courses on the property should be incorporated as far as possible with the layout of the erven during the preliminary design phase.
2. Where necessary allowance should be made for the formalisation of water courses either by means of accommodation within the road reserve or by means of public open spaces.
3. With the design of crossings over the main water course, a new analysis of the flood lines should be done, to ascertain that the flood line does not change to such an extent to which properties are affected adversely.
4. As per the latest layouts received from the town planner, no erven are located within the 1:100 or 1:50 year flood areas.

The site is bounded on its western side by the Monte Christo Road and on its eastern side by private land adjacent to the mountainous western areas of the Nubuamis and Brakwater Farms.

4.3 Existing Use

The Farm Ongos was used for cattle and game farming purposes. With the subdivision of the farm some larger portions remain as agricultural use as small holdings between 5 and 10 hectares in size while others were earmarked for development.

The Site is currently vacant and lies underutilised.

The location of the Site from a City wide perspective in regards with the existing developments and future developments and its accessibility on an existing and future important transport route as well as the site characteristics makes the site suitable and desirable for urban development.

Along with the stated population growth estimations and the resultant housing demand in urban areas it seems fair to say that urban development where suitable will be necessary and desirable.

4.4 Environmental Consideration

Green Earth Environmental Consultants was appointed by the developer to compile an environmental management report for Ongos. The report was submitted to both the Environmental Commissioner and the Environmental Section at the COW. The clearance certificate is attached.

In summary it can be stated from the assessment that Portion 5 of Farm Ongos No. 5 has the full potential to be developed into a residential/township development. This project can largely benefit the social and economic needs of the area and there were no major significant negative impacts associated with the proposed rezoning.

The negative impacts associated with the construction and developmental phase are most likely to include: destruction and disturbance of the biophysical character of the area, erosion and sedimentation could result from soils that are being exposed during clearing of land, grading and the installation of underground utilities namely water pipes or related infrastructure, production of solid and liquid waste, dust emissions, atmospheric emissions, noise pollution, movement of soils and increased waste water generation as well as an increase in traffic.

As a result of the above mentioned possible negative impacts on the receiving and surrounding environment, the Environmental Impact Assessment is supported by an Environmental Management Plan (EMP) which focuses on mitigating measures to eliminate or eradicate the negative or harmful impacts and guide the construction and operational phase of the specific project.

This now leads to the presentation of the layout.

5. The Layout in General

As indicated the layout proposes a fully functional residential township with complimentary land uses to cater for the usual requirements and activities associated with an urban living environment.

The proposed development can however not be seen as a stand-alone development as it will be connected to several larger independent development proposals in the Ongos Monte Christo development corridor.

Consultation with the developers of the proposed township establishments on the Monte Christo Farm indicated that a large central business district is planned in that development.

This layout on Portion 5 and land use provision is therefore influenced by the other proposed private developments in the area and as such it does not provide for a city sized business area in the form of a central business district for example. One big business erf sufficient in size to accommodate a small to medium mall development and 13 smaller neighbourhood type business facilities are provided.

The layout is influenced by the rectangular shape of the Portion and the river course running in a south north direction.

The River course and several bigger water courses joining the main river course mainly from the east are accommodated by large Public Open Space areas.

The Monte Christo Road serves as the main access to and from the development. A thirty (30) meter road reserve has been provided along the current alignment of the road as per the findings of the Roads Master Plan while an additional 30 meters was provided by the adjacent development on Ongos Portion 9.

As per the recommendations of the Roads Master Plan only one (1) access point into the development is provided along the Monte Christo Main Road directly linking with the proposed access point to Ongos Portion 9.

The main access road is 25 meter in width and connects to a second collector road of also 25 meters which forms the main north-south collector road. The northern end of this collector allows for connection to the neighbouring proposed development of Ongos Portion 4.

There are two distribution roads with minimum widths of 20 meters in the layout providing for smooth traffic flow through the entire development. The internal streets are minimum 15 meters wide which as wider than the Windhoek City requirements of 13 meter. For the most southern collector road, provided is made for 13 meters wide as the remaining 12 meters of width required for the 25 meter collector connecting to the Monte Christo Arterial and Access point on Portion 9 is situated on Municipal owned land as was determined by the roads master plan.

Short cul de sac streets are provided in some areas to form quiet residential blocks. The width of the cul de sacs are minimum 28 meter as per City of Windhoek requirements.

The main objective is to provide residential erven that caters for the low to medium income groups of residents to address the huge demand for serviced erven in these income groups. The layout therefore proposes 937 single residential erven. To further this goal, the erf sizes are small ranging from 300m² to 557m² in line with existing minimum erf size policy of the Government. The average residential erf size is 355m² and the density of the single residential erven is 1:300.

In addition seven (8) General Residential erven are also provided for group housing, sectional title schemes or residential buildings with densities of 1:100. The general residential erven are large in size as they are accommodated on the more hilly terrain and the internal development design and placement of structures would have to cater for onsite stormwater accommodation in line with City of Windhoek requirements.

In addition sufficiently sized and numbers of commercial, institutional and municipal zoned erven are provided and evenly distributed in the layout area.

In total twelve (14) business zoned erven are provided in the layout. A small business centre that could accommodate a small to medium sized mall development is provided in the central area of the development on Erf 276.

A secondary business area is provided at the access point into the development.

It is anticipated that a small and medium business (SMME) centre with market stalls can be accommodated on erven 551 to 554 in this area as well as Erf 547. Provision was also made for a Service Station on Erf 550. Other business erven, distributed throughout the layout are to serve as corner shops or other business activities in line with the Windhoek town planning scheme.

Seven (6) institutional erven are provided in the layout. The biggest of these, Erf 1123 is situated in the eastern half of the development and is 2.6 hectare in size. This erf can be used for a school while the remainder of the erven can either serve as clinic, church or kindergarten erven as the need arises.

One (1) government erf is provided to cater for a local police station or related government function.

A number of municipal erven are also provided for municipal office purposes or for potential substations/erven for municipal services will be required for example erf 896 is provided for reservoir purposes.

Below is a short tabular summary of the highlights of the layout per Extension.

5.1 Ongos Extension 12 (Portion 58)

Ongos 12 (Portion 58)					
ZONING	ERF NUMBERS	TOTAL NUMBER ERVEN	TOTAL AREA (sqm)	% AREA	AVG Area/Unit (sqm)
RESIDENTIAL	1 to 23, 25 to 121, 123 to 151, 154 to 271	267	94 424	34%	354
GEN RES	272 to 275	4	30 608	11%	7 652
BUSINESS	153, 276 to 279	5	27 674	10%	5 535
Institutional	280 to 281	2	7 609	3%	3 805
GOVERNMENT	N/A	0	0	0%	N/A
Municipal	282 to 290	9	3 239	1%	360
POS	24, 122, 152 and 291 to 292	5	50 547	18%	10 109
Street	293	1	3 464	1%	3 464
Street	Remainder	1	56 200	21%	56 200
Total		294	273 765	100%	931

Ongos Extension 12 is located on Portion 58. The number of erven provided in each land use zone is indicated in the above table. The largest proportion of land is taken up by Residential erven, while sufficient space is provided as public open space. There are 267 single residential erven provided with a density of 1:300. The average erf size is 354m².

The river course is accommodated in public open space erf 293, but there are sufficient flat areas incorporated in the erf which may accommodate small parks or entertainment areas. Erf 294 provides for developable park area or playground public open space.

Other required land uses such as business, institutional and general residential is also provided in the township.

5.2 Ongos Extension 13 (Portion 59)

Ongos Ext 13 (Portion 59)					
ZONING	ERF NUMBERS	TOTAL NUMBER ERVEN	TOTAL AREA (sqm)	% AREA	AVG Area/Unit (sqm)
RESIDENTIAL	300 to 304, 306 to 316, 318-432, 434 to 546	244	97 883	43%	401
GEN RES	548	1	1 609	1%	1 609
BUSINESS	547, 549 to 554	7	14 256	6%	2 037
Institutional	555	1	9 280	4%	9 280
GOVERNMENT	N/A	0	0	0%	0
Municipal	556 to 565	10	6 058	3%	606
POS	305, 317, 433, 566 to 568	6	47 799	21%	7 967
Streets	Remainder	1	53 415	23%	53 415
Total		270	230 300	100%	

Ongos Extension 13 is located on Portion 59.

This extension accommodates 244 single residential erven which makes up 43% of the area. The average size of the single residential erven is 401m².

The northern part of the river course is accommodated on public open space erf 566 and further additional public open space erven (567-568, 433, 305 and 317) are provided for development. The percentage of public open space provision in this extension is 21%.

5.3 Ongos Extension 14 (Portion 60)

Ongos Ext 14 (Portion 60)					
ZONING	ERF NUMBERS	TOTAL NUMBER ERVEN	TOTAL AREA (sqm)	% AREA	AVG Area/Unit (sqm)
RESIDENTIAL	600 to 611, 613 to 703, 705 to 734, 737 to 892	289	93 120	50%	322
GEN RES	893	1	3 782	2%	3 782
BUSINESS	735	1	306	0%	306
Institutional	894 to 895	2	4 358	2%	2 179
GOVERNMENT	N/A	0	0	0%	0
Municipal	896 to 901	6	1 033	1%	172
POS	612, 704 ,736, 902 to 905	7	15 627	8%	2 232
Streets	Remainder	1	69 774	37%	69 774
Total		307	188 000	100%	

Ongos Extension 14 is located on Portion 60. This extension accommodates 289 single residential erven at an average size of 322m² which is 50% of the area of the layout.

The low percentage of public open space provision (8%) in this extension is made up by overprovision in the other extensions. The overall percentage for public open space provision in the layout is 18% and compensates for the lower percentage in this extension.

5.4 Ongos Extension 15 (Portion 61)

Ongos Ext 15 (Portion 61)					
ZONING	ERF NUMBERS	TOTAL NUMBER ERVEN	TOTAL AREA (sqm)	% AREA	AVG Area/Unit (sqm)
RESIDENTIAL	1000 to 1093, 1095 TO 1119	119	39 915	21%	335
GEN RES	1120 to 1121	2	29 617	15%	0
BUSINESS	1122	1	1 112	1%	0
Institutional	1123	1	26 041	14%	26 041
GOVERNMENT	1124	1	1 059	1%	0
Municipal	1125 to 1129	5	572	0%	114
POS	1094, 1130 to 1131	3	43 820	23%	14 607
Street	Remainder	1	49 164	26%	49 164
Total		133	191 300	100%	

Extension 15 is located on Portion 61.

The portion accommodates 119 single residential erven at an average size of 345m². The public open space provision stands at 23 %. Provision is also made for a General Residential, Business, Government, Municipal and Institutional Erven as per the above table.

6. Infrastructure Provision

6.1 Water

Element Consulting Engineers (Pty) Ltd was also appointed by the developer to investigate the infrastructure provision for the proposed development. The full report of the engineering consultant is attached to the submission.

Bulk water connections to the area are not available at this point in time. However, bulk water provision will be made by the City of Windhoek, according to a master planning project recently completed for the area. The developer will contribute as stipulated in a development agreement to be signed. Temporary supply lines are proposed for the short-term development of the initial phases, should the supply and availability of water be sufficient in the northern supply zones.

Internal water provision will be done by means of PVC-U water pipes and the class and diameters will be confirmed upon final design. The fire water and the domestic water will be served from the same reticulation network.

The necessity of treatment/purification of the water supply will be considered upon verification of bulk water supply connection and origins of the water.

Adequate storage capacity will be provided in the form of storage tanks and/or reservoirs. These reservoirs will also provide storage for fire situations where necessary.

6.2 Sewer

Currently there are no bulk sewer services in the area.

In recent years, major development has taken place in the area of technology for the supply of affordable, small, environmentally friendly sewage treatment systems. Numerous different sewage treatment systems are available on the market that ranges from systems that service one single house to systems that can service an entire development. These systems are able to treat domestic effluent to acceptable standards according to National Standards as required by law. The effluent can be discharged into existing water courses or used for irrigation purposes, without any adverse effects to the environment. Consideration is being given to the implementation of similar systems to enable development of the area in phases.

The internal sewer reticulation will be done by means of Class 34 PVC-U sewer pipes and the diameters will also be confirmed upon final design.

The Services Mater Plan developed by the City of Windhoek and the developers indicates that future treatment plants will be developed downstream from Portion 5. Provision was made in the layout for interim sewer plant and will be agreed with the COW before construction commences.

6.3 Stormwater

A flood line investigation was done in the area to determine the effect of the major water courses during peak storm events. The high level flood line investigation report, indicating cross-sections and positions of the 1:50 and 1:100 year flood lines, is attached to the submission.

The layout planning was done with this report in consideration, with the placement of erven being done not to intersect with the flood lines. Internal roads and channels will serve as conduits during storm events to convey runoff into formalised water courses. Pipe culverts and formalised stormwater systems will be utilised where drainage cannot be facilitated by means of overland flow.

6.4 Roads

The internal roads will be tarred roads and transferred to the COW as per the development agreement.

Due to the fact that the streams and rivers in the area are mostly ephemeral, low water crossings are envisaged for most areas where streams are to be crossed by roads. Bridges will form part of the final phases of the development as necessary and in conjunction with the master planning for the area, to allow for crossings of major routes during peak storm events.

6.5 Electricity

The Internal Main medium voltage backbone shall be an 11kV underground cable network.

This Internal Primary system shall feed mini substations, optimally positioned for an effective LV system. The Secondary system shall be a network of underground LV main feeder cables between the mini substations and Street Kiosks. These Street kiosks shall feed erven per underground LV cables. Buildings such as the Garages, Retail Developments might be served with a medium voltage connection.

6.6 Solid Waste

Solid waste disposal will be done in accordance with regulations as per the local authority. The provision of solid waste disposal services in the area will be undertaken by the local authority or by private designated service providers in the area.

In summary, there are no insurmountable problems prohibiting the provision of engineering services for the proposed development of Portion 5 of the Farm Ongos.

Conclusion

The push and pull factors in rural and urban areas leading to urbanisation will automatically result in an increase in demand for adequate serviced land and housing. This demand needs to be addressed with provision of planned and serviced erven in and around the urban centres and is proof that development is necessary.

The demographic and urbanisation statistics provided in this submission are a clear indication of the expected growth of the population and the areas where this growth will have to be accommodated. Windhoek as the capital city will be one of the main growth points along with other urban areas in the Country.

Government and local authorities alone do not have the capacity in respect of manpower and finances to deliver in the demand for serviced erven and housing in the Country. Several private land owners and developers have stepped up in the drive to provide serviced land for housing in especially the urban centres.

The Site is ideally located as a link between existing and future township developments and will be located as the first formal development in the Ongos – Monte Christo development corridor once fully developed.

The environmental study that was conducted concluded that the development will not have significant negative impact on the area and that it can proceed as a residential development. In support of this recommendation, the infrastructure provision report submitted by the engineering consultant further determined that there are no insurmountable problems prohibiting the provision of engineering services for the proposed development of Portion 5 of the Farm Ongos.

It is believed that the need and desirability of this development on Portion 5 of the Farm Ongos has been proven with regards to the above addressed issues of land and housing demand, the location and characteristics of the site and the layout designed to meet the demand for housing while considering the site characteristics.

The layout succeeds in meeting the purpose and goals of the development by providing a functional residential development with the normal activities and land uses expected in a residential township.

WSTRPC

The Council is therefore kindly requested to support the application.

Application

Application is herewith submitted to the City of Windhoek for the following:

1. Approval of the amendment of Portion Sizes as per Table 1;
2. Township Establishment (layout approval) on Portions 58 to 61 of the Farm Ongos No 38.
3. Establishment of Ongos Extensions 12 to 15.

Attachments

Attached 2 copies of the following documents:
Full Application including:

- Motivation for development
- Locality plan
- Amended Subdivision Plan (Portions 58 to 61)
- Proposed Layout Plans
- Environmental Clearance Certificate
- Nampab Need and Desirability approval
- List of erven
- Power of Attorney
- Deed of Transfer T595/2013
- Founding Statement
- Diagram (A 228/2017)
- High level flood study report of Engineering Consultant
- Engineering service provision report

It is trusted that the application meets the City of Windhoek standards and that the City of Windhoek will favourably consider the application for the Township Establishment of Ongos Extensions 12 to 15.

Should there however be any further inquiries, kindly contact my office at one of the provided numbers.

Yours faithfully

W. Schutz

Willem Schutz Town and Regional Planning Consultant

P O Box 31761 Windhoek **Tel: +264 81 129 3070**
Email: wstrpc@gmail.com

ECC – 00683

Serial: dMGjxg683

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

Albida Development Trust
PO Box 6871, Ausspannplatz, Windhoek

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

Establishment of a Township on Portion 5 of Farm Ongos No. 38, Windhoek, Khomas Region

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK NAMIBIA
04 JUN 2020
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

Issued on the date: 2020-06-02
Expires on this date: 2023-06-02

(See conditions printed over leaf)

This certificate is printed without erasures or alterations

Reuse
Recycle
NAMIBIA KNOWS A TRASH BIN

Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 2975111
Fax: (+264 61) 2975096
E-mail: enquiries@murd.gov.na
Website: www.murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Enquiries: T. Kamati
Tel: (+264+61) 297 5201
Fax: (+264+61) 2975305

Our Ref: 17/4/1/W3
Your Ref:

Date: 8 November 2017

Willie Schutz Town and Regional Planning Consultants
P O Box 31761
WINDHOEK

Dear Mr. W. Schutz

ITEM NO. 103/2017: WINDHOEK: SUBDIVISION OF PORTION 5 OF THE FARM ONGOS NO. 38 INTO PORTIONS 58 TO 61 AND THE REMAINDER (STREET) AND THE NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT ON PORTIONS 58 TO 61 OF PORTION 5 OF THE FARM ONGOS NO. 38 (TO BE KNOWN AS ONGOS, ONGOS EXTENSIONS 1 TO 3)

With reference to the above-mentioned application:

You are hereby informed that the Minister of Urban and Rural Development has, on 06 November 2017, approved the subdivision of Portion 5 of the Farm Ongos No. 38 into Portions 58 to 61 and Remainder (street, free of conditions) in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended and the need and desirability for township establishment on Portions 58 to 61 of the Farm Ongos No. 38 (to be known as Ongos, Ongos Extensions 1 to 3) in terms of Section 5(5)(a)(i) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) as amended.

Attached, please find the original Subdivision Certificate.

Yours sincerely

NAMPAB SECRETARIAT

All official correspondence must be addressed to the Permanent Secretary

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Republic of Namibia

MINISTRY OF URBAN AND RURAL DEVELOPMENT

CERTIFICATE

in accordance with the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended

It is hereby certified that the subdivision of

PORTION 5 OF THE FARM ONGOS NO. 38

in the Township of / Registration Division **K**

into **5** portions designated

PORTIONS 58 TO 61 AND THE REMAINDER (STREET, FREE OF CONDITIONS)

has been granted in terms of section **21** of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, subject to the conditions appearing on the reverse side of this certificate.

NOTE: This subdivision certificate is only valid for two years from date of notification, in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto. Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

WINDHOEK .....

EXTRACT FROM THE NAMPAB MINUTES OF 05 OCTOBER 2017: ITEM NO. 103/ 2017

RECOMMENDATION

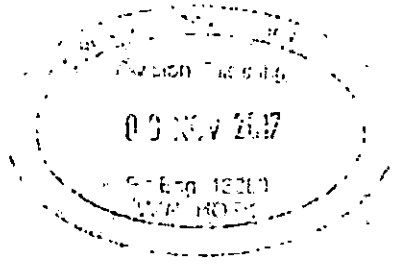
That:

1. The subdivision of Portion 5 of the Farm Ongos No. 38 into Portions 58 to 61 and Remainder (street, free of conditions) be approved in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended;

2. The need and desirability for township establishment on Portions 58 to 61 of the Farm Ongos No. 38 (to be known as Ongos, Ongos Extensions 1 to 3) be approved in terms of section 5 (5) (a) (i) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended on condition that at least 10 % to 15 % public open spaces and all the other cabinet directives be provided in the new layout plans in accordance with the design standards and guidelines as approved by the Minister;

3. The conditions currently registered against Portion 5 be retained and registered against Portions 58 to 61; and

4. No town planning conditions be registered against Portions 58 to 61.



"SPECIAL POWER OF ATTORNEY"

We, the undersigned,

Pieter Andrias Boshoff, Martiens Christoffel Boshoff and Adam Barnard Boshoff

in our capacity as

Members of Puzzle Investment Number Forty Nine Close Corporation (Registration Number CC/2012/6247) being the owner of Portion 5 of the Farm Ongos No. 38

do hereby nominate, constitute and appoint

WILLEM SCHUTZ TOWN AND REGIONAL PLANNING CONSULTANTS (WSTRPC)

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Ministry of Agriculture, Water and Forestry and the Ministry of Urban and Rural Development for the:

1. **SUBDIVISION OF PORTION 5 OF THE FARM ONGOS NO.38 INTO FOUR (4) PORTIONS AND THE REMAINDER;**
2. **APPLICATION FOR NEED AND DESIRABILITY TO ESTABLISH FOUR TOWNSHIPS ON PORTIONS OF PORTION 5 OF THE FARM ONGOS NO. 38;**
2. **SUBDIVISION OF THE FOUR PORTIONS OF PORTION 5 OF THE FARM ONGOS NO. 5 INTO ERVEN; AND**
3. **THE ESTABLISHMENT OF FOUR TOWNSHIPS ON PORTIONS OF PORTION 5 OF THE FARM ONGOS NO. 38.**

at the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Windhoek on this 28 day of August 2017 in the presence of the undersigned witnesses.

WITNESSES:

1. .....

2. .....

3. .....

.....
Adam Barnard Boshoff

.....
Marthinus Christoffel Boshoff

.....
Pieter Andreas Boshoff

Prepared by me

CONVEYANCER
C.J. GOUWS

I hereby certify that in terms of Section 3 (1) read with item 5 (1) of the 1st Schedule of the Stamp Duties Act (Act No. 15/1993) Stamp Duty to the value of N$32400-00 has been paid and that Receipt No 5909069 dated 2013 for by has been issued.

WINDHOEK

RECEIVER OF REVENUE
WINDHOEK

DEED OF TRANSFER

T 595 / 2013

BE IT HEREBY MADE KNOWN:

THAT LEIGH-ANNE AGNEW

appeared before me Registrar of Deeds at Windhoek, he/she the said Appearer being duly authorised thereto by a power of attorney granted to him/her by

SAUERLAND FARMING COMPANY (PROPRIETARY) LIMITED

(Company Number 087/69)

dated the 11th DECEMBER 2012 and signed at WINDHOEK

and the said Appearer declared that his/her said constituent had truly and legally sold on 1st NOVEMBER 2012

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

PUZZLE INVESTMENTS NUMBER FORTY NINE CLOSE CORPORATION

(Registration Number CC/2012/6247)

Its Successors in Title or Assigns

CERTAIN	Portion 5 of the Farm ONGOS No. 38
SITUATE	in the Municipality of Windhoek
	Registration Division "K", Khomas Region
MEASURING	93,7795 (NINE THREE COMMA SEVEN SEVEN NINE FIVE) Hectares

As indicated on the annexed Diagram No. A 888/2012 and held by Deed of Transfer No. T 314/1970

A. **SUBJECT** to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

The land shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the portion shall at all times be subject, to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended.

B. **FURTHER SUBECT** to a Servitude of Right of Way 13 (thirteen) meteres wide the southern boundary indicated by the figure CD on the annexed Diagram No. A 888/2012 in favour of Portion 9 and the Remainder of Farm Ongos No. 38

C. **FURTHER SUBJECT** to a Servitude of Right of Way 20 (twenty) metres wide, the western boundary indicated by the figure D E F G H J K L M N A on the annexed Diagram No. A 888/2012 in favour of Portions 1, 2, 3, 4, 6, 7, 8, 9 and the Remainder of Farm Ongos No. 38, as well as Portion 1 and the Remainder of Farm Monte Christo No. 46, all situated in the Municipality of Windhoek, Registration Division "K", Khomas Region

D. **ENTITLED** to a Servitude of Right of Way 20 (twenty) metres wide, indicated by the figure D E F G H J K L M N P Q R S T A on Diagram No. A 886/2012 annexed to Certificate of Registered Title No. T 593 /2013 and indicated by the figure E F G H J K L M N P Q R S T A on Diagram No. A 887/2012 annexed to Deed of Transfer No. T 594 /2013, respectively.

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N$2 700 000,00.

SIGNED at WINDHOEK on 21 FEB 2013

together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence

REGISTRAR OF DEEDS

CLIENT

AMENDED FOUNDING STATEMENT
CC2

PUZZLE INVESTMENT NUMBER FORTY NINE CLOSE CORPORATION

CC/2012/6247

Prepared by:

ESSIE AND ASSOCIATES ACCOUNTING SERVICES CC
PO Box 97343
Maerua Mall
Windhoek
NAMIBIA

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REPUBLIC OF NAMIBIA

CC 2

CLOSE CORPORATIONS ACT, 1988

Sections 12, 13, 14, 24, 27, 29, 47 and 60
Regulations 2, 3 and 13

AMENDED FOUNDING STATEMENT

MINISTRY OF TRADE AND INDUSTRY
P.O. Box 21214, Windhoek
2012 -10- 02
REPUBLIC OF NAMIBIA
REGISTER OF COMPANIES
CLOSE CORPORATIONS PATENTS
TRADE MARKS, DESIGNS

Before filling in the form see notes on page 2

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2012/6247	

PART A

	Date of commencement of change
Full name of corporation **Puzzle Investment Number Forty Nine Close Corporation**	*
Previous name of corporation (if applicable)* **NA**	*
Literal translation of name (if applicable)* **NA**	*
Shortened form of name (if applicable)* **NA**	*
Description of principal business* **See Annexure A**	*
Date of end of financial year* **Last day of February of each year**	*

PART B

Postal address* **PO Box 97343, Maerua Mall, Windhoek, Namibia**	*
Address of registered office (not post office box)*	
06 Berg Street, Klein-Windhoek, Windhoek, Namibia	*
Name and postal address of accounting officer* **Esie and Associates Accounting Services CC**	*
PO Box 97343, Maerua Mall, Windhoek, Namibia	

(Attach written consent to appointment)

Full name of association or body which accounting officer is a member
The Institute of Commercial and Financial Accountants (Namibia)

Membership/Practice No. **PM 20066 N**

* See note 2 on page 2

NOTES

1. Form CC2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Change(s) effective from date of registration or upon a later date mentioned.

3. Where a person signs on behalf of a member, a power of attorney must be attached.

4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives as the case may be, and the capacity must be stated.

5. If no identity document has been issued, a written statement to this effect must be attached.

6. Particulars which do not change should also be furnished.

7. No fee is payable in respect of any changes in particulars under Part B and C.

8. New members must personally sign the form.

9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

10. Particulars to be furnished under PART C.

(a) Full names and surname. (If juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

(b) Identity number ((i) If no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).

(c) Size of interest expressed as a percentage.

(d) Particulars of interest and fair value thereof.

(e) Residential address.

(f) Postal address.

(g) Signature of member or representative (where applicable).

NAME OF CORPORATION Puzzle Investment Number Forty Nine Close Corporation

REGISTRATION NUMBER CC/2012/6247

MEMBERS PART C Date of Change

Full names and surname Pieter Andrias Boshoff

		Year		Month		Day						
Identity number or date of birth	(i)	4	6	0	4	2	0	0	0	9	8	
Registration number	(ii)											

Percentage of interest 33.34 %

Particulars of contribution N$ 33.34

Residential address 09 Eland Street , Suiderhof , Windhoek, Namibia

Postal address PO Box 11588 , Windhoek , Namibia

Signature of member or representative

Full names and surname Adam Barnard Boshoff

		Year		Month		Day						
Identity number or date of birth	(i)	7	3	0	1	1	1	0	0	1	6	0
Registration number	(ii)											

Percentage of interest 33.33 %

Particulars of contribution N$ 33.33

Residential address Paul Nash Street No 15, Olympia, Windhoek, Namibia

Postal address PO Box 80598, Olympia, Windhoek, Namibia

Signature of member or representative

Witness Signature Date of signature 24 September 2012

Full names Vicky Koortzen

Residential address 06 Berg Street, Klein Windhoek, Windhoek, Namibia

Business address 06 Berg Street, Klein Windhoek, Windhoek, Namibia

Postal address PO Box 97343, Maerua Mall, Windhoek, Namibia

NAME OF CORPORATION Puzzle Investment Number Forty Nine Close Corporation

REGISTRATION NUMBER	CC/2012/6247

PART C

MEMBERS

Date of Change

Full names and surname Martiens Christoffel Boshoff

		Year	Month	Day
Identity number or date of birth	(i)	7 6	1 1	3 0 0 0 4 2 7
Registration number	(ii)			

Percentage of interest 33.33 %

Particulars of contribution N$ 33.33

Residential address 07 Eland Street, Suiderhof, Windhoek, Namibia

Postal address PO Box 26550, Windhoek, Namibia

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest %

Particulars of contribution N$

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature 24 September 2012

Full names Vicky Koortzen

Residential address 06 Berg Street, Klein Windhoek, Windhoek, Namibia

Business address 06 Berg Street, Klein Windhoek, Windhoek, Namibia

Postal address PO Box 97343, Maerua Mall, Windhoek, Namibia

NAME OF CORPORATION Puzzle Investment Number Forty Nine Close Corporation

REGISTRATION NUMBER	CC/2012/6247

PART C

MEMBERS	Date of Change
Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest %	
Particulars of contribution N$	
Residential address	
Postal address	
Signature of member or representative	
Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest %	
Particulars of contribution N$	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

NAME OF CORPORATION Puzzle Investment Number Forty Nine Close Corporation

REGISTRATION NUMBER	CC/2012/6247

PART C

MEMBERS

Date of Change

Full names and surname

		Year	Month	Day	
Identity number or date of birth	(i)				
Registration number	(ii)				

Percentage of interest %

Particulars of contribution NS

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day	
Identity number or date of birth	(i)				
Registration number	(ii)				

Percentage of interest %

Particulars of contribution NS

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION Puzzle Investment Number Forty Nine Close Corporation

REGISTRATION NUMBER	CC/2012/6247

PART C

MEMBERS	Date of Change
Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest %	
Particulars of contribution N$	
Residential address	
Postal address	
Signature of member or representative	

Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest %	
Particulars of contribution N$	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

NAME OF CORPORATION PUZZLE INVESTMENT NUMBER FORTY NINE CLOSE CORPORATION

REGISTRATION NUMBER	CC/2012/6247

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
VICKY KOORTZEN	8 6 1 2 1 2 0 0 2 2 7	Koortzen

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature _____ Date of signature 27 September '12.

Full names *STEPHNE STRAUSS*

Residential address *NO. 6 BERG STREET, KLEIN-WINDHOEK, WINDHOEK*

Business address *NO. 6 BERG STREET, KLEIN-WINDHOEK, WINDHOEK*

Postal address *PO BOX 97343, MAERUA MALL, WINDHOEK*

FOR OFFICE USE

Amended Founding Statement registered

_____

Registrar of Close Corporations

_____

Date

Data Processing

Classification _____

Recorded

Initials and date _____

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here
N$ 30,00

152

Approved L. Strydom
for Surveyor-General

No. A 888/2012

Sheet 1 of 2

Sides	(metres)	Angles of Direction		CO-ORDINATES Y System:22/17	X	Design.
		Constants		0,00	0,00	
A B	464,36	261 10 50	A	-223,47	+51 778,45	P5P
B C	1777,05	338 41 37	B	-682,34	+51 707,25	P2G
C D	719,38	79 27 20	C	-1 328,03	+53 362,83	P2F
D E	518,69	176 35 10	D	-620,80	+53 494,49	P5D
E F	208,72	147 17 50	E	-589,91	+52 976,73	P5E
F G	100,53	166 59 00	F	-477,13	+52 801,09	P5F
G H	247,43	185 03 10	G	-454,49	+52 703,15	P5G
H J	137,57	175 34 20	H	-476,29	+52 456,68	P5H
J K	236,15	157 24 50	J	-465,66	+52 319,51	P5J
K L	75,77	160 04 10	K	-374,97	+52 101,48	P5K
L M	84,11	154 39 40	L	-349,14	+52 030,25	P5L
M N	83,64	157 00 40	M	-313,14	+51 954,23	P5M
N A	114,05	150 00 40	N	-280,48	+51 877,23	P5N
	ELEFANTENBERG		△	-1 713,21	+52 078,56	No.280
	KUDUKUPPE		△	-181,39	+48 722,97	No.276

Description of Beacons

A - N.....25mm round iron peg

Servitude Notes:

1) The line CD represents the southern boundary of a 13 metre wide Right-of-way servitude

2) The line DEFGHJKLMNA represents the western boundary of a 20 metre wide Right-of-way servitude

The figure A B C D E F G H J K L M N
represents 93,7795 hectares of land being

Portion 5 of the farm Ongos No.38

Situate in the Registration Division K,
Khomas Region
Republic of Namibia

Surveyed in April 2012 by me

Land Surveyor
H.L. Strydom

This diagram is annexed to No. : T 545/2013 Dated: 21-02-2013 Registrar of deeds	The original diagram is SG No. 1097/21 Transfer: Dated:	S.R. No. E 265/2012 Gen. Plan : Noting Plan: MF-N File No.: K38

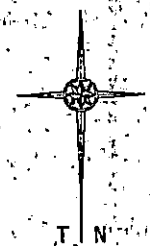
153

Approved

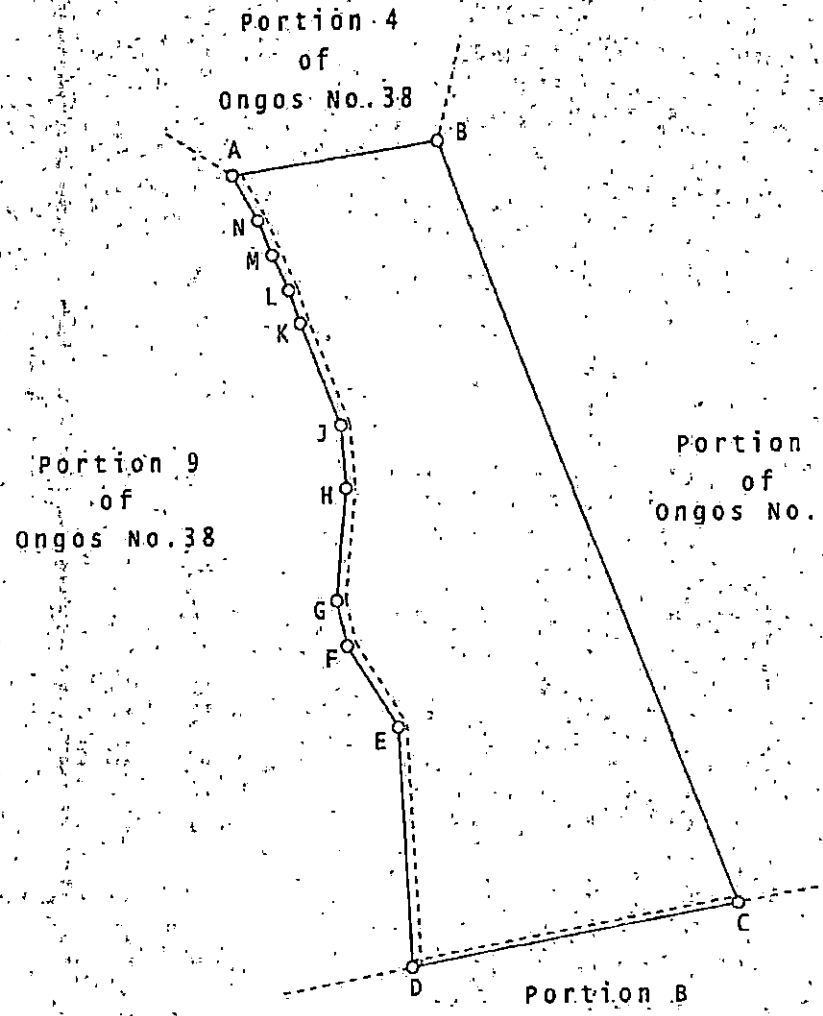
for Surveyor-General

No. A 888/2012

Sheet 2 of 2



Scale 1:15 000



Portion 5 of the farm Ongos No.38

Surveyed in April 2012 by me

Land Surveyor
H.L. Strydom

MUNICIPAL COUNCIL OF WINDHOEK

ACKNOWLEDGEMENT OF DEBT: TOWNSHIP ESTABLISHMENT OF ONGOS

PORTION 5 OF FARM ONGOS NO 38 TOWNSHIP ESTABLISHMENT OF ONGOS EXTENSIONS 12 TO 15

WHEREAS the Debtor wishes to apply to Council for increased development rights in the study area, on his/her/their land being

Farm: **PORTION 5 OF FARM ONGOS NO 38-EXTENSIONS 12 TO 15**

AND WHEREAS the Debtor is prepared to pay the tariff for Development Contribution in order to permit the development;

AND WHEREAS agreement has been reached between the Debtor and the Creditor on the amount calculated for Development Contribution in the event that the development is approved;

NOW THEREFORE

I/ We, the undersigned,

- ***Names of all shareholders as indicated on title deed:***

1) Pieter Andrias Boshoff
2) Martiens. Christoffel, Boshoff
3) Adam Barnard Boshoff

Full description of the company/close corporation:

PUZZLE INVESTMENTS NUMBER FORTY NINE CLOSE CORPORATION CC/2012/6247
P O BOX 97343, MAERUA MALL
WINDHOEK

Registration number of company/close corporation

(Registration Number **CC/2012/6247**)

(referred to as "the Debtor") do hereby acknowledge myself/ourselves to be truly and lawfully indebted to and in favour of Municipal Council for Windhoek (referred to as "the Creditor") in the liquid amount of: N$ 51 240 318-57 total amount

payable (in words) Fifty one million two hundred and forty thousand three hundred and eighteen dollars and fifty seven cents (hereinafter referred to as "the Development Contribution") being the amount owing for the provision of bulk municipal services as agreed with the Council on..... (date).

The Development Contribution amount for this specific development application for Financial Year _____ is:

Services	Units	Additional Demand	Unit Cost	Amount	VAT	Total
Roads	trips/day	10830,6598	R 904,40	R 9 795 286,12	R 1 469 292,92	R 11 264 579,04
Transport/NMT	pers.trips/peak period	3676,2100	R 1 833,14	R 6 739 021,28	R 1 010 853,19	R 7 749 874,47
Sewerage	kl/day	741,2716	R 14 591,21	R 10 816 049,48	R 1 622 407,42	R 12 438 456,90
Water	kl/day	999,0600	R 7 662,19	R 7 654 989,52	R 1 148 248,43	R 8 803 237,95
Solid Waste	kg/day	9697,9600	R 180,62	R 1 751 608,90	R 262 741,33	R 2 014 350,23
Parks	m2	7422,0000	R 8,70	R 64 539,13	R 9 680,87	R 74 220,00
Electrical	kva/hour	4717,1000	R 1 639,84	R 7 735 304,33	R 1 160 295,65	R 8 895 599,98
Total bulk engineering services component of Development Charge payable						R 51 240 318,57

SIGNED AT Windhoek ON THIS 26 DAY OF Jan 20 23

AS WITNESSES:

1 .....

2 .....

COUNCIL

representing official: **Pierre Van Rensburg**

Strategic Executive: Urban Transport and Planning

SIGNED AT Windhoek ON THIS 26 DAY OF Jan 20 23

AS WITNESSES:

1 .....

2 .....

DEVELOPER

ACKNOWLEDGEMENT OF PROCESS FORM (APF)

WHEREAS the Developer/Owner wishes to apply to Council for increased development rights on his/her/their land being

PORTION 5 OF FARM ONGOS NO. 38 TOWNSHIP ESTABLISHMENT OF ONGOS EXTENSIONS 12 TO 15

AND WHEREAS the Developer/Owner is aware that there are inadequate or no municipal services to permit the development at this stage;

AND WHEREAS the Developer/Owner is aware of the Development Charges Policy of Council to fund the additional municipal services required in order to permit him/her/them/it to develop the land referred to above;

NOW THEREFORE I/We, the undersigned;

PUZZLE INVESTMENTS NUMBER FORTY NINE CLOSE CORPORATION CC/2012/6247

P O BOX 97343, MAERUA MALL
WINDHOEK

(referred to as the Developer/Owner) do hereby acknowledge that I/We were fully informed, understand in our full capacity the approach and calculations followed to establish the required Development Charges for this specific development and agree to payment of the amount per development opportunity for the provision of external/bulk municipal services in the event that my/our development is approved.

I acknowledge that the signature of this memorandum does not entitle me/us to approval of a development application. I further acknowledge that no representation or any form of duress whatsoever has induced me to sign this Memorandum of Understanding and that I have done so of my own free will and volition.

SIGNED AT Windhoek THIS 26 DAY January 2023

DEVELOPER/OWNER:

AS WITNESSESS: 1. _____ 2. _____

Endorsed by Official

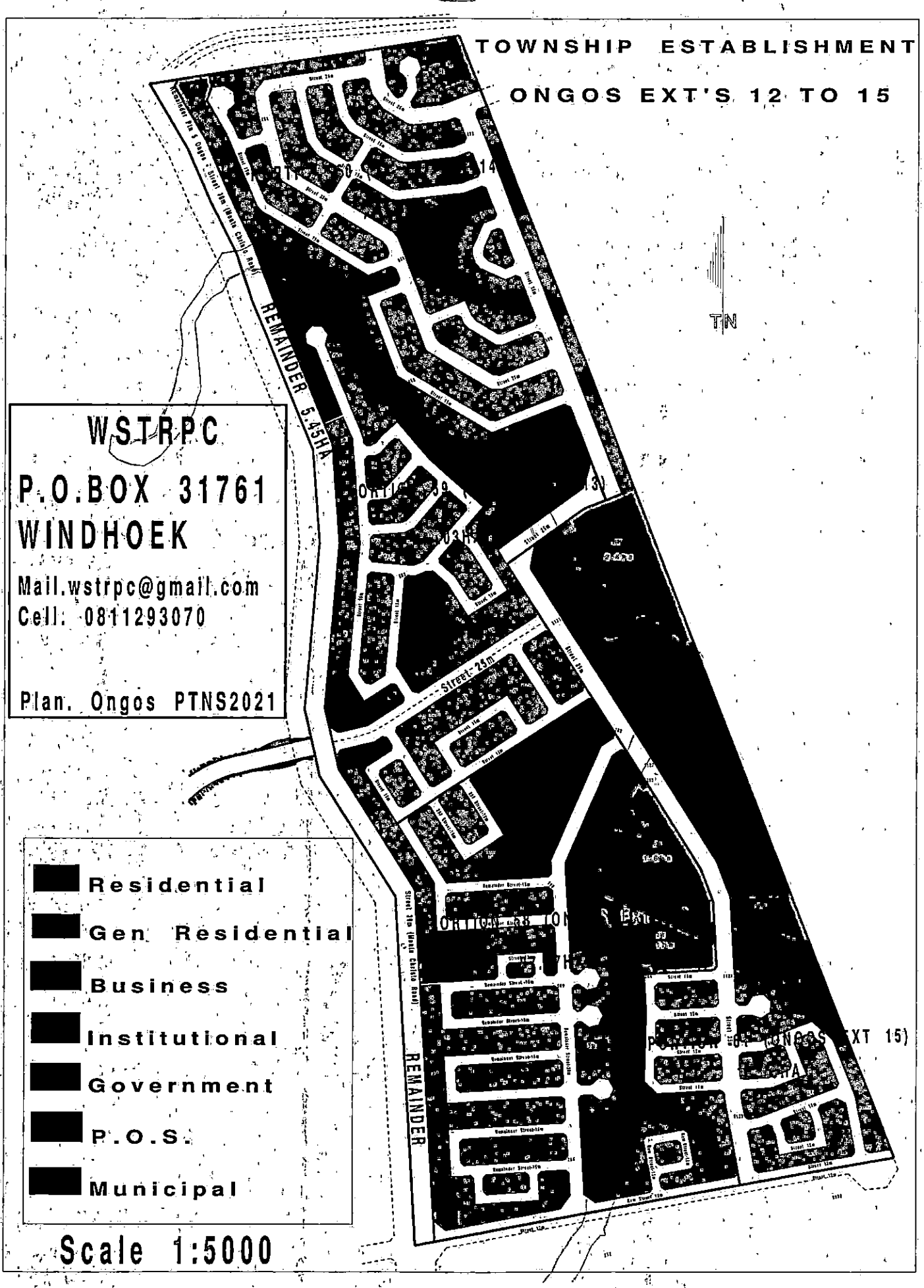
Name of official:

Pierre Van Rensburg
Strategic Executive: Urban Transport and Planning

Signature: _____ Date: 4/7/2023

TOWNSHIP ESTABLISHMENT

ONGOS EXT'S 12 TO 15



WSTRPC
P.O.BOX 31761
WINDHOEK
Mail.wstrpc@gmail.com
Cell: 0811293070

Plan. Ongos PTNS2021

Scale 1:5000

ERF LIST: ONGOS EXTENSION 12

SUBDIVISION OF PORTION 58 (Extension 12) THE FARM ONGOS NO. 58 INTO 293 ERVEN AND REMAINDER (STREET)

ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
1	303	Residential	101	320	Residential	201	389	Residential
2	315	Residential	102	320	Residential	202	451	Residential
3	343	Residential	103	320	Residential	203	450	Residential
4	478	Residential	104	320	Residential	204	450	Residential
5	351	Residential	105	308	Residential	205	450	Residential
6	387	Residential	106	308	Residential	206	450	Residential
7	424	Residential	107	320	Residential	207	373	Residential
8	404	Residential	108	320	Residential	208	301	Residential
9	432	Residential	109	320	Residential	209	408	Residential
10	611	Residential	110	320	Residential	210	408	Residential
11	576	Residential	111	320	Residential	211	300	Residential
12	353	Residential	112	320	Residential	212	300	Residential
13	340	Residential	113	320	Residential	213	300	Residential
14	348	Residential	114	320	Residential	214	300	Residential
15	360	Residential	115	320	Residential	215	300	Residential
16	310	Residential	116	351	Residential	216	300	Residential
17	310	Residential	117	306	Residential	217	373	Residential
18	360	Residential	118	353	Residential	218	448	Residential
19	348	Residential	119	480	Residential	219	300	Residential
20	309	Residential	120	435	Residential	220	300	Residential
21	320	Residential	121	435	Residential	221	300	Residential
22	320	Residential	[redacted]	615	POS	222	300	Residential
23	320	Residential	123	300	Residential	223	300	Residential
[redacted]	[redacted]	POS	124	300	Residential	224	408	Residential
25	320	Residential	125	300	Residential	225	408	Residential
26	320	Residential	126	300	Residential	226	320	Residential
27	310	Residential	127	300	Residential	227	320	Residential
28	308	Residential	128	300	Residential	228	320	Residential
29	308	Residential	129	380	Residential	229	308	Residential
30	300	Residential	130	300	Residential	230	308	Residential
31	300	Residential	131	300	Residential	231	320	Residential
32	300	Residential	132	308	Residential	232	320	Residential
33	300	Residential	133	320	Residential	233	320	Residential
34	300	Residential	134	320	Residential	234	320	Residential
35	300	Residential	135	320	Residential	235	320	Residential
36	300	Residential	136	320	Residential	236	320	Residential
37	300	Residential	137	320	Residential	237	455	Residential
38	369	Residential	138	320	Residential	238	311	Residential
39	308	Residential	139	320	Residential	239	308	Residential
40	308	Residential	140	308	Residential	240	333	Residential
41	320	Residential	141	380	Residential	241	311	Residential
42	320	Residential	142	405	Residential	242	347	Residential
43	320	Residential	143	396	Residential	243	402	Residential
44	320	Residential	144	503	Residential	244	315	Residential
45	320	Residential	145	380	Residential	245	317	Residential
46	320	Residential	146	300	Residential	246	345	Residential
47	320	Residential	147	300	Residential	247	308	Residential
48	320	Residential	148	300	Residential	248	300	Residential
49	320	Residential	149	300	Residential	249	300	Residential
50	351	Residential	150	300	Residential	250	300	Residential
51	306	Residential	151	308	Residential	251	604	Residential
52	354	Residential	[redacted]	713	POS	252	489	Residential
53	480	Residential	[redacted]	[redacted]	[redacted]	253	605	Residential
54	480	Residential	154	400	Residential	254	474	Residential
55	480	Residential	155	400	Residential	255	356	Residential
56	549	Residential	156	400	Residential	256	327	Residential
57	549	Residential	157	450	Residential	257	343	Residential
58	351	Residential	158	450	Residential	258	345	Residential
59	320	Residential	159	345	Residential	259	471	Residential
60	320	Residential	160	380	Residential	260	329	Residential
61	320	Residential	161	517	Residential	261	318	Residential
62	320	Residential	162	358	Residential	262	318	Residential
63	320	Residential	163	356	Residential	263	329	Residential
64	320	Residential	164	320	Residential	264	328	Residential
ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
65	320	Residential	165	370	Residential	265	320	Residential
66	320	Residential	166	366	Residential	266	344	Residential
67	320	Residential	167	468	Residential	267	339	Residential
68	308	Residential	168	366	Residential	268	330	Residential
69	308	Residential	169	341	Residential	269	336	Residential
70	320	Residential	170	389	Residential	270	336	Residential
71	320	Residential	171	583	Residential	271	352	Residential
72	320	Residential	172	476	Residential	272	3 006	Gen Res
73	320	Residential	173	600	Residential	273	1 126	Gen Res
74	320	Residential	174	335	Residential	274	16 468	Gen Res
75	320	Residential	175	341	Residential	275	10 008	Gen Res
76	320	Residential	176	338	Residential	[redacted]	[redacted]	[redacted]
77	320	Residential	177	308	Residential	[redacted]	[redacted]	[redacted]
78	308	Residential	178	300	Residential	[redacted]	[redacted]	[redacted]
79	308	Residential	179	300	Residential	[redacted]	[redacted]	[redacted]
80	320	Residential	180	300	Residential	280	6 605	Institutional
81	320	Residential	181	300	Residential	281	1 000	Institutional
82	320	Residential	182	300	Residential			
83	320	Residential	183	300	Residential			
84	320	Residential	184	300	Residential			
85	320	Residential	185	300	Residential			
86	320	Residential	186	380	Residential			
87	320	Residential	187	368	Residential			
88	307	Residential	188	400	Residential			
89	357	Residential	189	300	Residential			
90	480	Residential	190	300	Residential			
91	480	Residential	191	300	Residential	291	45 663	POS
92	480	Residential	192	300	Residential	292	2 916	POS
93	549	Residential	193	300	Residential	293	3 464	Street
94	549	Residential	194	300	Residential	Rem Ptn 58	56 200	Street
95	351	Residential	195	300	Residential			
96	320	Residential	196	308	Residential			
97	320	Residential	197	527	Residential			
98	320	Residential	198	450	Residential			
99	320	Residential	199	450	Residential			
100	320	Residential	200	450	Residential			

ERF LIST: ONGOS EXTENSION 13

SUBDIVISION OF PORTION 59 (Ongos Ext 13) OF THE FARM ONGOS NO. 38 INTO 269 ERVEN AND REMAINDER (STREET)								
ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
300	557	Residential	400	450	Residential	500	400	Residential
301	480	Residential	401	450	Residential	501	360	Residential
302	435	Residential	402	450	Residential	502	300	Residential
303	486	Residential	403	450	Residential	503	300	Residential
304	495	Residential	404	450	Residential	504	308	Residential
305	435	POS	405	450	Residential	505	308	Residential
306	495	Residential	406	450	Residential	506	300	Residential
307	500	Residential	407	450	Residential	507	300	Residential
308	500	Residential	408	450	Residential	508	300	Residential
309	500	Residential	409	450	Residential	509	360	Residential
310	477	Residential	410	450	Residential	510	496	Residential
311	429	Residential	411	450	Residential	511	426	Residential
312	375	Residential	412	456	Residential	512	426	Residential
313	365	Residential	413	307	Residential	513	426	Residential
314	443	Residential	414	307	Residential	514	426	Residential
315	314	Residential	415	300	Residential	515	426	Residential
316	447	Residential	416	300	Residential	516	426	Residential
317	451	POS	417	300	Residential	517	426	Residential
318	471	Residential	418	300	Residential	518	426	Residential
319	411	Residential	419	300	Residential	519	426	Residential
320	400	Residential	420	440	Residential	520	426	Residential
321	400	Residential	421	505	Residential	521	426	Residential
322	312	Residential	422	300	Residential	522	346	Residential
323	321	Residential	423	435	Residential	523	388	Residential
324	312	Residential	424	500	Residential	524	400	Residential
325	309	Residential	425	300	Residential	525	400	Residential
326	321	Residential	426	300	Residential	526	400	Residential
327	392	Residential	427	300	Residential	527	388	Residential
328	439	Residential	428	300	Residential	528	388	Residential
329	330	Residential	429	300	Residential	529	360	Residential
330	669	Residential	430	300	Residential	530	340	Residential
331	320	Residential	431	300	Residential	531	340	Residential
332	367	Residential	432	300	Residential	532	357	Residential
333	321	Residential	433	625	POS	533	300	Residential
334	419	Residential	434	304	Residential	534	300	Residential
335	389	Residential	435	312	Residential	535	308	Residential
336	429	Residential	436	300	Residential	536	308	Residential
337	453	Residential	437	300	Residential	537	300	Residential
338	440	Residential	438	307	Residential	538	300	Residential
339	529	Residential	439	307	Residential	539	358	Residential
340	308	Residential	440	300	Residential	571	553	Residential
341	360	Residential	441	301	Residential	541	457	Residential
342	310	Residential	442	321	Residential	542	500	Residential
343	538	Residential	443	407	Residential	543	500	Residential
344	440	Residential	444	481	Residential	544	500	Residential
345	455	Residential	445	399	Residential	545	480	Residential
346	451	Residential	446	320	Residential	546	480	Residential
347	424	Residential	447	320	Residential	547	3 829	Business
348	422	Residential	448	320	Residential	548	1 609	Gen Res
349	424	Residential	449	320	Residential	549	2 524	Business
350	428	Residential	450	363	Residential	550	4 150	Business
351	300	Residential	451	477	Residential	551	635	Business
352	300	Residential	452	300	Residential	552	685	Business
353	300	Residential	453	300	Residential	569	466	Business
354	401	Residential	454	300	Residential	554	1 763	Business
355	359	Residential	455	500	Residential	555	9 230	Institutional
356	432	Residential	456	520	Residential			
357	439	Residential	457	300	Residential			
358	414	Residential	458	300	Residential			
359	300	Residential	459	534	Residential			
360	300	Residential	460	379	Residential			
361	300	Residential	461	550	Residential			
362	438	Residential	462	534	Residential			
363	390	Residential	463	534	Residential			
364	439	Residential	464	334	Residential			
365	325	Residential	465	534	Residential			
366	325	Residential	466	534	Residential	566	14 966	POS
367	325	Residential	467	534	Residential	567	30 146	POS
ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
368	325	Residential	468	534	Residential	568	915	POS
369	364	Residential	469	534	Residential	Rem Ptn 59	53 415	Street
370	416	Residential	470	534	Residential			
371	330	Residential	471	534	Residential			
372	330	Residential	472	534	Residential			
373	307	Residential	473	492	Residential			
374	328	Residential	602	545	Residential			
375	318	Residential	475	634	Residential			
376	356	Residential	476	748	Residential			
377	450	Residential	477	802	Residential			
378	315	Residential	478	505	Residential			
379	315	Residential	479	438	Residential			
380	315	Residential	480	472	Residential			
381	315	Residential	481	348	Residential			
382	534	Residential	482	350	Residential			
383	555	Residential	483	300	Residential			
384	619	Residential	484	300	Residential			
385	647	Residential	485	300	Residential			
386	750	Residential	486	300	Residential			
387	420	Residential	487	308	Residential			
388	420	Residential	488	308	Residential			
389	373	Residential	489	300	Residential			
390	450	Residential	490	300	Residential			
391	450	Residential	491	380	Residential			
392	450	Residential	492	318	Residential			
393	450	Residential	493	315	Residential			
394	429	Residential	494	315	Residential			
395	450	Residential	495	315	Residential			
396	450	Residential	496	315	Residential			
397	450	Residential	497	315	Residential			
398	450	Residential	498	315	Residential			
399	429	Residential	499	315	Residential			

ERF LIST: ONGOS EXTENSION 14

SUBDIVISION OF PORTION 60 (Ongos Ext 14) OF THE FARM ONGOS NO. 83 INTO 306 ERVEN AND REMAINDER (STREET)

ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
600	393	Residential	632	300	Residential	[redacted]	1 060	POS [redacted]	756	351	Residential	808	315	Residential	860	300	Residential
601	538	Residential	633	300	Residential	705	339	Residential	757	421	Residential	809	327	Residential	861	300	Residential
602	568	Residential	634	300	Residential	706	339	Residential	758	361	Residential	810	315	Residential	862	300	Residential
603	329	Residential	635	307	Residential	707	306	Residential	759	342	Residential	811	430	Residential	863	300	Residential
604	319	Residential	636	316	Residential	708	305	Residential	760	422	Residential	812	430	Residential	864	300	Residential
605	302	Residential	637	328	Residential	709	306	Residential	761	320	Residential	813	307	Residential	865	300	Residential
606	303	Residential	638	300	Residential	710	306	Residential	762	337	Residential	814	300	Residential	866	380	Residential
607	304	Residential	639	300	Residential	711	334	Residential	763	320	Residential	815	330	Residential	867	300	Residential
608	306	Residential	640	306	Residential	712	339	Residential	764	320	Residential	816	397	Residential	868	350	Residential
609	325	Residential	681	404	Residential	713	340	Residential	765	320	Residential	817	388	Residential	869	300	Residential
610	304	Residential	682	320	Residential	714	308	Residential	766	308	POS	818	300	Residential	870	300	Residential
611	325	Residential	683	320	Residential	715	340	Residential	767	300	Residential	819	404	Residential	871	300	Residential
612	329	POS	684	324	Residential	716	320	Residential	768	300	Residential	820	338	Residential	872	308	Residential
613	317	Residential	685	425	Residential	717	341	Residential	769	300	Residential	821	307	Residential	873	308	Residential
614	317	Residential	686	310	Residential	718	391	Residential	770	300	Residential	822	302	Residential	874	300	Residential
615	396	Residential	687	310	Residential	719	303	Residential	771	300	Residential	823	303	Residential	875	300	Residential
616	307	Residential	688	310	Residential	720	303	Residential	772	300	Residential	824	302	Residential	876	300	Residential
617	302	Residential	669	320	Residential	721	320	Residential	773	300	Residential	825	452	Residential	877	300	Residential
618	300	Residential	670	320	Residential	722	308	Residential	774	300	Residential	826	371	Residential	878	300	Residential
619	300	Residential	671	444	Residential	723	316	Residential	775	300	Residential	827	332	Residential	879	417	Residential
620	300	Residential	672	320	Residential	724	321	Residential	776	300	Residential	828	354	Residential	880	303	Residential
621	335	Residential	673	320	Residential	725	304	Residential	777	300	Residential	829	300	Residential	881	303	Residential
622	304	Residential	674	320	Residential	726	303	Residential	778	300	Residential	830	300	Residential	882	303	Residential
623	300	Residential	675	320	Residential	727	316	Residential	779	300	Residential	831	300	Residential	883	303	Residential
624	300	Residential	676	404	Residential	728	311	Residential	780	300	Residential	832	385	Residential	884	303	Residential
625	300	Residential	677	308	Residential	729	337	Residential	781	300	Residential	833	869	Residential	885	303	Residential
626	300	Residential	678	300	Residential	730	307	Residential	782	300	Residential	834	300	Residential	886	308	Residential
627	313	Residential	679	300	Residential	731	309	Residential	783	300	Residential	835	300	Residential	887	348	Residential
628	326	Residential	680	300	Residential	732	357	Residential	784	300	Residential	836	300	Residential	888	304	Residential
629	300	Residential	681	311	Residential	733	352	Residential	785	300	Residential	837	348	Residential	889	300	Residential
630	300	Residential	682	315	Residential	734	306	Residential	786	300	Residential	838	386	Residential	890	300	Residential
631	300	Residential	683	300	Residential	[redacted]	306	[redacted]	787	300	Residential	839	417	Residential	891	300	Residential
632	304	Residential	684	300	Residential	736	529	POS [redacted]	788	300	Residential	840	313	Residential	892	300	Residential
633	432	Residential	685	300	Residential	737	378	Residential	789	300	Residential	841	377	Residential	[redacted]	[redacted]	Gen Res
634	403	Residential	686	300	Residential	738	305	Residential	790	300	Residential	842	300	Residential	[redacted]	[redacted]	Institutional
635	304	Residential	687	301	Residential	739	306	Residential	791	300	Residential	843	300	Residential	[redacted]	[redacted]	Institutional
636	300	Residential	688	302	Residential	740	309	Residential	792	300	Residential	844	300	Residential			
637	300	Residential	689	307	Residential	741	306	Residential	793	300	Residential	845	376	Residential			
638	300	Residential	690	335	Residential	742	317	Residential	794	300	Residential	846	300	Residential			
639	308	Residential	691	303	Residential	743	306	Residential	795	308	Residential	847	300	Residential			
640	305	Residential	692	320	Residential	744	306	Residential	796	302	Residential	848	300	Residential			
641	300	Residential	693	436	Residential	745	306	Residential	797	319	Residential	849	328	Residential			
642	300	Residential	694	325	Residential	746	306	Residential	798	314	Residential	850	327	Residential	[redacted]	10 206	POS
643	300	Residential	695	325	Residential	747	305	Residential	799	305	Residential	851	300	Residential	[redacted]	2 241	POS
644	300	Residential	696	350	Residential	748	307	Residential	800	333	Residential	852	300	Residential	[redacted]	600	POS
645	300	Residential	697	370	Residential	749	323	Residential	801	425	Residential	853	300	Residential	[redacted]	800	POS
646	300	Residential	698	311	Residential	750	340	Residential	802	338	Residential	854	300	Residential	Rem Ptn 60	63 774	Street
647	300	Residential	699	310	Residential	751	327	Residential	803	313	Residential	855	300	Residential			
648	300	Residential	700	300	Residential	752	387	Residential	804	304	Residential	856	281	Residential			
649	378	Residential	701	303	Residential	753	328	Residential	805	305	Residential	857	336	Residential			
650	301	Residential	702	303	Residential	754	303	Residential	806	317	Residential	858	300	Residential			
651	305	Residential	703	303	Residential	755	372	Residential	807	308	Residential	859	300	Residential			

ERF LIST: ONGOS EXTENSION 15

SUBDIVISION OF PORTION 61 (Ongos Ext 15) OF THE FARM ONGOS NO. 38 INTO 150 ERVEN AND REMAINDER (STREET)								
ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE	ERF NR	AREA SQM	LAND USE
1000	308	Residential	1050	300	Residential	1101	304	Residential
1001	306	Residential	1051	300	Residential	1102	304	Residential
1002	306	Residential	1052	388	Residential	1103	300	Residential
1003	306	Residential	1053	337	Residential	1104	315	Residential
1004	321	Residential	1054	358	Residential	1105	315	Residential
1005	308	Residential	1055	308	Residential	1106	315	Residential
1006	306	Residential	1056	308	Residential	1107	315	Residential
1007	301	Residential	1057	421	Residential	1108	303	Residential
1008	301	Residential	1058	400	Residential	1109	438	Residential
1009	301	Residential	1059	388	Residential	1110	637	Residential
1010	301	Residential	1060	325	Residential	1111	447	Residential
1011	304	Residential	1061	300	Residential	1112	376	Residential
1012	314	Residential	1062	300	Residential	1113	305	Residential
1013	324	Residential	1063	301	Residential	1114	315	Residential
1014	512	Residential	1064	302	Residential	1115	411	Residential
1015	479	Residential	1065	306	Residential	1116	378	Residential
1016	606	Residential	1066	306	Residential	1117	342	Residential
1017	384	Residential	1067	306	Residential	1118	370	Residential
1018	333	Residential	1068	306	Residential	1119	356	Residential
1019	336	Residential	1069	312	Residential	1120	5 536	Gen Res
1020	318	Residential	1070	313	Residential	1121	24 081	Gen Res
1021	358	Residential	1071	400	Residential	1122	1 112	Business
1022	317	Residential	1072	345	Residential	1123	26 041	Institutional
1023	308	Residential	1073	321	Residential	1124	[redacted]	
1024	308	Residential	1074	313	Residential	1125		
1025	308	Residential	1075	306	Residential	1126		
1026	362	Residential	1076	306	Residential	1127		
1027	307	Residential	1077	323	Residential	1128		
1028	306	Residential	1078	323	Residential	1129		
1029	306	Residential	1079	309	Residential	1130	30 812	POS
1030	306	Residential	1080	300	Residential	1131	12 600	POS
1031	306	Residential	1081	300	Residential	Rem Ptn 61	49 164	Street
1032	371	Residential	1082	303	Residential			
1033	376	Residential	1083	300	Residential			
1034	306	Residential	1085	300	Residential			
1035	306	Residential	1086	300	Residential			
1036	306	Residential	1087	300	Residential			
1037	306	Residential	1088	328	Residential			
1038	307	Residential	1089	352	Residential			
1039	308	Residential	1090	396	Residential			
1040	306	Residential	1091	438	Residential			
1041	306	Residential	1092	511	Residential			
1042	306	Residential	1093	590	Residential			
1043	306	Residential	1094	408	POS			
1044	307	Residential	1095	301	Residential			
1045	307	Residential	1096	300	Residential			
1046	306	Residential	1097	300	Residential			
1047	306	Residential	1098	463	Residential			
1048	306	Residential	1099	426	Residential			
1049	306	Residential	1100	315	Residential			

[Municipal Council Minutes: 2003-07-30]

8.3.13 **PWI.1 [PLA] STREET NAME PROPOSALS**
(16/3/7/1)

On proposal by Councillor Ms E Trepper, it was

RESOLVED

That the following street names be approved and be included in the list of street names to be used for future streets in Windhoek:

Flora of Damaraland

1 Ganas
2 Goradab
3 Hunis
4 Kareb
5 Kharos
6 Kowas
7 Kuib
8 Muhato
9 Ohama
10 Oluhongwe
11 Omukuku
12 Omumbara
13 Omuse
14 Omutenga
15 Ongarati
16 Ozongambo

Flora of the Namib

17 Anatree
18 Commiphora
19 Euphorbia
20 Gerania
21 Hoodia
22 Lithops
23 Narras
24 Salvadora
25 Stapelia
26 Tamarix
27 Welwitschia

Waterberg Flora

28 Aru
29 Epando
30 Maerua
31 Omuhama
32 Omuholio
33 Omupanda
34 Oninga

Small Mammals

1 Anteater
2 Badger
3 Caracal
4 Civet
5 Dikdik
6 Fox
7 Hedgehog
8 Lynx
9 Mole
10 Mongoose
11 Otter
12 Porcupine
13 Squirrel

Sea Animals of Namibia **To be used in GG**

1 Angelfish
2 Barber
3 Catfish
4 Crab
5 Crayfish
6 Dolphin
7 Moonfish
8 Octopus
9 Oyster
10 Prawns
11 Seal
12 Sardine
13 Seahorse
14 Seal
15 Shark
16 Tuna
17 Urchin
18 Whale
19 Whitefish

Names of railway stations along the first railway lines in Namibia

Railway line between Swakopmund and Windhoek, built from September 1897 until June 1902

To be used in Ongos Ext 12

1 Nonidas
2 Pforte
3 Richthofen
4 Jakkalswater
5 Sphinx
6 Dorstrivier
7 Kubas
8 Ababis

9 Habis
10 Okatjimukuju
11 Otjimukoka
12 Kamumbonde
13 Okazize
14 Waldau

Railway line between Swakopmund and Tsumeb built from October 1903 until November 1906 **Used Already**

15 Ebony
16 Aukas
17 Onguati
18 Kanona
19 Epako
20 Erundu
21 Okaputa
22 Khorab
23 Bobos

Railway line between Lüderitz and Keetmanshoop built from March 1906 until June 1908

To be used in Ongos Ext 13

24 Grasplatz
25 Rotkuppe
26 Tschaukaib
27 Garub
28 Aus
29 Kuibis
30 Seeheim
31 Gobas
32 Kanus

Railway line between Windhoek and Keetmanshoop built from 1910 until 1912

To be used in Ongos Ext 15

33 Bergland
34 Heide
35 Tsumis
36 Kalkrand
37 Salzbrunn
38 Dabib
39 Orab
40 Tses

[Refer to pages 74 – 77, attached to the agenda, for the description of the different locations.]

Principles of Democracy **To be used in Ongos Ext 14**

1 Democracy
2 Liberty
3 Unity
4 Freedom
5 Legislative
6 Executive
7 Judicial
8 Reconciliation
9 Equality
10 Progress
11 Justice
12 Peace
13 Diplomacy

Street name proposals which reflect a positive image of the city

1 Friend
2 Companion
3 Hope
4 Gratitude
5 Trust
6 Appreciation
7 Achiever
8 Aspiration
9 Joy
10 Faith
11 Heart

Names of Namibia's Political Regions

1 Khomas
2 Karas
3 Oshana
4 Omusati
5 Ohangwena
6 Otjozondjupa
7 Omaheke
8 Kavango

Names of Local Authorities in Namibia

1 Walvis Bay
2 Oranjemund
3 Otjiwarongo
4 Katima Mulilo
5 Rundu
6 Tsumeb
7 Oshakati
8 Ongwediva
9 Ondangwa
10 Khorixas
11 Arandis
12 Aranos
13 Aroab

14 Bethanie
15 Eenhana
16 Gochas
17 Grootfontein
18 Kamanjab
19 Karasburg
20 Karibib
21 Keetmanshoop
22 Maltahöhe
23 Mariental
24 Okakarara
25 Opuwo
26 Otavi
27 Outjo
28 Usakos
29 Outapi
30 Oshikango

Names of African Rivers and Lakes

1 Vaal
2 Limpopo
3 Cuvelai
4 Cubango
5 Quito
6 Lake Nyasa
7 Rusoma
8 Lake Bangwedu
9 Lupula
10 Congo
11 Sankuru
12 Lualaba
13 Lake Tanganyika
14 Lake Kivu
15 Lake Edward
16 Shibeli
17 Shabale
18 Oubangi
19 Uele
20 Mwetu
21 Chutes Boyoma
22 Chad
23 Ogove
24 Atbara

Names of African Countries

1. South Africa
2 Botswana
3 Zimbabwe
4 Mozambique
5 Zambia
6 Angola
7 Malawi

8 Tanzania
9 Mauritius
10 Madagskar
11 Seychelles
12 Sudan
13 Somalia
14 Ethiopia
15 Eritrea
16 Kenya
17 Gabon
18 Burkina Faso
19 Cameroon
20 Ghana
21 Ivory Coast
22 Gambia
23 Mali
24 Senegal
25 Mauritania
26 Morocco
27 Algeria
28 Western Sahara
29 Tunesia
30 Libya
31 Egypt
32 Guinea
33 Liberia
34 Cape Verde

Names of African Capitals

35 Maputo
36 Mogadishu
37 Khartoum
38 Abuja
39 Dakar
40 Algiers
41 Brazzaville

RESOLUTION 207/07/2003

[Special Municipal Council Minutes: 2020-02-19]

5.4 **SOP.1 [HPH] RELOCATIONS OF HOUSEHOLDS FROM THE MONTE CHRISTO ROAD RESERVE IN HAVANA AND PORTIONS IN GOREANGAB TO PAVE WAY FOR NEW RESIDENTIAL DEVELOPMENT AT FARM ONGOS NO. 38 (ONGOS VALLEY PHASE 1) AND GOREANGAB EXTENSION 5 (GOREANGAB WATERFRONT DEVELOPMENT)**
(L/Ptn. A/Farm 1030)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the relocation of households from Monte Christo Road reserve and portions affected by the extension of Independence Avenue into the Goreangab Waterfront Development, be noted and supported.

Relocation of households from the Monte Christo Road reserve

1.1 That it be noted that the continued encroachment of households and businesses on the Monte Cristo Road reserve is a violation of the Windhoek Town Planning Scheme and serious impediment to the flow of traffic, safe pedestrian movement, conveyance of municipal services and use of the road reserve for its intended purpose in general.

1.2 That it be noted that Monte Christo Road is critical to the development of Phase 1 of the Ongos Valley Development as it provides the shortest and most practical road access route to the development, and further that bulk water and electricity supply to the development is secured through the same road reserve.

1.3 That households, including a church encroaching on Monte Christo Road reserve, be relocated to proposed Portion A (a portion of Farm No. 1030 being a portion of the Remainder of Farm No. 508) where a layout was purposely prepared to accommodate the households, including the church.

1.4 That the draft layout plans for the subdivision of the proposed Portion A (a portion of Farm No. 1030 being a portion of the Remainder of Farm No. 508), attached as pages 38 - 40 to the agenda, be noted and supported as a relocation site for households encroaching on the Monte Christo Road reserve. [A town planning application motivating the need and desirability for the subdivision will be submitted separately as part of the town planning procedure.]

1.5 That the list of project beneficiaries, attached as pages 53 - 58 to the agenda, to which a total of two hundred and fifty six (256) households are recorded as being directed affected by the project including fourty eight (48) households located at the site of the proposed 'Monte Christo Community Market and Taxi Rank', be noted. [Places on the attached list where the structure numbers appear but beneficiary's name is missing, means the structure was locked at the time of the site visit but confirmation from the local leadership is that the structure is occupied.]

1.6 That to ensure expedited relocation, the Developer provide basic services at the relocation site being 'Proposed Portion A (a portion of Farm No. 1030 of the Remainder of Farm No. 508) in line with the layout at own cost and donate the infrastructure to the City of Windhoek free of costs in line with relevant laws.

1.7 That it be noted that the services shall be provided at Development Level 2 (low income individual services) in line with the Development and Upgrading Policy approved by Council per Resolution 171/07/2019, attached as page 66 to the agenda. [Guidance on the Development and Upgrading Policy shall, on request by the Developer, be provided by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.]

1.8 That as part of the part of the solution to resolve a traffic bottleneck at the intersection of Monte Christo Road and Matshitshi Street, the Developer construct at own cost and donate to the City of Windhoek, a fully functional community market with a taxi rank and adequate parking space.

1.9 That the draft 'Monte Christo Community Market and Taxi Rank', attached as pages 41 – 52 to the agenda, as designed by the Developer's Architect, be noted as a draft design.

1.10 That the Developer engage all relevant internal Stakeholders on the draft design for their input. [The final architectural drawing of the 'Monte Christo Community Market and Taxi Rank' shall meet approval of the relevant internal Stakeholders.]

1.11 That the construction of the market be done in such a way that informal traders continue to trade at, or near the periphery of the construction site, while construction is ongoing to ensure that they have access to their clients.

1.12 That construction of the services as well as that of the 'Monte Christo Community Market and Taxi Rank' meet the standards and approval of the City of Windhoek.

1.13 That due to an attempted and ongoing attempt to invade 'Proposed Portion A (a portion of Farm No. 1030 of the Remainder of Farm No. 508), the relocation process to the site be implemented expeditiously.

1.14 That the relocated households including a church (as juristic person) enter into Lease Agreements with the City of Windhoek.

Extension of Independence Avenue and Relocation of Households

2 That it be noted that Council supported the extension of Independence Avenue through the approval of the layout motivating the development of Goreangab Waterfront Development.

2.1 That it be noted that the extension of Independence Avenue from its terminal point at Otjomuise Road to the Goreangab Waterfront Development is passing through Erven 3329 and R/420, Goreangab affecting a total of nineteen (19) households excluding a Caretaker's house built with permanent building material on Erf R/420 which will have to be demolished and a new house constructed at an alternative site.

2.2 That the list of affected households on Erf R/420, Goreangab, attached as page 64 to the agenda, be noted and further, that the affected households on Erf 3329 are members of a saving group affiliated to the Shack Dwellers Federation of Namibia (SDFN) whose record is easily obtainable from the group's leadership and umbrella body.

2.3 That it be noted that the Developer's Town Planner prepared a provisional layout, attached as page 65 to the agenda, for consideration by the City of Windhoek. [The Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, will amend the layout and circulate a revised version to service divisions for comments.]

2.4 That once the revised layout is agreed upon with the service divisions and necessary approvals obtained, the Developer provide basic services at the relocation site in line with the revised layout at own cost and donate the infrastructure to the City of Windhoek, free of costs, in line with relevant laws.

2.5 That as part of the preparatory work for relocation, a network of sewer lines converging at Erf R/420, Goreangab be re-routed accordingly by the Developer at own cost.

2.6 That the services be provided at Development Level 2 (low income individual services) in line with the Development and Upgrading Policy approved by Council per Resolution 171/07/2019, attached as page 66 to the agenda. [Guidance on the Development and Upgrading Policy shall, on request by the Developer be provided by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.]

2.7 That the construction of the services meet the standards and approval of the City of Windhoek.

2.8 That due to the exposure of Erf R/420, Goreangab to further land invasion, the relocation and reorganisation, be implemented expeditiously in line with the new layout.

2.9 That the relocated and reorganised households enter into Lease Agreements with the City of Windhoek.

2.10 That the municipal Caretaker's house built with permanent building material, be demolished and replaced by the Developer at own cost.

2.11 That the department to whom the Caretaker report, be the contact person for all activities related to the demolition and construction of a new house.

2.12 That the Developer ensure that the Caretaker and his/her household members be accommodated properly during the demolition and construction process.

2.13 That the demolition and construction meet the approval of the City of Windhoek.

Environmental clearance

3 That the Strategic Executive: Economic Development and Community Services seek guidance and assistance from the Environmental Commissioner on how to expedite the environmental assessment in the face of a looming land invasion.

4 That in an event the Environmental Commissioner settle on a full environmental assessment, the Developer's Environmental Consultants make use of existing information such as the Environmental Impact Assessment Reports conducted for Goreangab Extension 5, Farm Kupferberg No. 33 Residential Development and Ongos Valley Development in order to expedite the process.

5 That no construction activities commence without the issuance of the Environmental Management Clearance Certificate from the Environmental Commissioner.

Further conditions

6 That the Chief Executive Officer (Corporate Legal Adviser) draft an Agreement between the City of Windhoek and the two (2) Developers capturing the above and other related issues.

7 That the Developers accept the conditions of the resolutions in writing within twenty one (21) working days from the date of the letter communicating the Council Resolution to be issued by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson.

8 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 20/02/2020

[Municipal Council Minutes: 2016-09-29]

8.3.4 **UPG.1 [COM] THE NEED AND DESIRABILITY FOR THE SUBDIVISION OF PORTIONS 8 AND 9 OF FARM ONGOS NO. 38, WINDHOEK INTO MORE THAN ELEVEN (11) PORTIONS; AND THE NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT ON PORTIONS 1 TO 18 AND THE REMAINDER OF PORTION 8, AND PORTIONS 1 TO 21 AND THE REMAINDER OF PORTION 9 RESPECTIVELY**
(L/Farm Ongos 38)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the application for the need and desirability for the subdivision of Portion 8 and 9 of the Farm Ongos No. 38, into more than eleven (11) portions, be approved.

2 That the subdivision of Portions 8 and 9 of Farm Ongos No. 38, into Portions 1 to 18 and the Remainder of Portion 8 and Portions 1 to 21 and the Remainder of Portion 9, in terms of the Township and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) (as amended), be supported.

3 That endowment fees be payable in compliance with the Township and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) (as amended).

4 **Need and desirability to establishment townships**

4.1 That the need and desirability to establishment townships on Portion 8 and 9, be regarded to be in line with City's strategic spatial growth directions and be therefore be supported: Provided that all aspects be addressed to avoid contributing to institutional liabilities for Council in terms of its mandate in the Local Authorities Act, 1992 (Act 23 of 1992).

4.2 That the absence of overarching development guidelines for the envisage Ongos and Monte Christo developments, be noted as a concern which require a holistic and co-ordinated development effort from all stakeholders.

4.3 That it be noted that only the need and desirability and subdivision of portions can be supported at this stage under the following conditions:

4.3.1 That a Master Land Use as well as Infrastructure Provision Plan be submitted to the City of Windhoek for approval for the entire Ongos and Monte Christo area.

4.3.2 That the Land Use Plan indicate how public land uses such as schools, clinics and cemeteries etcetera would be provided throughout the entire development area.

4.4 That approval for further subdivision on the created portions into layouts for township establishment in the future be made to Council for further assessment.

4.5 That approval for further subdivision on the created portions into layouts for township establishment in the future be subjected to the provisions of bulk infrastructure.

5 Sustainable Urban Transport Master (SUTMP)

5.1 That the Sustainable Urban Transport Master (SUTMP) be used as a guideline policy framework for the development of new townships in terms of public and non-motorised transport, and that consultation be done with the relevant department/division to accommodate all the public and non-motorised transport requirements.

6 Environmental Management

6.1 That it be noted that without the Environmental Impact Assessment (EIA) review no comments can be provided, as review ensures assessment of infrastructure development such as roads and stormwater, electricity, bulk sewerage, waste water treatment plants, bulk water supply pipelines as listed in the Environmental Management Act, 2007 (Act 7 of 2007).

6.2 That the Environmental Impact Assessment (EIA) Report including the Environmental Management Plan be submitted for review and comments for the envisaged developments.

6.3 That the Environmental Impact Assessment (EIA) procedure with relevant specialised studies as per the Environmental Management Act, 2007 (Act 7 of 2007), be followed to ensure compliance.

6.4 That it be noted that notwithstanding the provisions of the Bulk Water and Sewer Reticulation Master Plan, a centralised waste water treatment facility for the North West township development for Ongos and Monte Christo is proposed by the Strategic Executive: Economic Development and Environment. [This is to prevent cumulative impacts from non-point sources pollution incidence arising from multiple isolated treatment facilities for each subdivision.]

6.5 That apart from the Environmental Management Clearance Certificate, a Waste Water and Effluent Exemption Disposal Permit be obtained for wastewater treatment facility from the relevant authorities.

7 Emergency Management

7.1 That public fire hydrants and water reticulation supplying the hydrants be designed in accordance with the applicable standard by a competent Engineer.

7.2 That provision of access for firefighting and other related emergencies to the township development be provided, determining turning circles for emergency vehicles and the width of the streets, to accommodate all types of emergency vehicles.

8 Solid Waste Management

8.1 That the development be subjected to the Solid Waste Regulations of 2011.

8.2 That provision of access for solid waste management services be provided, determining turning circles and the width of the streets, to accommodate all types of waste removal vehicles.

8.3 That a five (5) kilometre radius be adopted for the provision of waste transfer stations.

9 Bulk Water and Sewer Reticulations

9.1 That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire North West Windhoek area (Ongos and Monte Christo included) during 2015, and that the bulk services requirements anticipated for the area is specified in the said document.

9.2 That the supply of bulk water and sanitation/sewerage services be executed in-line with the bulk services framework established for the entire area.

9.3 That all cost for the provision of bulk and internal water and sewer services for the development be borne by the Developer, including the cost of bulk infrastructure upstream from the development.

9.4 That it be noted that the Developer may be required to construct temporary water and sewer facilities and that these will be for the Developer's account.

9.5 That it be noted that the final effluent from any sewerage treatment facilities (whether temporary or permanent) should comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

9.6 That no oxidation or other open pond system or holding system as sewerage disposal system be allowed.

9.7 That any water and sewer infrastructure to be transferred to Council have to comply with the standard conditions to large subdivisions in respect of services.

10 Electricity networks

10.1 That the applicant take note that electricity network is not yet in the nearby vicinity of Farm Ongos, and Council plan to extend its MV network towards in the entire Havana area, however the MV network capacity will not be sufficient to cater for the load demand of either Portions 8 or 9.

10.2 That it be noted that the Farm Ongos now falls under the distribution license of council and hence all electricity bulk supply to be discussed with council and the required modalities be agreed upon.

10.3 That it be noted that the study of City of Windhoek's Electrical Master Plan, has included provision for a 132/11 kV or 132/33 kV load centre with a minimum of two (2) 40 MVA transformers within the Farm Ongos.

10.4 That it be noted that Portions 8 and 9 require a very high bulk power capacity with a combined load demand of 83.08 MVA and become 66.46 MVA at a load factor of 0.8.

10.4.1 That it be noted that these already indicate that the envisaged load centre (or even two (2)) and associated distribution stations have to be built within the area.

10.4.2 That these stations be constructed at the cost of the Developer and all according to Council's standards and be handed over to Council upon completion.

10.4.3 That in the case of the load centre, the cost be shared proportionally between the Developer and Council.

10.5 That the applicant appoints a competent registered Electrical Engineering Consulting Firm, which will carry out the planning, designs, tendering, construction supervision and contract administration for the new Load Centre and the distribution stations.

10.6 That the distribution stations be incorporated in the main project or on separate project, possibly with the same engineering representative that will carry out the internal electrical reticulation designs of the two (2) townships.

10.7 That all substation designs, line designs and electrical installations be per Council's standards.

10.8 That all related electrical servitudes (e.g. overhead lines, all substations, cables), be registered in favour of Council.

10.9 That all substations (load centres, distribution stations, and miniature substations), be allocated a erf where they would be built.

10.9.1 That no electrical substations to be installed on the sidewalk, except MV and LV cables, streetlights, kiosks and pillar boxes.

10.10 That all electrical services design drawings, load centres, distribution stations and internal reticulations be submitted to the Strategic Executive: Electricity for approval.

11 That the evacuation of power supply from Council's high voltage network and the associated establishment of bulk power capacity in the area be guided by a special agreement for co-financing of the project on a pro-rata basis.

11.1 That the above be in line with Part 7, General Provisions, Special Agreements, clause 65 which *inter alia* states as follows:

Where, by reason of the purpose for which the supply of electricity is required by a consumer or group of consumers, the nature or situation of the premises concerned, the quantity to be supplied, the availability of supply or the method of supply, the Council considers it desirable that such supply be provided subject to special conditions or a special charge, the Council may, notwithstanding anything to the contrary contained in these regulations, enter into a special agreement with such consumer or group of consumers for such supply on the terms and conditions as may mutually be agreed upon.

12 That the following key points be noted:

12.1 That the new 132 kV power line from the envisaged Council 132/66 kV bulk substation to the proposed 132/11 kV, which would supply bulk electricity to the area, be constructed by the Developer but funded by both Council and the Developer based on the National Connection Policy and pro-rata basis in terms of load sharing, subject to the following conditions:

12.1.1 That the Developer appoint a Multi-Disciplinary Engineering Professional Consultant (professional registration as Engineers with the Engineering Council of Namibia mandatory) with prior expertise in transmission line design and substation design to engage the City of Windhoek, with at least a minimum of ten (10) years over headline design experience.

12.1.2 That the Engineering Consultant submit a detailed overhead line and substation Engineering Design Report for review as well as the Environmental Impact Assessment (EIA) Report, for the proposed line route, approved by the Ministry of Tourism and Environment.

12.1.2.1 That the Developer work closely with the City of Windhoek's Environment Division personnel to ensure all necessary requirements are included in the report.

12.1.3 That the Developer appoint a Professional Geologist (subject to Council's approval) to carry out the geo-technical studies of the proposed line route.

12.1.4 That the Developer appoint a Professional Land Surveyor (subject to Council's approval) to carry out the survey for the new line route.

12.1.5 That the Developer be responsible for the registration of the servitudes for the new line route.

12.1.6 That the appointed Line and Substation Contractor(s) to be considered, have a minimum of ten (10) years' experience in the construction of 132 kV lines and 132 kV substation construction work.

12.1.7 That the Developer appoint a Construction Supervision Electrical Consultant to supervise the construction work during the construction of the new 132 kV line and 132/11 kV load centre.

12.1.8 That all appointed Consultants be registered with their respective legal professional bodies in Namibia and be in good standing with those professional bodies.

12.1.8.1 That Curriculum Vitae, company profiles and any other documentation as required by Council be submitted, prior to engagement.

12.1.9 That the training of the City of Windhoek's Electricity Department personnel be included in the project of the 132 kV overhead line and 132/11 kV load centre, including on-site training during construction, commissioning and testing, and also training on equipment that would be installed, such as circuit breakers, power and current transformers.

12.1.9.1 That in depth detail be agreed between the Developer's Engineers and the Strategic Executive: Electricity as to which factory acceptance testing to be witnessed by City of Windhoek.

12.1.10 That all design engineering and construction work, be done to the satisfaction of the Strategic Executive: Electricity.

12.1.11 That complete as built drawings, including all protection and communication wirings in AUTOCAD 2014 or latest and Quality Assurance Manuals, be submitted to the Strategic Executive: Electricity at completion.

13 Transportation Planning, Traffic Flow and Stormwater

13.1 That the township establishment on Portions 8 and 9 should not be seen in isolation but in context of the entire Farm Ongos No. 38 development, particular considering bulk service provisions.

13.1.1 That it be noted that in the application reference is made to a Bulk Services Master Plan for the entire Farm Ongos No. 38, which plan need to be finalised, giving clarity to the provision of bulk services, inclusive of access, and feasibility of the township establishment, before the applicant can proceed with further subdivision.

13.2 That the Bulk Services Master Plan give detail pertaining to phased development and which portion is responsible for corresponding provision of services and corresponding costs.

13.3 That the respective portions provide such bulk services, according to the Bulk Services Master Plan, on their own cost in lieu of betterment and endowment.

13.4 That the design and tarring of Monte Christo Road realise as part of township establishment and the exact detail be incorporated in the Bulk Services Master Plan.

13.5 That it be noted that a comprehensive transportation land use assessment is needed for the entire Farm Ongos, Portions 1 to 9 and the Remainder, verifying road network requirements, circulation and network continuity.

13.5.1 That the overall planning of the road network for this entire area be finalised and included in the Bulk Services Master Plan before any subdivisions can commence.

13.5.2 That arterials linking with Brakwater and other surrounding developments be established.

13.6 That before the applicant can proceed with the subdivision of Portion 8 and 9, a Traffic Impact Assessment (TIA) be done at their cost, verifying capacity and road width for internal collectors linking with Monte Christo Road, making sure travel needs are adequately addressed.

13.6.1 That the Traffic Impact Assessment (TIA) guide in the establishment of a road hierarchy, and major collector roads and/or arterials be established to provide access, circulation, thoroughfare in and around the entire township.

13.7 That the alignment of Monte Christo Road, being the main arterial serving this area, be finalised.

13.7.1 That it be noted that at present the township is following an existing informal gravel road which standard do not comply with the standard of an arterial road, and verification be done before any further subdivisions, as likely amendments to the township layout are foreseen.

13.8 That no direct erf access be allowed from Monte Cristo Road, being an arterial road.

13.8.1 That only collector roads obtain access from Monte Christo Road, and intersections along Monte Christo Road be spaced minimum 540 metre from one another.

13.9 That the minimum road reserve width for single residential properties be 13 metres wide.

13.10 That no erf access be allowed from over a public open space, and all erven are having street front (access).

13.11 That panhandles be a minimum of 4 metre wide.

13.12 That turning circle/cul-de-sac have a minimum road reserve diameter of 28 metres.

13.13 That the road reserve width for arterial roads be a minimum of 40 metres.

13.13.1 That the Monte Christo Road reserve be a minimum of 40 metre wide to make provision for BRT.

13.14 That the collector roads be a minimum of 35 metre wide, considering public transport provisions or alternatively dedicated lay bays need to be created.

13.15 That the Developer define the entire development with regard to integration of public transport routes plus stops, taxi ranks, pedestrian movements, bicycle paths provisions, informal markets, and any business nodes within the extension, as part of the township establishment.

13.16 That as part of new urban design concepts, service lanes be proposed along Monte Christo Road to cater for informal trading and related business activities.

13.17 That the minimum distance between intersections be 60 and 90 metres for residential and collector streets respectively, and staggered intersections be avoided.

13.18 That all internal roads be tarred, should they revert over to Council.

13.19 That the Developer note that a Development Agreement should be signed whereby an Engineer is appointed to design and supervise all infrastructures that revert over to Council.

13.20 That the applicant appoint a registered professional Engineer to conduct a detailed 50 year flood report for all the major stormwater courses and rivers at own cost prior to submission of the subdivision layouts.

13.21 That the applicant note that no development be allowed within the 50 year flood area of the river or stormwater courses.

13.22 That any stormwater crossings be accommodative of at least the 50 year flood.

13.23 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

13.23.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

13.23.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

14 That the Strategic Executive: Community Services be authorised to make changes to the layout to facilitate proclamation and the provision of services.

15 That it be noted that the envisage developments of the Farm Ongos will be subjected to large subdivision requirements hence development agreements are to be signed between the Developers and the City of Windhoek.

16 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 194/09/2016





City of Windhoek (CoW) **and National Heritage Council** (NHC)
Action Plan

This Action Plan will guide and facilitate the development and management of cultural heritage resources within the Windhoek municipal area.

Key components of the Action Plan include:

- Heritage Policy development and toolkit (Guidelines, Policies, Management Plans)
- Identification and nomination of heritage sites and objects of heritage significance
- Sharing of an updated Register of heritage sites and objects in Windhoek
- Research, promotion and management of heritage resources in Windhoek.
- Intercultural learning and dialogue
- Capacity building

Areas of Cooperation	Sub Goals/Objectives	Project Team	Timeframe	To Do
Heritage Policy development and Toolkit	- Heritage Policy		2024/25	- To develop the City of Windhoek Heritage Policy - To develop Heritage Toolkit (Guidelines, Management Plans)
Identification and nomination of heritage sites and objects of heritage significance	Heritage Hunt	**CoW** Ms. Grace Pujatura **Email:** Grace.Pujatura@windhoekcc.org.na Mr. Aaron Nambadi Email: Aaron.Nambadi@windhoekcc.org.na Mr. Henry Nakale Email: Henry.Nakale@windhoekcc.org.na Ms. Mariah Hamata **Email:** mnh@windhoekcc.org.na **NHC** Ms. Agnes Shiningayamwe Email: shiningayamweagnes@gmail.com	2023/24	Development of identification criteria, grading criteria and nomination guidelines for heritage resources and properties
	1960's Katutura and Khomasdal Houses Project		2024/25	- Develop selection criteria for the 1960's Katutura and Khomasdal Houses - Stakeholder/ public engagements and awareness - Guide the selection process and assessment of the houses
			2024/25	- Guide the nomination process of the houses for consideration and declaration as national heritage resources
Sharing of an updated register of heritage sites and objects in Windhoek	Heritage Resource Inventory / List		2023/24 – 2027/28	-Develop the Heritage Register - Share information to ensure heritage resources are documented and accessible

Research, promotion and management of heritage resources in Windhoek	Research		2023/24	- Undertake research and document the history of the selected 1960's Katutura and Khomasdal houses
			2024/25	Conduct research on the Underground tunnels
			2024/25 – 2027/28	- Participate in research initiatives to strengthen the availability and accuracy of heritage information
Intercultural learning and dialogue	Replacement of Curt von Francois statue		2023/24 - 2024/25	- Create opportunities for public input and participation (pubic talks, workshops, public meetings, survey's)
Capacity building	-Training, technical support and exchange		2025/26 – 2027/28	- Exchange of expertise, in the field of heritage development and management. - Conduct comprehensive learning visits and exchanges. - Host intensive training of staff

ANNEKURE (B)

0

MEMORANDUM OF AGREEMENT

ENTERED INTO AND BETWEEN

THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF WINDHOEK

Duly established in terms of the *Local Authorities Act*, Act No. 23 of 1992
Herein represented by Mr. Moses Matyayi in his capacity as the *Chief Executive Officer*, the Chairperson of the Management Committee herein represented by Ben Araeb
and whose business address is:

80 Independence Avenue
Po Box 59
Windhoek
NAMIBIA

Telephone: (+264) 61 290 2615
Fax: (+264) 61 290 2344

Website: www.windhoekcc.org.na
(Hereinafter referred to as "**CoW**")

AND

NATIONAL HERITAGE COUNCIL

Duly established in terms of the National Heritage Act, 2004 (No. 27 of 2004)
Herein represented by Ms. Erica Ndalikokule, in her capacity as Director
And duly authorized thereto and whose business address is:

52 Robert Mugabe Avenue
Po Box 20230
Windhoek
Namibia

Telephone: (+264) 61 244 375
Fax: (+264) 61 246 872

Website: http://www.nhc-nam.org
(Hereinafter referred to as "**NHC**")

(Hereinafter jointly referred to as the "**Parties**")

PREAMBLE

WHEREAS the **Parties** are united by common interests and objectives in academic, scientific research and public affairs;

WHEREAS these **Parties** are the ones which, by reason of their objectives are called upon to establish channels of communication that will facilitate intellectual interaction; and

NOW THEREFORE the parties record and agree to the arrangements and understanding between them as set out herein:

1. PURPOSE

1.1 The purpose of this agreement is to establish and maintain a focused direction for the future of heritage through the agreement between the parties. With emphasis on the natural and physical resources that contribute to an understanding and appreciation of Windhoek history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological it includes historic sites, structures, places, and archaeological sites of significance to Windhoek, including its surroundings. The duties pertain to research, planning, preserving, protecting, education and promoting heritage in its various forms.

2. OBLIGATIONS OF THE PARTIES

2.1 The NHC Shall

2.1.1 Provide the necessary assistance to the COW in identifying the scope of works relating to heritage conservation and protection.

2.1.2 Monitor and evaluate heritage management initiatives of the COW to be in line with the International and National Heritage Council legal framework.

2.1.3 Conduct quality control or material used for heritage maintenance and/or rehabilitation.

2.1.4 Provide professional guidance relating to the development of the COW heritage legal frameworks.

2.1.5 Provide professional guidance relating to the development of the different heritage related projects.

2.1.6 Share information and documents to ensure heritage resources are documented and accessible.

2.1.7 Participate in research initiatives to strengthen the availability and accuracy of heritage information.

2.1.8 Together with COW, create opportunities for public input and participation (public talks, workshops, public meetings, surveys).

2.1.9 Together with the COW, exchange expertise, in the field of heritage development and management and conduct comprehensive learning visits and exchanges and host intensive training of staff for the Parties.

2.2 The COW Shall

2.2.1 Ensure the submission of timely, accurate and complete periodic required documentations.

2.2.2 In consultation with NHC, and where necessary, provide evidence and supporting documentations for clarifications and assurance of information when requested.

2.2.3 Shall attend all project related meetings and be part of each project, as and when required by the NHC and until such project is finalized and complete.
2.2.4 Conduct stakeholder/public engagements and awareness campaigns.
2.2.5 Participate in research initiatives to strengthen the availability and accuracy of heritage information.
2.2.6 Together with the NHC, create opportunities for public input and participation (public talks, workshops, public meetings, surveys).
2.2.7 Together with the NHC, exchange expertise, conduct comprehensive learning visits and exchanges and host intensive training of staff for both Parties.

3. RELATIONSHIP BETWEEN THE PARTIES

3.1 Nothing herein contained shall be deemed to authorize or empower any Party to act as agent for the other party to this agreement, or conduct business in the name, or for the account, of the other Party to this agreement.

3.2 Nothing herein contained shall be deemed to create a legal partnership or joint venture relationship between the Parties.

4. LIASON OFFICERS

4.1 All Parties shall designate a liaison officer for the purposes of implementation of this agreement

4.1.1 For the **NHC**, the point of Contact shall be the Regional Heritage Officer or any appropriate nominee, and
4.1.2 For the **CoW**, the point of contact shall be the Section Head Tourism or any appropriate nominee

5. NO REMUNERATION

5.1.1 No remuneration is payable to any Party in terms of this Agreement

6. DURATION

6.1 This agreement shall commence on the 15th of May 2024 notwithstanding the date of signature by the Parties.
6.2 The Agreement shall remain in force for a period of five (5) years.
6.3 Not less than three (3) months prior to the expiry of the Agreement, the Parties shall review its operation and mutually decide whether to renew the Agreement.
6.4 The Agreement may be terminated by mutual written consent between the Parties.

7. FUNDING AND PROCUREMENT

7.1 The **Parties** further agree to jointly explore funding possibilities for the activities under the auspices of this Memorandum of Agreement, including, but not limited to:
a. In-kind contributions (pro-bono) by Parties;
b. Co-funding by Parties;
c. Commissioned research and development conducted by NHC and funded by CoW; and
d. Third-party funding opportunities.

7.2 All services will be procured in terms of the provisions of the Public Procurement Act, Act No. 15 of 2015 and its Regulations.

8. STATUS OF THE PARTIES

8.1 No Party may incur any financial expenditure or obligations not stated herein. Any financial obligations that may arise because of any obligations in terms of this Agreement shall be agreed between the Parties in writing.

8.2 Staff members, in pursuance of obligations in terms of this Agreement, remain subject to the rules and regulations of their own institutions in all matters of employment, benefits, medical and life insurance, employee rights, etcetera.

9. CONTRACT MANAGEMENT

9.1 Oversight of the operational procedures to give effect to the provisions of this Agreement will be vested with the programme coordinator nominated from each Party who will each utilize the involvement of such senior management of both Parties as they may deem fit.

9.2 To facilitate the effective and smooth functioning of this partnership, each Party undertakes to designate an official to be a Focal Point, who will be responsible for overseeing and coordinating the execution of specific activities contemplated under this MoA. The Focal Points will exchange and/or hold meetings quarterly or as required to ensure that cooperation under this MoA is efficient and effective.

9.3 This Agreement may be altered in writing at any time with the consent of both Parties. A review of the effectiveness of the terms of this Agreement shall be undertaken during the first year of it having come into operation, with a view to modify provisions to ensure that they meet the current needs of both Parties. Subsequent reviews will take place at one-yearly intervals or earlier as required and agreed between the Parties.

9.4 Each of the Parties acknowledge and agree that for fulfilling their respective obligations pursuant to this Agreement, information shall be shared between the respective Institutions. The Parties mutually covenant and agree that they will treat any such information in strict compliance with their respective rules as if it were the personal information of their own Institutions.

10. INTELLECTUAL PROPERTY RIGHTS AND NON-DISCLOSURE

10.1 Intellectual property rights shall vest in the Parties. All documentation, information, data obtained and / or exchanged between the Parties and any other information that come to the knowledge of the other Party through the implementation of this Memorandum of Agreement will be treated as confidential and may only be divulged to third parties with the written consent of the other Party.

10.2 Where new knowledge is produced jointly, the intellectual property rights shall be shared by the Parties in equal shares.

11. DISPUTE RESOLUTION PROCEDURE

11.1 The dispute resolution procedure contained in this Clause 8 ("Dispute Resolution Procedure") shall apply to any dispute, claim or difference between the Parties arising out of or relating to this Agreement ("a dispute").

11.2 A dispute will not be deemed a dispute until one of the Parties has provided a written notice conveying the nature and scope of the dispute to the other Party.

11.3 All disputes shall first be referred to a mediation committee consisting of the Contract Managers of the Parties ("Mediation Committee") for resolution. An agreement reached by the Mediation Committee shall be reduced to writing.

11.4 If the Parties have been unable to resolve any dispute within ten (10) working days of referral to the Mediation Committee, either Party may refer the matter to arbitration.

11.5 The arbitration shall be conducted in accordance with the provisions of the *Arbitration Act*, 1965 (Act No 42 of 1965, as amended from time to time), provided that:

11.5.1 A single Arbitrator shall be appointed; and

11.5.2 The arbitrator shall be a practicing counsel or attorney of not less than ten (10) years standing agreed upon by the **Parties** within ten (10) days after the date on which the arbitration is called for.

11.5.3 If the **Parties** fail to reach an agreement within ten (10) days after arbitration has been called for on the arbitrator to be appointed, the Ministry of Justice shall be approached to appoint an arbitrator to facilitate the dispute resolution process.

11.6 The arbitration proceedings shall take place in Windhoek at a venue and time to be determined by the arbitrator.

11.7 The arbitration proceedings shall be held informally and in a summary manner, and the arbitrator shall determine all procedural requirements and formalities. In determining such formalities and procedure, the arbitrator does not need to observe the normal strict rules of evidence or usual formalities of procedure.

11.8 The decision of the arbitrator shall be final and binding on the Parties.

11.9 The cost of the arbitration proceedings shall be borne by the Parties as decided by the arbitrator.

11.10 Notwithstanding the provisions of this Clause 8, any Party shall be entitled to approach a competent court of law having jurisdiction to obtain any urgent relief, which may be required by such Party.

12. SEVERABILITY

Each of the provisions of this Memorandum of Agreement shall be regarded as distinct and severable from the other provisions thereof, and shall be given effect to as such, notwithstanding the manner in which it has been linked grammatically to any other provisions of this Memorandum of Agreement. If any or more such provisions are found to be invalid, or unlawful or unenforceable for whatever reason whatsoever, such findings shall in no way affect any other provision that shall continue to be of full force and effect.

13. NOTICES

All notices and any other communications whatsoever (including, without limitation, any approval, consent, demand, query or request) by either Party in terms of this Memorandum of Agreement or relating to it shall be given in writing and sent by registered post, or delivered by hand, or transmitted by facsimile or electronic mail to the recipient Party at its relevant address set out below:

FOR NATIONAL HERITAGE COUNCIL

National Heritage Council of Namibia
52 Robert Mugabe Avenue
Windhoek, Namibia
Telephone: (+264) 61 244 375
Marked for the attention of: Director

FOR CITY OF WINDHOEK

80 Independence Avenue
Po Box 59
Windhoek
NAMIBIA
Telephone: +264 61 290 2615
Fax: +264 61 290 2344
Marked for the attention of the *Chief Executive Officer*

13.1 Either Party may, by written notice to the other Party, change any of the addresses at which, or the designated person for whose attention those notices or other communications are to be given.

13.2 Any notice or other communication given by any Party to the other Party which –

13.2.1 is sent by registered post to the addressee at its specified address shall be presumed to have been received by the addressee on the seventh (7th) day after the date of posting; or

13.2.2 is delivered by hand during the normal business hours of the addressee at its specified address shall be presumed to have been received by the addressee at the time of delivery; or

13.2.3 is transmitted by facsimile copier to the addressee at the addressee's specified facsimile number shall be presumed to have been received by the addressee on the date of transmission as indicated on the sender's facsimile transmission report; or

13.2.4 is transmitted by electronic mail to the addressee at the addressee's specified electronic mail address shall be presumed to have been received by the addressee on the date of transmission as reflected on the sender's electronic mail records.

13.2.5 the Parties choose their respective physical addresses in Clause 10.1 as their respective *domicile citandi et executandi* at which all documents relating to any legal proceedings to which they are a party may be served. If that address is changed to another address which is not a physical address within the Republic of Namibia and / or anywhere else, then the original address shall remain the *domicilium citandi et executandi* of the relevant Party until it nominates a new physical address within the Republic of Namibia and / or anywhere else in writing, to be its new *domicilium citandi et executandi*.

14. CONFIDENTIALITY

14.1 During this Memorandum of Agreement, one Party may provide the other Party with proprietary information, which it wishes to be kept confidential.

14.2 Information disclosed by one Party ("the Disclosing Party") to the other Party ("the Receiving Party") and designated as confidential ("Confidential Information"), shall be treated as confidential by the Receiving Party and shall not be disclosed, in whole or in part, to any third Party, unless prior written approval has been obtained from the Disclosing Party.

14.3 The Parties agree that this Memorandum of Agreement is not intended to restrict the use or disclosure of any portion of such information which:

14.4 Is made known to the public through no default by the Receiving Party of its obligations under this Memorandum of Agreement;

14.5 Is rightfully received by the Receiving Party from a third party having no obligation of confidentiality to the Disclosing Party;

14.6 Is independently developed by the Receiving Party by persons who did not have access to Confidential Information of the Disclosing Party;

14.7 Is disclosed by the Receiving Party after receipt of written permission from the Disclosing Party; or

14.8 Is required to be disclosed in response to a valid order of court or other governmental agency or if law and a Party otherwise require disclosure will provide the other Party with prompt written notice if such disclosure is required and shall limit the disclosure to the minimum necessary to comply with the law.

14.9 This Clause is severable from the rest of this Agreement and shall remain valid and binding on the Parties for a period of three (3) years after termination of this Agreement.

15. CANCELLATION

15.1 A Party (hereinafter referred to as the "Aggrieved Party") may cancel the whole or any part of the Memorandum of Agreement in writing if another Party (hereinafter referred to as the "Defaulting Party") is in breach of this Memorandum of Agreement.

15.2 If the Defaulting Party fails to remedy a breach within seven (7) working days after having been requested by the Aggrieved Party in writing, the Aggrieved Party shall be entitled, but not obliged, to cancel this Memorandum of Agreement without prejudice, and claim any damages suffered because of such breach.

15.3 Termination of this Memorandum of Agreement will not terminate any active executed Schedule and the terms of this Memorandum of Agreement shall remain in force for the duration of such active executed Schedule, unless otherwise agreed by the Parties in writing.

15.4 Termination of any executed Schedule will not terminate this Memorandum of Agreement unless otherwise agreed by the Parties in writing.

16. ENTIRE AGREEMENT

16.1 The Parties record that this Memorandum of Agreement and its addenda constitute the whole agreement between the Parties as to the subject matter hereof and no agreements, representations or warranties between the Parties other than those set out herein are binding on the Parties.

16.2 Any amendment, extension, limitation, improvement or variation of this Memorandum of Agreement in whole or in part shall not be binding on the Parties, unless it is reduced to writing and agreed upon and signed by the Parties.

17. GOVERNING LAW

All programmes and activities undertaken pursuant to this Memorandum of Agreement shall be governed by the laws of the Republic of Namibia.

18. SIGNATURES

The **Parties** hereto have executed this Memorandum of Agreement in two (2) original copies by their duly authorized representatives on the day and at the place referred herein, each Party receiving one (1) original copy hereof.

Signed in Windhoek on _____ of _____ 2024

FOR:

NATIONAL HERITAGE COUNCIL OF NAMIBIA

_____

Ms. Erica Ndalikokule
DIRECTOR

_____

WITNESS

FOR:

THE MUNICIPAL COUNCIL OF THE CITY WINDHOEK

_____

Mr. Moses Matjayi
CHIEF EXECUTIVE OFFICER

_____

_____

Mr. B. Araeb
Chairperson of the
Management Committee

_____

WITNESS

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30/11/2023

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248508, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

SUBMISSION: 29/11/2023

Rezoning of Erf 6640, No. 66 Theo-Ben Gurirab Str, Windhoek from 'Residential' 1/erf to 'Residential' 1:900 & Consent for more than 1 dwelling

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	✓
2	**Previous Council approval (if applicable)**	n/a
3	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) **Portion Number (s) or Erf number (s) from Surveyor General's Office**	n/a
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	✓
	E) **Subdivision/Consolidation Plan**	n/a
	F) **Parking Layout**	n/a
	G) **Copy of diagram / Extract of General Plan**	✓
4	**Conditions to be registered** ***(if applicable)***	n/a
5	**Special Power of Attorney** including Revenue Stamps with relevant initials	✓
6	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	n/a
7	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	n/a
8	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	n/a
9	A) **Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	n/a
	B) **Copy of Company Resolution** *(if registered in the name of a Company)*	n/a
10	**Copy of Title Deed or Certificate of Registered Title**	✓
11	**Conditions of Establishment attached to all copies** *(if applicable)*	n/a
12	**Proof of Payment of CoW submission Fee**	✓
13	**Credit Clearance Certificate**	✓

Electronic copy – *date requested:*			**Sent**
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

The Gateway to Endless Opportunities

City of Windhoek

Vision: To be a Sustainable and Caring City by 2027

FORM 1

CHECKLIST FOR TOWN PLANNING APPLICATIONS

Please submit the application and supporting documents in the sequence indicated below:

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	**Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).**	**ANNEXURE A**	YES
2.	**Previous Council's Approval** (if applicable)	**ANNEXURE B**	n/a
3.	**A. Locality and Detailed Plans** (Illustrating the whole boundary of the Local Authority area under which the application is made)	**ANNEXURE C**	YES
	B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable)		n/a
	C. Existing Zoning Plan		YES
	D. Intended Zoning Plan		YES
	E. Subdivision / Consolidation Plan (with contours)		n/a
	F. Approved Parking Layout (stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)		n/a
	G. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		YES
4.	**Conditions to be registered** (if applicable – this is mandatory for all subdivision applications)	**ANNEXURE D**	n/a
5.	**Special Power of Attorney** including Revenue Stamps with relevant initials	**ANNEXURE E**	YES
6.	**Closure Certificate** (if applicable)	**ANNEXURE F**	n/a
	Environmental Clearance Certificate (if applicable)		n/a
7.	**Previous approvals of the Minister of Urban and Rural Development** (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	**ANNEXURE G**	n/a
8.	**Roads Authority approval together with the sketch plan indicating the access point(s)** (if applicable)	**ANNEXURE H**	n/a
9.	**1. Copy of Founding Statement (CC 1/2) or Business Registration** (if registered in the name of Close Corporation, Company or Organisation Name)	**ANNEXURE I**	n/a
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		n/a
10.	**Copy of Title Deed, Deed of Transfer or Certificate of Registered Title**	**ANNEXURE J**	YES
11.	**Conditions of Establishment** (if applicable)	**ANNEXURE K**	n/a
12.	**Proof of Payment of the City of Windhoek Application Fee**	**ANNEXURE L**	YES
13.	**Credit Clearance Certificate**	**ANNEXURE M**	YES

Note: Any required additional documents that are not listed on the checklist may be attached after No. 13

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Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman
Tel: +264 81 835 2021
Ref: WHK/6640

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

29 November 2023

For Attention: Ms Kristofina Asino

Dear Ms. Asino

REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF

Application is herewith submitted on behalf of Kathrin Vente, legally authorized to act on behalf of her father, Mr Heinrich Eberhard Tölken, the owner of Erf 6044,Windhoek, to the City Council of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 6640, No. 66 Theo-Ben Guirirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²
- Consent to have more than 1 dwelling on Erf 6044, Windhoek
- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed

The locality of the erf is shown on the attached plans.

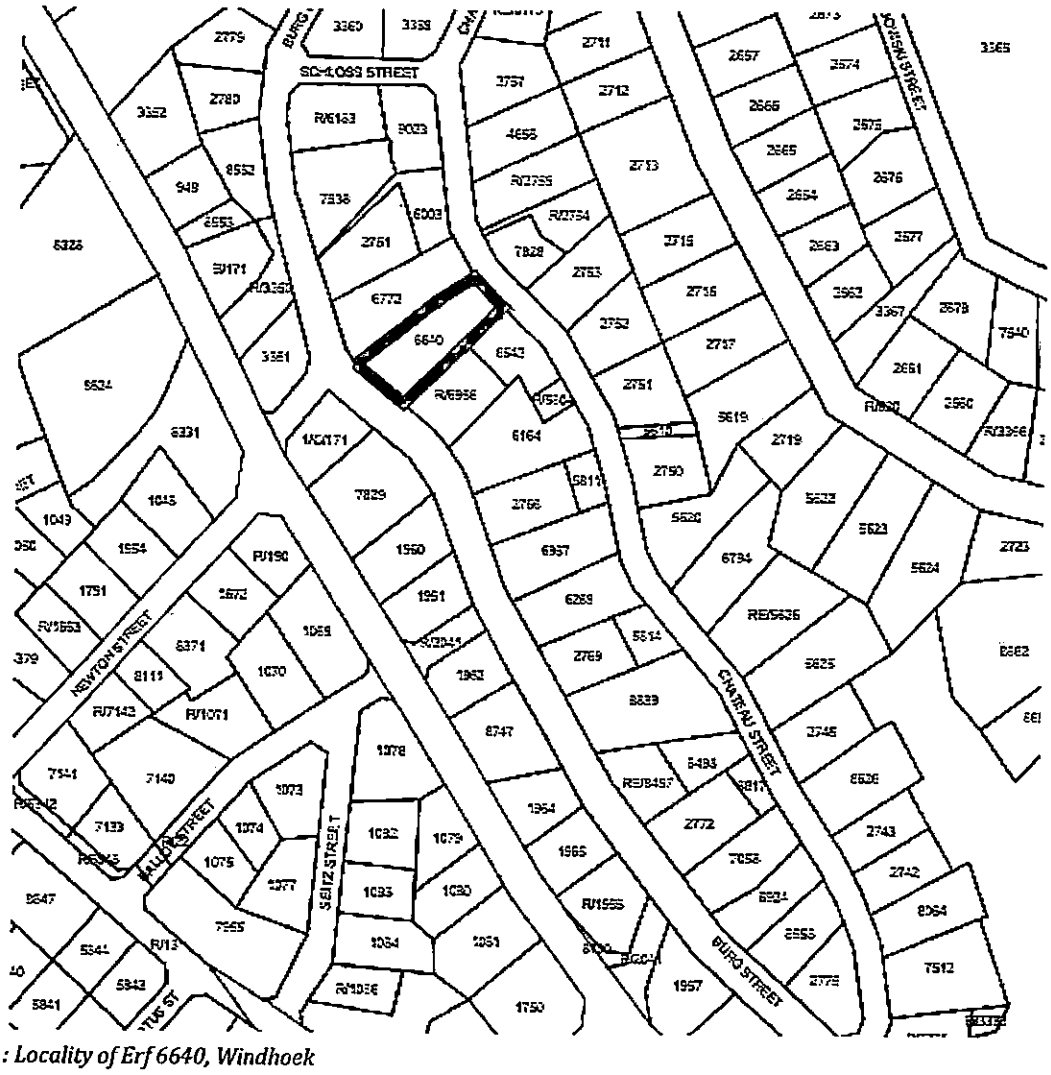
Mr Tölken has given Power of Attorney to his daughter (Mrs Kathrin Vente) or his son-in-law, Mr Bernhard Vente to manage and transact his business in the Republic of Namibia or any other territory or country elsewhere in the world. The Power of Attorney signed in 2010 and certified in August 2023 is attached with the Power of Attorney authorizing Du Toit Town Planning Consultants to attend to the rezoning of Erf 6640, Windhoek.

1. **Erf Information (size, zoning, use and topography)**

Erf 6640, No. 66, Theo-Ben Guirirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. See copy of Zoning Certificate attached. It is located in the Windhoek

'Luxury Hill' area, southeast of the Windhoek CBD area. The erf is currently used for residential purposes.

Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr Theo-Ben Gurirab (previously Burg Street) Street. See below and attached plan showing the locality of the Erf.



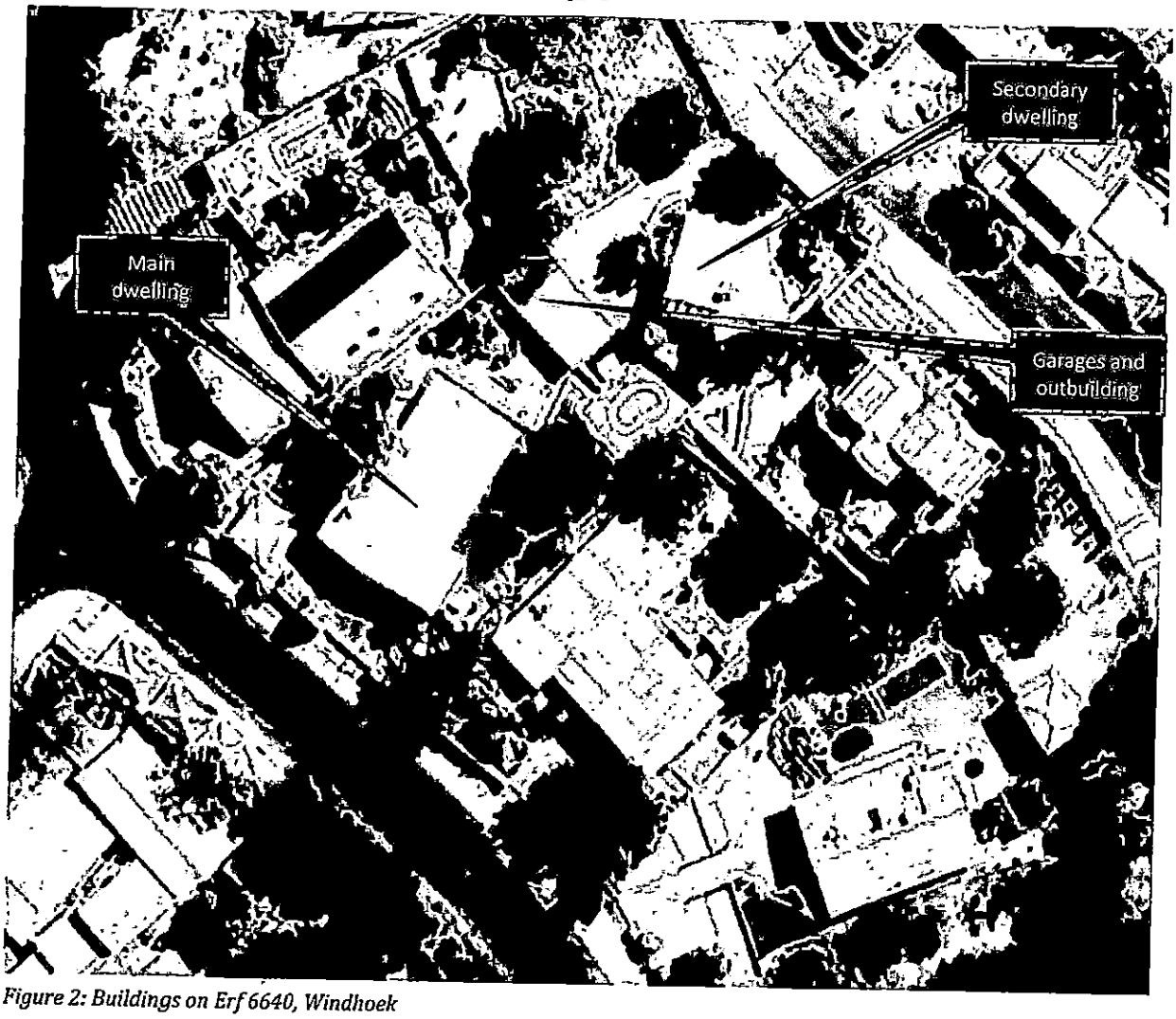
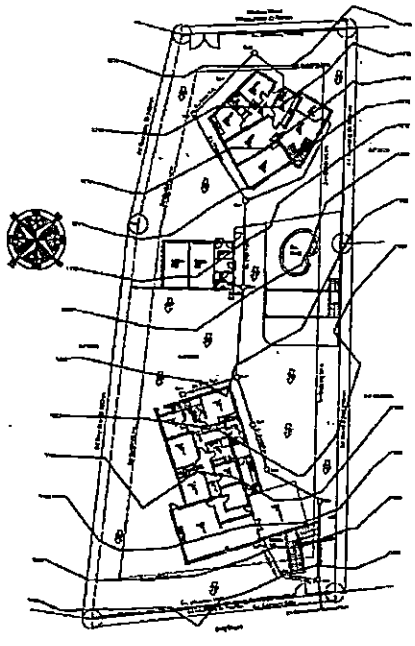


Figure 2: Buildings on Erf 6640, Windhoek



Square meter Calculation:
Erf Size: 2119m²

Main Dwelling: 242.9m²
Secondary Dwelling: 143.6m²
Supplementary Dwelling: 66.5m²
Outbuilding: 14.5m²
Total Garage: 76.6m²
Total build up Area: 544.1m²

Coverage: 25.6%
Zoning: Residential

Figure 3: Site plan with buildings and calculations

2. Town Planning considerations

The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Zoning Scheme. Erf 6640, Windhoek is 2119m² and is zoned "residential" with a density of 1 dwelling per Erf. Currently the following buildings are observed on the erf:

- A main dwelling of ± 242.9m²
- A secondary dwelling of ± 143,6m²
- A supplementary dwelling of ± 66,5m²
- A garage and outbuilding of ± 91,1m²

The Windhoek Town Planning Scheme defines a 'supplementary dwelling unit as follows:

a "**supplementary dwelling unit**" **means a dwelling, designed for occupation by a single household, which shall not exceed half of the floor area of the main building (or primary unit) or 100m², whichever is the lesser, which is auxiliary to the said primary unit and is owned therewith as a single indivisible property unit by one and the same owner and which shall, for the purpose of this Scheme, be considered an integral part of the dwelling unit with which it is owned.**

The reasons why the existing buildings are not in compliance with the Zoning Scheme Stipulations are the following:

- The secondary dwelling already exceeds the allowable floor area of a 'supplementary dwelling, namely 100m² as per the stipulations of the Zoning Scheme.
- The zoning of the erf is 'residential' with a density of 1 dwelling per erf. As the supplementary dwelling is exceeding the floor area of 100m² it is seen as a second dwelling which is not permissible under the current zoning and density.

3. Registered Conditions

The conditions registered against Erf 6640, Windhoek is contained in Deed of Transfer T2280/1983 as attached. The conditions are the old Title Conditions before the implementation of the Windhoek Town Planning Scheme. The conditions do not have an influence on the proposed rezoning as the old Title Conditions got superseded once the Windhoek Zoning Scheme were promulgated. In this instance these conditions were carried over to the Scheme since Erf 6640, Windhoek zoning is 'residential' with a density of 1 dwelling per erf.

4. Proposal and Motivation

As stated under Paragraph 2 above the structures constructed on Erf 6640, Windhoek are not in compliance with the stipulations of the Windhoek Zoning Scheme. This implicates that the property will encounter delays should it be sold as compliance from City of Windhoek would not be obtained. To obtain City of Windhoek's compliance in the event of the sale of Erf 6640, Windhoek it is necessary to rezone the property to residential with a density of 1 dwelling per 900m² and obtain Council's consent to have more than 1 dwelling on the Erf.

It is believed that the rezoning of Erf 6640, Windhoek to 'residential' with a density of 1 dwelling per 900m² has merit, and that the development will not have a negative impact on the neighbourhood. The increase in density is motivated as follows:

Council's policy for development in this area

With the extension of the office policy area to include the area to the east of Robert Mugabe Avenue, Council per Resolution 392/10/2007(paragraph 10) inter alia resolved:

"That it be Council Policy that the rest of erven not bordering Robert Mugabe Avenue of the 'Luxury Hill' area of Windhoek up to the boundary of Klein Windhoek remain a residential area for houses, flats and accommodation establishments such as hotels, and that ***future higher residential densities be encouraged.***" See extract of resolution below.

When considering the above policy, it was stated by the Municipality that:

"What is most relevant for town planning is the role that the neighbourhood known as 'Luxury Hill' has to play in the future development of the City. It is extremely well situated for access to the City Centre. Change is inevitable. The City's town planners would like to see the neighbourhood being redeveloped for higher density accommodation such as townhouses and flats. This would make better use of the existing infrastructure and would create more opportunities for accommodation closer to places of work. With this understanding in mind, earlier applications to approve pensions and hotels have been supported."

CR 392/10/2007 resolved that higher residential densities should be allowed.

10 That it be Council Policy that the rest of erven not bordering Robert Mugabe Avenue of the 'Luxury Hill' area of Windhoek up to the boundary of Klein Windhoek remain a residential area for houses, flats and accommodation establishments such as hotels, and that future higher residential densities be encouraged.

11 That this resolution pertaining to policies be brought to the attention of the public.

RESOLUTION 392/10/2007

No indication was given as to what densities would be supported, but following this decision, a number of increases in density were already allowed by Council in this area eg:

- Erf 2757, No. 46 Chateau Street, Windhoek, approved per Resolution 55/04/2023 to increase the density to 1:700m²
- Erf 2623, No. 6 Heinitzburg Street, where Council per Resolution 170/06/2013 (paragraph 2) approved the increase in density to 1:500m²
- Erf 3353, Heinitzburg Street. The increase in density to 1:250m² was approved by Council per Resolution 348/09/2009
- Erf 5/169, Feste Street. Council approved the rezoning to 'general residential' with a density of 1:150m² per Resolution 110/104/2011

Based on Council's policy for this area, as well as previously approved applications, it is believed that the proposed increase in density is in line with the City's vision for future development of the Luxury Hill area.

Location between Windhoek office policy area and Klein Windhoek higher residential density policy area

The neighbourhood, in which Erf 6640 is located, lies between the demarcated Windhoek Office Policy Area and the Klein Windhoek higher residential density policy area which allows for a density of 1 dwelling per 500m².

It's location in close proximity of the CBD and surroundings, which include major shopping centers such as Maerua Mall Complex and Maerua Lifestyle Shopping Center, makes the area ideal for higher residential densities.

More people living in the areas closer to the CBD and shopping centers will not only be convenient to the residents for shopping and employment but will also strengthen the economic base of businesses in these areas.

Different densities were already approved for the area by Council, ranging from 1:900m² to 1:150m² (eg. Erf 5/169).

With a 1:500m² residential policy area on the one side, and the office policy area on the western side, the increase in density in 1:900m² is gradual and will not have a negative impact on this older existing neighbourhood.

Other considerations

The option of rezoning the erf and obtaining the consent is proposed as it does not make sense from a practical and financial perspective to demolish and or reduce the floor area of the second dwelling. Other consideration supporting the rezoning of the Erf are:

- The rezoning is required to obtain compliance with the stipulations of the Windhoek Zoning Scheme should the property be sold
- Council will earn additional income from betterment fee payable due to the rezoning to a higher density.
- City of Windhoek, especially in the area close to the CBD is in serious need of residential capacity. Retaining the second dwelling will preserve residential capacity in this area.
- The proposed rezoning will not have an impact on the existing neighborhood as no additional dwellings will be constructed.
- No additional municipal supporting infrastructure is required as no additional electricity, sewer facilities, water supply or road facilities are required. The current structures are already fully serviced by the existing facilities.

Rezoning of Erf 6640, Windhoek to 'residential' with a density of 1 dwelling per 900m² with consent for more than 1 dwelling on the Erf can thus be supported in accordance with the above motivation and Council's Policies.

5. Parking requirements

The Erf is linked with a paved driveway from Chateau Street as well as Dr Theo-Ben Gurirab Street. The garages on the property are sufficient for both the main dwelling as well as the secondary dwelling.

Onsite parking as per Council's requirements can thus be provided on the Erf.

6. Consent to use the erf in terms of the new zoning

Since the application is for an increase in density of only 1 density category higher, consent can be granted to use the erf in terms of the new zoning while the rezoning is being processes.

The application can also be dealt with under delegated authority. Table I(3) of the Windhoek Zoning Scheme, makes provision for this.

This would/could assist the as-built plans being approved while the rezoning is being processed, instead of only after promulgation of the rezoning in a Government Gazette.

7. Advertising procedures and comments

In accordance with the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), notice of the application will be given to the prescribed persons as well as the public upon receipt of a complete application by Council in terms of section 105 (Section 107, subsection (1)).

Council will be copied on the documents used for the public participation as well as the feedback received.

8. Conclusion

The second dwelling on Erf 6640, Windhoek is in contravention of the stipulations of the Windhoek Zoning Scheme as its floor area exceeds 100m². The rezoning of the erf to a higher residential density of 1:900m² is required to accommodate the second dwelling and to obtain compliance with Council's Regulations. Rezoning the Erf as proposed will not impact negatively on the residential character of the neighbourhood as no additional structures will be added. It is still a low-density category. The proposed rezoning is also in line with Council's vision for the future development to this area.

Council is therefore requested to support the application to rezone Erf 6640, Windhoek to 'residential', with a density of 1 dwelling per 900m² and to grant consent for more than one dwelling on the erf.

9. Application

Application is herewith made for:

9.1 Rezoning of Erf 6640, No. 66 Dr Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m², and

9.2 Consent in to have more than 1 dwelling on the Erf

10. Attachments

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
2	Previous Council approval (if applicable)	N/A
3	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	N/A
	C) Existing Zoning Plan/Zoning Certificate D) Intended Zoning Plan	Attached
	E) Subdivision/Consolidation Plan	N/A
	F) Parking Layout	N/A
	G) Copy of diagram / Extract of General Plan	Attached
4	Conditions to be registered (if applicable)	N/A
5	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
6	Closure Certificate and Environmental Clearance Certificate (if applicable)	N/A
7	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	N/A
8	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	N/A
9	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation)	N/A
	B) Copy of Company Resolution (if registered in the name of a Company)	N/A
10	Copy of Title Deed or Certificate of Registered Title	Attached T2280/1983
11	Conditions of Establishment attached to all copies (if applicable)	N/A
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

Based on the motivation and the supportive documents, it is trusted that Council will support the rezoning application. Please do not hesitate to contact our offices should you need any additional information concerning this application.

Kind regards



Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING
TO WHOM IT MAY CONCERN

Please take note that DU TOIT TOWN PLANNING CONSULTANTS
(full names of applicant)

intends to apply to the local authority of City of Windhoek and/~~or~~ the Board* to rezone Erf 6640 (erf number) Windhoek

No. 66 Theo-Ben Gurirab (street address) Street

(township area or other area) ~~for~~ from 'Residential' 1/erf to 'Residential'

1 1900m²

(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....

.....

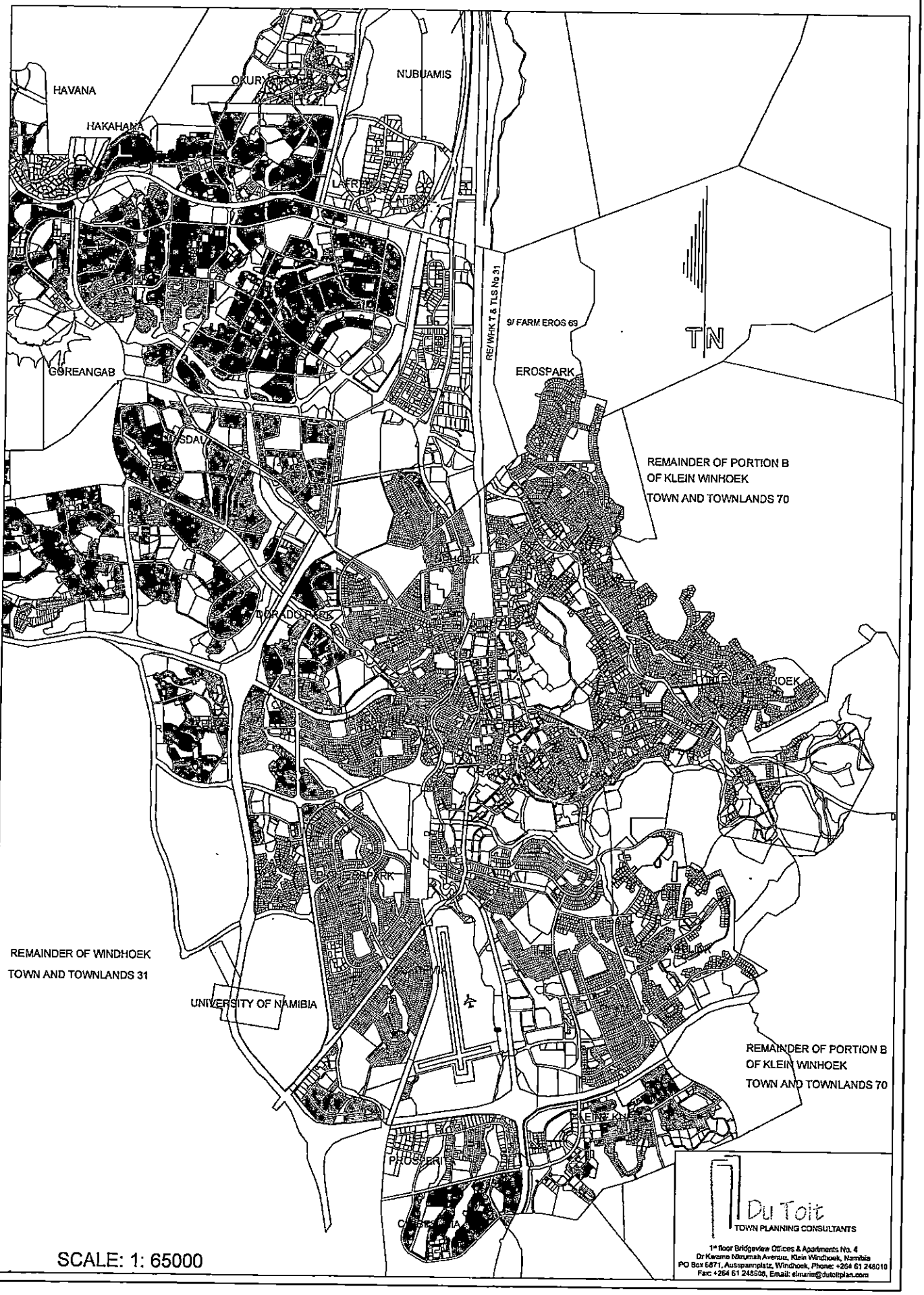
..... 29/11/2023

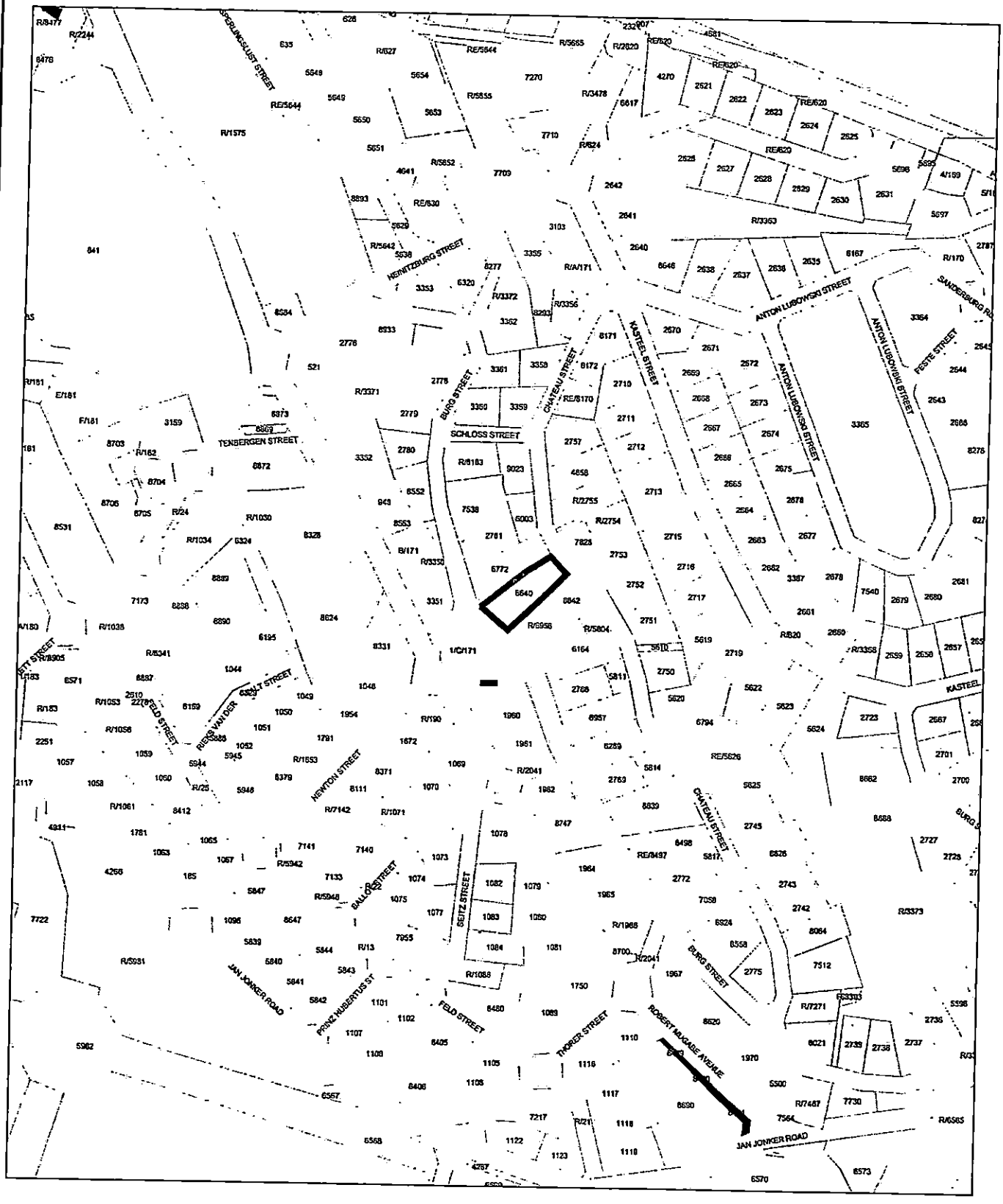
Signature of applicant Date

Address of applicant: 1st Floor, Bridgeview Building, Dr. Kwame Nkrumah Avenue Klein Wlk

* Delete whichever is not applicable.

LOCALITY PLAN OF ERF 6640 BURG STREET WINDHOEK





Scale: 1/5000

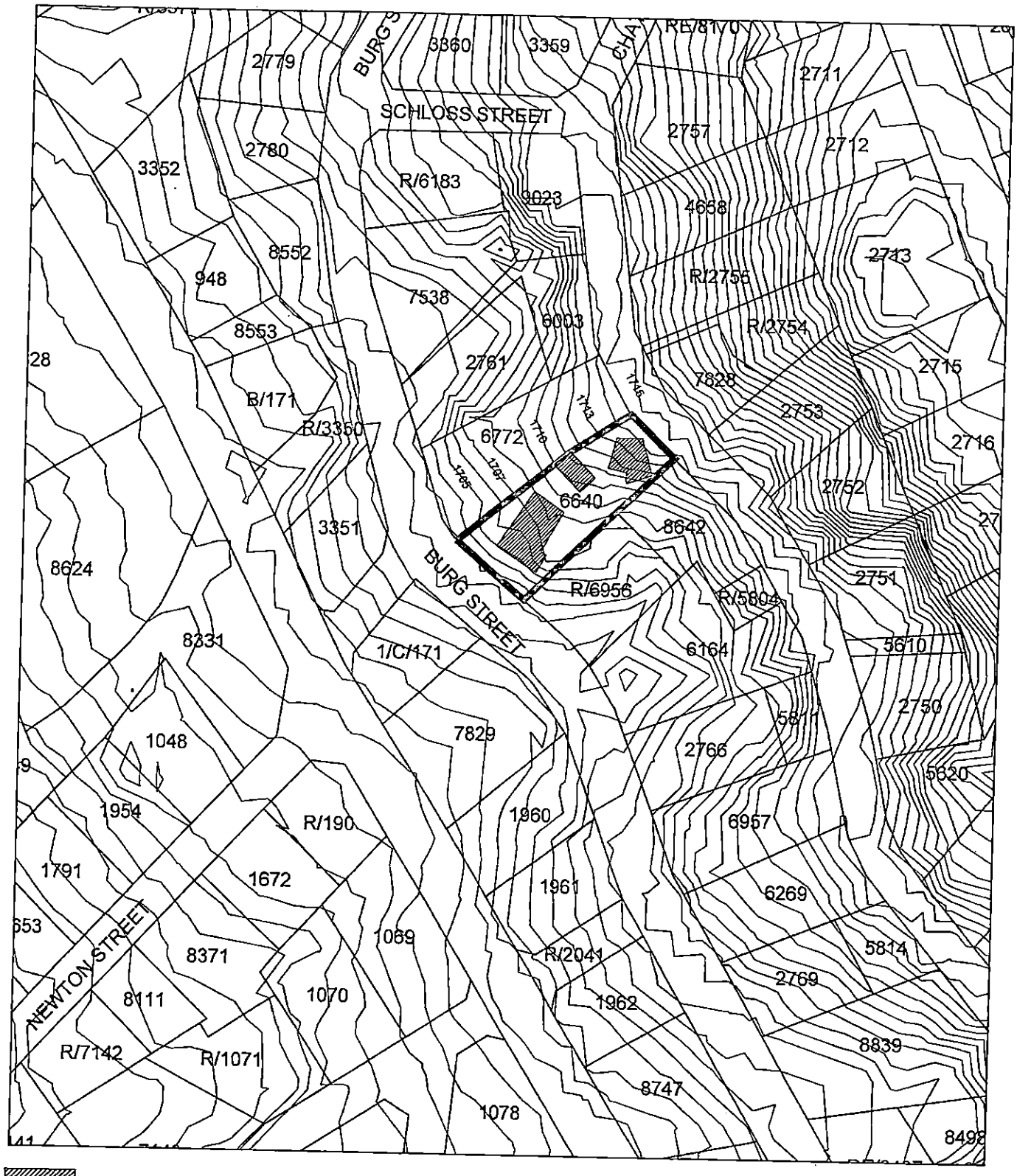
DATE: AUG.2023

PLAN NO. 6640WW

TN

LOCALITY PLAN OF ERF 6640 BURG STREET, WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 240609, Email: elmarie@dutoitplan.com



EXISTING BUILDINGS

Scale: 1/2000

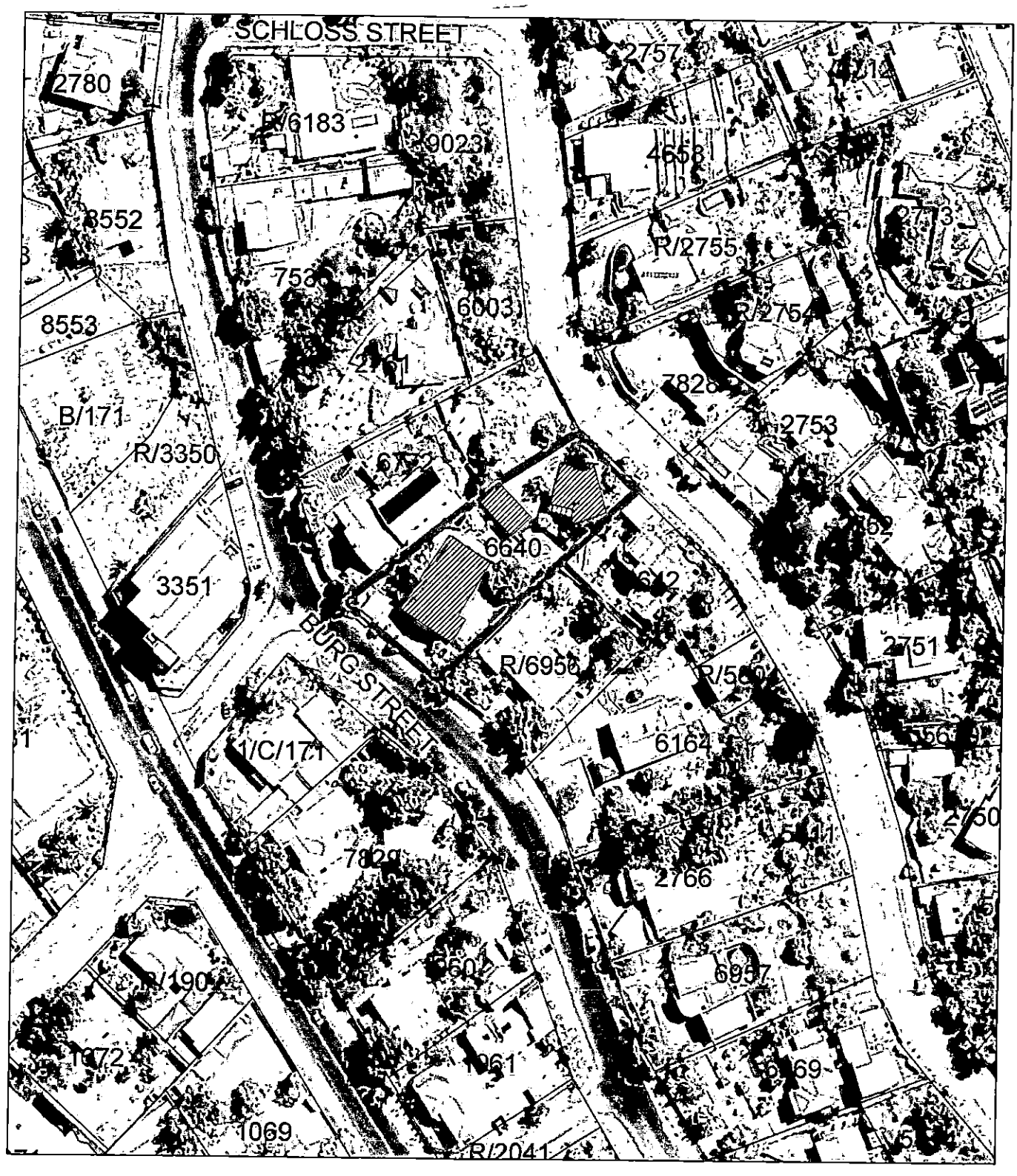
DATE: AUG.2023

PLAN NO. 6640WW

TN

- Rezoning of Erf 6640, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1:900
- Consent to have more than 1 dwelling on the Erf (2 in total)

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: dimane@dutoitplan.com



EXISTING BUILDINGS

Scale: 1/1500

DATE: AUG.2023

PLAN NO. 6640WW

TN

- Rezoning of Erf 6640, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1:900
- Consent to have more than 1 dwelling on the Erf (2 in total)

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com

Town Planning Certificate No. 1:
Town Planning Scheme Information 208

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 6640

Township : WINDHOEK/WINDHOEK BLOCKS

Street : DR. THEO-BEN GURIRAB STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

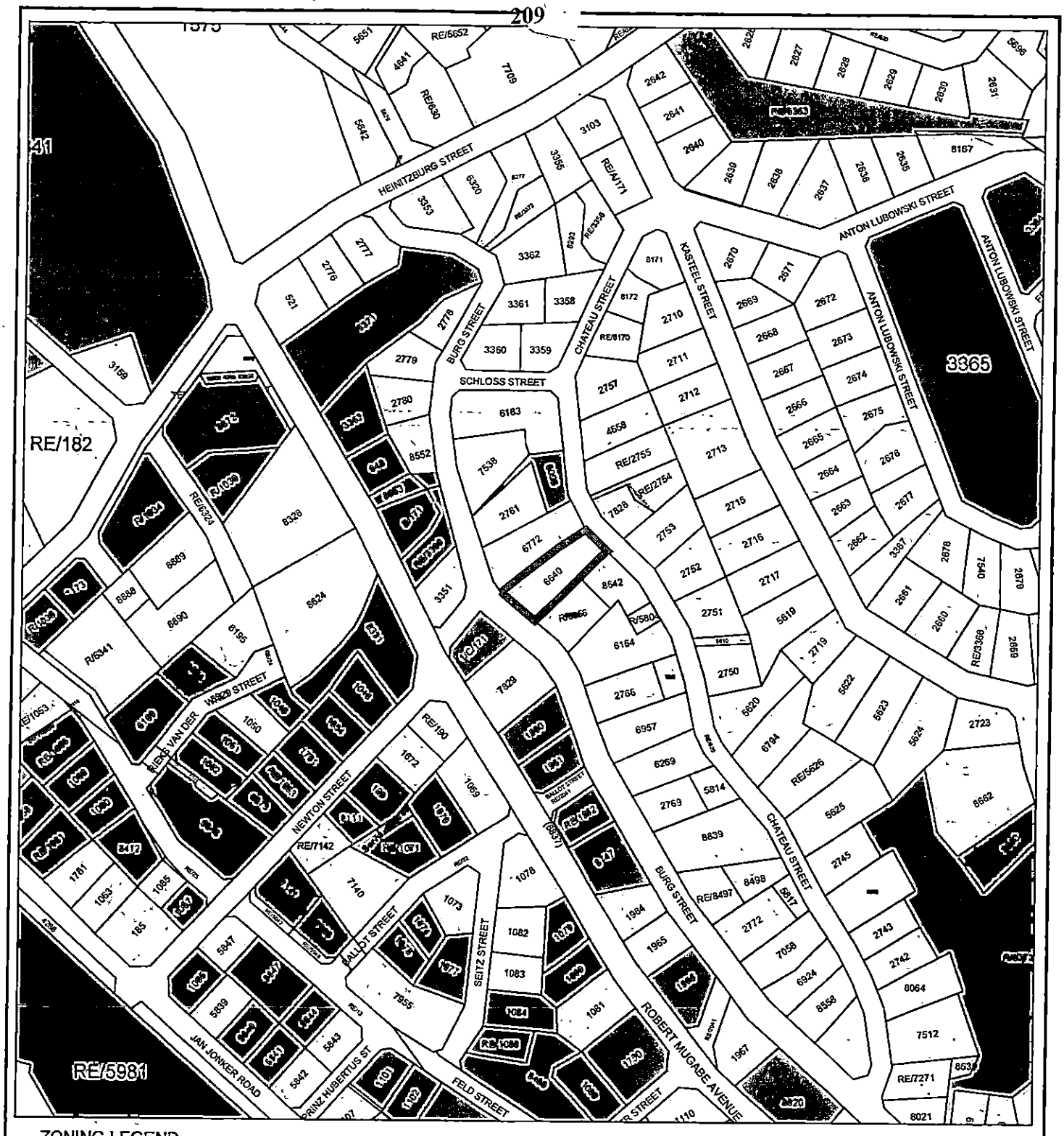
1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / ERF — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 2,119 m²
6. Parking : _____

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 66 DR. THEO-BEN GURIRAB STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.



ZONING LEGEND

RESIDENTIAL	BUSINESS	HOSPITALITY	PUBLIC OPEN SPACE
GENERAL RESIDENTIAL	OFFICE	CEMETERY	MUNICIPAL

CURRENT ZONING OF ERF 6640 BURG STREET WINDHOEK

(' RESIDENTIAL' WITH A DENSITY OF 1:900m²)

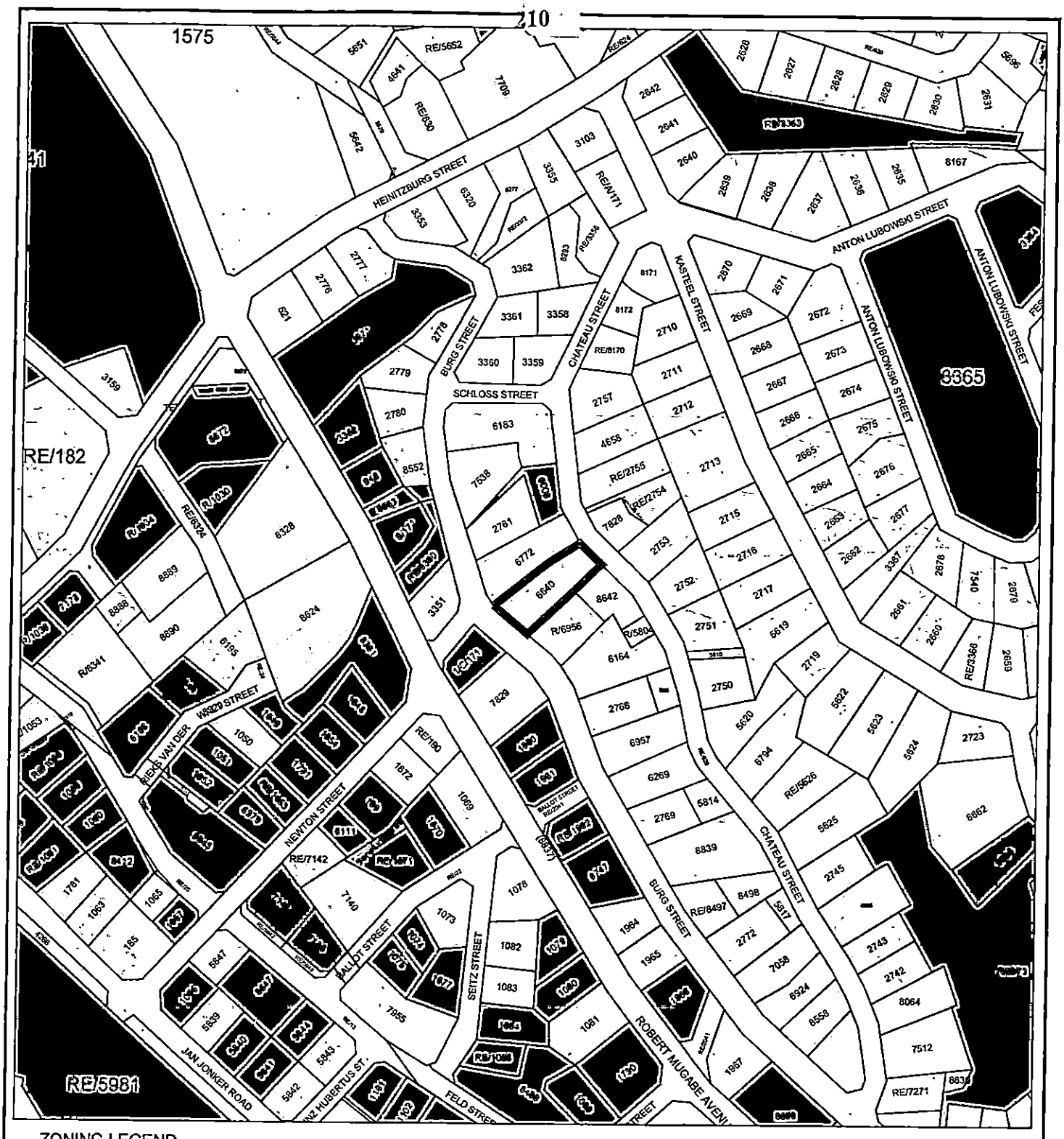
TN

DATE: AUG 2023

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: elmarie@dutoitplan.com


1575
HEINITZBURG STREET
ANTON LUBOWSKI STREET
KASTEEL STREET
CHATEAU STREET
BURG STREET
SCHLOSS STREET
NEWTON STREET
SEITZ STREET
BALLOT STREET
ROBERT MUGABE AVENUE
JAN JONKER ROAD
VAN HUBERTUS ST.
FELD STREET
CHATEAU STREET
3365
RE/182
RE/5981
RE/7142
RE/5652
RE/8530
RE/3363
RE/8324
RE/6341
RE/8170
RE/2755
RE/2754
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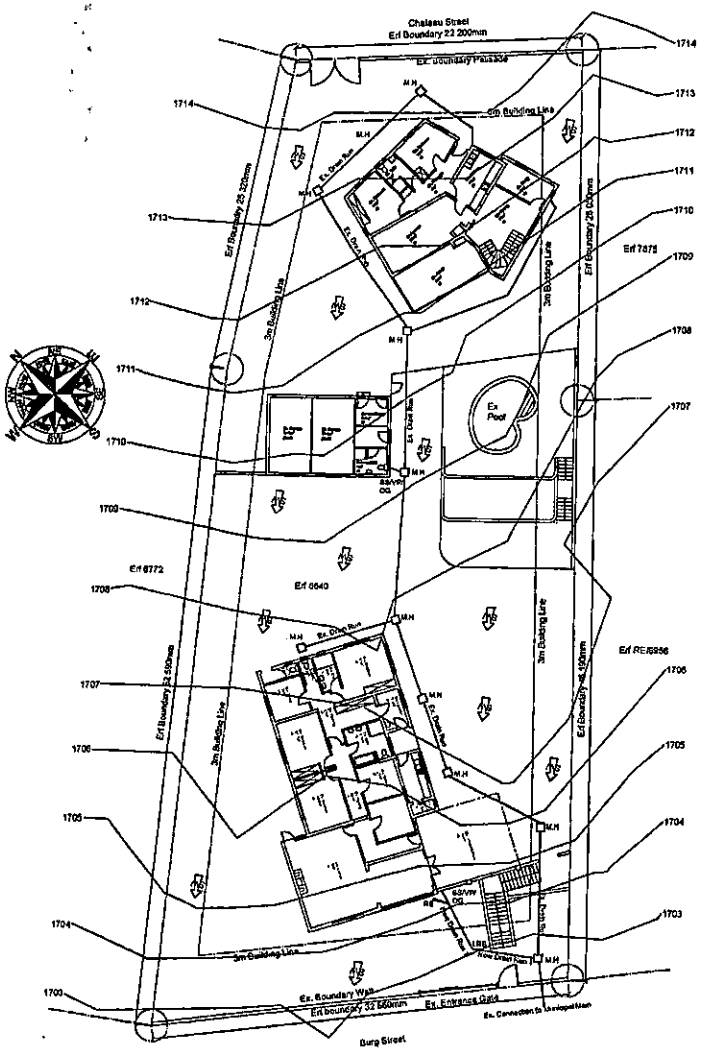


SITE PLAN
SCALE 1:200

Square meter Calculation:
Erf Size: 2119m²

Main Dwelling: 242.9m²
Secondary Dwelling: 143.6m²
Supplementary Dwelling: 66.5m²
Outbuilding: 14.5m²
Total Garage: 76.6m²
Total build up Area: 544.1m²

Coverage: 25.6%
Zoning: Residential

CONSTRUCTION NOTES

NEW ROOF:
Painted Kliplok roof sheeting at 3 degrees on 76x50mm SA Pine purlins at 1000mm max centre spacing on 114 x 50mm SA Pine Rafters at max 1200mm centre spacing

FASCIAS 250 X 10mm fibre cement fascias apply 1 coat undercoat prior to installation. Countersunk screw fixed to truss ends, join with H-jointers. Stop all screw countersinks and apply two coats acrylic PVA paint

CEILINGS
RHINOBOARD Gypsum industries 9.4mm Rhinoboard ceiling on standard metal brandering at max 400mm installed to man. spec. Apply Fibetape over all joints and double across butt joints - stapled or nailed. Apply min 5mm Rhinolite Float accross entire area with rubberfloat and polish with steel float. Apply one coat undercoat and two coats interior quality PVA- colour to client appr
Cornice: Donn Plaster Trim

WALLS:
FOUNDATION WALLS up to u/s of first floor slab, 14 Mpa cement brick walls brickforce at every 4th course - unless otherwise specified by engineer. Apply smooth plaster - fill cracks and make good imperfections with ext. quality polyfilla and apply 1 coat undercoat and 2 coats exterior quality PVA paint. Colour to client appr.

EXTERIOR WALLS 7 Mpa cement bricks walls with brickforce at every 4th course. Apply smooth plaster, fill cracks and make good imperfections with ext. quality polyfilla and apply 1 coat undercoat and 2 coats Polvin super acrylic PVA paint. Colour to client appr.

INTERIOR WALLS Smooth plaster prepare as above and apply 1 coat undercoat and 2 coats Plascon Double Velvet or similar approved

ABLUTIONS Smooth paint 1 coat undercoat & 2 coats Plascon Double Velvet or similar approved.

LINTOLS Precast concrete lintols accross all window and door openings.

DPC Brickgrip 375 mic. damp proof course

SILLS
INTERNAL Plastered & painted as per walls.

EXTERNAL Plastered & painted as per walls

WINDOWS: As per Window schedule

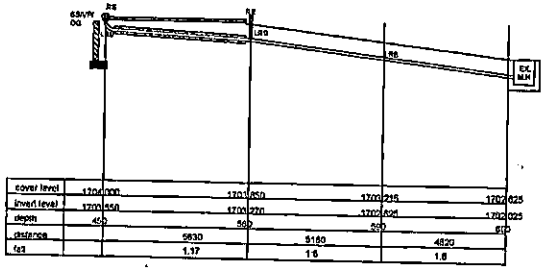
DOORS:
Internal: Semi-solid leaf door.
External: Solid leaf door
Fire Doors: 1 hour rated self closing solid leaf door

FLOORS:
SCREED Sand cement screed 15Mpa app. 25mm thick onto conc. surface beds of slabs

GENERAL CONSTRUCTION NOTES:

SURFACE BEDS Conc. surface bed 15Mpa 100mm on gunplas USB green 250 Mic. DPM taped and glued on 50mm sand blinding with SABS app. termite poison on well compacted fill applied in layers not exceeding more than 150mm. Allow for construction joints over areas exceeding 20sqm.

DRAIN PIPES All drain pipes under buildings must be encased in 100mm diam. conc. surround



cover level	1704.000	1703.850	1703.215	1702.625
invert level	1700.550	1700.270	1702.625	1702.025
depth	450	560	590	600
distance		5630	5160	4820
fall		1.17	1.6	1.8

DRAIN RUN 1
SCALE 1:100

LAYER USED

DETAIL SYMBOL

NOTES

- All dimensions to be verified on site
- All minimum datum levels of 170mm above not to be achieved to at all times unless otherwise specified on architect's drawings.
- All building materials to be used to accordance with manufacturer's specifications to SABS standards and in accordance with National Building Regulations.
- All architect drawings should be read in conjunction with Engineer's drawings if applicable.
- Any discrepancies to be reported without delay

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FOR MUNICIPAL

COPYRIGHT RESERVED

KARSTEN ROHLF ARCHITECTURE
P O BOX 11164 WINDHOEK NAMIBIA
TEL: +264 61 235568
E-MAIL: karsten@karstenrohlf.com
CELL: +264 61 222 5785
SOLE PROPRIETOR:
KARSTEN ROHLF
ARCHITECT
Ref Boundary
Pty Ltd 90435

PROJECT TITLE

AS-BUILD PLANS FOR MR TOELKEN ON ERF 6640 CHATEAU AND BURG STREET, WINDHOEK

DRAWING TITLE

SITE PLAN

PROJECT	DWG. No.	REV.
W519	000	

SCALE	DATE	DRAWN	FILE No.
AS SHOWN	APRIL 2023	T. ECK	

S.G. COPY

APPROVED Shee 212

P.A.L. van den Heuvel
p. SURVEYOR-GENERAL
1982-12-03

No. A 618/82

This diagram comprises 2 sheets

EM

SIDES Metres			ANGLES ~~OF DIRECTION~~ ° ' "	CO-ORDINATES System 22/17	y	x	DESIG.
ab	22,21	a	104.39.50	a	- 9 639,37	+ 63 868,10	2801e
bc	74,24	b	86.55.50	b	- 9 655,50	+ 63 883,36	5808c
cd	32,57	c	97.15.20	c	-	+	
de	52,60	d	77.15.00	d	- 9 576,45	+ 63 913,89	2763a
ea	25,32	e	173.54.00	e	- 9 617,88	+ 63 881,49	2763b
				△	- 9 728,59	+ 66 201,94	Olympia
				△	- 6 423,82	+ 62 884,86	Win. 3

Description of Beacons:

a,e ..... 16mm Round iron peg.

b..... 16mm Round iron peg in concrete.

c,d ..... Round iron peg.

1) The figure a.b.f.e represents Erf No. 5808 Windhoek.
Vide diagram No. 693/74 annexed to

2) The figure e.f.c.d represents Erf No. 2763 Windhoek.
Vide General Plan No. K138 (A.408/57)
relating to Transfer No. 713/1958

SCALE 1 : 750

The figure a b c d e

represents 2119 square metres of land, being
ERF NO. 6640 WINDHOEK
and comprises figures 1) - 2) as quoted above

situate in the Municipality of Windhoek

Registration Division K

South West Africa

EM

Compiled ~~Surveyed~~ in October 1982 by me

E Merk
Land Surveyor

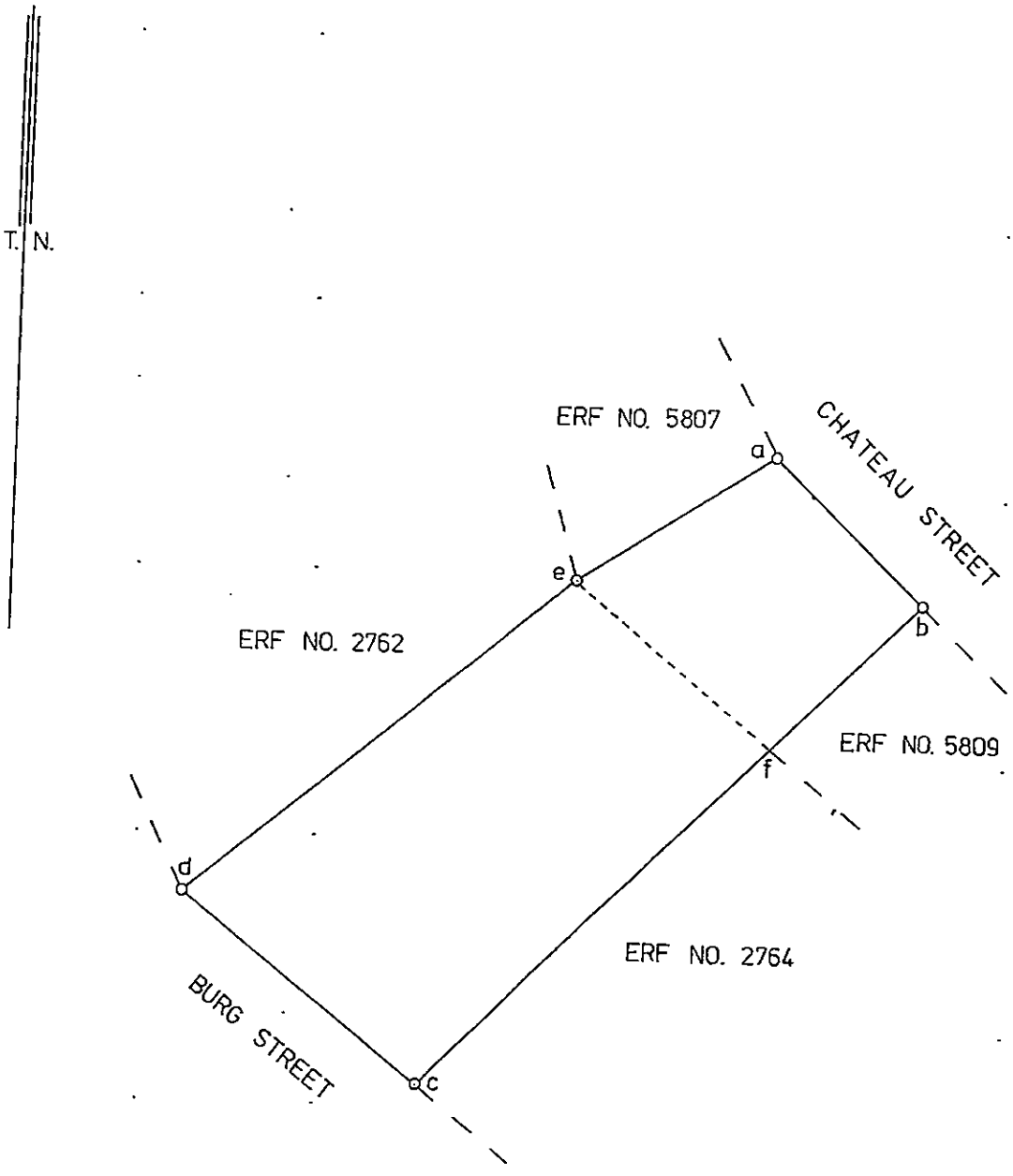
This diagram is annexed to	The original diagram ~~is~~ s	S.R. No. E. Compiled
T. No. 2280/83	~~No.~~ are as quoted above	Gen. Plan No.
dated 14-10-1983	~~Transfer/Grant No.~~	Noting Plan MG-5AC/W4
		File No. Whk 52
Registrar of Deeds		Lat.
		Long.

S.G. COPY

APPROVED 213
M.L. van den Heever
SURVEYOR-GENERAL
1982-12-03

SHEET NO 2 Nr.A. 618/82

THIS DIAGRAM COMPRISES TWO SHEETS



SCALE 1:750

COMPILED
~~SURVEYED~~ IN OCTOBER 1982

BY ME E Marais
LAND SURVEYOR

SPECIAL POWER OF ATTORNEY

NAMIBIA REVENUE N$5

I, the undersigned

Kathrin Vente

duly authorized thereto and acting on behalf of

Heinrich Eberhard Tölken, the owner of Erf 6640, Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the City of Windhoek and the Ministry of Urban and Rural Development (Urban and Regional Planning Board) for the:

- **Rezoning of Erf 6640, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²**
- **Consent to have more than 1 dwelling on the Erf.**

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at Windhoek this 30 day of August 2023, in the presence of the undersigned witnesses

WITNESSES:

1. _____

_____

SUBSCRIBER

2. _____

NAMIBIA REVENUE N$5

GENERAL POWER OF ATTORNEY

Know all Men whom it may concern:

That, I the undersigned

HEINRICH EBERHARD TÖLKEN
Identity Number 370328 0004 1
married out of community of property

do hereby nominate, constitute and appoint my son-in-law

BERNHARD VENTE
Identity Number 670901 0100 48 3
married out of community of property, or, failing him, my daughter

KATHRIN VENTE
Identity Number 670811 0055 4
married out of community of property

to be my Attorney and Agent for managing and transacting my business in THE REPUBLIC OF NAMIBIA AND IN EVERY TERRITORY OR COUNTRY ANYWHERE IN THE WORLD,

with full power and authority for me and in my name and for my account and benefit to ask, demand, sue for, recover and receive all debts or sums of money, goods, effects and things whatsoever which now are or hereafter may become due, owing, payable or belong to me.

AND to adjust, settle, compromise and submit to arbitration all accounts, debts, claims, demands, disputes and matters which may subsist or arise between me and any person, persons, Company, Corporation or body whatsoever and for the purpose of arbitration to make the necessary appointments and sign and execute the necessary acts and instruments in that behalf,

AND to let, either or lease or otherwise, and also to improve, alter, or otherwise deal with any stands, houses or other property belonging to me or with which I am entitled to deal,

AND to collect and receive rents, and, if necessary, cancel any lease or other tenancy and take all legal proceedings or ejectment or otherwise in connection with such lease or other tenancy or the cancellation thereof,

I certify that this Document is a true copy of the original, which was examined by me and that from my observations the original has not been altered in any manner.

Date: 14-08-2023

COMMISSIONER OF OATHS
MARIETTE LUCINDA AYOUB
Stier Vente Associates
Chartered Accountants
PO Box 90901, Klein Windhoek, Windhoek
50 Olof Palme Street, Klein Windhoek, Windhoek
NAMIBIA

AND to open and operate on any Banking Account and to overdraw such account; to draw, sign and endorse cheques; to draw, accept and endorse bills of exchange and promissory notes; to negotiate for and take discounts and loans with or without security; to pledge any species of security for the repayment thereof; and to withdraw securities and to sign receipts therefore; to establish credits for others; to guarantee payment of any liability or indebtedness of others; to bind me as surety "in solidum" and as co-principal debtor and under renunciation of the benefits of division and excussion;

AND to buy or sell movable or immovable property (including Stands) and also Claims and other Mining Rights of all kinds and in connection with any purchase or sale to make the necessary Declaration as to the truth of the amount of the purchase price; to receive or to make and give, as the case may be, the necessary contracts or acts and deeds of transfer or leases of and relating to any form according to the local laws and usages,

AND to invest any money in my hands on Mortgage of movable, immovable or leasehold property and from time to time to vary or alter such investments should it be deemed necessary or expedient to do so, and to consent to the modification of all or any of the terms, or to the cancellation of any Bond or Bonds and to cede the same or any interest thereunder to any person or persons acquiring the same,

AND to take up money under security of property movable or immovable and to appear before any Registrar of Deeds, or any official with like duties and powers, or any Magistrate, Notary Public or other competent authority, and to make and execute all such Mortgage Bonds or other Securities as may be requisite or necessary in that behalf or to secure debts due by me before the passing of such Bonds or that may become due thereafter under obligation of my person and property of every description,

AND to waive any rights that I may have or be or become entitled to as usufructuary(ies) in respect of any property in favour of the holder or holders of any bond or bonds thereover,

AND to commence, and prosecute and to defend, compound and abandon all actions, suits, claims and demands and proceedings in regard to me or my property or in relation to my affairs in or before any Court or other body of persons in the Republic of Namibia and in any Territory or Country anywhere in the world.

AND to suffer judgment or decree to be given against me in any of such proceedings by default as my said Attorney shall deem fit.

I certify that this document is a true copy of the original, which was examined by me and that from my observations the original has not been altered in any manner.

Date: 14-08 2023

COMMISSIONER OF OATHS
MARIETTE LUCINDA AYOUB
Stier Vente Associates
Chartered Accountants
PO Box 90901, Klein Windhoek, Windhoek
50 Otto Palme Street, Klein Windhoek, Windhoek
NAMIBIA

E.T

AND to attend all meetings of Creditors of any person or persons, Company or Companies, Syndicate or Syndicates, indebted to me whether in insolvency or otherwise and to prove my claim at any such meeting or meetings and to vote for the election of a Trustee or Trustees or to consent to the assignment of the Estate of any of my Debtors to sign the necessary deeds and to vote for the election of an Assignee or Assignees, as also to vote on all questions submitted to any such meeting of Creditors and generally to exercise all rights attaching to me as Creditor,

AND to attend meetings of persons interested in any Estate, Testate or Intestate, with which I may be concerned as next of kin, heir, legatee, creditor or otherwise, to vote for the appointment of any Executor or Executors Dative to do whatever may be required to prove my claim, and to act for me in all matters pertaining to such Estate,

AND make application in my name for shares in any Company or Syndicate, to receive such shares as may be allotted to me and to sign any Memorandum and Articles of Association and other documents requiring the signature of Shareholders,

AND to appear in person or by proxy at the Meetings of Shareholders of any Company or Syndicate in which I may hold a share or shares and to vote thereat on my behalf,

AND to buy, sell, and exchange Script or Shares and to sign the necessary transfers and documents to pass title thereto,

AND further to give and grant receipts, releases or other effectual discharges for any sum of money or thing recovered on my behalf, which receipt whether given in my name or in the name of my Attorney shall exonerate the person or persons paying such moneys from seeing to the application thereof,

AND for me and in my name to enter into Partnership, dissolve or liquidate any Partnership and to sell or transfer any Partnership property and to represent me in all matters relating to any Company or Companies that may at any time hereafter be registered or incorporated in the Republic of Namibia or in any Territory or Country anywhere in the world.

AND to sign or execute any Deed of Instrument in writing as effectually as I might or could do if personally present,

I certify that this document is a true copy of the original, which was examined by me and that from my observations the original has not been altered in any manner.
Date: 10-08-2021
Commissioner of Oaths
MARIETTE LUCINDA AYOUB
Stier Vente Associates
Chartered Accountants
PO Box 90001, Klein Windhoek, Windhoek
50 Olof Palme Street, Klein Windhoek, Windhoek
NAMIBIA

AND to choose "domicilium citandi et executandi," AND GENERALLY to do, execute and suffer any such act, deed, matter or thing whatsoever, as the said Attorney may deem necessary or expedient in or about my concerns, HEREBY

GIVING and GRANTING to the said Attorney power to appoint a substitute or substitutes, and the same at pleasure to displace or remove and appoint another or others, hereby ratifying and agreeing to ratify whatsoever shall be done or suffered by virtue of these presents.

AND without in any way restricting or limiting the aforementioned general powers and authorities, I do hereby specially authorise my said Attorney and Agent to do all or any of the following acts, matters and things in relation to any Company or Companies in the Republic of South Africa or in any Territory or Country anywhere in the world.

1. To sign and subscribe my name to the Memorandum and Articles of Association of any such Company or Companies as a member thereof, and to undertake to purchase from such Company or Companies and subscribe to the Memorandum of Association of all or any of such Company or Companies for such number of shares in the Share Capital of the Company or Companies as my said Attorney and Agent may deem fit.

2. In my name and on my behalf and in respect of all or any of such Company or Companies to sign, execute and deliver and cause to be lodged with the Registrar of Companies or other competent official, a consent in writing to act as a Director on the Board of Directors of any such Company or Companies and in terms of the Companies Act, 1973, of the Republic of Namibia or any similar legislative provision in any Territory or Country anywhere in the world.

3. If so deemed necessary and in lieu and instead of subscribing the Memorandum of Associated of any such Company or Companies, in my name and on my behalf to sign, execute and deliver and lodge with the Registrar of Companies aforesaid a contract in my name and on my behalf to take from and pay unto any such Company or Companies such number of shares in the Share Capital of the Company concerned as will be necessary to qualify me as a Director(s) in terms of the Companies Act 1973, of the Republic of Namibia or any similar legislative provision in any Territory or Country anywhere in the world.

4. Upon my being named as a Director or proposed Director in any Prospectus or statement in lieu of Prospectus, to be lodged by any such Company or Companies, to sign and execute such Prospectus or statement in lieu of Prospectus in my name and on my behalf.

5. To do all such things and sign all such documents as might be required to form and register a Close Corporation of which I shall be the sole or one of the Members, and for such purposes, to do all such things and sign all such documents in my absence and on my behalf as I might have personally done if personally present and acting. Furthermore, to do all such things and attend to all such

I certify that this document is a true copy of the original which was examined by me and that from my observations the document has been signed in my presence.
Date: 10/07/13
COMMISSIONER OF OATHS
MARIETTE LUCINDA AYOUB
Stier Vente Associates
Chartered Accountants
PO Box 90501, Klein Windhoek, Windhoek
50 Olof Palme Street, Klein Windhoek, Windhoek
NAMIBIA

meetings and take any resolutions in my place and stead as I might have personally done if personally present and acting for or on behalf of such Close Corporation, to alienate or encumber my membership share therein, and generally, without any limitation on the generality thereof, to do everything that I might personally have done as if personally present and acting therein.

THUS DONE and **EXECUTED** at **SWAKOPMUND** on the ....6th..... day of **SEPTEMBER 2010** in the presence of the undersigned witnesses.

AS WITNESSES:

1. .....

2. .....

.....Eberhard Tölken

HEINRICH EBERHARD TÖLKEN

H. E. AHRENS
NOTARY PUBLIC
SWAKOPMUND NAMIBIA

I certify that this document is a true copy of the original, which was examined by me and that from my observations the original has not been altered in any manner.

Date: 14-09-2023

COMMISSIONER OF OATHS
MARIETTE LUCINDA AYOUB
Stier Vente Associates
Chartered Accountants
PO Box 90001, Klein Windhoek, Windhoek
50 Olof Palme Street, Klein Windhoek, Windhoek
NAMIBIA

ERF 6640
WINDHOEK

ORIGINAL STAMPED
OORSPRONKLIKE GESEËL
DUTY SEËLREG. 1
FEES FOOIE R3,00

220

Opgestel deur my: BC 3310 /1985

CANCELLED.
GEKANSELLEER.

AKTEVERVAARDIGER

VERBIND MORTGAGED. 29 -08- 1984 B 2233
vir for R 40 000,00 D. VAN
'n verdere bedrag met voorkeur
an additional amount not exceeding R 6 000,00

Deeds Office
Akteskantoor, Registrateur van Aktes.
Windhoek. Registrar of Deeds.

M. MARAIS

AKTESKANTOOR,
DEEDS OFFICE,
WINDHOEK.

REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS.

MORTGAGED for the sum of R 20 000,00
VERBIND vir die bedrag van
with preference for an additional amount not exceeding R1000,00
met voorkeur vir 'n bedrag nie te bogaande
by Bond No. B 1737/75 dated 1-10-1975
nie onder Verband No. gedatee
under Section 40 of Act 47/37
kragtens Artikel

REGISTRAR OF DEEDS.
REGISTRATEUR VAN AKTES.

DEEDS OFFICE,
AKTESKANTOOR,
WINDHOEK.

CANCELLED.
GEKANSELLEER.
29 -08- 1984
M. MARAIS
Deeds Office
Akteskantoor,
Windhoek.
Registrateur van Aktes
Registrar of Deeds.

BC 3263 /1984

SERTIFIKAAT VAN VERENIGDE TITEL T 2280 /1983

FOR INFORMATION ONLY

(Uitgereik kragtens die bepalings van Artikel 40 van die Registrasie van Aktes Wet, nr 47 van 1937, soos gewysig)

NADEMAAL

HEINRICH EBERHARD TÖLKEN
Identiteitsnommer 370328 01 0004 1

aansoek gedoen het om die uitreiking aan hom van 'n Sertifikaat van Verenigde Titel kragtens die bepalings van Artikel 40 van die Registrasie van Aktes Wet, 1937

EN NADEMAAL / ...

8000000727552

EN NADEMAAL die gemelde HEINRICH EBERHARD TÖLKEN die geregistreerde eienaar is van:

1. SEKERE Erf nr 2763, Windhoek

   GELEë in die Munisipaliteit van Windhoek Registrasie Afdeling K

   GEHOU kragtens Akte van Transport nr T3196/1974 gedateer 11 Desember 1974

en

2. SEKERE Erf nr 5808 (Gedeelte van Erf 5804) Windhoek

   GELEë in die Munisipaliteit van Windhoek Registrasie Afdeling K

   GEHOU kragtens Akte van Transport nr T 2279 / 1963 hede geregistreer

FOR INFORMATION ONLY

wat verenig is tot die grond hieronder beskryf:

SO IS DIT dat ingevolge die bepalings van gemelde Wet, ek, die Registrateur van Aktes te Windhoek, hierby sertifiseer dat die voormelde

HEINRICH EBERHARD TÖLKEN
Identiteitsnommer 370328 01 0004 1

sy Erfgename, Administrateurs, Eksekuteurs of Regsverkrygendes die geregistreerde eienaar is van:

SEKERE Erf nr 6640, Windhoek

GELEë in die Munisipaliteit van Windhoek Registrasie Afdeling K

GROOT / ....

GROOT 2119 (Tweeduisend eenhonderd en negentien) vierkantmeters volgens Diagram nr A.618/82 hierby aangeheg

ONDERHEWIG aan die volgende voorwaardes, van toepassing gemaak kragtens Artikel 30 van die Dorpe Ordonnansie nr 11 van 1963, naamlik:

"A. IN FAVOUR OF THE GOVERNMENT OF THE TERRITORY OF SOUTH WEST AFRICA

This erf shall not be further subdivided without the consent of the Government of the Territory of South West Africa and subject to such conditions as the Government of the Territory of South West Africa may wish to impose.

B. IN FAVOUR OF THE MUNICIPALITY:

(1) No buildings or structures or any portion thereof, except boundary walls or fences shall be erected nearer than 5 metres to the street line, which forms a boundary of the erf, nor within 3 metres of any lateral or rear boundary common to an adjoining erf.

(2) Outbuildings erected on this erf may not be occupied by any one except the domestic servants of the owner or his tenant.

FOR INFORMATION ONLY

(3) In the event of the Council laying out and constructing the street at a level differing from the average level of any of the erven, the owners or their successors in title shall construct at their own cost a retaining wall at any street boundary of sufficient height and strength to prevent any portion of the erven falling into the street or vice versa. All such retaining walls shall be built in consultation with the Council and shall be subject to its approval.

(4) This erf shall be used for residential purposes only and not more than one dwelling house for one family, together with the necessary outbuildings and appurtenances shall be erected thereon.

(5) No semi-detached houses or flats or maisonettes may be erected on this erf.

(6) The minimum building value of the dwelling house to be erected on this erf shall be R8 000,00."

EN DAT kragtens hierdie Sertifikaat die gemelde

HEINRICH EBERHARD TÖLKEN

sy / .....

sy Erfgename, Administrateurs, Eksekuteurs of Regsverkrygendes nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Goewerment.

TEN BEWYSE WAARVAN ek, die voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

FOR INFORMATION ONLY

ALDUS GEDOEN EN GETEKEN ten Kantore van die Registrateur van Aktes, te Windhoek op hede, die 14 dag van OKTOBER in die jaar van onse Heer Eenduisend Negehonderd Drie-en-Tagtig (1983).

.....
REGISTRATEUR VAN AKTES

INV20: 55

224

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2023153855	**Date Issued :** 11/30/2023
Account Number : N/A	**Vote Number :** 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	**Reference Number :** 6640, WINDHOEK
Address : P O BOX 6871, AUSSPANNPLATZ	**System Reference :** INV301367
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517

Description : REZONING OF ERF 6640, WINDHOEK FROM 'RESIDENTIAL' 1/DWELLING TO 'RESIDENTIAL 1:900

PAYMENT DUE

Total Amount Excluding VAT	**: N$** 1750.00
Total VAT Amount	**: N$** 262.50
Total Amount Payable	**: N$** 2012.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	**: N$** 1750.00
Tariff Amount Excluding VAT	**: N$** 1750.00
Tariff VAT Amount	**: N$** 262.50
Tariff Total Amount	**: N$** 2012.50
Service Code	: N/A

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 40597014 submitted successfully.

NAD **2,012.50**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
40597014

From
DU TOIT

Date
Nov 30, 2023

Payment Priority
Normal

My Reference
COWAppFeeErf 6640 KWhk

Their Reference
6640 KWhk rezoning

Disclaimer

Any confirmation of a transaction must not be construed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interception, transmission blackout, delayed transmission and incorrect data transmission
The Bank is not liable for malfunction of communication facilities not within its control that may affect the accuracy or timeliness of messages and transactions you send
All transactions are subject to our verification and our normal fraud checks

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Toelken First name(s) HE

Erf/Stand no 6640 Township Windhoek

If company or registered under CC

Namibian I. D / Passport no. 6708 11 0055 54

Postal address PO Box 8198 Township of address SWAKOPMUND

Physical Residential or Business address 66 Burg Street

Tel no (H) Cell 081 252 6910

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No Arrears / up to date

Acc. Technician Credit Control SHAMEN

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
11 SEP 2023
Date stamp
Land Sales Finance Department

LAND SALES

Comments: No land sales Accounts

Acc. Technician Land Sales SHAMEN

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
11 SEP 2023
Date stamp
Land Sales Finance Department

ACCOUNTANT LAND SALES:

City of MANY FACES

227
Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman
Tel: +264 81 835 2021
Ref: 6640W_PP Rep

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

27 February 2024

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

PUBLIC PARTICIPATION REPORT: REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF.

Our application submitted 29 November 2023 for the:

- Rezoning of Erf 6640, No. 66 Theo-Ben Guirirab Street, Windhoek from 'Residential' with a density of 1 dwelling per Erf to 'Residential' with a density of 1 dwelling per 900m²;
- Consent to have more than 1 dwelling on Erf 6044, Windhoek; and
- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed.

Herewith the summary of the public participation process:

<table>
<tr><td colspan="3">Electronic copy</td><td>Sent</td></tr>
<tr><td colspan="3">Application in .doc format</td><td>29 November 2023</td></tr>
<tr><td colspan="3">All annexures (pdf)</td><td>29 November 2023</td></tr>
<tr><td colspan="3">All relevant plans and drawings (pdf)</td><td>29 November 2023</td></tr>
<tr><td>Advertisements & Notices</td><td>Dates placed</td><td>Date published</td><td>Closing date</td></tr>
<tr><td rowspan="3">Proof of Advertisements</td><td>GG</td><td>15 January 2024</td><td rowspan="3">08 February 2024
(15 working days)</td></tr>
<tr><td>New Era</td><td>11/01/2024 18/01/2024</td></tr>
<tr><td>Namibian</td><td>11/01/2024 18/01/2024</td></tr>
<tr><td>Proof of Neighbour Notices (list of registered letters)</td><td colspan="2">Sent per email 30/01/2024</td><td>22 February 2024</td></tr>
</table>

Proof of Notice on Site	Done – photo attached	
Proof of Notice on LA Board	Done – photo attached	
Copies of all objections received	None by 22 February 2024	

Attached to this letter:

- Government Gazette notice, Newspaper notices and notices posted on site and at Council's Customer Care Centre **(Annexure A);**
- Proof of registered post, addresses received from CoW, **(Annexure B);** and
- Template of letter sent to neighbours **(Annexure C)**

As detailed above, Du Toit Planning Consultants send out the letters to the respective neighbour's detailing of the proposed consolidation, and no objections were lodged in response.

Please do not hesitate to contact me should you require any further information.

Kind Regards

Dorette Opperman

CLASSIFIEDS

Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na

Services Offered | Employment Offered | Employment Offered | Services | Notice | Notice | Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices 12 00, two working days prior to placing
- Cancellations and alterations 15 00, two days before date of publication in writing only

Notices
(VAT Inclusive)
Legal Notices from N$460 00
Lost Land Title N$575 00
Liquor License N$460 00
Name Change N$460 00
Birthdays from N$200 00
Death Notices from N$200 00
Tombstone Unveiling from N$200 00
Thank You Messages from N$200 00

Terms and Conditions Apply.

CASH

DO YOU URGENTLY NEED CASH?
Park your car and get up to 45% of it's value!
Cash in your account in 30 min!
No payslip, no bank statement, just the car!
Auto cash 061-400 676.
It's that simple!

KOMPENGI CASH LOAN CC

Business location: Erf 1489, Ndama Ext 4, Rundu.
Owner Contact: +264814471861

MASHAKA CASH LOAN

Location: Rainbow, Erf 8738 Rundu, Contact owner: Mr Mbimbi Petrus 0813395670

Employment Offered

LOVE JUSTICE INTERNATIONAL

LOVE JUSTICE INTERNATIONAL T/A ELIJAY TRANSIT MONITORING

We are a Christian NGO and have vacancies for Transit Monitors for Walvis Bay, Oshikango, Katima Mulilo, Ariamsvlei, and Windhoek. Candidates must be residents in the respective towns above, or be able to relocate at their own cost. This is for a 3-month limited Contract, with possibility of renewal.

We are also hiring a Data capturer in Windhoek

We're looking for people passionate about people and social justice, able to work flexible hours and weekend, and adhere to Christian beliefs. A driver's license is a plus, a teachable mind and great character a definite MUST.

Email CV and Covering letter, specifying the town you are applying for, to edouard@lovejustice.ngo. Application cut off is Tuesday 16 January 2024.

CERIM Luderitz Energy (Pty) Ltd

WE ARE HIRING

CERIM Luderitz Energy (Pty) Ltd is a newly registered Namibian private company involved in the development of Luderitz 50MW Wind Power Project. The company now has a position available and seeks candidates with experience in the investment, construction for wind project and project management of the similar scale project.

Senior General Manager

Requirements:
1. Willing to work in Luderitz at least for 2 years;
2. Master Degree in Science, Finance, Mechanical Engineering, Electric Engineering or suitably related from internationally well-known university;
3. Experience as the key management member in the successful execution of the similar projects, in which one must be wind project;
4. Understanding Chinese and knowing Chinese culture;
5. Good communications and time management skills;
6. Good multi-cultural relationship;
7. Experience with union employers' responsibilities;
8. Certificate of good conduct within three months from the Ministry of Safety and Security is a must.

A written application and CV, supported with certified copies of relevant qualification must be addressed to. 873348291@qq.com or P.O. Box 90979, Klein WHK

Please note that only short-listed candidates will be contacted and thank you very much.

Closing Date: January 20, 2024

ADVERTISEMENT FOR

RESPONSIBLE PHARMACIST

NUMBER OF POSITIONS: 1 (ONE)
Available typ of noticetion - Vacant position
Employment type: Full time

Closing date: 15th January 2024 at 18:00.
E-mail address: jnhyperpharmacy@yahoo.com
Duty requirements: Bachleor or Pharmacy degree

- Minium 5 years registration with the HPCNA
- Minimum of 5 years experience as a Pharmacist in hospital / retail pharmacy
- Computer Literate (minium 3 years working on unisolv program)
- First preference will be given to Namibians or permandent residence permit holders.

Ondangwa Private Hospital Practitioners is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following position:

1. POSITION: ASSISTANT ACCOUNTANT

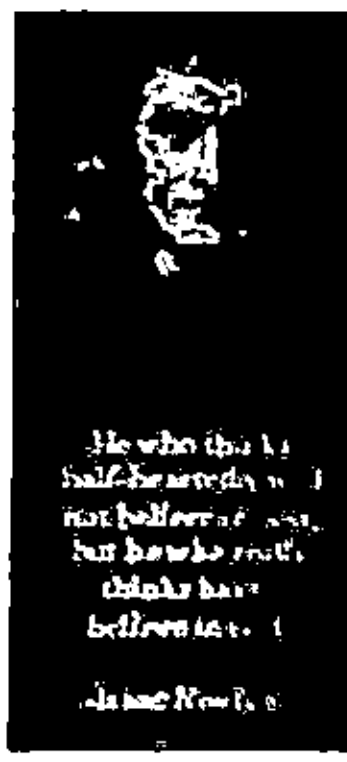
Requirements:
- Bachelor's Degree in Accounting, Finance or related fields,
- Minimum of 3 years' working experience in a finance position
- Attention to details and accuracy.
- Analytical Skills.
- Good communication & interpersonal skills.
- Advanced Microsoft Excel skills is an added advantage

Should you meet the above-mentioned requirements, kindly send your CV and all certified supporting documents via e-mail to: recruitment.practices@oph.com.na

NB! Documents should be in PDF format.











NORTHGATE TECHNICAL COLLEGE

FUNDED TRAINING OPPORTUNITY JANUARY/ FEBRUARY 2024 INTAKE

Applicants are invited to apply for full-time training in National Vocational Certificate in Preventive Health (Occupational Health and Safety OHS) Level 4.

- GRADE 9/10...20+ points with E or better in English
- GRADE 11/12...18+ points with E or better in English
- MATURE ENTRY: 23 years or approved experience in the course to be studied

STUDY MODE: FULL TIME ONLY!!!!!!!!

This qualification will be funded by the Namibia Training Authority (nta) under the 35% key priority training allocation of the vocational education & training (VET) LEVY

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REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erf 6640, No. 66 Theo-Ben Guirirab Street, Windhoek from "residential" with a density of 1 dwelling per Erf to "residential" with a density of 1 dwelling per 900m²
- Consent to have more than 1 dwelling on Erf 6044, Windhoek
- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed

Erf 6640, No. 66, Theo-Ben Gurirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek "Luxury Hill" area, southeast of the Windhoek CBD area. The erf is currently used for residential purposes. Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr Theo-Ben Gurirab (previously Burg Street) Street. The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m². To obtain compliance of the as-built plans, it is necessary to rezone Erf 6640, Windhoek to an appropriate zoning. Given the erf size of the erf, the most suitable zoning would be 'residential' with a density of 1 dwelling per 900m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2023).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

REZONING OF ERF 881 (PORTION OF CONSOLIDATE ERF NO. 82), c/o No. 6 KOCH AN 1 HUGO HAHN STREETS, KLEI WINDHOEK FROM RESIDENTI/ TO OFFICE WITH A BULK OF 0.4

DU TOIT TOWN PLANNIN CONSULTANTS, are applying c behalf of the owners of Erf 88 Klein Windhoek, in terms of th stipulations of the Urban ar Regional Planning Act, 2018 (A No. 5 of 2018), to the Windhoek Ci Council and the Urban and Region Planning Board for:

- rezoning of Erf 881, (a portion Consolidated Erf no. 82) c/o No. Koch and No. 1 Hugo Hahn Street Klein Windhoek from 'residenti with a density of 1 dwelling p 900m² to 'office' with a bulk of 0.
- Consent to use ± 120m² of th building for 'business' purpos for an antique shop;
- Consent for an additional 50 free residential bulk to be use exclusively for residential flo area;
- consent to use the erf for offic purposes while the rezoning i formally being completed sic the erf is located within a approved office policy area.

Erf 881 is located on the corner c Koch and Hugo Hahn Streets, l Klein Windhoek, one of the olde eastern extensions of Windhoek. It i located close to the Klein Windhoe Shopping Complex and also, with the Klein Windhoek Office and Hig Density Policy Area. Erf 881 is 1175m in extent and zoned 'residential' wit a density of 1 dwelling per 900m It is the intention to use the erf fc office purposes. With a bulk of 0. and an erf size of 1175m² an offic building not exceeding a floor are of 469m², may be erected. Conser is also requested to use ± 120m² c the proposed office floor area fc "business" purposes for an antiqu shop. The floor area of the 'shop' l secondary to the office floor are Further consent is requested fc 50% free residential bulk in term of Section 23(1) of the Windhoe Zoning Scheme and Council Policy t allow additional residential floor are should it be necessary. All parkin will be provided on site and in lin with the requirements of Council.

The locality plan of the site lies fc inspection on the Town Plannin Notice Board in the Customer Car Centre, Municipal Offices, Re Michael Scott Street, Windhoe and at the offices of Du Toit Tow Planning, 4 Dr. Kwame Nkruma Avenue, Klein Windhoek.

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AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

HOUSE TO RENT IN KHOMASDAL

3 Bedroomed house, 2 bathrooms to rent in Khomasdal and garage
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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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Business & Finance

• Opportunities •

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• Opportunities •



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• Leisure & Entertainment •

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• Education & Training •

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Employment

• Offered •

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CLAO230005517

Business & Finance

• Opportunities •

Employment

• Offered •

Vacancy: Horticulture Manager Location: Otjikoto Region, Namibia Key Responsibilities: Oversee and manage all horticulture operations on the farm. Monitoring crop health, irrigation systems, and pest control measures.

Qualifications: Degree in Horticulture/ Agriculture or a related field. Proven experience in horticulture management. Apply by sending your resume to [illegible] by 31 January 2024 and indicate "Horticulture Manager Application" in the subject line.

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Hospitality

• Hospitality •

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Housing & Property

• For Rent •

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HOUSE TO RENT IN KHOMASDAL: 3 Bedroom house, 2 bathrooms and garage. Available 1st of Feb 2024. N$7 000.00 water included, deposit required, with negotiable payment. Contact Arthur 0812?5?31

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Housing & Property

• For Rent •

ROCKY CREST: TWO Spacious and neat 3 Bedroom flats in a secure complex are available for rent in Rocky Crest. All three bedrooms are fitted with built-in cupboards, open plan kitchen and lounge, ideal for a young family. Price per month N$8,000.00. Contact 081 614 6084 or 081 631 4?63 for viewing

CLAO230005510

Hochland Park: 1 Bedroom backyard flat for 1 person, N$4000, deposit N$2000. Available immediately. Call 0812501?45/0813833032

CLAO230005531

Housing & Property

• For Sale •

Windhoek West Complex units N$1 850 000.00 valuation, selling at N$1 700 000 costs included, negotiable. 3 Bedrooms, 2 bathrooms, modern kitchen, air conditioning in living room and main bedroom, lounge & dining area, double garage & alarm system. Contact 0815?0?2?3 / 0813?30522

CLAD230005509

Goreangab Dam: 3 bedrooms, 2 bathrooms, boundary wall, electric fence N$1 2?0 000. Call 0817?3?45

CLAO230005523

Motoring

• Vehicles for Sale •

To buy: 1991 VW Jetta 1600 CSL, 5 speed, ?? good/acceptable ?? Stated 0812?2?517

CLAO230005539

1st Truck: Mercedes Benz Econic ?? vehicle (26 000kg equip in ?) Selling price N$ 650 000 negotiable
2nd Truck: Scania Truck Heavy load vehicle (6?? 35 000kg equip in ?) Selling price N$ 1,5?0 000 negotiable Email / [illegible]

CLAO230005451

Notices

• Legal •

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION – WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2018/02702 In the matter between: KALINAPALIA NDILULA N.O 1ST EXECUTION CREDITOR EVANGELINA NANGULA HAMUNYELA N.O 2ND EXECUTION CREDITOR STUART MOIR N.O 3RD EXECUTION CREDITOR JACOBUS DU TOIT N.O 4TH EXECUTION CREDITOR EFFASHE NDISHISHIMA N.O 5TH EXECUTION CREDITOR ANDREW CAMPBELL N.O 6TH EXECUTION CREDITOR ROBERT PROSPER PANDURATUS FREINERR HEEREMAN VON ZUYDTWYCK N.O 7TH EXECUTION CREDITOR FABIAN DAVID TAIT 8TH EXECUTION CREDITOR BFS NAMPRO FUND MANAGER (PTY) LTD 9TH EXECUTION CREDITOR and SAHARA INVESTMENTS (PTY) LTD 1ST EXECUTION DEBTOR IGNATIUS SHINUMFA NGIHOULIFWA 2ND EXECUTION DEBTOR NERIAM HELENA TUAFILUONGHENDA NG HOULIFWA 3RD EXECUTION DEBTOR NORTH EASTERN CONSTRUCTION ASSOCIATES 4TH EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honorable Court the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 23rd of JANUARY 2024 at 15H00 of the undermentioned property: Certain Erf 1074 GOREANGAB Situated in the Municipality of Windhoek Registration Division K" Khomas Region Measuring: 407 (Four Hundred and Seven) Square Metres Improvements: 2 Bedrooms, half Bathroom S/T, Kitchen. TERMS: 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Windhoek and at the offices of the execution creditor's attorneys. DATED at WINDHOEK this 28th day of November 2023. DR WEDER, KAUTA & HOVEKA INC Legal Practitioners for Plaintiff 3rd Floor, WKH House Jan Jonker Road Ausspannplatz WINDHOEK (Ref. MAT58502/ESH/ba)

CLAO230005287

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2023/00281 In the matter between: STANDARD BANK OF NAMIBIA LIMITED PLAINTIFF and VANANO NELAO SHARUKENI DEFENDANT NOTICE OF SALE IN EXECUTION In execution of an order handed down by the above Honorable Court on the 18TH of April 2023 in the abovementioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of Rundu on the 25TH of JANUARY 2024 at 11h00 in front of RUNDU MAGISTRATES COURT, REPUBLIC OF NAMIBIA. List of Goods to be sold: 1. 1x Samsung Flatscreen TV 2 1x Three-piece lounge suite 3.1x Defy Fridge 4.1x KIC Fridge 5.1x Black carpeting DATED at WINDHOEK on this the 24th day of OCTOBER 2023. KOEP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 33 SCHANZEN ROAD WINDHOEK (SN/sm/00182/DEB1029)

CLAO230004722

STANDARD NOTICE:
Three Storey Dwelling Unit and Coverage Application Take note that, Tnuno Vivo, the owner of ERF 704 intends applying to the Windhoek Municipality Council for the erection of a three-storey residential building on their ERF 704 Hans street, Ausspannplatz. The proposed developments will allow the owner to erect a three-storey residential unit on ERF 704. The proposed developments will also allow the owner to construct a dwelling unit with a coverage of 55.14% on ERF 704. The owner's current intentions are to erect and use the building solely for residential purposes. Kindly take notice that the plan of the ERF lies for inspection with the Town Planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, 5th floor, office 524 and with the applicant/ consultant in writing within 14 days of the last publication of this notice. Last date for any objection is 7 February 2024 Dated at Windhoek: 11 January 2024, (date of first publication) 18 January 2024 (date of second publication) Name of advertiser: Tomo Vaso/ Chaparna Architects Postal Address: P.O Box 6563, EROS/ 9 Curie Street, Windhoek West Contact Details: 0812627057 / 081 250 125

CLAO230005514

REZONING OF ERF 6640, NO. 66 DR THEO-BEN GURIRAB STREET, WINDHOEK FROM "RESIDENTIAL" 1 DWELLING PER ERF TO "RESIDENTIAL" WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

• Rezoning of Erf 6640, No. 66 Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²
• Consent to have more than 1 dwelling on Erf 6044, Windhoek
• Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed

Erf 6640, No. 66, Theo-Ben Gurirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill' area, southeast of the Windhoek CBD area. The erf is currently used for residential purposes. Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr Theo-Ben Gurirab (previously Burg Street) Street. The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m². To obtain compliance of the as-built plans, it is necessary to rezone Erf 6640, Windhoek to an appropriate zoning. Given the erf size of the erf, the most suitable zoning would be 'residential' with a density of 1 dwelling per 900m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low. Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2023) Should you require additional information you are welcome to contact our office. Applicant: DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@dutoitplan.com

REZONING OF ERF 681 (a PORTION OF CONSOLIDATED ERF NO. 82), c/o No. 6 KOCH AND 1 HUGO HAHN STREETS, KLEIN WINDHOEK FROM RESIDENTIAL TO OFFICE WITH A BULK OF 0.4 DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 681, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• rezoning of Erf 681, (a portion of Consolidated Erf no. 82) c/o No. 6 Koch and No. 1 Hugo Hahn Streets, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4;
• Consent to use ± 120m² of the building for 'business' purposes for an antique shop;
• Consent for an additional 50% free residential bulk to be used exclusively for residential floor area;
• consent to use the erf for office purposes while the rezoning is formally being completed since the erf is located within an approved office policy area,

Erf 681 is located on the corner of Koch and Hugo Hahn Streets, in Klein Windhoek, one of the older eastern extensions of Windhoek. It is located close to the Klein Windhoek Shopping Complex and also, within the Klein Windhoek Office and High Density Policy Area. Erf 681 is 1175m² in extent and zoned 'residential' with a density of 1 dwelling per 900m². It is the intention to use the erf for office purposes. With a bulk of 0.4 and an erf size of 1175m² an office building not exceeding a floor area of 460m², may be erected. Consent is also requested to use ± 120m² of the proposed office floor area for 'business' purposes for an antique shop. The floor area of the 'shop' is secondary to the office floor area. Further consent is requested for 50% free residential bulk in terms of Section 23(1) of the Windhoek Zoning Scheme and Council Policy to allow additional residential floor area should it be necessary. All parking will be provided on site and in line with the requirements of Council. The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2024) Should you require additional information you are welcome to contact our office. Applicant: DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@dutoitplan.com

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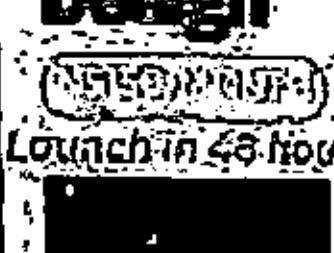

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Auction

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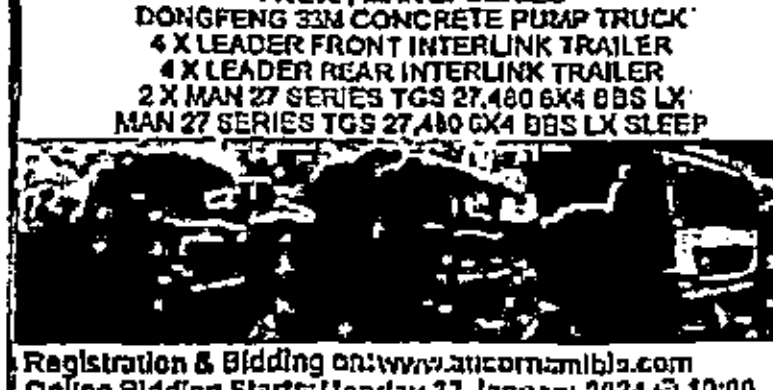

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Online Bidding Starts: Monday 22 January 2024 @ 10:00
Webcast Auction: Friday 26 January 2024 @ 10:00
Viewing: Brakwater 22 - 25 January 2024 @ 09:00 - 13:00

T & C apply and a Buyer's premium will be charged. Details subject to change without prior notice.

Contact Us At:
Windhoek: +264 61 257 845/6 Ondangwa: +264 65 240 189
Swakopmund: +264 64 463 374 Email: info@aucornamibia.com

PUBLIC NOTICE

NOTICE OF INTENT TO HIRE EMPLOYEES AT SV - PASCAL COMPANY CONSULTING NAMIBIA CC.

Company SV - PASCAL CONSULTING NAMIBIA CC is looking for employees for the following positions in the following numbers: Scout - 30 people, General Director - 1 person, Front Office Director - 1 person. The following requirements apply to people applying for these positions:

SCOUT

General description of responsibilities: Searching and attracting drivers to work in Yango taxi. Establishing contact, explaining the system for working with the application, the advantages of working with Yango, connecting to the Yango service. The employee will be paid for internet and cellular communications. Piece wages. Salaries will be calculated depending on the number of drivers involved. Approximately per month you can earn from $ 1.500 Nad.

Minimum requirements:
Education: Incomplete secondary school.
Experience: Not required.

Skills: Ability to use internet resources, smartphones and applications. Proficiency in spoken and written English and Afrikaans and the ability to express oneself clearly and concisely. Ability to establish effective communication. Ability to adapt to different situations and customer needs. Ability to be friendly, approachable and able to engage and establish good relationships with clients

Additional benefits/special requirements: Have a smartphone with the minimum requirements to work with Yango applications. Willingness to work under pressure, listen and be patient even in difficult situations, be able to resolve conflicts and maintain a good mood, supporting clients with a positive demeanor.

CEO

General description of responsibilities: Company management, strategic planning, data analysis and strategy changes, contact with contractors and government agencies, development of personnel policies, hiring and dismissal of department heads, control of financial position, reporting to the owner, coordination and transfer of decisions, performance of other job duties, specified by senior managers. Preliminary salary $12.000 Nad.

Minimum requirements:
Education: Higher university education with in-depth study of physical processes in the field of mechanical theory, radio electronics, mathematical analysis, mathematical statistics, numerical methods, mathematical modeling and programming, with the study of economics and law.
Experience: Experience in running an independent private business. Experience in operating a fleet of passenger cars of at least 20 units. Experience and skills in managing a team of at least 30 people. Experience in opening a new enterprise and bringing it to a profitable state. Experience with Operating systems Microsoft Office, Yandex, Yango for at least 7 years.
Operating systems Microsoft Office, Yandex, Yango Knowledge of programming languages: Python, C++, C, Microsoft Visual Basic.

FRONT OFFICE DIRECTOR

General description of responsibilities: Searching, selecting, interviewing and hiring employees for the front office, training employees to work with Yango and the driver application, setting tasks and monitoring the work of employees, holding planning meetings and meetings with employees, making decisions on rewarding or disciplining employees, transfer management information between management and front office, implementation of new marketing and management technologies, analysis of the service market and coordination of new work methods, management and control of company operations, taxi market research and adaptation of company policies and other additional responsibilities specified by senior managers. Preliminary salary: $9.000 Nad.

Minimum requirements:
Education: Complete secondary education with the study of computer science, physics, social studies, law and economics.
Experience: Experience and skills in managing a staff of at least 12 people. Experience in recruiting personnel, drawing up and implementing a motivational program, reward system, communication with staff and clients, resolving crisis situations in the team and with clients, recording and analyzing the results of staff work, preparing systematic reports on the results of office work. Experience in the field of automobile passenger transportation, knowledge of the theory of operation and maintenance of passenger cars. Experience working with passenger transportation aggregators based on a mobile application. Experience with Operating systems Microsoft Office, Yandex, Yango for at least 4 years.

Operating systems Microsoft Office, Yandex, Yango. Proficiency in programming languages: Python, C++, C, Microsoft Visual Basic.

Additional advantages/special requirements: Stress tolerance, be available online 24 hours to resolve sudden crisis situations. If any member of the public would like to start working for *SV* - PASCAL CONSULTING NAMIBIA CC for these positions, they must, within the next 10 working days, contact +264 813 3252 61 and visit the company's office address OFFICE 27 (F) OLD POWER STATION, ARMSTRONG STREET, SOUTHERN INDUSTRIAL AREA, WINDHOEK, NAMIBIA for an interview.

NORTHGATE TUTORIAL COLLEGE

Teaching VACANCIES

Teachers are required for the following subjects:
1. BIOLOGY
2. MATHEMATICS
3. ACCOUNTING
4. ECONOMICS
5. BUSINESS STUDIES
6. INTERPRENEWSHIP
7. PHYSICS
8. CHEMESTRY

ELIGIBILITY CRITERIA:
- Candidates should possess a teaching qualification Bachelor's degree in the related subject(s) will be an added advantage.
- At least two years teaching experience in the related subjects.
- Fluent in English.
- Foreigners should have a valid passport.

Send your CV via email to: Northgatecollege3@gmail.com Or submit your cv at the principal office at Kwaza Sul Complex Room 8 Ondangwa.

Due date for submission of CV is 22 January 2024
Contact:
0816177639/0812012055



"We build to many walls and not enough bridges" - Isaac Newton -

Notice

PUBLIC NOTICE

HERERO LOCATION, SINGLE QUARTER AND MARIELA RESIDENTS COMMITTEE MEETING

DATE: 20 January 2024 (Saturday)

TIME: 15H00, Three O'clock

VENUE: Jacob Marengo High School

TOPICS:
1. Municipal debt writes-off
2. Introduction of Prepaid electricity and water meters
3. Removal of Red Force as a debt collector

Contact:
Maria 0818047823
Efraim 0814425542
Simon Muhongi 0813442208
Joseph 0812331178

REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 6640, No. 66 Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²**
- **Consent to have more than 1 dwelling on Erf 6044, Windhoek**
- **Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed**

Erf 6640, No. 66, Theo-Ben Gurirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek "Luxury Hill" area, southeast of the Windhoek CBD area. The erf is currently used for residential purposes. Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr Theo-Ben Gurirab (previously Burg Street) Street. The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m². To obtain compliance of the as-built plans, it is necessary to rezone Erf 6640, Windhoek to an appropriate zoning. Given the erf size of the erf, the most suitable zoning would be 'residential' with a density of 1 dwelling per 900m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2023).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

REZONING OF ERF 881 (a PORTION OF CONSOLIDATED ERF NO. 82), c/o No. 6 KOCH AND 1 HUGO HAHN STREETS, KLEIN WINDHOEK FROM RESIDENTIAL TO OFFICE WITH A BULK OF 0.4

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 881, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act, No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for,

- **rezoning of Erf 881, (a portion of Consolidated Erf no. 82) c/o No. 6 Koch and No. 1 Hugo Hahn Streets, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4;**
- **Consent to use ± 120m² of the building for 'business' purposes for an antique shop;**
- **Consent for an additional 50% free residential bulk to be used exclusively for residential floor area;**
- **consent to use the erf for office purposes while the rezoning is formally being completed since the erf is located within an approved office policy area.**

Erf 881 is located on the corner of Koch and Hugo Hahn Streets, in Klein Windhoek, one of the older eastern extensions of Windhoek. It is located close to the Klein Windhoek Shopping Complex and also, within the Klein Windhoek Office and High Density Policy Area. Erf 881 is 1175m² in extent and zoned 'residential' with a density of 1 dwelling per 900m². It is the intention to use the erf for office purposes. With a bulk of 0.4 and an erf size of 1175m² an office building not exceeding a floor area of 469m², may be erected. Consent is also requested to use ± 120m² of the proposed office floor area for 'business' purposes for an antique shop. The floor area of the 'shop' is secondary to the office floor area. Further consent is requested for 50% free residential bulk in terms of Section 23(1) of the Windhoek Zoning Scheme and Council Policy to allow additional residential floor area should it be necessary. All parking will be provided on site and in line with the requirements of Council.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2024)

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AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

HOUSE TO RENT IN KHOMASDAL

Classifieds

232

the namibian

Tel: +264-61-279.632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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Employment

• Offered •

The Heartbeat of Stationery

Waltons

VACANCY

BRANCH MANAGER
Windhoek

Find more details here:

Waltons Namibia   waltons_namibia

Business & Finance

• Opportunities •

DO YOU URGENTLY NEED CASH? Park your car and get up to 45% of its value! Cash in your account in 30 min! No payslip or bank statement, just the car! Contact 081430676

CLAO230005139

NEED CASH? Bring your car and we give you 45% of its value. No other document needed. 25-30% interest over 3 months. Contact 061230111 or info@[illegible]solutions.com

CLAO230005520

Employment

• Wanted •

Net Developer Opportunity:
Namibian citizenship preferred.
3years of professional experience
-Degree in Computer Science or related field.
-Portfolio showcasing relevant projects. Send your Cv to [illegible]

CLAO230005630

Employment

• Offered •

Salon Chair Rentals:
Available Immediately at our freshly done Salon, for Stylists, Braiders, Barbers, Nail and Lash Technicians. Wash facilities with hot water, Free WiFi.
Location: Independence Avenue, Katutura, Opposite Black Chain. Rental: N$1000 monthly (Prepay). Call: 0814440109

CLAO230005626

We are looking for a French speaking teacher to train Namibians in a wellness welfare initiative in the French language. Qualifications: A diploma in education. Closing date 25th January 2024. 0813442576

CLAO230005631

Eastgate Town Practice.
Position: Registered nurse.
Experience: 2-3 years.
Qualification: Diploma in General Nursing. Diploma in midwife.
Contact: 061-308249.
Due date: 31 January 2024.
Email Cv's to eastgatetown@iway.na

CLAO230005633

Eastgate Town Practice.
Position: Receptionist
Experience: 2-3 years.
Qualification in office administration
Should have experience in Debt Collection.
Contact. 061308249
Due date: 31 January 2024
Email Cv's to eastgatetown@iway.na

CLAO230005634

Employment

• Offered •

Vacancy - General Practitioner:
We are currently looking for a hardworking, reliable and enthusiastic medical doctor, for Rockview Medical Centre, a private medical practice.
The position will be based in Walvis Bay.
Requirements:
- MBChB qualification
- Must be registered with HPCNA and NAMAF
- Excellent English written and verbal communication skills
- Exceptional interpersonal skills,
The following would be a advantage.
- Previous work experience in private
- A valid drivers licence
All applications must be forwarded to rockviewmedicalcentre23@gmail.com
Enquiries to be directed to +264814690654.
Applications close on 22 January 2024

CLAO230005639

Employment

• Offered •

Seiko Construction cc
is urgently looking seeking a qualified Quantity Surveyor/ Contracts manager with a Bachelor's Degree/ Diploma in Quantity surveying of 10 years experience in tendering and contract management. Requirements proficient in project management software. Qualified candidates to forward their email address to seikonamibia@gmail.com

CLAO230005640

Hospitality

• Hospitality •

Good living Bed and Breakfast.
Khomasdal, Luxury Hill. Single bed from N$260. Double from N$400 - N$470. Free Wi-Fi, DStv, Air-con, breakfast, swimming pool, secure parking. 0812972828 / 061300721 / 0812972830

CLAO230005509

HOCHLAND GUESTHOUSE:
Clean & spacious rooms; Air-conditioned; Swimmingpool; DStv, Wi-Fi; en-suite bathrooms; Secure parking; ideal for private functions. 0811288100

CLAO230005559

Housing & Property

• Wanted •

Selling your house in Katutura?
Client want to buy budget up to N$1,000,000.
Contact Kapei Property Management 0811247249

CLAO230005642

Housing & Property

• For Rent •

ROCKY CREST: TWO Spacious and neat 3 bedroom flats in a secure complex are available for rent in Rocky Crest. All three bedrooms are fitted with built-in cupboards, open plan kitchen and lounge, ideal for a young family. Price per month N$9,000.00. Contact 081 894 6084 or 081 691 6969 for viewing

CLAO230005510

Wanbo Location: Two bedroom house with kitchen & outside bathroom. N$4,500 Water & electricity included. Contact 0812771856

CLAO230005591

Housing & Property

• For Sale •

FOR SALE
OTJOMUISE 7- Complex: Wilderaid Close, 2x Bedrooms, Bathroom, Kitchen, Lounge. Valuated N$780 000. Selling N$675 000 costs included. Contact: 081-6464514.
OTJOMUISE 7- Freestanding House, 1x Bedroom, Bathroom, Kitchen, Lounge. Selling N$630 000 costs included.
Contact: 081-6464514

CLAO230005635

OSONA: 3 bedroom house, 2 bathrooms. N$920 000.
Tauben Glen: Naheja court. 3 bedroom town house, only 6 units. N$1 650.
Windhoek North: 4 bedroom house. 1125sqm. N$2 750 000.
Dorado Park: 3 bedroomhouse, 2 outside flats. N$1 850 000.
Dorado Valley: 4 bedroom house doublestory house, garage, N$2 100 million.
Khomasdal, Parkfoods: 3 bedroom house. 63/sqm. Needs TLC. N$1 350 000.
Okuryangava: 2 bedroom house. 300sqm. N$930 000.
Hakahana. Modern 3 bedroom house, 2 bathrooms, boundary wall. N$1 020 000. CALL 0814433641

CLAO230005621

Notices

• Legal •

REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

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REZONING OF ERF 881 (a PORTION OF CONSOLIDATED ERF NO. 82), c/o No. 6 KOCH AND 1 HUGO HAHN STREETS, KLEIN WINDHOEK FROM RESIDENTIAL TO OFFICE WITH A BULK OF 0.4 DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 881, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

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Tel: 061-248010 Email: planner1@dutoitplan.com

clao230005515

IN THE HIGH COURT OF NAMIBIA NORTHERN LOCAL DIVISION HELD AT OSHAKATI Case Number: HC-NLD-CIV-ACT-CON-2021/00360 JACOBS AMUPOLO LAWYERS AND CONVEYANCERS EXECUTION CREDITOR and KEFAS ASHIAYANA ASHIAYANA 2ND DEFENDANT/ EXECUTION DEBTOR NOTICE OF SALE in pursuance of Judgement granted on 07TH MARCH 2022 and Writ of Execution dated 29TH MARCH 2022 the following goods will be sold in execution on 25TH JANURAY 2024 at ADVANCED REFRIGERATION. Main Road, Oshakati, Republic of Namibia. GOODS: 1x ISUZU D/C N35723SH TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER Dated at ONGWEDIVA on this 12th day of JANUARY 2024 PER: JACOBS AMUPOLO LAWYERS & CONVEYANCERS SHOP F23-25, MAROELA MALL ONGWEDIVA TO:THE REGISTRAR HIGH COURT NORTHERN LOCAL DIVISION AND TO:THE NAMIBIAN NEWSPAPER

CLAO230005619

Standard Notice: Three Storey Dwelling Unit and Coverage Application Take note that, Telmo Vivo, on behalf of the owner, ERF 704 intends applying to the Windhoek Municipality Council for the erection of a three-storey residential building on their ERF 704 Hunis street, Auasblick. The proposed developments will allow the owner to erect a three-storey residential unit on ERF 704. The proposed developments will also allow the owner to construct a dwelling unit with a coverage of 55.14% on ERF 704. The owner's current intentions are to erect and use the building solely for residential purposes. Kindly take notice that the plan of the ERF lies for inspection with the Town Planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, fifth floor, office 524 and with the applicant/ consultant in writing within 14 days of the last publication of this notice. Last date for any objection is 7 February 2024 Dated at Windhoek: 11 January 2024, (date of first publication) 18 January 2024 (date of second publication Name of advertiser Telmo Vivo/ Chigama Architects Postal Address: P.O Box 9563, EROS/ 9 Curie Street, Windhoek West Contact Details: 0812627057 / 061 250 125

CLAO230005514

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION – WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2020/02517 In the matter between: BANK WINDHOEK LIMITED EXECUTION CREDITOR and FRIEDEL EGON CLOETE EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honorable Court granted on 4th September 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of Windhoek, at Erf no. 4722, Khomasdal Windhoek, Namibia on 29th of JANUARY 2024, at 12h00, of the undermentioned property: Certain Erf No 4722 Khomasdal Situated in the Municipality of Windhoek Registration Division "K" Khomas Region Measuring 845 (Eight Four Five) Square Meters Held by DEED OF TRANSFER NO T 8838/2018 Improvements Double story dwelling, double garage, servants' room, balconies verandas The main dwelling consists of a lounge with entrance foyer, open plan lounge + dining room / TV room / kitchen with BIC and BIS storeroom, guest WC and scullery on the ground floor. The first floor consists of 4 bedrooms with BIC and 2 bathrooms. Intercom system, CCTV camera and alarm system TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Windhoek, and at the offices of the Execution Creditor's Attorneys. Auctioneer's note: Refundable registration fee of NS 5 000.00 DATED at WINDHOEK this 12th day of December 2023. DR. WEDER, KAUTA & HOVEKA INC. LEGAL PRACTITIONERS FOR THE PLAINTIFF WKH HOUSE, 3rd FLOOR JAN JONKER ROAD AUSSPANNPLATZ WINDHOEK (Ref: MAT53332/mvh)

CLAO230005600

Obituaries

• Death & Funeral Notice •



Mr Bernhardt "PA" !Albeb
DOB 1936/12/30
DOD 2024/01/08

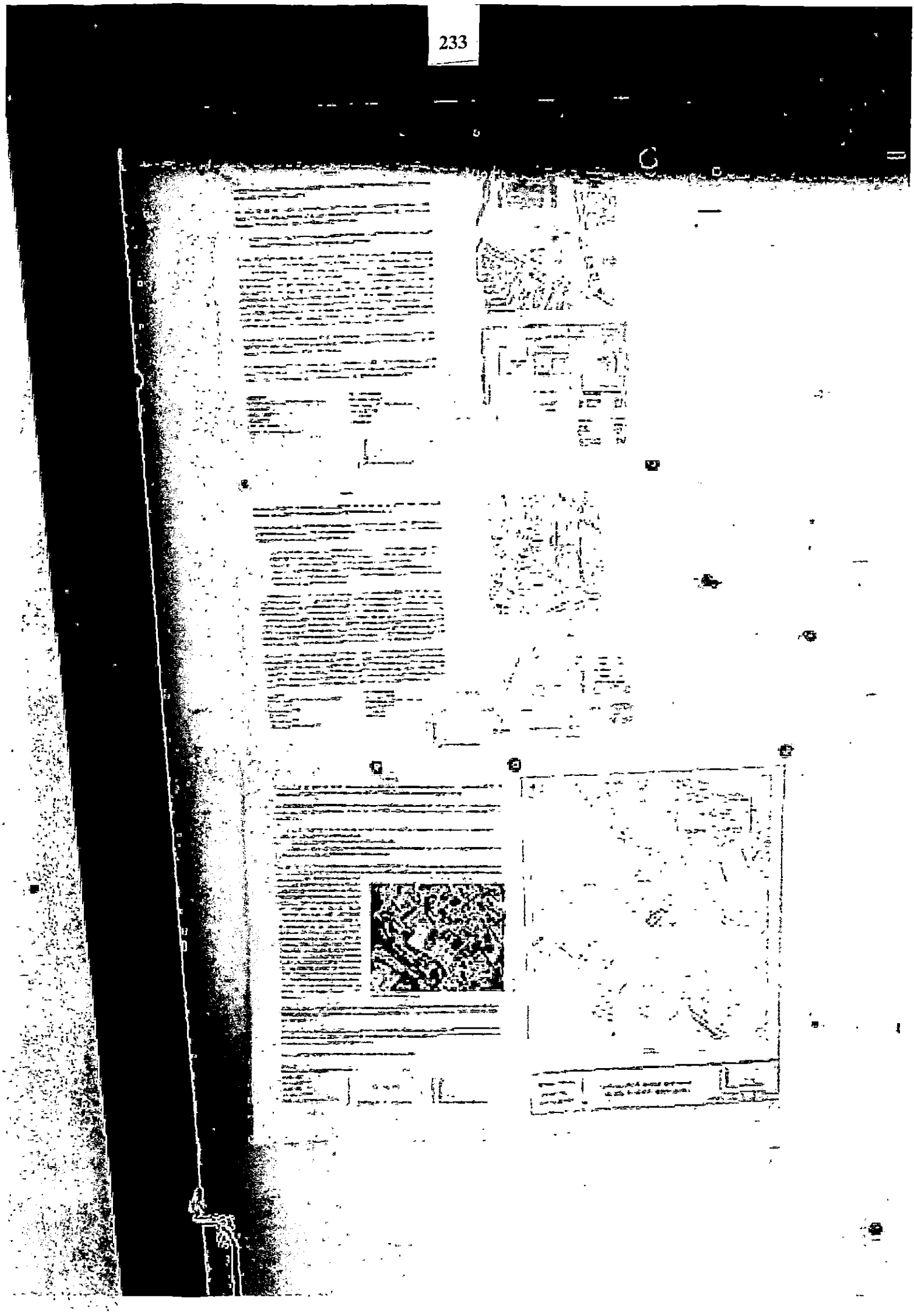
Memorial Service:
Thursday 18/01/2024 at Home, Erf 320 Saalpeter Street, Outjo @19h00

Friday, 19/01/2024 at Outjo Community Hall at 20h00

Funeral Service:
Saturday, 20/01/2024 at Home 08 00
Church Service at Outjo Community Hall at 09 00

Contact pers
Adnaan 0812376683
Petro 0812859481

DISCLAIMER ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH POTENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

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at delikas

CE

REZONING OF ERF 6640, NO. 66 DR THEO-BEN GUIRIRAB 235 T, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:900m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

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Figure 2: Buildings on Erf 6640, Windhoek

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 8 February 2023).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS

ANNEXURE B

ERF 6640/236

LIST OF REGISTERED ITEMS POSTED

NAMPOST

y DU TOIT TOWN PLANNING CONSULTANTS

Sender's reference no.	Addressee's name and address	Registration no.
6772W	B. Kaith PO Box 316 Windhoek BA 002 114 748 NA	
7828W	Kalimba Properties CC PO BOX 2184 Windhoek BA 002 114 751 NA	
2753W	Schalk W Oosthuizen PO Box 2138 Windhoek BA 002 114 765 NA	
R/6956W	Jose De Azevedo PO BOX 3108 Windhoek BA 002 114 779 NA	
8642W	NK & LN Taapopi PO Box 5644 Aussspannplatz BA 002 114 782 NA	
1/C/171W	Michelle McLean Trust PO BOX 97428 Maerua Park BA 002 114 795 NA	
3351W	Jasimi bungu Investments (Pty) Ltd PO Box 90103 Windhoek BA 002 114 805 NA	

dio print 13647

umber of items 7 Received by

Date-stamp

KLEIN WINDHOEK 2 NAMIBIA

o compensation will be considered unless enquiry regarding this postal article is made ithin one year after the date of posting.

237

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone. +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erf 6640W_letters

The Windhoek City Council
P O Box 59
WINDHOEK

Dear Ms Stella

12 December 2023

ERF OWNERS AND ADDRESSES: Erf 6640, No. 66 Theo Ben Gurirab Street, Windhoek

Good Day, Ma'am

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
6772W Theo Ben Gurirab Street	G. Kauth P O Box 316, Windhoek mybrey.vieira@heintzburg.com	/
7828W Chateau Street	Kahimba Properties C.C P O Box 2184, Windhoek lmcoffro@gmail.com	081 731 2368
2753W Chateau Street	Schalk W.B Oosthuizen P O Box 2138, Windhoek schalkwb@yahoo.com	0815592754
8642W Chateau Street 8642W	Jose De Azevedo P O Box 3108, Windhoek tiago1990@outlook.com / zeca3108@gmail.com	/
R6956W Theo Ben Gurirab Street R6956W		
1/C/171W Newton Street	N/A	

8642 W Taapopi NK & LN 0811227778
P O Box 5644, Ausspannplatz
ntaapopi5@gmail.com

3351W Newton Street	Jasimbungu Investments (Pty) Ltd. P O Box 90103, Klein Windhoek roelene@tumba.com.na	081 124 6224

Thank you
Dorette Opperman

ANNEXURE C

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Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com
Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 6640W Letters

The owner Erf 7829W

Per email: jan@jsarchitects.com.na

30 January 2024

Dear Sir/Madam,

REZONING OF ERF 6640, NO. 66 THEO BEN GURIRAB STREET, WINDHOEK

Our office is currently applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erf 6640, No. 66 Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²
- Consent to have more than 1 dwelling on Erf 6044, Windhoek
- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of a neighbouring property is hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **22 February 2024.**

Erf 6640, No. 66, Theo-Ben Gurirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. The erf is currently used for residential purposes. Erf 6640, Windhoek.

The land is situated above street level with an upward slope to Chateau Street and has access from both Chateau and Dr Theo-Ben Gurirab (previously Burg Street) Street. The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Zoning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m².

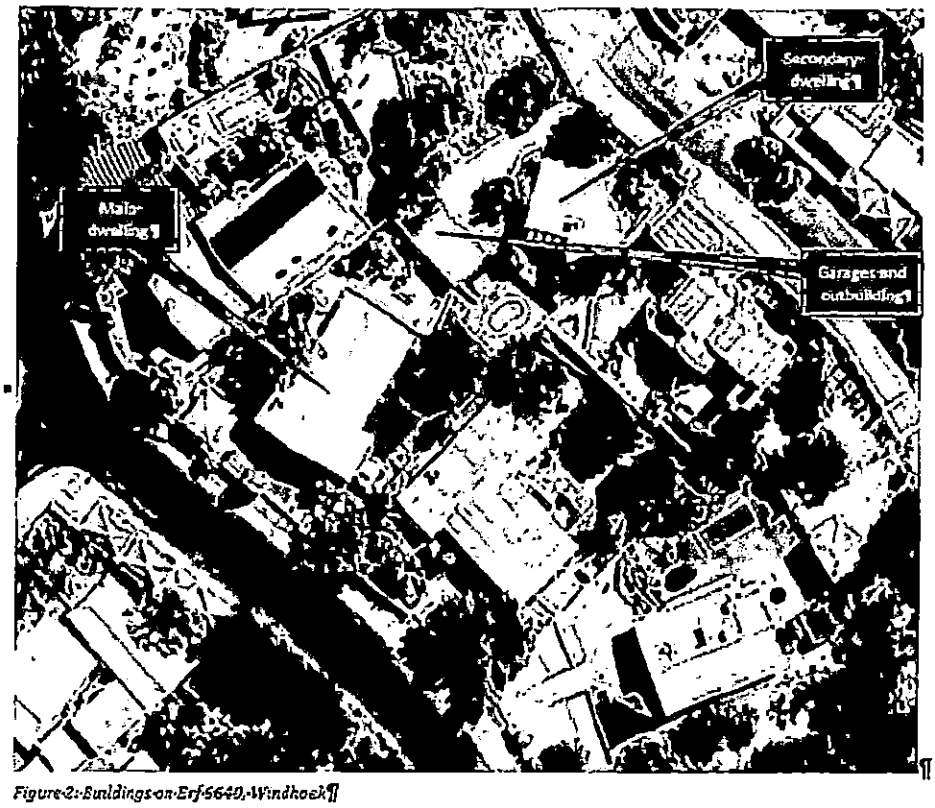

Figure 2: Buildings on Erf 6640, Windhoek

To obtain compliance of the as-built plans, it is necessary to rezone Erf 6640, Windhoek to an appropriate zoning. Given the erf size of the erf, the most suitable zoning would be 'residential' with a density of 1 dwelling per 900m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 22 February 2024, we would assume you do not have any objection.

Kind regards

Dorette Opperman

REZONING OF ERF 6640, NO. 66 THEO BEN GURIRAB STREET, WINDHOEK

Name:.....

Address:.....

.....

Telephone :..... Email: .....

I, the owner of Erf ....., Burg/Chateau Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☐ **Do object to**

- Rezoning of Erf 6640, No. 66 Theo-Ben Gurirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²
- Consent to have more than 1 dwelling on Erf 6044, Windhoek
- Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature **Date**

Kindly take note that comments should reach our office by 22 February 2024
You can return the form to the following email address: planner1@dutoitplan.com

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **8 February 2024**).

Should you require additional information you are welcome to contact our office.

Applicant: **DU TOIT TOWN PLANNING CONSULTANTS**
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 3 2024

REZONING OF ERF 6640, NO. 66 DR. THEO-BEN GUIRIRAB STREET, WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 6640, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 6640, No. 66 Dr. Theo-Ben Guirirab Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 900m²;**
- **Consent to have more than 1 dwelling on Erf 6044, Windhoek; and**
- **Consent to approve the application per delegated authority since the increase in density is only one category higher and use the erf for the new density while the rezoning is being completed.**

Erf 6640, No. 66 Dr. Theo-Ben Guirirab Street, Windhoek measures 2119m², and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill' area, southeast of the Windhoek CBD area. The erf is currently used for residential purposes. Erf 6640, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to Chateau Street. The property has access from both Chateau and Dr. Theo-Ben Gurirab (previously Burg Street) Street. The buildings erected on Erf 6640, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m². To obtain compliance of the as-built plans, it is necessary to rezone Erf 6640, Windhoek to an appropriate zoning. Given the erf size of the erf, the most suitable zoning would be 'residential' with a density of 1 dwelling per 900m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low.

That the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room

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516) and the applicant within 14 days of the last publication of this notice (final date for objections is **8 February 2023**).

Should you require additional information you are welcome to contact our office.

Applicant: **DU TOIT TOWN PLANNING CONSULTANTS**
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

BANK OF NAMIBIA

No. 4 2024

STATEMENT OF ASSETS AND LIABILITIES AS AT 30 NOVEMBER 2023

	30-11-2023 N$	31-10-2023 N$
ASSETS		
External:	**9 302 124 666**	**9 312 048 364**
Rand Cash	166 855 446	148 436 067
IMF - SDR Holdings	4 435 234 629	4 463 577 706
IMF - Quota Subscription	4 700 034 591	4 700 034 591
Investments:	**46 265 236 295**	**47 660 780 050**
Rand Currency	27 672 414 487	30 251 723 907
Other Currencies	18 389 539 394	17 183 298 927
Interest Accrued	203 282 414	225 757 216
Domestic:	**1 215 190 212**	**1 108 715 134**
USD Stock	218 132	220 710
Currency Inventory	79 881 933	83 539 026
Repurchase Agreements	-	-
Loans and Advances: Other	133 429 516	134 086 410
Fixed Assets	324 547 618	319 687 853
Other Assets	677 113 013	571 181 135
	56 782 551 173	**58 081 543 548**
RESERVES AND LIABILITIES		
Reserves:	**17 358 415 413**	**17 169 568 720**
Share capital	40 000 000	40 000 000
General Reserve	3 011 754 023	3 011 754 023
Revaluation Reserve	8 590 196 360	8 711 130 939
Development Fund Reserve	184 424 307	184 424 307
Building Fund Reserve	83 299 686	83 299 686
Training Fund Reserve	18 006 191	18 006 191
Unrealised (Loss)/Gains Reserve	- 413 552 828	-599 979 326
Distributable Income	822 930 723	812 799 609

[Municipal Council Minutes: 2001-06-27]

8.3.12 **BRB.10 [PLA] CONSENT TO ERECT MORE THAN ONE DWELLING ON ERF 7157, KRUPP STREET, WINDHOEK**
(L/7157/W)

On proposal by Councillor Ms E Trepper, it was

RESOLVED

1 That consent be granted to the Embassy of Indonesia, owners of Erf 7157, Krupp Street, Windhoek to develop three dwellings on their premises.

2 That authority be delegated to Management Committee, with unconditional authority for further delegation to the Strategic Executive: Planning, Urbanisation and Environment and the Chief: Urban Policy, Strategy, Facilitation and Implementation Services for approval of applications to construct more than one dwelling on a property up to a maximum as allowed by the size and density of the erf, provided that the proposal be announced to the neighbours and no objections from the neighbouring erven are received.

3 That the advertisement requirement for consent uses of this nature where the number of dwellings complies with the Scheme be waived.

RESOLUTION 198/06/2001

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Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Farm K Okapuka 51

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

13 June 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

Re-submission Application:

- **Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No 51 into Portion X and Remainder**
- **Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No 51 with Portion 1 of B of the Farm Klein Okapuka No 51 and**
- **Amendment of Title Conditions to include additional uses to allow for warehouses and storage facilities, as well as service station and related uses**

The notice in terms of Section 109 (3) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) dated 17 September 2021 (attached) refers.

The re-submission of the application herewith serves to address the reasons listed in the letter:

Please take note that in line with the delegated authority to approve / not approve consent uses as per Council Resolution 283/11/2017 it was resolved that the application is not approved.

The decision is due to the following:

1. That the application be referred back in order for the applicant to address the following issues:

1.1 That the applicant provides an approval letter from the Roads Authority supporting the subdivision and the access point.

1.2 That the public participation process be done in terms of Act 5 of 2018 for both the subdivision and the amendment of title conditions

1.3 That the proposed amendment of Title conditions, will depend on the Roads Authority approval and access as well as Public Participation to be completed.

1. Approval from Roads Authority

The Roads Authority approval was received in a letter dated 15 December 2021. See attached. They have no objection to the access to the Consolidated Portion Z. The access point is at a distance of ± 150m from the T-junction on the on-ramp/off-ramp, along the eastern boundary of the proposed Portion X.

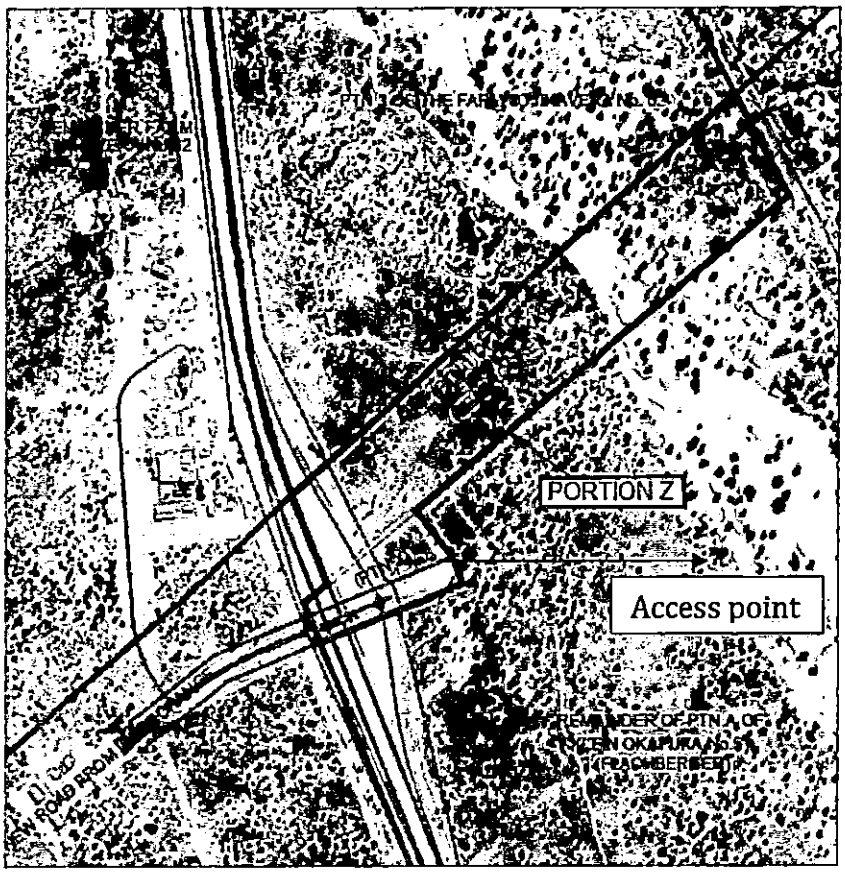


Figure 1 : Approved access to Consolidated Portion Z

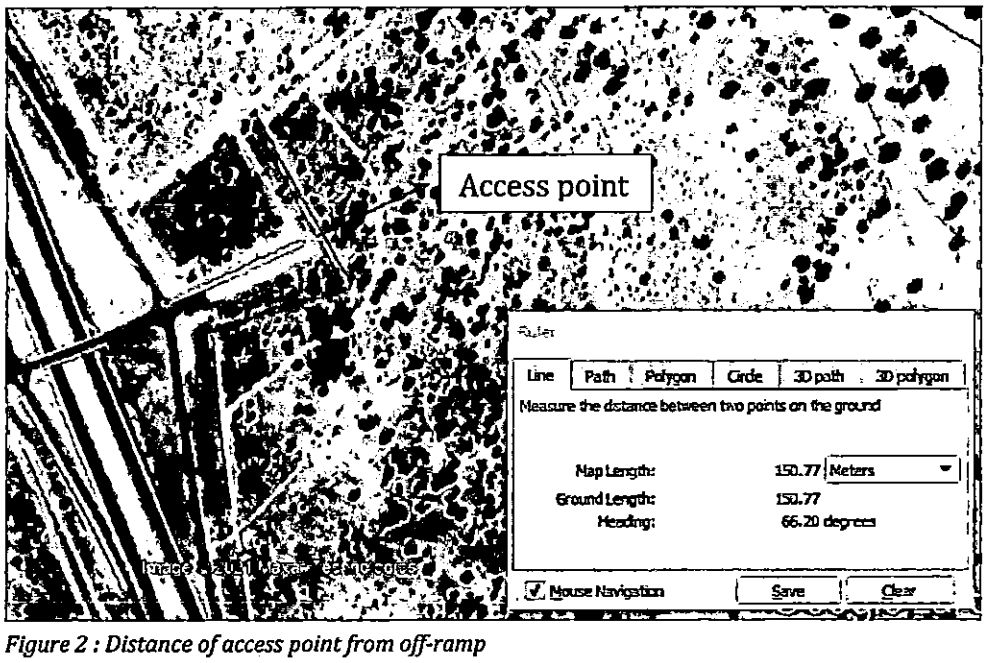


Figure 2 : Distance of access point from off-ramp

2. Public Participation process

Attached are proof of the necessary notices to the surrounding neighbours and advertisements. Besides an email where Mr Labuschagne the General Manager of Feedmaster mentioned he does not have any objection to the proposed application, we have not received any further feedback from the neighbours.

- Ptn A/51 – Okapuka Guest Farm
- Ptn 5/65 – Feedmaster – opposite highway
- Ptn 7/A/51 – Namib Poultry – opposite highway

Our client is also the owner of the adjacent Portion 3 of Farm Otjihavera No. 62, it is thus not necessary to obtain his consent.

The notices appeared in the Government Gazette of 1 November 2021 and in the New Era and Republikein newspapers of 29 October 2021 and 5 November 2021.

3. Credit Clearance and application fee

A new credit clearance for both Portion 1/B/51 and Rem/Ptn A/51 is attached and the accounts are in good standing.

As per the requirements, a 50% re-submission application fee was paid. Proof is attached.

4. Conclusion

The two outstanding conditions for the application to be evaluated were adhered to. The complete application as submitted 21 June 2021 will follow below.

Council is kindly requested to process the re-submission application.

---

1. Application

On behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 (Klein Okapuka cc) and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 (Otjihavera River Rest Camp), application is hereby made for the:

- subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (± 4.2655 ha) and the Remainder

- consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 and

- amendment of Title Conditions to include additional uses to allow for warehouses and storage facilities, as well as a service station and related uses

The locality of the portions and proposed subdivision and consolidation is shown on the attached plans.

The members of Klein Okapuka cc are M E Flachberger and A Flachberger, and the sole member of Otjhavera River Rest Camp cc is A P Seabrooke. Power of Attorneys are attached.

1. Land information

This application deals with 2 land portions, being described below. As the Town Planning Scheme was not extended to include these farms, no zonings are applicable.

Portion 1 of Portion B of Klein Okapuka No. 51 is located to the south and directly adjacent to Portion 3 of the Farm Otjihavera No. 62, with which it is notarially linked. The Trunk Road forms the western boundary, and the Railway line the eastern boundary. As Namib Poultry Industries and Feedmaster stretches a long distance along the western side of the Trunk Road, these activities are also located opposite the portion to the west of the Trunk Road.

The portion is 26.3169ha in extent and vacant. It has a long rectangular shape with the Otjihavera River also running through the portion.

Access to the portion is from the Trunk Road (B1), via Portion 3 of the Farm Otjihavera No 62.

This portion falls within the Municipal boundaries of Windhoek.

The Remainder of Portion A of the Farm Klein Okapuka No. 51 is located adjacent to Portion 1 of Portion B of Klein Okapuka, directly to the south of the portion. It is 7 313.0803ha in extent. Access to this portion is also from the Trunk Road. The portion is being used for a Game Farm and the Okapuka Lodge

The land was also already incorporated in the Municipal area of Windhoek.

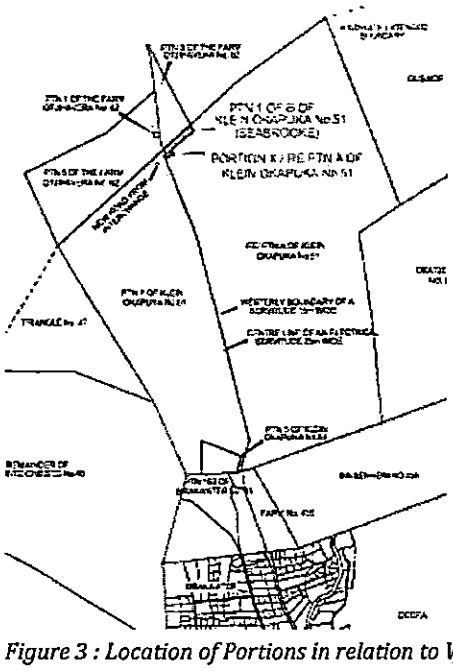


Figure 3 : Location of Portions in relation to Windhoek



Figure 4 :Location of Farms in relation with B1 Trunk Road showing access

2. Proposed land changes (cadastral and use)

The application involves various cadastral and land use changes:

2.1 subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 and the consolidation of the new portion with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 and

2.2 the amendment of Title Conditions of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 to include additional uses to allow for warehouses and storage facilities, as well as a service station and related uses

3. Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 and the consolidation of the new portion with Portion 1 of Portion B of the Farm Klein Okapuka No. 51

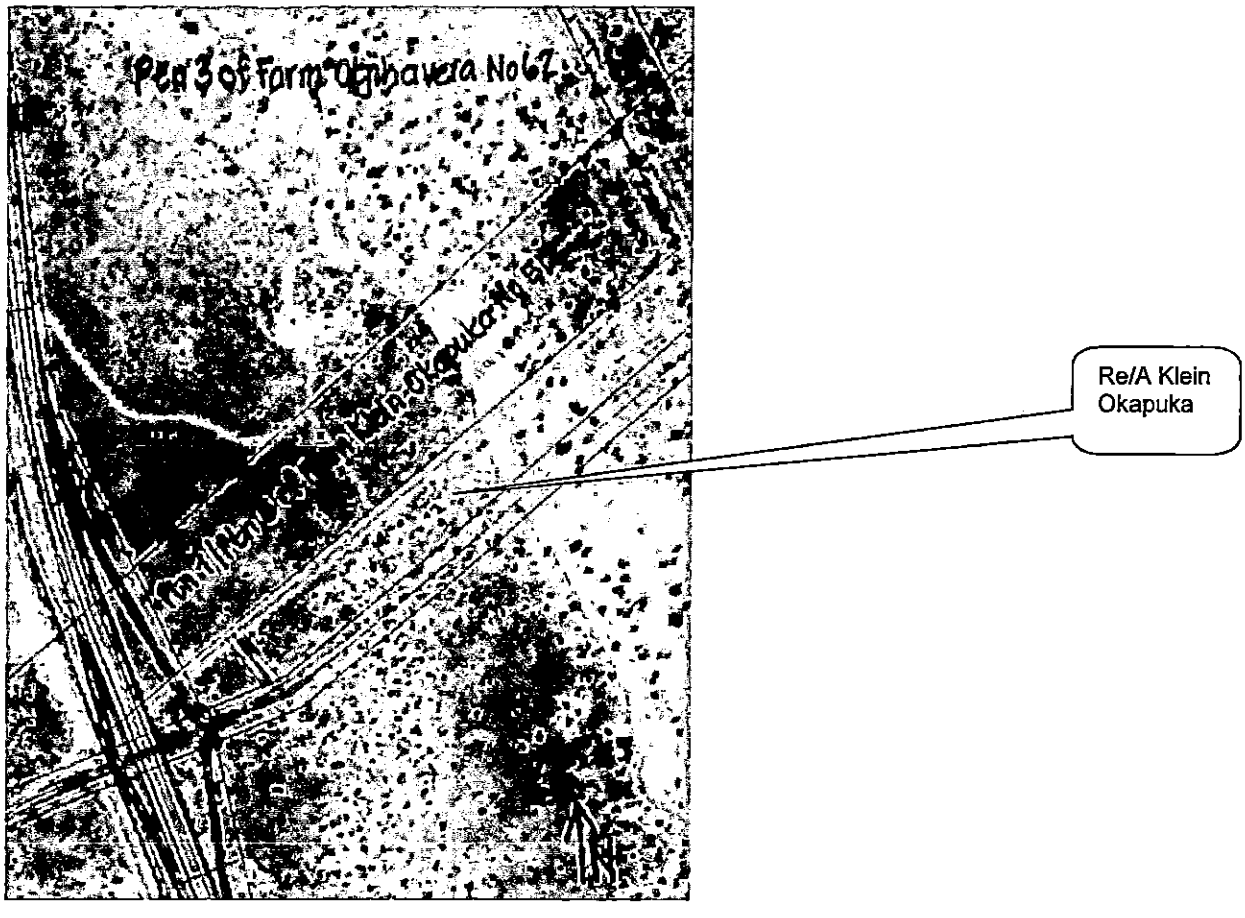
3.1 Creation of access

Access to Portion 1 of Portion B of Klein Okapuka No. 51 is currently via Portion 3 of the Farm Otjihavera No 62 from the Windhoek- Okahandja Trunk Road (B1). These two portions are notarially linked and belong to the same owner.

- With the completion of the Namwater interchange, a lower order east-west road will be created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51, over the Remainder of Portion A of the Farm Klein Okapuka No. 51, from where access to adjacent properties can be obtained.

- The position of this new road results in a narrow strip of land between the road and Portion 1 of Portion B of the Farm Klein Okapuka No. 51.

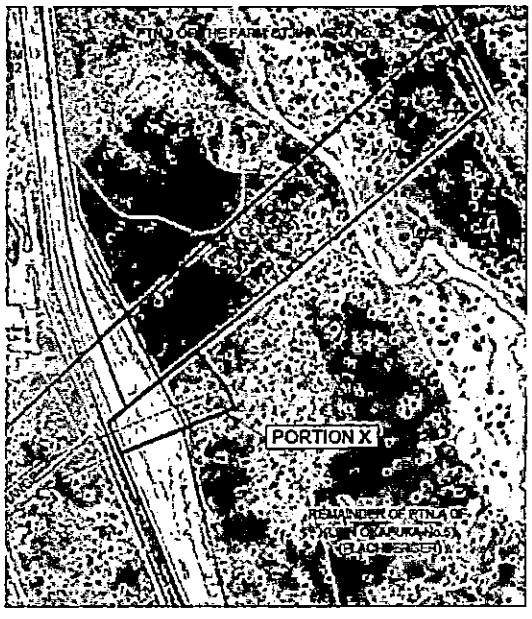
  In the figure below the position of the new road from the intersection, as well as the narrow piece of land of Remainder of Portion A of the Farm Klein Okapuka No. 51 between the road and Portion 1 of Portion B of the Farm Klein Okapuka No. 51 can be observed.

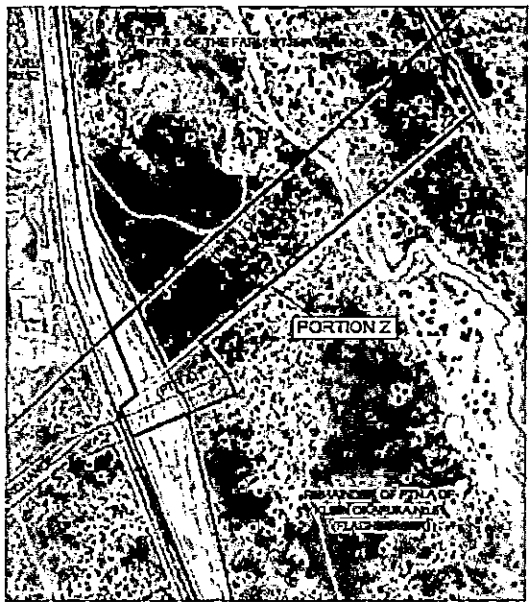


- As the new road is not directly adjacent to Portion 1 of Portion B of the Farm Klein Okapuka No. 51, this portion still does not have a direct access and the owner approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a portion of this narrow strip of land to create an access to Portion 1 of Portion B of the Farm Klein Okapuka No. 51.

- By adding the additional land (Portion X), Portion 1 of Portion B of the Farm Klein Okapuka No. 51 will have a direct access from the new District Road created by the Namwater interchange. The Roads Authority approved this access as per attached documentation.

- The figures below show the proposed subdivision of Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X, the portion to be consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 51, illustrating how a new access is created to the latter Portion.





3.2 Approvals required

To be able to affect the transfer of the portion of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to create an access to Portion 1 of Portion B of the Farm Klein Okapuka No. 51, the following approvals are required:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (± 4.2655 ha) and the Remainder

- consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z

As both these farms falls in Registration Division "K" the portions can be consolidated.

The new consolidated Portion Z will still be linked notarially with Portion 3 of the Farm Otjihavera No. 62.

4. Intended uses and Amendment of Title Conditions of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 to allow for warehouses and storage facilities, as well as a service station and related uses

With the extension of the Municipal boundaries and the inclusion of the various farms surrounding Windhoek, the Town Planning Scheme was not extended to cover these areas, and no zonings are thus applicable. The uses allowed are included in the Title Deeds of each farm.

4.1 Intended new use of Portion 1 of Portion B of the Farm Klein Okapuka No. 51

The conditions registered against the portion determine that the land may only be used for agro-tourism

What is Agro-tourism: Agro-tourism refers to agriculturally based operations that attract tourists to a farm to experience and take part in the activities on the farm. They can also familiarize themselves on food production such as dairy and poultry products, vegetable and fruit picking, and other crop and grain harvesting, wine or beer making, including all farming processes. It also includes activities for the tourists such as horse riding, game viewing, hiking trails, inter-action with animals, picnic facilities, festivals and fairs, amongst others.

Agro-tourism is thus a tourist destination where visitors take part in active farming on a traditional farm, and where they have access to accommodation and restaurants. There is usually also an open market and gift shop where the farm products and hand-crafted gifts are sold.

Portion 1 of Portion B of the Farm Klein Okapuka No. 51 is not yet developed into an active Agro-tourism farm for various reasons. To name a few:

- Agro-tourism is demand driven and is currently not a well-known industry in Namibia.
- One needs tourist attractions to develop such a facility
- The farms are too small for extensive livestock farming and with Namibia being a very dry Country, it will not be possible to allow for natural free grazing of animals
- Due to water scarsity, intensive crop farming and large orchards is also not possible as there is not enough water for irrigation
- The climate and rainfall are not suitable for the growing of various crops such as vineyards, some vegetables and fruit trees.
- Fish farming is also not an option due to the water scarcity

Intended additional uses: The owner now wishes to have additional uses incorporated in the Title Deed of the portion to allow him to use the land also for warehouses and storage facilities, as well as a service station.

Need for a service station: service stations (sometimes referred to as lay-bys) (including rest areas or rest stops) along National roads play an important role for tourist, long distance drives and other road users where drivers and passengers can obtain fuel, use rest rooms, purchase something to eat and rest for a while.

- It promotes road safety as it provides a safe place where drivers can get the opportunity to stop to refuel, rest, get refreshments, walk around, make phone calls or use the public toilets or rest rooms instead of just parking next to the main road. These activities have a direct impact on freshness of a driver and will keep motorists safe and alive.

- There is no such facility along the B1 between Windhoek and Okahandja like for example:
- close to the airport between Windhoek and Gobabis,
- at Otavi between Otavi and Grootfontein,
- just outside Otjiwarongo between Otjiwarongo and Otavi,
- along the main road in Mariental,
- outside Keetmanshoop between Keetmanshoop and Karasburg or
- at Karasburg enroute to the Namibian-South African border.

- It is strategically located at the new interchange and near the exit built on the B1 National Highway. No access is required form the main road, providing safe access to the proposed facility

- The portions are located opposite Namib Poultry Industries and Feedmaster, in an area where the environment is not purely farming anymore.

- It is very visible

- The natural terrain can support the intended developments.

- As the farm is too small for farming, the proposed uses were found to be most suitable for this specific area

Need for warehouse and storage facilities: Base on the current trend for light industries to establish to the north of Windhoek and slowly moving towards Okahandja, it is anticipated that this area will in future become a light industrial area, for uses which require large portions of land. This is already experienced from the operations of Namib Poultry Industries and Feedmaster.

The need for warehouses and storage facilities are huge and still growing. Large portions of land are required for storage facilities and movement of trucks and interlinks, which are not available in the City.

Access to the portion is very good via the new secondary road off the B1.

In areas where the Windhoek Town Planning Scheme is applicable, a zoning of 'restricted business' would have been the appropriate zoning to allow for uses such as warehouses and storage facilities. Under this zoning a 'Business building' is the primary use. The definition of 'business building' according to the Windhoek Town Planning Scheme can be used as a guideline for the new conditions.

Business building means a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.

4.2 Approval required: In order to allow for additional uses, the Title Conditions of the portion need to be amended to include the additional uses.

4.3 Current Registered conditions

Portion 1 of Portion B of the Farm Klein Okapuka No. 51 is registered under Deed of Transfer No. T2461/2000.

The conditions registered against this portion determine:

- that the land be notarially lined with Portion 3 of the Farm Otjihavera No. 62
- that the land may only be used for agro-tourism and
- that the land may not be used for business purposes except where the lands adjoins another Public Road and that no direct access be permitted from the Trunk Road

Remainder Portion A of Farm Klein Okapuka No. 51

The conditions registered against the Remainder of Portion A of Farm Klein Okapuka is contained in Deed of Transfer T1576/1981. There is a Servitude of Electric Powerline and a Water pipeline registered against the Remainder of Portion A. These servitudes however do not affect the proposed Portion X or newly Consolidated Portion Z.

5. Environmental clearance

Should the proposed uses be supported by the City, an Environmental Impact Study will be done in order to obtain an Environmental Clearance.

6. Credit Check and application fees

New Credit Clearances were done and the accounts are in good standing. The necessary application fees were also paid.

7. Conclusion

With the proposed subdivision and consolidation an access will be created to Portion 1 of Portion B of the Farm Klein Okapuka No. 51 which will allow the optimal use of the land. With the planned new uses, facilities will be provided for the safety and convenience of road users which does currently not exist along the B1.

Based on the above arguments and motivation, Council is kindly requested to support the application.

8. Application

Application is herewith made:

8.1 That the Remainder of Portion A of the Farm Klein Okapuka No. 51 be subdivided into Portion X (± 4.2655 ha) and the Remainder

8.2 That Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 be consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into new Portion Z

8.3 That the conditions registered against the Remainder of Portion A of the Farm Klein Okapuka No. 51 be retained against the Remainder

8.4 That the conditions registered against Portion 1 of Portion B of the Farm Klein Okapuka No. 51 be amendment to include additional uses to allow for warehouses and storage facilities and service station purposes to be registered against the new consolidated Portion Z

8.5 That consent be granted to use Portion 1 of Portion B of the Farm Klein Okapuka No. 51 for warehouses and storage facilities as well as a service station and related uses.

8.6 That an Environmental Clearance be obtained for the intended uses.

8.7 That the owner be responsible for the provision of all services

9. Attachments

Attached 5 copies of the following documents

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Attached Letter from CoW 17/09/2021
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	Will obtain in time for URPB meeting
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Zoning Plans and Zoning Certificate attached
	E) **Parking Layout**	**Not applicable**
3	**Conditions to be registered** *(if applicable)*	**Not applicable**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**Not applicable**
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	Attached

8	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	Attached
	B) Copy of Company Resolution (*if registered in the name of a Company*)	**Not applicable**
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T1576/1981 (Ptn A/Klein Okapuka 51) T2461/2000 (Ptn 1/B/51 Notarial Deed of Coupling K88/2000S
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	Attached

Based on the above motivation and supportive documents, it is trusted that the application will favourable considered by Council. Should you need additional information, do not hesitate to contact our office.

Kind regards

Dorette Opperman

FORM 7 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & CONSOLIDATION OF LAND

TO WHOM IT MAY CONCERN

Please take note that **DU TOIT TOWNPLANNING CONSULTANTS**
(full names of applicant)

intends to apply to **CITY OF WINDHOEK**
(authorised planning authority or other local authority or to the Board*)

for consent to subdivide AND consolidate

the Remainder of Portion A of Farm Klein Okapuka No. 51
(full description of land concerned, e.g. erf number, street address and urban area)

into **Portion X (± 4,2655ha) and Remainder and consolidation of Portion X/Re/A/51 with with Portion 1 of Portion B of Farm Klein Okapuka No. 51 into Consolidated Portion Z**

Please further take note that -

(a) the plan of the land lies for inspection at room ..... of the offices of the authorised planning authority other local authority or the Board;*

(b) any person having objections to the subdivision concerned or who wants to comment, may lodge such objections and comments, together with the grounds, in writing with the authorised planning authority or other local authority or the Board* and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or the Board*, if any, and any conditions determined by it with regard to the subdivision are as follows:

.....

....
Signature of applicant Date
Address of applicant: .....

* Delete whichever is not applicable.

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR SUBDIVISION/CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: The Secretary*
Urban and Regional Planning Board
Private Bag 13289
Windhoek

1. Full names and residential and postal address of applicant:

Du Toit Town Planning Consultants

P O Box 6871
Ausspannplatz
WINDHOEK

2. Land Owner

Remainder of Portion A of Farm Klein Okapuka No. 51
- Klein Okapuka CC (CC/96/947)
- Monika Elisabeth Flachberger and Anja Flachberger

Portion 1 of Portion B of Farm Klein Okapuka No. 51
- Otjihavera River Rest Camp CC (CC/97/1454)
- Anton Philip Seabrooke

(Attach a power of attorney if land owner is not applying personally.)

3. Registered name(s) and number(s) of the land:

- **Portion A of the Farm Klein Okapuka No. 51**
- **Portion 1 of Portion B of the Farm Klein Okapuka No. 51**

4. Approximate sizes of the land and new portions:

Subdivision:

Portion X/Re/A/51	**± 4.2655ha**
Remainder Ptn A/51	**± 7308.8148ha**

Consolidation:

Portion X/RePtn A/51	**± 4.2655ha**
Portion 1/B/51	**26.3169ha**
CONSOLIDATED PTN Z	**30.5824 ha**

5. Is the land situated within an approved local authority area or outside an approved local authority **area:**

Inside

6. The reasons for the proposed subdivision/consolidation*:

See letter attached

7. If buildings are to be erected, for which purpose(s) will they be used?

Warehouse/service station

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?

Namwater & Nampower; owner provide own sewer services

9.1 What is the zoning (zoning scheme)?

Not applicable

9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?

Equal times the Municipal valuation of the erf

10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?

Yes

11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?

Yes

12. Is the consolidation with other portions of land intended?

Yes
Ptn X/Re PtnA/51 with Ptn 1 of B of Klein Okapuka No. 51

13 Motivate the proposed new boundaries, in particular any unusual boundaries:

The new boundaries of the Consolidated Ptn Z are according to the agreement between the owners on the portion bought by the owner of Portion 1/B/51.

14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:

The sizes of the new portions are in relation to the other surrounding properties.

15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the authorised planning authority or other local authority or the Board;* as well as proposals for a fire wall and fire prevention methods.

n.a.

16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the authorised planning authority or other local authority or the Board* regarding who will be responsible for the design and construction of the street.

n.a

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed? Yes ☐ No ☐

n.a

....

Signature of applicant Date

* Delete whichever is not applicable.

FORM 7 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & CONSOLIDATION OF LAND

TO WHOM IT MAY CONCERN

Please take note that **DU TOIT TOWNPLANNING CONSULTANTS**
(full names of applicant)

intends to apply to **CITY OF WINDHOEK**
(authorised planning authority or other local authority or to the Board*)

for consent to subdivide AND consolidate

the Remainder of Portion A of Farm Klein Okapuka No. 51
(full description of land concerned, e.g. erf number, street address and urban area)

into **Portion X (± 4,2655ha) and Remainder and consolidation of Portion X/Re/A/51 with with Portion 1 of Portion B of Farm Klein Okapuka No. 51 into Consolidated Portion Z**

Please further take note that -

(a) the plan of the land lies for inspection at room ..... of the offices of the authorised planning authority other local authority or the Board:*

(b) any person having objections to the subdivision concerned or who wants to comment, may lodge such objections and comments, together with the grounds, in writing with the authorised planning authority or other local authority or the Board* and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or the Board*, if any, and any conditions determined by it with regard to the subdivision are as follows:

.....

..... 13/06/2022

Signature of applicant Date

Address of applicant: 1st Floor, Bridgeview building, Dr. Kwame Nkrumah Ave Klein Windhoek

* Delete whichever is not applicable.

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR SUBDIVISION/CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: The Secretary*
Urban and Regional Planning Board
Private Bag 13289
Windhoek

1. Full names and residential and postal address of applicant:

Du Toit Town Planning Consultants

P O Box 6871
Ausspannplatz
WINDHOEK

2. Land Owner

Remainder of Portion A of Farm Klein Okapuka No. 51
- Klein Okapuka CC (CC/96/947)
- Monika Elisabeth Flachberger and Anja Flachberger

Portion 1 of Portion B of Farm Klein Okapuka No. 51
- Otjihavera River Rest Camp CC (CC/97/1454)
- Anton Philip Seabrooke

(Attach a power of attorney if land owner is not applying personally.)

3. Registered name(s) and number(s) of the land:

- **Portion A of the Farm Klein Okapuka No. 51**
- **Portion 1 of Portion B of the Farm Klein Okapuka No. 51**

4. Approximate sizes of the land and new portions:

Subdivision:

Portion X/Re/A/51	± 4.2655ha
Remainder Ptn A/51	± 7308.8148ha

Consolidation:

Portion X/RePtn A/51	± 4.2655ha
Portion 1/B/51	26.3169ha
CONSOLIDATED PTN Z	30.5824 ha

5. Is the land situated within an approved local authority area or outside an approved local authority area:

Inside

6. The reasons for the proposed subdivision/consolidation*:

See letter attached

7. If buildings are to be erected, for which purpose(s) will they be used?

Warehouse/service station

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?

Namwater & Nampower; owner provide own sewer services

9.1 What is the zoning (zoning scheme)?

Not applicable

9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?

Equal times the Municipal valuation of the erf

10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?

Yes

11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?

Yes

12. Is the consolidation with other portions of land intended?

Yes
Ptn X/Re PtnA/51 with Ptn 1 of B of Klein Okapuka No. 51

13 Motivate the proposed new boundaries, in particular any unusual boundaries:

The new boundaries of the Consolidated Ptn Z are according to the agreement between the owners on the portion bought by the owner of Portion 1/B/51.

14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:

The sizes of the new portions are in relation to the other surrounding properties.

15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the authorised planning authority or other local authority or the Board;* as well as proposals for a fire wall and fire prevention methods.

n.a.

16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the authorised planning authority or other local authority or the Board* regarding who will be responsible for the design and construction of the street.

n.a

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed? Yes ☐ No ☐

n.a

.....
Signature of applicant

13/06/2022
.....
Date

* Delete whichever is not applicable.

Department of Urban & Transport Planning

265

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax. (+264) 61 290 2060 • www.windhoek.org.na

Enq: Mr G De Klerk
Tel: 290 2104

Ref: L/51/ Farm Klein Okapuka
Date: 17 September 2021

Du Toit Town Planning Consultants
P O Box 6871
Ausspannplatz
Windhoek

Dear Madam,

NOTICE IN TERMS OF SECTION 109 (3) OF THE URBAN AND REGIONAL PLANNING ACT, 5 OF 2018

Please take note that the Municipal Council of Windhoek intends to recommend to the Urban and Regional Planning Board the following application:

- **SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (4,2ha) AND REMAINDER.**
- **CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO.51**
- **AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES FOR WAREHOUSE AND STORAGE FACILITIES, AS WELL AS SERVICE STATION AMD RELATED USES**

Please take note that in line with the delegated authority to approve / not approve consent uses as per Council Resolution 283/11/2017 it was resolved that the application is not approved.

The decision is due to the following:

1. That the application be referred back in order for the applicant to address the following issues:

1.1 That the applicant provides an approval letter from the Roads Authority supporting the subdivision and the access point.

1.2 That the public participation process be done in terms of Act 5 of 2018 for both the subdivision and the amendment of title conditions

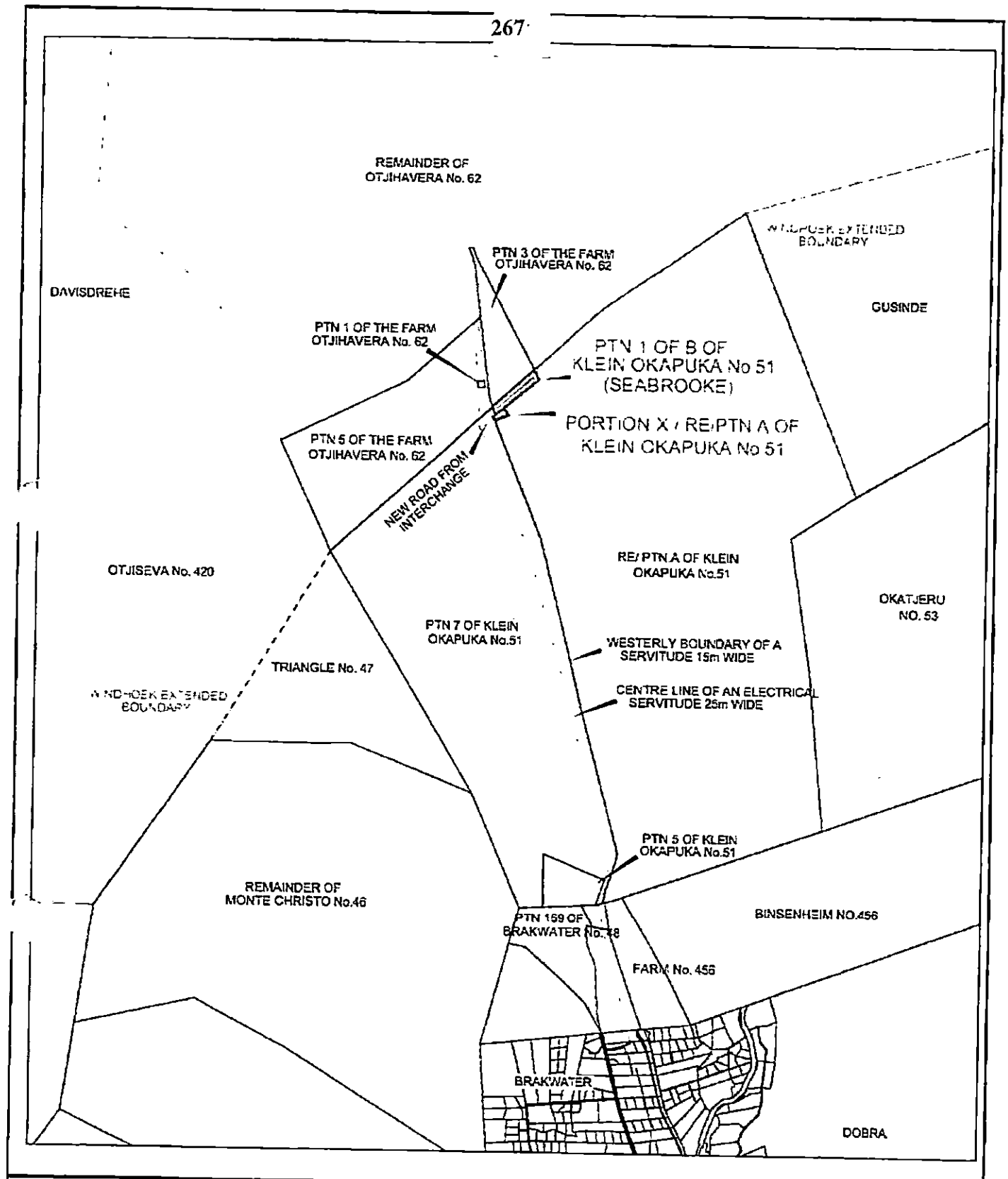
1.3 That the proposed amendment of Title conditions, will depend on the Roads Authority approval and access as well as Public Participation to be completed.

All official correspondence must be addressed to the Chief Executive Officer

Please further take note that in terms of Section 110 of the Urban and Regional Planning Act, 5 of 2018 any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister. Notice of the appeal and the grounds for the appeal must be lodged within 21 days from the date of this Notice to the Minister and Local Auhtority whose decision is the subject of the appeal.

Yours faithfully

GF De Klerk



Scale: 1/115 000

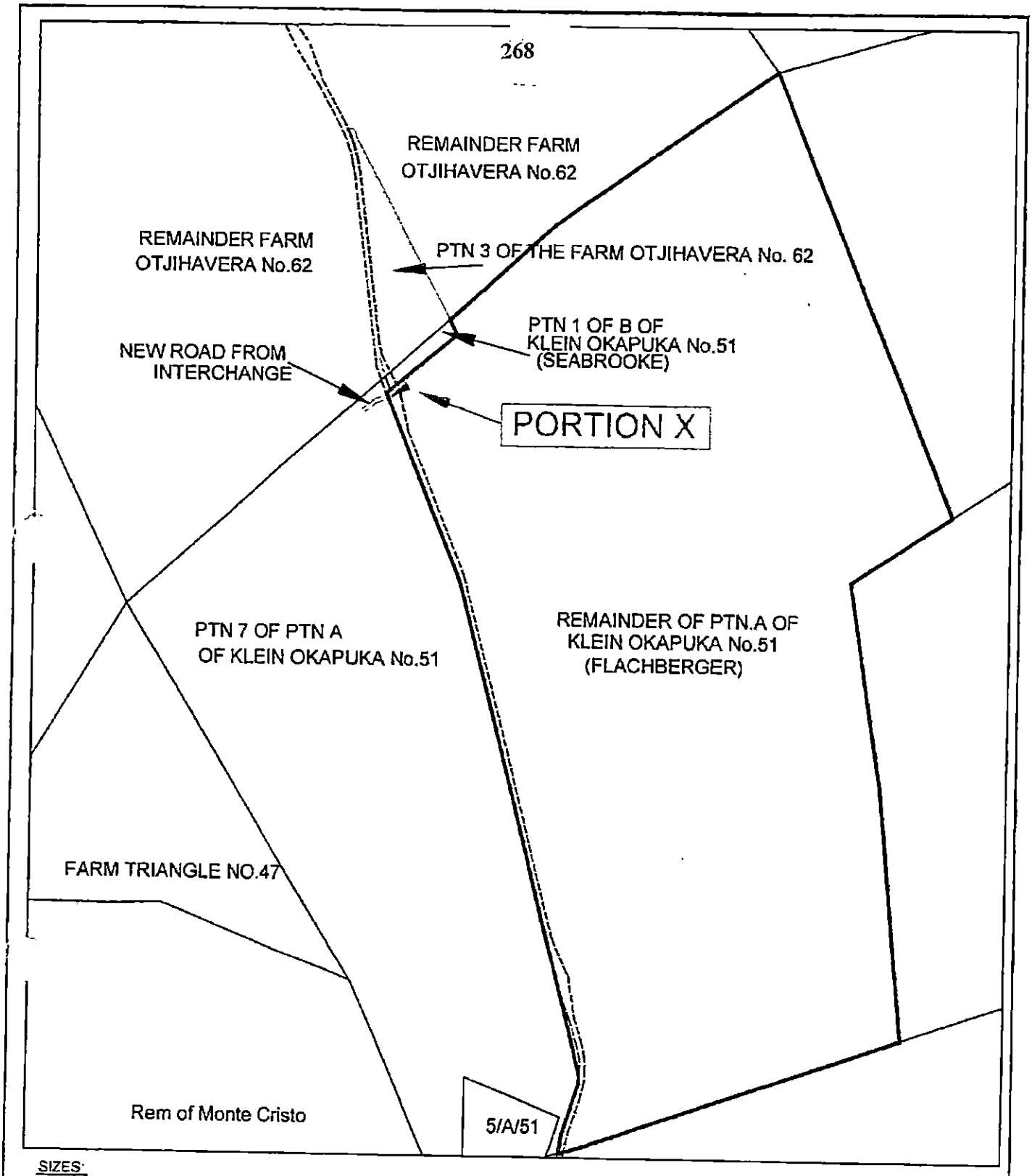
DATE. SEPT.2019

PLAN NO. OKAPUKA

TN

LOCALITY PLAN OF PTN.1/ B/ KLEIN OKAPUKA No.51 AND PORTION X OF RE/PTN.A/ KLEIN OKAPUKA No.51

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone +264 61 248510
Fax +264 61 248529. Email: dmane@dutoitpln.com

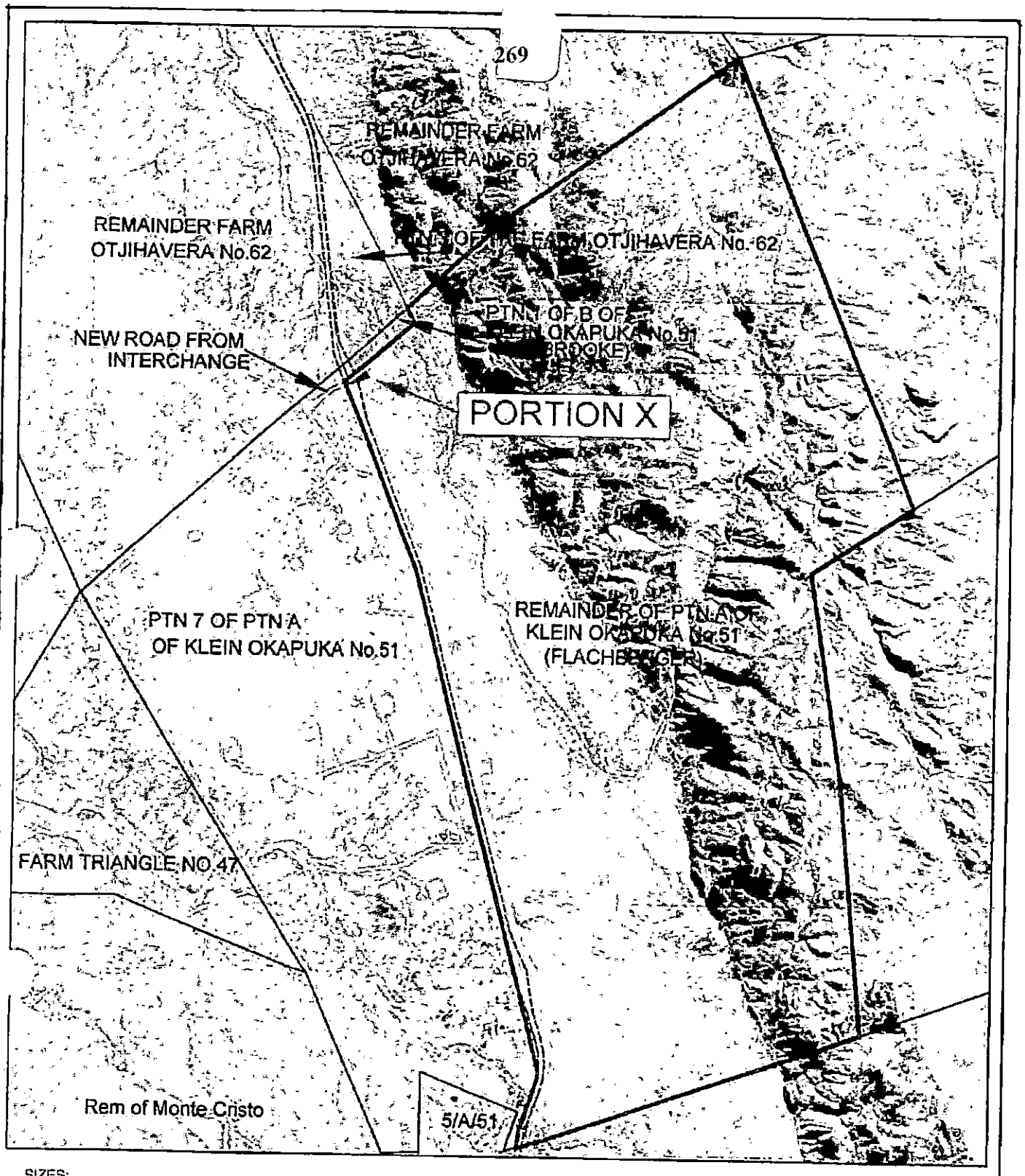


SIZES:

PORTION X = 4,2655 ha

RE/PTN.A/ FARM KLEIN OKAPUKA 51 = 7308.8148 ha

SCALE: 1/75 000 DATE: SEPT 2019 PLAN NO. OKAPUKA_4 TN	SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA No.51 INTO PORTION X (4,2655ha) AND REMAINDER	Du Toit TOWN PLANNING CONSULTANTS 1st floor Bridgeview Offices & Apartments No 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek, Phone +264 61 248010 Fax +264 61 248502 E-mail

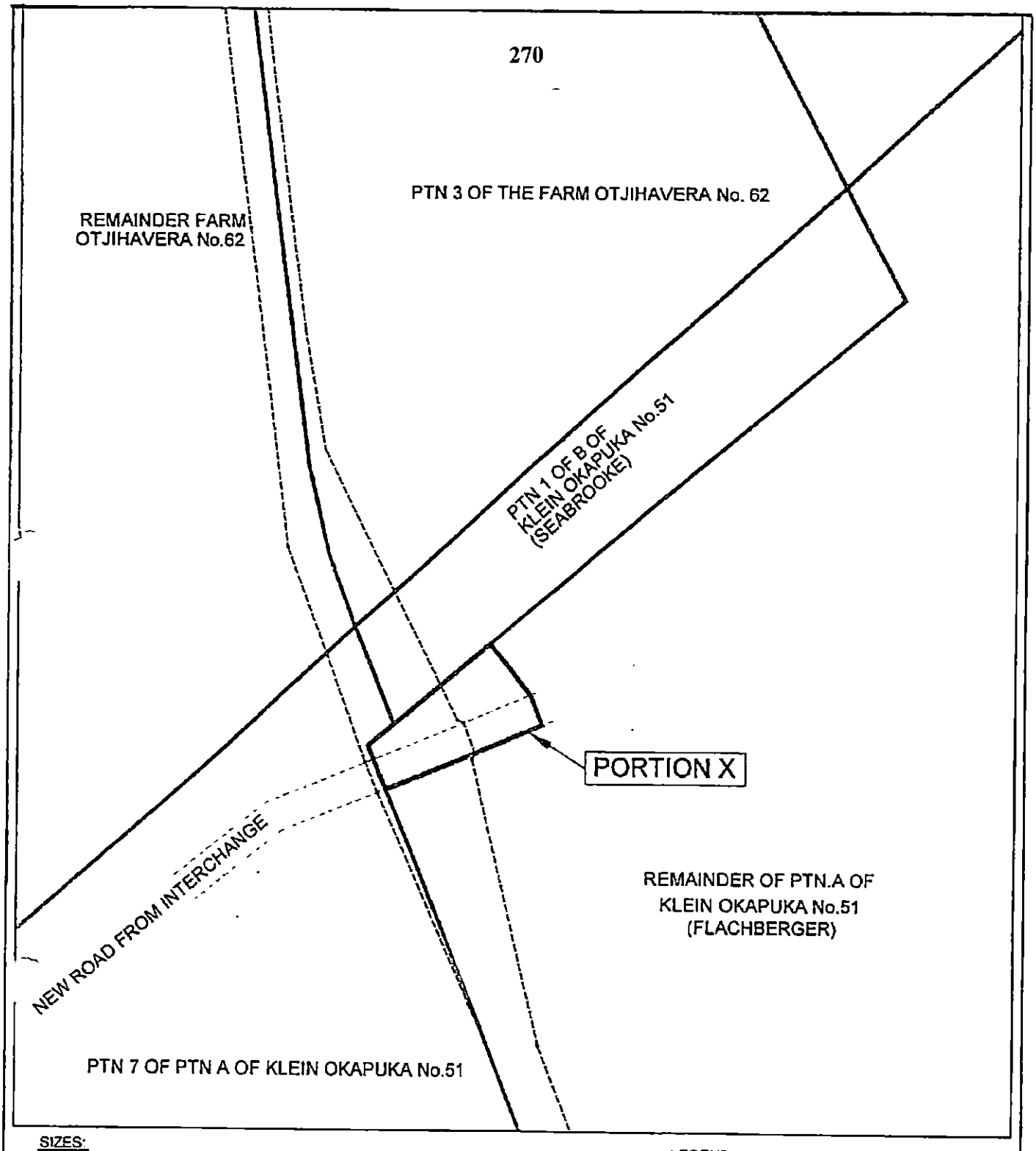


SIZES:

PORTION X = 4,2655 ha

RE/PTN.A/ FARM KLEIN OKAPUKA 51 = 7308.8148 ha

SCALE: 1/75 000 DATE: SEPT.2019 PLAN NO. OKAPUKA_4 TN	SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA No.51 INTO PORTION X (4,2655ha) AND REMAINDER	Du Toit TOWN PLANNING CONSULTANTS 1st floor Bridgeview Offices & Apartments No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010 Fax +264 61 248008 Email: surveys@dutoitplan.com



SIZES:

PORTION X = 4,2655 ha

RE/PTN.A/ FARM KLEIN OKAPUKA 51 = 7308.8148 ha

LEGEND:

PROCLAIMED CADASTRAL BOUNDARIES

ROAD RESERVE

NEW ROAD FROM INTERCHANGE

SCALE: 1/10 000

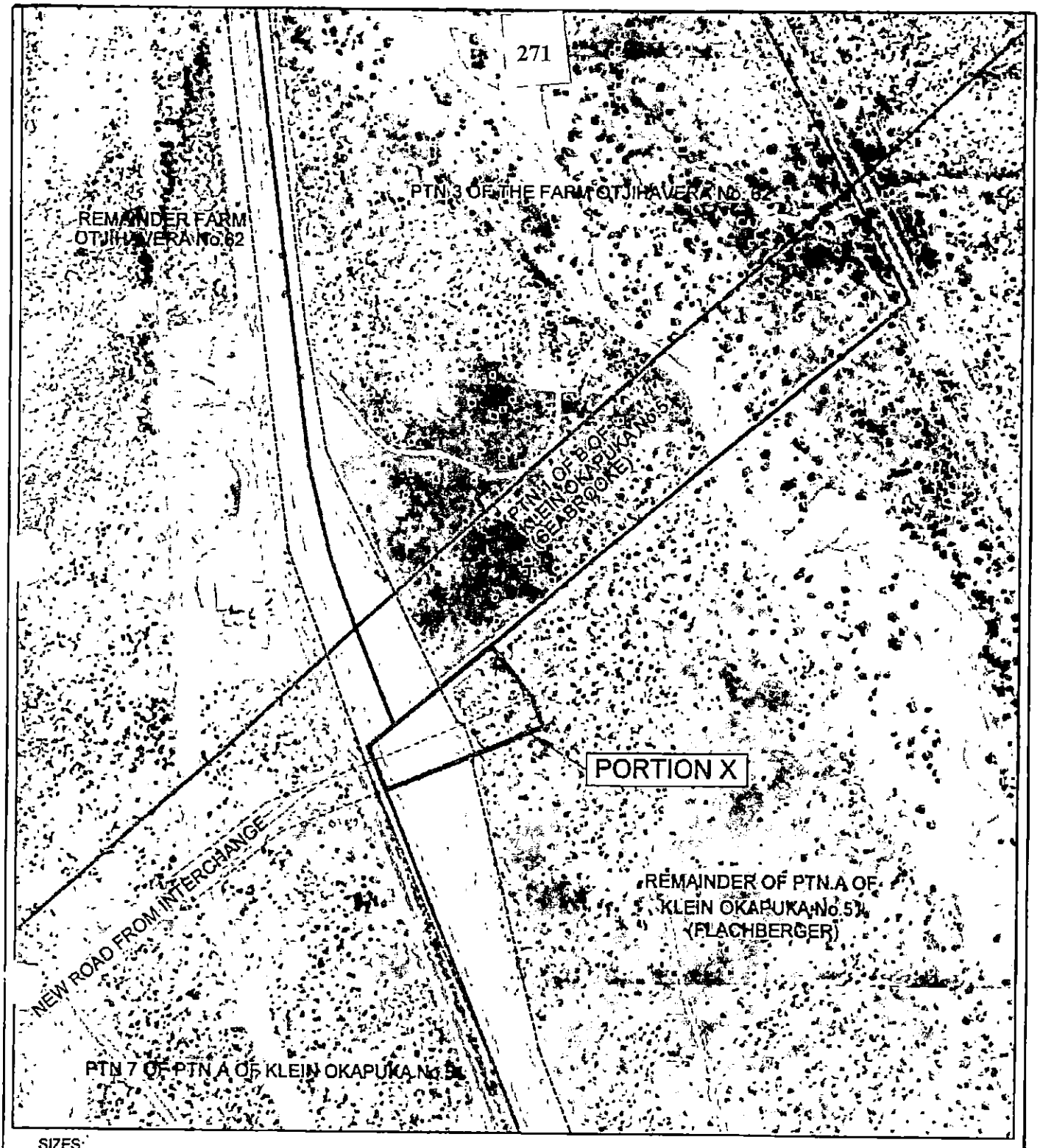
DATE SEPT.2019

PLAN NO. OKAPUKA_4

TN

SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA No.51 INTO PORTION X (4,2655ha) AND REMAINDER

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6971, Ausspannplatz, Windhoek, Phone +264 61 248310



SIZES:

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RE/PTN.A/ FARM KLEIN OKAPUKA 51 = 7308.8148 ha

LEGEND:

PROCLAIMED CADASTRAL BOUNDARIES

ROAD RESERVE

NEW ROAD FROM INTERCHANGE

SCALE: 1/10 000

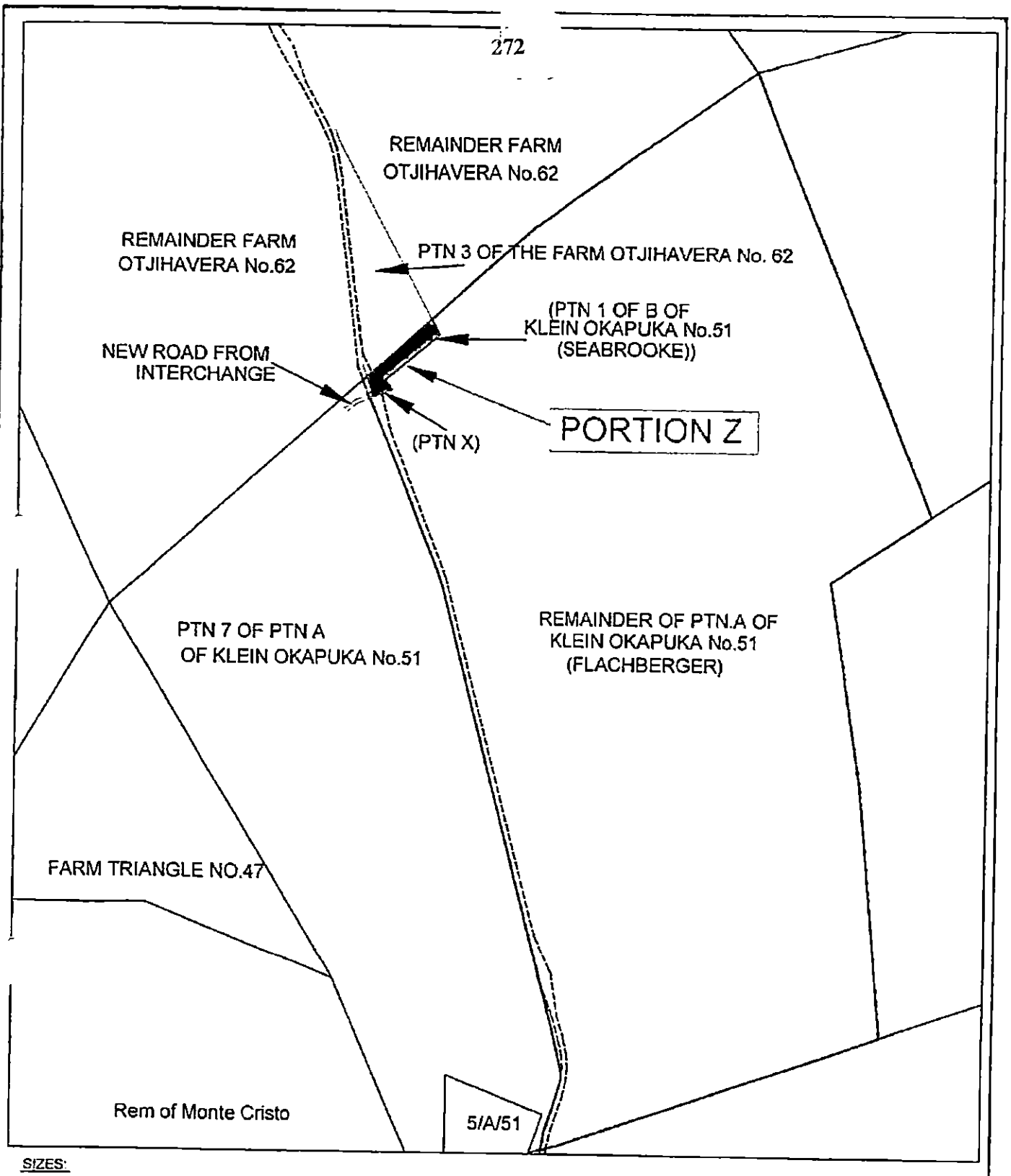
DATE: SEPT.2019

PLAN NO. OKAPUKA_4

TN

SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA No.51 INTO PORTION X (4,2655ha) AND REMAINDER

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue Klein Windhoek, Namibia
PO Box 6871 Ausspannplatz, Windhoek. Phone +264 61 248010



SIZES:

PORTION Z = 30,5824 ha

SCALE: 1/75 000

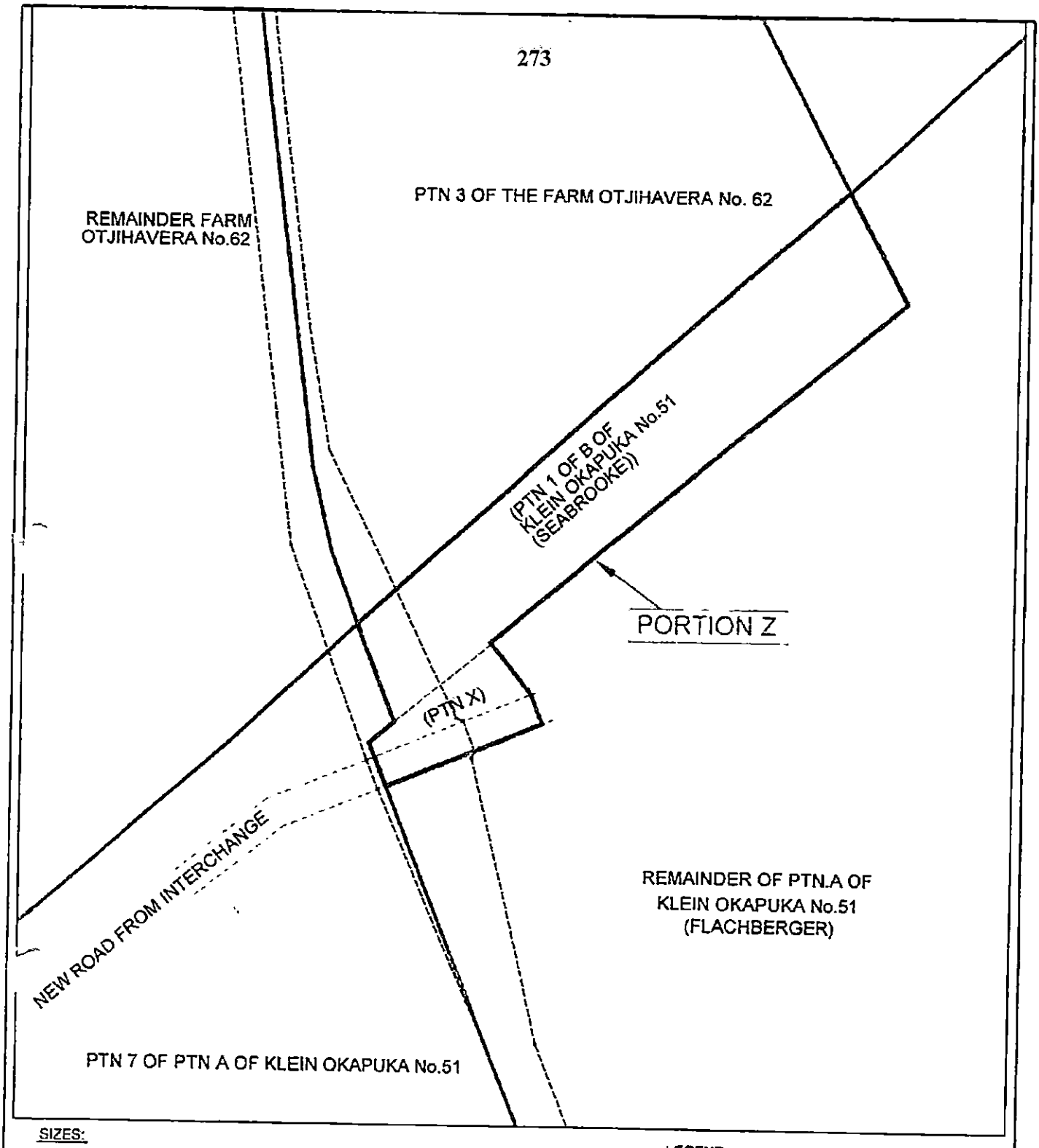
DATE: SEPT.2019

PLAN NO. OKAPUKA_4

TN

CONSOLIDATION OF PORTION X
AND PTN.1/B/KLEIN OF FARM
OKAPUKA No.51 INTO PORTION Z

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue Klein Windhoek, Namibia
PO Box 6271 Ausspannplatz, Windhoek Phone +264 61 248010



SIZES:

PORTION Z = 30,5824 ha

LEGEND:

PROCLAIMED CADASTRAL BOUNDARIES

ROAD RESERVE

NEW ROAD FROM INTERCHANGE

SCALE: 1/10 000

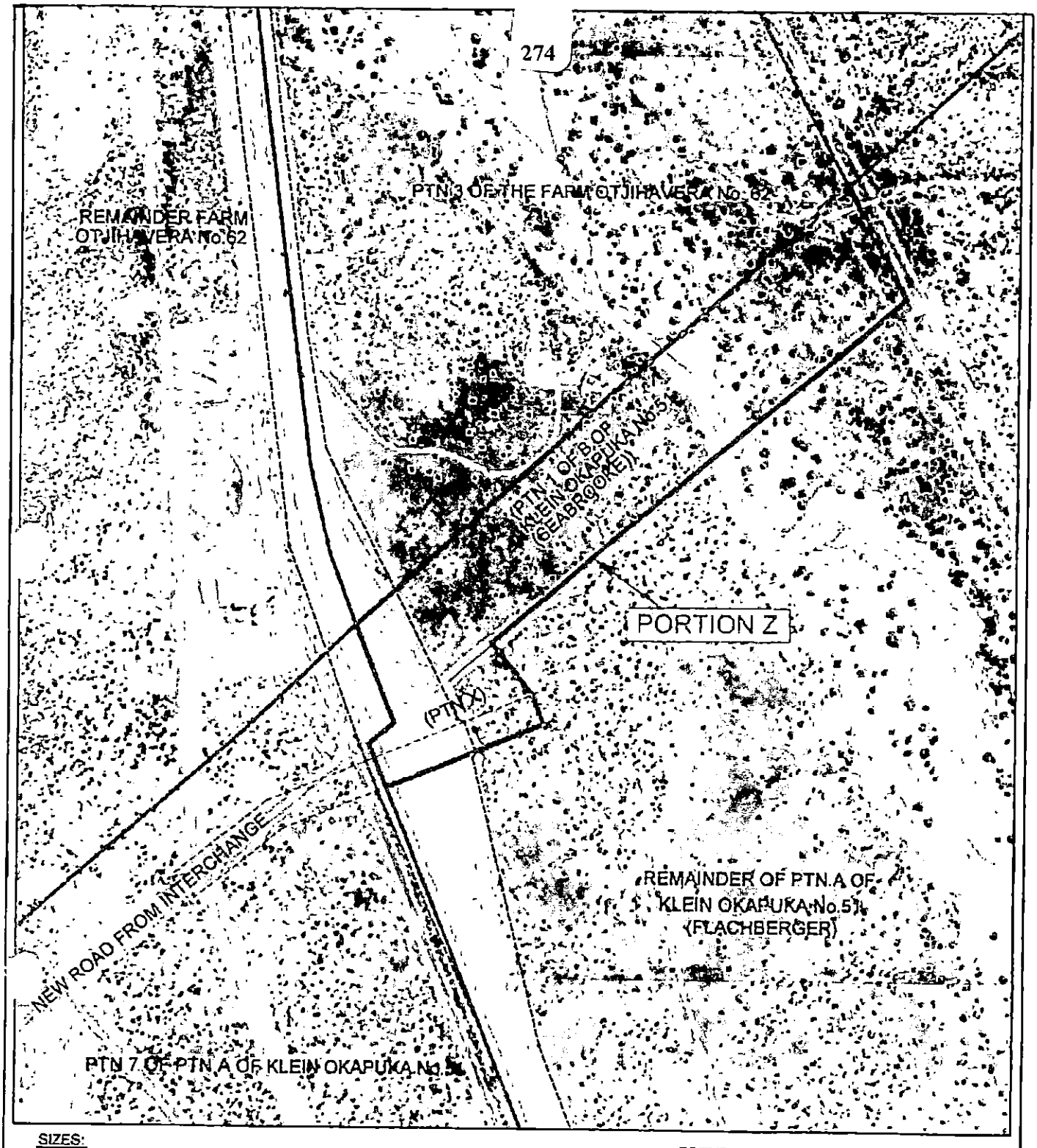
DATE: SEPT.2019

PLAN NO OKAPUKA_4

TN

CONSOLIDATION OF PORTION X AND PTN.1/B/KLEIN OF FARM OKAPUKA No.51 INTO PORTION Z

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue Klein Windhoek, Namibia
PO Box 6371 Ausspannplatz, Windhoek, Phone: +264 61 248013
Fax: +264 61 248008 Email: ...



SIZES:

PORTION Z = 30,5824 ha

LEGEND:

- PROCLAIMED CADASTRAL BOUNDARIES
- ROAD RESERVE
- NEW ROAD FROM INTERCHANGE

SCALE: 1/10 000

DATE. SEPT.2019

PLAN NO OKAPUKA_4

TN

CONSOLIDATION OF PORTION X AND PTN.1/B/KLEIN OF FARM OKAPUKA No.51 INTO PORTION Z

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No 4
Dr Kwame Nkrumah Avenue Klein Windhoek Namibia
PO Box 6871 Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248078 Email: admin@dutoitcon.com

SPECIAL POWER OF ATTORNEY

I/We, the undersigned

Monika Elisabeth Flachberger and **Anja Flachberger**

being the members of

KLEIN OKAPUKA CC (CC/96/947), **the owner of Farm Klein Okapuka No. 51**

hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be our lawful Agent in our name, place and stead, to make the necessary application to the City of Windhoek and the Ministry of Urban and Rural Development for the.

- **subdivision of the Remainder of Portion A of Farm Klein Okapuka No 51** into **Portion X (4,2655ha)** and **Remainder**

at the cost of Otjihavera River Rest Camp CC – CC/97/1454 and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at WHK [place] this 14 day of **MARCH 2019**, in the presence of the undersigned witnesses

WITNESSES

1 C.S. Hosses

2

SUBSCRIBER – MONIKA ELISABETH FLACHBERGER

Signed at WHK [place] this 14 day of **MARCH 2019**, in the presence of the undersigned witnesses

WITNESSES

1 C.S. Hosses

2

SUBSCRIBER – ANJA FLACHBERGER

SPECIAL POWER OF ATTORNEY

I/We, the undersigned

Anton Philip Seabrooke

being the member of

OTJIHAVERA RIVER REST CAMP CC (CC/97/1454),
the owner of Portion 1 of Portion B of Farm Klein Okapuka No. 51 and **the purchaser/future owner of Portion X (±4,2655ha) of the Remainder of Portion A of Farm Klein Okapuka No 51**

hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be our lawful Agent in our name, place and stead, to make the necessary application to the City of Windhoek and the Ministry of Urban and Rural Development for the:

- **consolidation of Portion X (±4,2655ha) of the Remainder of Portion A of Farm Klein Okapuka No 51 with Portion 1 of Portion B of Farm Klein Okapuka No 51**

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at WINDHOEK, this 20 day of **MARCH 2019**, in the presence of the undersigned witnesses

WITNESSES.

1. _____

2 _____

_____
SUBSCRIBER – ANTON PHILIP SEABROOKE

ROADS AUTHORITY
Private Bag 12030
Ausspannplatz
Windhoek
NAMIBIA

SAFE ROADS TO PROSPERITY

Our Ref.: RA14/19/2/1/6

Your Ref.:

Enquiries: EN Lumbu
Telephone: 061-284 7427
Fax: 061-284 7151
E-mail: lumbue@ra.org.na

15 December 2021

Ms D. Opperman
Du Toit Town Planning Consultants
PO Box 6871
Ausspannplatz
Windhoek

Dear Madam

TRUNK ROAD (TR) 1/6: REQUEST TO USE THE ACCESS POINT ON TR 1/6 FOR CONSOLIDATED PORTION X OF FARM KLEIN OKAPUKA NO. 51: WINDHOEK DISTRICT

Your application letter of 27 September 2021 on the subject matter has reference.

The Roads Authority has no objection to your request for the:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (+/-4,2655ha);
- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Consolidated Portion Z; and
- Amendment of Title Conditions to include additional uses, to allow for the warehouses and storage facilities, as well as a service station and related uses.

The approval is herewith granted for the use of an existing access, subject to the following conditions:

- The land use purpose remains as indicated.
- A thirteen mmetre (13m) wide, right of way servitude be registered over the property for internal roads.
- The access should be used for any future developments in the area, if needed.

Yours sincerely,

22/12/2021

Conrad Mutonga Lutombi
CHIEF EXECUTIVE OFFICER

CHIEF EXECUTIVE OFFICER
2021 -12- 22
Private Bag 12030
Windhoek, Namibia
Tel: +264-61-2847100 Fax: +264-61-2847147
www.ra.org.na

Established in terms of the Roads Authority Act, 1999 (Act 17 of 1999)
Board of Directors: Ms L. Brandt (Chairperson), Mr P. Mululi (Deputy Chairperson), Ms H. Amupolo, Mr T. Hamata, Mr G. Kadhikwa, Mr P. Greeff, Ms G. Tshoopara

[illegible]

[illegible] Statement

Before filling in the form, first see [illegible] page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/96/947	

PART A

	Dates of commencement of change
Full name of corporation KLEIN OKAPUKA CC	*
[illegible] of corporation (if applicable)* N/A	*
Literal translation of name (if applicable)* N/A	*
Shortened form of name (if applicable)* N/A	*
Description of principal business* FARMING, HUNTING AND SELLING GROUND PRODUCTS	*
Date of end of financial year* LAST DAY OF FEBRUARY EACH YEAR	*

PART B

Postal address* P.O. BOX 20167, WINDHOEK, NAMIBIA	* [illegible]6-06-10
Address of registered office (not post office box)* 138 JAN JONKER ROAD WINDHOEK ,NAMIBIA	* [illegible]-06-10
Name and address of accounting officer* J.A.WALTERS FINANCIAL SERVICE CC/2005/0060 138 JAN JONKER ROAD, WINDHOEK, NAMIBIA, P O BOX 20167 ,WINDHOEK NAMIBIA.	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member THE INSTITUTE OF ACCOUNTING AND COMMERCE

Membership/Practice No AO653417

* See note 2 on page 2

[illegible]16-06-1[illegible]

NAME OF CORPORATION KLEIN OKAPUKA CC

REGISTRATION NUMBER CC/95/947

PART C

MEMBERS 2 (TWO)

Date of Change

Full names and surname ANJA FLACHBERGER

Identity number or date of birth (i) Year 9 2 Month 0 4 Day 1 4 0 0 1 3

Registration number (ii)

Percentage of interest 50% (FIFTY PER CENTUM)

Particulars of contribution N$50.00 (FIFTY NAMIBIAN DOLLAR)

Residential address NO.51 FARM KLEIN OKAPUKA, WINDHOEK DISTRICT, NAMIBIA

Postal address P O BOX 5955, WINDHOEK, NAMIBIA

Signature of member or representative

MONIKA ELISABETH FLACHBERGER

Identity number or date of birth Year Month Day C 4 8 N 0 G 7 8 5

Registration number

Percentage of interest: 50% (FIFTY PER CENTUM)

Particulars of Contribution N$50.00 (FIFTY NAMIBIAN DOLLAR)

Residential Address NO.51 FARM KLEIN OKAPUKA,WINDHOEK DISTRICT, NAMIBIA

Postal address P O BOX 5955, WINDHOEK, NAMIBIA

Signature of member or representative

Witness Signature

Date of signature 22 . 04 . 2016

Full names LORENSIA KHABES

Residential address ERF 10175, HEFIKEPUE KAMPAHOME STREET, SINGLE QUARTERS KATUTURA, WINDHOEK, NAMIBIA

Business address 138 JAN JONKER ROAD, WINDHOEK

NAME OF CORPORATION: KLEIN OKAPUKA CC

REGISTRATION NUMBER CC/96/947

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
FRITZ FLAGHBERGER	48 0 3 2 7	

Membership ceases on the date of registration of the Amended Founding Statement

Witness Signature _____ Date of signature _____

Full names LORENSIA KHABES

Residential address ERF 10175 HEFIKEPUE KAMPAHOHE STREET, SINGLE QUARTERS KATUTURA, WINDHOEK, NAMIBIA

Business address 138 JAN JONKER ROAD, WINDHOEK

Postal address P.O.BOX 20167, WINDHOEK, NAMIBIA

FOR OFFICE USE

Amended Founding Statement registered

Registrar of Close Corporations

Date

Data Processing

Classification

Recorded

Initials and date

2016

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here

N$ 30,00

J.A. Walters Financial Services

26 April 2016

The Member
Klein Okapuka CC
P O Box 5955
Windhoek
Namibia

Dear Member,

CONSENT TO APPOINTMENT AS ACCOUNTING OFFICER

We, J.A. Walters Financial Services CC, member of The Institute of Accountancy and Commerce (Previously: The Institute of Administration and Commerce), do hereby consent to our appointment as Accounting Officer of your Close Corporation and declare that we are qualified to accept this appointment in terms of Section 60 of the Close Corporation Act No. 26 of 1988.

Yours faithfully

MRS. A.E. WALTERS

REPUBLIC OF NAMIBIA

CLOSE ...RATIONS ACT, 1988

(Sections 282 24, 27, 29, 47 and 60)

(...s 2, 3 and 13)

CC 2

Amended Founding Statement

...P.O. Box 21214 ...

2013 -08- 06

REPUBLIC OF NAMIBIA
REGISTRAR OF COMPANIES
CLOSE CORPORATIONS, PATENTS
TRADE MARKS, DESIGNS

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/97/1454	

PART A

		Dates of commencement of change
Full name of corporation	OTJIHAVERA RIVER REST CAMP CC	*
Previous name of corporation (if applicable)*	N/A	*
Literal translation of name (if applicable)*	N/A	*
Shortened form of name (if applicable)*	N/A	*
Description of principal business*	FARMING, GAME FARMING, LIGHT INDUSTRY, TOURISM, TRADE, IMPORT, EXPORT AND MARKERT ALL COMMODITIES, TO RENDER SERVICES, FARMING AND ALL OTHER MATTERS RELATED THERETO.	2013 -08- 13
Date of end of financial year*	LAST DAY OF FEBRUARY EACH YEAR	*

PART B

Postal address*	P.O. BOX 20167, WINDHOEK, NAMIBIA	*
Address of registered office (not post office box)*	10 VAN ZYL STREET, SUIDERHOF, WINDHOEK, NAMIBIA	*
Name and address of accounting officer*	J.A. WALTERS FINANCIAL SERVICES CC/2005/0060 10 VAN ZYL STREET, SUIDERHOF, WINDHOEK, NAMIBIA P.O. BOX 20167, WINDHOEK, NAMIBIA.	* 2013 -08- 13

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member: THE INSTITUDE OF ADMINISTRATION AND COMMERCE SOUTHERN AFRICA

Membership/Practice No. IACAC65 2013 -08- 13

* See note 2 on page 2

Reproduced under South African Government Printer's Copyright Notice 1029 dated ... December ...

NAME OF CORPORATION OTJOHAVERA RIVER REST CAMP CLOSE CORPORATION

REGISTRATION NUMBER	CC/97/1454

PART C

Date of Change

MEMBERS 1 (ONE)

Full names and surname ANTON PHILIP SEABROOKE

		Year	Month	Day
Identity number or date of birth	(i)	5 4	0 2	1 0 0 1 0 0 7 2 3
Registration number	(ii)			

Percentage of interest 100 % (ONE HUNDERD PER CENTUM)

Particulars of contribution NS100-00 (ONE HUNDERD NAMIBIAN DOLLARS)

Residential address PORTION 3 OF THE FARM OTJIHAVERA NO 62, OKAHANDJA, NAMIBIA

Postal address PO BOX 4073, AUSSPANNPLATZ, WINDHOEK, NAMIBIA

Signature of member or representative

Full names and surname

	Year	Month	Day
Identity number or date of birth			
Registration number			

Percentage of interest

Particulars of Contribution

Residential Address

Postal address

Signature of member or representative

Witness Signature

Date of signature 05/08/13

Full names MISS DEBBIE KHABES

Residential address NO 7 MOAB VIEW, MOAB STREET, SOWETO, WINDHOEK, NAMIBIA

Business address 10 VAN ZYL STREET, SUIDERHOF, WINDHOEK, NAMIBIA

Postal address P.O. BOX 20167, WINDHOEK, NAMIBIA

NAME OF CORPORATION **OTJIHAVERA RIVER REST CAMP CLOSE CORPORATION**

REGISTRATION NUMBER	CC/97/1454

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

FOR OFFICE USE

Amended Founding Statement registered

_____

Registrar of Close Corporations

13/05/2013

Date

Data Processing

Classification _____

Recorded

Initials and date _____

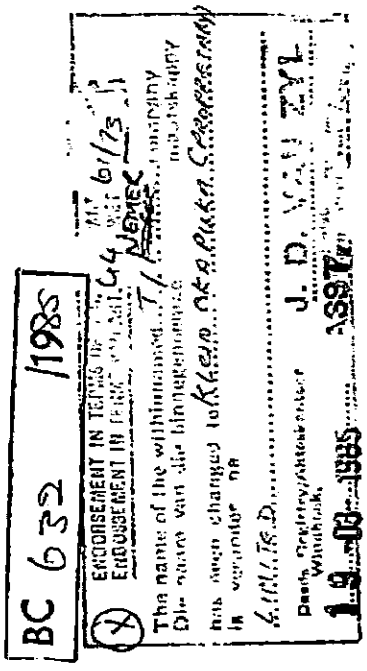
REPUBLIC OF NAMIBIA
REGISTRAR OF CLOSE CORPORATION

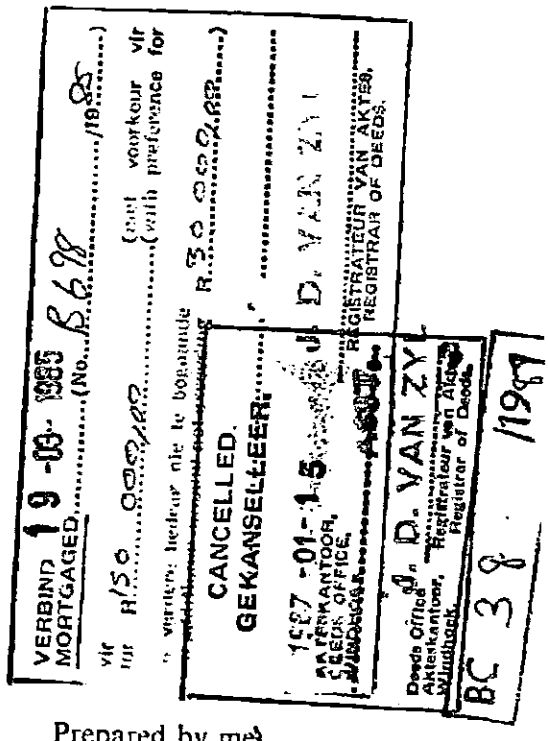
2013 -08- 06

REPUBLIC OF NAMIBIA
REGISTRAR OF CLOSE CORPORATIONS PATENTS TRADE MARKS DESIGNS

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here

N$ 30,00





Prepared by me

Conveyancer.

VIR END:
FOR ENDORSEMENTS SEE PAGE 4

Deed of Transfer, No.

Be it hereby made known: T 1576 /1981

THAT CHRISTIE VOGES

Acting South West Africa, at Windhoek
appeared before me, Registrar of Deeds of ~~the Transvaal, at Pretoria~~, he the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

GERHARD DRESSELHAUS
(born on 30th July, 1928)

8000000741651

which Power of Attorney was exhibited to me

dated the 15th day of JUNE, 1981, and signed at WINDHOEK

And the said Appearer declared that his Principal the said

GERHARD DRESSELHAUS

on the 25th day of May, 1981

had/ .....

had truly and legally sold, and that he, in his capacity aforesaid, did by these presents, cede, and transfer, in full and free property, to and on behalf of

(X) OKAPUKA (PROPRIETARY) LIMITED
(Coy. No. 81/053)

its successors in title or assigns -

CERTAIN — Portion A of the farm KLEIN OKAPUKA No. 51

REGISTRATION DIVISION — "K"

MEASURING — 10 793,9696 (Ten Thousand Seven Hundred and Ninety-Three comma Nine, Six, Nine, Six) hectares

EXTENDING AS — Certificate of Substituted Title No. 711/1921 with diagram thereunto annexed, made in favour of GUSTAV HEHDE and FRIEDRICH SCHMIDT on 5 September 1921 and subsequent Deeds of Transfer, the last of which Deed of Transfer No. T1210/1974 made in favour of Appearer's Principal on 22nd May, 1974, will more fully point out

A SUBJECT — to a Servitude of Electric Powerline and ancillary rights in favour of the Municipality of Windhoek, which Servitude is 25 (twenty-five) metres wide (except where it is limited by the boundaries of the property) the centre line of which is indicated by a line n o p q r on diagram No. A. 383/68, created by Notarial Deed of Servitude of Electric Powerline No. 48/71 dated 29th April, 1971 and registered on 9th June, 1971;

B FURTHER SUBJECT — to a Servitude of Water Pipeline with ancillary rights in favour of the Government of the Territory of South West Africa, 15 (Fifteen) metres wide its western boundary being indicated by the line R.B.C.D.E.F.G.H.J.K.L.M.N.P.S. on servitude diagram No. A.546/71 for the purpose of leading water per pipeline and created by Notarial Deed of Servitude of Water Pipeline No. 74/73 dated 5th July, 1973 and registered on 23rd July, 1973, subject to certain contitions

Wherefore/ ....

VERBIND 1987 -02- 0[illegible]
MORTGAGED (No. [illegible] No. [illegible])

Vir ontheffing
Sieu verband

Vir
For R 150 000-00 (met voorkeur vir
(with preference for

'n verdere bedrag nie te bogaande
an additional amount not exceeding R [illegible])

Y .....

KTESKANTOOR,
EEDS OFFICE,
WINDHOEK.

J. D. VAN ZYL
REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS.

Portion 3 = 100,0041 ha

GETRANSPORTEER AAN
TRANSFERRED TO SWAVLEISKORPORASIE BEPERK

No. T1610/89 Restant
Remainder 10693,9655 ha

1989-05-30

J. D. VAN ZYL
Registrateur/Registrar, S.W.A.

Restant = 10693,9655 ha

ENDOSSEMENT I.T.V ART. 10(4) ORD. 30/1960

Die restant vaudie binnegemelde eiendom mag nie vir besigheidsdoeleindes gebruik word nie behalwe wat sodanige stuk grond ook grens aan 'n ander geproklameerde pad en geen direkte toegang tot, of uit hoofpad 1, Seksie 6 toegelaat word nie.

1989-05-30
DATUM

J. D. VAN ZYL
Registrateur van Akte
Registrar of Deeds
S.W.A.

ENDORSEMENTS SEE PAGE

COPY ISSUED - DATE 05 AUG 2008
APPLICATION NO VA. 393/08

ENDORSEMENT I.T.O. § 29(d)(2) Act 61/1973

The within Mentioned T/Feree Private Company has I.T.O The mentioned Act's Converted into A Close Corporation And is Now known As Klein Okapuka CC Registration No CC/96/947.

Application filed with BC 3878/08

05 AUG 2008

Date.

EISEB W.T.S
Registrar of Deeds.
Windhoek.

Ptn: 6 = 3380,8852

TRANSFERRED TO Namib Poultry Industries (Proprietary) Limited

NO. T 4244 /2008 Remainder 7313,0803 ha.

05 AUG 2008

EISEB W.T.S
Registrar of Deeds

ORIGINAL
STAMPED.
DUTY N$ 90,00
DEED N$ 50,00

Prepared by me:

CONVEYANCER
ERASMUS M G

By Notarial Deed No. K 88 /2000 20/4/2000
the within ... may not be separately transferred
mortgaged or otherwise dealt with from Fm 3 of the
farm Otjitavera No. 62 "J" 192, 8713 ha held under
T 4408/98 without the written consent of the Government
of Namibia ... as will more fully
... to the said Notarial Deed, ~~a copy whereof is the same~~

DEED OFFICE
WINDHOEK
11 JAN 2000

ENDORSEMENT UNDER SECTION 68 (1)
ACT 47/1937
The personal servitude -B-
(condition) on page -2- has lapsed.
Application/authority with BC 16/2001
20 JAN 2001
DEPUTY REGISTRAR OF DEEDS.

FOR ENDORSEMENTS SEE PAGE -4-

T 2461 2000

Deed of Transfer No.

BE IT HEREBY MADE KNOWN:
THAT MARTIN GERHARDUS ERASMUS
appeared before me, Registrar of Deeds
at WINDHOEK
he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

TEUFELSBACH (PROPRIETARY) LIMITED
Company Number 94/249

dated the 21st day of January 2000, and signed at WINDHOEK.

And the said Appearer declared that on the 10th June 1999 his Principal as aforesaid donated the following property to the under-mentioned transferee who accepted such donation on 21st January 2000.

Now therefore he in his capacity aforesaid did by these presents cede and transfer in free and full property to on/or behalf of:-

OTJIHAVERA RIVER REST CAMP
Registration Number CC/97/1454

It's, Successors in title or Assigns

CERTAIN Portion 1 of Portion B of the Farm Klein Okapuka No. 51

SITUATE Registration Division "K"

MEASURING 26,3169 (Two Six Comma Three One Six Nine) hectares as indicated on annexed Diagram No. A 116/98 and held by by Government Grant No T.....2460.....2000

A
SUBJECT to the following conditions imposed in terms of Act 70/1970

IN FAVOUR OF THE GOVERNMENT OF NAMIBIA:

The land may only be used for the purpose of agro-tourism

B
FURTHER SUBJECT to the provisions of Section 10(4) of Ordinance No. 30/1960 to the effect that the withinnmentioned Land shall not be used for business purposes except where such Land also adjoins another Public Road and no direct access to, or exit from such trunk Road or building restriction Road is permitted.

Wherefore the Appearer, renouncing all the Right and Title

TEUFELSBACH (PROPRIETARY) LIMITED
Company Number 94/249

heretofore had to the premises, did, in consequence also acknowledge him to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said

OTJIHAVERA RIVER REST CAMP
Registration No. CC 97/1454

It's, Successors in title or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom The State, however, reserving its rights. Transfer and Stamp Duty was paid on the amount of N$ 17 106,00 being the valuation of the Receiver of Revenue of the bare dominium.

SIGNED AT WINDHOEK on

Signature of Appearer

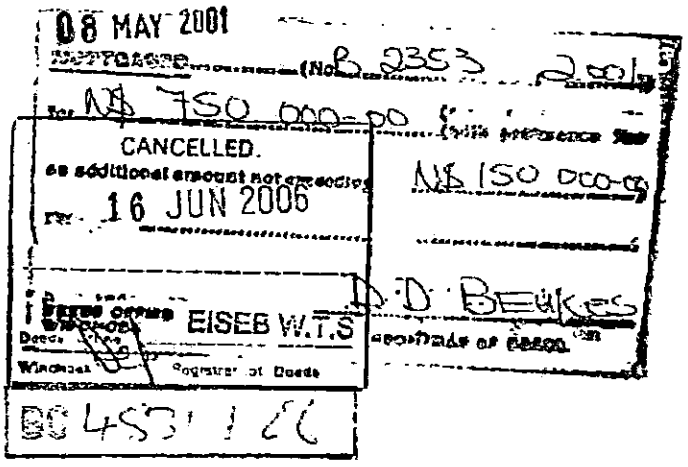
In my presence,

Registrar of Deeds.

ACTING

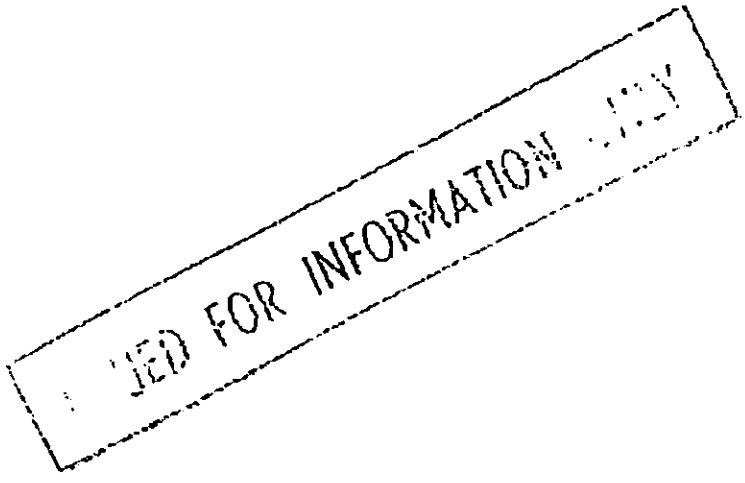
Transfer duty Exemption Receipt No. 107013308 issued by the Receiver of Revenue, Windhoek on the 15th February 2000.

Checked: 1. ..... 2. .....


08 MAY 2001
CANCELLED.
16 JUN 2006
EISEB W.T.S
Registrar of Deeds

REGISTERED this 17 MAY 2000
NTS Exch
Deeds Office, Windhoek Registrar of Deeds
ACTING

...JED FOR INFORMATION ...



Protocol No 736

NOTARIAL DEED OF COUPLING K 55 /2000

That on this the 20 day of April in the year of our Lord, two thousand (2000) before me MARTIN GERRHARDUS ERASMUS a Notary Public, duly sworn and admitted, residing and practicing at Windhoek, personally came and appeared ELIZABETH CATHARINA GROBLER in her capacity as the duly authorised Agent of:

1. [illegible] OMHO in his capacity as Deputy Director: Works in the [illegible] and Communication, being duly authorized to act as and on behalf of the said Government under Special General Power of Attorney No P/A 15/1983

by virtue of a Special Power o Attorney granted to her at WINDHOEK on 11th April 2000

and

2 OTJIHAVERA RIVER REST CAMP CC
Registration Number CC/97/1454

herein represented by ANTON SEABROOKE duly authorised thereto

by virtue of Power of Attorney granted to her at WINDHOEK on this 10th day of March 2000.

which Powers of Attorney have this day been exhibited to me and now remains filed in my Protocol.

AND THE APPEARER DECLARED THAT:

WHEREAS the Appearer's Principals, the said

OTJIHAVERA RIVER REST CAMP CC
Registration Number CC/97/1454

and

THE GOVERNMENT OF NAMIBIA

have agreed to couple the hereinafter mentioned properties,

NOW, THEREFORE, the Appearer, q.q. his Principals declared that the hereinafter properties are subject to the following condition in favour of THE GOVERNMENT OF NAMIBIA, namely:

The hereinafter mentioned properties may not without the previously obtained written consent of THE GOVERNMENT OF NAMIBIA, seperately from each other, be transferred, mortgaged or otherwise dealt with, which condition is applicable to:

1. CERTAIN	Portion 1 of Portion B of the Farm Klein Okapuka No. 51
SITUATE	Registration Division "K"
MEASURING	26,3169 (two six comma three one six nine) Hectares
HELD BY	Deed of Transfer No T..... 2000 To be registered

and

ISSUED FOR INFORMATION

CERTAIN	Certain Portion 3 of the Farm Otjihavera No 62
SITUATE	Registration Division "J"
MEASURING	192,8713 (one nine two eight seven one three) Hectares
HELD BY	Deed of Transfer No. T 4408/1990

AND THE APPEARER, on behalf of THE GOVERNMENT OF NAMIBIA hereby accepts in so far as it is necessary the benefits of the said conditions;

THUS DONE AND SIGNED on the day, month and year first aforewritten in the presence of the undersigned witnesses and of me, the Notary Public.

SIGNED FOR INFORMATION

AS WITNESSES:

1. _____

2. _____

QUOD ATTESTOR

NOTARY PUBLIC
MARTIN GERHARDUS ERASMUS
WINDHOEK
Notaris Publiek / Notary Public

S.G. [illegible]

296

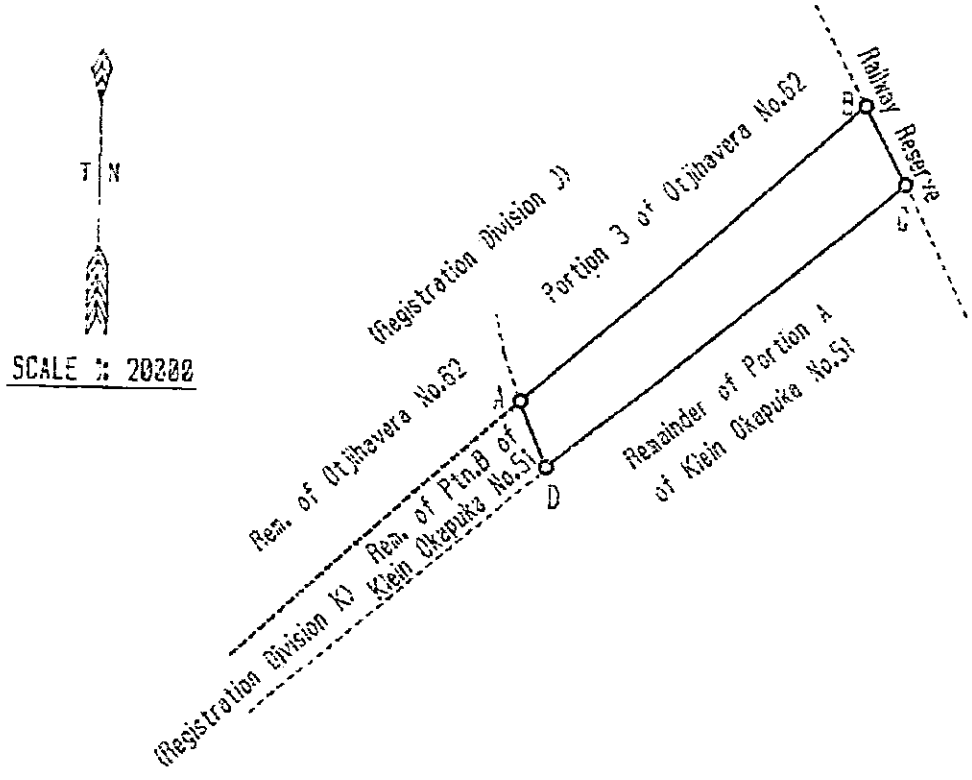
APPROVED [signature]

09 JUN 1998 for SURVEYOR-GENERAL

No. A 116/98

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES System 22/17 Y	X	DESIG.
AB	1 242.58	228.09.10	A	- 2 667.23	+ 27 789.16	S62E
BC	240.85	331.59.30	B	- 3 592.84	+ 26 960.15	S62D
CD	1 253.43	50.21.30	C	- 3 705.94	+ 27 172.79	S51C
DA	197.53	158.08.40	D	- 2 740.75	+ 27 972.49	S51D
			△	-10 285.42	+ 37 542.14	BRAKWATER
			△	+ 3 023.97	+ 22 475.96	TEUFELSKOPF

Description of beacons: A, B, C, D : 28mm round iron pegs and cairns



The figure A B C D

represents 26.3169 hectares of land being

Portion 1 of Portion B of the Farm Klein Okapuka No.51

situate in the Registration Division K, NAMIBIA

Surveyed in November 1997 by me

[signature]

J C Lewis
Land Surveyor

This diagram is annexed to T 2461/2000 L.O.

dated 17.05.2000

Registrar of Deeds

The original diagram is No. A299/22 annexed to CRT No.

dated

S.R. No.: E 37/98

Noting Plan No. 2S-N

File: K51

Latitude: 22°14' S

Longitude: 17°37' E

SIDES Metres		ANGLES OF DIRECTION ° ' "		CO-ORDINATES y System 22/17 x		DFC
AB	83,27	183.50.30	A	- 5 337,99	+38 814,66	P58
BC	113,63	189.17.20	B	- 5 343,57	+38 731,58	P57
CD	113,57	193.42.00	C	- 5 361,91	+38 619,44	P56b
DE	114,45	198.07.00	D	- 5 388,81	+38 509,10	P56a
EF	554,36	199.27.30	E	- 5 424,40	+38 400,32	P55a
FG	52,57	194.19.00	F	- 5 609,06	+37 877,62	P55
GH	59,85	187.40.20	G	- 5 622,06	+37 826,68	P54d
HJ	59,80	177.59.20	H	- 5 630,05	+37 767,37	P54c
JK	59,86	169.37.00	J	- 5 627,95	+37 707,61	P54b
KL	1 361,75	165.11.20	K	- 5 617,16	+37 648,73	P54
LM	5 710,93	165.04.54	L	- 5 269,05	+36 332,23	Ex
MN	127,56	163.09.30	M	- 3 798,80	+30 813,79	P51
NP	127,89	159.29.00	N	- 3 761,84	+30 691,70	P50a
PQ	5 015,89	157.41.15	P	- 3 717,02	+30 571,92	P50
			Q	- 2 572,01	+27 781,84	P47
		Breakwater	A	-10 285,35	+37 541,97	No.240
		Gr.Okapukaberg	Δ	- 5 191,95	+38 850,99	No.242

Description of Beacons

A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q... 15mm round iron peg under cairn.
D..... 20 mm round iron peg under cairn.

SCALE, 1 : 100 000

The ~~figure~~ line R.B.C.D.E.F.G.H.J.K.L.M.N.P.S

represents the westerly boundary of a servitude 15 metres ~~of land, being~~ wide over Portion A of the farm KLEIN OKAPUKA No. 51

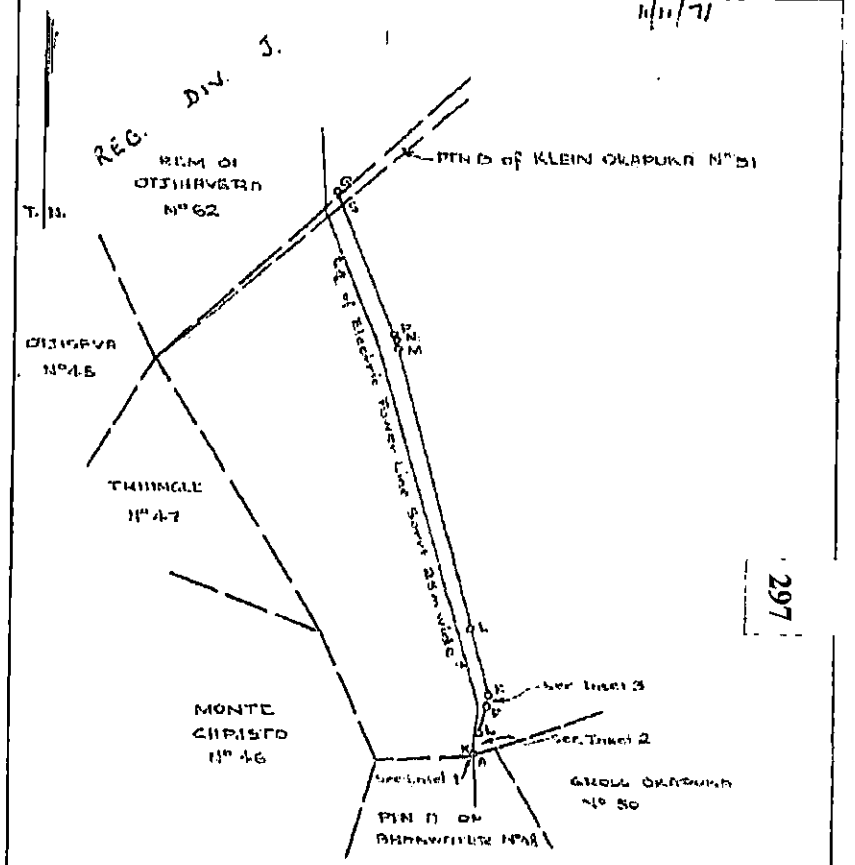
situate in the Registration Division K South West Africa.

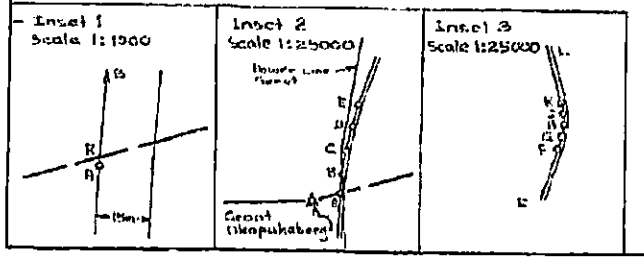
Surveyed in May-August 1971 by me

Land Surveyor.

This diagram is annexed to	The original diagram is	S.R. No. E. 105/71
Servitude No. 74/73	No. A 625/21	Gen. Plan No.
dated 5-7-1973	~~Transfer/Grant~~ C.S.T No. 711/21	Noting Plan MG-N
Registrar of Deeds.		File No. K.51
		Lat. 22.17 S
		Long. 17.02 E

No. A. 546/71
APPROVED
SURVEYOR GENERAL.
4/11/71



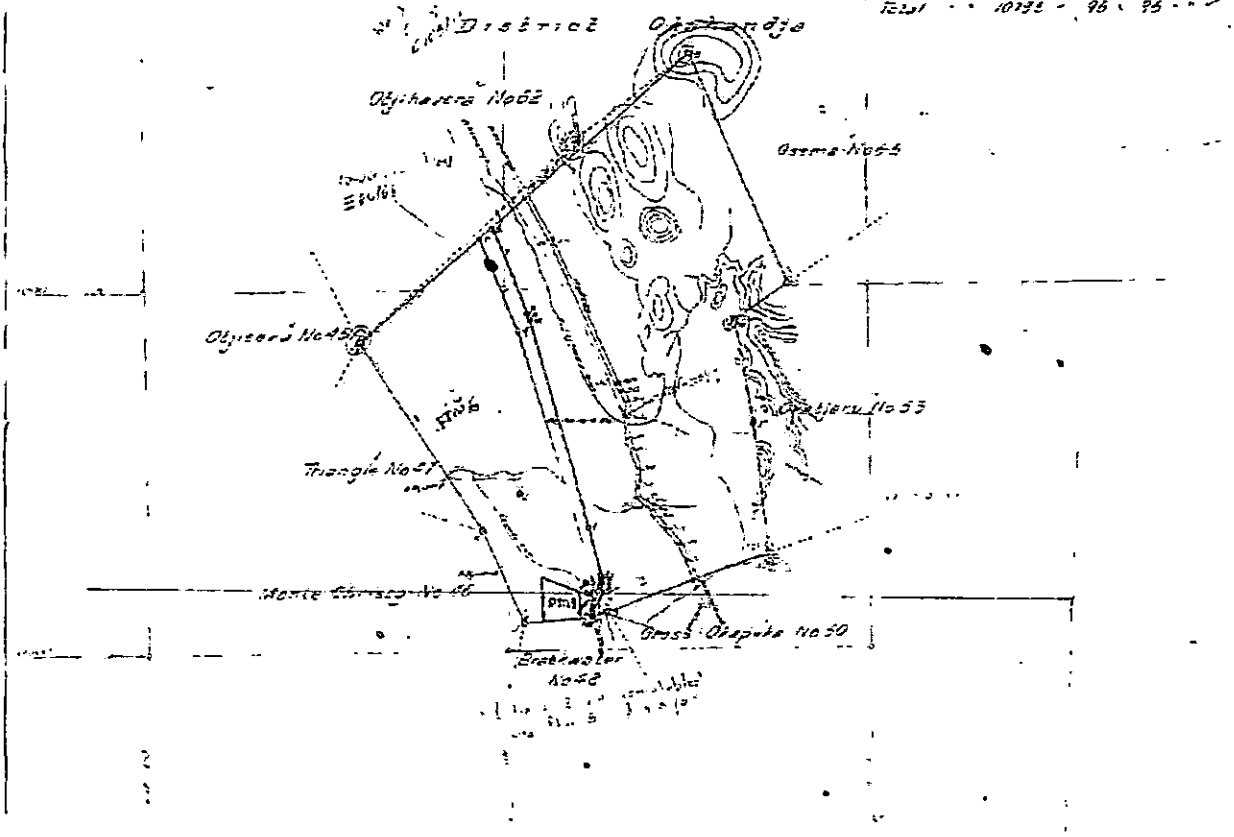


Surveyor-General's Copy.

S. G. No. A.625/21.

	CO-ORDINATES y	x	ANGLES °	'	"	SIDES m	
A	-[illegible]	-31898 75	97	50	54	A-B 12044 33	[illegible]
B	-94501 55	-23653 37	72	41	55	B-C 6854 36	[illegible]
C	-92155 10	-29376 33	100	33	35	C-D 1934 11	[illegible]
D	-93604 95	-30927 64	246	14	22	D-E 2907 07	[illegible]
E	-95132 27	-32756 15	175	33	01	E-F 3681 52	[illegible]
F	-92757 95	-32428 36	105	50	05	F-G 4705 91	[illegible]
G	-97199 66	-33972 03	175	50	22	G-H 629 15	[illegible]
H	-97505 46	-34158 20	157	51	00	H-J 1187 32	[illegible]
J	-99549 76	-37255 24	171	04	12	J-K 2760 56	[illegible]
K	-100585 90	-36733 57	167	47	01	K-A 6209 23	[illegible]
L	-99523 42	-35643 40					[illegible]
M	-95612 81	-31756 91					[illegible]
N	-97756 80	-25891 04					[illegible]

Pect. Area = 10957 Ha 52 Ar 95 Sq m
Railway = 14 5 - 56 - 00
Total = 10793 - 96 - 95



Scale 1: 40 000

The above Figure ABCDEFGHJK represents Pers Aufteilerfarm

KLEIN OKAPUKA No 51

in extent 10773 Hectare 96 Are 95 Square Metres of Land

situate in the District of Windhoek South West Africa, bounded as indicated above.

True Extract from Data filed in the Surveyor-General's Office, Windhoek.	This Diagram No. 711/21 to Registered CST
Surveyor General.	Registrar of Deeds
Surveyor General's Office Windhoek.	Deeds Registry Windhoek.

299

INV2022180870

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number **2646057-01-5**

Invoice Number	: INV2022180870	**Date Issued :**	2022/06/03
Account Number	: N/A	**Vote Number :**	5000132050048
Name	: MR A SEABROOKE	**Reference Number :**	RE/PTN A OF FARM KLEIN OKAPUKA NO 51
Address	: N/A	**System Reference :**	INV322251
		Issued By :	17304 - HAIKONDA (D)
		Contact Details :	+264 61 290 3517

Description : RE-SUBMISSION - SUBDIVISION OF RE/PTN A OF FARM KLEIN OKAPUKA NO 51, CONS OF PTN X/A/51 WITH PTN 1/B/51 AND AMENDMENT OF TITLE CONDITIONS

PAYMENT DUE

Total Amount Excluding VAT	: N$ 900.00
Total VAT Amount	: N$ 135.00
Total Amount Payable	: N$ 1035.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 900.00
Tariff Amount Excluding VAT	: N$ 900.00
Tariff VAT Amount	: N$ 135.00
Tariff Total Amount	: N$ 1035.00
Service Code	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

300

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 30957304 submitted successfully

NAD **1,035.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

30957304

From

DU TOIT C

Date

Jun 13 2022

Payment Priority

Normal

My Reference

COWResubmissionKlein Okapuka

Their Reference

RePtnAFarmKlein Okapuka Resubm

Disclaimer

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Flachberger First name(s) Anja

Erf/Stand no Re/Ptn A/51 Township Farm Klein Okapuka

If company or registered under CC Klein Okapuka CC

Namibian I. D / Passport no. 920414 00013

Postal address 5955 Township of address Windhoek

Physical Residential or Business address Farm Okapuka

Tel no _____ (H) _____ Cell 081 323 3912

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:
No services Accounts.

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
Date stamp JUN 2022
CONTROL

LAND SALES

Comments: Proceed

Acc. Technician Land Sales

CITY OF WINDHOEK
13 JUN 2022
Sundry Debtors Management Department
Date stamp

Signature Acc. Technician Land Sales

ACCOUNTANT LAND SALES: _____

City of MANY faces

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Szabrocke First name(s) Anton Phillip

Erf/Stand no Pm 1/B/51 € Township Pm 1/B of Klein Okapuka

If company or registered under CC Otjihavera River Rest Camp CC

Namibian I. D / Passport no. 540216 00720

Postal address 46703 Township of address Aussenanplatz

Physical Residential or Business address

Tel no (H) Cell 081 127 6902

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:
No Service Accounts.

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
Date stamp 2022

LAND SALES

Comments. Proved

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
13 JUN 2022
Date stamp
Sundry Debtors Finance Department
Sundry Debtors

ACCOUNTANT LAND SALES:

City of Many Faces

MEMORANDUM

TO: De Klerk (GF)

DATE: 11-Jul-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: Farm/Klein Okapuka No.51/PTN A

RE: SUBMISSION: SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (± 4,2655ha) AND REMAINDER

CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND

AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES TO ALLOW FOR WAREHOUSES AND STORAGE FACILITIES AS WELL AS A SERVICE STATION AND RELATED USE

The Strategic Executive: Electricity has in principle no objection to the application submitted for subdivision of the Remainder of Portion A of Farm Klein Okapuka No.51 into Portion X and remainder, provided that the following items listed below be taken into consideration:

There is no Council Electricity Network in the vicinity.

Electricity is therefore either self-generated (solar or diesel-powered generation) or provided by Nampower or non-existing.

Electricity can be provided by NamPower if the development is close to their GRID.

The applicant and/or their professional electrical engineering consultant must approach NamPower for an electrical supply point, if required; and the applicant/developers will be responsible for all cost related thereto.

The design of the MV and LV reticulation must adhere to all Namibian Standards, in particular NamPower -, City of Windhoek – and ECB distribution and township development standards.

The applicant and/or consulting engineers are advised to approach NamPower well in advance; before any layout and building plans are approved to allow them ample time to determine whether the existing network will be able to handle any additional loading as a result of the new development.

Where MV/HV overhead lines are in proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

- ✓ 220/132 kV - 25 metres either side of the overhead line structure
- ✓ 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore, **no permanent structure is to be erected within the stipulated area.**
- ✓ No permanent structures should be erected within any powerline servitude area.
- ✓ A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line always needs to be maintained, possible during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.
- ✓ Encroaching this clearance will result in electric shocks and hence fatalities.

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

305

TO: Urban Policy

Date: 12 July 2022

FROM: Health and Environment Services

Ref: 51 Okapuka

SUBJECT: SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (± 4,2655ha) AND REMAINDER

The above subject matter has reference:

The Division has no objection to the application. However, the proposed activity of operating a Fuel Service Station is a listed activity which requires an Environmental Clearance Certificate before commencement.

Thus, the applicant must conduct an Environment Impact Assessment and submits copies of Environmental Management Plan and Environmental Clearance Certificate upon approval by the Environmental Commissioner Office.

Regards,

MEMORANDUM

TO:	Mr. G.F. De Klerk	**DATE:**	28 July 2022
FROM:	Chief Engineer ~~Roads and Storm Water~~ Planning, Design & Traffic Flow	**REF:**	L/FARM OKAPUKA NO.51/1

SUBJECT: **APPLICATION FOR THE SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO.51 INTO PORTION X AND REMAINDER AND;**

SUBSEQUENT CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO.51 INTO PORTION Z AND;

AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES TO ALLOW FOR WAREHOUSES AND STORAGE FACILITIES AS WELL AS SERVICE STATION AND RELATED USES.

The application dated 13 June 2022 for the proposed subdivision of RE/PTN A of Farm Klein Okapuka no.51 into Portion X and Remainder and the subsequent consolidation of Portion X with Portion 1 of Portion B of Farm Klein Okapuka no. 51 into Portion Z, and amendment of title conditions, received on 04 July 2022, refers.

It is worth noting that this application is a re-submission of an earlier application dated 13 June 2021, of which stormwater comments were submitted on 28 September 2021.

A storm water investigation was done and the following is reported:

1. Portion 1 of Portion B of Farm Klein Okapuka no.51 is located directly adjacent to the south eastern boundary of the proposed Portion 3 of Farm Otjihavera no.62, with the B1 Trunk Road between Windhoek and Okahandja forming its western boundary, and the railway line forming it's eastern boundary.

2. The Remainder of portion A of Farm Klein Okapuka no.51 is located to the south of Portion 1 of Portion B of Farm Klein Okapuka no. 51.

3. Portion 1 of Portion B of Farm Klein Okapuka no.51, measures approximately 7 hectares in size, the Remainder of Portion A of Farm Klein Okapuka no. 51, measures approximately 26 hectares in size, and the proposed Portion X of the Remainder of Portion A of Farm Klein Okapuka no.51 measures approximately 4 hectares in size.

4. It is noted that access to the consolidated Portion Z of Farm Klein Okapuka no. 51 will be obtained from the B1 interchange (Refer to a Roads Authority approval letter dated 15 December 2021).

5. The proposed Portions of Farm Klein Okapuka no.51 are situated along even terrain, with a general downward slope from the south towards the north.

6. The Otjihavera River flows across the Remainder of Portion A of Farm Klein Okapuka no.51, flowing across the central part of Portion 1 of Portion B of Farm Klein Okapuka, flowing into a north westerly direction.

This Division has no objection to the application for the proposed subdivision of the Remainder of Portion A of Farm Klein Okapuka no.51 into Portion X and Remainder and subsequent consolidation of Portion X with Portion 1 of portion B of Farm Klein Okapuka no. 51 into Portion Z, as well as the amendment of title conditions, provided:

1. That the Applicant submits a detailed layout plan with detailed contours for the proposed portions to be subdivided, and preferably in drawing (dwg) format.

2. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the stormwater courses at own cost and risk.

3. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

4. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed portions is to be protected against any potential flood damage.

5. That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

6. That no development will be allowed within the 50-year flood level of any stormwater course.

7. That no development will be allowed onto or over any stormwater system or structure.

8. That any stormwater crossing / river crossing be accommodative of at least a 50-year flood.

9. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

    (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

        (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
        (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
        (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.

11. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

12. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

13. That no building plan will be approved until the above stormwater conditions are met.

14. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.

15. That roads and stormwater be planned, designed and constructed to municipal standard.

16. That the Applicant complies with the access conditions stipulated in the Roads Authority approval letter dated 15 December 2021.

17. That should any services required to be taken over by the City, a development agreement be signed.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE

MEMORANDUM 309

SUBJECT:

1. **RESUBMISSION: SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (± 4,2655ha) AND REMAINDER**

2. **CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND**

3. **AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES TO ALLOW FOR WAREHOUSES AND STORAGE FACILITIES AS WELL AS A SERVICE STATION AND RELATED USES**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical Enquiries: T. Iiyambula	11/07/2022	Tel: 290 2914	
Section Engineer	..../..../2022		
Chief Engineer	..../..../2022		

TO:	Urban Planning G. De Klerk	**DATE:**	11 July 2022
FROM:	Section Engineer: Transport Planning	**REF:**	L/RE/A/51/Klein Okapuka

Revised Comments

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

Reference is made to our previous comments dated 30 August 2021 and subsequent resubmission from **Du Toit Town Planning Consultants** dated 13 June 2022 regarding the above subject matter.

Farm Klein Okapuka No.51 is located north of Windhoek on the B1 Road to Okahandja. Roads in this area are not fully developed and access is obtained from national roads amongst the main trunk road (B1) and farm roads. The farm is currently accessed via portion 3 of Farm Otjihavera No.62.

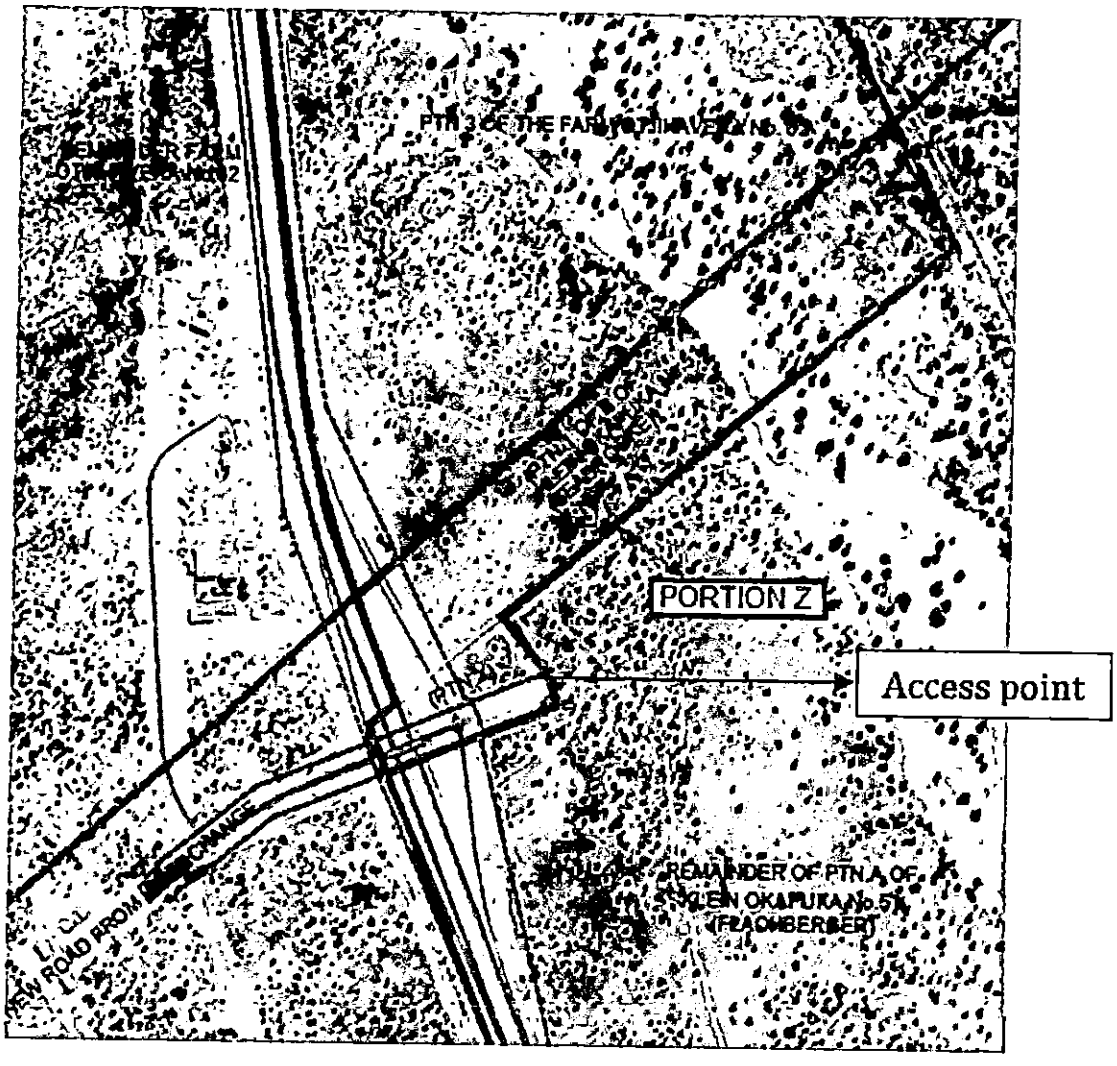
1. **The Division has no further objections to the proposed Subdivision of the Remainder of portion A of Farm Klein Okapuka No.51 into portion X and the Remainder; provided that:**
   1.1. Access is as per Roads Authority's approval letter dated 15 December 2021.

2. **The Division has no further objections to the Consolidation of Portion X with portion 1 of portion B of Farm Klein Okapuka No.51; provided:**

   2.1. Access to the consolidated Erf Z is as per Roads Authority's approval letter dated 15 December 2021.

3. **The Division has no further objections to the amendment of title conditions to include additional uses for warehouse and storage facilities, as well as service station and related uses; subject to the following:**
   3.1. That parking is provided as follows:
      3.1.1. Warehouse > 1000m² having no partitions – 1 bay per 100m² floor area plus loading bays
      3.1.2. Warehouse ≤ 1000m² – 1.5 bays per 100m2 floor area plus loading bay
      3.1.3. For a service station is minimum 5 bays per 100m² leasable area in the convenience store, 2 bays per ATM facility, 6 bays per car wash and enough space for turning movement of fuelling trucks at dispatch points to unload on site.

3.2. That the applicant submits a develop 311 oposal / master plan verifying the extend of the development and how access is provided and catered for, verifying land use and associated impact, as well as how such development fits into future planning, surrounding access to adjacent land and corresponding possible future land use, considering main access from the freeway, inclusive of main roads (future arterials) and service roads, to preserve accessibility and plan and cater for appropriately for future needs. [Not sure if same must be submitted before amendment of title? Can be further deliberated on during TPC Meeting]



MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	28 July 2022
FROM:	INF: Engineering Services Division	**REF:**	L/PORTIONS REM/A & 1 OF B - FARM KLEIN OKAPUKA 51

SUBJECT: **RESUBMISSION: SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (± 4,2655ha) AND REMAINDER**

CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND

AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES TO ALLOW FOR WAREHOUSES AND STORAGE FACILITIES AS WELL AS A SERVICE STATION AND RELATED USES

The abovementioned application dated 13 June 2022, refers.

This Division has no objection to the proposed application, provided:

1. That it be noted that no existing bulk Water and Sewer Services are available.
2. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
3. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
4. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.
5. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.
6. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
7. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no

pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.

8. That the sewer system and proposed treatment of waste water be submitted for approval to the Chief Engineer: Infrastructure, Engineering Services Division. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.

9. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.

10. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

11. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.

12. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

.....
SECTION ENGINEER
OC Archer

FILE UNDER: 51

ROADS AUTHORITY
Private Bag 12030
Ausspannplatz
Windhoek
NAMIBIA

SAFE ROADS TO PROSPERITY

Our Ref.: RA14/19/2/1/6

Your Ref.:

Enquiries: EN Lumbu
Telephone: 061-284 7427
Fax 061-284 7151
E-mail: lumbue@ra.org.na

15 December 2021

Ms D Opperman
Du Toit Town Planning Consultants
PO Box 6871
Ausspannplatz
Windhoek

Dear Madam

TRUNK ROAD (TR) 1/6: REQUEST TO USE THE ACCESS POINT ON TR 1/6 FOR CONSOLIDATED PORTION X OF FARM KLEIN OKAPUKA NO. 51: WINDHOEK DISTRICT

Your application letter of 27 September 2021 on the subject matter has reference.

The Roads Authority has no objection to your request for the:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (+/-4.2655ha);
- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Consolidated Portion Z: and
- Amendment of Title Conditions to include additional uses, to allow for the warehouses and storage facilities, as well as a service station and related uses.

The approval is herewith granted for the use of an existing access, subject to the following conditions:

- The land use purpose remains as indicated.
- A thirteen mmetre (13m) wide, right of way servitude be registered over the property for internal roads.
- The access should be used for any future developments in the area, if needed.

Yours sincerely,

22/12/2021

Conrad Mukinga Lumbi
CHIEF EXECUTIVE OFFICER

CHIEF EXECUTIVE OFFICER
2021 -12- 22
Private Bag 12030
Tel +264-61-2847100 Fax +264-61-2847147

Established in terms of the Roads Authority Act, 1999 (Act 17 of 1999)
Board of Directors: Ms L. Brandt (Chairperson), Mr P. Mukuli (Deputy Chairperson), Ms M. Amupolo, Mr T. Hamata, Mr G. Kashikola, Mr P. Groeft, Ms G. Tshoopara

Yours faithfully

T. Iiyambula
Traffic Flow
*2914

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices Notices Notices Notices Notices Notices Notices

NOTICE

Notification of the Rezoning of proposed Consolidated Erf "X", Ekuva Extension 1 from "General Residential" to "Public Open Space" in accordance with the Urban and Regional Planning Act No 5 of 2018

Erven 427, 428 and 429 Ekuva Extension 1 are situated in the residential precinct of Ekuva Extension 1. According to the Otjiwarongo Zoning Scheme Erven 427, 428 and 429 Ekuva Extension 1 are all zoned for General residential purposes.

It is the intention of the Otjiwarongo Town Council to consolidate Erven 427, 428 and 429 Ekuva Extension 1 and Consolidated Erf "X" and subsequently rezone the newly created erf. The proposed consolidation and rezoning is aimed at creating a single erf for the construction of the Ekuva Community Recreational Park.

In line with the Otjiwarongo Zoning Scheme sufficient onsite parking will be provided for the proposed development.

Take notice that the locality plan of the erf/ves for inspection during normal office hours on the town planning notice board of the Otjiwarongo Town Council Office, 106 Sam Nujoma Road.

In line with the Otjiwarongo Zoning Scheme sufficient onsite parking will be provided for the proposed development.

Take notice that any person objecting to the proposed change of land use and can show may submit such objection together with the grounds thereof with the Otjiwarongo Town Council and with the undersigned in writing before **Monday 15 November 2021**.

Enquiries

Name Ambasema
Otjiwarongo Town Council
Private Bag 5530

NOTICE TO CREDITORS IN DECEASED ESTATE

Estate Number
Full name of deceased
Date of Birth
Identity Number
Last Address
Date of Death

NOTICE

NOTICE

NOTICE

NOTICE

NOTICE

NOTICE

HARMONIC

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated.

Registered number of estate: E 2165/2021
Surname: ISAAKS
Christian Names: NAFTALE
Identity number: 54113060165
Last Address: WINDHOEK

Description of account other than First and Final: Final
Period of inspection other than 21 days: 21 days
Magistrate's Office: WINDHOEK
Master's Office: Windhoek

Name and (only name) address of executor or authorised agent

Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Notice for publication in the Government Gazette on: 29 OCTOBER 2021

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E5036/2021
Master's Office: Windhoek
Surname: HOSEB
First names: PETRUS
Date of birth: 1962-03-03
Identity number: 6203035300315
Last address: OMARURU ERONGO
Date of death: 2020-06-29

MARRIED IN COMMUNITY OF PROPERTY
SURVIVING SPOUSE: HILDA GRETCHEN HOSEB
ID: 7203010900841

Name and (only name) address of executor or authorised agent
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue
Windhoek
Tel No.: 0813513657

Period allowed for lodgement of claims if otherwise 30 days: 30 days only

Advertiser and address
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue
Windhoek
Tel No.: 0813513657

Notice for publication in the Government Gazette on: 29TH OCTOBER 2021

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E 2045/2021
Master's Office: Windhoek
Surname: HUSSELMAN
First names: JONATHAN SYDNEY
Date of birth: 1965-04-02
Identity number: 6504025000335
Last address: REHOBOTH
Date of death: 2021-06-06

MARRIED IN COMMUNITY OF PROPERTY
SURVIVING SPOUSE: ELIZABETH REGINA HUSSELMAN
ID: 6912280012006

Name and (only name) address of executor or authorised agent
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Period allowed for lodgement of claims if other than 30 days: 30 days only

Advertiser, and address
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Notice for publication in the Government Gazette on 29TH OCTOBER 2021

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E 2045/2021
Master's Office: Windhoek
Surname: KAMAS
First names: PENIAS PENSE
Date of birth: 1971-03-03
Identity number: 7103035300763
Last address: SAMORMUND
Date of death: 2021-07-07

MARRIED IN COMMUNITY OF PROPERTY
SURVIVING SPOUSE: DIANA BEALINDA BEATRICE CLAASEN
ID: 5204150300468

Name and (only name) address of executor or authorised agent
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue
Windhoek
Tel No.: 0813513657

Period allowed for lodgement of claims if other than 30 days: 30 days only

advertiser and address
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Notice for publication in the Government Gazette on: 29TH OCTOBER 2021

NOTICE TO CREDITORS IN DECEASED ESTATES

All persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E 2045/2021
Master's Office: Windhoek
Surname: HUSSELMAN
First names: JONATHAN SYDNEY
Date of birth: 1965-04-02
Identity number: 6504025000335
Last address: REHOBOTH
Date of death: 2021-06-06

MARRIED IN COMMUNITY OF PROPERTY
SURVIVING SPOUSE: ELIZABETH REGINA HUSSELMAN
ID: 6912280012006

Name and (only name) address of executor or authorised agent
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Period allowed for lodgement of claims if other than 30 days: 30 days only

Advertiser and address
Namib Capital Investment
Cc: Ekuva Building Unit 9, Independence Avenue, Windhoek
Tel No.: 0813513657

Notice for publication in the Government Gazette on: 29TH OCTOBER 2021

NOTICE TO CREDITORS IN DECEASED ESTATES

ESTATE LATE

FULL NAME: GERT GERHARDUS SCHOLTZ
IDENTITY NUMBER: 5210305300335
OCCUPATION: PENSIONER
LAST ADDRESS: REHOBOTH
SURVIVING SPOUSE (Only if married in community of property)

ESTATE NUMBER: ES:1902/2017 WHK

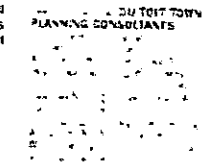
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court and the office of the MAGISTRATE REHOBOTH for a period of twenty-one days from date of publication of this notice.

MR W. T. CHRISTIANS
ESTATE PRACTITIONER
P O BOX 4493
REHOBOTH
062 523 247



SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OMAPUKA NO 51 INTO PORTION K AND REMAINDER CONSOLIDATION OF PORTION K WITH PORTION E OF PORTION B OF FARM KLEIN OMAPUKA NO 51 AND AMENDMENT OF TITLE CONDITIONS

DU TOIT TOWN PLANNING CONSULTANTS



Subdivision of the remainder of Portion A of the Farm Klein Omapuka No 51 into Part on it (4,2655 ha) and the remainder
Consolidation of Portion K of the Remainder of Portion A of the Farm Klein Omapuka No 51 with Portion E of Portion B of the Farm Klein Omapuka No 51 into Portion B (30,5824 ha) and
Amendment of Title Conditions to include uses to allow for warehouse and storage facilities as well as a service station and related uses

Date for objections: 29 November 2021

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6823
AUSSPANNPLATZ
WINDHOEK
Tel: 061 246 010
Email: planner1@iway.na

CLASSIFIEDS

Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na

Employment Notice Notice Notice Notice Notice Notice Notice

Vacancy for a Commercial Helicopter Pilot

Closing date

Email CV to

NOTICE

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATES

Estate late
FREDERICK RODRIGUES VOUTON
Estate No.
Date of Birth: 15 APRIL 1957
Date of Death: 4 APRIL 2021
Last address:
PORTION 3 OF FARM SCHUP NO. 472

GERSHWIN PERO
VT VAN WYK ATTORNEYS

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATES

Estate late
CHRISTIAAN NICLAS
Estate No.
Date of Birth: APRIL 195
Date of Death:
LAST ADDRESS:
ERF NO. REHOBOTH

VT VAN WYK ATTORNEYS

CHANGE OF SURNAME

THE ALIENS ACT 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, DESLEY ANN CARLA VAN REENEN residing at HAUSEN VAN REENEN STREET NARRAVILLE MALL 2 BAY and employed as [illegible] at the MINISTRY OF HEALTH AND SOCIAL SERVICES intend applying to the Minister of Home Affairs to change my surname from VAN REENEN to PETRUS MUYENGA AND MY MINOR CHILDREN TO CORRESPOND WITH EACH OTHER REGARDING MY NAMES

WINDHOEK
31 OCTOBER 2021

CHANGE OF SURNAME

THE ALIENS ACT 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, [illegible] intend applying to the Minister of Home Affairs to change my surname from [illegible] to [illegible] AND MY MINOR CHILDREN TO CORRESPOND WITH EACH OTHER REGARDING MY NAMES

WINDHOEK
21 SEPTEMBER 2021

CHANGE OF SURNAME

THE ALIENS ACT 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, [illegible] intend applying to the Minister of Home Affairs to change my surname from [illegible] to [illegible] AND MY MINOR CHILDREN TO CORRESPOND WITH EACH OTHER REGARDING MY NAMES

WINDHOEK
15 OCTOBER 2021

CHANGE OF SURNAME

THE ALIENS ACT 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, [illegible] intend applying to the Minister of Home Affairs to change my surname from [illegible] to [illegible] AND MY MINOR CHILDREN TO CORRESPOND WITH EACH OTHER REGARDING MY NAMES

WINDHOEK
28 OCTOBER 2021

PUBLIC NOTICE
INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING

- Township Establishment of Omaisi Extension 9 on Portion 92 of the Remainder of the Farm Hentiesbaai Townlands No. 133
- Subdivision of the Remainder of Farm Hentiesbaai Townlands No 133 into Portion A133 of the Remainder Farm Hentiesbaai Townlands No. 133;
- Township Establishment of Omaisi Extension 9 on Portion A133 of the Remainder of the Farm Hentiesbaai Townlands No. 133

REGISTRATION OF INTERESTED AND AFFECTED PERSONS (I&APS) AND SUBMISSION OF COMMENTS

Contact: Mr. Duncan Silvanus
Tel: 26 [illegible]
Email: [illegible]

PUBLIC NOTICE
INVITATION TO AN ENVIRONMENTAL AND TOWN PLANNING PUBLIC MEETING

- Subdivision of the Remainder of the Farm Hentiesbaai Townlands No 133 into 45 Portions and Remainder;
- Rezoning of Portions 1 to 45 from "Undetermined" to "Agriculture"
- Rezoning of Portion 45 from "Undetermined" to "Local Authority"
- Reservation of Portion 42 as "Street"

Contact: Mr. Duncan Silvanus
Tel: 26 [illegible]
Email: [illegible]

CHANGE OF SURNAME

THE ALIENS ACT 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, [illegible] intend applying to the Minister of Home Affairs to change my surname from [illegible] to [illegible] AND MY MINOR CHILDREN TO CORRESPOND WITH EACH OTHER REGARDING MY NAMES

WINDHOEK
26 OCTOBER 2021

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT 1998

NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

Estate late
Philippine Aredes
Estate No. 1056/2021
Date of birth 24/06/1969
ID no. 61062400437
Last Address Khomas
Who died on
02/10/2016

AFFLUX INVESTMENTS
Robert Mugabe Avenue
Heritage Square Unit 4
P O Box 1130 Windhoek
Tel: 061-256419

NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

Estate late
Jafta Vonja Kafuro
Estate no. 2038/2016
Date of birth 1952/03/03
ID no. 52030301701
Last Address
Erf 2090 Omaruru
Otjiwarongo
Who died on 04.09.2016

AFFLUX INVESTMENTS
Robert Mugabe Avenue
Heritage Square Unit 4
P O Box 1130 Windhoek
Tel: 061-256419

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(Regulations 16, 28 & 32)

APPLICATION FOR A TRANSFER OF A LICENCE

SUBDIVISION OF THE REMAINDER OF PORTION 6 OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION A AND REMAINDER CONSOLIDATION OF PORTION B WITH PORTION E OF PORTION B OF FARM KLEIN OKAPUKA NO 51 AND AMENDMENT OF TITLE CONDITIONS

- Establishment of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion A (4.2658 ha) and the Remainder
- Consolidation of Portion A of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion E (33.3814 ha) and
- Amendment of Title Conditions to include uses to allow for warehouse and storage facilities, as well as a service station and related uses.

DJ TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSTERLINDE
WINDHOEK
Tel: 061 245613

Legal Notices

NOTICE. In the Estate of the late JOHANNA CATHARINA LOTTY EATON, Identity Number [illegible], a widow, and her surviving spouse [illegible] Lottyeaton to each other married in community of property to each other of Portion 1 of Farm [illegible] No. 151, District of Mariental.
Estate No. E 1954/2020
Notice is hereby given that the First and Final Liquidation and Distribution account in above estate will lie for inspection at the Office of the Magistrate at Mariental for a period of twenty-one days as from date of publication hereof.
VWS UILENBERG
C/O VAN HEERDEN UILENBERG & CO
Agent for Executor
[illegible] Street
P.O Box 12
MARIENTAL

IN THE High Court of Namibia
Main Local Division
Windhoek
Case No: HC-MD-CIV-ACT-CON-2017/04153
In the matter between
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
AQUARIUS INVESTMENTS Fifty THREE CC 1st Defendant
MANFRED [illegible] ZAMUEL 2nd Defendant
[illegible] ZAMUEL 3rd Defendant
MECHA FUEL SERVICES CC 4th Defendant
NOTICE OF SALE IN EXECUTION
In Execution of a Judgment of the High Court of Namibia given on the 30th day of June 2019, a Judicial Sale by Public Auction will be held of and at the undermentioned immovable property on 11 November 2021 at 12:00 at Erf 1004, No 2 [illegible] Street, Klein Windhoek.
CERTAIN: Erf No. 1004, Klein Windhoek (Extension No 5)
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
MEASURING: 1 356 (one thousand three hundred and fifty six) square metres
HELD BY: Deed of Transfer No T [illegible] with General Plan No. A 590/1990 relating thereto and Held by Deed of Transfer No T [illegible]/2007
SUBJECT: To the following conditions imposed in terms of Proclamation No. 33/1931 as amended and created in the said Deed of Transfer No T [illegible]/1996
The following improvements are on the property (although nothing in this respect is guaranteed):
[illegible] bedrooms, 3x full bathrooms, 1x entrance lobby, 1x lounge, 1x [illegible], 1x kitchen, [illegible], 2x shower/WC/bath, [illegible] bedrooms, 1x private lounge, 1x dining room, 1x TV, 1x scullery, 1x pantry, 1x guest WC, 2x bathrooms, 3x garages, 1x entertainment area, [illegible] swimming pool.
The property will be sold by the Deputy Sheriff to the highest bidder subject to the conditions of sale.
The conditions of sale to be read out by the Deputy Sheriff Windhoek at the time of the sale and which conditions may be inspected prior to the sale at the offices of the Deputy Sheriff Windhoek and at the offices of [illegible] Legal Practitioners [illegible] Ground Floor, Unit 2, [illegible] Place, Dr. Agostinho Neto Road, Windhoek.
Dated at Windhoek on this 1st day of September 2021
[illegible] Legal Practitioners
[illegible]
Legal Practitioner for Plaintiff
[illegible] Namibia
[illegible]
[illegible]
Apply [illegible]
WINDHOEK
[illegible]

SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X AND REMAINDER, CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND AMENDMENT OF TITLE CONDITIONS Take notice that DU TOIT TOWN PLANNING CONSULTANTS, is in the process of applying on behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 [illegible] CC and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 ([illegible] Rest Camp) in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (±4.2655 ha) and the Remainder
Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z (± 30.5934 ha) and
Amendment of Title Conditions to include uses to allow for warehouse and storage facilities, as well as a service station and related uses.
Subdivision/Consolidation: With the completion of the new [illegible] interchange on the B1 National Road, a [illegible] road was created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 and the Remainder of Portion A of the Farm Klein Okapuka No. 51. The position of this road results in a narrow strip of land between the road and Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B does not have a direct access and the owner approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a small portion (± 4.2655 ha) of the narrow strip to create an access. The proposed Portion X needs to be subdivided from the Remainder of Portion A of the Farm Klein Okapuka No. 51 and thereafter consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z.
Amendment of Title Conditions: After the extension of the Windhoek Municipal boundaries the Windhoek Town Planning Scheme boundaries was not yet extended to include these farms. No zonings are thus applicable and the uses allowed are included in the respective Title Deeds of the properties as Title conditions. The majority farms are used for agricultural purposes or agro-tourism, as is the case of Portion 1 of Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B of the Farm Klein Okapuka No. 51 was not recently developed as such and due to changing circumstances the owner now wishes to have additional uses incorporated in the Title Deed.
The new interchanges along the highway have improved the accessibility of the portions on both sides. With the establishment of agricultural industries, such as [illegible] Poultry, and [illegible] the construction of the highway created opportunities for related and supporting activities such as warehousing and storage facilities as well as service stations.
The intended application is in line with the Windhoek Structure Plan and sufficient parking is provided for on site as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 1 [illegible] Street, Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council, Town House, [illegible] Floor, [illegible], and the applicant within 14 days of the last publication of this notice.
Final date for objections is 19 November 2021.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P.O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-[illegible]
Email: [illegible]@dutoitplan.com

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.
Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229
VENUE: cnr Lüderitz and Kasino Streets
DATE AND TIME: Thursdays at 19H00
AL-ANON

Market Watch
To advertise, contact: [illegible] Tel: 061-297 2053

NAMWATER
Namibia Water Corporation Ltd

Request for Expression of Interest (EOI) for Consulting Services

Procurement Reference No: SC/EOI/NW-002/2022

CONSOLIDATION AND COMPARISON OF THE THREE LONG TERM WATER SOURCES CONSIDERED TO SUPPLY WIND-HOEK AND RELATED AREAS

1. **Expression of Interest**
Namibia Water Corporation Ltd (NamWater) hereby invites qualified independent engineering consultants to submit pre-selection documents for the required consulting services.
The requested consulting services are of strategic importance for the Government of Republic of Namibia. Thus Cabinet in 2021 approved the undertaking of this study as soon as possible.

2. **Background of the Project**
Objectives: The purpose of this assignment is to propose from among the three most likely long term sources, namely: 1) Okavango River, 2) Desalinated water from the Atlantic Ocean and 3) Southern Dams, the most technically and financially feasible option that the Government of Republic of Namibia and NamWater should implement next to secure the long term (up to year 2050) bulk water supply to the consumers in and around city of Windhoek, including en-route users along the supply route of the preferred scheme. The objective of this assignment is to complete and update the Okavango River Link Pre-feasibility Study (PFS) options to supply bulk potable water to Windhoek and subsequently compare with SS2 Scenario - Option that was investigated under the Feasibility Study for the Desalination Plant and Water Carriage System to Secure Water Supply to the Central Coast, Windhoek and the En-route Users (referred to in this study as FS). Furthermore the Consultant is to also assess and conceptually investigate the feasibility of supplying potable water to Windhoek from the integrated Southern Dams (Naute, Hardap and Naute referred to as SD) reservoirs. Thus, the engineering consultancy services under this procurement are to undertake the consolidation and comparison of the three long term water sources considered to supply Windhoek and related areas.
The water demands to be considered will include domestic and industrial water use and will not accommodate irrigation water use.

Applications: A request for application shall be submitted in compliance with the defined forms and conditions as stated in the separate "Expression of Interest (EOI) Document". It is available in electronic version in pdf format free of charge through the NamWater Procurement Management Unit
www.namwater.com.na

Interested consultants may obtain further information at the address below during office hours: 08h00 to 16h30
Ms. Julinda Ganas-Oas | Ms. Pujo Kaluvena
E-mail: Ganas-OasJ@namwater.com.na | KaluvenaP@namwater.com.na

Deadline for Submission of Expression of Interest to NamWater address below:
16 November 2021, 11:00 hrs (Namibian Time)

Namibia Water Corporation Ltd (NamWater)
Expression of Interest: CONSOLIDATION AND COMPARISON OF THE THREE LONG TERM WATER SOURCES CONSIDERED TO SUPPLY WINDHOEK AND RELATED AREAS
Attention: Procurement Management Unit
176 Iscor Street, Northern Industrial Area
Windhoek – Namibia

The Expression of Interest is conducted in compliance with Section 35 (2) of the Public Procurement Act (No. 15 of 2015) of Namibia

NCAA
NAMIBIA CIVIL AVIATION AUTHORITY

Private Bag 12003 Windhoek Namibia | (Tel) +264 83 235 2100 | (Web) http://www.ncaa.com.na

Bid No.	Description of Bid	Closing date and time of bid	Site Visit Date And time	Price of Bidding Document
NCS/ONB/NCAA-01/2021	Valuation of Movable Assets of the NCAA	23-11-2021 10h00	On request	N$ 300,00
NCS/ONB/NCAA-01/2021	Flight Calibration Services for a three-year period	02-12-2021 10h00	On request	N$ 300,00
NCS/ONB/NCAA-02/2021	Insurance: Airport Liability Non Owned Aircraft Liability for a three-year period	15-12-2021 09h00		N$ 300,00
NCS/ONB/NCAA-01/2021	Aeronautical Message Handling System (AMHS)	07-12-2021 11h00		N$ 300,00

All payments are to be made electronically or by cash deposit into the Bank

Account Name: Namibia Civil Aviation Authority
Bank Name: Standard Bank of Namibia
Account Number: 04 267 7[illegible]
Branch: 08[illegible]72
Branch Name: Ausspannplatz
Swift Code: SBNMNANX

Bidding documents will be issued to bidders with a proof of payment and will be available between 08h00 - 12h00 weekdays at:

The Secretariat, NCAA Procurement Committee,
NCAA Head Office (1st Floor West wing), Rudolph Hertzog Street, Windhoek

For enquiries please call Mr. [illegible] 061 235 2[illegible] [illegible]@ncaa.com.na
Mr. [illegible] 061 235 2[illegible] [illegible]@ncaa.com.na

Regskennisgewings Legal Notices

SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X AND REMAINDER, CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND AMENDMENT OF TITLE CONDITIONS

Take notice that DU TOIT TOWN PLANNING CONSULTANTS is in the process of applying on behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 (Klein Okapuka CC) and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 (Okahavera River Rest Camp) in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (±4.2655 ha) and the Remainder

Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z (± 30.5828 ha) and

Amendment of Title Conditions to include uses to allow for warehouse and storage facilities as well as a service station and related uses

Subdivision/Consolidation: With the completion of the new Namaster/ Feedmaster interchange on the A1 National Road, a lower order east-west road is created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 over the Remainder of Portion A of the Farm Klein Okapuka No. 51. The position of this road results in a narrow strip of land between the road and Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B does not have a direct access and the owner approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a small portion (± 4.2655 ha) of this narrow strip to create an access. The proposed Portion X needs to be subdivided from the Remainder of Portion A of the Farm Klein Okapuka No. 51 and thereafter consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z. Amendment of Title Conditions. After the extension of the Windhoek Municipal boundaries, the Windhoek Town Planning Scheme boundaries was not yet extended to include these farms. No zonings are thus applicable, and the uses allowed are mentioned in the respective Title Deeds of the properties as title conditions. The majority farms are used for agricultural purposes or agro tourism as in the case of Portion 1 of Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B of the Farm Klein Okapuka No. 51 was not intensively developed as such and due to changing circumstances the owner now wishes to have additional uses incorporated in the Title Deed. The new interchanges along the highway have improved the accessibility of the portions on both sides. With the establishment of agricultural industries such as Namib Poultry and Feedmaster the construction of the highway opened opportunities for related and supporting activities such as warehouses and storage facilities as well as service station(s).

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on-site as per the City of Windhoek requirements. Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Dr. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City [illegible] (Close Kasino Site) and the applicant within 14 days of the last publication of this notice (Final date for objections is 19 November 2021). Applicant:

DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-245070
Email: planner@[illegible].com

IN THE High Court of Namibia Main Division

Case Number: HC-MD-CIV-ACT-CON-2020/00019

RULE 19(1) SUBSTITUTED SERVICE

In the matter between

STANDARD BANK NAMIBIA LTD Applicant / Plaintiff and

KNOWLEDGE MAWEDZERE First Respondent / Defendant

LUCIA TENDAI MAWEDZERE Second Respondent / Defendant

TO: KNOWLEDGE MAWEDZERE, the First Defendant being a male person who resided at Erf No 5235 (Extension No 11) Ongwediva, Republic of Namibia but whose present whereabouts are unknown

LUCIA TENDAI MAWEDZERE the Second Defendant being a female person who resided at Erf No 5235 (Extension No 11) Ongwediva, Republic of Namibia, but whose present whereabouts are unknown.

TAKE NOTICE that by summons sued out of this court, you have been called on to give notice within 10 days after the publication of this notice, to the Registrar and to the Plaintiff's Legal Practitioner of your intention to defend (if any) in an action wherein

STANDARD BANK NAMIBIA claims

1 Granting the Applicant leave to serve the Rule 108 process and all other documents under case number HC MD CIV ACT CON 2020/00019 on the Respondent by way of substituted service, for the following relief that:

11 The following immovable property be declared specially executable.

CERTAIN: Erf No 5235, Ongwediva (Extension No 11)

SITUATED: In the Town of Ongwediva, Registration Division "A", Oshana Region

MEASURING: 450 (four hundred and fifty) square metres

HELD UNDER: Deed of Transfer No T 1645/2015

12. Costs of suit on a scale as between attorney and client as agreed

13. That the Applicant be granted exemption from the time periods prescribed in Rule 108 (4)(a). 2 That the First and Second Respondents will be given 10 days within which to file their Notice of Intention to Oppose and to show the Honourable Court with reasons why the immovable property should not be declared specially executable.

3 Costs of the Application on the scale as between attorney and client as agreed

4 Further and/or alternative relief. TAKE FURTHER NOTICE that in the event of you defending the action, you are to deliver a notice of intention to defend which must therein give your full residential or business address and must also appoint an address, not being a post office box or poste restante, for service on you of all documents in this action within a flexible radius from the office of the registrar or if you elect to be served by electronic means indicate your electronic address in that case service thereof at the address so given is valid and effectual, except where by any order or practice of the court personal service is required.

TAKE NOTICE FURTHER that if you fail to give such notice, judgment may be granted against you without further reference to you.

TAKE FURTHER NOTICE that simultaneously with the delivery of the notice of intention to defend, the First and Second Defendants must deliver the return in terms of Rule 6(4) which contains the following information about the First and Second Defendants: "(a) in the case of a natural person, his or her full names, identity number where available and if a foreigner or any other person ordinarily resident in Namibia, his or her physical address and where available, fax or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or workplace email address or both.

(b) in the case of a close corporation, its name and registration number, postal address and its registered office referred to in section 25 of the Close Corporations Act, 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act,

(c) in the case of a company, its name and registered number, postal address and registered office referred to in section 128 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary referred to in section 223 of that Act excluding all particulars referred to in section 223(1) of that Act in case of the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act.

(d) in the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person by whatever name called, running its affairs, and

(e) in the case of a trust which is duly authorised to litigate the particulars referred to in paragraph (a) of all trustees and a reference number given by the master to the trust deed registered with the master."

The particulars so provided remain binding on the party to which they relate and may be used by the court or by the other party to effect service of any notice or document on such party or to give notice to such party.

TAKE FURTHER NOTICE that as soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), you as defendant will be required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings and the time within which you will deliver your plea and counterclaim if any will be determined by the court having regard to such plan and if you fail to cooperate in submitting such a plan, the court will determine the time within which you must deliver your plea and counterclaim, if any, and you as defendant must comply with such order.

Dated and Signed at Windhoek on this 28th day of October 2021

FISHER QUARMBY & PFEIFER ATTORNEYS

PER: P COETZEE

Legal Practitioner for the Applicant

Corner ROBERT MUGABE & THORER STREETS

WINDHOEK

(OUR REF: FC/2432[illegible])

NOTICE TO CREDITORS IN DECEASED ESTATES. All persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof

Registered No. of Estate: E 244/2021

Master's Office: WINDHOEK

Surname: KAMATUPOSE

Christian Names: MICHAEL

Date of Birth: 15 AUGUST 1965

Identity Number: 65081500607

Last address: ERF 131 KAKUT UNA

Date of Death: 25 JUNE 2021

Christian names and surname of surviving spouse: HELENA KAVARI

Date of birth: 6 OCTOBER 1969

Identity number: 69100600709

Name and (only one) address of executor or authorised agent

KEMPEN-MASKE

P O BOX 55

GOBABIS

Period allowed for lodgement of claims if other than 30 days: 30 DAYS

Advertiser and Address: KEMPEN MASKE LEGAL PRACTITIONERS

P O BOX 55

GOBABIS

Date: 26 OCTOBER 2021

Tel: 062 562603

Notice of Publication in the Government Gazette: 5 NOVEMBER 2021

ESTATE OF THE LATE LOTHAR HARTWIN SCHROEDER
ID NO. 521035 0015 2
a resident of Henties Bay, Namibia
ESTATE NO: E3123/2021
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 5 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel. 223680
Klein Windhoek

ESTATE OF THE LATE PETRUSA LOUW
ID NO. 440016 0001 3
Widowed woman and resident of Windhoek district in the Republic of Namibia
ESTATE NO. E1770/2021 WHK
Notice is hereby given that the Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 05 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ESTATE OF THE LATE NICOLAAS JOHANNES VAN DER MERWE
ID NO. 530327 0001 8
a resident of Vredendal, South Africa
ESTATE NO: E[illegible]/2021
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 October 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ESTATE OF THE LATE JOSUA JOHANNES JACOBUS LIEBENBERG
ID NO. 350503 0007 7
a resident of Otjiwarongo
ESTATE NO. E20/2021
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Otjiwarongo for a period of 21 days as from 5 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ESTATE OF THE LATE RUDOLF GUSTAV STOLZE
ID NO. 400723 50 4258 3
a Married pensioner and resident of ELDESFONTEIN in the Republic of South Africa
ESTATE NO: E3007/2021
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 05 NOVEMBER 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel. 223680
Klein Windhoek

ESTATE OF THE LATE MARION SCHMIDT
ID NO. 300617 0025 6
a Widowed pensioner and resident of WINDHOEK in the Republic of Namibia
ESTATE NO: E1064/2021
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek, for a period of 21 days as from 05 NOVEMBER 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

Standard Bank Executors and Trustees Namibia

ESTATE OF THE LATE RENE LEHNER
ID NO: 670117 0025 8
Admin & Reception Clerk of Erf 181, Khomasdal, Outjo
Date of Death: 07 07 2021
Mast. E. 2922/2021
Creditors and Debtors in the above estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof
STANDARD EXECUTORS & TRUSTEES
PO Box 2164,
Windhoek, Namibia
REF: L Bezuidenhout

ESTATE OF THE LATE RONELLA GOOSEN
ID NO. 500306 0046 0
a resident of Otjiwarongo.
ESTATE NO: E1718/2021
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Otjiwarongo for a period of 21 days as from 5 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ADVANCE

IN THE ESTATE OF THE LATE: SOPHIA CATHARINA HAKEKOM
ID: [illegible]
Date Of Death: 21 September 2021. Date Of Birth: 14 July 1930. Last Address: Schanzenweg, Windhoek
Master's Ref No. E3147/2021
All persons having claims against the abovementioned Estate are requested to lodge their claims with the undersigned within 30 days after the date of publication hereof.
Advance Wealth Management (PTY) LTD
PO Box 86568, Windhoek
Eros, Windhoek
Tel (061)232 503
Ref: CF Davids

ESTATE OF THE LATE BRIAN HORACE WILLIAM SMITH
ID NO. 370105 0026 6
A resident of Windhoek, Namibia
ESTATE NO: E2140/2021
Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek for a period of 21 days as from 5 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ESTATE OF THE LATE AMALIA SCHMIDT
ID NO. 511023 0013 6
a Single pensioner and resident of WINDHOEK, in the Republic of Namibia
ESTATE NO E1294/2021
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek, for a period of 21 days as from 05 NOVEMBER 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

Standard Bank Executors and Trustees Namibia

ESTATE OF THE LATE ANDRIAS ALBERTUS OERGAARDT
ID NO 370520 0073 3
Pensioner of Erf 4554 Khomasdal, Windhoek
Date of Death: 07 06 2021
SURVIVING SPOUSE: ELIZABETH OERGAARDT
IDENTITY NO: [illegible] 0054 1
Mas:E. 2928/2021
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof
STANDARD EXECUTORS & TRUSTEES
PO Box 2164,
Windhoek, Namibia
REF: L Bezuidenhout

ESTATE OF THE LATE KEADY MARTINUS DANIEL LE ROUX
ID NO.570305 0039 0
a Single pensioner and resident of WALVIS BAY, in the Republic of Namibia
ESTATE NO.E2231/2021
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and Magistrates office of WALVIS BAAI, for a period of 21 days as from 05 NOVEMBER 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

ESTATE OF THE LATE TIMOTHY WALTER PROBART
ID NO. 520509 0020 1
a resident of Keetmanshoop, Namibia
ESTATE NO: E1489/2021
Notice is hereby given that the FIRST Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and the Magistrates Office of Keetmanshoop for a period of 21 days as from 22 October 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

Standard Bank Executors and Trustees Namibia

ESTATE OF THE LATE CAREL MARTHINUS OOSTHUIZEN
ID NO:421204 0016 7
Pensioner of Unit 35, Aus His Retirement Village Windhoek
Date of Death: 03 07 2021
Ma:E. 3087/2021
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof
STANDARD EXECUTORS & TRUSTEES
PO Box 2164,
Windhoek, Namibia
REF: L Bezuidenhout

ESTATE OF THE LATE ALETTA MARTHA CATHARINA SCHROEDER
ID NO. 491104 0020 6
a resident of Henties Bay, Namibia
ESTATE NO:E3112/2021
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 5 November 2021
F.M. OEHL – TRUST CC
PO Box 90290
Tel. 223680
Klein Windhoek

AL-ANON
Help for relatives of Alcoholics

AL-ANON Family groups offer help for friends and relatives of alcoholics.

They provide assistance for people who live with alcoholics.

Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229

VENUE: cnr Lüderitz and Kasino Street

DATE AND TIME: Thursdays at 19H00

...ractors including
any applicance
...pecially the last

...

...

...

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248310, Fax: +264 61 248608, Mobile +264 81 281 0835 Email elmarie@dutoitplan.com

Enquiries: E. du Toit/D Opperman
Tel: +264 81 835 2021
Ref: Farm/ KO No. 51

The General Manager
Feedmaster
P O Box 20276
WINDHOEK

6 October 2021

For Attention: Mr. J. Labuschagne

Per email : JLabuschagne@feedmaster.com.na

Dear Jaco

COMMENTS REQUIRED: SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X (± 4,2655HA) AND REMAINDER

CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION Z (± 30,5824HA) AND

AMENDMENT OF TITLE CONDITIONS TO INCLUDE ADDITIONAL USES TO ALLOW FOR WAREHOUSES AND STORAGE FACILITIES AS WELL AS A SERVICE STATION AND RELATED USES

Please take note that Du Toit Town Planning Consultants, is in the process of applying on behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 (Klein Okapuka CC) and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 (Otjinavera River Rest Camp) to the City of Windhoek and the Urban and Regional Planning Board for the:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No 51 into Portion X (±4,2655 ha) and the Remainder.
- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z (± 30.5824 ha) and
- Amendment of Title Conditions to include uses to allow for warehouse and storage facilities, as well as a service station and related uses.

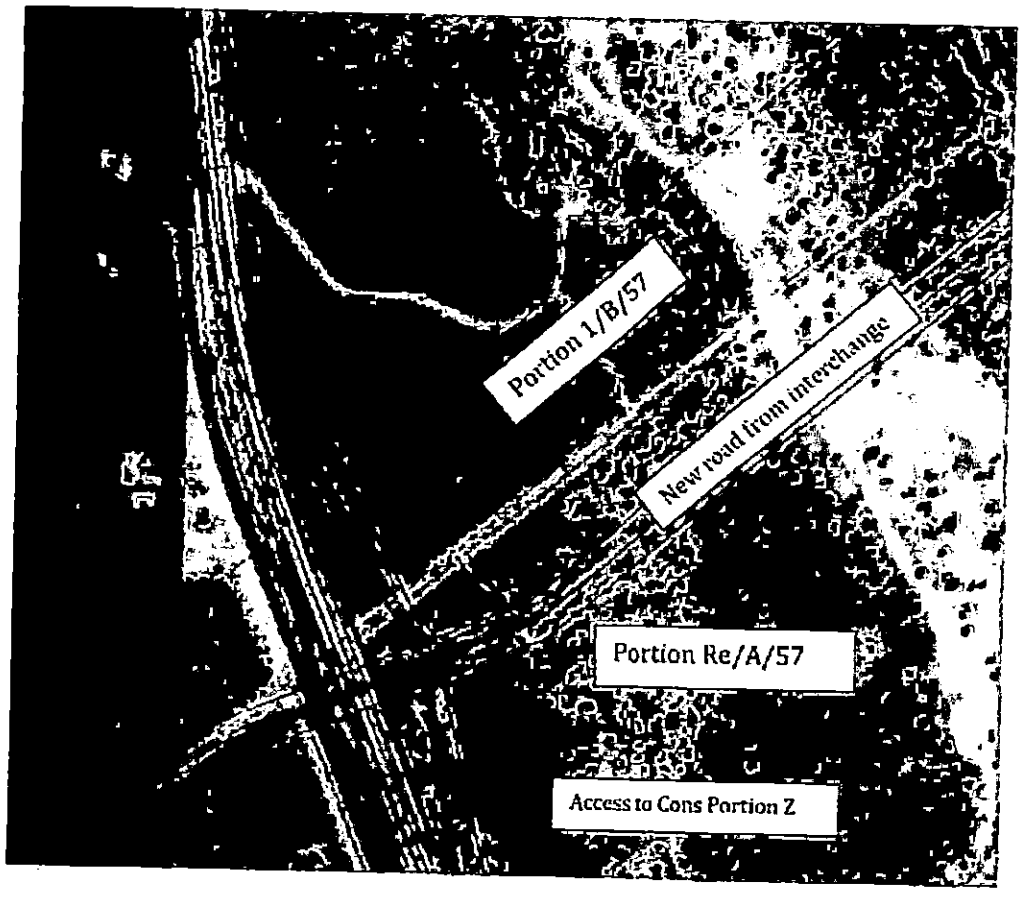
The locality of the portions and proposed subdivision and consolidation is shown on the attached plans.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) you, as the owner of a nearby property to the proposed Consolidated Portion Z (opposite the Namwater interchange) needs to be informed of the application and given the opportunity to comment. A short motivation will follow, and it would be appreciated if you can complete and return the form to our office as soon as possible

1. **Proposed subdivision and consolidation**

With the completion of the new Namwater interchange on the A1 National Road, a lower order east-west road is created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 over the Remainder of Portion A of the Farm Klein Okapuka No. 51 from where access to adjacent properties would be possible.

The position of this road results in a narrow strip of land between the road and Portion of Portion B of the Farm Klein Okapuka No. 51 as seen below:



Portion 1 of Portion B does not have a direct access and the owner thus approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a small portion (± 4,2655 ha) of this narrow strip to create an access to Portion 1 of Portion B of the Farm Klein Okapuka No. 51. About 75% of Portion X is undevelopable as it forms part of the interchange and new access road.

The proposed Portion X needs to be subdivided from the Remainder of Portion A of the Farm Klein Okapuka No. 51 and thereafter consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 57 into Portion Z.

2. **Proposed Amendment of Title conditions to allow for warehouses and storage facilities as well as a service station and related uses**

After the extension of the Windhoek Municipal boundaries, the Windhoek Town Planning Scheme boundaries was not yet extended to include these farms No zonings are thus applicable, and the uses allowed are included in the respective Title Deeds of the properties as Title conditions.

The majority farms are used for agricultural purposes or 'agro-tourism' as in the case of Portion 1 of Portion B of the Farm Klein Okapuka No 51. Agro-Tourism refers to agriculturally based operations that attract tourists to a farm to experience and take part in the activities on the farm. Portion 1 of Portion B of the Farm Klein Okapuka No. 51 was not intensively developed as such and due to changing circumstances, the owner now wishes to have additional uses incorporated in the Title Deed and thus applied to the Consolidated Portion Z.

Unarguably, the greatest catalyst for the need to apply for additional uses is the construction of the new A1 National Highway. The interchanges along the highway have improved the accessibility of the portions on both sides. With the establishment of agricultural industries such as yourself, the construction of the highway opened opportunities for related and supporting activities such as warehouses and storage facilities as well as service station(s).

The approval of the use of the Consolidated Portion Z as a service station would be subject to an Environmental Clearance Certificate too before operation can commence.

3. Conclusion

From the above it is clear that the proposed subdivision and consolidation, will create an access to Portion 1 of Portion B of the Farm Klein Okapuka No. 51 which will allow for more optimal use of the land. The additional uses on the Consolidated Portion Z will also allow the establishment of facilities that will be for the safety and convenience of road users which currently does not exist along the A1/B1 National Highway.

Your comments on the proposed subdivision, consolidation and amendment of title conditions would be highly appreciated. Should you have any objections, please submit it, together with the grounds thereof, to our office within 14 days of date of this letter. The attached form may be used for providing your comments/objections. Should no comments be received by this date, it will be assumed that you have no objections to the proposal, and the Municipality will be informed accordingly.

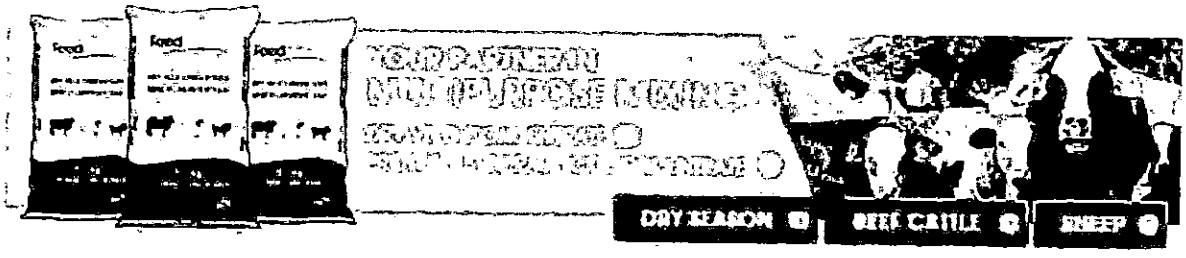
Should you need any further information, kindly contact me at one of the above numbers.

Kind regards

Dorette Opperman

Dorette Opperman

From: Jaco Labuschagne <JLabuschagne@feedmaster.com.na>
Sent: Monday, October 11, 2021 1:00 PM
To: Dorette Opperman; Pieter van Niekerk
Subject: RE: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka



Pieter,

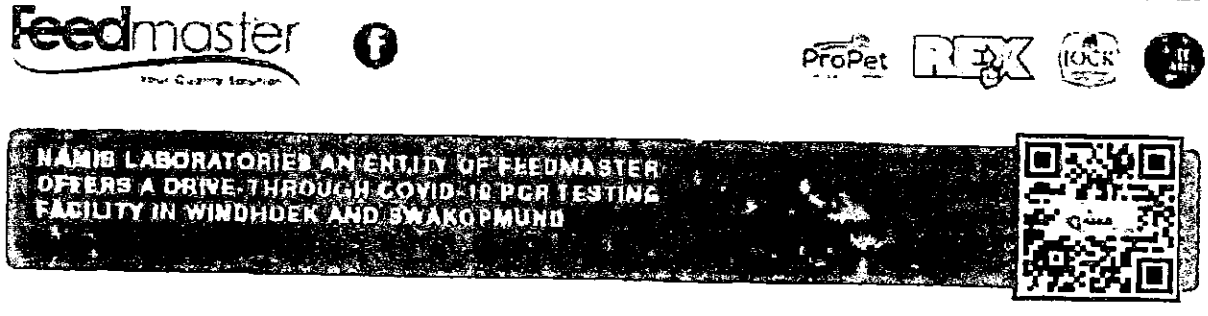
Ek sal verkies as jy die een hanteer. Ek persoonlik het nie 'n beswaar nie.

Groete,
Jaco

Jaco Labuschagne | General Manager

tel +264 61 290 1324
cell +264 81 124 6550
email jlabuschagne@feedmaster.com.na
address C/o Dortmund street and Iscor street, Northern Industrial, Windhoek

Download my contact details | View Map >
www.feedmaster.com.na



From: Dorette Opperman <planner1@dutoitplan.com>
Sent: 07 October 2021 3:21 PM
To: Jaco Labuschagne <JLabuschagne@feedmaster.com.na>; Pieter van Niekerk <PvanNiekerk@NamibMills.com.na>
Subject: FW: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka

Dear Jaco,

Please find attached correspondence regarding the proposed subdivision of the Remainder of Portion A of Klein Okapuka No. 51 and consolidation with Portion 1 of Portion B of Farm Klein Okapuka No. 51 for your attention.

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Thursday, October 7, 2021 3:15 PM
To: 'heiko.stritter@englinglaw.com.na'
Subject: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka
Attachments: Sub_Klein Okapuka and Cons_Letter to neighbouring farms_Flachberger.pdf; Klein OKAPUKA All Plans for letters to neighbours Sept2021.pdf

Tracking:

Recipient	Read
'heiko.stritter@englinglaw.com.na'	
Heiko Stritter - Engling, Stritter and Partners	Read 10/7/2021 3:34 PM

Dear Heiko,

Please find attached correspondence for the attention of Mrs Monika Flachberger and Ms Anja Flachberger. Mr Seabrooke suggested I work through your office again.

As explained in the letter, part of the process of obtaining approval from the City of Windhoek and ultimately the Urban and Regional Planning Board, is to get the comments from the neighbouring property owners. The application has been submitted to the City of Windhoek and they have informed our office that we may now advertise (for the amendment of the Title Conditions) and inform the neighbours of the intended application.

Please let me know if you need any additional information. There is normally a 14 day period to obtain the comments, I will thus appreciate feedback by 22 October 2021.

Kind Regards
Dorette

Du Toit
TOWN PLANNING CONSULTANTS
Dorette Opperman

Dorette Opperman

From:	Dorette Opperman <planner1@dutoitplan com>
Sent:	Tuesday, November 9, 2021 3:32 PM
To:	'heiko.stritter@englinglaw.com.na'
Subject:	RE: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka

Tracking:	**Recipient**	**Read**
	heiko.stritter@englinglaw.com na'	
	Heiko Stritter - Engling, Stritter and Partners	Read. 11/9/2021 4:16 PM

Hallo Heiko,

Hope you are doing well. Just want to follow up if you have any comment for me on this matter?

Kind Regards
Dorette

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Thursday, October 7, 2021 3:15 PM
To: 'heiko.stritter@englinglaw.com.na' <heiko.stritter@englinglaw.com.na>
Subject: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka

Dear Heiko,

Please find attached correspondence for the attention of Mrs Monika Flachberger and Ms Anja Flachberger. Mr Seabrooke suggested I work through your office again.

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Please let me know if you need any additional information. There is normally a 14 day period to obtain the comments, I will thus appreciate feedback by 22 October 2021.

Kind Regards
Dorette

Du Toit
TOWN PLANNING CONSULTANTS

Dorette Opperman

Dorette Opperman

From: Louis Kleynhans <LKleynhans@npi.com.na>
To: Dorette Opperman
Sent: Thursday, October 7, 2021 3:41 PM
Subject: Read: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka

Your message

To: Louis Kleynhans
Subject: FW: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka
Sent: Thursday, October 7, 2021 1:18:37 PM (UTC) Coordinated Universal Time

was read on Thursday, October 7, 2021 1:38:58 PM (UTC) Coordinated Universal Time.

Louis Kleynhans
General Manager
PO Box 20276 Windhoek, Namibia

Klein Okapuka Farm B1 Highway
Tel: +264 61 290 1701 Fax: +264 61 290 1709 Mobile: +264 81 143 2324

Please report any theft, corruption, dishonesty and/or fraud related matters to the NMI (Namibia) Group of companies to nmi@tip-offs.com or on
0800 800 800 (Toll Free) or 081 91847 (MTC to MTC only). Kindly review our Disclaimer and Copyright Notice on the Namib Mills website:www.namibmills.com



image567748.png

Dorette Opperman

From:	Helgo Horsthemke <HelgoH@npi.com.na>
To:	Dorette Opperman
Sent:	Thursday, October 7, 2021 5:02 PM
Subject:	Read: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka

Your message

To: Helgo Horsthemke
Subject: FW: Subdivision Re/Ptn A Klein Okapuka & Cons with Ptn 1 of B of Klein Okapuka
Sent: Thursday, October 7, 2021 3:18:37 PM (UTC+02:00) Windhoek

was read on Thursday, October 7, 2021 3:31:19 PM (UTC+02:00) Windhoek.

Helgo Horsthemke
Project Manager: Infrastructure
PO Box 20276 Windhoek, Namibia

Klein Okapuka Farm A1 Highway
Tel: +264 61 290 1765 Fax: +264 61 290 1709 Mobile: +264 81 854 5250

Please report any theft, corruption, dishonesty and/or fraud related matters to the NMI (Namibia) Group of companies to nmi@tip-offs.com or on
0800 800 800 (Toll Free) or 081 91847 (MTC to MTC only). Kindly review our Disclaimer and Copyright Notice on the Namib Mills website:www.namibmills.com



image643667.png



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$12.00 WINDHOEK - 1 November 2021 No. 7673

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(a) the plan lies for inspection at Room 101 of the offices of the Municipality of Walvis Bay, Civic Centre, Nangolo Mbumba Drive; and

(b) any person having objections to the alteration concerned or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Council and the Board within 14 days of the publication of this notice.

Applicant: **Municipality of Walvis Bay**
Private Bag 5017
Walvis Bay
(064) 201 3348
townplanning@walvisbaycc.org.na

Board: **The Secretary**
Urban and Regional Planning Board
Private Bag 13289
Windhoek

No. 628 2021

SUBDIVISION OF THE REMAINDER OF PORTION A OF FARM KLEIN OKAPUKA NO. 51 INTO PORTION X AND REMAINDER, CONSOLIDATION OF PORTION X WITH PORTION 1 OF PORTION B OF FARM KLEIN OKAPUKA NO. 51 AND AMENDMENT OF TITLE CONDITIONS

Take notice that **Du Toit Town Planning Consultants**, is in the process of applying on behalf of the owner of the Remainder of Portion A of Farm Klein Okapuka No. 51 (Klein Okapuka CC) and the owner of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 (Otjihavera River Rest Camp) in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Subdivision of the Remainder of Portion A of the Farm Klein Okapuka No. 51 into Portion X (±4.2655 ha) and the Remainder;
- Consolidation of Portion X of the Remainder of Portion A of the Farm Klein Okapuka No. 51 with Portion 1 of Portion B of the Farm Klein Okapuka No. 51 into Portion Z (± 30.5824 ha); and
- Amendment of Title Conditions to include uses to allow for warehouse and storage facilities, as well as a service station and related uses.

Subdivision/Consolidation: With the completion of the new Namwater/Feedmaster interchange on the A1 National Road, a lower order east-west road is created to the south of Portion 1 of Portion B of the Farm Klein Okapuka No. 51 over the Remainder of Portion A of the Farm Klein Okapuka No. 51. The position of this road results in a narrow strip of land between the road and Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B does not have a direct access and the owner approached the owners of the Remainder of Portion A of the Farm Klein Okapuka No. 51 to purchase a small portion (± 4.2655 ha) of this narrow strip to create an access. The proposed Portion X needs to be subdivided from the Remainder of Portion A of the Farm Klein Okapuka No. 51 and thereafter consolidated with Portion 1 of Portion B of the Farm Klein Okapuka No. 57 into Portion Z.

Amendment of Title Conditions: After the extension of the Windhoek Municipal boundaries, the Windhoek Town Planning Scheme boundaries was not yet extended to include these farms. No zonings are thus applicable, and the uses allowed are included in the respective Title Deeds of the properties as Title conditions. The majority farms are used for agricultural purposes or 'agro-tourism' as in the case of Portion 1 of Portion B of the Farm Klein Okapuka No. 51. Portion 1 of Portion B of the Farm Klein Okapuka No. 51 was not intensively developed as such and due to changing circumstances, the owner now wishes to have additional uses incorporated in the Title Deed. The new interchanges along the highway have improved the accessibility of the portions on both sides. With the establishment of agricultural industries such as Namib Poultry and Feedmaster, the construction of the highway opened opportunities for related and supporting activities such as warehouses and storage facilities as well as service station(s).

The intended application is in line with the Windhoek Structure Plan and sufficient parking is provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the publication of this notice **(final date for objections is 15 November 2021).**

Should you require additional information you are welcome to contact our office.

Applicant: **Du Toit Town Planning Consultants**
P O Box 6871
Ausspannplatz
Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 629 2021

ESTABLISHMENT OF NEW TOWNSHIP ON THE REMAINDER OF ERF 5461, WALVIS BAY EXTENSION 5, COMPRISING OF 140 ERVEN AND REMAINDER (STREETS), TO BE KNOWN AS WALVIS BAY, EXTENSION 20

Take note that **Van Der Westhuizen Town Planning and Properties CC** intends to apply to the Urban and Regional Planning Board for consent to establish a new township on the Remainder of Erf 5461, Walvis Bay Extension 5, comprising of 140 erven and remainder (streets), to be known as Walvis Bay Extension 20.

Further take note that -

(a) the plan lies for inspection at room 101 at the Town Planning Office of the Walvis Bay Municipality.

(b) any person having objections to the new township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Urban and Regional Planning Board and the applicant within 14 days of the publication of this notice.

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act, 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 15 November 2021.

Applicant: **Van Der Westhuizen Town Planning & Properties cc**
Contact Persons: **A van der Westhuizen / W van der Westhuizen**
Cell: **0811224661 / 0812444441**
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