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CITY OF WINDHOEK

✉ 59, Windhoek

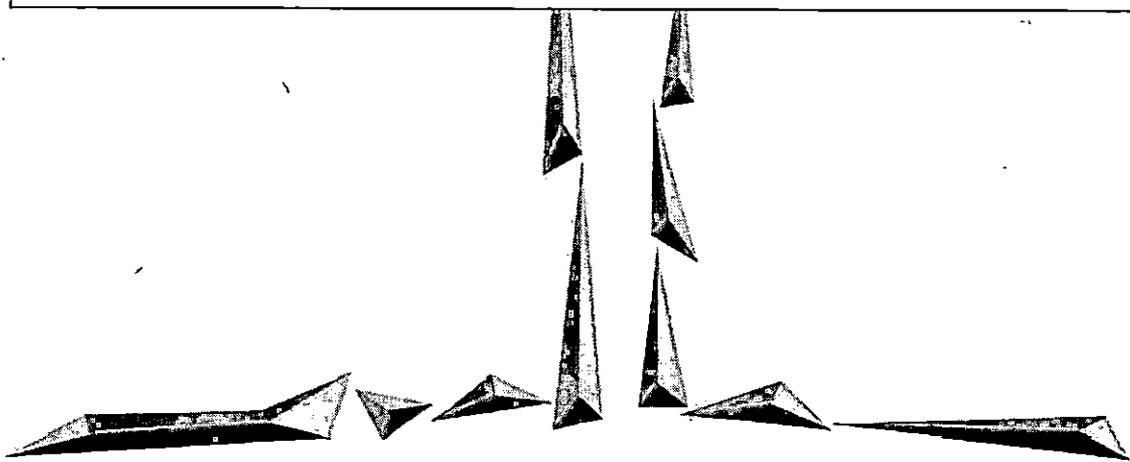
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ADDENDUM to the **agenda** of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 26 September 2024 at 17:30** but rescheduled to be held on **Tuesday, 8 October 2024 at 17:30** in the new Council Chambers, Windhoek.



ENQUIRIES: Ms M Garises/pek
Ms T Edward

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DATE: 2024-10-04

INDEX

	PAGE	
9.2	APPROVAL OF MINUTES (MC 17/2024)	
9.3	MINUTES (MC 17/2024)	
9.3.1	GOV.1 [CIT] DONATION OF CLOSE-CIRCUIT TELEVISION (CCTV) CAMERAS BY KHOMAS REGIONAL COUNCIL (KRC) TO WINDHOEK MUNICIPAL COUNCIL (WINDHOEK MUNICIPAL POLICE SERVICE)	1
9.3.2	GOV.5 [EDC] CONFIDENTIAL MATTER	5
9.3.3	GOV.6 [CEO] APPROVAL FOR THE MEMORANDUM OF UNDERSTANDING (MoU) BETWEEN THE MUNICIPAL COUNCIL OF WINDHOEK AND THE NAMIBIA AIRPORTS COMPANY (NAC)	6
9.3.4	GOV.7 [CIT] STAFF MATTER	12
9.3.5	GOV.8 [HCC] STAFF MATTER	12
9.3.6	GOV.9 [HCC] STAFF MATTER	13
9.3.7	GOV.10 [HCC] STAFF MATTER	13
9.3.8	GOV.11 [HCC] STAFF MATTER	14
9.3.9	FNS.1 [UTP] APPLICATION FOR THE SUBDIVISION OF ERF 241, WANAHEDA INTO PORTIONS 1, 2 AND THE REMAINDER; REZONING OF PORTION 1 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m ² TO 'HOSPITALITY'; REZONING OF PORTION 2 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m ² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100 m ² ; AND REZONING OF THE REMAINDER 241 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m ² TO 'RESIDENTIAL' WITH A DENSITY OF 1:250 m ²	14
9.3.10	FNS.2 [UTP] APPLICATION FOR THE REZONING OF ERF 3701, KLEIN WINDHOEK FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1:900 m ² TO 'OFFICE' WITH A BULK OF 0.4; CONSENT FOR FREE RESIDENTIAL BULK AND CONSENT FOR A BUSINESS BUILDING	25

	PAGE	
9.3.11	FNS.3 [UTP] CONSENT TO USE SECTIONAL TITLE UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282 AS AN ACCOMMODATION ESTABLISHMENT (SELF CATERING) WITH TWO (2) ROOMS	37
9.3.12	FNS.4 [HPH] CONFIDENTIAL MATTER	43
10	REPORTS AND RECOMMENDATIONS OF COMMITTEES IN TERMS OF RULE 23 OF THE STANDING RULES OF ORDER	
10.1	[CEO] REPORTS AND RECOMMENDATIONS OF COUNCILLOR ADVISORY COMMITTEES IN TERMS OF RULE 23 OF THE STANDING RULES AND ORDER	43

[Municipal Council Agenda: 2024-10-08(09-26)]

9.2 APPROVAL OF MINUTES (MC 17/2024)

The minutes of the Management Committee meeting (MC 17/2024) held on 1 (2409)(1709) October 2024 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.3 MINUTES (MC 17/2024)

The minutes of the Management Committee meeting (MC 17/2024) held on 1 (2409)(1709) October 2024 as approved by its members at this Council meeting, is submitted for notice with recommendations of Items GOV.1, GOV.5, GOV.6, GOV.7, GOV.8, GOV.9, GOV.10, GOV.11, FNS.1, FNS.2, FNS.3 and FNS.4, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 17/2024) held on 1 (2409)(1709) October 2024, be noted by its members, with recommendations submitted to Council as per Items GOV.1, GOV.5, GOV.6, GOV.7, GOV.8, GOV.9, GOV.10, GOV.11, FNS.1, FNS.2, FNS.3 and FNS.4.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.3.1 GOV.1 [CIT] DONATION OF CLOSE-CIRCUIT TELEVISION (CCTV) CAMERAS BY KHOMAS REGIONAL COUNCIL (KRC) TO WINDHOEK MUNICIPAL COUNCIL (WINDHOEK MUNICIPAL POLICE SERVICE) (13/7/5/1)

Introduction

The Strategic Vision of the Municipal Council of Windhoek is *'to be a Sustainable and Caring City by 2027'*. In order for this vision to be realised, each department has the responsibility to initiate and implement programs that will assist Council to achieve its dream of becoming a sustainable and caring City. As per its mandate, the role of the Windhoek Municipal Police Service (WMPS) in helping the City achieve this strategic vision can be attained through the Safer City Concept, which entails the implementation of smart Projects aimed at ensuring the safety and security of the residents of Windhoek.

With the Integrated Crime Prevention, By-laws and Road Safety Framework (Operational Pillars), the Windhoek Municipal Police Service (WMPS) aims to increase the use of technology as one of its key methods in reducing crime and disorder in the City. Thus, the Windhoek Municipal Police Service (WMPS) does through the promotion of strategic partnerships with the community and key stakeholders.

Purpose

The purpose of the submission is to inform the Municipal Council of Windhoek about the donation of the Close-Circuit Television (CCTV) cameras from the Khomas Regional Council (KRC) and to seek Ministerial approval to officially receive the donation. The donation is made in the spirit of the Memorandum of Understanding (MoU) between the Khomas Regional Council (KRC) and the Municipal Council of Windhoek.

Background

The Khomas Regional Council (KRC) has noted an outcry from the residents regarding the rise in criminal activities in their neighborhoods and at business premises in Windhoek. These criminal activities range from robberies, house break-ins, theft and road safety related incidences such as pedestrian crashes and damage to properties through hit and run accidents. These crimes of concern have instilled fear amongst the residents.

During numerous public meetings held with the community in various constituencies, the issue of crime has been highlighted strongly as a matter of concern that needs serious intervention.

Discussion

The Khomas Regional Council (KRC) in an effort to contribute to the safety of residents in constituencies in Windhoek, is donating ten (10) cameras to the Municipal Council of Windhoek for operations and maintenance. These donated cameras will be installed at crime hotspots as identified by the Khomas Regional Council (KRC) in collaboration with the Windhoek Municipal Police Service (WMPS) and will be monitored from the Command and Dispatch Centre of the Windhoek Municipal Police Service (WMPS).

The Close-Circuit Television (CCTV) cameras will become property of the Municipal Council of Windhoek and will be responsible for the following:

- Installation of the Close-Circuit Television (CCTV) cameras at identified sites;
- Monitor the Close-Circuit Television (CCTV) cameras for potential incidences;
- Respond promptly to alerts and incidents detected through monitoring of cameras;
- Ensure maintenance and upgrading of Close-Circuit Television (CCTV) camera system (hardware and software); and

- Store and manage data generated by the Close-Circuit Television (CCTV) camera feeds.

Out of the ten (10) donated cameras, eight (8) will be installed in the Samora Machel Constituency and two (2) will be installed in Windhoek West Constituency as per the letters of commitment from the Khomas Regional Council (KRC) **attached as pages 211 - 212 to the agenda.**

Strategic significance

The donation by the Khomas Regional Council (KRC) will enhance safety and security through the use of technology from Close-Circuit Television (CCTV) cameras in areas that need them to ensure faster response times and allow for evidence-based criminal investigations.

Financial implications

The Municipal Council of Windhoek will cover all the financial costs related to:

- The installation of the Close-Circuit Television (CCTV) cameras;
- The maintenance and upgrading of the Close-Circuit Television (CCTV) cameras; and
- The cost of training of Close-Circuit Television (CCTV) camera technicians (as the need arises).

Possible risks

There are measurable risks associated to the acceptance and operationalisation of these donations, however the threat it poses to in attaining the objectives of ensuring a safer and sustainable City is minimal. Hence, the inherent financial risk on installation and maintenance costs should not be over-looked.

The acceptance and operationalisation of these donations carry measurable risks, particularly in terms of the financial burden associated with the installation, maintenance, and potential upgrades. However, the potential impact on our goal of creating a safer, crime-free City far outweighs these concerns. The threat to achieving this objective cannot be overemphasised, as ensuring public safety is paramount.

The Strategic Vision for the Municipal Council of Windhoek is '*to be a Sustainable and Caring City by 2027*'. To realise this vision, it is essential to prioritise the well-being of our residents. Receiving and operationalising these cameras is a critical step towards creating this goal. While there are risks associated with this Project, they are justified by the broader benefits of enhanced security, which aligns with our commitment to building a safer community for the residents and visitors alike.

As this risk has been identified and known and that has been passed to Council, it is important that Council is aware and put in place the control assessment to deal with this sponsorship as the case may be.

The table below outlines the risks, mitigating factors and risk ratings that may arise following the acceptance and operationalisation of these donations:

Serial No.	Risk type (Strategic/Operational/ Financial/Legal/ Reputational/Regulatory Compliance/Labour Relations/Security/ Leadership/Political)	Risk description and possible cause(s) and effect(s)	Risk rating	Score	Risk Mitigation
01	Reputational risks	Under reputational risks: Accepting these cameras may carry risks to the Organisation's reputation if council is unable to maintain and upgrade the donated equipment. This could lead to a public outcry, especially if criminal activities increase, as the community may feel that they have made an effort to contribute, but Council has not upheld its part of the responsibility.	Low	1	To mitigate this risk, Council will utilise internal Close-Circuit Television (CCTV) technicians to install, maintain, and upgrade the donated equipment. This approach not only addresses the potential reputational risk but also helps Council reduce costs associated with the Project.

Compliance check/Legal implications

Section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) *inter-alia* resolved as follows:

Subject to the provisions of subsections (2) and (3), a local authority council shall have the power to accept donations made or receive moneys offered to it by any person within Namibia and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.

Disclaimer: The section above provides that the Municipal Council of Windhoek is eligible to receive and accept donations that are pledged from any person within Namibia. It should however be noted that donations to any local authority council are only subject to Ministerial approval if said donations are from any person outside of Namibia.

Conclusion

The donation by the Khomas Regional Council (KRC) to the Municipal Council of Windhoek will not only leverage the strengths of the Windhoek Municipal Police Service (WMPS) when it comes to the use of technology, but it will also transform how the service operates, while making communities safer and more secure. The extensive use of technology as a method of proactive policing in this contemporary era cannot be over emphasised.

Through employing the use of technology, the service creates a safer City for residents, their properties and visitors alike, as well as creating a conducive environment for businesses to thrive.

Management Committee

RECOMMENDED

- 1 That the donation of Close Circuit Television (CCTV) cameras from the Khomas Regional Council (KRC) to improve the lives of the residents of Windhoek, be noted.
- 2 That the benefits that will accrue to the residents of Windhoek with the donation of Close Circuit Television (CCTV) cameras, be noted.
- 3 That it be noted that the Municipal Council of Windhoek will be responsible for the installation and maintenance of the donated cameras.
- 4 That the envisaged donation of four (4) Close Circuit Television (CCTV) cameras as an additional donation to the already accepted six (6) from the Khomas Regional Council to the Municipal Council of Windhoek, be approved.
- 5 That the Chief Executive Officer (Manager: External Relations and Networking), arrange a ceremony for the receipt of the donated Close Circuit Television (CCTV) cameras, to be done before the end of November 2024 in order to allow for the installation before commencement of the festive break.
- 6 That the resolution be implemented prior to confirmation of the minutes.

9.3.2

GOV.5 [EDC] CONFIDENTIAL MATTER
(14/3/5/2dev)

This matter, submitted to the Council Members 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 -

- (ii) *any offer to be made by the local authority council by way of tender or otherwise for the purchase of any property;*

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: 2024-10-08(09-26)]

9.3.3

GOV.6 [CEO] APPROVAL FOR THE MEMORANDUM OF UNDERSTANDING (MoU) BETWEEN THE MUNICIPAL COUNCIL OF WINDHOEK AND THE NAMIBIA AIRPORTS COMPANY (NAC) (12/6/18)

Purpose

The purpose of this submission is to seek Council approval for the Memorandum of Understanding (MoU) between the Municipal Council of Windhoek and Namibia Airports Company (NAC) as per the draft Memorandum of Understanding (MoU) **attached as pages 213 - 227 to the agenda.**

Introduction

Global urbanisation brings both opportunities and challenges, especially regarding how transportation influences the development of human settlements. Air transport, a critical mode for long-distance travel, plays a significant role in connecting cities around the world and shaping urban growth patterns. This aligns with the United Nation's Sustainable Development Goal (SDG) 8, which focuses on promoting sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all and Sustainable Development Goal (SDG) 11, which aims to make cities inclusive, safe, resilient, and sustainable.

Achieving these goals requires collaboration and coordinated efforts as outlined under Sustainable Development Goal (SDG) 17, partnership for the goals.

Therefore, the establishment of a partnership between the Municipal Council of Windhoek and that Namibia Airports Company (NAC) is essential. This collaboration would improve connectivity, promote tourism, market Windhoek as a preferred destination for direct foreign investment, strengthen City diplomacy and help advance international agendas, thereby contributing to a more connected and sustainable urban future.

Background

The Namibia Airports Company (NAC) is the national operator of Namibia's eight largest airports. The Namibia Airports Company (NAC) was established under the Airports Company, 1998 (Act 25 of 1998) and officially began operations on 5 February 1999. As a state-owned enterprise under the Ministry of Works and Transport, Namibia Airports Company (NAC) is fully owned and operated by the government. The company is a member of key international airport organisations, including the Airports Council International (ACI). Positioned as the gateway to Namibia, the Namibia Airports Company (NAC) is committed to providing exceptional safety and security across all its airports.

Since its inception, the company has made significant progress in airport development and management.

The Namibia Airports Company (NAC) is responsible for the development, management and operation of:

- Hosea Kutako International Airport;
- Eros Airport;
- Walvis Bay International Airport;
- Ondangwa Airport;
- Katima Mulilo Airport;
- Keetmanshoop Airport;
- Luderitz Airport; and
- Rundu Airport.

The Namibia Airports Company (NAC) is dedicated to the acquisition, establishment, development, provision, maintenance, management, control, and operation of aerodromes in Namibia, following sound and generally accepted business principles. In a letter dated 5 March 2024, Mr Bisey /Uirab, Chief Executive Officer of the Namibia Airports Company (NAC), addressed Mr Moses Matyayi, Chief Executive Officer of the Municipal Council of Windhoek, expressing the need for the establishment of a Memorandum of Understanding (MoU) between the Namibia Airports Company (NAC) and the Municipal Council of Windhoek.

Discussion

The proposed Memorandum of Understanding (MoU) aims to facilitate cooperation between the two (2) Institutions in areas of mutual interest, including but not limited to an effective emergency management system and other aspects of aerodrome safety at Namibia's flagship airports namely the Hosea Kutako International Airport (HKIA) and Eros Airport.

The Namibia Airports Company (NAC) significantly impacts productivity, growth, and economic development. The company's presence benefits leisure and business passengers directly and fuels development and prosperity in other sectors such as logistics, amplifying the overall economy.

The Namibia Airports Company (NAC) serves as a critical catalysts for regional and national economic development, attracting investment and encouraging the growth of industries such as tourism, hospitality, retail, and logistics. Aviation and tourism are intrinsically linked and thus collaboration with the Namibia Airports Company (NAC) is vital for City tourism. Hosea Kutako International (HKIA) and Eros Airports are gateways to Namibia's tourism offerings, hence, providing travellers with Windhoek as their first impression of destination Namibia. As more regional and international visitors seek enriching travel experiences, airports play a crucial role in encouraging tourist arrivals, supporting the hospitality sector, and promoting cultural exchange.

*** The draft Memorandum of Understanding (MoU) outlines the mutual interests of both parties and provides a comprehensive overview of the proposed relationship's terms. This draft is **attached as pages 213 - 227 to the agenda**, for Council consideration. The collaboration will cover various areas of cooperation, including:

- Emergency preparedness;
- Land Use Management;
- Environmental Management;
- Obstacle Monitoring and Control;
- Training and Capacity Building;
- Sharing of Air Travel Statistics; and
- Locality and Marketing.

Strategic implications/Significance

The signing of the Memorandum of Understanding (MoU) with Namibia Airports Company (NAC) holds significance importance for the Municipal Council of Windhoek. This initiative aligns with the Organisation's Strategic Plan for 2022-2027 and it supports the following strategic intents:

- **Improving Organisational Capabilities:**
 - **Enhanced Collaboration:** A Memorandum of Understanding (MoU) fosters better collaboration between the City and the Namibia Airports Company (NAC), aligning their efforts in areas identified for cooperation. This synergy can lead to more efficient use of resources and improved service delivery.
 - **Economic Growth:** Airports are vital gateways for tourists and business travelers. By working closely with the Namibia Airports Company (NAC), the Municipal Council of Windhoek can effectively promote the City and add to improve the country's competitiveness, attract more investment, boost tourism, and create jobs, driving economic growth in the country.

- **Enhancing the Quality of Life for all Stakeholders:**

- **Crisis Management:** In the event of emergencies, such as natural disasters or security threats, having a Memorandum of Understanding (MoU) in place can facilitate coordinated responses, ensuring the safety and well-being of residents and travelers.
- **Environmental Impact:** Joint initiatives can be developed to mitigate the environmental impact of airport operations on the City, such as reducing noise pollution and carbon emissions, aligning with broader sustainability goals.

Financial implications

There will be no financial implication.

Possible/Perceived Risks and Mitigation Matrix

Risk No.	Risk type	Risk description (cause and effect)	Prob.	Impact	Score	Risk Containment
1	Operational	Insufficient resources or expertise to conduct effective training programs.	Medium	Major	3	Partner with external training institutions or experts to supplement internal resources. offer service on community basis approach using of the students.

Consultations with Stakeholder Department and other interested parties

The following comments or input were received:

Comments from the Office of the Chief Executive Officer

- **Legal Services**

Comment and inputs from Corporate Legal Adviser were incorporated in the draft Memorandum of Understanding (MoU).

- **External Relations and Networking**

This agreement is important for the international relations component because it strengthens the global connectivity and diplomatic engagement of both the Municipal Council of Windhoek and Namibia as a whole. By enhancing the safety and efficiency of key airports like Hosea Kutako International Airport and Eros Airport, the partnership between the Namibia Airports Company (NAC) and the Municipal Council of Windhoek ensures that these airports can better serve as international gateways. In essence, the agreement not only benefits the domestic infrastructure but also elevates Namibia's position in

international relations by promoting stronger ties and more seamless connections with the rest of the world.

Comments from the Strategic Executive: Economic Development and Community Services

The Department collaborated with the Namibia Airports Company (NAC) during the AviaDev 2024, a premier conference platform dedicated to growing connectivity to, from, and within the African continent, hosted in Windhoek in June 2024. Platforms were availed for tourism and investment promotions and the City trained Windhoek Tourism Ambassadors that assisted with welcoming and supporting delegates at Hosea Kutako International Airport, however, there is more scope to enhance this relationship through formalising past collaborations by entering into a Memorandum of Understanding (MoU).

Strategic Executive: Urban and Transport Planning

Currently, the Department maintains a collaborative relationship with the Namibia Airports Company (NAC) to enforce regulatory provisions related to land use and building operations within the City, particularly in areas adjacent to or in close vicinity of airport facilities. This partnership ensures that urban development aligns with aviation safety standards and regulatory requirements.

However, there is significant potential to enhance and broaden this relationship through the proposed Memorandum of Understanding (MoU). By formalising and expanding the scope of cooperation, the Memorandum of Understanding (MoU) could facilitate more effective coordination on critical issues such as zoning, infrastructure development, and environmental impact assessments. It could also establish a more robust framework for ongoing communication, joint planning, and conflict resolution, ultimately contributing to more harmonious urban growth that supports both the City's development goals and the operational needs of the Namibia Airports Company (NAC).

Strategic Executive: Human Capital and Corporate Services

The inclusion of Training and Capacity Building in the Memorandum of Understanding (MoU) is supported with the following areas of focus in order to ensure tangible outcomes of the activities for both Organisations as well as other stakeholders and beneficiaries:

- That Municipal Council of Windhoek's Emergency Management staff members are afforded an opportunity for training in the techniques and best practices in the aviation industry, whilst the Namibia Airports Company (NAC) staff members are equally afforded training in Municipal related techniques specific to the Local Authority Industry. The reciprocation and multi-skilling would equip the industries talent pool and benefit the Namibian nation, Additionally, the Municipal Council of Windhoek and the Namibia Airports Company (NAC) could provide immediate assistance to each other in the event of emergency situations which require additional resources.

- That the Municipal Council of Windhoek and Namibia Airports Company (NAC) ensure alignment and enrichment of the training curriculum and quality of practical exposure afforded to students with the objective of ensuring common standards.

Conclusion

The proposed Memorandum of Understanding (MoU) between the Namibia Airports Company (NAC) and the Municipal Council of Windhoek represents a significant step toward enhancing cooperation and ensuring the safety and efficiency of Namibia's key airports. By aligning their efforts, both institutions can address mutual interests, improve emergency management systems, and reinforce aerodrome safety at the Hosea Kutako International Airport and Eros Airport. This partnership is poised to strengthen the overall infrastructure and service delivery, benefiting both the City and the nation's aviation sector.

Management Committee

RECOMMENDED

- *** 1 That the Memorandum of Understanding (MoU) between the Municipal Council of Windhoek and the Namibia Airports Company (NAC) **attached as pages 213 - 227 to the agenda**, be noted and approved.
 - 2 That the areas of cooperation as detailed in the Memorandum of Understanding (MoU), be approved.
 - *** 3 That an Action Plan outlining specific projects and activities within the identified broader areas of cooperation, **attached as page 228 to the agenda**, be noted.
 - 4 That a Joint Working Group comprising of technical experts in the identified areas of cooperation be established to oversee the implementation of cooperation projects.
 - 5 That the Chief Executive Officer (Manager: External Relations and Networking) coordinate the signing ceremony on the date and venue to be mutually agreed upon between the parties.
 - 6 That the resolution be implemented prior to confirmation of the minutes.
-

[Municipal Council Agenda: 2024-10-08(09-26)]

9.3.4 **GOV.7 [CIT] STAFF MATTER**
(11/3/1/1)

This matter, submitted to the Council Members 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: 2024-10-08(09-26)]

9.3.5 **GOV.8 [HCC] STAFF MATTER**
(11/3/1/2)

This matter, submitted to the Council Members 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: 2024-10-08(09-26)]

9.3.6 **GOV.9 [HCC] STAFF MATTER**
(11/3/1/2)

This matter, submitted to the Council Members 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: 2024-10-08(09-26)]

9.3.7 **GOV.10 [HCC] STAFF MATTER**
(11/3/1/2)

This matter, submitted to the Council Members 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: 2024-10-08(09-26)]

9.3.8 GOV.11 [HCC] STAFF MATTER
(11/3/1/2)

This matter, submitted to the Council Members 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: 2024-10-08(09-26)]

9.3.9 FNS.1 [UTP] APPLICATION FOR THE SUBDIVISION OF ERF 241, WANAHEDA INTO PORTIONS 1, 2 AND THE REMAINDER; REZONING OF PORTION 1 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m² TO 'HOSPITALITY'; REZONING OF PORTION 2 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100 m²; AND REZONING OF THE REMAINDER 241 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500 m² TO 'RESIDENTIAL' WITH A DENSITY OF 1:250 m²
(L/241/Wan)

Application

An application was received from Dunamis Planning Consultants on behalf of Wilhelm Alie Mateus for:

- Subdivision of Erf 241, Wanaheda into Portions 1, 2 and Remainder;
- Rezoning of Portion 1 from 'residential; with a density of 1:500 m² to 'hospitality';
- Rezoning of Portion 2 from 'residential' with a density of 1:500 m² to 'general residential' with a density of 1:100 m²; and
- Rezoning of Remainder 241 from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m².

The Power of Attorney is signed by the owner of the erf.

*** The full application, including relevant correspondence/documentation is **attached as pages 229- 283 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 241 is located in Okaramba Street, Wanaheda.

The plot is zoned 'residential' with a density of 1:500 m² and measures 1017 m² in extent.

The erf comprises of a dwelling unit and a garage.

Development intention

The intention of the owner is to subdivide Erf 241, Wanaheda into Portions 1, 2 and Remainder. It is further the intention of the owner to rezone Portion 1 from 'residential' with a density of 1:500 m² to 'hospitality' for a Guesthouse, rezone Portion 2 from 'residential' with a density of 1:500 m² to 'general residential' with a density of 1:100 m² for dwelling units and rezone Remainder 241 from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m² for 'single residential' purposes.

The subdivision and rezoning will allow the owner to use Portion 1 for hospitality purposes, Portion 2 for the erection of three (3) dwelling units and the Remainder erf for 'single residential' purposes.

Advertisement

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

- *** - The proposed subdivision and rezoning application of Erf 241, Wanaheda was advertised in The Market Watch (Republikein, Sun and Allgemeine Zeitung newspapers) on 22 and 29 May 2024, as per the advertisements **attached as pages 270 - 271 to the agenda;**
- *** - A notice of the proposed rezoning, **attached as pages 272 - 275 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 276 - 281 to the agenda** were sent to the direct neighbours on Erven 230, 231, 239, 240, 242, 243, 82, 821, Re199 and R/229 Wanaheda; and
- *** - A notice, **attached as pages 282 - 283 to the agenda**, was published in the Government Gazette of 14 June 2024, Notice No. 265.

The advertisement in the Gazette did not state a closing date but is taken to be on 28 June 2024. No objections was 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.

- Building Control

The application for the proposed subdivision of Erf 241, Wanaheda into Portions 1, 2 and Remainder; and subsequent rezoning, refers.

It is recommended that the existing structures must be indicated on the new proposed portions with full dimensions from the new boundary line.

- Roads planning, design and traffic flow

Erf 241 is located in Okaramba Street in Wanaheda and is zoned 'residential' with a density of 1:500 m². The erf measure 1 017 m². Okaramba Street has low to moderate traffic volumes, no traffic flow problems are currently experienced during peak hours. The proposed subdivision and rezoning will generate about five (5) vehicular trips to the current road network.

There is no objections to the proposed subdivision of Erf 241, Wanaheda into Portions 1, 2 and Remainder: Provided:

- That a minimum of one (1) parking bay per equal or less than three (3) bedrooms dwelling or minimum two (2) parking bays per equal or more than four (4) bedrooms dwelling to be provided on-site.

The division object to the proposed rezoning of Portion 1 from 'residential' with a density of 1:500 m² to 'hospitality' for a guesthouse establishment purpose; due to:

- The panhandle should be minimum 6 m wide for 'non-residential' zoned erven, currently only 4 m wide.
- Parking requirements for guest houses is minimum 0.66 bays be provided per leasable room plus five (5) bays per 100 m² open floor space (excluding reception area), plus loading zone to be provided on site.

The division object to the proposed rezoning of Portion 2 from 'residential' with a density of 1:500 m² to 'general residential' with a density of 1:100 m²; due to:

- A density of 1:100 m² will create a precedence in the area with too high traffic flows to accommodate with the available infrastructure, accordingly, only a density of 1:250 m² will be allowed;
- The panhandle provided is only 4 m wide, accordingly, a density of 1:100 m² will yield three (3) dwelling units which requires a minimum 5 m wide panhandle, otherwise it will be sufficient for allowed density of 1:250 m²;
- 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 unit, plus one (1) bay per three (3) units or part thereof explicitly for visitors parking must be provided on-site.

There is no objection to the proposed rezoning of Remainder of Erf 241, from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m² for residential purposes: Provided:

- That a minimum of one (1) parking bay per equal or less than three (3) bedrooms dwelling or minimum two (2) parking bays per equal or more than four (4) bedrooms dwelling to be provided on-site.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- The proposed Portions 1,2 and the Remainder of Erf 241 has a general downward slope from the northeast into a southwesterly direction.
- There is no other visible stormwater system flowing across the proposed, subdivided Portions 1, 2 and the Remainder of Erf 241, except for surface stormwater run-off.

There is no objection to the proposed, subdivision of Erf 241, Okaramba Street, Wanaheda into Portions 1, 2 and Remainder and subsequent rezoning: 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 application: Provided:

That the proposed subdivision of Erf 241, Wanaheda into Portion 1, 2 and the Remainder. It should be noted that a municipal sewer line

passes along the north-western boundary of Erf 241 and will similarly pass along the north-western boundary of the proposed portion.

- A 3-metre building line should be maintained along the aforementioned boundary line. No permanent structures are allowed within the aforementioned building line.
- Any additional requirements with regard to water and sewer services brought on as a direct consequence of the subdivision or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Rezoning of Portion 1 from ‘residential’ with a density of 1:500 m² to ‘hospitality’ for a Guesthouse establishment purposes.

The proposed rezoning of Portion 1 from ‘residential’ with a density of 1:500 m² to ‘hospitality’ for a guesthouse establishment purpose can only be approved under the following conditions:

- That the total number of rooms not exceed six (6) rooms, in line with the minimum requirements as stipulated by the Namibia Tourism Board Act, 2000 (Act 21 of 2000) for a guesthouse establishment. The six (6) rooms should be inclusive of any private or separate dwellings referred to by the aforementioned act.
- 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 cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Rezoning of Portion 2 from ‘residential’ with a density of 1:500 m² to ‘general residential’ with a density of 1:100 m².

The development proposal indicates that the applicant intends to increase the density of Portion 2 to 1:100 m².

The proposed increase in density in addition to the scope of the entire envisaged development is not supported. A density of 1:100 m² cannot be supported in the area due to the resulting additional loads on the existing water and sewer networks, accordingly, only a density of 1:250 m² will be allowed.

The proposed rezoning of Portion 2 from ‘residential’ with a density of 1:500 m² to ‘residential’ with a density of 1:250 m² for residential purposes can only be approved under the following conditions:

- 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 cost of the applicant, subject

to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Rezoning of Remainder 241 from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m² for residential purposes.

The proposed rezoning of the Remainder 241 from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m² for residential purposes can only be approved: Provided:

- 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 cost of the applicant, 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: 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, and further distribution be from the main LV kiosk/board of each 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 may 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 is supported with no environmental requirements.

- **Title deed conditions**

Deed of Transfer T7643/2023 lists no restrictive conditions or servitudes registered against the erf.

Urban Policy evaluation

The erf is zoned 'residential' and the intention of the owner is to create three (3) separate erven and use proposed Portion 1 for hospitality purposes, proposed Portion 2 for general residential purposes to accommodate three (3) dwelling units and the Remainder erf for residential purposes.

The application requests an increase from 1:500 m² to 1:100 m² for the proposed general residential erf in order to accommodate three (3) dwelling units and to 1:250 m² for the single residential erf.

The Strategic Executives: Urban and Transport Planning and Infrastructure, Water and Technical Services is not in favour of a density higher than 1:250 m² due to the resulting load and impact on traffic generation and infrastructure capacity in the area which cannot be supported.

A density of 1:250 m² would be more in line with the proposals of the Draft Urban Structure Plan as well. The Urban Policy Division therefore proposes a maximum density of 1:250 m² for the proposed subdivision. This would still allow one (1) dwelling unit plus supplementary dwelling unit on each new proposed erf.

The proposed subdivision is as follows:

Portion	Size
Portion 1	394 m ²
Portion 2	322 m ²
R/241	301 m ²
Total	1 017 m ²

The owner's plan is also to create an accommodation establishment at the back of the two (2) erven. In normal situations a more commercial type of use would be placed on the street front with the remaining residential uses at the back.

The hospitality zoning is included in the Windhoek Zoning Scheme as follows:

Use zone (1)	Primary uses (2)	Consent uses (3)	Owner's consent (4)	Prohibited uses (5)
Hospitality	Any accommodation establishment	Restaurant; Events and Functions; Conference facility, Office, Shop, Tourist facility	Resident occupation	Other uses not under columns 2 and 3

The relevant definitions are as follows:

***Hospitality zoning** refers to the zoning in which a holiday accommodation, tourist facilities and accommodation establishments, as defined in the scheme, is permitted in the scheme area, with prescribed conditions by the Council upon application.*

***Accommodation establishment** means a building for accommodation purposes for tourist/ guest and can include a pension, a caravan park, a guest house, a lodge, hotel pension, hotel, a backpackers-lodge and all other type of hospitality establishments but excludes place of amusement, place of entertainment, restaurant and functions and events except with consent from Council.*

***Guest House** refers to an accommodation establishment as per the Tourism Board Act, 2000 (Act 21 of 2000) and its regulations where accommodation and breakfast is provided to guests comprising of at least 5 but not more than 10 bedrooms and meets the requirements as stipulated in the Tourism Board Act and its regulations.*

The application is silent with regard to the number of rooms for the accommodation establishment under the 'hospitality' zoning. The comments from the Strategic Executive: Infrastructure, Water and Technical Services limits the number to maximum six (6) rooms.

The application is also silent on the reason for the proposal to place the accommodation establishment on the proposed panhandle erf, at the back of other two (2) residential erven.

The comments from the Strategic Executive: Infrastructure, Water and Technical Services indicate that a three (3) metre building line will be applicable on the northern boundary of the proposed Portion 1 which will severely limit the developable area of the portion considering that guest parking requirements to also be met on the portion.

The Traffic Flow Division further requires the indicated panhandle for the intended accommodation establishment to be a minimum six (6) meters wide.

The Urban Policy Division is therefore not in favour of the placement of the accommodation establishment at the back of two (2) proposed residential erven and proposes that the accommodation establishment be located on the street frontage on what is indicated as the Remainder of Erf 241, Wanaheda by the proposed subdivision plan.

Betterment fee

The betterment fee will be determined based on the number of rooms for proposed accommodation establishment and 40 % for the 'hospitality' zoning.

The betterment fee for the rezoning of the proposed subdivided Portions from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 m² will be 20 % for each portion.

An endowment fee of 7.5 % will be payable for each new erf created.

Conclusion

The subdivision is supported for a density level of 1:250 m² only. This density still supports separation into three (3) separate erven.

The rezoning of one (1) erf to 'hospitality' for a guest house of a maximum of six (6) rooms is supported, provided this can be placed on the street front due to restrictions in terms of the panhandle access.

The placement of the accommodation establishment on proposed Portion 1 is therefore not supported and the applicant is advised that the intended accommodation establishment be situated on the street frontage erf (the proposed Remainder of Erf 241, Wanaheda) would assist the applicant with meeting the panhandle requirements for the non-residential use. In addition, it would also place the more commercial type of activity on the street front and not between single residential dwelling units.

Management Committee, having considered the application

RECOMMENDED

- 1 That the subdivision of Erf 241, Wanaheda into Portions 1 and 2, 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 rezoning of proposed Portion 2 of Erf 241, Wanaheda from 'residential' with a density of 1:500 m² to 'general residential' with a density of 1:100 m² not be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), due to the following:
 - 2.1 The potential negative impact of the proposed density on the traffic flow and available infrastructure capacities;
 - 2.2 The potential negative impact of the proposed density on the water and sewer infrastructure in terms of available infrastructure capacities; and
 - 2.3 The required panhandle width for an erf with a density of 1:100 m² which will yield three (3) dwelling units requires a minimum 5 m wide panhandle.
- 3 That the rezoning of the proposed Remainder of Erf 241, Wanaheda from 'residential' with a density of 1:500 m² to 'hospitality' for a guesthouse consisting of six (6) 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).

- 4 That the rezoning of proposed Portions 1 and 2 of Erf 241, Wanaheda from 'residential' with a density of 1:500 m² to 'residential' with a density of 1:250 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).
- 5 That the applicant take note that 20 % betterment fees (compensation) are payable for Portions 1 and 2 of Erf 241, Wanaheda, and 40 % betterment fees for the Remainder of Erf 241, Wanaheda 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 fees (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 fees (compensation).
- 8 That the applicant take note that endowment is payable in terms of sections 89 and 65 of the Urban and Regional Planning Act, 2018(Act 5 of 2018).
- 9 That a minimum of one (1) parking bay per equal or less than three (3) bedrooms dwelling or minimum two (2) parking bays per equal or more than four (4) bedrooms dwelling to be provided on-site.
- 10 That the parking requirements for guest houses is minimum 0.66 bays be provided per leasable room plus five (5) bays per 100 m² open floor space (excluding reception area), plus loading zone to be provided on-site.
- 11 That should parking be required along the sidewalk, a walking width of at least 2.0 meters wide be provided along the edge of the sidewalk.
- 12 That no access be considered over any stormwater system or structure.
- 13 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 13.1 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.

- 13.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 14 That it be noted that a municipal sewer line passes along the north-western boundary of Erf 241 and will similarly pass along the north-western boundary of the proposed Portion 1, therefore and a three (3) metre building line should be maintained along the aforementioned boundary line.
- 15 That no permanent structures are allowed within the aforementioned building line.
- 16 That any additional requirement 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.
- 17 That the total number of rooms for the guesthouse on the Remainder of Erf 241, Wanaheda not exceed six (6) rooms, in line with the minimum requirements as stipulated by the Namibia Tourism Board Act, 2000 (Act 21 of 2000) for guesthouse establishments, and that the six (6) rooms should be inclusive of any private or separate dwellings referred to by the aforementioned act.
- 18 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per the request received from the applicant, all cost related thereto be for the applicant's account.
- 19 That only one (1) service connection from the municipal electrical network be allowed per erf, and further distribution be from the main LV kiosk/board of each erf.
- 20 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.
- 21 That it be noted that a connection charge may 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 the applicant is not required to obtain an Environmental Clearance Certificate from the Environmental Commissioner, as per the letter dated 15 May 2024.

- 23 That the applicant submit the subdivision plan showing the existing structures on the proposed portion(s) with full dimensions from the new erven boundary lines, prior to the submission of the application to the Urban and Regional Planning Board.
- 24 That the applicant acknowledge receipt of this resolution and accept the conditions in writing within twenty eight (28) days of receipt of this letter.
- 25 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.
- 25.1 That 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.
- 26 That the resolution be implemented prior to confirmation of the minutes.

 [Municipal Council Agenda: 2024-10-08(09-26)]

9.3.10

FNS.2 [UTP] APPLICATION FOR THE REZONING OF ERF 3701, KLEIN WINDHOEK FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4; CONSENT FOR FREE RESIDENTIAL BULK AND CONSENT FOR A BUSINESS BUILDING (L/3704/KW)

Application

An application was received from Plan Africa Planning Consultants, on behalf of the owners of the erf, BV Kloppers and NC Kloppers for:

- Rezoning of Erf 3701, Klein Windhoek from 'single residential' with a density of 1:900 m² to 'office' with a bulk of 0.4;
- Consent for free residential bulk; and
- Consent for a business building which includes a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy.

The Power of Attorney was signed by the owners of the erf.

The full application, including relevant correspondence/documentation is **attached as pages 284 - 339 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 3701, Klein Windhoek is located on Kenneth Kaunda Street in Klein Windhoek, opposite the Wilde Eend Coffee Shop/Restaurant.

The erf is 912 m² in extent and zoned 'residential' with a density of 1:900 m². The erf is vacant.

The erf falls within the Office Policy Area for Klein Windhoek.

Development intention

The intention is to create an opportunity to establish offices with free bulk for residential. In addition, consent for business building which will include land uses such as a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy. Furthermore, the incorporation of a variety of activities on the erf will contribute to a mixed-use development.

Advertisement

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

- *** - Notices were advertised in The Market Watch (Republikein, Sun and Allgemeine Zeitung newspapers on 15 November and 22 November 2024, as per the advertisements, **attached as pages 320 - 321 to the agenda**;
- *** - A notice of the proposed rezoning, **attached as pages 322 - 323 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 324 - 325 to the agenda** were sent to the direct neighbours on Erven R/253, R/502, R/254, 3544, and R/101, Klein Windhoek; and
- *** - A notice was published in the Government Gazette of 30 April 2024, Notice No. 190, **attached as pages 326 - 327 to the agenda**.

Written objections were received from the owners of the following erven:

- R/502, Klein Windhoek;
 - R/253, Klein Windhoek; and
 - R/104, 114, 282, 364, 471- 474, 477, 480, 481, 626, 942, 946, 947, 950 1079, 1080, 1464, 1596, 3602, 3811 and 4730, Klein Windhoek.
- *** A signed petition from the neighbours is **attached as pages 328 – 330 to the agenda**.

Objections received

*** The objections attached as pages 331 – 337 to the agenda, are raising the following concerns:

- The area is a residential area and does not lend itself to offices;
- The application is circumventing previous denial for business rights application and the office use with business building consent is actually business rights;
- Office should remain in Sam Nujoma Drive and Nelson Mandela Avenue;
- Office bulk and free residential bulk and potential double storey building concerns;
- Incorrect public participation;
- Access and parking provision;
- Decrease in property value; and
- Noise pollution.

*** The Consultant's responses to the objections are attached as pages 338 – 339 to the agenda.

The Division Urban Policy responses to the objections will be addressed as part of the evaluation of the application.

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.

- Building Control

The application is supported on condition that, revised building plans shall be submitted for approval in accordance with the new purpose of the structure.

- Roads Planning, Design and Traffic Flow

Erf 3701 is situated in Dr Kenneth David Kaunda Street in Klein Windhoek. Erf 3701, Klein Windhoek measures 912 m² in extent and is zoned 'residential' with a density of 1:900 m². The property is easily accessible and is in close proximity to the Nelson Mandela Avenue, an

Arterial Road. A Traffic Impact Assessment (TIA) to evaluate a policy wide adoption area for a portion of Klein Windhoek was conducted in 2020. The results stipulated in the Traffic Impact Assessment (TIA) indicate that several intersections along the Nelson Mandela Avenue operate at unacceptable LOS for the existing traffic demand and it is proposed that various intersections be upgraded in the area including introduction of public transport and non-motorised transport facilities.

The traffic volumes directly affecting Erf 3701, Klein Windhoek are moderate and no major traffic flow problems are experienced during peak hours. The proposed rezoning will generate approximately fifteen (15) additional vehicular trips to the current road network. This will have no major effect on the current road network and flow of traffic in this vicinity.

These upgrades are expected to be funded from betterment generated from the new policy area.

There is no objection to the proposed rezoning of Erf 3701, from 'single residential' with a density of 1:900 m² to 'office' with a bulk of 0.4: Provided:

- That a Traffic Impact Assessment (TIA) which was contacted to evaluate a policy wide adoption area recommended that Erf 3701 can be rezoned up to a bulk of 0.4.
- That a minimum of one (1) parking bay per 25 m² utilised bulk to be provided on-site for office use.

There is no objection to the proposed consent for free bulk exclusively for residential purposes: Provided:

- That a free residential bulk is limited to 50 % of the allowable bulk of 0.4.
- That a minimum of one (1) exclusive parking bay must be provided for every dwelling unit on-site.

There is no objection to the proposed consent to use Erf 3701, Klein Windhoek, Dr Kenneth David Kaunda Street, for the purpose of a business building as defined by the Windhoek Zoning Scheme, which includes a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy: Provided:

- That a minimum of three (3) parking bays per 100 m² utilised bulk to be provided on site for business use.
- That a minimum five (5) parking bays per Medical Practitioner to be provided on-site.

Roads and Stormwater

A stormwater investigation was done and the following is reported:

- Erf 3701 has a general downward slope from the southwest into a northeasterly direction.
- There is no other visible stormwater system flowing across the proposed Erf 3701, except for surface stormwater run-off.

There is no objection to the proposed: 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 can only be approved under the following conditions: Provided:

- That the free residential bulk is limited to 50 % of the allowable bulk of 0.4;
- That the total number of residential units not exceed three (3) 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 will be for the cost of the applicant, 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 3701, Klein Windhoek from 'residential' with a density of 1:900 m² to 'office', with a bulk of 0.4: 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, and further distribution be from the main LV kiosk/board of each 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 may 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 application provided that the following conditions are complied with.

- That the applicant request for an Environmental Clearance Exemption from the Department of Economic Development and Community Services for rezoning from 'residential' to 'office'.
- That the applicant registers with the Solid Waste Management Division to be issued with a Medical Waste Certificate and submit proof of such to the Division of Health and Environment Services (prior to submitting the application to the Urban and Regional Planning Board).

Title Deed conditions

The Deed of Transfer T5230/2023 lists no restrictive conditions or servitudes registered against the erf.

However, the conditions are outdated and should be replaced by the Standard Zoning Scheme condition, as 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).
- 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

Erf 3701 is situated in the extended Klein Windhoek Office Zoning Policy Area with a bulk of 0.4 or 'general residential' with a density of 1:250 m².

The erf is zoned 'residential' and the intended zoning is 'office' with a bulk of 0.4 with consent for business building. The intended business building intended as indicated in the application includes land uses such as a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy.

The 'office' 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)
XII Office	Offices	Dwelling units, Residential buildings, Institutions, Places of public worship, <u>Business buildings</u> , hotels, Restaurant	Other uses not under columns 2 and 3

Business building is defined as follows:

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.

The area in which the erf is located is changing from purely residential to more mixed land uses catering for offices and due to the prime location also for business erven.

The Municipal Council of Windhoek carefully considered the extension of the old Klein Windhoek Policy Area for Offices and higher residential densities in 2019. This new policy area extended the existing policy area in a circular fashion for office use and higher residential densities and includes the erven along Dr Kenneth Kaunda Street up to Hopfner Street.

In addition to the above, the draft Windhoek Structure Plan advocates intensifying and densifying land use in the City. This Windhoek Structure Plan supports the expansion of mixed land use areas and includes this area as a mixed land use area for office, residential and business uses.

Response to the objections received

In accordance with section 65(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), the grounds of objections were evaluated, and the Urban Policy Division's responses are outlined by the following sections:

- **The area is a residential area and does not lend itself to offices**

The area in question is no longer purely residential; it has in fact been a designated and approved Office Policy Area for over a decade, with recent updates and expansions to this designation.

In 2019, the Municipal Council of Windhoek carefully reviewed and extended the previous Klein Windhoek Policy Area, allowing for office use and higher residential densities, including full technical studies.

This extension now includes erven along Dr Kenneth David Kaunda Street up to Hopfner Street, reinforcing the area's suitability for mixed land use.

Additionally, the draft Windhoek Structure Plan advocates for the intensification and densification of land use within the City, specifically supporting the expansion of mixed land use areas. This plan identifies the area as suitable for office, residential, and business use, aligning with the current application.

It is important to note that there are already several offices established in the vicinity. Moreover, the Minister of Urban and Rural Development recently confirmed a 'business' zoning on Erven R/101 and 3544, Klein Windhoek, which are directly opposite Erf 3701, Klein Windhoek, further supporting the precedent for mixed land use in this area.

The objectors themselves acknowledge that the 2019 Policy Area Plan designates the yellow zone for 'residential' with a density of 1:250 m² and 'office' with a bulk of 0.4 use, which aligns with the current application

- **The application is circumventing previous denial for business rights application and the office use with business building consent is actually business rights**

It is important to distinguish between an application for business zoning and the application under review for office use with business building consent. Business zoning permits retail shops and franchises as primary land use rights, which due to the much higher land use impact are not included under office zoning.

The term 'business building' specifically allows for medical consulting rooms, which may include a pharmacy or dispensary. However, it is crucial to note that the business building definition accommodates business activities that generally do not involve retail operations.

The business building consent requested for medical consulting rooms, including a pharmacy, will not lead to retail use on the erf. Additionally, including medical imaging and/or the stepdown facilities as part of the application is not supported due to the limited size of the erf, the restricted bulk of 0.4, and the already granted request for free residential bulk.

- **Office should remain in Sam Nujoma Drive and Nelson Mandela Avenue**

The areas along the mentioned streets cater more for the business zoning which differs from the office zoning in that shops which means retail activities are primary land uses.

- **Office bulk and free residential bulk and potential double storey building concerns**

Even if the property's zoning remains 'residential', a double-storey structure would still be permissible without requiring consent from neighbours and this is independent of the proposed change in zoning.

The erf size of 912 m², with an office bulk of 0.4, permits a building with a floor area of 364 m², plus an additional 182 m² for residential use. Therefore, the total floor area will not exceed 546 m². The office bulk and residential bulk are clearly defined and not open-ended, contrary to what is suggested by the objector.

This allowable floor area will not result in a building that is out of scale or intrusive within the area. For context, the erven across the street (Erven 3544 and R/101, Klein Windhoek) were granted business zoning on appeal, with a bulk of 0.75 plus an additional 50 % free residential bulk by the Minister of Urban and Rural Development.

The final scale of the building will be determined by the footprint, coverage, and on-site parking requirements. Any concerns regarding the building's scale can be addressed during the building plan submission phase, ensuring that it remains appropriate for the surrounding area.

- **Public participation**

The public participation process was done in line with requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Municipal Council of Windhoek Public Consultation Policy on the Proposed Development.

- **Access and parking provision**

The frontage of the erf is adequate and has been confirmed acceptable by the Traffic Flow Division of the Municipal Council of Windhoek for the proposed development.

Parking requirements are specified as part of the conditions for any rezoning application and are verified during the building plan submission phase. If necessary, the sidewalk in front of the erf can also be leased from the municipal council.

Furthermore, access to Erf R/502, Klein Windhoek remains unaffected and unimpacted by this proposal.

- **Decrease in property value**

The presence of high-quality offices and medical facilities in a neighbourhood goes beyond mere convenience as it plays a crucial role in enhancing property values. Accessibility to healthcare services and professional offices is often a key consideration for prospective buyers, particularly among elderly residents and families with young children.

Moreover, proximity to such facilities significantly increases the attractiveness of a neighbourhood, contributing to a sense of security and ease of access to essential services. This added layer of convenience and assurance is directly reflected in the higher property values observed in areas with well-established medical and office facilities contrary to the objector's statement.

- **Noise pollution**

Some objectors have raised concerns that offices and medical facilities may generate noise, particularly from medical emergency vehicles. However, it is important to note that the potential for significant noise pollution in the area from the proposed development is minimal, as no emergency unit is considered.

Many offices proactively implement noise mitigation measures to maintain a quiet environment, not only for the benefit of the surrounding community but also because a low-noise setting is essential for the productivity and well-being of their employees. The primary goal for most office spaces (and in particular offices of a medical nature) is to create a pleasant, less disruptive working environment, which is achieved through the use of soundproofing materials, strategic office layout designs, and quiet work zones.

Similarly, medical facilities are subject to strict regulations regarding noise levels. These institutions are acutely aware of the impact that noise can have on a visiting patient's overall well-being. As such, they actively work to adhere to these regulations by maintaining a serene environment.

In conclusion, the overall noise impact of offices and medical facilities is carefully managed and unlikely to cause significant disruption to the community

Betterment fee

The betterment fee based on the infrastructure studies concluded for the extended Klein Windhoek Policy Area will be charged in line with the provisions of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

Conclusion

The rezoning of Erf 3701, Klein Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4 is recommended for approval given that the erf lies within an approved office policy area.

The objections raised against the intended rezoning were considered and deemed not to be material to the proposed development.

The consent use for business building is also supported but limited to doctors consulting rooms inclusive of a pharmacy or dispensary. The consent use for free residential bulk is also supported but limited to 50 % of allowable office bulk.

Management Committee, having considered the application

RECOMMENDED

- 1 That the rezoning of Erf 3701, Klein Windhoek 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, in accordance with clause 23 of the Windhoek Zoning Scheme, consent for free residential bulk be granted, but limited to 50 % of the allowable bulk of 0.4 and to a maximum of 182 m².
- 3 That in accordance with Table B of the Windhoek Zoning Scheme, consent for business building be granted but limited to doctors consulting rooms inclusive of a pharmacy or dispensary within the allowed floor area of a 0.4 bulk.
- 4 That a minimum of one (1) parking bay per 25 m² utilised bulk be provided on-site for office use.
- 5 That a minimum of one (1) exclusive parking bay must be provided for every dwelling unit on-site.
- 6 That a minimum of three (3) parking bays per 100 m² utilised bulk be provided on-site for business use.
- 7 That a minimum of five (5) parking bays per medical practitioner be provided on-site.
- 8 That applicant pays compensation (Development Contribution) in accordance with section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), prior to commencement of use as well as prior to issuing of the Fitness Certificate, Building Permit or Building Compliance, whichever is earlier.
- 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 the total number of residential units not exceed three (3) units.
- 11 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 will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 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 per erf, and further distribution be from the main LV kiosk/board of each 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 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 may 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 requests for an Environmental Clearance Exemption from the Department of Economic Development and Community Services for rezoning from 'residential' to 'office'.
- 17 That the applicant registers with the Solid Waste Management Division to be issued with a Medical Waste Certificate and submit proof of such to the Division of Health and Environment Services, prior to submitting the application to the Urban and Regional Planning Board.
- 18 That the objectors be informed of this Council Resolution.
- 19 That the applicant acknowledges receipt of the Council Resolution and accept the conditions in writing, within twenty eight (28) days of receipt of this letter.
- 20 That the applicant and objectors take note 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 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 resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.3.11 FNS.3 [UTP] CONSENT TO USE SECTIONAL TITLE UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282 AS AN ACCOMMODATION ESTABLISHMENT (SELF CATERING) WITH TWO (2) ROOMS (L/A282/W)

Application

An application was received from Ritta Khiba Planning Consultants on behalf of the owner of the erf, Agnes Hemington for:

- Consent to use Sectional Title Unit 79 situated on the Remainder of Erf A/282, Windhoek as an accommodation establishment (Self-Catering) with two (2) bedrooms.

The Deeds of Transfer T494/2021 lists Agnes Hemington as the owner of Sectional Title Unit 79, Remainder of Erf A/282, Windhoek and the Power of Attorney has been provided to Ritta Khiba Planning Consultants.

*** The full application, including relevant correspondence/documentation is **attached as pages 340 - 382 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 A/282, Windhoek is zoned 'business' with a bulk of 3.5 and is 2 916 m² in extent. The erf is situated in the Central Business District (CBD), along Independence Avenue. There are residential apartments on the erf (77 on Independence). Sectional Title Unit No. 79 is 63 m² in extent.

Development intention

The intention of the owner is to utilize Unit No. 79 as an accommodation establishment (self-catering) consisting of two (2) bedrooms.

Title Deed conditions

There are no restricting Title Deed conditions that can prevent the proposed consent use for Sectional Title Unit No. 79 on the Remainder of Erf A/282, Windhoek

Advertisement

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

- *** - Notices was advertised in the Namib Sun and Republikein newspapers on the 15 and 22 February 2024, as per the advertisements, **attached as pages 375 - 376 to the agenda**;
- *** - Notices was placed on the notice board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site **attached as pages 377 - 378 to the agenda**; and
- *** - Neighbour consultation letters/forms, **attached as pages 379 - 380 to the agenda** were sent to the direct neighbours, being the owners of Erven 1973, R/1654 and 990, Windhoek.

*** An objection, **attached as pages 381 - 382 to the agenda**, was received from the owner of Erf 1973, Windhoek.

Objection received

The objection lodged by the owner of Erf 1973, Windhoek is as follows:

- The tenants of 77 on Independence throw rubbish on the rooftop and Erf 1973, Windhoek and this is a health risk and it also blocks the downpipes.

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.

- Roads Planning, Design and Traffic Flow

Remainder of Erf A/282 is located along Independence Avenue, Windhoek, of which Sectional Unit No. 79 is located within the residential apartments known as 77 Independence Avenue. The proposed consent will not be generating any additional trips to the current road network.

- There is no objections to the proposed consent to use Sectional Unit No. 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, as an accommodation establishment (Self-Catering Accommodation) consisting of two (2) bedrooms: Provided:

- 0.66 bays be provided per leasable room plus five (5) bays per 100 m² open floor space (excluding reception area), plus loading zone.
- The 'On 77' complex has got adequate parking for the self-catering unit. Each unit has one (1) dedicated parking bay and adequate visitors parking is provided on-site.

Consent use will only come into effect after meeting parking requirements on site, being 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 Remainder A/282, Windhoek has a general downward slope from the south east into a north westerly direction.
- There is a stormwater system crossing underneath the Remainder of Erf A/282, Windhoek, crossing from Independence Avenue to the stormwater system flowing along Tal Street and Sam Nujoma Drive.

There is no objection to the proposed consent to use Sectional Unit 79 on the Remainder of Erf A/282, Windhoek as an accommodation establishment for self-catering: Provided:

- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.
- That the municipal sidewalk remain to be to the required municipal sidewalk profile.

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

- **Engineering Services**

That any additional requirements with regard to water and sewer services brought on as a direct consequence of consent use or subsequent activities will be for the cost of the applicant, 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 for the proposed consent to use Sectional Unit 79 on the Remainder of Erf A/282, Windhoek as an accommodation establishment for self-catering: 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, and further distribution be from the main LV kiosk/board of each 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 may 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 division has no objection to the consent to use Sectional Unit No. 79 on Remainder of Erf A/282, Windhoek. The applicant is not required to comply with environmental management requirements.

Urban Policy evaluation

The erf is zoned 'business' and the intended consent is for an accommodation establishment (self-catering) on Sectional Title Unit No. 79 on the Remainder of A/282, Windhoek.

The 'business' 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)
V Business	Shops, Business buildings, dwelling units, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings

In view of the preceding table, any other uses not listed as primary or prohibited uses (such as an accommodation establishment is permissible on 'business' zoned with Council's consent. In terms of clause 2(1) of the

Windhoek Zoning Scheme, Accommodation establishment is defined as follows:

Accommodation establishment means a building which is not a hotel or motel and includes a pension, a caravan park, a guest house, a lodge, a backpackers-lodge and all other establishments referred to in the definitions of 'accommodation establishment' in the Accommodation Establishments and Tourism Ordinance, 20 of 1973, as well as the regulations made thereunder, the Liquor Act 6 of 1998 and the Namibian Tourism Act 21 of 2000.

The consent use for an accommodation establishment (Self Catering) is therefore allowed as per Table B of the Windhoek Zoning Scheme.

The **objection** lodged, stipulating that the tenants of the subject unit on 77 on Independence throw rubbish on the yard of the owner of Erf 1973, Windhoek, it is an objection not related to the rezoning but rather a management issue that should be taken up with the Body Corporate.

Therefore, the consent use is recommended for approval.

Betterment fee

No betterment fee is applicable for consent uses.

Conclusion

The application to use Sectional Title Unit No. 79, situated on the Remainder of Erf A/282, Windhoek as an accommodation establishment (Self-Catering) with two (2) rooms can be approved in terms of Table B of the Windhoek Zoning Scheme as it complies with the provisions of the aforesaid Scheme.

Management Committee, having considered the application

RECOMMENDED

- 1 That the application for a consent use for an Accommodation Establishment (Self-Catering) with two (2) bedrooms on Sectional Unit No. 79, situated on the Remainder of Erf A/282, Windhoek, be approved in terms of Table B of the Windhoek Zoning Scheme.
- 2 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 loading zone.
- 3 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 3.1 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.
- 3.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 4 That the Municipal sidewalk remain to be to the required Municipal sidewalk profile.
 - 5 That any additional requirements with regard to water and sewer services brought on as a direct consequence of consent use or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
 - 6 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.
 - 7 That only one (1) service connection from the municipal electrical network be allowed per erf.
 - 8 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'.
 - 9 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.
 - 10 That the objectors be informed of the Council's decision and their right to appeal against such decision.
 - 11 That the applicant take note that in terms of clause 51 of the Windhoek Zoning Scheme, any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister of Urban and Rural Development (the Minister).

- 11.1 Notice of the appeal and the grounds for the appeal must be lodged within twenty eight (28) days from the date of this notice to the Minister and Local Authority whose decision is the subject of the appeal.
- 12 That the applicant accept this Council Resolution in writing.
- 13 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2024-10-08(09-26)]

9.3.12 FNS.4 [HPH] CONFIDENTIAL MATTER
(17/4/16)

This matter, submitted to the Council Members 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 -

- (ii) *any offer to be made by the local authority council by way of tender or otherwise for the purchase of any property;*

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.

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**10 REPORTS AND RECOMMENDATIONS
OF COMMITTEES IN TERMS OF RULE 23
OF THE STANDING RULES OF ORDER**

[Municipal Council Agenda: 2024-10-08(09-26)]

**10.1 [CEO] REPORTS AND RECOMMENDATIONS
OF COUNCILLOR ADVISORY COMMITTEES
IN TERMS OF RULE 23 OF THE STANDING
RULES AND ORDER**
(3/1/5)

Purpose

The following item is hereby submitted for Council’s consideration and approval, in line with Rule 23 of the Standing Rules and Order pertaining to the Reports of Advisory Committees, which requires said Committees to present recommendations as per their progress reports to Council.

Introduction

*** The submission presents recommendations that emanate from the Reports of Advisory Committees specifically, the **Formalisation of Informal Settlements and Integration of Groot Aub**. The report **attached as pages 383 - 404 to the agenda** provides an account of the said Committee's performance, against the activities for the 2023 review period, as well as recommendations for consideration and implementation, for the following period (i.e., 2024). The objectives of the report is two-fold namely:

- To meet the statutory obligation as per Rule 23 of the Standing Rules and Order; and
- To report on progress and highlight key recommendations for Council's consideration and approval.

Background

*** The following Council Advisory Committee Report and recommendations are hereby submitted, in line with **Rule 23 of the Standing Rules and Order**, to be read in conjunction with section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), **attached as page 405 to the agenda** 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 Committee was established and approved as part of the seven (7) Councillors Advisory Committees, as per Item GOV.1 of the special Council meeting held on 11 March 2021 per Resolution 59/03/2021, and subsequent Terms of Reference (ToR) **attached as pages 406 - 407 and 408 - 411 respectively to the agenda**, for improved efficiencies, effectiveness and to lend impetus to high impact activities and action plans that are aligned to Council's strategic objectives.

Consultation with stakeholder departments and other interested parties

The following Departments/Divisions were consulted for their inputs into the attached reports and item, with the sign-off from the Chairpersons of the said Advisory Committee's and relevant Strategic Executives and/or Officials.

- Department of Housing, Property Management and Human Settlement; and
- Office of the Chief Executive Officer (Legal Services Division).

Strategic implications/Significance

This submission is aligned to the Organisation’s theme of ‘*Governance*’, related to the key performance areas of performance management and reporting, as it pertains 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 the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and the Standing Rules and Order namely section 30(i) and Rule 23, respectively. 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, the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), and the Standing Rules and Order and specifically, section 30(1)(w) and Rule 23, 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

Table 2: Risk Profile

Risk No.	Risk description (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.

Compliance check/Legal implications

There are no compliance/legal implications associated with the submission of this item and attached reports as they comply with the points above.

Options

N/A

Conclusion

This submission highlights the recommendations made by the **Formalisation of Informal Settlements and Integration of the Groot Aub Advisory Committee** for the 2023 review period. The report is a statutory requirement in line with the Standing Rules and Order (Rule 23). Furthermore, the recommendations presented in this item emanate from the said Committee's 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 Committee's monitoring and reporting efforts, against the identified action plans and recommendations, to be carried over to the 2024 Performance Period.

The recommendations in terms of Rule 23(2) of the standing Rules and Order.

It is

RECOMMENDED

- 1 That the Performance Report submitted by Council Member Ivan Skrywer, Chairperson of the Formalisation of Informal Settlements and Integration of Groot Aub Advisory Committee, **attached as pages 383 - 404 to the agenda**, be noted.
 - 2 That in terms of Rule 23(2) of the Standing Rules and Order, the following recommendations as read out by the Chairperson of the **Formalisation of Informal Settlements and Integration of Groot Aub Advisory Committee**, be accepted as follows:
 - 2.1 That the necessary resources be availed to ensure the successful implementation of the Groot Aub Action Plan.
 - 2.2 That the construction of a Municipal Office for the southern part of the expanded Municipal area be located in Groot Aub as a priority during the 2024/2025 and 2025/2026 Financial Years, starting with a temporary office using prefabricated materials to be completed before December 2024.
-



KHOMAS REGIONAL COUNCIL

Tel. No. (061) 292 4349
Fax No. (061) 220317

Our Ref: 16/1/7

Your Ref: _____

Enquiries: Mr. PN Ashipala

Pullman Str. No. 6688
P. O. Box 3379
WINDHOEK



03 June 2024

Mr. Moses Matyayi
Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Mr. Matyayi,

HANDING OVER OF CCTV CAMERAS TO THE CITY OF WINDHOEK FOR OPERATION AND MAINTENANCE

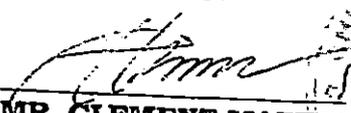
The Khomas Regional Council is implementing various development projects in the region under the Minor Capital Programme. The projects are implemented in the areas of education, health, information technology, safety and security etc.

In the safety and security sector, one of the initiatives is the installation of high mast lights as well as CCTV cameras. Under the memorandum of Understanding between the Khomas Regional Council and the City of Windhoek, eight (8) CCTV cameras costing N\$ 563 206.20 were installed in the Samora Machel Constituency and are connected to the City Police Surveillance System.

The purpose of this letter is to formally express the Khomas Regional Council's decision to handover the installed CCTV cameras to the City of Windhoek for operation and maintenance.

Accept, Mr. Matyayi, assurance of my highest consideration.

Yours sincerely,


MR. CLEMENT MAFWILA
CHIEF REGIONAL OFFICER

All official correspondence must be forwarded to the Chief Regional Officer

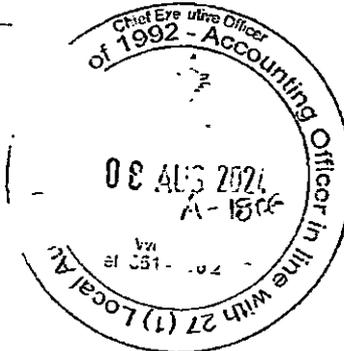


KHOMAS REGIONAL COUNCIL

Tel. No. (061) 292 4349
Fax No. (061) 220317

Our Ref.: _____
Your Ref.: _____
Enquiries: Mr. P.N. Ashipala

Pullman Street No. 6688
P. O. Box 3379
WINDHOEK



07 August 2024

Mr. Moses Matyayi
Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Mr. Matyayi,

HANDING OVER OF CCTV CAMERAS TO THE CITY OF WINDHOEK FOR OPERATION AND MAINTENANCE

The Khomas Regional Council is implementing various development projects in the region under the Minor Capital Programme. The projects are implemented in the areas of education, health, information technology, safety and security, etc.

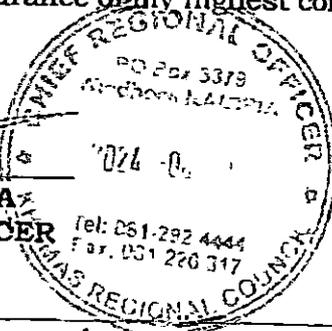
In the safety and security sector, one of the initiatives is the installation of high mast lights as well as CCTV cameras to enhance the safety and security of the residents of Khomas Region. Under the memorandum of Understanding between the Khomas Regional Council and the City of Windhoek, two (2) CCTV cameras costing N\$ 86,320.64. were installed in the Windhoek West Constituency and are connected to the Windhoek Municipal Police Service surveillance system.

The purpose of this letter is to formally express the Khomas Regional Council's decision to formally hand over the donation of CCTV cameras to the City of Windhoek for operation and maintenance.

Accept, Mr. Matyayi, assurance of my highest consideration.

Yours sincerely,


MR. CLEMENT MAFWILA
CHIEF REGIONAL OFFICER



All official correspondence must be forwarded to the Chief Regional Officer



Namibia Airports Company Limited
(Registration No. 98/472)
Established in terms of Act 25 of 1998
P.O.Box 23061, Windhoek
154 Independence Avenue
Sanlam Centre, 5th Floor
Tel: +264 61 2955000
Fax: +264 61 2955022
Email: hq@airports.com.na
Website: www.airports.com.na

Tuesday, 5 March 2024

Mr. Moses Matyayi
Chief Executive Officer
City of Windhoek
P.O. Box 59
Windhoek
Namibia

Dear Mr. Matyayi,

RE: MEMORANDUM OF UNDERSTANDING BETWEEN THE NAMIBIA AIRPORTS COMPANY LTD AND THE CITY OF WINDHOEK

I am writing to bring to your attention the matter regarding the Memorandum of Understanding (MoU) between the Namibia Airports Company Ltd ("NAC") and the City of Windhoek ("CoW").

NAC has the pleasure to submit to your esteemed office the captioned MoU for your kind consideration and reciprocal signature. Among others, the MoU aims to facilitate cooperation and collaboration between NAC and CoW in areas of mutual interest including but not limited to the effective emergency management system and other areas of aerodrome safety at Namibia's flagship Hosea Kutako International Airport ("HKIA") and Eros Airport. Equally important, the initiative seeks to ensure compliance with the relevant provisions of the Namibia Civil Aviation Regulations and associated technical standards administered by the Namibia Civil Aviation Authority in relation to the management and operation of HKIA and Eros Airport.

The proposed collaboration outlined in the MoU is intended not only to promote the safe and secure operation of the said airports, but to also contribute significantly to the attainment of the national developmental goal of positioning Namibia as a logistic hub and preferred tourist destination.

Your favourable consideration and signature of the aforesaid MoU to bolster aviation safety at HKIA and Eros Airport would be greatly appreciated. Mr. Leonard N. Shipuata, NAC's Executive for Airport Operations may be contacted in the event of queries in

Directors: Dr Leake Hangala (Chairperson), Ms Elize Petersen (Deputy Chairperson), Mr. Heinrich G. Wasch
Mr Lucien Mouton, Mr Ferdinand N. Shipuata and Ms Carol Williams
Chief Executive Officer: Mr. B. S. J. U. Rab

respect respect of the subject-matter of the said MoU. Mr Shipuata may be directly reached via e-mail, i.e., shipuatal@airports.com.na, alternatively via mobile number, i.e., +264811441631.

We trust you would find the above to be in order and look forward to a response at your earliest convenience on this rather pressing matter of utmost importance.

Your sincerely,


Bisey Uirab
CHIEF EXECUTIVE OFFICER



The Gateway to Endless Opportunities

MEMORANDUM OF AGREEMENT

ENTERED INTO BY AND BETWEEN

MUNICIPAL OF COUNCIL 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 *Chief Executive Officer* and
duly authorized thereto and whose business address is:

80 Independence Avenue
P.O. Box 59
Windhoek
NAMIBIA

Telephone: +264 61 290 2615
Fax: +264 61 290 2344
Website: www.windhoekcc.org.na

(Hereinafter referred to as the "CoW")

AND

NAMBIA AIRPORTS COMPANY LIMITED

Duly established in terms of the Airports Company Act, 25 of 1998, as amended
Herein represented by **Mr Gerson Adolf /Uirab**, in his capacity as *Chief Executive Officer*,
duly authorized thereto and whose business address is:

5th Floor, Sanlam Centre
145 Independence Avenue
Windhoek
NAMIBIA

Telephone: +264 – 61- 295 5000
Fax: +264 – 61 – 295 5022
Website: www.airports.com.na

1. PREAMBLE

- 1.1. **WHEREAS** the the NAC is duly authorized by an Act of Parliament to ensure effective and efficient airport maintenance to ensure safe air transportation;
- 1.2. **WHEREAS** the City of Windhoek is a local authority established in terms of Section 2 read with Section 6 of the Local Authorities Act, 23 of 1992, as amended, to provide the services as described in the aforementioned Act;
- 1.3. The City of Windhoek as part of its powers and obligations stipulated in Section 30 of the aforementioned Act, also provides for an Emergency Management Service that includes, *inter alia*, the rendering of an ambulance service and ensuring the safety of all inhabitants through effective firefighting
- 1.4. The **Parties** wish to enter into this Agreement, to collaborate jointly in areas of mutual interest and benefit to both parties, with a view to ensuring adherence to international civil aviation Standards and Recommended Practices (SARPs) set by the International Civil Aviation Organization (ICAO) as locally enforced by the Namibia Civil Aviation Authority (NCAA) in terms of the Civil Aviation Act, 6 of 2016, as amended, and regulations as well as technical standards promulgated thereunder, and through this collaboration ensure, *inter alia*, effective emergency management services at HKIA and Eros Airport.

WHEREFORE, THE PARTIES AGREE AS FOLLOWS

2. DEFINITIONS AND INTERPRETATION

- 2.1. In this Agreement, unless inconsistent with or otherwise indicated by the context, the following words and expressions shall have the meanings set out opposite them:
 - 2.1.1. **“Agreement”** means this Agreement between the **Parties** together with the **Annexures** thereto;
 - 2.1.2. **“Annexure”** means any annexure to the main body of this **Agreement**;
 - 2.1.3. **“Commencement Date”** means date of signing this Agreement by both **Parties**;
 - 2.1.4. **“Law”** means the common law and any applicable Constitution, statute, by-law, proclamation, regulation, rule, notice, treaty, directive, code of practice, charter, judgment or order having force of law in Namibia, and any interpretation of any of them by any court or forum of law;
 - 2.1.5. **“Parties”** means the **Parties** contemplated in clauses 1.1.1 and 1.1.2 and any reference to “a Party” shall refer to one of the relevant **Parties** as required by the context;
 - 2.1.6. **“Regulatory Requirements”** means all norms, standards and requirements set down by any international body regulating safety at airports from time to

time or any other body authorized by it, as well as norms, standards and other requirements (whether in the form of directives or only as preferred conduct) set down in Namibian legislation; and

- 2.1.7. “**CoW**” means City of Windhoek and is used interchangeably with “Municipality of Windhoek” and “Municipal Council for the City of Windhoek”; and
- 2.1.8. “**HKIA**” means Hosea Kutako International Airport; and
- 2.1.9. “**NAMCARs**” means the Namibia Civil Aviation Regulations; and
- 2.1.10. “**NCAA**” means Namibia Civil Aviation Authority; and
- 2.1.11. “**OLS**” means Obstacle Limitation Surfaces.
- 2.2. This Agreement shall be interpreted according to the following provisions, unless inconsistent with or otherwise indicated by the context –
- 2.2.1. the headings of clauses, sub-clauses and **Annexures** have been inserted for convenience only and shall not affect the interpretation of this Agreement;
- 2.2.2. any reference to any agreement or **Annexure**, shall be construed as including a reference to any agreement or **Annexure** amending, varying, novating or substituting that agreement or **Annexure**, provided all approvals required to be given pursuant to this **Agreement** for any amendment, variation, novation or substitution of such agreement or Annexure has been obtained;
- 2.2.3. the **Annexures** to this Agreement are an integral part of this Agreement and a reference to this Agreement shall include a reference to the **Annexures**;
- 2.2.4. any reference to “**Parties**” shall include the **Parties**’ respective successors-in-title and, if permitted in this Agreement, their respective cessionaries and assignees;
- 2.2.5. any reference to one gender shall include the other gender;
- 2.2.6. words in the singular number shall include the plural and *vice versa*;
- 2.2.7. references to a “**Person**” shall include where the context so requires, an individual, firm, company, corporation, juristic person, local authority, and any trust, Organisation, association or partnership, whether or not having separate legal personality;
- 2.2.8. words defined in a specific clause have the same meaning in all other clauses of this Agreement;
- 2.2.9. if any definition in this clause 2 contains a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to such provision as if it was a substantive provision in the body of this Agreement;

2.2.10. the main body of this Agreement and the **Annexures** thereto should be read and interpreted together to be consistent with the intention of the **Parties**. In the event of any inconsistency between the main body of the Agreement and the **Annexures** thereto, the provisions of the main body shall prevail;

2.2.11. the **Parties** acknowledge that each of them has had the opportunity to take legal advice concerning this Agreement, and agree that no provision or word used in this Agreement shall be interpreted to the disadvantage of either Party because that Party was responsible for or participated in the preparation or drafting of this Agreement or any part of it.

3. COOPERATION

3.1. The **Parties** hereby agree to co-operate in establishing a sustainable and mutually beneficial alliance in terms of this Agreement to promote and achieve the aims and objectives referred to in clause 2 to 11 of this Agreement, through the co-operative utilization of the core competencies of each Party

3.2. AREA OF COOPERATION

- 3.2.1** Emergency Preparedness
- 3.2.2** Land Use Management
- 3.2.3** Environmental Management
- 3.2.4** Obstacle Monitoring and Control
- 3.2.5** Training and Capacity Building
- 3.2.6** Sharing of Air Travel Statistics
- 3.2.7** Locality and Marketing

3.3 EMERGENCY PREPAREDNESS

NAC Obligations

- 3.3.1** Is responsible for developing and maintaining an Airport Emergency Management System and Contingency Plan. The system must be tested and has reliance on mutual aid agencies for its effectiveness;
- 3.3.2** Shall conduct Safety and Security emergency exercises as per its respective Airport Emergency Test Plans;
- 3.3.3** Shall render assistance to CoW in the event of any emergency as requested, provided that it does not compromise Airport Operations.

COW Obligations

- 3.3.4** Respond to actual and/or emergency simulations at Eros Airport and HKIA or in the vicinity thereof;

- 3.3.5 Participate in Workshops of Airport Emergency Management System and Contingency Plan, including availing the necessary resources;
- 3.3.6 Shall render fire equipment, resources and any other assistance required to maintain the continuity of Airport Operations, should the need arise and provided it does not impact CoW's ability to deliver on its core mandate.

3.3 LAND USE MANAGEMENT

NAC Obligations

- 3.3.1 Comply with NAMCARS 139.01.34 which requires that a person who intends to carry out land use activities in the vicinity of aerodromes which are likely to impact on the operational safety of the aerodrome and the safety of the surrounding communities must, during the planning for such land use activities, consult with the Executive Director of NCAA and operator of the aerodrome or the operator's personnel;
- 3.3.2 Must assess land use activities within at least a 15km radius of its airports to ensure that such activities do not pose a risk to safe operation of aircraft, and to seek further approval from the Executive Director of NCAA, a process that must be documented in the respective Aerodrome Manuals of the respective airports;
- 3.3.3 Shall promptly notify the CoW about Land Use related non-compliance activities that are a potential hazard to the safety of aircraft operations;
- 3.3.4 Shall avail a copy of the Airports Land Use Procedures to CoW;
- 3.3.5 Shall avail relevant sections of the Airports Master Plans to CoW.

CoW Obligation

- 3.3.6 Shall in writing consult NAC on any land use activity as contemplated under NAMCARS 139.01.34 within a 15km radius of HKIA and Eros Airport prior to implementation of the Land Use Activities;
- 3.3.7 Should consult NAC on matters related to transport planning (Airport Connectivity), City zoning and any other relevant planning matters.

3.4 ENVIRONMENTAL MANAGEMENT

NAC Obligations

- 3.4.1 Shall develop and maintain an Environmental Management programme and distribute to CoW;
- 3.4.2 Shall maintain/liaise with the CoW on Environmental Management activities through the Airport Environmental Management Committee;
- 3.4.3 Must assess environmental issues within the boundaries of HKIA & Eros Airport and the immediate vicinity up to the radius of 10km that may affect aerodrome operations negatively;
- 3.4.4 Shall contribute towards the CoW's plan of becoming a sustainable city.

CoW Obligations

- 3.4.5 Shall in writing consult NAC on any environmental activities within a 10km radius from HKIA and Eros Airport as per NAMCARS 139.08.15. that may affect aerodrome operations negatively;
- 3.4.6 Shall render assistance to NAC in the manner practicable on matters such as, cleanliness and de-bushing of HKIA and Eros Airport surroundings which lies within its jurisdiction.

3.5 OBSTACLE MONITORING AND CONTROL**NAC Obligations**

- 3.5.1 Comply with NAMCARS 139.11.2 which requires that a person may not cause or permit the erection or growth of an obstacle at or in the vicinity of an aerodrome where the obstacle may prevent an aircraft operation from being conducted safely or the aerodrome from being usable;
- 3.5.2 Shall establish OLS as well as procedures for monitoring and controlling obstacles for its airports, and avail them to CoW;
- 3.5.3 Must assess structures existing and potential structures within the boundaries of the aerodrome and the immediate vicinity up to the radius of 15km from HKIA and Eros airport which may affect the OLS;
- 3.5.4 Must timeously communicate the results of the OLS assessments to CoW pertaining to the plans submitted by CoW.

CoW Obligations

- 3.5.5 Refer any building and/or structure applicant to NAC for the OLS assessment of the structure prior to approval of such building or structure.

3.6 TRAINING AND CAPACITY BUILDING**NAC Obligations**

- 3.6.1 Avail training/workshop/seminar slots to CoW in areas of mutual interest as contained in this agreement when available;
- 3.6.2 Shall offer awareness training and airport familiarisation to CoW personnel with a role in airport operations.

CoW Obligations

- 3.6.3 Avail training/workshop/seminar slots to NAC in areas of mutual interest as contained in this agreement when available;
- 3.6.4 Shall offer awareness training and airport familiarisation to NAC personnel with a role in airport operations.

3.7 SHARING OF DATA

NAC Obligations

- 3.7.1 Shall provide relevant aeronautical and non-aeronautical statistics and any other data as may be requested, subject to relevant confidentiality requirements.

CoW Obligations

- 3.7.2 Shall provide relevant data as may be requested, subject to relevant confidentiality requirements.

3.8 LOCALITY AND MARKETING

NAC Obligations

- 3.8.1 Participate in CoW's promotional activities (public safety, cleanliness, tourist attraction etc.);
- 3.8.2 Collaborate with CoW in sensitizing the public on mutual operation matters such as, drone operations, erection of structures in the vicinity of airports, laser beams and fireworks etc.;
- 3.8.3 Accommodate Windhoek welcoming signage in a dedicated space in the airports as mutually agreed
- 3.8.4 Accommodate CoW's promotional material on NAC's media platforms, as far as practicable.

CoW Obligations

- 3.8.5 Participate in the NAC's promotional activities (route promotion, tourist attraction etc.);
- 3.8.6 Accommodate the NAC's promotional material on CoW's media platforms, as far as practicable.

4 FEES

- 4.1 The Municipal Council is mandated to charge fees and levies for services rendered under Section 30 (1)(u) of the local Authorities Act, Act 23 of 1992.

5 DURATION OF AGREEMENT

- 5.1 This Agreement shall commence on the Signature Date and shall endure for a period of 5 years. Thereafter the Parties may, by mutual agreement, elect to extend the contractual term by a further period of 5 years.

5.2 The effective date of this Agreement shall be 1 October 2024, irrespective of the date on which it is signed by both Parties.

6 MAINTENANCE, DAMAGE AND DESTRUCTION

6.1 It shall be the duty of CoW to maintain all its equipment required to render the services envisaged in this Agreement and NAC shall not be responsible for maintenance, damage and/or destruction of the aforesaid equipment, nor shall any contribution be made by NAC in the event of relevant equipment being destroyed during the course of rendering services contemplated in this Agreement.

7. CONTRACT MANAGEMENT

7.1 Oversight of the operational procedures to give effect to the provisions of this Agreement will be vested with the Chief: Emergency Management Services from CoW and NAC's Executive for Operations, who will each have latitude to involve relevant senior management of both Parties as they may deem fit.

7.2 Both Parties will meet as required to discuss matters arising from the provisions of this Agreement and to make such recommendations to their respective management and/or governance structures as required.

7.3 This Agreement may be altered 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 entered into operation, with a view to modifying relevant provisions thereof to ensure that they meet the current needs of both Parties. Subsequent reviews will take place on an annual basis or earlier as required and agreed between the Parties.

7.4 Each of the Collaborating Parties acknowledges and agrees that for the purpose of fulfilling their respective obligations in terms of this Agreement, they shall necessarily share relevant information pertaining to their respective Institutions and operations. The Collaborating Parties mutually covenant and agree that they will treat any such confidential information in strict compliance with their respective laws as if it were the confidential information of their own Institutions.

8. BREACH

8.1 Should any Party commit a breach of this Agreement and fail or refuse to rectify that breach within 14 (fourteen) days after receipt of a written notice from the other Party, the Party requesting performance shall be entitled, without prejudice to any other of its rights, to forthwith cancel this Agreement by written notice to the Party in breach.

9. INDEMNITY

9.1 NAC hereby indemnifies and holds harmless CoW, its Councilors and its employees, in respect of any claim or claims arising, whether directly or indirectly in respect of such claims and costs of whatsoever nature, and irrespective of the remoteness thereof, which may arise at any time as a result of any or all of the events covered by this Agreement.

9.2 CoW hereby indemnifies and holds harmless the NAC and its employees, in respect of any claim or claims arising, whether directly or indirectly in respect of such claims and costs of whatsoever nature, and irrespective of the remoteness thereof, which may arise at any time as a result of any or all of the events covered by this Agreement.

10. DOMICILIUM

For the purposes of this Agreement the Parties choose as *domicilia citandi et executandi* the following Addresses:

CoW at:

80 Independence Avenue, Windhoek, Republic of Namibia, or PO Box 59, Windhoek.

NAC at:

145, Independence Avenue, 5th Floor, Sanlam Centre, Windhoek, Republic of Namibia or PO Box 23061, Windhoek

to which notices in terms of this Agreement shall be sent. All notices given in terms of this Agreement shall be regarded as duly served if posted by pre-paid registered post and addressed to the party at its above address and shall irrefutably be deemed to have been received seven days from date of posting as aforesaid.

A Party may vary its *domicilium citandi et executandi* by giving the other Party seven days written notice to that effect.

11. GOVERNING LAW

11.1 This Agreement shall be governed and interpreted by the laws of the Republic of Namibia.

11.2 If, after the signing of the Agreement, this Agreement is affected as a result of changes in, or additions to, relevant legislation in Namibia, the Parties undertake to re-negotiate this Agreement in order to comply with such new legislation.

11.3 Such an Agreement shall be embodied in a formal Deed of Amendment in terms of this clause.

12. ARBITRATION

12.1 Save in respect of those provisions of the contract which provide for their own remedies which would be incompatible with arbitration, a dispute which arises with regard to –
(a) the interpretation of; or
(b) the carrying into effect of; or

12.2 any of the Parties' rights and obligations arising from; or

12.3 the termination or purported termination of; or

12.4 the rectification or proposed rectification of this Agreement, or out of or pursuant to this Agreement or on any matter which in terms of this Agreement requires agreement by the Parties, (other than where an interdict is sought or urgent relief may be obtained from a court of competent jurisdiction), shall be submitted to and decided by arbitration.

12.5 Such arbitration shall be held in Windhoek with only the Parties and their representatives present thereat.

12.6 It is the intention of the Parties that such arbitration shall, where possible, be held and concluded within 21 (twenty-one) Business Days after same has been demanded. The Parties shall use their best endeavours to procure the expeditious completion of the arbitration.

12.7 Save as expressly provided in this Agreement to the contrary, the arbitration shall be subject to the arbitration legislation for the time being in force in the Republic of Namibia.

12.8 The arbitrator shall be, if the matter in dispute is principally:

12.8.1 a legal matter, a practising legal practitioner of not less than 10 (ten) years standing;

12.8.2 an accounting matter, a practising chartered accountant of not less than 10 (ten) years standing;

12.8.3 any other matter, any independent person having professional standing agreed upon between the Parties, of not less than 10 (ten) years standing.

- 12.9** Should the Parties fail to agree on an arbitrator within 14 (fourteen) Business Days after the arbitration has been demanded, then the arbitrator shall be nominated at the request of either of the Parties, by the president for the time being of the Law Society of Namibia (or its successor in title).
- 12.10** Should the Parties fail to agree whether the dispute is of a legal, accounting or other nature within 7 (seven) Business Days after the arbitration has been determined, then it shall be considered a matter referred to in clause 19.8.3.
- 12.11** The Parties shall keep the evidence in the arbitration proceedings and any order made by an arbitrator confidential, unless otherwise contemplated herein.
- 12.12** The arbitrator shall be obliged to give his/her award in writing fully supported by reasons.
- 12.13** The provisions of this clause are severable from the rest of this Agreement and shall remain in effect even if this Agreement is terminated for any reason.
- 12.14** The arbitrator shall have the power to give default judgment if any party fails to make submissions by the deadline stipulated by the arbitrator and/or fails to attend arbitration proceedings.

13. ENTIRE AGREEMENT, NO AMENDMENT

- 13.1** This Agreement constitutes the whole Agreement between the Parties relating to the subject matter hereof.
- 13.2** No amendment or consensual cancellation of this Agreement or any provision or term hereof or of any Agreement or other document issued or executed pursuant to or in terms of this Agreement and no settlement of any disputes arising under this Agreement and no extension of time, waiver or relaxation or suspension of any of the provisions or terms of this Agreement or of any Agreement, or other document issued pursuant to or in terms of this Agreement shall be binding unless recorded in a written document signed by the Parties. Any such extension, waiver or relaxation or suspension which is so given or made shall be strictly construed as relating strictly to the matter in respect whereof it was made or given. This clause 13 will not apply to any Arbitration award given pursuant to clause 12 hereof.
- 13.3** No extension of time of waiver or relaxation of any of the provisions or terms of this Agreement or any Agreement, bill of exchange or other document issued or executed pursuant to or in terms of this Agreement, shall operate as an estoppel against any Party in respect of its rights under this Agreement, nor shall it operate so as to preclude such Party thereafter from exercising its rights strictly in accordance with this Agreement.
- 13.4** No Party shall be bound by any express or implied term, representation, warranty, promise or the like not recorded herein, whether it induced the contract and/or whether it was negligent or not.

13.5 Should circumstances arise which necessitate modifications or amendments to this Agreement, same shall only be made by mutual consent given in writing.

14. PARTIAL INVALIDITY

14.1 The invalidity of one provision of this Agreement shall not affect the validity of the other provisions. Any discrepancy resulting as a consequence shall be filled by a provision consistent with the purpose of this Agreement, as agreed to in writing by the Parties.

15. FAILURE TO REACH AGREEMENT

15.1 Where it is specified in this Agreement that certain matters are to be agreed between the Parties, failure to reach Agreement in respect of any such matter will not affect the validity and enforceability of the whole or any other part of this Agreement.

16. SEVERABILITY

16.1 Any provision in this Agreement which is or may become illegal, invalid or unenforceable in any jurisdiction affected by this Agreement shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be treated as *pro non scripto* and severed from this Agreement, without invalidating the remaining provisions of this Agreement or affecting the validity or enforceability of such provisions in any other jurisdiction.

17. AGREEMENT BINDING ON SUCCESSORS IN TITLE, ASSIGNEES AND DELEGATEES

17.1 Save as otherwise stipulated in this Agreement, it is expressly agreed by the Parties that this Agreement shall be binding upon all of their successors in title, assignees and delegates and upon their respective administrators, judicial managers, trustees, liquidators or other successors in title with effect from the date of signature hereof.

18. AUTHORITY TO BIND

18.1 Each Party warrants and represents to the other that it has taken or caused to be taken all steps, actions and corporate procedures necessary to cause this Agreement to be binding upon it. Each Party shall, if requested by any other Party, furnish sufficient evidence of the authority of the person or persons who will, on behalf of the Party so requested, take any action or execute any documents required or permitted to be taken or executed by such Party under this Agreement.

19. CO-OPERATION AND GOOD FAITH

19.1 The Parties shall in their dealings with each other display good faith and reasonableness and where possible, co-operate in the implementation of this Agreement and undertake to perform all necessary acts, take all necessary steps and sign all such other documents that may be necessary, incidental or conducive to give effect to the intention and the terms and conditions of this Agreement.

20. LEGAL CAPACITY AND INTEREST

20.1 The Parties hereby agree that it shall be irrevocably deemed that each Party has the necessary legal capacity and interest to enter into this Agreement.

20.2 The Parties hereby undertake in favour of one another not to raise lack of legal capacity or interest in any meetings, correspondence, proceedings of whatsoever nature and without limiting the meaning of the foregoing, inclusive of mediation and arbitration proceedings, as well as litigation.

21. SIGNATURES

The Parties hereto have executed this MoU by their duly authorised representatives on the day and at the place referred herein, each Party receiving one (1) copy hereof.

FOR:

FOR:

NAMIBIA AIRPORTS COMPANY

CITY OF WINDHOEK

Place

Date

Place

Date

Gerson Adolf/Uirab
Chief Executive Officer

Moses Matyayi
Chief Executive Officer

Witness

Witness

Signature

Signature

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

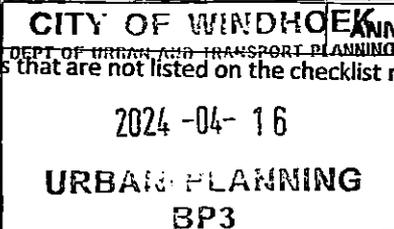
Please submit the application and supporting documents in the sequence indicated below:

REZONING AND SBDIVISION OF ERF 241 WANAHEDA

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)		YES
	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	YES
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



Date: 09/04/2024

Department of Urban and Transport Planning
Urban Planner
City of Windhoek
P.O. Box 59
Windhoek

Attention: Kristofina Asino

Dear Madam,

APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES

1. Application

Dunamis Consulting (Pty) Ltd was appointed by Wilhelm Alie Mateus, the undersigned owner of Erf 241 Okaramba Street Wanaheda, to apply to the Municipal Council of Windhoek for:

- ✧ Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
- ✧ Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ✧ Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ✧ Rezoning of Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

The locality of the Erven is shown on the attached plans.

2. Erf/Site Information

Erf 241 is located located in Okaramba Street. Erf 241 Wanaheda is zoned "Residential" with a density of 1:500. This Erf measure 1017m² and comprises a dwelling unit and a garage.

2.1. Municipal Services and Street Access

This Erf is already connected to the Windhoek municipal reticulation network as they are located in a built-up area. All additional and extensions of municipal services such as sewer, water and electricity for the proposed development, will be in line with the municipal service requirements and all costs will be to the clients account. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided. The new Portions 1 and 2 will have 4-meter panhandle access points.

2.2. Registered conditions

The conditions registered against the Erf are contained in Deeds of Transfer No: T7643/2023 as per copy attached. There are no special conditions or servitudes to take into account with the proposed development of the sites.

3. Development Proposal

Erf 241 Wanaheda is currently zoned "Residential" with a density of 1:500. This Erf measure 1017m² and comprises a dwelling unit and a garage.

The intention of the owner is to subdivide Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder. It is further the intention to rezone Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes, rezone Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100 for dwelling units and rezone Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for single residential purposes.

The subdivision and rezoning will allow the owner to use Portion 1 for hospitality purposes, Portion 2 for the erection of 3 dwelling units and the Remainder Erf for single residential purposes. The proposed development will further enhance and boost the value of the Erf.

3.1. Current Zoning

Erf 241 Wanaheda is zoned "Residential" with a density of 1:500. In terms of clauses, 9 and 11 of the Windhoek Zoning Scheme the Erf may currently only be used for the purposes as indicated in Table B below.

USE ZONE	PRIMARY USES	CONSENT USES	PROHIBITED USES
I-Residential <i>Erf 241 Wan</i>	<i>Dwelling units</i>	Residential buildings, Places of public worship, Places of instruction, Social halls, Institutions, Special buildings, Bed-and-breakfasts, Resident occupations and Heritage buildings (For details refer to Table H)	Other uses not under columns 2 and 3

3.2. Proposed Zoning

The proposed zoning of the new Portions will be included in Table B of the Zoning Scheme as follows:

USE ZONE (1)	PRIMARY USES (2)	CON 232 USES (3)	OWNERS CONSENT (4)	PROHIBITED USES (5)
Hospitality <i>Portion 1</i>	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	Other uses not under columns 2 and 3
II General Residential <i>Portion 2</i>	Dwelling units, residential buildings	Places of public worship, Places of instruction, Institutions, Special buildings, Hotels, Resident occupations, and Heritage buildings (For details refer to Table H)		Other uses not under columns 2 and 3
I-Residential <i>R/241</i>	<i>Dwelling units</i>	Residential buildings, Places of public worship, Places of instruction, Social halls, Institutions, Special buildings, Bed-and-breakfasts, Resident occupations and Heritage buildings (For details refer to Table H)		Other uses not under columns 2 and 3

3.3. Subdivision

It is proposed that Erf 241 Wanaheda be subdivided into Portions 1, 2 and Remainder. The proposed subdivision is meant to further enhance and optimally utilized the large size of the Erf upon approval of the subdivision for an accommodation establishment (Hospitality) and residential purposes.

Below is the table with the proposed Subdivision:

Subdivision			
Erf	Size	Current Zoning	Proposed Zoning
Erf 241	1017m ²	Res 1:500	N/A
Portion 1	394m ²	Res 1:500	Hospitality
Portion 2	322m ²	Res 1:500	Gen Res 1:100
Re/241	301m ²	Res 1:500	Res 1:250

The Subdivision plan is attached hereto.

4. Public Consultation

The rezoning and subdivision applied for on Erf 241 Wanaheda, is in terms of Sections 105(1)(a) and 105(1)(e) of the Urban and Regional Planning Act, Act 5 of 2018 and in

terms of Section 107(1)(a) and Sect. _____) (4) of the regulations, which requires that notifications be given to the neighbours in writing on the intention of the application.

The full public participation for the intended development of Erf 241 Wanaheda will be undertaken upon notification by the Council.

4.1. Namibia Airport Company Clearance

The height of the proposed structures will be within the limit prescribed by the Namibia Airport Company Clearance requirement as well as that of the building regulations of double storey buildings and is not contravening the height restrictions for this area.

5. Motivation

5.1. Need and Desirability

Erf 241 Okaramba Street, Wanaheda is located within an area that is predominantly characterized by single residential Erven that are larger than 800m². Other zoning found within the close proximity to this Erf are: government, business, institutional, municipal and public open space. There is not much transformation of land use that has taken place in this area as it maintains an intact single residential character and few accommodation establishments.

Due to the area's existing residential set-up, the scale of the proposed development, good access, the provision of enough parking on site, the proposed subdivision and rezoning of Erf 241 Wanaheda for a mixed land use development.

Places worth noting in the immediate surroundings of this Erf, are the Wanaheda Police Station, Service Station and the local convenient shops including restricted business and business erven for the local economic development of the area.

5.2. City Policies and Development Framework

5.2.1. Windhoek Structure Plan

In October 1996 a structure plan was drawn up for the City of Windhoek. This plan divided the City into zones, indicating the present and expected zoning and usage of these zones. *Erf 241 Wanaheda fall within a residential area typified by a mixture of detached and attached housing on Erven of 700m² and less, townhouses and flats. Densities vary throughout the area but will be predominantly higher than 1:350.*

5.2.2. Policy

Erven 241 Wanaheda does not form part an approved Windhoek Development Area as yet. Erf 241 Wanaheda is situated about 362 meters from the Wanaheda Police Station and about 487 meters from the Service Station and Convenient shops of this neighborhood.

5.2.3. Use of Existing and new Buildings

The existing buildings on Erf 241 Wanaheda will be demolished to pave way for the proposed new mixed use development.

6. Concluding remarks

The Municipal Council of Windhoek generally supports owner' initiatives of maximizing development potential on their properties, provided that such development does not infringe on the surrounding area's set-up.

The single residential character remains prominent in this area and the proposed development on Erf 241 Wanaheda is not foreseen to cause any adverse impact on its surroundings. In the context of the current Town Planning directives, the proposed development of this Erf for a subdivision and rezoning to mixed land uses will be in line with the Windhoek Zoning Scheme.

The application is submitted as follows:

- ❖ Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
- ❖ Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ❖ Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ❖ Rezoning of Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

7. Attachments

7.1. 3 complete copies of the full application are submitted in line with the attached checklist.

Considering the above motivation, it is trusted that you will favorably consider this application.

Yours faithfully,


.....

Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

FORM 7 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT**NOTICE OF INTENTION TO APPLY FOR SUBDIVISION OR CONSOLIDATION OF
LAND****TO WHOM IT MAY CONCERN**

Please take note that **Dunamis Consulting (Pty) Ltd** on behalf of the owner of **Erf 241 Wanaheda**,

intends to apply to: **MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING BOARD**

for consent to **SUBDIVIDE:**

- ✧ **Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder.**

Please further take note that -

- (a) the plan of the land lies for inspection at the **MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING 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

09/04/2024
Date

Address of applicant: Ondangaura Street No. 107, Erf 1042, Cimbebasia, Windhoek

MINISTRY OF URBAN AND RURAL DEVELOPMENT

**NOTICE OF INTENTION TO APPLY FOR REZONING
TO WHOM IT MAY CONCERN**

Please take note that DUNAMIS CONSULTING (PTY) LTD

intends to apply to the MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING BOARD

to rezone

- ✧ Portion 1/241 Wanaheda from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ✧ Portion 2/241 Wanaheda from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ✧ Rezoning of Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room of the offices of the MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING 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 MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING BOARD, and with the applicant within 14 days of the last publication of this notice.

The recommendation of the MUNICIPAL COUNCIL OF WINDHOEK AND THE URBAN AND REGIONAL PLANNING BOARD, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:



Signature of applicant

09/04/2024

Date

Address of applicant: 107 Ondangaura Street, Cimbebasia, Windhoek, Namibia

Town Planning Certificate No. 1:
Town Planning Scheme Information 237

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 241

Township : WANAHEDA

Street : OKARAMBA STR

In terms of the Windhoek Town Planning Scheme the following conditions apply to the above mentioned erf.

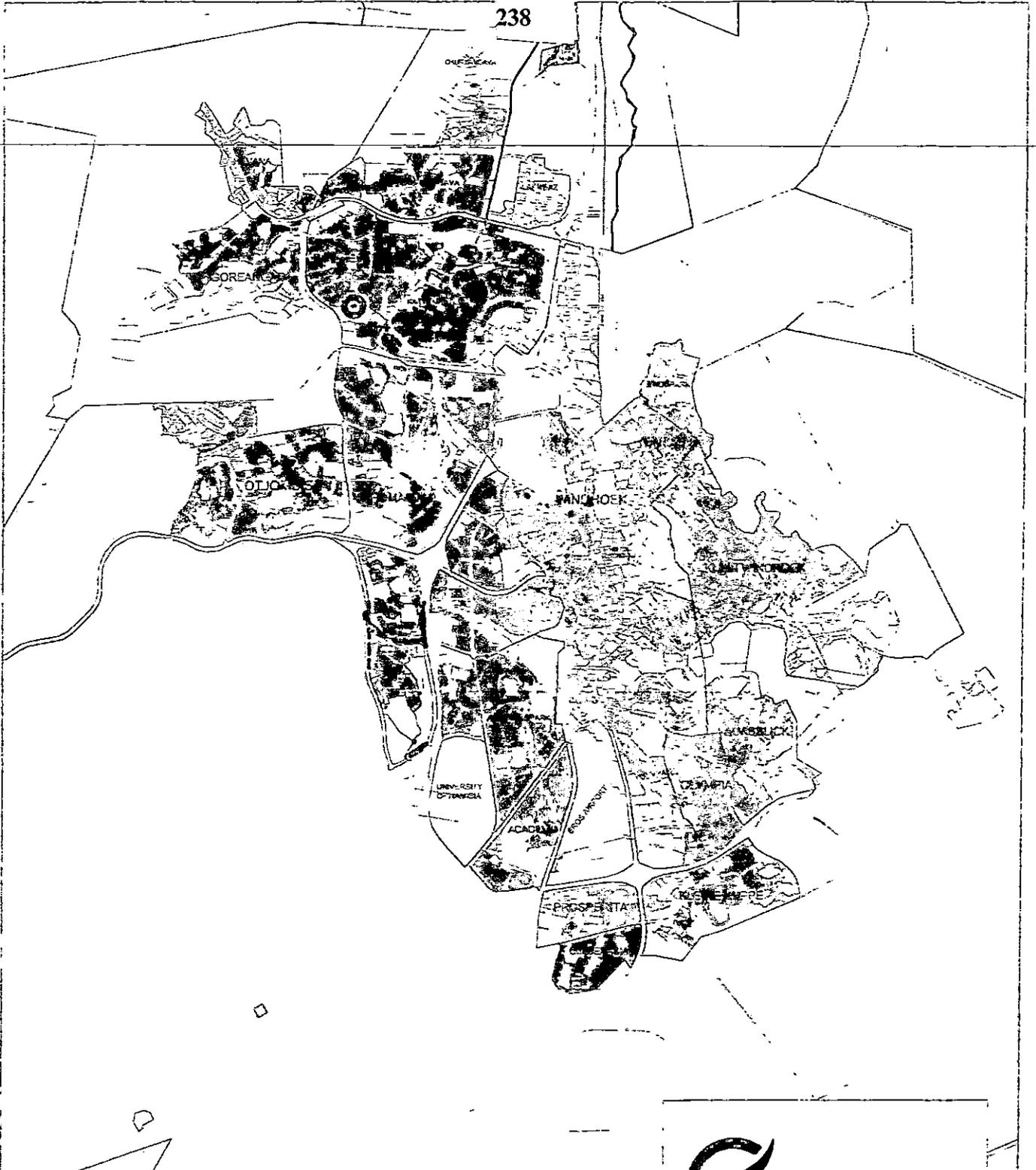
- | | | |
|------------------|--------------------------------|-------------------|
| 1. Use Zone : | RESIDENTIAL | Refer to Table B. |
| 2. Density : | 1 DWELLING / 500M ² | Refer to Table E. |
| 3. Bulk Factor : | 0 00 | Refer to Table F. |
| 4. Coverage : | | Refer to Table G. |
| 5. Erf Size : | 1,017 m ² | |
| 6. Parking : | | |

(The parking ratio should be confirmed with the Transportation Department for even 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 : 49 OKARAMBA 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.



Scale 1:85000

Date: March 2024

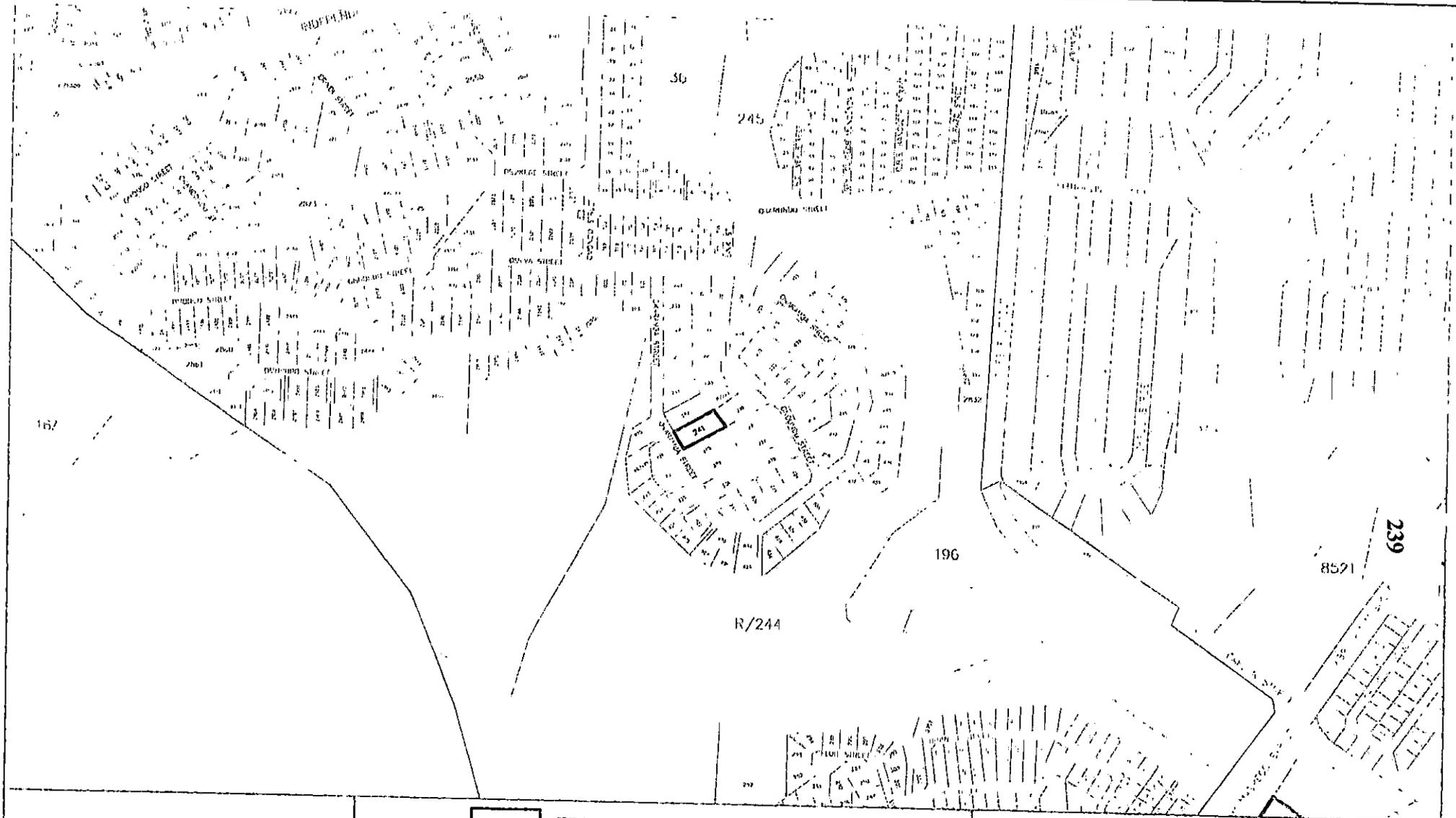
 ERF 241 WAN

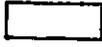
LOCALITY PLAN OF ERF 241 OKARAMBA
STREET WANAHEDA



Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 20541
Windhoek, Namibia

Plan No. 241WAN2024



 ERF 241 WAN

LOCALITY PLAN OF ERF 241 OKARAMBA
STREET WANAHEDA AND IMMEDIATE
SURROUNDINGS

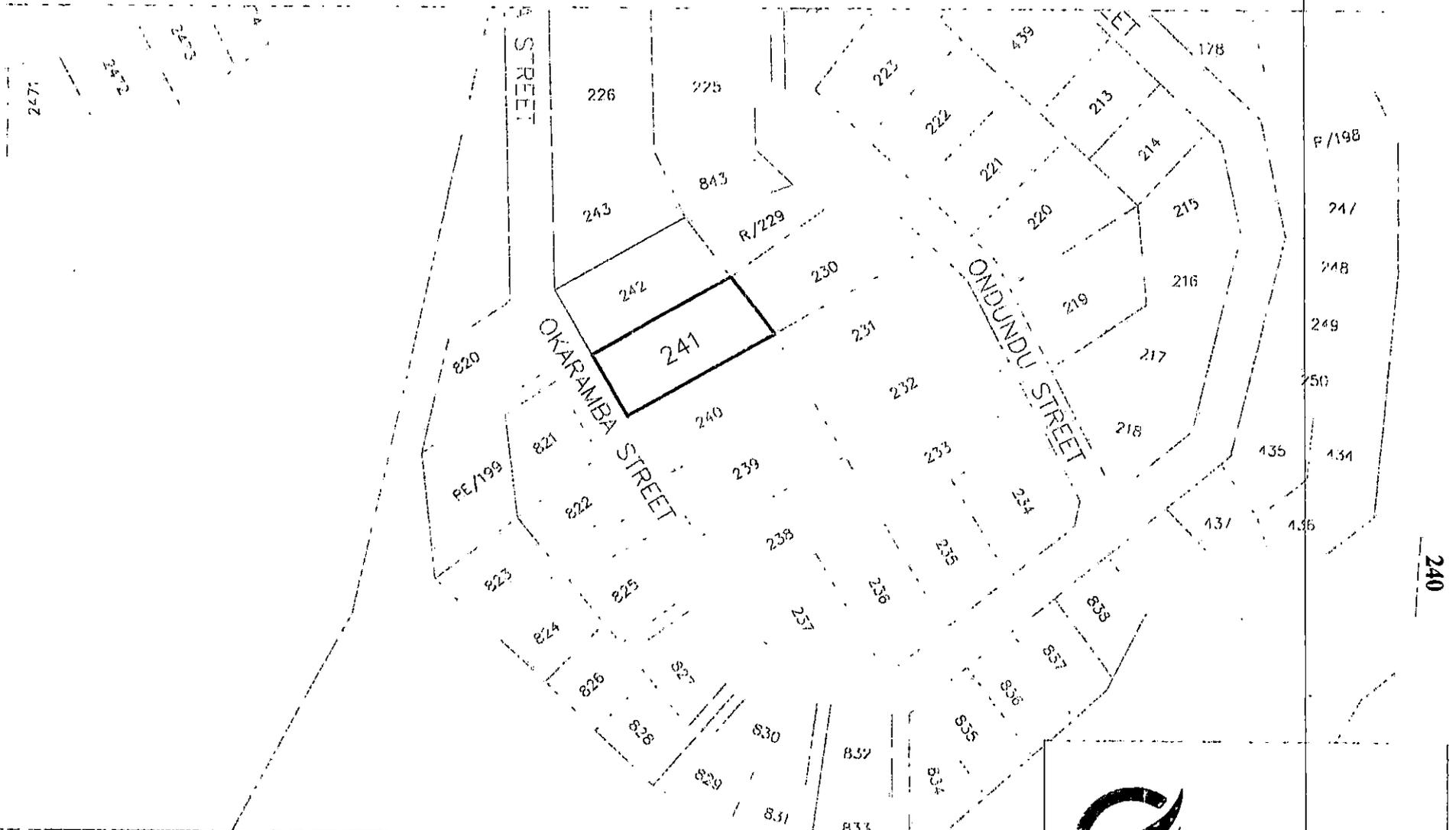
Plan No. 241WAN2024

Scale 1:5000  TIN

Date: March 2024



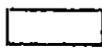
Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia



Scale 1:1500



Date: March 2024

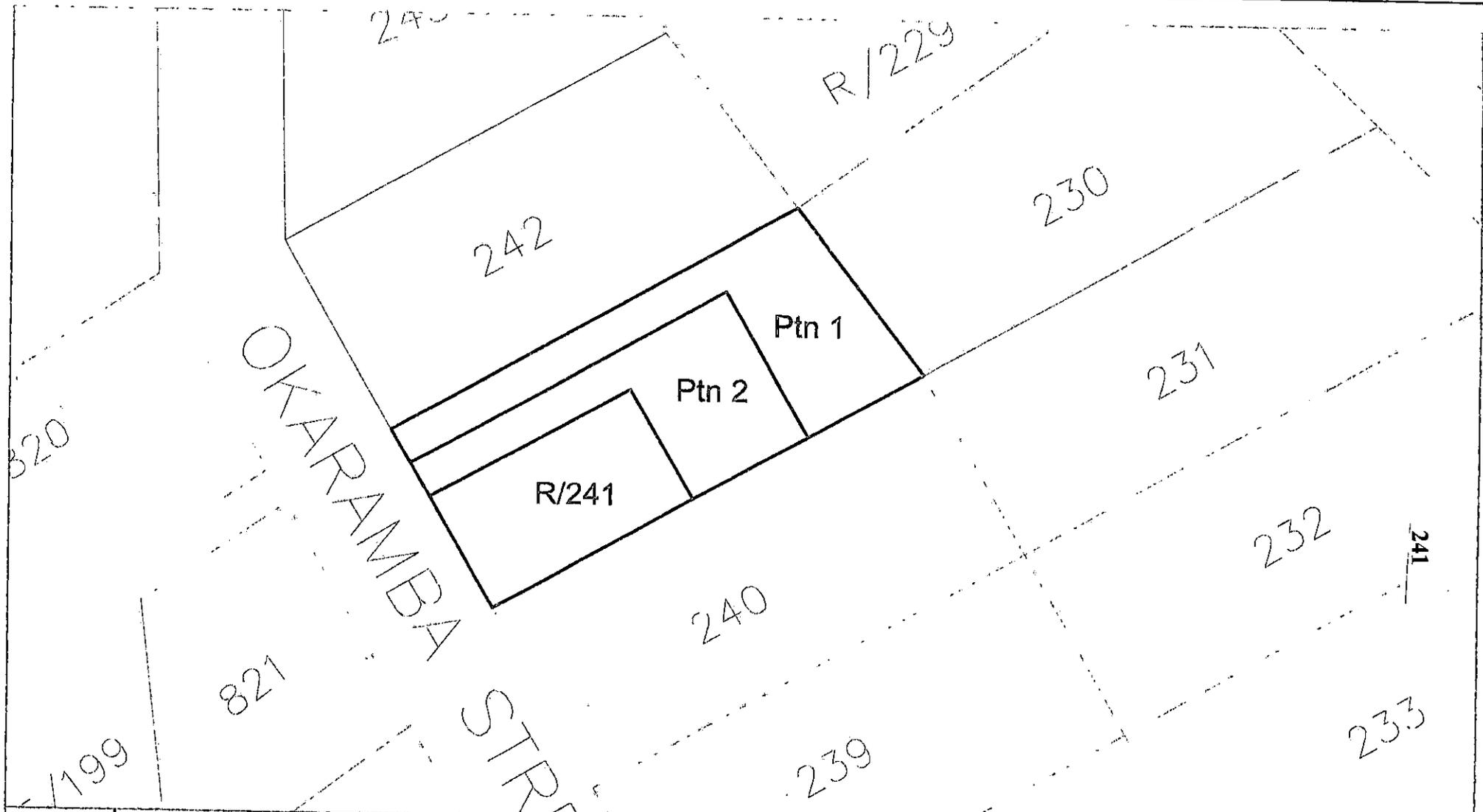
 Erf 241 WAN

LOCALITY PLAN OF ERF 241 OKARAMBA STREET WANAHEDA AND IMMEDIATE SURROUNDINGS

Plan No. 241WAN2024



Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympla, Namibia



Subdivision	
Erf	Size
241	1017m ²
Ptn 1	394m ²
Ptn 2	322m ²
R/241	301m ²



Scale 1:500

Date: March 2024



Erf 241 WAN

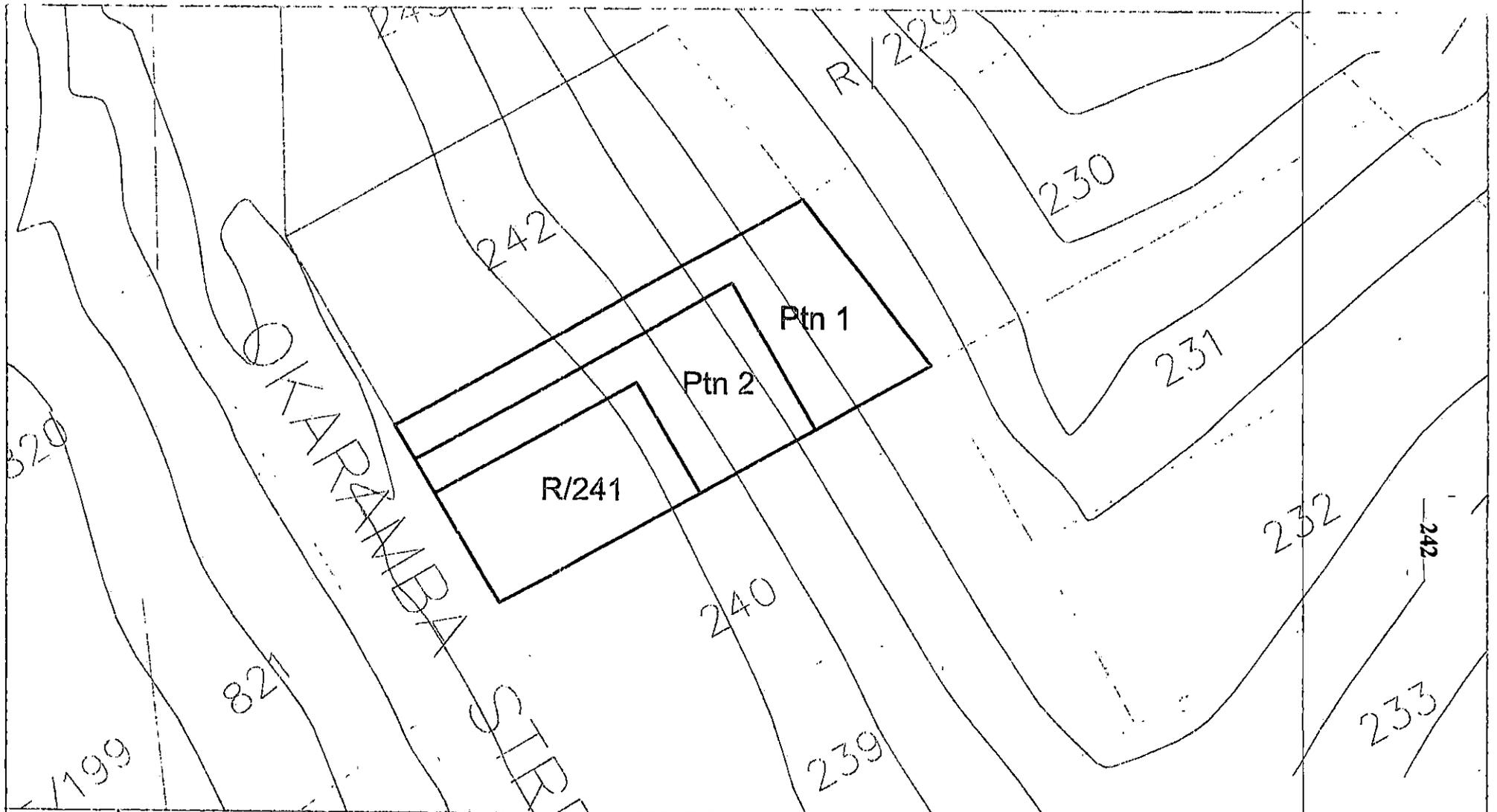
4m Panhandles

SUBDIVISION PLAN OF ERF 241
OKARAMBA STREET WANAHEDA INTO
PORTIONS 1, 2 AND REMAINDER ERF

Plan No. 241WAN2024



Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia



Subdivision	
Erf	Size
241	1017m ²
Ptn 1	394m ²
Ptn 2	322m ²
R/241	301m ²

 1m Contours



Scale 1:500

Date: March 2024



Erf 241 WAN

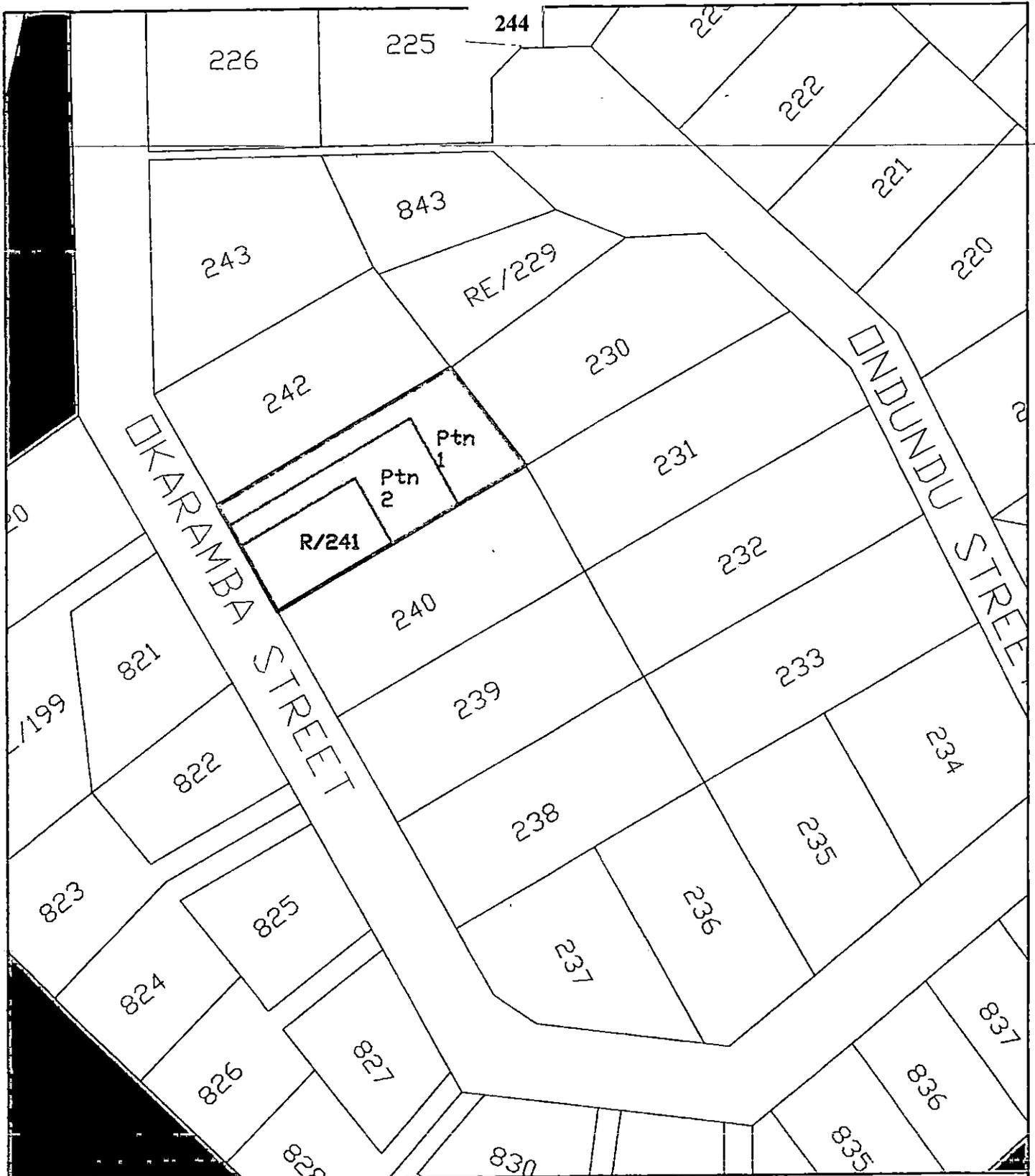
4m Panhandles

SUBDIVISION PLAN OF ERF 241
OKARAMBA STREET WANAHEDA INTO
PORTIONS 1, 2 AND REMAINDER ERF

Plan No. 241WAN2024



Cell: +264 855 512 173
Email: ndlmuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia



TIN

Scale 1:850

Date: March 2024

Portion 1
"Hospitality"

Portion 2
Gen. Res 1:100

R/241
Res. 1:250

PROPOSED ZONING PLAN OF PORTION
1, PORTION 2 AND REMAINDER ERF 241
OKARAMBA STREET WANAHEDA

Plan No. 241WAN2024



Cell: +264 855 512 173
Te: +264 833 302 241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia

IN FAVOUR OF THE LOCAL AUTHORITY

The following conditions shall be registered in favor of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

- A. The erf must 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 No. 5 of 2018).
- B. The minimum building value of the main building, excluding the outbuildings to be erected on Portion 1 shall be at least three (3) times the prevailing valuation of the erf.
- C. The minimum building value of the main building, excluding the outbuildings to be erected on Portion 2 and Remainder Erf 241 Wanaheda shall be at least two (2) times the prevailing valuation of the erf.



SPECIAL POWER OF ATTORNEY

I, **Wilhelm Alie Mateus**, the undersigned owner of **Erf 241 Okaramba Street Wanaheda**, do hereby nominate, constitute and appoint

Dunamis Consulting (Pty) Ltd
 Town, Regional Planners and Developers
 P.O. Box 81108
 Olympia, Namibia

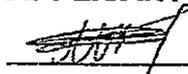
with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Municipal Council of Windhoek and the Urban and Regional Planning Board in the Ministry of Urban and Rural Development for the:

- ✧ Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
- ✧ Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ✧ Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ✧ Rezoning of Remainder 241 Portion 2 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

at the cost of the appointed agent 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 might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

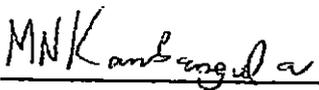
Signed at **Windhoek** this **16th** day of **January 2024** in the presence of the undersigned witnesses.

APPLICANT



Wilhelm A. Mateus

WITNESSES:

1. MNK 

2. 



Prepared by me,

Conveyancer,
R DREYER

DR WEDER, KAUTA & HOVEKA INC ATTORNEYS, NOTARIES AND CONVEYANCERS
3RD FLOOR, WKH HOUSE
JAN JONKER ROAD
P O BOX 864 / 822 WINDHOEK

DEED OF TRANSFER

T 7643 / 2023

BE IT HEREBY MADE KNOWN

THAT ELINA THERESA VAN DEN BERG

appeared before me, the Registrar of Deeds at WINDHOEK, he/she the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by

SIMON HAMBELELENI NAKAZIKO
Identity Number 811116 1023 1
Unmarried

dated the 09 day of NOVEMBER 2023 and signed at WINDHOEK

DR WEDER, KAUTA & HOVEKA INC
ATTORNEYS
AUSSPANNPLATZ, WINDHOEK

AND THAT APPEARER DECLARED THAT the said Principals had on 08 November 2023 sold, 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

WILHELM ALIE MATEUS
Identity Number 960720 0006 1
Unmarried

his heirs, executors, administrators or assigns

CERTAIN : ERF NO. 241 WANAHEDA
SITUATE : IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION
MEASURING : 1 017 (ONE THOUSAND AND SEVENTEEN) SQUARE
METRES

First transferred by Deed of Transfer no. T 3008/1987 with General Plan No. A 626/85 relating thereto and held by Deed of Transfer no. T 2821/2007

SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1. The erf must 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).
2. The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf.

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the premises, did, in consequence, also acknowledge them 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 amounting to the sum of N\$820 000.00

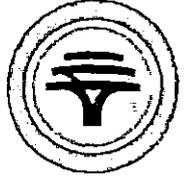
2023 -12- 07

SIGNED AT WINDHOEK on

together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER





NOTIFICATION OF PAYMENT

Dear: To Whom It May Concern

First National Bank Namibia hereby confirms that the following payment instruction has been received:

Date Actioned : 2024/04/15
 Time Actioned : 21:05:32
 Trace ID : ZTGD3QNB

Payer Details

Payment From : MRS PETRINE N SEM - BUSIN
 Curr/Amount : NAD3105.00

Payee Details

Recipient/Account no : ..146115
 Name : CITY OF WHK PLANNING
 Bank : FIRST NATIONAL BANK
 Branch Code : 282672
 Reference : 241 WAN REZ-SUBDIV

END OF NOTIFICATION

To authenticate this Payment Notification please visit the First National Bank of Namibia Limited website at fnbnamibia.com.na, select the "Verify Payment" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Disclaimer:

The information contained in this email is confidential and may contain proprietary information. It is meant solely for the intended recipient. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on this is prohibited and may be unlawful. No liability or responsibility is accepted if information or data is, for whatever reason corrupted or does not reach its intended recipient. No warranty is given that this email is free of viruses. The views expressed in this email are, unless otherwise stated, those of the author and not those of First National Bank of Namibia Limited or its management. First National Bank of Namibia Limited reserves the right to monitor, intercept and block emails addressed to its users or take any other action in accordance with its email use policy. First National Bank of Namibia Limited is a registered financial institution in the Republic of Namibia.

Board of Directors: P Grützmeyer (Chairman), J Coetzee, C Dempsey (Chief Executive), LD Kapere, MJ Lubbe*, R Makenjee**, IN Nashandi, ON Shikongo, E Tjipuka, E van Zyl

*South African with Namibian Permanent Residence

**South African

Company Secretary: N Makemba

First National Bank of Namibia Limited.Reg. No. 2002/0180

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Mateus First name(s) W. Alie
 Erf/stand no 241 Township Wanaheda
 If company or registered under CC
 Namibian I. D / Passport no. 9607200061
 Postal/Private Bag address 6305 Township of address Ausspansplatz
 Physical Residential or Business address Erf 241 Wanaheda
 Tel no / (H) / Cell 081 434 2178

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

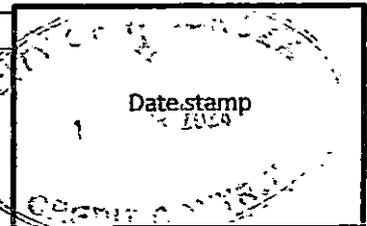
Account 10914366 - N\$ 3752,16 - D Paid
Account 13932100 - Current

Acc. Technician Credit Control

A. Vnes

Signature Acc. Tech Credit Control

Alies



LAND SALES

Comments:

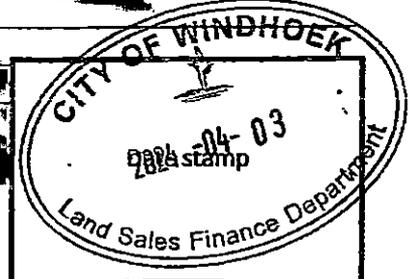
proceed

Acc. Technician Land Sales

Lesley

Signature Acc. Technician Land Sales

[Signature]



ACCOUNTANT LAND SALES:

CITY OF MANY FACES

Strategic Executive: Urban Planning and Transport Planning
Urban Planner: Urban Policy
City of Windhoek
P.O. Box 59
Windhoek, Namibia

Attention: Ms. K. Asino,

Dear Madam,

PUBLIC PARTICIPATION REPORT

SUBJECT:APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES

The above mentioned subject refers.

The public consultation was completed in terms Section 107(1) (a) of the Urban And Regional Planning Act (Act No. 5 of 2018) read with Regulation 10 as well as in line with the City of Windhoek Public Consultation Policy of 2018. In terms of the statutory requirements of the aforementioned statutes, the following procedures have been adhered to in order to inform the public of the intended rezoning and subdivision of Erf 241 Wanaheda to give them the opportunity to comment and or submit objections if there are any.

(a) General Public Consultations:

A notice was published once a week for two consecutive weeks in two different newspapers as well as in the government gazette. A notice was also placed at the Town

Planning Notice Board of the City of Windhoek.

Evidence of Consultation:

- Tearsheets of the rezoning notices published in the newspapers are attached as **ANNEXURE "A"**.

It should be note that the initial newspaper advertisements were booked for placement on 10 and 17 April 2024 with the closing date of 06 June 2024, but were omitted by NMH. A re-advertisement was requested for placements which were done on 22 and 29 May with the closing date of 18 June 2024.

- The notices published in the Government Gazette is attached as **ANNEXURE "B"**.
- Photos as proof of the rezoning notice placed at the City of Windhoek Town Planning Notice Board at are attached as **ANNEXURE "C"**.

(b) Neighbourhood Consultation:

A site notice was placed on Erf 241 Wanaheda as per the below date:

Method of Consultation	Date of Publication
Site Notice	Thursday, 16 May 2024

Evidence of Consultation:

- Photos as proof the rezoning notice placed onsite of Erven 1693 and 1694 Windhoek is attached as **ANNEXURE "D"**

Erf No	Owner	Postal Address
230 Wanaheda	H. Sem	P.O. Box 209 Windhoek
231 Wanaheda	NN + N Robiati	P.O. Box 11836 Klein Windhoek
239 Wanaheda	G. Tjirimuje	P.O. Box 24041 Windhoek
240 Wanaheda	D + M Namupolo	P.O. Box 35 Oranjemund
242 Wanaheda	A. Lebereki	P.O. Box 7541 Katutura
243 Wanaheda	I. Hamutenya	P.O. Box 11968 Klein Windhoek
820 Wanaheda	M. Muvangua	P.O. Box 60551 Katutura
821 Wanaheda	M. Mabung	P.O. Box 20610 Windhoek
R/199 Wanaheda	P.N. Aluteni	P.O. Box 61747 Katutura
R/299 Wanaheda	B.A. Hochobeb	P.O. Box 60207 Katutura
No. 265)		
City of Windhoek Town Planning Notice Board		Thursday, 16 May 2024

(C) Adjacent Neighbour Consultations:

ndimuhona@dunamisplan.com ; +264 83 330 2241, +264 85 551 2173

107 Ondanquara Street. Erf 1042. Cimbebasia. P.O. Box 81108. Olvmoia. Windhoek. Namibia

Registered mails were sent on the 11 June 2024 to immediate neighbouring landowners of the following properties which are adjacent Erf 241 Wanaheda to comment on the proposed rezoning.

Evidence of Consultation:

- Proof of registered mails sent to the neighbours are attached as ANNEXURE "E"

Closing date for Comments and Objections:

The closing date for the newspaper advertisements was on Tuesday, 18th June 2024 and for the Government Gazette was on Tuesday, 02nd July 2024 and our office did not receive any written objection opposing this proposed development by the closing dates.

We trust that this application will meet with all your requirements. Should any uncertainties arise, please do not hesitate to contact us.

Kind Regards,

.....

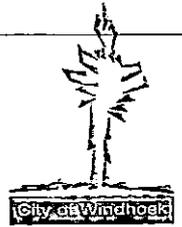

Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

MEMORANDUM

TO: Mr. H. Rust

DATE: 22 July 2024

FROM: INF: Engineering Services Division REF: L/241/WAN



- SUBJECT:**
- **SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER,**
 - **REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES;**
 - **REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100; AND**
 - **REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES.**

An application dated 09 April 2024 regarding the above subject matter, refers.

SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER.

The division has no objection to the proposed subdivision of Erf 241, Wanaheda into Portion 1, 2 and the Remainder. It should be noted that a municipal sewer line passes along the north-western boundary of Erf 241 and will similarly pass along the north-western boundary of the proposed Portion 1. A 3-metre building line should be maintained along the aforementioned boundary line. No permanent structures are allowed within the aforementioned building line. Any additional requirements with regard to water and sewer services brought on as a direct consequence of the subdivision or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES.

The proposed rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse establishment purpose can only be approved under the following conditions:

1. That the total number of rooms not exceed six rooms, in line with the minimum requirements as stipulated by the Namibia Tourism Board Act 21 of 2000 for Guesthouse establishments. The six rooms should be inclusive of any private or separate dwellings referred to by the aforementioned act.
2. 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 cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100.

The Development Proposal indicates that the Applicant intends to increase the density of Portion 2 to 1:100.

The proposed increase in density in addition to the scope of the entire envisaged development is not supported. A density of 1:100 will create a precedence in the area that will result in additional loads on the existing water and sewer networks, accordingly, only a density of 1:250 will be allowed.

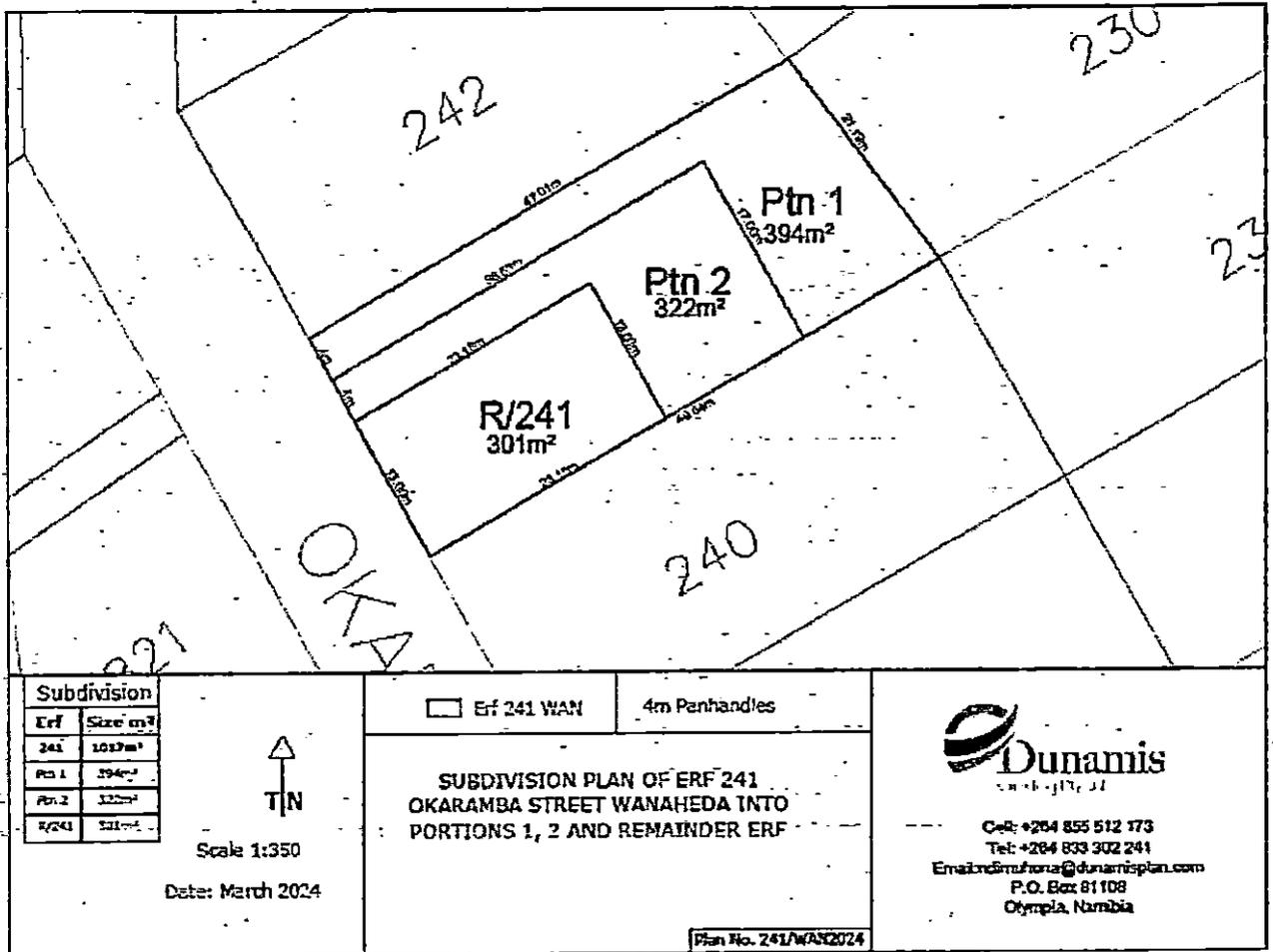
The proposed rezoning of Portion 2 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes can only be approved under the following conditions:

1. 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 cost of the Applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES.

The proposed rezoning of the Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes can only be approved under the following conditions:

1. 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 cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.



SECTION ENGINEER
OC Archer

MEMORANDUM

- SUBJECT:**
1. Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
 2. Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
 3. Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
 4. Rezoning of Remainder of Erf 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	06/06/2024		Tel: 290 3359
Section Engineer: M. Shiimi	.../.../2024		
Chief Engineer	.../.../2024		

TO:	Urban Planning H Rust	DATE:	06 June 2024	
FROM:	Section Engineer: Transport Planning	REF:	L/241/ Wan	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The Application dated 09 April 2024 received from Dunamis Consulting (Pty) Ltd regarding the above refers.

Erf 241 is located in Okaramba Street in Wanaheda and is zoned "Residential" with a density of 1:500. The erf measure 1017m². Okaramba Street has low to moderate traffic volumes, no traffic flow problems are currently experienced during peak hours. The proposed subdivision and rezoning will generate about 5 vehicular trips to the current road network.

1. This Division has no objections to the proposed Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder; provided that:

- 1.1 - The rezoning is supported.
- 1.2 - Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.

2. This Division has objections to the proposed Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purpose; due to:

- 2.1 The panhandle should be minimum 6m wide for non-residential zoned erven, currently only 4m wide.
- 2.2 Parking requirements for guest houses is minimum 0.66 bays be provided per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone to be provided on site.

3. This Division has objections to the proposed Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; due to:

- 3.1 A density of 1:100 will create a precedence in the area, accordingly, only a density of 1/250 will be allowed.
- 3.2 The panhandle provided is only 4m wide, accordingly, a density of 1:100 will yield 3 dwelling units which requires a minimum 5m wide panhandle, otherwise it will be sufficient for allowed density of 1:250.
- 3.3 Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.

4. This Division has no objections to the proposed zoning of Remainder of Erf 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes; provided that:

4.1 Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.

Yours faithfully

M. Shiimi
Roads Planning and Traffic Flow
*2508

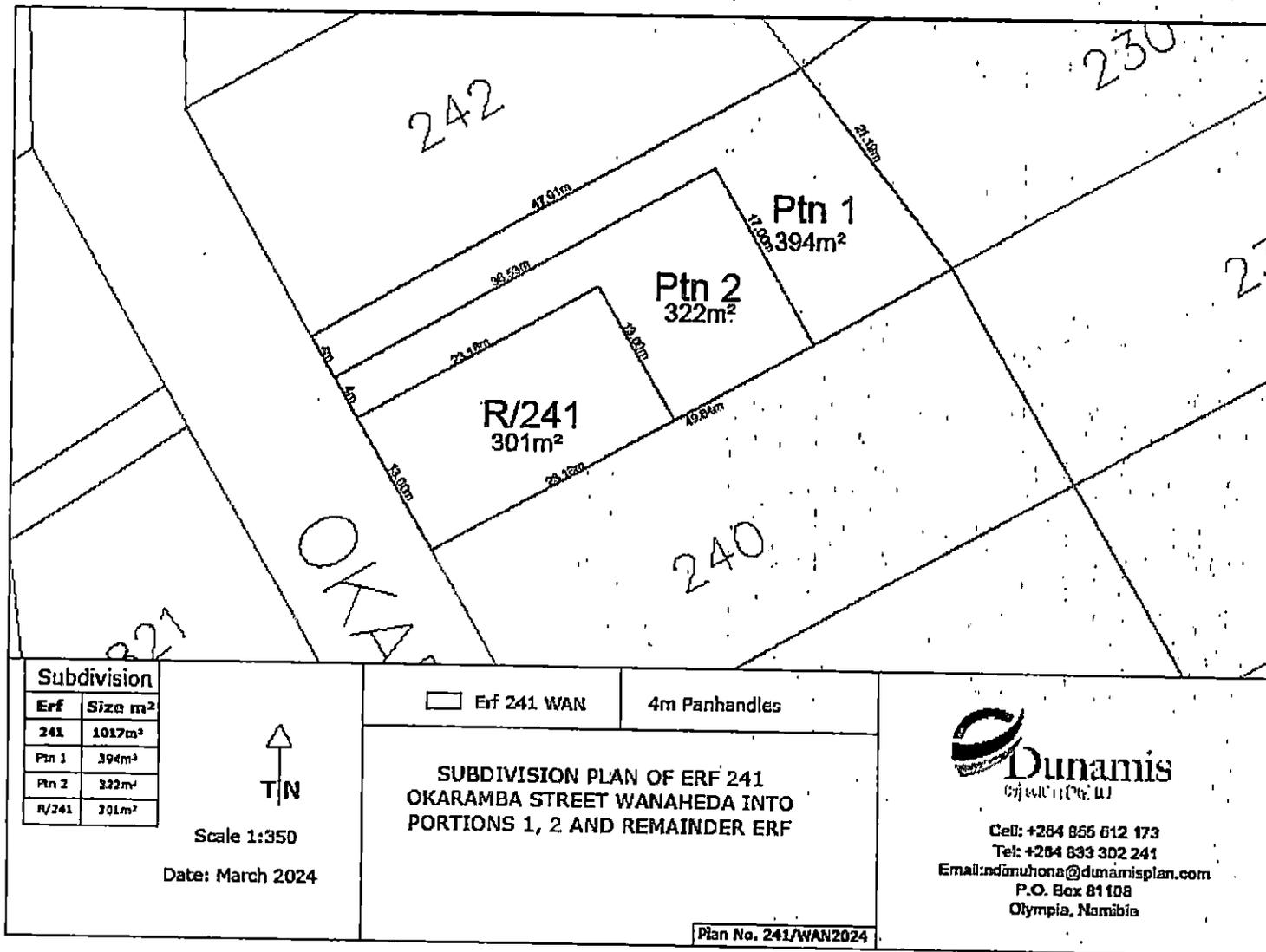


Figure 1: Subdivision Plan

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning
FROM : Manager Building Control
ENQ : L. Mwikanda
REF : L/241/WAN
DATE : 16 August 2024

Mr H. Rust

RE: APPLICATION FOR THE SUBDIVISION OF ERF 241, OKARAMBA STREET, WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; AND SUBSEQUENT REZONING.

The Application dated 9 April 2024, for the proposed, Subdivision of Erf 241 Okaramba Street, Wanaheda into portions 1, 2, and Remainder, and Subsequent Rezoning, received on 08 May 2024, refers.

It is recommended that, the existing structures must be indicated on the new proposed portions with full dimensions from the new boundary line.

.....
Larry Mwikanda
MANAGER: BUILDING CONTROL

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow

ENQ : L. Nambinga

REF : L/241/WAN

DATE : 21 May 2024

Mr H. Rust

RE: APPLICATION FOR THE SUBDIVISION OF ERF 241, OKARAMBA STREET, WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; AND SUBSEQUENT REZONING.

The Application dated 9 April 2024, for the proposed, Subdivision of Erf 241 Okaramba Street, Wanaheda into portions 1, 2 and Remainder, and Subsequent Rezoning, received on 08 May 2024, refers.

A storm water investigation was done, and the following is reported:

1. The proposed Portions 1,2 and the Remainder of Erf 241 has a general downward slope from the northeast into a southwesterly direction.
2. Access to the proposed subdivided Portions 1, 2 and the Remainder of Erf 241 is indicated to be obtained from Okaramba street.
3. There is no other visible stormwater system flowing across the proposed, subdivided Portions 1, 2 and the Remainder of Erf 241, except for surface stormwater runoff.

This Division has no objection to the proposed, Subdivision of Erf 241 Okaramba Street, Wanaheda into portions 1, 2 and Remainder; and Subsequent Rezoning provided:

1. 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:

266

(1) That no stormwater drainage pipe, canal, work, or obstruction (except stormwater drainpipes, 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 canalized) is or can be changed, canalized or impeded.
- (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

.....
CJ VAN DER MERWE
SECTION ENGINEER: DESIGN

MEMORANDUM²⁶⁷

TO: Hugo Rust

DATE: 19-Jun-2024

FROM: Engineering Services
Electricity Department



REF: L/241/WAN

**APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET
WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1
FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A
GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM
"RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL"
WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241
FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A
DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES**

The Strategic Executive: Electricity has in principle no objection to the application submitted as per subject matter, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- The existing electrical service connection to the remainder Erf should ***not be routed through*** any newly created Erf.
- ***Only one (1) service connection from the municipal electrical network will be allowed to the each newly created Erf.***
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp 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.
- ***Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Metering Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges and Metering.***

Kind regards

.....
VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM²⁶⁸



The Gateway to Endless Opportunities

TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : MET SHANYENGANGE #3529
CC :
DATE : 31/07/2024

Dear Colleague,

RE: APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES

The Division has no objection to the application and the applicant is not required submit an Environmental Clearance Certificate. Reference to this effect is drawn from the communication from the Environmental Commissioners Office to Mike Fan Guest-House on 15 May 2024 which states, "An individual building at a state zoned in the Town Planning scheme as general business is not subjected to an Environmental Impact Assessment. Therefore, hotels and hospitality facilities as per section 6 of the List of Activities among others refers to rural areas outside towns that are without local authority with statutory zoning obligations".

Kind Regards,



REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Tel: (00 26461) 284 2111

Fax: (00 26461) 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

Our Reference: APP 240205002777

15 May 2024

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Mike Fan Guesthouse
P. O Box 11749
Klein Windhoek, Namibia

Dear Sir

SUBJECT: APPLICATION FOR ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE PROPOSED MANAGEMENT AND OPERATION OF MIKE FAN GUESTHOUSE, IN WANAHEDA, KHOMAS REGION

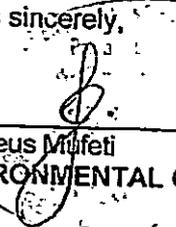
The above subject matter has reference.

An individual building at a site zoned in the Town Planning Scheme (TPS) as general business is not subjected to an Environmental Impact Assessment.

Therefore, hotels and hospitality facilities as per section 6 of the List of Activities (Government Notice 29; Gov Gazette 4878) among others, refers to rural areas outside towns that are without local authority with statutory zoning obligations.

Furthermore, areas within Municipal boundaries are already regulated by a number of legislations such as Local Authorities Act, the Town Planning Scheme, the Town Planning Ordinance etc, hence should be dealt with by the Municipal Authority.

Yours sincerely,


Timoteus Mufeti
ENVIRONMENTAL COMMISSIONER



“Stop the poaching of our rhinos”

All official correspondence must be addressed to the Executive Director

Registries/Legal Notices

CONSENT USE NOTICE... SUSTAINABILITY CONSULTANTS... ON BEHALF OF SOUTHERN INDUSTRIAL PARK ONE CC... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2023/01295

Registries/Legal Notices

IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2018/01295... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

Registries/Legal Notices

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF WINDHOEK... HELD AT WINDHOEK CASE NUMBER: 324 OF 2024... IN THE High Court of Namibia... Case No. 349/2023

Market Watch

270... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2020/01295... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

Registries/Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

Registries/Legal Notices

IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

Registries/Legal Notices

IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

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REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

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IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295... IN THE High Court of Namibia... Case No. HC-MD-CIV-ACT-CON-2022/01295

Say GOODBYE to HASSLE, and HELLO to SIMPLICITY!... VAN DER MERWE-GREEFF ANDIMA INC... 8 V DER MERWE AVE 28 CHURCH STREET WINDHOEK

Market Watch... Om te adverteer... skakel... Kleinadvertensies... 061-297-2175

Market Watch... Om te adverteer... skakel... Kleinadvertensies... 061-297-2175

Legal Notices

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION - WINDHOEK
CASE NO: HC-MD-014-ACT-
CON-2020/01524
 In the matter between:
BANK WINDHOEK LIMITED
EXECUTION CREDITOR and
QUINTUS ERASMUS 1ST EXECUTION DEBTOR
OR CONSTRUCTION CC 2ND EXECUTION DEBTOR
BONSEC INVESTMENT TWO HUNDRED CC 3RD EXECUTION DEBTOR
BONSEC INVESTMENT TWO ZERO THREE CC 4TH EXECUTION DEBTOR
BONSEC INVESTMENT TWO ZERO FOUR CC 5TH EXECUTION DEBTOR
OR BONSIC CLEARING AND FORWARDING CC 6TH EXECUTION DEBTOR
QUINTUS ERASMUS NO. 7TH EXECUTION DEBTOR
OR QUANTUS ERASMUS 8TH EXECUTION DEBTOR
OR NORAMAN PATRICK ERASMUS NO. 9TH 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 without bids by the Deputy Sheriff of Swakopmund, at SECTION 16 ROZEMEE COURT, SWAKOPMUND, REPUBLIC OF NAMIBIA on 6th of JUNE 2024, at 10h30, of the undermentioned property:
 Section 16, NORMEY COURT Situate in the Municipality of Swakopmund Registration Division "G" Erongo Region
 Measuring: 19 (One Nine) Square Metres Held By: Deed of Transfer No. ST/9/2007 (10) Improvements: Dwell, apparatus of lounge, kitchen, 3 bedrooms, shower/wc/bath, garage, 2
 TERMS 10% of the purchase price and the auctioneer's 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 of the Court, Swakopmund, and at the offices of the Execution Creditor's Attorneys.
DATED at WINDHOEK this 30 TH day of APRIL 2024.
DR. WEDER KAUTA & MOVESKA BCC
LEGAL PRACTITIONERS FOR THE PLAINTIFF
WICH HOUSE, 3rd FLOOR IAN JONKERROAD
ALEXANDERPLATZ
WINDHOEK
(REG. MATS1594/ES/4)
 0812224904/0504

Legal Notices

CONSENT USE NOTICE DUNALIAS CONSULTING TOWN REGULATORS AND DEVELOPERS on behalf of the owner of Erf 241 Okaramba Street Windhoek is applying to the Municipal Council of Windhoek for the following:
 * Subdivision of Erf 241 Okaramba Street Windhoek into Portions 1, 2 and Remainder.
 * Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guest house Establishment purposes.
 * Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100 and
 * Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.
 Erf 241 is located in Okaramba Street Erf 241 Windhoek in zone "Residential" with a density of 1:500. This Erf measures 1071m² and comprises a dwelling unit and a garage. The proposed subdivision of the Erf will allow the owner to demolish the existing structures and utilize the new portions for Hospitality, General Residential and Single Residential purposes respectively. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided onsite. Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 8th Independence Avenue, Windhoek.
 Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 18 June 2024).
 Cell: +264 855 512 173
 Tel: +264 83 330 2244
 Email: ndumalians@dunaliasplanning.com
 0812224904/0504

Legal Notices

CONSENT USE NOTICE Ingrid Williams, the registered owner of Erf No 6, herewith inform you that I intend to apply to the Lüderitz Town Council for the following:
CONSENT TO OPERATE ONE (1) SELF-CATERING UNIT ON ERF, 6 INDUSTRIAL ROAD, IN TERMS OF THE LÜDERITZ ZONING SCHEME.
 Erf 6, is located along - Industrial Road, and measures 759m².
 Currently it is occupied by a 3-bedroom house. However, it is my intention to add a self-catering unit for commercial use. This will be rented out to tourists as temporary accommodation and will not be used as permanent residence. The unit will have one en-suite bathroom, one full bathroom, living area and a kitchenette as No food or liquor will be sold on site to visitors. All parking requirements of the Lüderitz Zoning Scheme will be adhered to.
 Should you have any objections or comments against the proposed use of Erf 6, Industrial Road, please submit those in writing to me and to Town Council (details below) not later than 18 June 2024.
 Applicant:
 Ingrid Williams
 P. O. Box 3074,
 Vaneta, Swakopmund
 Tel No: 081 2442389
 Email: ingridwilliams73@yahoo.com
 Council:
 Lüderitz Town Council
 P. O. Box 19, Lüderitz
 Email: tpc@tccom.na
 Tel No: 063 207 338
 0812224904/0504

City of Windhoek
 Windhoek - Swakopmund - Erongo City - Karibib

271

PUBLIC NOTICE SusDAF

Invitation to Attend Community Meetings and Register as an Interested and Affected Party (I&AP)

Feasibility Study for the Implementation of a Non-Motorised Transportation Network for the City of Windhoek (CoW)

The main objective of the Feasibility Study is to identify a non-motorised transport network that maximises carbon dioxide (CO₂) reduction and enables and encourages transportation users in the CoW to change their transport mode from motorised transport to NMT, such as bicycles and walking, amongst others.

All I&APs are encouraged to register to provide inputs to determine the viability of the non-motorised transport network.

Various public participation meetings have been arranged to allow I&APs to obtain information about the project and raise issues and concerns.

The public participation meetings' date, time, and venue are listed below.

#	Name of Constituency	Day	Date	Time	Venue
1	Moses #Gorob	Wednesday	05-Jun-24	11h00 - 13h00	Moses #Gorob Constituency Hall
2	Windhoek West			17h00 - 19h00	Windhoek West Constituency Office
3	Windhoek East	Thursday	06-Jun-24	11h00 - 13h00	Mat Settlement: Ocean Space
4	John A. Pandeni			17h00 - 19h00	John A. Pandeni Constituency Hall
5	Windhoek East	Friday	07-Jun-24	17h30 - 19h30	Windhoek East Constituency Office, No. 10, Nelson Mandela Ave, Kesh Windhoek
6	KaKutura Central			17h00 - 19h00	KaKutura Community Hall
7	Khamoadi			10h00 - 12h00	Khamoadi Constituency Hall
8	Tobias Hanyato	Saturday	08-Jun-24	15h00 - 17h00	Open space corner of Ongwa & Ongwa St (KCC land)
9	KaKutura East			10h00 - 12h00	KaKutura East Constituency Office
10	Somara Maschel	Sunday	09-Jun-24	14h00 - 16h00	Somara Maschel Constituency Office

Any feedback and comments that may be relevant to this project are welcome. For more information or to register as an stakeholder, please get in touch with the following person:
 Jeany Auzia: Tel: +264 (0) 81 236 8368 or e-mail of jeany@susdaf.com

Issued by
 Corporate Communications, Marketing and Public Participation

Market Watch

TO ADVERTISE CALL:

CLASSIFIEDS T:061-297 275

AL-ANON

HELP FOR RELATIVES OF ALCOHOLICS

AL-ANON Family groups offer help for friends & relatives of alcoholics.

AL-ANON Family groups offer help for friends & relatives of alcoholics.

Call: 081 256 6229

VACANCIES NIPDB

The Namibia Investment Promotion and Development Board (NIPDB) is looking for suitably qualified and experienced Namibian citizens to fill the following positions:

- Senior Manager: Investment Development & Analysis
- Manager: Research & Development (Re-advertisement)
- Senior Consultant: Investment Development and Analysis (Mining & Adjacent Sectors)
- Senior Consultant: Investment Development and Analysis (Manufacturing & Agro Processing)
- Risk & Compliance Officer
- Events & Travel Coordinator
- Consultant: Partners Coordinator
- Consultant: Missions & Events Administration

Interested candidates are invited to visit <https://nipdb.com/vacancies/> for the requirements and guidelines of how to apply. All foreign qualifications must be evaluated by the Namibia Qualifications Authority (NQA).

The NIPDB is an equal opportunity employer and complies with the Affirmative Action Legislation. In line with the Affirmative Action (Employment) Act, No. 29 of 1998, suitably qualified persons with disabilities who meet the requirements are encouraged to apply. Please note that reference checks and competency assessment tests will be conducted, and qualifications will be verified.

Remuneration:
 The NIPDB offers market related remuneration packages commensurate with experience and qualifications. Only shortlisted candidates will be contacted.

The NIPDB reserves the right to use additional/ relevant information as criteria for short listing and regrettably no documents will be returned.

Enquiries: recruitment@nipdb.com

Closing Date: 7 June 2024 @ 17:00

Investment House, CO Garden & Dr. A. & Mey Streets info@nipdb.com www.nipdb.com Private Bag 12039, Windhoek, Namibia +264 (0) 83 333 6000

ABU, I NIPDB

REZONING NOTICE



DUNAMIS CONSULTING TOWN REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 241 Okaramba Street (Wanaheda) is applying to the Municipal Council of Windhoek for the following:

- Subdivision of Erf 241 Okaramba Street (Wanaheda) into Portions 1, 2 and Remainder;
- Reversion of Portion 1 from 'Residential' with a density of 1 500 to 'Hospitality' for a Guesthouse Establishment purposes;
- Rezoning of Portion 2 from 'Residential' with a density of 1 500 to 'General Residential' with a density of 1 100 and;
- Rezoning of Remainder 241 from 'Residential' with a density of 1 500 to 'Residential' with a density of 1 250 for residential purposes.

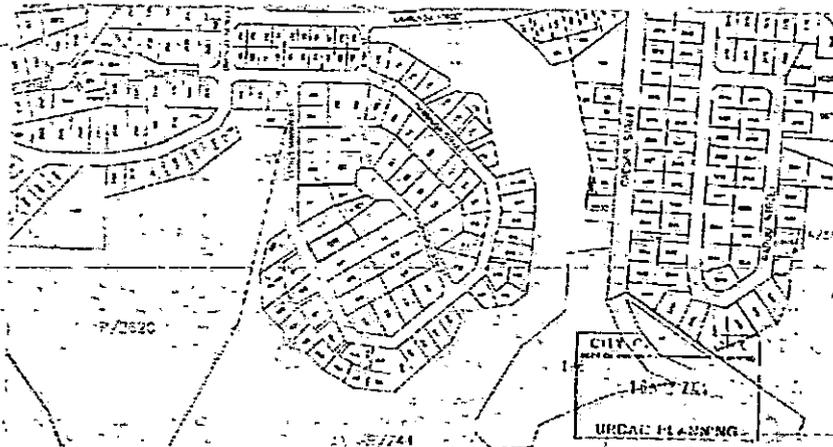
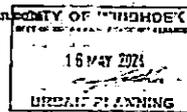
Erf 241 is located in Okaramba Street Erf 241 Wanaheda is zoned 'Residential' with a density of 1 500. This Erf measures 1017m² and comprises a dwelling unit and a garage. The proposed subdivision of the Erf will allow the owner to demolish the existing structures and utilize the new portions for Hospitality, General Residential and Single Residential purposes respectively. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided on-site.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 06 June 2024).

Call: +264 855 512 973
Tel: +264 83 330 2244

Email: ndimuhona@dunamisplan.com



Scale: 1:3000
Date: March 2024

LOCALITY PLAN OF ERF 241 OKARAMBA STREET WANAHEDA AND IMMEDIATE SURROUNDINGS

Plan No. 241/WAH/2024



Call: +264 855 512 973
Tel: +264 833 382 241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Cityscape, Namibia

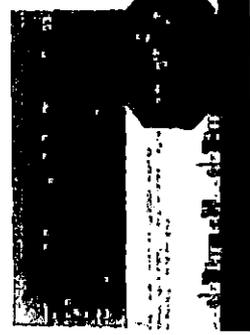
THREE (3) STOREY RESIDENTIAL DWELLING UNIT

273

of Windhoek
Windhoek, Namibia

World Environment
air imagination soart

an exciting world of air...
of our planet for the benefit of the future generations.

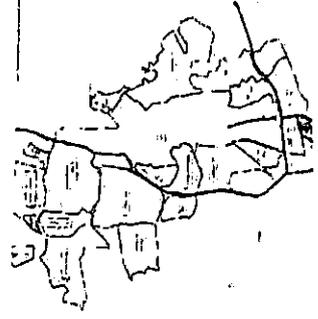


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Duraminis
Duraminis, Namibia

THESE ARE STONEY RESIDENTIAL DRILLING ONLY NOTICE:
This notice is to be posted on the property of any residential drilling operation...
The notice shall be posted in a conspicuous place on the property...
The notice shall be posted in a conspicuous place on the property...
The notice shall be posted in a conspicuous place on the property...



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27A

MEETING NOTICE

ORDAINS CONSULTING - TOWN, REGIONAL, PLANNERS AND DEVELOPERS is holding a meeting at the location below according to the attached agenda.

It is the policy of the State of California that all public meetings of any governmental body shall be open to the public. The purpose of this meeting is to discuss the proposed project and to receive public input.

The meeting will be held on the date and time specified below. The meeting will be held at the location specified below. The meeting will be held at the location specified below.

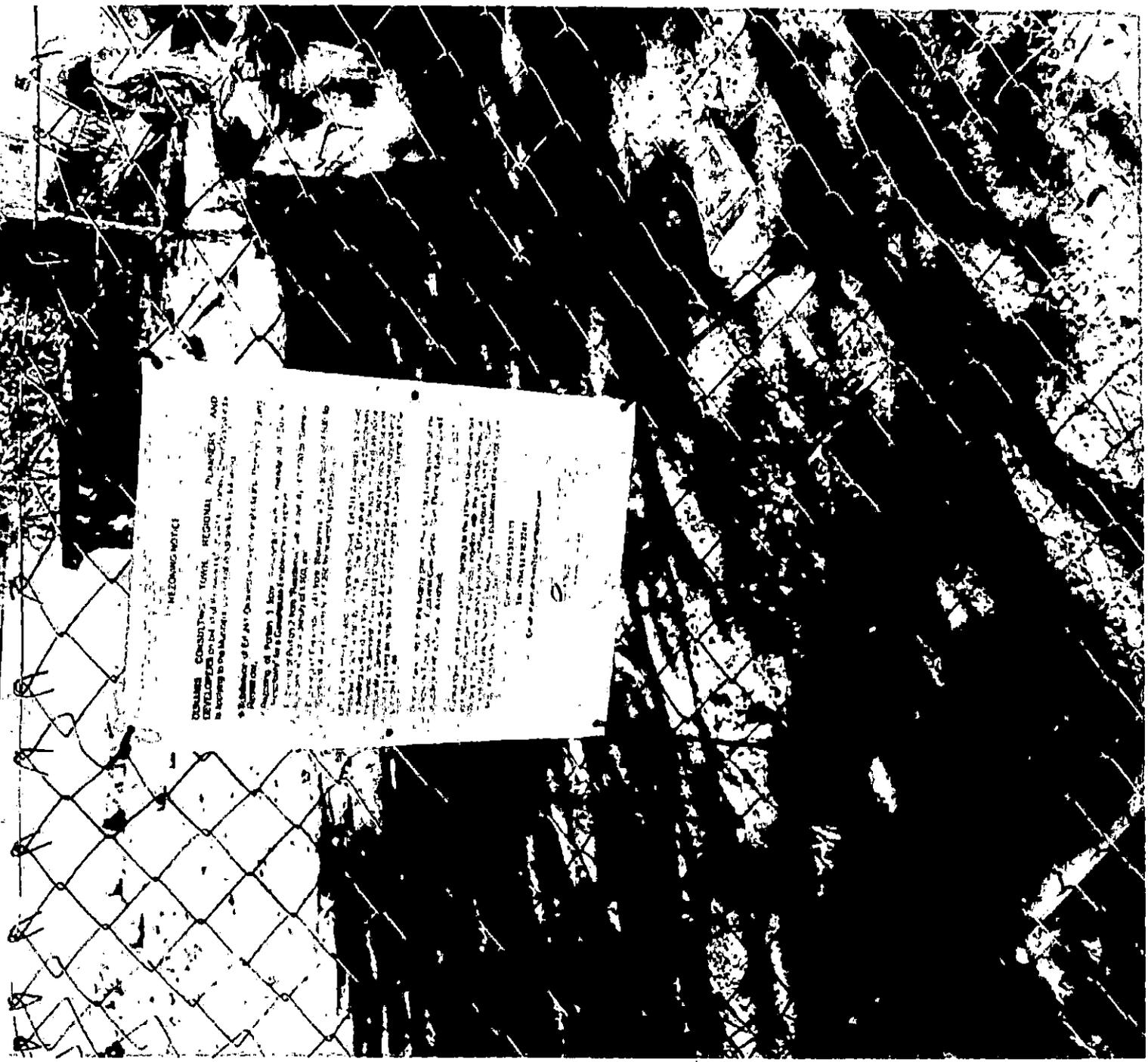
The meeting will be held at the location specified below. The meeting will be held at the location specified below. The meeting will be held at the location specified below.

CONTACT: [Name]
[Phone Number]
[Address]

DATE: [Date]

TIME: [Time]

LOCATION: [Location]







TOWN, REGIONAL PLANNERS AND DEVELOPERS

Your Integrity, Our Standard

Neighbors to Erf 241 Wanaheda

ERF NO	OWNER	ADDRESS	CONTACT NO	SIGNATURE/DATE
230 Wanaheda				
231 Wanaheda				
239 Wanaheda				
240 Wanaheda				
242 Wanaheda				
243 Wanaheda				
820 Wanaheda				
821 Wanaheda				
R/199 Wanaheda				

R/229

BA Hochobeb

Box 60207 KAT

ndimuhona@dunamisplan.com +264 83 330 2241, +264 85 551 2173

107 Ondanguara Street, Erf 1042, Cimbebasia, P.O. Box 81108, Olympia, Windhoek, Namibia

ERF 230 WAN

1. Subject: [REDACTED]
 2. Reference: [REDACTED]
 3. Address: [REDACTED]
 4. City: [REDACTED]
 5. State: [REDACTED]
 6. Zip: [REDACTED]
 7. Phone: [REDACTED]
 8. Other: [REDACTED]

ERF 231 WAN

1. Subject: [REDACTED]
 2. Reference: [REDACTED]
 3. Address: [REDACTED]
 4. City: [REDACTED]
 5. State: [REDACTED]
 6. Zip: [REDACTED]
 7. Phone: [REDACTED]
 8. Other: [REDACTED]

ERF 239 WAN

1. Subject: [REDACTED]
 2. Reference: [REDACTED]
 3. Address: [REDACTED]
 4. City: [REDACTED]
 5. State: [REDACTED]
 6. Zip: [REDACTED]
 7. Phone: [REDACTED]
 8. Other: [REDACTED]

277

Owner of: Erf R229 Wanaheda

Dear Sir/Madam,

APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES

Our office is currently applying on behalf of Wilhelm Alie Mateus, the undersigned owner of Erf 241 Okaramba Street Wanaheda, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Municipal Council of Windhoek:

- ❖ Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
- ❖ Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ❖ Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ❖ Rezoning of Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

In terms of the new Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), you as the owner of Erf R229 Wanaheda, located adjacent to the Erf are hereby granted the opportunity to provide comments on this proposal. Erf 241 is located in Okaramba Street. Erf 241 Wanaheda is zoned "Residential" with a density of 1:500. This Erf measure 1017m² and comprises a dwelling unit and a garage which will be demolished to allow for the proposed subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder. The owner will then be able to further rezone Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes, rezone Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100 for dwelling units and rezone Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for single residential purposes. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided onsite

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 26 June 2024, we would assume you do not have any comment or objection.

Yours faithfully,



Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

✉ ndimuhona@dunamisplan.com ☎ +264 83 330 2241, +264 85 551 2173

107 Ondanguara Street, Erf 1042, Cimbebasia, P.O. Box 81108, Olympia, Windhoek, Namibia

APPLICATION FOR THE SUBDIVISION OF ERF 241 OKARAMBA STREET WANAHEDA INTO PORTIONS 1, 2 AND REMAINDER; REZONING OF PORTION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "HOSPITALITY" FOR A GUESTHOUSE ESTABLISHMENT PURPOSES; REZONING OF PORTION 2 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:100 AND SUBSEQUENT REZONING OF REMAINDER 241 FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 TO "RESIDENTIAL" WITH A DENSITY OF 1:250 FOR RESIDENTIAL PURPOSES

Name:

Address:

.....

Tel/Cell:

Email:.....

I, the owner of Erf R229 Wanaheda

(Please indicate an "x" in the appropriate box)

Do object to

Do not object to

- ✧ Subdivision of Erf 241 Okaramba Street Wanaheda into Portions 1, 2 and Remainder,
- ✧ Rezoning of Portion 1 from "Residential" with a density of 1:500 to "Hospitality" for a Guesthouse Establishment purposes;
- ✧ Rezoning of Portion 2 from "Residential" with a density of 1:500 to "General Residential" with a density of 1:100; and
- ✧ Rezoning of Remainder 241 from "Residential" with a density of 1:500 to "Residential" with a density of 1:250 for residential purposes.

If objecting, please indicate the reasons:

.....
.....
.....

Signature

Date

Kindly take note that the comments should reach our office by **26 June 2024** You can return the form to the following email address: ndimuhona@dunamisplan.com

- **Approval of the proposed zoning for the new erven on Portion A of the Remainder Farm Oniipa Town and Townlands No. 1164 in terms of section 105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).**

The proposed Portion A of the Remainder of the Farm Oniipa Town and Townlands No. 1164 is located about half a kilometer from the D3622 Road to Oniipa. The landscape of Portion A is relatively flat and is currently zoned "undetermined" and measuring $\pm 33,457\text{m}^2$ in extent. The proposed Portion A of the Remainder of the Farm Oniipa Town and Townlands No. 1164 is strategically located just north of the township boundary of Onethindi Extension 1 in an area that is predominantly characterized by homesteads that are currently transforming into urbanized areas.

The Oniipa Town Council is a relatively new Local Authority and is receiving a keen interest from investors with the present demand for land delivery for housing and commercial development purposes. The purpose of the application is to enhance a speedy land delivery of the Oniipa Town by creating additional residential Erven to assist in the alleviation of the increasing demand for residential properties in the town which gives maximum opportunities to private land ownership.

The application, locality plan and its supporting documents lie open for inspection at the Oniipa Town Council (Town Planning Office) and Dunamis Consulting Office, 107 Ondangaura Street, Cimbebasia.

Any person objecting to the proposed application as set out above, may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Rundu Town Council and with the applicant (DC) in writing on or before Thursday, 2 July 2024).

Applicant:
Dunamis Consulting (Pty) Ltd
P. O. Box 81108, Olympia, Namibia
Tel: +264 833 302 241, Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com

Chief Executive Officer
Rundu Town Council
Private Bag 25179, Onandjokwe
Tel: (+264 65) 245 700
Oniipa Namibia

No. 265

2024

SUBDIVISION OF ERF 241, OKARAMBA STREET, WANAHEDA

Dunamis Consulting (Pty) Ltd on behalf of the owner of Erf 241, Okaramba Street, Wanaheda is applying to the Municipal Council of Windhoek for the following:

- **Subdivision of Erf 241, Okaramba Street, Wanaheda into Portions 1, 2 and Remainder;**
- **Rezoning of Portion 1 from "residential" with a density of 1:500 to "hospitality" for Guesthouse Establishment purposes;**
- **Rezoning of Portion 2 from "residential" with a density of 1:500 to "general residential" with a density of 1:100; and**
- **Rezoning of Remainder 241 from "residential" with a density of 1:500 to "residential" with a density of 1:250 for residential purposes.**

Erf 241 is located in Okaramba Street. Erf 241, Wanaheda is zoned "residential" with a density of 1:500. This erf measure 1017m^2 and comprises a dwelling unit and a garage. The proposed subdivision of the erf will allow the owner to demolish the existing structures and utilize the new portion for hospitality, general residential and single residential purposes respectively. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided onsite.

The locality plan of the erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice.

Applicant: P. N. Sem
Dunamis Consulting (Pty) Ltd
P. O. Box 81108, Olympia, Namibia
Cell: +264 855 512 173 /Tel: +264 83 330 2241
Email: ndtmuhona@dunamisplan.com

No. 266

2024

**SUBDIVISION OF ERF 3373, NKURENKURU EXTENSION 10 INTO ERF A
AND REMAINDER**

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that **Stubenrauch Planning Consultants cc** has applied to the Nkurenkuru Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

- **Subdivision of Erf 3373, Nkurenkuru Extension 10 into Erf A and Remainder;**
- **Rezoning of Erf A/3373, Nkurenkuru Extension 10 from "institutional" to "general residential" with a density of 1:600; and**
- **Inclusion of the rezoning of Erf A/3373, Nkurenkuru Extension 10 in the next zoning scheme to be prepared for Nkurenkuru**

Erf 3373 is situated in the newly established neighbourhood of Nkurenkuru Extension 10 and it is zoned "institutional" in accordance with the Nkurenkuru Zoning Scheme. The erf measures approximately 80,923m² and it currently accommodates a traditional homestead.

The purpose of this application is to enable the Nkurenkuru Town Council to create a separate erf for the existing traditional homestead, whose owner is not willing to be relocated nor get compensated in terms of the Compensation Policy. Hence, the Council has provisionally approved for the subject homestead to be integrated into the urban fabric of Nkurenkuru Extension 10.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Nkurenkuru Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Nkurenkuru Town Council and with the applicant (SPC) in writing on or before **Monday, 8 July 2024**.

Applicant:
Stubenrauch Planning Consultants
P. O. Box 41404, Windhoek
Tel: (061) 251189
office3@spc.com.na
Our Ref: NKU/036

Chief Executive Officer
Nkurenkuru Town Council
P. O. Box 6004, Nkurenkuru
Namibia



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



Enquiries: Sigrid Linus

Date: 05 April 2024

sigridtallalinus@gmail.com

Chief Planner: Urban Policy

Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention: Miss K. Asino

Dear Madam

- **REZONING OF ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KUANDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'OFFICE' WITH A BULK OF 0.4**
- **CONSENT FOR FREE BULK EXCLUSIVELY RESIDENTIAL PURPOSES**
- **CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK ZONING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, , MEDICAL IMAGING, STEPDOWN FACILITY, PHARMACY ,ETC.**

1. Appointment and Background

Plan Africa Consulting CC by virtue of the Power of Attorney attached as an annexure has been appointed Bradley Kloppers and to submit an application to the City of Windhoek for the:

- **Rezoning of Erf 3701, Klein Windhoek, Dr Kenneth David Kuanda Street, from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4**
- **Consent for free bulk exclusively residential purposes**

The main reason for the rezoning is to create an opportunity to establish offices with free bulk for residential. In addition, consent for *business building* which will include land uses such as a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy. Furthermore, the incorporation of a variety of activities on the erf will contribute to a mixed-use development and make the development more viable.

The 'office' zone is not resilient anymore, as it does not always stand the test of time. It is due to this reason that we are proposing additional land uses to supplement and reinforce the proposed zoning. These additional land uses will not only provide more employment within the neighbourhood, but they are also the backbone of our local communities. Since the respective erf is located close to residential areas, it will allow the residents to have easy access to these small establishments.

The new interim policy area makes provision for office zone which makes the proposed rezoning convenient enough for the area. A large number of offices are currently vacant having a free residential bulk will contribute to mixed use development in the area as the flats will be on top floor while the offices will be on the ground floor

The following also counts in favour of the rezoning of Erf 3701 to office:

- The existing Erf 3701 forms part of the Klein Windhoek policy area which is busy entering a new phase of transition that other activities other than residential are gravitating towards. This should be seen as a natural process and Council recognized and supported this tendency.
- The rezoning of the Erf could contribute to the optimal utilization of the existing infrastructure without compromising the amenity of the area.
- The site is accessible to most part of the City and conveniently located
- The location of more generative activities can revitalize the surrounding residential area and increase the development potential and value of the area.
- The maximum utilization of the Erf will also allow for onsite parking and street parking if necessary.

According to the Notice in terms of section 109 (3) of the Urban and Regional Planning Act, 5 of 2018, on the 31st of August, Council already approved:

- the rezoning of the remainder of Erf 103 (NO.14 David Kenneth Kuanda Street) Klein Windhoek from 'General Residential' with a density of 1 per 500m² to 'Office' with a bulk of 0.4
- consent in terms of table B of the Windhoek Town Planning Scheme to use the erf for a 'business building' for medical consulting rooms, a pharmacy and coffee shop
- the consent for free residential bulk and consent to use the erf in accordance with the proposed zoning while rezoning is formally being completed.

The remainder of Erf 103 is in the same street and in close proximity (approximately 100meters away) to Erf 3701. This approval therefore should inform the support of this application.

4. Access & Services

The respective erf has direct access to Dr Kenneth David Kuanda Street. The erf is also directly linked to existing internal streets. All the existing internal roads links the erf to the greater parts of Klein Windhoek.

Erf 3701 is connected to the existing municipal service network. The applicant will be responsible for the provision of other internal services or upgrading of existing ones.

5. Public Support

The proposed rezoning will be advertised in terms of Section 107 of the Urban and Regional Planning Act, Act 5 of 2018, once informed by the local authority to do so in terms of Section 108 of the Act. The neighbours will be consulted accordingly.

6. Application

It is against this background that an application is made for the following to the Municipality of Windhoek:

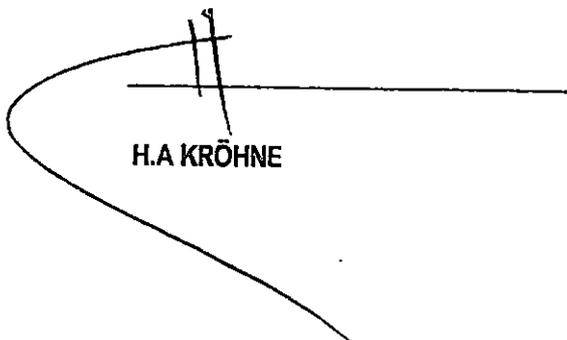
- Rezoning of Erf 3701, Klein Windhoek, Dr Kenneth David Kuanda Street, from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4
- Consent for free bulk exclusively residential purposes
- Consent to use Erf 3701, Klein Windhoek, Dr. Kenneth Kuanda Street, for the purpose of a Business Building as defined by the Windhoek Zoning Scheme, which includes a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy.

In support of the application, the following are included:

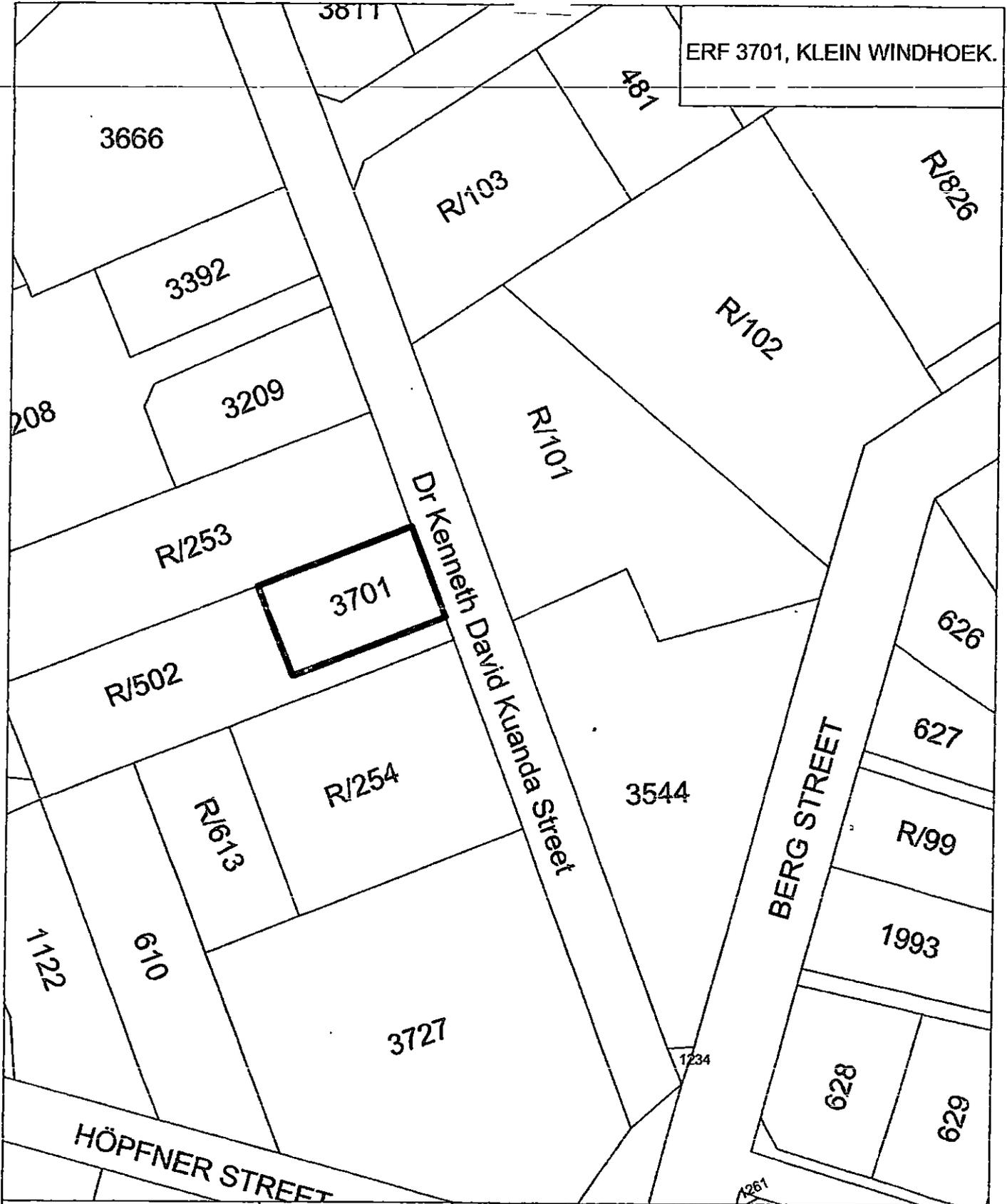
1. Locality Plan
2. Current Zoning Plan
3. Title Deed
4. Power of Attorney

I trust the application will receive your positive consideration

Yours Faithfully



H.A. KRÖHNE



ERF 3701, KLEIN WINDHOEK.

CURRENT ZONING OF ERF 3701, SINGLE RESIDENTIAL WITH A DENSITY OF 1:900m², DR KENNETH DAVID KAUNDA STREET, KLEIN WINDHOEK.

ZONING LEGEND	
	Single Residential
	General Residential

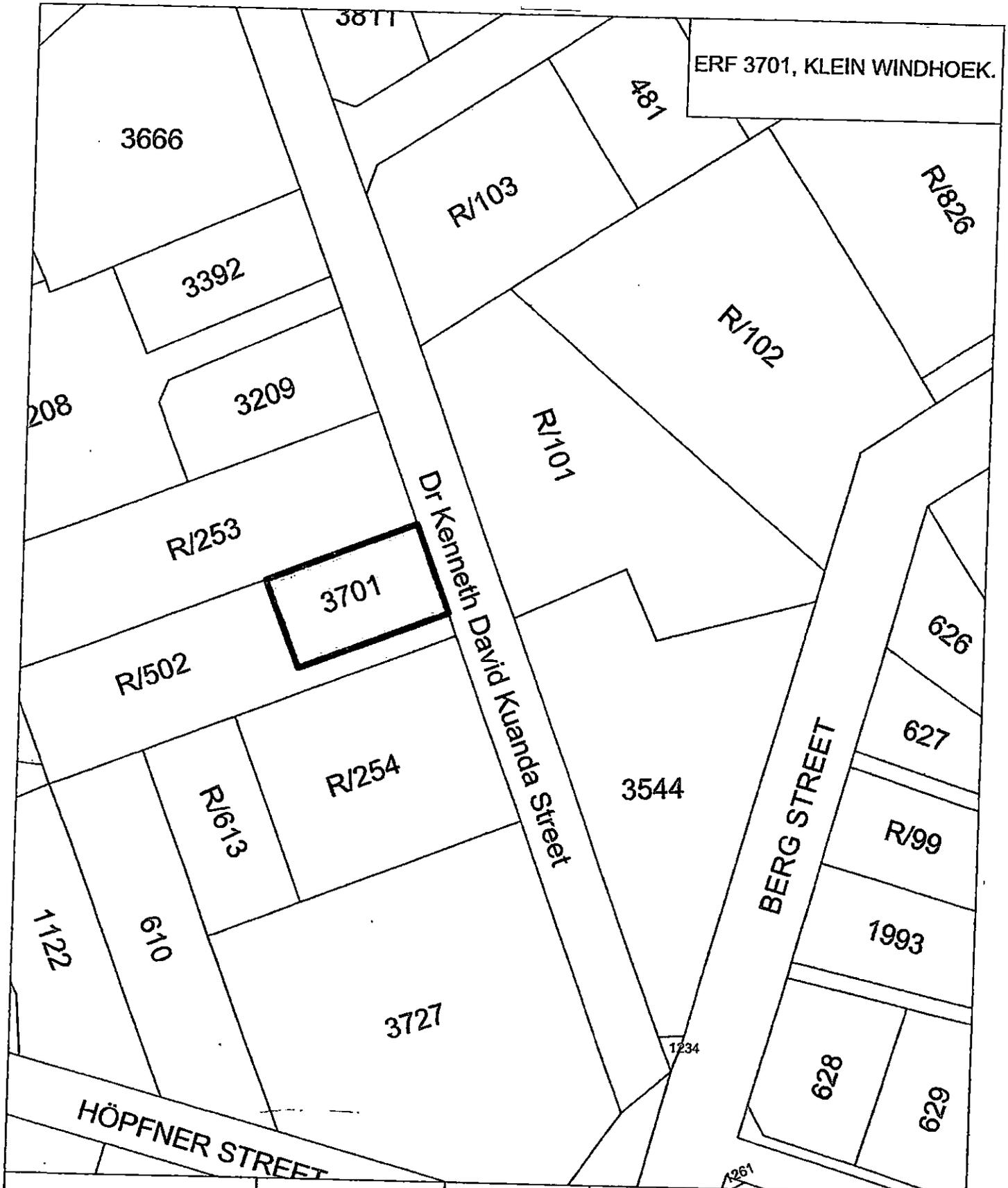
SCALE 1:1200



Plan Africa Consulting cc



Tel : (061) 212096
 Cell: 0812716189
 P.O.Box 4114 Windhoek
 Fax: 088514526



PROPOSED ZONING OF ERF 3701,
OFFICE WITH A BULK OF 0.4, DR
KENNETH DAVID KAUNDA STREET,
KLEIN WINDHOEK.

ZONING LEGEND	
	Office
	Single Residential
	General Residential

SCALE 1:1200



Plan Africa
Consulting cc



Tel : (061) 212096
Cell: 0812716189
P.O.Box 4114 Windhoek
Fax: 088614626

Approved

292

S.G. No. A590/2004

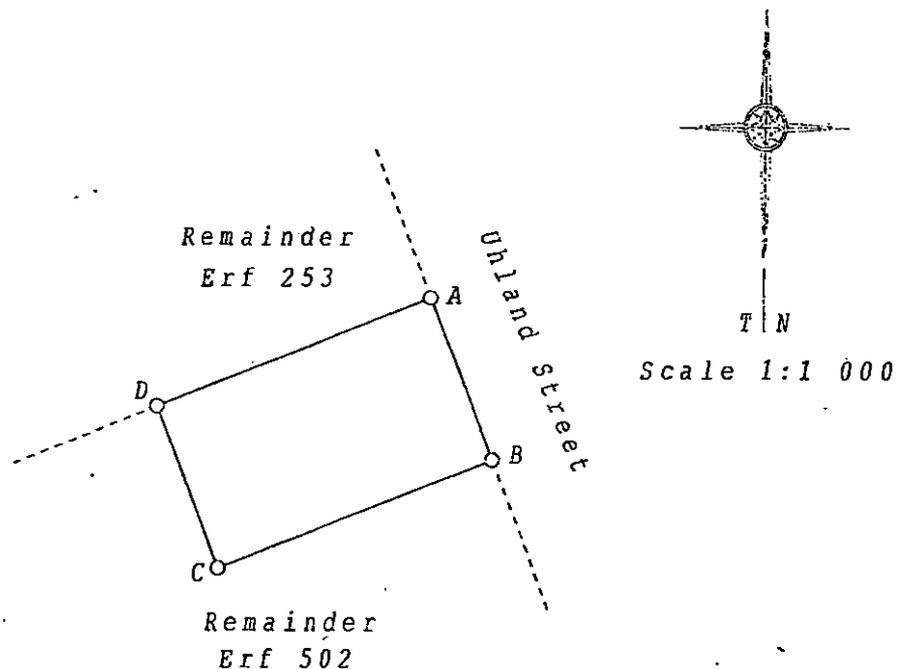
for Surveyor-General

19 SEP 2004

Sides metres		Angles Direction		CO-ORDINATES System: 22/17			Design.
		Constants		Y	X		
A B	23,00	338 47 40	A	-10 303,81	+62 825,63	3701a	
B C	39,49	68 48 10	B	-10 312,13	+62 847,08	3701b	
C D	22,97	157 56 10	C	-10 275,30	+62 861,34	3701c	
D A	39,84	248 48 10	D	-10 266,67	+62 840,06	3701d	
	Ludwig		△	-11 061,30	+62 059,48	No. 296	
	Hohe-Windhuk		△	-11 071,26	+64 410,77	No. 83	

Description of Beacons

A - D 16mm Round iron peg



The figure A B C D
represents 912 square metres of land being
Erf 3701 (a portion of Erf 502)

Klein Windhoek

Situate in the Municipal Area of Windhoek
Registration Division K, Namibia
Khomas Region

Surveyed in August 2004 by me


Land Surveyor
H.L. Strydom

This diagram is annexed to No.	The original diagram is S.G. No. A224/52	S.R. No. E208/2004
	Registrar of deeds	C.R.T: 512/1952 Dated: 20.06.1952

POWER OF ATTORNEY

We, the undersigned **Bradley Vincent Kloppers** who owns one half share in *Erf 3701, Klein Windhoek* and **Nicole Charlene Kloppers** who owns the other half share in *Erf 3701, Klein Windhoek* in our capacity as the owner of *Erf 3701 Klein Windhoek*, hereby nominates, constitute and appoint,

PLAN AFRICA CONSULTING CC

P.O Box 4114

8 Delius Street

Windhoek (West)

With power of Substitution to be my lawful Attorney and Agent in my name, place and stead to submit the necessary application to City of Windhoek for the:

- REZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES
- CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH MAY INCLUDE A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEPDOWN FACILITY, PHARMACY ETC.

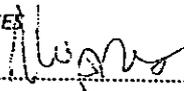
And generally, for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

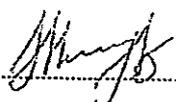
Signed at WINDHOEK on the 4thth day of April 2024 in the presence of the undersigned witnesses.



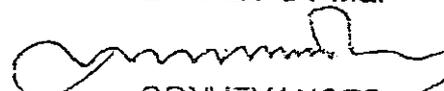
SIGNED

AS WITNESSES

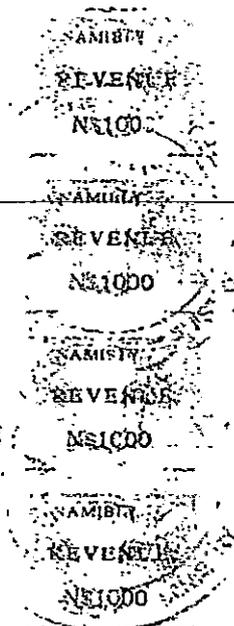
1. 

2. 

PREPARED BY ME:



CONVEYANCER
LT VAN DEN BERG



DR WEDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

T 5230 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT

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 agent

RAYNO BRANWYNN JULIUS
Identity Number 830729 1035 9
Unmarried

dated the 22 AUGUST 2023 and signed at WINDHOEK



AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 15 AUGUST 2023

and that they in their capacities aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

NICOLE CHARLENE KLOPPERS
Identity Number 870906 0005 7
Married out of community of property

Her Heirs, Executors, Administrators or Assigns

½ share into

CERTAIN	ERF NO. 3701 (A PORTION OF ERF 502) KLEIN WINDHOEK
SITUATE	in the Municipality of WINDHOEK Registration Division "K" KHOMAS Region
MEASURING	912 (NINE ONE TWO) Square Meters
FIRST REGISTERED	by Certificate of Registered Title T7447/2004 with Diagram No.A590/2004 annexed thereto
AND HELD BY	Deed of Transfer T5315/2021

SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018) and created in the said Deed of Transfer T5315/2021 namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

- (i) The erf must 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).
- (ii) The building value of the main building, excluding the outbuilding to be erected on the erf must be at least four times the prevailing valuation of the erf.

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR(S)

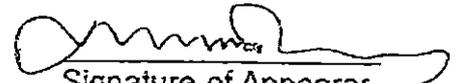
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

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 that the purchase price of the aforesaid property amounts to N\$1 000 000.00

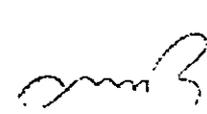
SIGNED at WINDHOEK on 2023-08-13
with the appearer, and confirmed with my seal of office.

together


Signature of Appearer

In my presence





WHEREFORE the Appearer renouncing all the right and title which the said

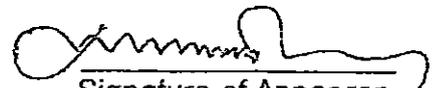
TRANSFEROR(S)

heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

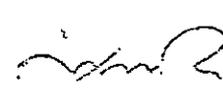
TRANSFeree

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 that the purchase price of the aforesaid property amounts to N\$1 000 000.00

SIGNED at WINDHOEK on 2003-05-13 together
with the appearer, and confirmed with my seal of office.


Signature of Appearer





TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)	
RAYNO BRONWYNN JULIUS	33° 33' 54"

TRANSFeree (Purchaser)	
NICOLE CHARLENE KLOPPERS	33° 33' 54"

DESCRIPTION OF PROPERTY	
½ SHARE INTO	
CERTAIN:	ERF NO 3701 (A PORTION OF ERF 502) KLEIN WINDHOEK
SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING:	912 (NINE HUNDRED AND TWELVE) SQUARE METRES
PURCHASE PRICE OF N\$1 000 000.00	
Accepted for Stamp Duty purposes	

Date of Transaction:	15 August 2023	Consideration:	N\$1 000 000.00
TRANSFER DUTY PAID BY:	DR WEDER, KAUTA & HOVEKA INC		
Postal Address:	P O BOX 864 / 822 WINDHOEK		

FOR OFFICIAL USE	
Transfer duty paid on N\$.....	Being: PURCHASE PRICE
Law under which duty charged	

Steel defacing stamp of office of issue	CASH OFFICER CENTRAL REGIONAL REVENUE OFFICE	CASH REGISTER RECEIPT

TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)	
RAYNO BRONWYNX JULIUS	53933 5-4

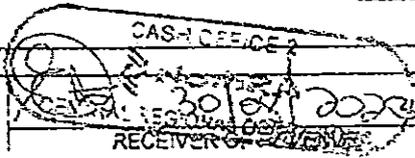
TRANSFeree (Purchaser)	
BRADLEY VINCENT KLOPPERS	7-52, 63 58

DESCRIPTION OF PROPERTY	
1/2 SHARE INTO	
CERTAIN:	ERF NO 3701 (A PORTION OF ERF 502) KLEIN WINDHOEK
SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING:	912 (NINE HUNDRED AND TWELVE) SQUARE METRES

PURCHASE PRICE OF N\$1 000 000.00 Accepted for Stamp Duty purposes

Date of Transaction:	15 August 2023	Consideration:	N\$1 000 000.00
TRANSFER DUTY PAID BY:	DR WEDER, KAUTA & HOVEKA INC		
Postal Address:	P O BOX 854 / 622 WINDHOEK		

FOR OFFICIAL USE	
Transfer duty paid on NS.....	Being: PURCHASE PRICE

Law under which duty charged		CASH REGISTER RECEIPT
Steel defacing stamp of office of issue		





DOMESTIC TAXES DEPARTMENT

PAYMENT RECEIPT

Receipt Number: 0200137865

Office Code	TIN	Taxpayer Name	Postal Address	Received by
02	04826258	Bradley Vincent Kloppers	P.O. Box 30 Windhoek Windhoek Namibia	Dina, Hengari (Kahuure)

Transfer Duty Details:

Transferor Name(Seller)	Rayno Brownwynn Julius		
Transferee Name (Purchaser)	Bradley Vincent Kloppers		
Conveyancer Name	Dr Weder , Kauta And Hoveka Incorporated		
Physical Address of Property	1/2 SHARE INTO ERF NO. 3701 (A PORTION OF ERF 502) KLEIN WINDHOEK		
Town	WINDHOEK	Region	KHOMAS
Size of Property	912	Date of Transaction	15-08-2023
Consideration (Purchase Price)(N\$)	1,000,000.00	Transfer Duty paid on (N\$)	1,000,000.00

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N\$)
Transfer Duty	2024	-	30-08-2023	Duties & Levies	Direct Deposit	4,000.00
Total Amount(N\$)						4,000.00

This is the original receipt



DEBT MANAGEMENT CREDIT CHECK FORM

Surname Kloppers First name(s) Bradley
 Erf/stand no 3701 Township Windhoek
 If company or registered under cc N/A
 Namibian I. D / Passport no. 85052310657
 Postal/Private Bag address 10120, Khomasdal Township of address _____
 Physical Residential or Business address Erf 3701
 Tel no _____ (H) _____ Cell _____

DEBT MANAGEMENT CREDIT CHECK.

Service Accounts (MS)

Credit Control Officer Comments:

No arrears on service accounts.

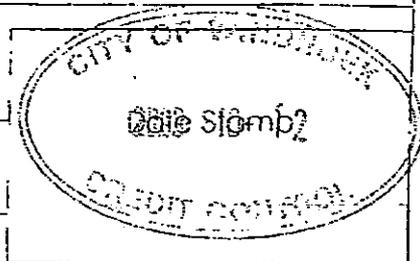
Acc. Technician Credit Control

Nabila

Signature Acc. Tech Credit Control

[Signature]

Accountant Credit Control



LAND SALES

Comments:

No landsales accounts.

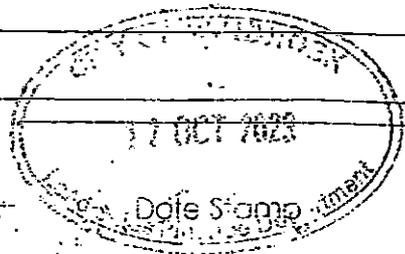
Acc. Technician Credit Control

SHAMEN

Signature Acc. Tech Credit Control

[Signature]

Accountant Land Sales





INV202:

FW

9, WINE
ne No: (

IX IN
Number

*****2012.00
 *****2017.00
 *****25.00
 00021-Geraldine

Account Number : N/A

Name : PLAN AFRICA CONSULTING

Address : N/A

PLAN AFRICA CONSULTING CC

Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)Tel: (061) 212096 Cell: 0812716189
Fax to Mail: 088614626

Enquiries: Sigrid Linus

Date: 30 May 2024

sigridtallalinus@gmail.com

Chief Planner: Urban Policy

Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention: Miss K. Asino

- REZONING OF ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KUANDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'OFFICE' WITH A BULK OF 0.4
- CONSENT FOR FREE BULK EXCLUSIVELY RESIDENTIAL PURPOSES
- CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK ZONING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, , MEDICAL IMAGING, STEPDOWN FACILITY, PHARMACY ,ETC.

PUBLIC CONSULTATION PROCESS

Government Gazette

Published in the Government Gazette on the 30th of April 2024

Objection Date: 22nd of May 2024

Newspaper

Published in the Republikein and Nambian Sun on the 15th and the 22nd of April 2024.

Objection Date: 14th of May 2024

Certified Mail

Certified mail was sent out on the 5th of April 2024

Objection date: 25th of April 2024

Notices

Notice was placed on the **City of Windhoek's** notice board on the 15th of April 2024.

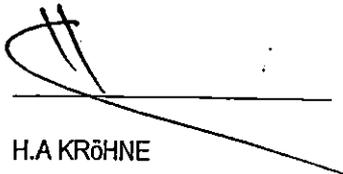
Objection Date: 6th of May 2024

Notice was placed on site 15th of April 2024

Objection date: 6th of May 2024

Objections have been received on the 5th of May 2024

Yours in Planning



H.A KRÖHNE



Enquiries: Sigrid Linus

Date: 30 May 2024

sigridtallalinus@gmail.com

Chief Planner: Urban Policy

Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention: Miss K. Asino

- REZONING OF ERF 3701m², DR KENNETH DAVID KUANDA STREET, KLEIN WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES
- CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTORS CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY.

1. OBJECTION 1: R/502 Wentzel's Den Body Corporate

1.1 Objection summary

- First and foremost, Erf 3701 is in a residential area. The mere size of the plot of 912m² does not support or lend itself to the building of offices or business premises such as a medical centre, doctor's consulting rooms, medical imaging, step down facility or pharmacy etcetera, with parking being of primary concern. These named facilities were turned down in the application for rezoning of Erf R/103 Klein Windhoek, meaning the precedent has already been set and correctly so for our suburb.

- Any double or more stories building will overlook part of our Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek and will be an invasion of our privacy and a threat to our security unless a solid wall without windows is erected facing Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek, the latter which is impractical due to the size of Erf R/3701 Klein Windhoek.
- There has been no consultation with the neighbours of Erf R/3701, other than a notice erected on the fence of Erf R/3701 Klein Windhoek on the 15th April 2024 and a notice in the Republikein's legal section on the 15th April 2024. The applicant is required to contact the neighbours directly with a neighbour's consent form and this has not happened. Plan Africa Consulting CC is a law unto their own, with this misdemeanor being perpetrated in their first application for business rights and a bulk of 1.0 in December 2023.
- It is possible that a two or three-story business building is planned. Even a two-story building would destroy the views and good, peaceful and safe living environments for all the surrounding erven, Erf R/253 Klein Windhoek, R/254 Klein Windhoek and us on Erf R/502 Klein Windhoek. Owners would have to relocate and try and sell their erven, also for office rights.
- Erf 3701 Klein Windhoek has a narrow frontage that will limit business parking and create problems at our panhandle entrance to Erf R/502 Klein Windhoek and elsewhere in the street. Further traffic congestion will arise in a residential area.
- The City of Windhoek should limit its policy proposals in the "yellow" coloured area of the Interim Policy Zones: 2019 to residential with a density of 1:250 m² and bulk of 0.4, to limit traffic during the daylight hours and to maintain a tolerable living environment for those of us who have houses in the neighbourhood. There is plenty of office space in Sam Nujoma Road and Nelson Mandela Avenue to erect offices.
- To allow office rights with consent for free bulk exclusively for residential purposes is an open ended bulk request which is not conducive to an Erf of 912m² as Erf R/3701 Klein Windhoek is.
- It is vague as to how the applicant is to construct offices, a medical centre, doctor's consulting rooms, medical imaging, a step down facility, a pharmacy etcetera on 912m² of land, taking into account sufficient parking bays. This has not been discussed with us neighbours at any stage of the process.
- In fact, we believe, the applicant quite blatantly wants to circumvent the previous denial for rezoning to business rights, by re-applying for an office rezoning, but still intending to use the erf for business purposes as the application states "CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY ETC". That clearly means consent to use the entire office bulk for a business building. No mentioning at all, of any parking and traffic provisions to be made.
- Allowing "office" zoning with consent for free bulk exclusively for residential purposes on an unsuitable erf such as Erf R/3701 Klein Windhoek, will set a precedent for other applications, such as for the much larger vacant adjacent Erf R/254 Klein Windhoek. The whole area would be spoilt as a living environment and the owners of Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) would lose the value of their investments in their three-unit houses
- It heightens our security risk with persons in a two or three storey office or business buildings granting a view of the movements in Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) and the German Embassy (Erf R/253 Klein Windhoek)
- The "office" zoning bulk with consent for free bulk exclusively for residential purposes is open ended and is too random for a residential area and may be invasive to Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek. The approval for business buildings will set a precedent for this entire residential area in yellow, per the attached copy of the Interim Policy Zones: 2019 and will open the flood gates for further applications for office and business building rights affecting residential values of the properties within Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) and its surrounding environment such as the German Embassy (Erf R/253 Klein Windhoek).
- Plan Africa Consulting CC have on their own accord not embarked on any "consulting" process, with the owners of the direct neighbours of Erf R/3701 Klein Windhoek and should be sent back to the drawing board to follow the necessary consulting process. It was by mere chance that the notice was seen on

the fence of Erf R/3701 Klein Windhoek on the 15th April 2024 and in the legal section of the Republikein with even date of 15th April 2024. There is also no evidence that that the direct neighbours to Erf R/3701 Klein Windhoek have been contacted, namely Erf R/253 Klein Windhoek, Erf R/254 Klein Windhoek, Erf R/101 Klein Windhoek and Erf R/3544 Klein Windhoek.

This is not acceptable.

- Finally, Erf R/3701 Klein Windhoek's application for rezoning to office and business buildings will have an effect on the noise pollution in the area in an otherwise peaceful and tranquil environment.

1.2 Response

- The area is no longer a complete residential area but has changed over the years in a mix land use area. The Owner recognizes the potential that the area has. There is unfortunately very little to no appetite for just offices and there is currently an oversupply of offices around the respective neighbourhood. Therefore, business activities would aid more diversity within the neighbourhood and make the project more viable. The additional land uses mentioned does not mean that all land uses would be implemented but it creates a choice of investment. Furthermore, mixed use development is a more resilient development approach that would not only be beneficial to the residents, but also to the neighbourhood as a whole.
-
- Any building that would to be developed on Erf 3701 would have some sort of effect on Erf R/502. The neighbours can't possibly be against a two storey building. It is the only way to make the proposed development feasible.
- Neighbour's comments were requested according to Section 107 of the Urban and Regional Act to all direct neighbours, which include ERF 3544 and R/101 in front of the respective Erf and R/253, R/502, R/254 at the back of the respective Erf were consulted. Additionally, the neighbours consent form is valid from any day between submission date and the last day of objection
- There are currently no building plans available that can depict how a three or even a two-story building ought to look and the effect it would have on the surrounding erven R1253, R254 and R/502. Additionally, it is quite impossible to have any development that would not have some sort of effect on the surrounding erven, it is inevitable. A two storey building is therefore within the development rights of the owner.
- It is unfortunately only an assumption that the narrow frontage of Erf 3701 will limit business parking and create problems. With the consent by City of Windhoek, parking can be provided on the respective site or partially on the side walk. This is therefore not regarded as a valid concern as provision for parking at Erf 3701 can be rightfully provided and should not create any challenges at the entrance of the panhandle.

There is time to spread development. Traffic will sort itself out. People travel at different times and use different forms of transportation, including public transportation. Sufficient parking would be developed on-site in line with municipal requirements.

- The City of Windhoek has been proactive with creating opportunity for development in the "yellow" coloured area and outside the traditional boundaries. Additionally, the respective area became too saturated with no room for further development informed by the growing demand. The City should pronounce itself as far as the interim policy is concern.
- The bulk would restrict floor area of the development and is not open ended.

- Parking spaces are usually not productive spaces. Public Transportation including the City of Windhoek Buses can be utilised seeing that people are too reliant on vehicles. Mixed-use development enhances walkability and this is one of the objectives of the proposed rezoning. As mentioned adequate parking bays would be provided with the submission of building plans.
- The proposed zoning is contributing to mixed-use development within the neighbourhood. It will not necessarily spoil the living environment but it will rather be of beneficial to the community. The consent to use the erf for business purposes in a predominantly residential area will enhance liveability by providing a mix land uses and services within close proximity
- The expected traffic challenges can be mitigated through various methods which includes the use of speed bumps or ramps that can be used to force compliance with a desired speed-limit as well as promote responsible driving and ensuring safety. Additionally, bollards and parking signs can also be implemented to control traffic.
- The development happens in a piecemeal manner and it follows a sequence or direction of growth. So in this case, although development along Uhland street is not at its peak yet, there is still a lot of potential for it to grow gradually within the area. Development within areas like Jan Jonker street is a great example of a development that happened gradually in an organic manner. It did not happen all at once, but it evolved overtime. It is an overstated objection.
- Safety can be enhanced through the implementations of neighbourhood safety efforts such as neighbourhood watch, installation of security systems and making use of security guards.
- The Policy had been implemented over a decade ago. The built environment has changed and developed drastically over the years. Although the policy supports a bulk of 0.4, the built environment will primarily be influenced by how the population grows and where the economy is heading. Additionally, the implementation of mixed-use developments, which is what the client is trying to achieve with the proposed rezoning, will contribute to employment creation, enhance environmental sustainability and create more choice for people. Furthermore, the demand for business development has changed since the 90's and has not remained static.
- The direct neighbours to Erf 3701 have been contacted namely R/253, R/502, R/254, ERF 3544 and R/101. Please see image below.



The owners of Erf R/502 have done it on their own accord to provide insight and inform neighbours that are not direct neighbours, namely: Erf 480, Erf 282, Erf 477, Erf 946, Erf 114 and Erf 473.

- Noise pollution and distraction are common challenges experienced during all zoning processes including the proposed rezoning. It is however a temporary challenge and it usually only occurs during daytime, primarily by passing traffic.

2. Objection 2: Erf R/253 (The government of the Federal Republic of Germany)

2.1 Objection Summary

- The plot is situated in a residential area. The size of the Erf does not support office zoning because the amount of space to be used for parking provision and on site loading facilities would result in buildings that would be out of scale with any existing structure in the vicinity. Such buildings would be an intrusion to privacy and security to neighbouring houses including the diplomatic residence of our building and their guests.
- ERF 3701 has a narrow frontage that will limit business parking and create problems at ERF R/253 entrance and elsewhere in the street.
- The already high traffic load of Dr. Kenneth Kuanda Street will reach intolerable dimensions, with parking and business activities affecting the security situation of the Embassy-owned premises
- Allowing "office" zoning with a free bulk density on an unsuitable erf such as Erf 3701, will set a precedent for other plots such as much larger vacant adjacent plot Erf R/254. This could further aggravate the security situation of the whole area including Erf/253.
- There is an existing office areas along Sam Nujoma and Nelson Mandela Avenues which makes provision for the proposed office zoning activities within the area.

2.2 Response

- The area is no longer residential. Adjacent to the erf are mixed land uses. The objection is pure speculation based on wrong assumptions.
- The business parking will not be utilised at the same time as business consumers use the business resources during different time slots during the day. A lot of consumers also make use of public transportation and won't necessarily need to make use of the parkings. Additionally, information for vehicle users can also be made use of via the creation of signs, brochures and other information signs that would make parking availability more flexible. This way there would not be challenges regarding the panhandle entrance and elsewhere in the street.
- Traffic has a way of sorting itself out and can be mitigated through various methods which includes the use of speed bumps or ramps that can be used to force compliance with a desired speed-limit as well as promote responsible driving and ensuring safety. The developer cannot guarantee the safety of the embassy staff nor can the embassy restrict development adjacent.
- Residential would increase the viability of the area. The lack of residential is the main reason why areas like the Central Business District is failing. Venturing into an office zoning with a free bulk along Berg/Uhland street will contribute to economic growth. The development happens in a piecemeal manner and it follows a sequence or direction of growth. So in this case, although development along Uhland street is not at its peak yet, there is still a lot of potential for it to grow gradually within the area. Development within areas like Jan Jonker street is a great example of a development that happened gradually in an organic manner. It did not happen all at once, but it evolved overtime. Additionally, we have a shortage of land in the City and land must be used to its optimal potential
- Areas along Sam Nujoma Drive are getting saturated, hence the extension of the office policy area.

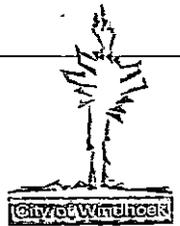
MEMO ³¹² NDUM

TO: Mr. H. Rust

DATE: 22 April 2024

FROM: INF: Engineering Services Division

REF: L/3701/KW



SUBJECT: REZONING OF ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KUANDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M² TO 'OFFICE' WITH A BULK OF 0.4;

CONSENT FOR FREE BULK EXCLUSIVELY RESIDENTIAL PURPOSES;

CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK ZONING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEPDOWN FACILITY AND PHARMACY.

The application dated 05 April 2024 regarding the above subject matter, refers.

The application can only be approved under the following conditions:

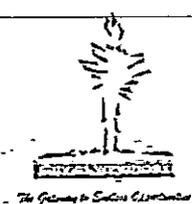
1. That the free residential bulk is limited to 50% of the allowable bulk of 0.4.
2. That the total number of residential units not exceed three units.
3. That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning and consent use or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....
SECTION ENGINEER
OC Archer

MEMO ³¹³ ANDUM

- SUBJECT:**
- 1. Rezoning of Erf 3701, Klein Windhoek, Dr Kenneth David Kuanda Street, from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4**
 - 2. Consent for free bulk exclusively for residential purposes**
 - 3. Consent to use Erf 3701, Klein Windhoek, Dr. Kenneth Kuanda Street, for the purpose of a Business Building as defined by the Windhoek Zoning Scheme, which includes a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	08/05/2024	Tel: 290 3359	
Section Engineer: M Shiimi	.../.../2024		
Chief Engineer	.../.../2024		

TO:	Urban Planning H. Rust	DATE:	29 May 2024	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/3701/KW	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

REVISED APPLICATION

The application dated 05 April 2024 received from Plan Africa Consulting cc regarding the above application has reference.

Erf 3701 is situated in Dr. K. Kaunda Street in Klein Windhoek. Erf 3701, Klein Windhoek measures 912m² in extent and is zoned residential with a density of 1/900. The Erf is easily accessible and is in close proximity to Nelson Mandela Avenue, an Arterial Road. A Traffic Impact Assessment (TIA) to evaluate a policy wide adoption area for a portion of Klein Windhoek was conducted in 2020. The results stipulated in the TIA indicate that several intersections along Nelson Mandela Avenue operate at unacceptable LOS for the existing traffic demand and it is proposed that various intersections be upgraded in the area including introduction of public transport and Non-motorised transport facilities.

The traffic volumes directly affecting Erf 3701KW are moderate and no major traffic flow problems are experienced during peak hours. The proposed rezoning will generate approximately 15 additional vehicular trips to the current road network. This will have no major effect on the current road network and flow of traffic in this vicinity.

However, some intersections directly having an impact on Erf 3701 KW will need improvement as per recently updated Klein Windhoek policy area, as development progresses. Intersections such as:

- Berg Street/ Koch Street and Dr. K Kaunda Street – upgrading of intersection to a mini roundabout intersection.
- Nelson Mandela Avenue/Hugo Hann and Dr. Kwame Nkurumah Street – upgrade lane marking and synchronisation.
- Sam Nujoma Drive and Berg Street upgrade intersection to a roundabout.
- Nelson Mandela Avenue and Berg Street – upgrading of intersection to Signalisation.

These upgrades are expected to be fund 315 i betterment generated from the new policy area.

1. This Division has no objections to the proposed Rezoning of Erf 3701 from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4; Provided that:
 - 1.1 Traffic Impact Assessment (TIA) which was contacted to evaluate a policy wide adoption area recommended that Erf 3701 can be rezoned up to a bulk of 0.4.
 - 1.2 Minimum 1 parking bay per 25m² utilised bulk to be provided on site for office use.
 - 1.3 Betterment fees be transferred to the Intersection upgrades Vote number: 5010053100241, for the Division to commence with the upgrading of intersections in line with CR 185/06/2018 – Infrastructure development contribution.

2. This Division has no objections to the proposed Consent for free bulk exclusively for residential purposes; Provided that:
 - 2.1 Free residential bulk is limited to 50% of the allowable bulk of 0.4.
 - 2.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site.

3. This Division has no objections to the proposed Consent for free bulk exclusively for residential purposes; Provided that:
 - 3.1 Free residential bulk is limited to 50% of the allowable bulk of 0.4.
 - 3.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site.

4. This Division has no objections to the proposed Consent to use Erf 3701, Klein Windhoek, Dr. Kenneth Kaunda Street, for the purpose of a Business Building as defined by the Windhoek Zoning Scheme, which includes a medical centre, doctor's consulting rooms, medical imaging, stepdown facility and pharmacy; Provided that:
 - 4.1 Minimum 3 parking bays per 100m² utilised bulk to be provided on site for business use.
 - 4.2 Minimum 5 parking bays per medical practitioner to be provided on site.

Yours faithfully

M. Shiimi

Roads Planning, Design and Traffic Flow

*2508

MEMORANDUM ³¹⁶



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning
FROM : Manager Building Control
ENQ : L. Mwikanda
REF : L/3701/KW

DATE : 16 August 2024

Mr. H. Rust

APPLICATION FOR THE REZONING OF ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M² TO 'OFFICE' WITH A BULK OF 0.4; AND CONSENT USE.

The application dated 3 April 2024 for the proposed Rezoning of Erf 3701, Klein Windhoek, Dr Kenneth David Kaunda Street, from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4; And Consent use, received on 08 April 2024, refers.

The application is supported on condition that, revised building plans shall be submitted for approval in accordance with the new purpose of the structure.

.....
Larry Mwikanda

MANAGER: BUILDING CONTROL

MEMORANDUM ³¹⁷



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning
FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow
ENQ : L. Nambinga
REF : L/3701/KW
DATE : 20 May 2024

Mr. H. Rust

APPLICATION FOR THE REZONING OF ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900M² TO 'OFFICE' WITH A BULK OF 0.4; AND CONSENT USE.

The application dated 3 April 2024 for the proposed Rezoning of Erf 3701, Klein Windhoek, Dr Kenneth David Kaunda Street, from 'Single Residential' with a density of 1 dwelling per 900m² to 'Office' with a bulk of 0.4; And Consent use, received on 08 April 2024, refers.

A storm water investigation was done, and the following is reported:

1. Erf 3701 has a general downward slope from the southwest into a northeasterly direction.
2. There is no other visible stormwater system flowing across the proposed Erf 3701, except for surface stormwater runoff.

This Division has no objection to the proposed, provided:

1. That surface stormwater 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 drainpipes, 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.

.....
CJ VAN DER MERWE
SECTION ENGINEER: DESIGN

MEMORANDUM³¹⁹

TO: Hugo Rust

DATE: 13-Aug-2024

FROM: Engineering Services
Electricity Department



REF: L/3701/KW

- REZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'OFFICE' WITH A BULK OF 0.4**
- CONSENT FOR FREE BULK EXCLUSIVELY RESIDENTIAL PURPOSES
 - CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK ZONING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STRIPBUILDING, FOR PHARMACY ETC

The Strategic Executive: Electricity has in principle no objection to the application submitted as per subject matter, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- **Only one (1) service connection from the municipal electrical network will be allowed to the Erf.**
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp 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.
- **Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Metering Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges and Metering.**

Kind regards

.....
VH Namgongo

Chief Engineer: Engineering Services

Market Watch Kleinadvertensies • Classifieds

320

SPERTYE: 13:00 TWE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

TEL: 061*297 2175 FAX: 061*239 638
EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

INHOUDSOPGAWE

- 001 Sterftverre
- 002 In Memoriam
- 003 Oombetsigings
- 004 Verke
- 005 Kennelings
- 006 Personeel
- 007 Opdragting
- 008 Oetkennings gevra
- 009 Vakatures
- 010 Spesiale diensies
- 011 Oaloversigings
- 012 Oinodensies
- 013 Ood ver
- 014 Akkondensies
- 015 To leas gevra
- 016 To leas
- 017 Kommeresiel to leas gevra
- 018 Kommeresiel to leas gevra
- 019 Kommeresiel to leas gevra
- 020 Kommeresiel to leas gevra
- 021 Alerial to koop gevra
- 022 Alerial to koop
- 023 Diere
- 024 Motorfasies en fietse
- 025 Motore
- 026 Vragsters en oaloversigings
- 027 Haise to koop gevra
- 028 Haise to koop
- 029 Ooaloes
- 030 Plasa to koop gevra
- 031 Plasa to koop
- 032 Volke
- 033 Erwe to koop gevra
- 034 Erwe to koop
- 035 Regkennings

CONTENTS

- 004 Death Notices
- 002 In Memoriam
- 003 With Certificates
- 004 Lost
- 005 Notices
- 006 Training
- 007 Upgrading
- 009 Employment Wanted
- 009 Vacancies
- 010 Services
- 011 Congratulatory
- 012 Properties
- 013 Construction
- 014 Accommodation
- 015 Wanted to Let
- 016 To Let
- 017 Commercial Wanted to Let
- 018 Commercial to Let
- 019 Commercial Property to Buy
- 020 Comm. Property for Sale
- 021 Goods Wanted to Buy
- 022 Goods for Sale
- 023 Animals
- 024 Bicycles and Motorcycles
- 025 Vehicles
- 026 Trucks and Trailers
- 027 Residential Prop. to Buy
- 028 Residential Prop. for Sale
- 029 Businesses
- 030 Farms Wanted to Buy
- 031 Farms for Sale
- 032 Auctions
- 033 Erwe Wanted to Buy
- 034 Erwe for Sale
- 035 Legal Notices

RATES & DEADLINES

To avoid disappointment an advertisement not appearing on the date you wish, please book promptly. Classifieds, notices and display prices R20, two working days prior to placing. A finishing fee of R25 is payable on publication received by writing by 12:00 two days before publication. No cancellations will be accepted if received after this deadline.

RATES:
(Monday - Friday)
Classifieds: R32.00 for the first 20 words and R2.15 (15% Vat included) for every word thereafter.
Display: R3.00 per column (15% Vat included).
Short notice: R5.00 (15% Vat included) per column.
Character: R2.00 (15% Vat included) per column.
Special: R5.00 (15% Vat included) per column.
Births, engagements, marriages, deaths, in memoriam: R5.00 (15% Vat included) per column.
Legal Notices: R75.00 for the first 200 words and R22.00 (15% Vat included) for every word thereafter.

CONDITIONS OF ACCEPTANCE:
Responsible reserves the right to withhold or cancel any advertisement or not to be accepted. Reservations accepted on liability for failure to publish as advertised received by telephone.

NOTES:
Please report errors immediately. Responsible accepts no responsibility for more than one incorrect insertion. No TV production will be shown due to technical or other reasons which do not affect the effectiveness of the advertisement. Responsible does not accept responsibility for misinterpretation of advertisements.

005 Kennelings

OWNER OF LIQUOR LICENCE, Mr. JN Grobler, and owner of lodge A, Little Sosus Lodge (Name amended to LITTLE SOSUS LODGE CC - BIPA REG CC/2023/09331: sold the business and premises to his daughter, Nicoleene Steyn, in the entity of WITWATER TOURISM TRUST T455/17 / SOSUS INVESTMENT (PTY) LTD 2018/2829 / NICOLEENE STEYN.
04022200405223

REWARD: If somebody return my stolen Thermal Camera, possibly stolen in Australia from Alexander Juffo. 085-2012723.
04022200405223

009 Vakatures

BUNDU PRIVATE HOSPITAL General Practitioner, referring patients to specialists for further diagnosis and/or treatment when a patient requires specific types of treatment. Qualifications: Bachelor Degree of Science, registered with HPCNA, minimum of 1 years working experience. Email relevant CV and qualifications to: vacancies@bunduprivatehospital.com or hand delivered to HR Office. Closing date: 4 April 2024 @17H00
04022200405229

009 Vakatures

NO-GEMEENTE GOCHAS Vakature: Vastelersym Inleerspos vir twee jaar (Gochas) Skiltingsdatum: 19 April 2024. Leersprofiel:
- 'n Gereguleerde leeras of emeritusleer van die NG-Kerk.
- Afrikaanssprekend
- Namibiese burgerskap is verkleidik in sal voorkop geniet by beoordeling van aansoek.
Aanspogting:
- Soos omskryf in Artikel 9 van Verke.
- Die woorde om die beurt gehou op Gochas en 2 buitedienste.
- Die werknemer moet in besit wees van 'n geldige rybewys en eraring hê van bestuur op gruispasie.
Vergoeding:
- N\$300 000 per jaar voor belastingtrekkings.
- N\$35 000 per jaar reistoeleg voor belastingtrekkings.
- Grafs gemeubiteerde bhuising op Gochas (inwoning verpligend).
- Gemante betaal verbruikrekening sos ooreengkomst tussen Kerksad en leeras.
- Gemeenteverhuig met 200L brandstof per maand en onderhou ingesht (geen privaat gebruik nie).
Aansoek: Stuur kort CV van maksimum 2 bladsye met name van 3 referente na: nggochas@lway.na en marianebalman@gmail.com
Diemaasvoerdig: So vroeg moontlik.
Navrae: Voorsiter, Mariana Balman +264 81 553 8301
Skriba: Melonie Wiesner +264 81 222 4499
Die Kerksad behou die reg voor om nie 'n aanstelling uit die aansoek te maak nie.
04022200405225

010 Spesiale diensies

APTEKER-ASSISTENT posie beskikbaar by Newey. Registrasie by HPCNA noodsaaklik. Stuur CV na: riana@newey.net. 04022200405209

010 Spesiale diensies

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Just call Mooo-lah when you need it. Autocash 051-400676.
04022200405217

010 Spesiale diensies

ECONOMEX RENOVATIONS CC For all your building, renovations, painting, tiling, roof sealing, plumbing, welding and many more. Contact Winnie 081-4222103 or 061-212597. E-mail: economix@winy.na
04022200405202

016 To leas To leas

LOOKING For tenant with experience for Restaurant in Windhoek North near Central Hospital. Please call Juffo: 085-2012723.
04022200405228

027 Haise to koop gevra

P2E-APPROVED CLIENT is urgently looking for a house to buy in Windhoek, if selling or know someone selling kindly call or SMS 081-3500256.
04022200405219

035 Regkennings

NOTICE FOR PUBLICATION (CHIEF STONEY DWELLING APPLICATION) Take notice that the owner of Erf 1612 intends applying to the Windhoek Municipal Council for the construction of a three storey dwelling on Erf 1612. The proposed construction will allow the owner to erect a three storey dwelling unit on Erf 1612, Road & Rocky Crest, Extension 4. Should this application be successful, the number of vehicles for which parking must be provided on-site will be 4 vehicles. The owner's current intentions are to erect and use the building for residential purposes. Kindly take notice that the plan of the erf for inspection at the Town Planning Notice Board in the Customer Care Centre, Main Municipal Offices, Rex 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 514 and with the applicant / consultant in writing within 14 days of the last publication of this notice.
04022200405202

035 Regkennings

IN THE High Court of Namibia Held at Oshakati
Case No. HC-MD-CIV-ACT-CON-2021/00367
In the matter between: **VICTORIA KANDALI INDONGO**, Execution Creditor and **MARRET CONSTRUCTION CC**, Execution Debtor.
NOTICE OF SALE IN EXECUTION In pursuance of a judgment of the above Honourable Court dated 6th of February 2022 and Writ of Execution dated 1 March 2022 the following goods will be sold in a sale in execution on 23 April 2024 at **Advanced Refrigeration**, Main Road, Oshakati at 12h00.
1. Lounge suite, 1x Samsung flat screen TV, 1x computer stand, 1x microwave, 1x fridge, 1x plastic chair, 1x double bed, 1x bedside table, 1x dining table, 1x double bed, 1x DVD, unspecified quantity of books, unspecified quantity of beer, unspecified quantity of cookbooks.
TERMS OF SALE: Vendors and cash to the highest bidder. Dated at Oshakati this 5TH day of April 2024.
ANGURA ATTORNEYS Legal Practitioners for Plaintiffs **ANGURA** Room 205, Palms Complex, Care of Robert Mugabe & Main Road **OSHAKATI** (Ref: S210197)
TO: The Registrar of the High Court at Oshakati, Namibia. AND TO: New Era, Namibian and Namibian Sun Newspapers
04022200405210

035 Regkennings

NOTICE Take notice that **PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS**, intends to apply to the City of Windhoek for: * REZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900 m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES * CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DERIVED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTORS CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY ETC. Erf 3701 is 912 m² in extent. The respective erf is currently zoned as 'Residential' with a density of 1 dwelling per 900 m². The owner intends to reduce the respective erf to 'Office' with consent for free residential bulk. The main reason for the rezoning of the respective erf to 'Office' and additional land uses is to render the project more viable. The Erf is located within Council's Interim Office Policy Area. Further take notice that the plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Debus Street, Windhoek West. 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 (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the 14th of May 2024). **PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS** Box 4114 8 Debus Street Windhoek (West) Tel: (061) 212096 Cell: 0812716189 Fax: (061) 213051 Email: patricia@nwweb.com.na
04022200405202

035 Regkennings

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES 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 account (first and final, unless otherwise stated) in the estates specified below will be open for inspection of all persons interested therefor a period of 21 days (or longer if specifically 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. Should no objection thereto be lodged with the Master concerned during the specified period, the executors will proceed to make payments in accordance with the accounts. Registered number of estate: E 2116/2023
Surname: **RETEF**
First Names: **EMMERENSIA** Identity Number: 760978 0002 7
Last Address: Windhoek, Khomas Region
First and final account: Period for inspection: 21 days
Magistrate's office: N/A
Master's office: Windhoek
Advertiser and address: **CRONIE TRUSTEES & EXECUTORS (PTY) LTD** NO. 1 CHARLES CATHRAL STR. OLYMPIA, WINDHOEK help@cronie.co.na
MAY 9759
Date: 4 April 2024 P.O. Box 81588 OLYMPIA, WINDHOEK
04022200405207

035 Regkennings

PUBLIC NOTICE Take notice that **RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC** on behalf of the applicant and owner of Erf 2562, Dr. Kusama Kuvuza Street, Windhoek, intends to apply to the Municipal Council of Windhoek for: **CONSENT** USE FOR A 'SPECIAL BUILDING' ON ERF 2562, DR. KUSAMA KUVUZA STREET, WINDHOEK FOR AN ANIMAL CLINIC (A PLACE WHERE ANIMALS RECEIVE CARE AND TREATMENT). Erf 2562, Dr. Kusama Kuvuza Street, Windhoek is zoned 'Residential' and is approximately 996 m² in extent. The erf currently consists of existing buildings that is being used by the owner for residential and animal clinic purposes. The intention of the applicant with consent of the council is to utilize the erf for both residential and as an animal clinic. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, current zoning and building plan with approved parking layout lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rex 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 Municipal Council of Windhoek, 5th floor, office 515 and with the applicant in writing, not later than 30 April 2024.
APPLICANT: **RITTA KHIBA PLANNING CONSULTANTS CC** Ms. Delisa Gweswe Town Planner P O Box 22543, Windhoek Tel: 061 225053 or Fax: 086514935 (fax to email) Mobile: 081 578 8154 Email Address: r@rkhpc.com.na / info@rkhpc.com.na **MUNICIPALITY OF WINDHOEK** Ms. Selma Kanyemba Town Planning Department Of Urban and Transport Planning Office +264 61 290 2711 Email: Selma.Kanyemba@windhoek.com.na
04022200405209

035 Regkennings

IN THE Magistrate's Court, District of Oshakati, Held at Oshakati.
Case No: 83/2022
In the matter between: **SIMSON AINGURA /a/ AINGURA ATTORNEYS**, Judgment Creditor and **ABRAHAM ISMAEL**, Judgment Debtor
NOTICE OF SALE IN EXECUTION In pursuance of a judgment of this above Honourable Court dated 15 December 2023, the following goods will be sold in a sale in execution on the 25th April 2024 Advanced Refrigeration, Main Road, Oshakati at 12h00.
1. Ford Ranger, Registration Number N92225W
Terms of Sale:
* 'Vochtoos' Cash to the highest bidder
Dated at Oshakati on 9 APRIL, 2024.
TO: The Clerk of the Court Magistrate's Court OSHAKATI
By Hand: **AINGURA ATTORNEYS** Legal Practitioners for Judgment Creditor **S AINGURA** Care Main and Robert Mugabe Road OSHAKATI (Ref: S21054) AND TO: The Registrar of the High Court at Oshakati, Namibia. AND TO: New Era, Namibian and Namibian Sun Newspapers
04022200405201

035 Regkennings

IN THE High Court of Namibia Held at Main Division Windhoek Case Number: HC-MD-CIV-ACT-CON-2022/02539
In the matter between: **NEEDSARK NAMIBIA LIMITED**, Plaintiff and **CLENSY FILEMON KATRUANOJO**, Defendant
NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on the 23rd JUNE 2023, the following immovable property will be sold "voetstoot" by the DEPUTY SHERIFF for the District of WINDHOEK on Friday, the 26th day of April 2024, at 09:00 at Erf 395, Extension 1, Wanaheda, Windhoek, Namibia. **CERTAIN:** Erf 395, Extension 1, Wanaheda, Windhoek, Namibia **SITUATED:** In the Municipality of Windhoek, Registration Division "K"
RESERVE PRICE: (a) The property to be sold by the deputy sheriff of High Court of Namibia, Windhoek to the highest bidder in terms of Rule 110(1)(a), in terms of which the property will be sold at no less than 75% of:
1. the established municipal value alternatively,
2. established market value market value should it be established that it is a primary residence. The valuation will be held with the Deputy Sheriff for inspection together with these conditions.
(b) Plus interest at 12,8% interest per annum from 30 days after sale to date of full and final payment;
(c) Deputy Sheriff's fees and IMPROVEMENTS: Main Building: 2x Bedroom, 1x bathroom, Kitchen, Backyard Flat: 2x Bedrooms, 1x Bathroom
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff of Windhoek, and at the Head Office of Plaintiff's Attorneys, Koep & Partners at the under mentioned address:
Dated at Windhoek this 6th day of March 2024.
KOEP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 33 SCHANZEN ROAD WINDHOEK
REF: SN/ma/79450/DEB988
040222004052045

035 Regkennings

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 Regulations 14, 25 & 35 Notice is hereby 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 OSHANA REGION
1. Name and postal address of applicant: **WIETS JACOBUS COETZEE**, PO BOX 32412, PIONIERSPARK, WINDHOEK.
2. Name of licensed business to which application relates: **VIP BAR & CASINO**
3. Address/location of licensed premises to which application relates: **ERF 6123, ONESHILA, OSHAKATI**.
4. Nature and details of application: **APPLICATION FOR A NEW SPECIAL LIQUOR LICENCE**
5. Clerk of the court with whom application will be lodged: **CLERK OF THE MAGISTRATE'S COURT, DISTRICT OSHAKATI**
6. Date on which application will be lodged: **15 APRIL 2024**
7. Dates of meeting of Committee at which application will be heard: **14 JUNE 2024**. Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent orderdelivered 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.
040222004052051

TODAY IS...
ASL DAY (AMERICAN SIGN LANGUAGE)



The written word is one such method, but away from a computer it's clumsy for casual conversation, and thus was born language that include the use of hand signs to express meaning and share ideas. Appropriately enough, they're known as Sign Languages, and American Sign Language (ASL) is one of the most prominent forms in the world. Many of us know people who, for one reason or another, are unable to use or hear the spoken word. ASL, dry is your chance to learn a second language you may never have considered!

Market Watch Kleinadvertisies • Classifieds

SPERTYE: 13:00 TWE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT
Geen advertensies sal telefonies aanvaar word nie.

TEL: 061*297 2175 FAX: 061*239 630
EMAIL: classifieds@synergi.com.na
No advertisements will be accepted telephonically.

INHOUDSOPGAWE CONTENTS
004 Sterftogvalle
002 In Memoriam
003 Bankrotstogvalle
004 Verleë
005 Koningstogvalle
006 Personeel
007 Opdrag
008 Beroofstogvalle
009 Vakansies
010 Spesiale diens
011 Geboue
012 Eienskappe
013 Nuwe vest
014 Akkredietasie
015 Te huur
016 Te koop
017 Kommeriaal te huur
018 Kommeriaal te koop
019 Kommeriaal te koop
020 Albarial te koop
021 Albarial te koop
022 Albarial te koop
023 Dier
024 Motorfiets en fiets
025 Motors
026 Vragstukke en stappes
027 Huise te koop
028 Huise te koop
029 Bouskema
030 Plase te koop
031 Plase te koop
032 Vullings
033 Erwe te koop
034 Erwe te koop
035 Reguleringsgawes

005 Koningstogvalle
OWNER OF LIQUOR LICENSE, Mr. M Grobler, and owner of lodge A Little Sossus Lodge (Namib) awarded to LITTLE SOSSUS LODGE CC - BIPA REG CC/2023/093318 sold the business and premises to his daughter Nicolene Steyn. In the city of WITWATERBURG TRUST 1456/17 / SOSSUS INVESTMENT (PTY) LTD 2012/2829 / NICOLENE STEYN.
NOTICE is hereby given to the biological parents of an abandoned baby girl, born on 26 January 2024, to contact the social worker, Mrs Anel Putson on 081 266 5544 or 081 288 6326 during office hours. Kindly take note that NO CRIMINAL CHARGES will be laid against the parents for abandoning the baby and this notice is for the purpose of completing the placement of the child in alternative care. The Ministry is legally obligated to give this notice in terms of Section 227 (5) (a). This notice is valid from 22 April 2024 to 22 May 2024. You are required to respond to this notice within this period. Kindly note that the Child Care and Protection Act, Act 3 of 2015, Section 227 (3) (a) provides that the parent, guardian or care-giver of a child who abandons the child may not be proposed under Section 254 for each abandonment if the child is left with the physical control of a person at the premises of a hospital, police station, fire station, school, place of safety, children's home or any other prescribed place.

005 Reguleringsgawes Legal Notices
PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED MINERALS PROSPECTING AND SMALL-SCALE MINING ACTIVITIES WITHIN MINING CLAIMS (MCs) 7175, 7177, 7178, 7179, 7180, 7181 & 7182, ERONGO REGION.
On behalf of the proponent, Alliance Environmental Consultancy CC (AEC) herewith gives notice in terms of the Environmental Management Act No. 7 of 2007 and Environmental Impact Assessment (EIA) Regulations for the proposed prospecting and small-scale mining activities within Mining Claims (MCs) 7175, 7177, 7178, 7179, 7180, 7181 & 7182, Erongo Region.
Proprietor: Katzi Elizabeth, Mufungo Oker Tuimeneva, Indongo Grant Dennis, Jones Andrew Shivan, Frans Emerita Ntshweni, Hesiakanyo Oskar Ntshweni, & Alwendo Philip Namub.
Comm: Gites Dimension Stone.
Locality: Within Farm Subst No. 75 creating a total area of approximately 105 Hectares.
All Interested and Affected Parties (I/AAPs) are hereby invited to register and submit comments duly motivated in writing on or before the 13 May 2024. Registration and Background Information Documents (BID) for the project can be requested from the email address below. Public meeting dates and venues will be shared with the registered and identified I/AAPs in due course.
Email: info@synergi-ec.com
Cell: 081298 9118
081 435 1589

005 Reguleringsgawes Legal Notices
PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED MINERALS PROSPECTING AND SMALL-SCALE MINING ACTIVITIES WITHIN MINING CLAIMS (MCs) 73000, 73001, 73002, 73003 & 73004, KUNENE & OMSAGI REGIONS.
On behalf of the proponent, Alliance Environmental Consultancy CC (AEC) herewith gives notice in terms of the Environmental Management Act No. 7 of 2007 and Environmental Impact Assessment (EIA) Regulations for the proposed prospecting and small-scale mining activities within Mining Claims (MCs) 73000, 73001, 73002, 73003 & 73004, Kunene & Omsagi Regions.
Proprietor: Amooqa, Erastus Tegafela.
Comm: Gites Base and rare metals.
Locality: Within the Epupa, Opowa rural and Ruacana constituencies covering a total area of approximately 83 Hectares.
All Interested and Affected Parties (I/AAPs) are hereby invited to register and submit comments duly motivated in writing on or before the 13 May 2024. Registration and Background Information Documents (BID) for the project can be requested from the email address below. Public meeting dates and venues will be shared with the registered and identified I/AAPs in due course.
Email: info@synergi-ec.com
Cell: 081298 9118
081 435 1589

005 Reguleringsgawes Legal Notices
IN THE Magistrate Court for the District of Swakopmund, Held at Swakopmund.
Case No: 167/2021.
In the matter between: THE TRUSTEE FOR THE TIME BEING OF THE EQUIPMENT LIST RENTALS TRUST-Plaintiff and WILLEM BEZUIDENHOUT - Defendant.
SALE IN EXECUTION
In the execution of a judgment of the above Honourable Court following goods will be sold by Public Auction at Erf 92, Unit No 5, Martin Noh Street, Okahandja, Auction Starts 15 May 2024 at 17:00: 1x 6M Container.
Thus done and signed at Swakopmund on this 27th day of March 2024.
VAN RENSBURG ASSOCIATES Legal Practitioners for Plaintiff 1st Floor Am Strand Building, Tobias Haijnsroek Street Swakopmund.
Ref: VR/GS/EQ 0002.

005 Reguleringsgawes Legal Notices
IN THE High Court of Namibia Main Division, Windhoek.
Case No.: HC-MD-CIV-ACT-COIN-2023/00749
In the matter between: FIRST NATIONAL BANK, Execution Creditor and RMIH PERFECT INVESTMENTS CC, 1st Execution Debtor. MEUREBEN ASTRIETH HANGANDA, 2nd Execution Debtor. RODNEY HANGANDA, 3rd Execution Debtor.
NOTICE OF SALE IN EXECUTION
In the execution of a judgment by the High Court of Namibia, Windhoek, given on the 11th day of April 2023, the following movable properties will be sold on-line, www.aucornamibia.com by the Deputy Sheriff for the district of Walvis Bay starting on the 13th of May 2024 at 10:00 and ends on the 15th of May 2024 at 13:00 at the premises of Aucor Namibia on the corner of 3rd Street East and 14th Road, Industrial Area, Walvis Bay, Republic of Namibia.
1x AFRIT FLAT DECK, TARC (KG) 4360, LICENCE NO: N973938WB, VIN NO: AA97390056ABST145
1x AFRIT FLAT DECK, TARC (KG) 5200, LICENCE NO: N973939WB, VIN NO: AA97390056A8S1146
TERMS OF SALE: Cash and "Voelstooks" to the highest bidder.
Dated at Windhoek on the 8th of April 2024.
ELLS SHLENGUDWA INC LEGAL PRACTITIONERS FOR PLAINTIFF
1st Floor, 1st Storey Building, Corner of Chasie & Grove Streets.
Klebe Kuppe WINDHOEK
Ref: (MUVZ)/MATZIO29
081298945225

RATES & DEADLINES
To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classifieds, notices and display ads: 13:00, two working days prior to placing. A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellations will be accepted if received after this deadline.
RATES:
(Minimum 7 lines)
Classifieds: R382,20 for the first 28 words and R52,50 (15% Vat included) for every word thereafter.
Display: R300,00 per cell or (R5% Vat included).
Small notices: R388,70 (15% Vat included) per cell.
Character: R368,70 (15% Vat included) per cell.
Special: R298,70 (15% Vat included) per cell.
Marine, engineering, sporting, deaths, in memoriam: R336,70 (15% Vat included) per cell.
Legal notices: R575,00 for the first 280 words and R52,48 (15% Vat included) for every word thereafter.

CONDITIONS OF ACCEPTANCE:
Republiek reserves the right to withhold or cancel any advertisement order that has been accepted. Republiek accepts no liability for failure to publish an advertisement received by telephone.
REMARKS:
Please report errors immediately. Republiek accepts no responsibility for errors that are incorrect in nature or any advertisement of any kind 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 impact the effectiveness of the advertisement. Republiek does not accept responsibility for misrepresentation in advertisements.

005 Vakansies
AZB FARMING CC is looking for Sales Representative - Farm Products.
Responsibilities:
- Drive sales of our premium farm produce.
- Implement effective marketing strategies.
- Handle administrative tasks efficiently.
Requirements:
- Valid driver's license.
- Proven sales experience.
- Proficient in computer skills.
Send CV to: admin@azbfarming.com
Closing Date: 26 April 2024.
081298945225

005 Vakansies
VACANCY for French fluent writing and speaking Tour Guide.
The candidate must be:
-Namibian,
-Level 4 Namibian Vocational Certificate.
-Valid first aid certificate.
-5 years experience.
Closing date 30/04/2024.
Send all CVs to: esther@azb.com.na
081298945225

005 Reguleringsgawes Legal Notices
TOWNSHIP ESTABLISHMENT ON PORTIONS A TO F OF THE REMAINDER OF FARM BEKONDORF DORPSGRONDE NO 302.
Take notice that Wimpelan Town and Regional Planners, in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) intends applying to the Rehoboth Town Council and Urban and Regional Planning Board, on behalf of the Rehoboth Town Council, for the following:
- WIT-HDRAWAL OF SG DIAGRAM NO. A609/86 FOR PORTION 25 OF THE FARM REHOBOTH DORPSGRONDE NO. 302.
- WIT-HDRAWAL OF SG DIAGRAM NO. A57/2005 FOR PORTION 13 OF THE FARM REHOBOTH DORPSGRONDE NO. 302.
- THE SUBDIVISION OF THE REMAINDER OF THE FARM REHOBOTH DORPSGRONDE NO.302 INTO PORTIONS A, B, C, D, E, F AND REMAINDER.
- NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT ON PORTIONS A TO F.
- TOWNSHIP ESTABLISHMENT ON PORTIONS A TO F.
- APPROVAL OF THE SUBDIVISION PLAN TO CREATE PORTIONS A TO F AND APPROVAL OF THE LAYOUT PLANS ON PORTIONS A TO F.
Further take notice that the plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Defans Street, Windhoek West.
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 (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the 14th of May 2024).
PLAN AFRICA CONSULTING CC Town and Regional Planners
Box 4114
8 Defans Street
Windhoek (West)
Tel: (061) 212096 • Cell: 0812716389
Fax: (061) 213051
Email: plan@pacweb.com.na
081298945225

005 Reguleringsgawes Legal Notices
IN THE High Court of Namibia Main Division, Windhoek.
Case No.: HC-MD-CIV-ACT-COIN-2022/04531
In the matter between: STANDARD BANK NAMIBIA LIMITED, Plaintiff and LORRAINE SARLES, Defendant.
NOTICE OF SALE IN EXECUTION
In execution of a judgment of the above Honourable Court dated 22 SEPTEMBER 2023 in the above action, a sale will be held by the Deputy Sheriff, WALVISBAY, at 10:00, on 30 APRIL 2024, at 10:00, of the above mentioned property: CERTAIN Erf 1091 Kusebmond SITUATE in the Municipality of Walvis Bay, Registration Division "T", Erongo Region MEASURING: 528 (Five hundred and twenty-eight) square metres.
IMPROVEMENTS: 1x kitchen, 1x dining, 1x lounge, 1x TV Room, 4x bedrooms, 1x walk-in closet, 1x bathroom/wc/bath, 1x shower/wc/basin.
OUTBUILDINGS: 1x storage.
TERMS 10% of the purchase price and the auctioneers' commission must be paid immediately 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, WALVISBAY and at the office of the execution creditor's attorneys.
DATED at WINDHOEK this 4th day of MARCH 2024.
DR WEDER KAUTA & HOGVE-KA INC.
Legal Practitioner for Plaintiff
3RD Floor WGH House
Jan Jonker Road
WINDHOEK
(PUK/Pg/MAT84171)
081298945225

TODAY IS... EARTH DAY
Celebrate and protect our natural environment by taking part in Earth Day. Join with community groups to explore environmental and ecological issues on local and international scales, and work towards making a difference to our habitat.

010 Specialiste Services
DO YOU URGENTLY NEED CASP? Get up to 75% of your vehicle's value in 45 mins! Just call Moore-Tash when you need it! Autocash 061-400676.
081298945225

010 Specialiste Services
KHOMASDAL: Gladiator Court. Newly renovated spacious two-bedroom duplex flat. Full bathroom, N\$7500. June available. Annelz 0811285451.
081298945225

010 Specialiste Services
FOR SALE: 2 Bedroom town house in a neat secure complex close to Okahandja town centre. One full bathroom, big built outside braai area. Shaded carport in front. Small pet friendly. Alarm and burglar bars. N\$495 000. Contact 081-2833536 for more information.
081298945225

010 Specialiste Services
PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED MINERALS PROSPECTING AND SMALL-SCALE MINING ACTIVITIES WITHIN MINING CLAIMS (MCs) 7175, 7177, 7178, 7179, 7180, 7181 & 7182, ERONGO REGION.
On behalf of the proponent, Alliance Environmental Consultancy CC (AEC) herewith gives notice in terms of the Environmental Management Act No. 7 of 2007 and Environmental Impact Assessment (EIA) Regulations for the proposed prospecting and small-scale mining activities within Mining Claims (MCs) 7175, 7177, 7178, 7179, 7180, 7181 & 7182, Erongo Region.
Proprietor: Katzi Elizabeth, Mufungo Oker Tuimeneva, Indongo Grant Dennis, Jones Andrew Shivan, Frans Emerita Ntshweni, Hesiakanyo Oskar Ntshweni, & Alwendo Philip Namub.
Comm: Gites Dimension Stone.
Locality: Within Farm Subst No. 75 creating a total area of approximately 105 Hectares.
All Interested and Affected Parties (I/AAPs) are hereby invited to register and submit comments duly motivated in writing on or before the 13 May 2024. Registration and Background Information Documents (BID) for the project can be requested from the email address below. Public meeting dates and venues will be shared with the registered and identified I/AAPs in due course.
Email: info@synergi-ec.com
Cell: 081298 9118
081 435 1589

010 Specialiste Services
PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED MINERALS PROSPECTING AND SMALL-SCALE MINING ACTIVITIES WITHIN MINING CLAIMS (MCs) 73000, 73001, 73002, 73003 & 73004, KUNENE & OMSAGI REGIONS.
On behalf of the proponent, Alliance Environmental Consultancy CC (AEC) herewith gives notice in terms of the Environmental Management Act No. 7 of 2007 and Environmental Impact Assessment (EIA) Regulations for the proposed prospecting and small-scale mining activities within Mining Claims (MCs) 73000, 73001, 73002, 73003 & 73004, Kunene & Omsagi Regions.
Proprietor: Amooqa, Erastus Tegafela.
Comm: Gites Base and rare metals.
Locality: Within the Epupa, Opowa rural and Ruacana constituencies covering a total area of approximately 83 Hectares.
All Interested and Affected Parties (I/AAPs) are hereby invited to register and submit comments duly motivated in writing on or before the 13 May 2024. Registration and Background Information Documents (BID) for the project can be requested from the email address below. Public meeting dates and venues will be shared with the registered and identified I/AAPs in due course.
Email: info@synergi-ec.com
Cell: 081298 9118
081 435 1589

Market Watch TO ADVERTISE CALL: Classifieds 7:061-297 2175
Market Watch TO ADVERTISE CALL: CLASSIFIEDS 7:061-297 2175

ns Remainder of Erf A282 No. 77 Independence Avenue, Windhoek, is zoned "Business"
As is approximately 2,935 m² in extent. The erf currently consists of an existing building of
which the ground floor is being utilised for business purposes and the remaining floors as
sectional residential units. Sectional Unit 78 is being used for residential purposes. It is the
intention of the owner to utilise Sectional Unit 79 as an Accommodation Establishment (Self-
Catering Accommodation) consisting of 2 bedrooms

The number of vehicles for which parking will be provided on-site will be in accordance with the
Windhoek Town Planning Scheme.

Take notice that the locality plan, current zoning and building plan with parking bylaws lies for
inspection on the town planning notice board at the Customer Care Centre, Main Municipal
Offices, Rev. Michael Smit 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 Municipal



NOTICE

Notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, intends to
apply to the City of Windhoek for

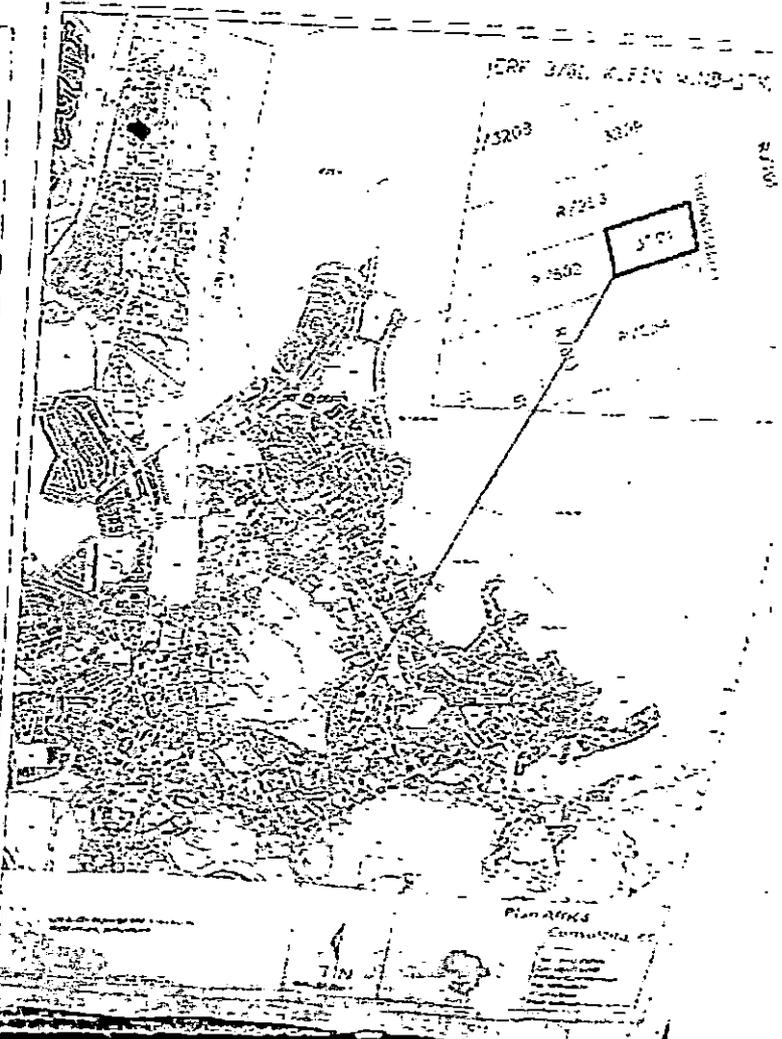
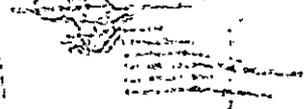
ZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM
'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR
FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES
CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KUANDA STREET, FOR
THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING
SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL
IMAGING, STEPDOWN FACILITY, PHARMACY ETC

ERF 3701 is 912m² in extent. The respective erf is currently zoned as 'Residential' with a
density of 1 dwelling per 900m². The owner intends to rezone the respective erf to 'Office'
with consent for free residential bulk. The main reason for the rezoning of the respective
erf to 'Office' and additional use is to render the project more viable. The Erf is located
within Council's Medium Office Policy Area.

Further take notice that the plan of the erf lies for inspection on the town planning notice
board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Debus Street, Windhoek
West.

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 (Plan Africa Consulting CC) in writing within 14 days of the date of publication
of this notice. (Final date for objections is the 16th of May 2024)

PLAN AFRICA CONSULTING CC



Plan Africa Consulting CC

TIN

NOTICE

Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, intends to apply to the City of Windhoek for:

- REZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES
- CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEPDOWN FACILITY, PHARMACY ETC.

Erf 3701 is 912m² in extent. The respective erf is currently zoned as 'Residential' with a density of 1 dwelling per 900m². The owner intends to rezone the respective erf to 'Office' with consent for free residential bulk. The main reason for the rezoning of the respective erf to 'Office' and additional land uses is to render the project more viable. The erf is located within Council's Interim Office Policy Area.

Further take notice that the plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Deltus Street, Windhoek West.

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 (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the 14th of May 2024).

PLAN AFRICA CONSULTING CC

Town and Regional Planners
 P.O. Box 4214
 Windhoek West
 Tel: 061 221 1211
 Fax: 061 221 1212
 Email: info@plan-africa.com

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS



Box 4114
WINDHOEK
8 Delius Street
Tel: (061) 212096 Cell: 081271 6189
Fax: (061) 213051
e-mail: pafica@rnweb.com.na



05/04/2024

Certified Mail:

- REZONING OF ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES
- CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR. KENNETH DAVID KUANDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEPDOWN FACILITY, PHARMACY ETC.

R/ 253:
Klein Windhoek

Embassy of Federal
Republic of Germany
P.O. BOX 231
WINDHOEK



BA 002 531 165 NA

R/502:
Klein Windhoek

Body Corporate
Wentzel's Den
P.O. BOX 11566
KLEIN WINDHOEK



BA 002 531 179 NA

R/254
Klein Windhoek

P.L LUDWIG
P.O. BOX 31356
PIONEERSPARK



BA 002 531 182 NA

Erf 3544:
Windhoek

MINISTRY OF WORKS AND TANSPORT
P.O. BOX 22235
WINDHOEK



BA 002 531 196 NA

R/101:
Windhoek

L.H HENTSCHEL
P.O. BOX 904
WINDHOEK



BA 002 531 205 NA



326

Our client intends to rezone Erf 5390, Windhoek to Office with a Bulk of 0.4 and to also apply for consent to use the property for sport-related medical consulting and rehabilitation activities/uses. Our client also intends to apply for free residential bulk in terms of the "Free Residential Bulk Policy" as they also want to develop and use the property for residential purposes in the foreseeable future.

Access to the property will remain as is parking will be provided across the street on Erf 5425, vide a lease agreement with the City of Windhoek and in accordance with the Windhoek Zoning Scheme and Council stipulations.

The locality plan of the intended Rezoning and Consent uses lies open for inspection at the Windhoek Municipality, Customer Care Centre, Town Planning Notice Board during normal office hours.

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, Ruth Kwenani, E-mail: rkw@windhoekcc.org.na, Tel: 061-2903428 and with the applicant in writing within 14 days of the last publication of this notice. The last day for comments/objections will be 24 May 2024.

Applicant:

Winplan Town and Regional Planning Consultants

P. O. Box 90761, Klein Windhoek

Tel: 061-246761

E-mail: winplan@winplan.com.na

No. 190

2024

REZONING OF ERF 3701, KLEIN WINDHOEK

Plan Africa Consulting cc, Town and Regional Planners, intends to apply to the City of Windhoek for:

- Rezoning of Erf 3701, Klein Windhoek, Dr. Kenneth David Kuanda Street, from 'Residential' with a density of 1 dwelling per 900m² to 'Office' with consent for free bulk exclusively for residential purposes; and
- Consent to use Erf 3701, Klein Windhoek, Dr. Kenneth David Kuanda Street, for the purpose of a business building as defined by the Windhoek Town Planning Scheme, which includes a Medical Centre, Doctor's Consulting Rooms, Medical Imaging, Stepdown Facility, Pharmacy etc.

Erf 3701 is 912m² in extent with a density of 0.4/1:250 m². The respective erf is currently zoned as 'Residential' with a density of 1 dwelling per 900m². The owner intends to rezone the respective erf to 'Office' with a free residential bulk. The main reason for the rezoning of the respective erf to 'Office' and additional land uses is to render the project more viable. The erf is located within Council's Interim Office Policy Area.

That the plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Plan Africa Consulting CC, No. 8 Delius Street, Windhoek West.

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 (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the 22 May 2024).

Plan Africa Consulting cc
Town and Regional Planners

P. O. Box 4114, Windhoek
 No. 8 Delius Street, Windhoek (West)
 Tel: (061) 212096 Cell: 0812716189
 Fax: (061) 213051
 Email:pafrica@mweb.com.na

No. 191

2024

REZONING OF ERF 1503, KHOMASDAL EXTENSION 14, WINDHOEK

Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 1503, Khomasdal Extension 14, Windhoek from “Undetermined” to “Single Residential” with a density of 1:300; and
- Subdivision of Erf 1503, Khomasdal Extension 14, Windhoek into 13 Portions and the Remainder of Erf 1503 (Street).

In terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 148m² in extent. The erf is currently zoned ‘Undetermined’.

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503, Khomasdal Extension 14, Windhoek from “Undetermined” to “Residential, with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 150, (Street).

Take note that –

- a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek’s Department of Planning office number 813.
- 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 Chief Executive officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. not later than 13 May 2024.

Applicant:
 Kamau Town Planning and
 Development Specialist
 No. 4 Wagner Street, Windhoek West
 P. O. Box 22296, Windhoek
 Cell:+264816532389 /c:+26461251975
 Fax:+26461304219
 hope@kamautpds.com /w: www.kamau-architects.com

Local Authority:
 Municipal Council of Windhoek
 Department of Urban and Transport Planning
 Tel: +264 61 290 2952
 Esther.Liseli@windhoekcc.org.

No. 192

2024

REZONING OF ERF 3452, WINDHOEK

Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 3452 Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

OBJECTIONS TO THE REZONING OF ERF R/3701 KW FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900M² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES AND FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY ETC

NAME	ERF NUMBER	E-MAIL ADDRESS	MOBILE	SIGNATURE
K.E. FISCHER	282 KW	kueki.fischer@iway.na	085 222 6778	
A Burger	3811 Erf	utapid.chiropra@gmail.com	0813559878	
J Nolan	3811 Erf	Nolanjnsa@gmail.com	0812 769 724	
V. HENDRICK	474	vickhend@gmail.com	0811291753	
A. Koryal	4780	-	081531 6604	
E. PFISTER	626	pfister.cvelyn@gmail.com	081-2231960	
H. J. van Allendaelen	946	h.j.vanallendaelen@iway.na	0811291224	
W. Hlasek	104R	palatworld@iway.na	0811291289	
M Hlasek	104K	"	0812339333	
B. Sauer	1079 KW	k.b.sauer@gmail.com	081.2421050	
K. Sauer	1079 KW	-	"	
R+T Gongoli	4730	gerenovations@gmail.com	0811297195	
M.M. Louw	478 481	ememlouw@hotmail.com	081289678	
J. von Schermer	1464	gunter.dvonschermer@iway.na	0819125512	
J.F. von Schermer	1464	felix " " "	"	
N. Held	947	dombud@aol.com.na	081 244 1657	
G. GONGOLT	473	bingo@omuch.com.na	0811296683	
D. Kaupp	114	doro.kaupp@aol.com.na	081239158	
A. Steinkopf	471 477 1Kw	pralnut@fnweb.com.na	"	
A. Hummitzsch	3602	butsch@aol.com.na	0812295259	
FB Hummitzsch	3602	"	0813278737	

OBJECTION TO THE REZONING OF ERF 3701 KLEIN WINDHOEK
DR KENNETH DAVID KAUNDA STREET, FROM RESIDENTIAL
WITH A DENSITY OF 1 DWELLING PER 900M² TO OFFICE WITH
CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL
PURPOSES

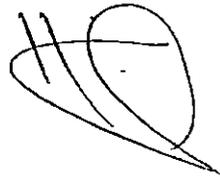
OBJECTION TO THE CONSENT TO USE ERF 3701, KLEIN
WINDHOEK, DR KENNETH DAVID KAUNDA STREET FOR THE
PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE
WINDHOEK TWO PLANNING SCHEME, WHICH INCLUDES A
MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL
IMAGING, STEP DOWN FACILITY, PHARMACY ETCETERA

OBJECTIONS FROM PAGE 1 TO PAGE 11

RECEIVED BY: HENRY KROHNE
PLAN AFRICA CONSULTING CC

DATE: 13.05.2024

SIGNATURE:



STAMP:

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS &
PROJECT MANAGEMENT
Box 4114
WINDHOEK
8 De-lus Street
Windhoek (West)
Tel: 051 212 096 Cell: 081 271 6189
Fax: 051 213 051



OBJECTION TO THE REZONING OF ERF 3701 KLEIN WINDHOEK
DR KENNETH DAVID KAUNDA STREET, FROM RESIDENTIAL
WITH A DENSITY OF 1 DWELLING PER 900M² TO OFFICE WITH
CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL
PURPOSES

OBJECTION TO THE CONSENT TO USE ERF 3701, KLEIN
WINDHOEK, DR KENNETH DAVID KAUNDA STREET FOR THE
PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE
WINDHOEK TWO PLANNING SCHEME, WHICH INCLUDES A
MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL
IMAGING, STEP DOWN FACILITY, PHARMACY ETCETERA

OBJECTIONS FROM PAGE 1 TO PAGE 11

RECEIVED BY: HUGO RUST
CITY OF WINDHOEK
KRISTOFINO ASINO
CITY OF WINDHOEK

DATE: 13/5/2024

SIGNATURE:



STAMP:

H. Rust

PLAN AFRICA CONSULTING CC
Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax: (061) 213051
E-mail: pafrika@mweb.com.na

05/05/2024

OWNERS: ERF 502 KLEIN WINDHOEK

REZONING OF ERF 3701 KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES

CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY ETC

We, Damon Ivan Van Der Merwe, Stanislav Khodkevich, Olga Khodkevich and Francois Faure Holmberg the owners of Erf 502 Klein Windhoek have

no objection

OR

objections

Against the rezoning of Erf 3701 Klein Windhoek from residential with a density of 1 dwelling per 900m² to office with consent for free bulk exclusively for residential purposes and the consent to use Erf 3701 for the purpose of a business building as defined by the Windhoek Town Planning Scheme, which includes a medical centre, doctor's consulting rooms, medical imaging, a step down facility, pharmacy etcetera

Erf 3701 is 912m² in extent. We object to the intention of the owner to rezone from residential to purposes listed above on the grounds that it will be more lucrative and will allow a more mixed land uses which will diversify the area.

Please provide valid reasons should you have any objections against the proposed subdivision, consolidation and rezoning.

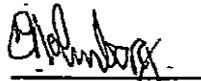
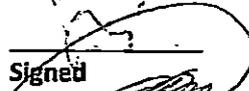
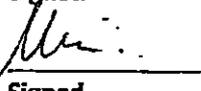
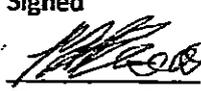
1. First and foremost, Erf 3701 is in a residential area. The mere size of the plot of 912m² does not support or lend itself to the building of offices or business premises such as a medical centre, doctor's consulting rooms, medical imaging, step down facility or pharmacy etcetera, with parking being of primary concern. These named facilities were turned down in the application for rezoning

of Erf R/103 Klein Windhoek, meaning the precedent has already been set and correctly so for our suburb.

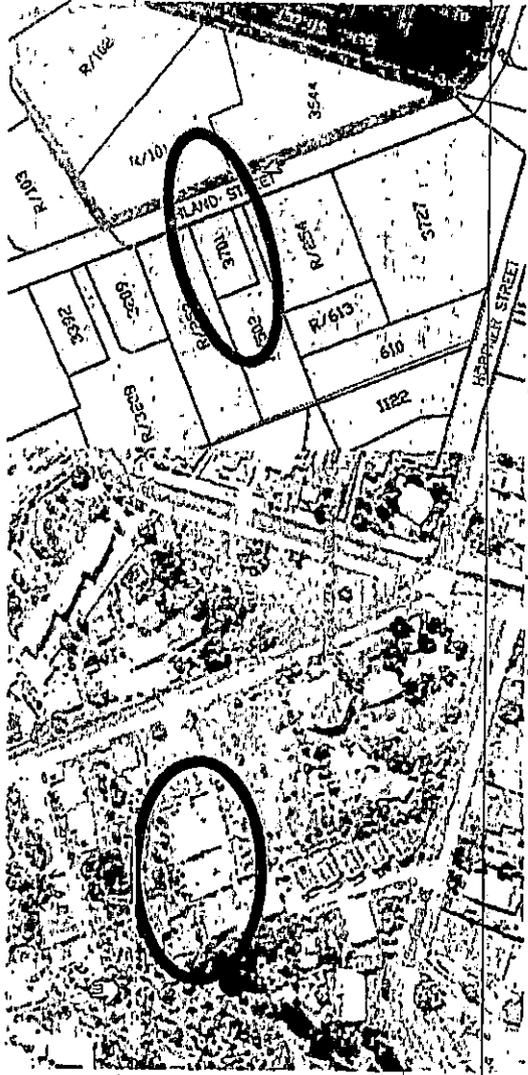
2. Any double or more stories building will overlook part of our Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek and will be an invasion of our privacy and a threat to our security unless a solid wall without windows is erected facing Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek, the latter which is impractical due to the size of Erf R/3701 Klein Windhoek.
3. There has been no consultation with the neighbours of Erf R/3701, other than a notice erected on the fence of Erf R/3701 Klein Windhoek on the 15th April 2024 and a notice in the Republikein's legal section on the 15th April 2024. The applicant is required to contact the neighbours directly with a neighbour's consent form and this has not happened. Plan Africa Consulting CC is a law unto their own, with this misdemeanour being perpetrated in their first application for business rights and a bulk of 1.0 in December 2023.
4. It is possible that a two or three-story business building is planned. Even a two-story building would destroy the views and good, peaceful and safe living environments for all the surrounding erven, Erf R/253 Klein Windhoek, R/254 Klein Windhoek and us on Erf R/502 Klein Windhoek. Owners would have to relocate and try and sell their erven, also for office rights.
5. Erf 3701 Klein Windhoek has a narrow frontage that will limit business parking and create problems at our panhandle entrance to Erf R/502 Klein Windhoek and elsewhere in the street. Further traffic congestion will arise in a residential area.
6. The City of Windhoek should limit its policy proposals in the "yellow" coloured area of the Interim Policy Zones: 2019 to residential with a density of 1:250 m² and bulk of 0.4, to limit traffic during the daylight hours and to maintain a tolerable living environment for those of us who have houses in the neighbourhood. There is plenty of office space in Sam Nujoma Road and Nelson Mandela Avenue to erect offices.
7. To allow office rights with consent for free bulk exclusively for residential purposes is an open ended bulk request which is not conducive to an Erf of 912m² as Erf R/3701 Klein Windhoek is.
8. It is vague as to how the applicant is to construct offices, a medical centre, doctor's consulting rooms, medical imaging, a step down facility, a pharmacy etcetera on 912m² of land, taking into account sufficient parking bays. This has not been discussed with us neighbours at any stage of the process.
9. In fact, we believe, the applicant quite blatantly wants to circumvent the previous denial for rezoning to business rights, by re-applying for an office rezoning, but still intending to use the erf for business purposes as the application states "CONSENT TO USE ERF 3701, KLEIN WINDHOEK, DR KENNETH DAVID KAUNDA STREET, FOR THE PURPOSE OF A BUSINESS BUILDING AS DEFINED BY THE WINDHOEK TOWN PLANNING SCHEME, WHICH INCLUDES A MEDICAL CENTRE, DOCTOR'S CONSULTING ROOMS, MEDICAL IMAGING, STEP DOWN FACILITY, PHARMACY ETC". That clearly means consent to use the entire office bulk for a business building. No mentioning at all, of any parking and traffic provisions to be made.
10. Allowing "office" zoning with consent for free bulk exclusively for residential purposes on an unsuitable erf such as Erf R/3701 Klein Windhoek, will set a precedent for other applications, such as for the much larger vacant adjacent Erf R/254 Klein Windhoek. The whole area would be spoilt as a living environment and the owners of Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) would lose the value of their investments in their three-unit houses.
11. It heightens our security risk with persons in a two or three storey office or business buildings granting a view of the movements in Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) and the German Embassy (Erf R/253 Klein Windhoek)
12. The "office" zoning bulk with consent for free bulk exclusively for residential purposes is open ended and is too random for a residential area and may be invasive to Erf R/502 Klein Windhoek and Erf R/253 Klein Windhoek. The approval for business buildings will set a precedent for this entire residential area in yellow, per the attached copy of the Interim Policy Zones: 2019 and will

open the flood gates for further applications for office and business building rights affecting residential values of the properties within Wentzel's Den Body Corporate (Erf R/502 Klein Windhoek) and its surrounding environment such as the German Embassy (Erf R/253 Klein Windhoek).

13. Plan Africa Consulting CC have on their own accord not embarked on any "consulting" process, with the owners of the direct neighbours of Erf R/3701 Klein Windhoek and should be sent back to the drawing board to follow the necessary consulting process. It was by mere chance that the notice was seen on the fence of Erf R/3701 Klein Windhoek on the 15th April 2024 and in the legal section of the Republiek with even date of 15th April 2024. There is also no evidence that the direct neighbours to Erf R/3701 Klein Windhoek have been contacted, namely Erf R/253 Klein Windhoek, Erf R/254 Klein Windhoek, Erf R/101 Klein Windhoek and Erf R/3544 Klein Windhoek. This is not acceptable.
14. Finally, Erf R/3701 Klein Windhoek's application for rezoning to office and business buildings will have an effect on the noise pollution in the area in an otherwise peaceful and tranquil environment.

 Signed	Erf R/502 Klein Windhoek	<u>7/5/2024</u> Date
 Signed	Erf R/502 Klein Windhoek	<u>7/5/2024</u> Date
 Signed	Erf R/502 Klein Windhoek	<u>7.5.2024</u> Date
 Signed	Erf R/502 Klein Windhoek	<u>08/05/2024</u> Date
 Signed	Erf R/502 Klein Windhoek	<u>9/5/2024</u> Date
 Signed	Erf R/502 Klein Windhoek	<u>10/5/2024</u> Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days. Please contact Henry Krahe at Tel. No. 212 096, should you need any further information.





- Existing policy area
-  Existing business with 1.0
 -  Interim Office 0.4/1:250m
 -  Interim Business 1.0 and 250m
 -  Interim Office 0.75 and 250m
 -  Interim Office 1.0 and 250m

	Prepared 0 August 2019	Drawn 8 August 2019
	Checked 08 August 2019	Approved 08 August 2019

KLEIN WINDHOEK
 Interim Policy Zones: 2019
 Scale 1 : 10 000
 PG2019-01



Embassy
of the Federal Republic of Germany
Windhoek

File No.: Vw 220.31 / DW3 (please quote in your reply)

VN No. 68 /2024

Verbal Note

The Embassy of the Federal Republic of Germany presents its compliments to the Ministry of International Relations and Cooperation of the Republic of Namibia and has the honour, to refer to its Verbal Note No 151/2023 dated 5th December 2023 regarding the following matter:

Concerning the built-up plot Erf R/253 at 11, Dr. Kenneth Kaunda Street in Klein Windhoek, owned by The Federal Republic of Germany, the Embassy has been informed that the application of the owner of the neighbouring plot Erf R 3701 (Plan Africa Consulting) for rezoning of Erf 3701 from residential with a density of 1 dwelling per 250m² to business has been denied and a new application for rezoning Erf 3701 to an application for office rights per the legal notice in the Republikein Newspaper on Monday 15th April 2024. This application includes, but is not limited to erection of Medical Centre, Doctor's Consulting rooms, Medical Imaging (X-ray facilities), a step down facility and a pharmacy. Should this information be correct, the Embassy would like to hereby object to this rezoning for the following reasons:

1. The plot is situated in a residential area. The size of the Erf does not support office zoning because the amount of space to be used for parking provision and on site loading facilities would result in buildings that would be out of scale with any existing structure in the vicinity. Such buildings would be an intrusion to privacy and security to neighbouring houses including the diplomatic residence of our building and their guests.

**The Ministry of International Relations and
Cooperation of the Republic of Namibia
WINDHOEK**

2. Erf 3701 has a narrow frontage that will limit office parking and create problems at Erf R/253 entrance and elsewhere in the street.
3. The already high traffic load of Dr. Kenneth Kaunda Street will reach intolerable dimensions, with parking and business activities affecting the security situation of the Embassy-owned premises.
4. Allowing "office" zoning with a free bulk density on an unsuitable erf such as Erf 3701, will set a precedent for other plots such as the much larger vacant-adjacent plot Erf R/254. This could further aggravate the security situation of the whole area including Erf R/253.
5. There are existing office areas along Sam Nujoma and Nelson Mandela Avenues which make provision for the proposed office zoning activities within the area.

Plans of the Klein Windhoek interim area and of the rezoning notice are attached.

The Embassy of the Federal Republic of Germany would be grateful to the Ministry of International Relations and Cooperation of the Republic of Namibia for informing the responsible authorities and avails itself of the opportunity to renew to the Ministry of International Relations and Cooperation of the Republic of Namibia the assurances of its highest consideration.

Windhoek, 19th April 2024



**The Ministry of International Relations and
Cooperation of the Republic of Namibia
WINDHOEK**

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: info@rkpc.com.na / tp4@rkpc.com.na

340



TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

Ref: L/Rem. A/282/Windhoek

Enq: Lasco Husselmann

24 January 2024

The Chief Executive Officer
City of Windhoek
P O Box 59
Windhoek

Department of Urban and Transportation Planning

Dear Sir/Madam,

**CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF
ERF - A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK, AS AN
ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION)
CONSISTING OF 2 BEDROOMS.**

1. Application

Ritta Khiba Planning Consultants CC has been appointed by Mrs. Agnus Hemington, the owner of Sectional Unit 79 situated on the Remainder of Erf A/282, Windhoek, to apply for consent to use Unit 79 (a Sectional unit of the Remainder of Erf A/282, Windhoek) as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms. The Sectional unit is held by Sectional Deed of Transfer No. T494/2021. (For additional details, see Power of Attorney).

The consent application is submitted in terms of the Windhoek Town Planning Scheme Clause H 9 (5) *"On application by the owner, Council may consent to the changes in land use rights for erven as shown in Table B."*

"Running with development while maintaining the standards and serving you diligently"

2.1 Location

Remainder of Erf A/282 is located along Independence Avenue, Windhoek, of which Sectional Unit 79 is located within the Residential Apartments known as 77 Independence Avenue, situated on the Remainder of Erf A/282, Windhoek.

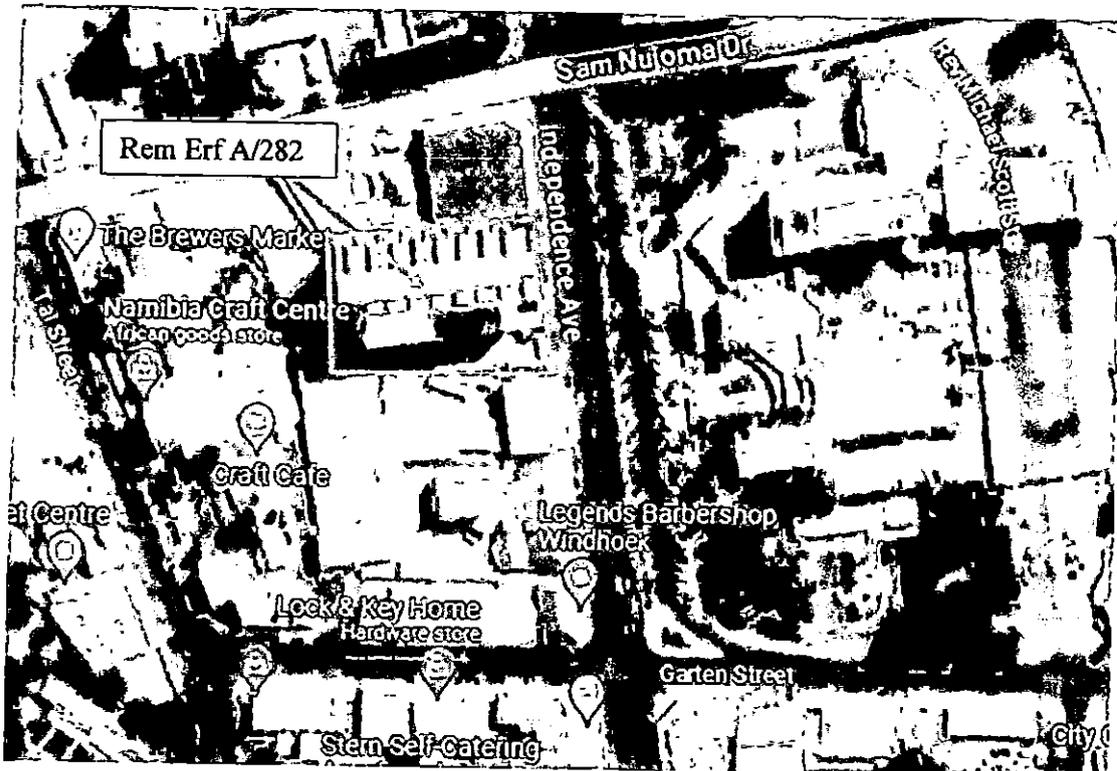


Image 1: Locality of the Remainder of Erf A/282, Independence Avenue, Windhoek -
Source: Google Maps (2023)

2.2 Topography

The topography of the Erf is relatively flat.

2.3 Current Zoning and Erf Size

The Erf is currently zoned 'Business' and measures approximately 2,934.57 m² in extent.

2.4 Existing Land Use of Property

The Remainder of Erf A/282, Windhoek has an existing building of which the ground floor is being utilised for business purposes and the remaining floors as sectional residential units.

Sectional Unit 79, situated on the Remainder 342 of Erf A/282, Windhoek is being utilised for residential purposes.

2.5 Access and Existing Infrastructure

The Remainder of Erf A/282 gains access from Independence Avenue, Windhoek. The erf is fully serviced and is connected to the municipal reticulation system of the City of Windhoek.

3. DEVELOPMENT PROPOSAL

3.1 Intended development

The applicant intends to utilise Sectional Unit 79 situated on the Remainder of Erf A/282, Windhoek (see attached building plan) as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms.

3.2 Future access and parking provision

The Remainder of Erf A/282 will continue to obtain access from Independence Avenue, Windhoek, which has the capacity to accommodate the proposed development as a result of the consent sought. Each sectional unit on the Remainder of Erf A/282, Windhoek has 1 on-site parking bays allocated to them.

3.3 Future Infrastructure

The existing services are expected to be adequate to accommodate the proposed consent. Any additional sewer, water or electricity requirements or cost arising from the submission of this application will be borne by the applicant. All other storm water conditions, if any, will be met in accordance.

4. MOTIVATION

As previously stated within this application, this application seeks permission (Consent) to utilise the existing sectional unit situated on the Remainder of Erf A/282, Windhoek as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms. According to the Windhoek Town Planning Scheme, even with the zoning "Business" may with the consent of Council operate all other land uses not mentioned under columns 2 and 4.

As a result, consent is being sought to ~~343~~ establish an Accommodation Establishment (Self-Catering Accommodation) comprising of 2 bedrooms.

The initiative of the applicant is to maximise their land use activities of the sectional unit. In addition, it is in line with the City of Windhoek's economic development plans. The property value and the aesthetic quality of the surrounding area will not be diminished as the erf will continue to be used for residential purposes.

The proposed development is not a new phenomenon with City of Windhoek and it holds a number of advantages. Therefore, the City of Windhoek should continue to actively promote Accommodation Establishments in order to accommodate the growing demand for residential spaces in Windhoek as should be the case with sectional units situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek.

5. PUBLIC PARTICIPATION

On receipt of a complete application and in terms of the *City of Windhoek Public Participation Policy*, the Manager of Urban Policy of the City of Windhoek must request the applicant to give notice of the application in the prescribed manner to prescribed persons and the general public.

The neighbours will be served with notices to allow them to comment and give their inputs as per the City of Windhoek requirements. This will be submitted once the public participation process is completed.

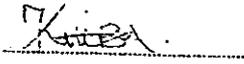
6. CLOSING REMARKS

Ritta Khiba Planning Consultants CC applies to the Municipal Council of Windhoek on behalf of the owner of Sectional Unit 79 situated on the Remainder of Erf A/282, Windhoek for consideration of:

- Consent to use Sectional Unit 79 situated on the Remainder of Erf A/282, Windhoek as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms.

I trust that this application will be cons³⁴⁴avourably, and if you require any additional information, please contact us at 061-225 062 or via email at tp4@rkpc.com.na.

Yours sincerely,



RITIKA KHIBA
PRINCIPAL MEMBER

ANNEXURE B

A. Locality and Detailed Plans

(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 *(if applicable)*

C. Existing Zoning Plan

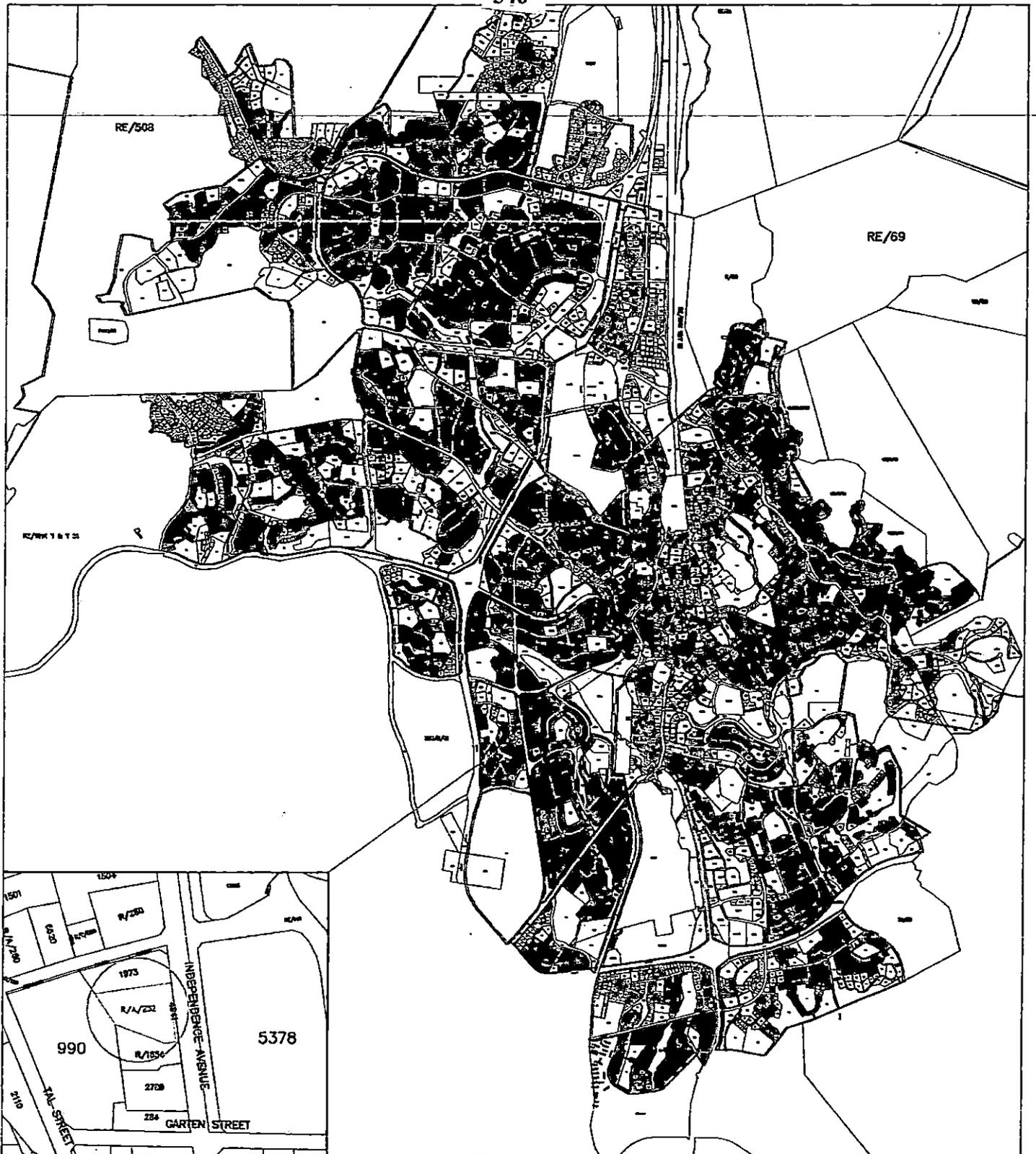
D. Intended Zoning Plan

E. Subdivision / Consolidation Plan *(with contours)*

F. Approved Parking Layout *(stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)*

G. Copy of the Diagram or Extract of the General Plan

Approved by the Surveyor General



LOCALITY MAP OF REMAINDER ERF A/282
INDEPENDENCE AVENUE,
WINDHOEK

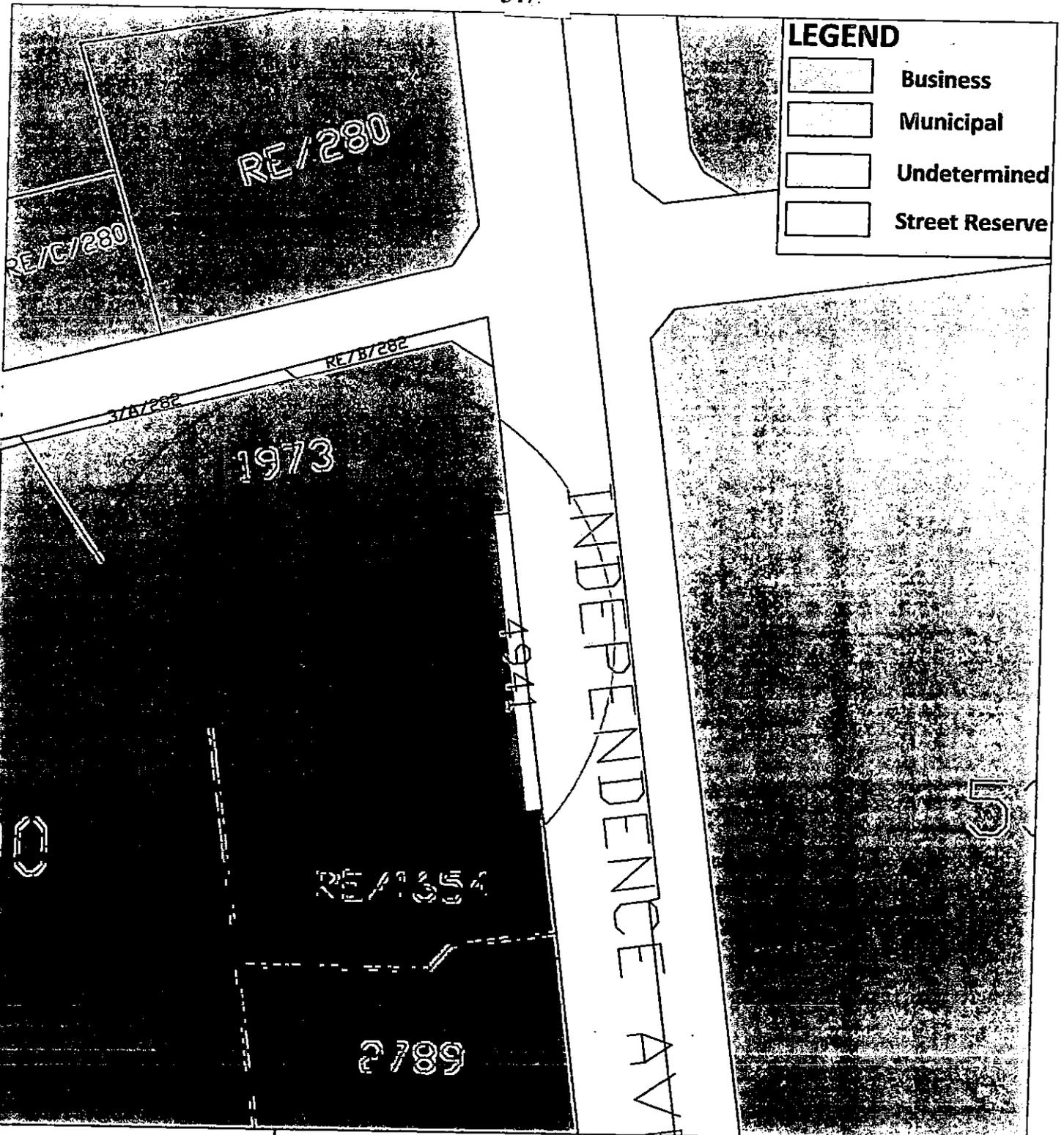


DATE: 31 AUGUST 2023
PLAN NO: R/A/282/WINDHOEK/LOCALITY

Remainder Erf A/282 = ± 2934.57m²

RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rpkpc.com.na/rkhiba@gmail.com



**CURRENT ZONING OF REMAINDER ERF
A/282 INDEPENDENCE AVENUE,
WINDHOEK**

RE/A/282 = 2934.57m²

CURRENT ZONING: BUSINESS



RITTA KHIBA
Planning Consultants
RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC
TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: tp4@rkpc.com.na

PLAN NO.: A/282/W/CUR-ZON
DATE: 31/08/2023
SCALE: 1:1000

ANNEXURE C

Conditions to be Registered *(if applicable – this is mandatory for all subdivision applications)*

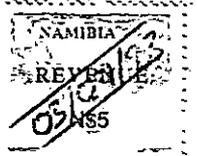
CONDITIONS TO BE REGISTERED

The said Unit is subject to or shall benefit by:-

- (i) The servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in Section 30 of the Sectional titles Act, 2009 (Act 2 of 2009); and
- (ii) Any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

ANNEXURE D

Special Power of Attorney *including Revenue Stamps with relevant initials*



SPECIAL POWER OF ATTORNEY

I, the undersigned **Agnes Hemington** the owner of **Unit 79 on Remainder Erf A/282, No. 77 Independence Avenue, Windhoek** do hereby nominate constitute and appoint,

Ritta Khiba Planning Consultants cc
P.O. Box 22543,
Windhoek

with power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Windhoek Municipal Council for the:

- **CONSENT APPLICATION TO USE UNIT 79 ON REMAINDER ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK, AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION).**

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 and agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at Windhoek on this 03 day of **September 2023** in the presence of the undersigned witnesses.

Agnes Hemington

Ms. Agnes Hemington

VARUKA Jituka
AS WITNESSES

1. VARUKA Jituka

2. Tobume Hoveka

ANNEXURE E

**Copy of Title Deed, Deed of Transfer or Certificate of
Registered Title**

MC
CONVEYANCER
COLEMAN, M.

ORIGINAL
STAMPED

DUTY ~~NS\$ 00.00~~ *NS\$ 132.00*

2021-11-18
MORTGAGED *WINDHOEK*
for *NS\$ 600 000.00* (with *NS\$ 870* *NS\$ 132 000.00* on additional amount not exceeding *NS\$ 132 000.00*)

DEEDS OFFICER,
WINDHOEK

W.T.S. BOLD
REGISTRAR OF DEEDS

MARINDA COLEMAN ATTORNEYS
Legal Practitioners, Notaries & Conveyancers
P O Box 325, WINDHOEK

494 / 2021

SECTIONAL DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MARINDA COLEMAN

appeared before me the Registrar of Deeds, at Windhoek, she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

HEIKO SCHLUCKWERDER
Identity Number : 731219 0009 9
Married out of Community of Property

(hereinafter styled the TRANSFEROR)

dated the 23rd day of MARCH 2021 and signed at WINDHOEK

FOR INFORMATION ON

BM

Certify a true copy of the _____ filed record in
this office issued under provisions of regulation
S3(1) Act 1937

2023-08-30

Deeds Office
Winnipeg

REGISTRAR OF DEEDS

[Signature]

And the Appearer declared that h³⁵⁶ncipal, had on 4 MARCH 2021 truly and legally sold the undermentioned property to the undermentioned Transferee for the sum of N\$1 150 000,00 (One Million One Hundred and Fifty Thousand Namibia Dollars)

And that, the Appearer, in her capacity aforementioned, did, by these presents, cede and transfer, in full and free property, to and on behalf of:-

AGNES HEMINGTON
Identity Number : 700225 0028 6
UNMARRIED

A unit consisting of -

- (a) Unit No. 79 as shown and more fully described on Sectional Plan Number SS105/2016 in the development scheme known as 77 ON INDEPENDENCE in respect of the land and building or buildings situated at

CERTAIN REMAINING EXTENT OF PORTION A OF ERF No. 282, WINDHOEK

SITUTATED In the Municipality of WINDHOEK
Registration Division "K"
KHOMAS REGION

of which section the floor area according to that Sectional Plan is 63 (Sixty Three) Square metres in extent, and

- (b) An undivided share in the common property in the development scheme apportioned to that section in accordance with the participation quota as endorsed on that Sectional Plan

HELD BY virtue of Deed of Transfer No. ST. 2531/2016

The said Unit is subject to or shall benefit by :-

- (i) The servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in Section 30 of the Sectional Titles Act, 2009 (Act 2 of 2009); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

FOR INFORMATION ONLY

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7

Bini

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The said unit is Entitled to the following Exclusive Use Areas:-

- (a) The area indicated and delineated as P79 on Sectional Plan No. SS105/2016 in the development scheme known as 77 ON INDEPENDENCE, measuring 12 (Twelve) Square metres, being as such part of the common property for use thereof as a **PARKING AREA**
- (i) The said right to the aforesaid Exclusive Use Areas shall not be sold, transferred, alienated or otherwise disposed of separately from the Unit.
- (ii) The consideration payable by the Owner for the Exclusive Use Areas, is the indivisible sum of N\$1 150 000,00 which amount includes the Purchase Price of the Unit.

As created in Notarial Deed of Cession of Exclusive Use Areas No. SK 424/2016S and endorsed against Deed of Transfer No. ST 2531/2016.

FOR INFORMATION ONLY

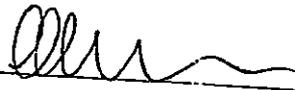
a

7

no

WHEREFORE all the right, ⁴ 358 interest which the transferor theretofore had to the abovementioned unit is renounced, and in consequence it is also acknowledged that the transferor is entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents the abovementioned transferee now is entitled thereto, the State however, reserving its rights.

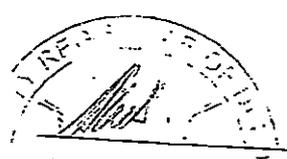
Signed, executed and sealed at WINDHOEK on



SIGNATURE OF APPEARER

In my presence

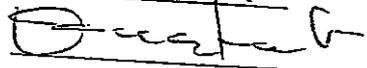
2021-05-20



REGISTRAR OF DEEDS

Transfer Duty Receipt No. 0200067439
Issued at WINDHOEK
On 7 MAY 2021
For NS11 500.00

Checked :

1. 
2. 

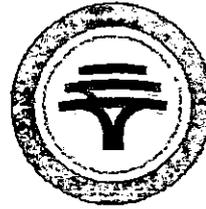
FOR INFORMATION ONLY



70

ANNEXURE F

Proof of Payment of the City of Windhoek Application Fee



NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank Namibia hereby confirms that the following payment instruction has been received:

Date Actioned	: 2024/01/22
Time Actioned	: 12:49:31
Trace ID	: NAM0J9FTM9MB

Payer Details

Payment From	: Mrs Ritta Khiba - Business Cheque Account
Cur/Amount	: NAD2,000.00

Payee Details

Recipient/Account No	: ... 146115
Name	: CITY OF WINDHOEK
Bank	: First National Bank
Branch Code	: 289273
Reference	: INV381096/ ERF282W

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank of Namibia Limited website at fbnamibia.com.na, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Board of Directors: P Grüttemeyer (Chairman), J Coetzee, C Dempsey (Chief Executive), LD Kapere, MJ Lubbe*, R Makanjee**, IN Nashandi, ON Shikongo, LP Smit, E Tjiptuka, E van Zyl.
*South African with Namibian Permanent Residence. **South African.
Company Secretary: N Makomba

First National Bank of Namibia Limited, Reg. No. 2002/0180.

ANNEXURE G

Credit Clearance Certificate

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Hemington First name(s) Agnes
 Erf/stand no Sectional Unit 79 Township Remainder Erf A/282 Windhoek
 If company or registered under cc _____
 Namibian I. D / Passport no. 700225 00286
 Postal/Private Bag address Box 97123 Township of address Maerua Mall
 Physical Residential or Business address _____
 Tel no _____ (H) _____ Cell 0811 492449

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

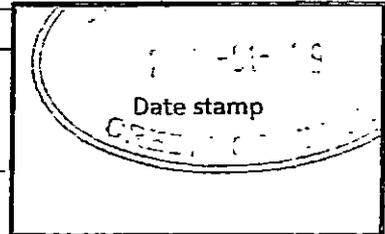
No Arrears

Acc. Technician Credit Control

[Signature]

Signature Acc. Tech Credit Control

[Signature]



LAND SALES

Comments:

No landsales - Accounts

Acc. Technician Land Sales

SITAMEN

Signature Acc. Technician Land Sales

[Signature]

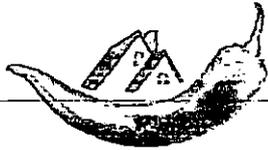


ACCOUNTANT LAND SALES: _____

CITY OF WINDHOEK

ANNEXURE H

Body Corporate Approval Letter



Chili
Real Estate cc

Info@chili.com.na
Chili Real Estate
www.chili.com.na

BC 77 on Independence

Date: 05 September 2023

Re: Approval for Air BnB – Unit 79

Dear Agnes Hemington,

I hope this letter finds you well. We are writing to inform you that the Body Corporate of BC 77 Independence has approved your application to use your unit (Unit 79) as an Airbnb rental. This decision was made in accordance with the rules and regulations governing our community.

To ensure a smooth Airbnb operation, please adhere to the following guidelines:

Security Responsibility: Please be aware that the security personnel of BC 77 Independence will not be responsible for granting access to your unit for your guests. To provide access to your guests, it is recommended that you install a lockbox on-site. Many other unit owners have chosen this option, and it has proven to be effective.

Documentation: Once you have received the necessary documents from the Tourism Board and the City of Windhoek, kindly provide us with copies for our records. These documents are essential for the Body Corporate to maintain accurate records and ensure compliance with local regulations.

We have attached a copy of the rules and regulations that pertain to Airbnb rentals within BC 77 Independence. Please review these carefully and make sure that you and your guests adhere to them to maintain a harmonious living environment for all residents.

If you have any questions or require further assistance, please do not hesitate to contact the Body Corporate office. We are here to support you in ensuring a positive Airbnb experience for both yourself and your guests while maintaining the integrity and security of our community.

Thank you for your cooperation, and we wish you success in your Airbnb venture.

Best regards,
Body Corporate Trustees & Management
77 on Independence

P.O. Box 22543, Windhoek
 1012 Virgo Street, Doradopark
 Tel: +264 61 225062 | Fax: 088614935
 Cell: +264 81 2505559 / +264 81 57 88154 | Email: info@rkpc.com.na / tp4@rkpc.com.na
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS



Ref: L/Rem. A/282/W

Enquiries: Lasco Husselmann
 18 March 2024

The Chief Executive Officer
 City of Windhoek
 P O Box 59
 Windhoek

Department of Urban and Transportation Planning

Attention: Ms. Ruth Kwenani

Dear Sir,

PROOF OF PUBLIC NOTIFICATION:
CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK, AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS

1. Application

Ritta Khiba Planning Consultants has been appointed by Mrs. Agnus Henington, the owner of Sectional Unit 79 situated on the Remainder of Erf A/282/ Windhoek, to apply for consent to use Sectional Unit 79 (a Sectional Unit of the Remainder of Erf A/282, Windhoek) as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms.

The above-mentioned application was submitted to City of Windhoek in accordance with Clause II 9 (5) of the Windhoek Town Planning Scheme, on 24 January 2024.

2. Public Notification

The application for consent to use Sectional Unit 79 situated on the Remainder of Erf A/282, Windhoek, to apply for consent to use Sectional Unit 79 as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms, was advertised in the following manner:

- The notice appeared in the 'Sun' and the 'Republikein' newspapers on the 15th and 22nd February 2024.
- The notice appeared in the Government Gazette on the 15th of February 2024.
- A notice was placed on site as well as on the notice board of the Municipality of Windhoek for public notification on the intended consent application.
- Personal particulars of all Sectional Unit owners on the 6th floor of 77 Independence Avenue, situated on Remainder of Erf A/282, Windhoek were obtained from the Municipality of Windhoek and all the neighbours were served with registered mail. These are owners of Sectional Units 77, 78, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90 and 91.
- The last day for comments and/or objections was on **Friday, 15 March 2024**, of which no comments and/or objections were received to date.

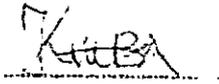
3. Closing Remarks

Attached to this application, please find copies and the relevant documents in support of the application:

- Newspaper notices;
- Proof of Neighbours consultation via registered mail and responses received; and
- Notice on site and municipal notice board;

Trust that this application will favourably be considered and should you need further information, kindly contact us at one of the above numbers.

Yours sincerely,



RITIKA KHIBA

PRINCIPAL MEMBER

Strategic Executive Urban and Transport Planning:
Sustainable Development Division

No objection to the proposed development

MEMO 369 - M N D U M

SUBJECT:

- 1. CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK, AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS.**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. IIYAMBULA	19/02/2024	Tel: 290 2914	
Section Engineer	.../.../2024		
Chief Engineer	.../.../2024		

TO: Urban Planning
R Kwenani

DATE: 02 July 2024

FROM: Section Engineer: Transport Planning

REF: L/RE/A/282/W



REVISED COMMENTS

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

An application received from **Ritta Khiba Planning Consultants CC** dated 24 January 2024 regarding the above subject matter has reference.

Remainder of Erf A/282 is located along Independence Avenue, Windhoek, of which Sectional Unit 79 is located within the Residential Apartments known as 77 Independence Avenue. The proposed Consent will not be generating any additional trips to the current road network.

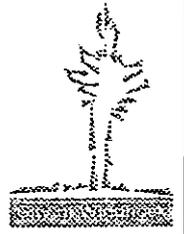
1. This Division has no objections to the proposed Consent to use Sectional Unit 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 Bedrooms; on condition:
 - 1.1 0.66 bays be provided per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone.
 - 1.2 The "On77" complex has got adequate parking for the self-catering Unit. Each unit has one dedicated parking bay and adequate visitors parking is provided on site.
 - 1.3 Consent use will only come into effect after meeting parking requirements on site, being to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

.....
MN Shiimi
Section Engineer: Transport Planning
*2508

371
MEMORANDUM

TO: MS. S Bachler	DATE: 19 March 2024
FROM: Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	REF: L/A/282/W



SUBJECT: CONSENT TO USE SECTIONAL UNIT 79 ON REMAINDER OF ERF A/282 WINDHOEK AS AN ACCOMODATION ESTABLISHMENT FOR SELF CATERING

The Application dated January 2023 for the proposed consent to use sectional unit 79 on the remainder of Erf A/282 Windhoek as an accommodation establishment for self-catering, received on 06 February 2024, refers.

A storm water investigation was done, and the following is reported:

1. Erf Remainder A/282 Windhoek has a general downward slope from the south east into a north westerly direction.
2. There is a stormwater system crossing underneath the Remainder of Erf A/282 Windhoek, crossing from Independence Avenue to the stormwater system flowing along Tal Street and Sam Nujoma Drive.

This Division has no objection to the proposed consent to use sectional unit 79 on the remainder of Erf A/282 Windhoek as an accommodation establishment for self-catering, provided:

1. 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 drainpipes, 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 canalized) is or can be changed, canalized or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
2. That the Municipal sidewalk remain to be to the required Municipal sidewalk profile.

.....
SECTION ENGINEER: DESIGN
CJ VAN DER MERWE

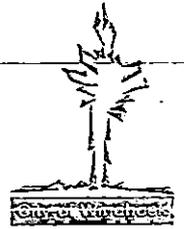
MEMO OF ³⁷²NDUM

TO: Ms. R. Kwenani

DATE: 22 February 2024

FROM: INF: Engineering Services Division

REF: L/R/A/282/W



**SUBJECT: CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE
REMAINDER OF ERF A/282, WINDHOEK AS AN
ACCOMMODATION ESTABLISHMENT (SELF-CATERING
ACCOMMODATION) CONSISTING OF 2 BEDROOMS.**

The application dated 24 January 2024 for the proposed consent to use sectional unit 79 situated on the remainder of erf A/282, Windhoek as an accommodation establishment (self-catering accommodation) consisting of 2 bedrooms, refers.

The application can only be approved under the following conditions:

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

.....
SECTION ENGINEER
OC Archer

373
MEMORANDUM

TO: Ruth Kwenani

DATE: 01-June-2024

FROM: Engineering Services
Electricity Department



REF: L/282/W

CONSENT TO USE SECTIONAL UNIT 79 ON REMAINDER OF ERF A/282 WINDHOEK AS AN ACCOMODATION ESTABLISHMENT FOR SELF CATERING.

The Strategic Executive: Electricity has in principle no objection for the proposed consent to use sectional unit 79 on the remainder of Erf A/282 Windhoek as an accommodation establishment for self-catering, received on 06 February 2024, provided that the following be adhered to:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- *Only one (1) service connection from the municipal electrical network will be allowed to the Erf.*
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and a service connection larger than 3 x 60 Amp 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.
- *Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Metering Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges and Metering.*

Kind regards

.....
VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

374

TO: Urban Policy

Date: 29 February 2024

FROM: Health and Environment Services



Ref: Erf A/282 W

SUBJECT: CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK, AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS.

The above subject matter has reference:

The Division has no objection to the consent to use sectional unit 79 on remainder of erf A/282 No. 77 Independence Avenue, Windhoek. The applicant is not required to comply with environmental management requirements.

Regards,

Market Watch Kleinadvertensies • Classifieds 375

SPERTYE: 13:00 TWE WERKSDAE VOOR PLASING
DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT

Geen advertensies sal telefonies aanvaar word nie.

TEL: 061 297 2175 FAX: 061 239 638
EMAIL: classifieds@synergi.com.na

No advertisements will be accepted telephonically.

NUMBERSOPAAVE	CONTENTS
001	Stortgevalle
002	In Memoriam
003	Dankbetuigings
004	Verlare
005	Kennissgewings
006	Personale
007	Opleiding
008	Betrekings gevra
009	Vakatures
010	Spesiale dienste
011	Gelastigings
012	Eisdonnans
013	Goed en verif
014	Akkommodasie
015	Te huur gevra
016	To Let
017	Kommeresiel te huur gevra
018	Kommeresiel te koop gevra
019	Kommeresiel te koop
020	Kommeresiel te koop
021	Allediel te koop gevra
022	Allediel te koop
023	Diare
024	Motorfiets en fietse
025	Motors
026	Vragantors en sloopvragans
027	Huise te koop gevra
028	Huise te koop
029	Basishede
030	Plase te koop gevra
031	Plase te koop
032	Veilings
033	Erve te koop gevra
034	Erve te koop
035	Regskennisgewings
001	Death Notices
002	In Memoriam
003	With Gratitude
004	Lost
005	Notices
006	Personal
007	Training
008	Employment Wanted
009	Vacancies
010	Services
011	Congratulations
012	Properties
013	Construction
014	Accommodation
015	Wanted to Let
016	To Let
017	Commercial Wanted to Let
018	Commercial to Let
019	Commercial Property to Buy
020	Comm. Property for Sale
021	Goods Wanted to buy
022	Goods for Sale
023	Animals
024	Bicycles and Motorcycles
025	Vehicles
026	Trucks and Trailers
027	Residential Prop. to Buy
028	Residential Prop. for Sale
029	Businesses
030	Farms Wanted to Buy
031	Farms for Sale
032	Auctions
033	Erven Wanted to Buy
034	Erven for Sale
035	Legal Notices

Kenissgewings Notices
NOTICE is hereby given in accordance with the Street and Place Naming Guidelines of the City of Windhoek, that I Ella Shihpo, 53060900574, PO BOX 80696, ellakama@gmail.com, request that the Windhoek Municipal Council: Naming/renaming of a street(s) or place, Sydney Atkinson Street Olympia, Written objections, duly motivated, to be intended to this transactions must be forwarded to the Chief Executive Officer Box 59, Windhoek and the applicant within fourteen (14) working days from the date of the advertisement.
 DM0202400414238

Betrekings gevra Employment Wanted
RAUHA is urgently looking for any kind of domestic work. Available immediately. Call: 081-4087260.
 DM0202400414235

SELISA is urgently looking for cleaning work in offices or domestic work from Monday to Friday. Call: 081-3644563.
 DM0202400414238

Vakatures Vacancies
VETERINARY SURGEON: The veterinarian must be in good standing with the Namibian Veterinary Council (NVC). Must have at least 10 years experience in his/her profession. Must be willing to work with small animals and large animals. Must be competent in medicine and surgery and have small amount of experience in orthopaedic surgery. Job requires after hours and weekend duties as well. Practice is situated in Otjiwarongo. Please email your CV to: elvira@evp-namibia.com.
 DM0202400414239

Spesiale dienste Services
BOER GOAT BREEDER'S SOCIETY OF NAMIBIA COURSES FOR 2024: 6-7 March 2024
 South Junior Course Stampriet Showgrounds
 (2 x Meals included but, All ACCOMMODATION and TRANSPORT expenses remain the responsibility of the participant.)
 14 - 15 March 2024
 Central/ Eastern Junior Course-Farm Doreen/Nina Environment
 (2 x Meals on the first day and transport will be provided. The exam will take place in Windhoek.)
 17-18 May 2024
 North Junior Course Otjiwarongo
 12-13 June 2024
 Senior Course - Farm Contradio
 Call or email the Boer Goat Breeder's Society of Namibia for any further inquiries at: Mobile phone: 081 492 3444. Email: btgn@aiaf.com.na
 DM0202400414238

OKINAWAN GOJU-RYU KARATE FOR EVERYONE
 Learn traditional karate for health, discipline, self-defence and sport.
CLASSES AT:
 43 Hyper Motor City, Maxwell St
 Chief Instructor: Sensei Carl Van Der Merwe
 7th Degree Black Belt
 40 years+ experience
OR
 Dr Marcus Garvey St, Ludwigsdorf
 Instructor: Sensei Rowan Carstens
 4th Degree Black Belt
 24 years+ experience
 For detail of classes contact:
 Okinawan Goju-Ryu Karate Namibia
 081 124 2879
 adam@okinawakarate-namibia.com
 or on Facebook

Huise te koop Residential Prop. for Sale
FOR SALE: NEW ROCKY CREST - three bedroom house, lounge, kitchen, three toilets, scullery, drive through garage, bachelor flat, parking for seven cars.
 PRICE: N\$1,850,000. Bond and transfer cost included.
 Call Isaac: 081-5820872 or 081-1227331
2. KLEINE KUPPE - three bedroom house, lounge, dining, kitchen, four toilets, scullery, storeroom, double garage, splash pool, enough parking.
 PRICE: N\$3,270,000. Bond and transfer cost included.
 Call Isaac: 081-5820872 or 081-1227331
3. VACANT PLOT - KLEINE KUPPE - Size 870m².
 PRICE: N\$1,200,000.
 Call Isaac: 081-5820872 OR 081-1227331.
 DM0202400414177

UIS:
 2437 sqm corner property in town centre. 7x1 bedroom flats with aircon, bathroom, kitchen, bbq & parking (152 sqm). Lots of space for development.
N\$4mil Negotiable
 Contact Wilna 081 257 1307

USAKOS HOUSE for rent or sale. Three bedrooms, kitchen, bathroom/toilet combined, two outside rooms, garage, front and back stoep. Call: Renette 081-2354154.
 DM0202400414202

Regskennisgewings Legal Notices
ENTRE: High Court of Namibia Main Division - Windhoek Case No: HC-MD-CIV-ACT-CON-2023/03872
 In the matter between: **BANK WINDHOEK LIMITED, Execution Creditor and AINASHO BARNABAS NAKWAYA, Execution Debtor**
NOTICE OF SALE IN EXECUTION
 Pursuant to judgement of the above Honourable Court granted on 6th November 2023, the following immovable property will be sold without reserve and voetstoets by the Deputy Sheriff of Tsumeb, at Erf No. 2190, Extension 7, Outapi, Namibia on 28th of February 2024, at 10h00, of the under mentioned property.
 Certain: Erf No. 2190, Extension 7
 Situated: In the Town of Outapi, Registration Division "A", Omusati Region
 Measuring: 385 (Three Hundred and Eighty Five) Square Metres Held By: Deed of Transfer No. T2440/2018
 Subject: To All the Conditions Contained Therein
 Improvements: Single story dwelling consisting of 3 bedrooms (with BIC), 1 common bathroom, 1 en-suite bathroom, separate WC, 1 lounge, 1 kitchen. Out Building: 1 garage.
TERMS: 10% of the purchase price and the auctioneer's 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, Tsumeb, and at the offices of the Execution Creditor's Attorneys. **DATED at WINDHOEK this 24th day of January 2024.**
DR. WEDER, KAUTA & HOVE-KA INC.
LEGAL PRACTITIONERS FOR THE PLAINTIFF
 WJK HOUSE, 3rd FLOOR JAN AUSSPANPLATZ WINDHOEK (Ref: MAT95416/1vs)
 DM0202400414231

Regskennisgewings Legal Notices
REZONING NOTICE: Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC on behalf of the owners of Erf 3333, No. 20 Best Street, Windhoek, intends applying to the Municipal Council of Windhoek for: **REZONING OF ERF 3333, NO. 20 BEST STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:500 m² TO "OFFICE" WITH A BULK OF 0.4. CONSENT FOR BUSINESS PREMISES CONSISTING OF A MEDICAL CENTRE AND CONSENT FOR 50% FREE RESIDENTIAL BULK.** Erf 3333, No. 20 Best Street, Windhoek is zoned "Residential" with a density of 1:500 and is approximately 1,380 m² in extent. There are currently existing buildings situated on the erf, which is utilized for Residential purposes. The intention of the owner is to rezone the erf and gain consent to use the erf as a business premises consisting of a medical centre and consent for 50% free residential bulk. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, parking layout, current and proposed zoning of the erf lies for inspection on the town planning notice board at 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 Municipal Council of Windhoek, 5th floor, office 516 and with the applicant in writing, not later than 15 March 2024.
APPLICANT: RITTA KHIBA PLANNING CONSULTANTS CC
 P O Box 22543, Windhoek
 Tel: 061 - 225062 or Fax: 088 614 935 (fax to email)
 Mobile: 081 578 8154
 Email Address: tp4@rkpc.com.na/info@rkpc.com.na
MUNICIPALITY OF WINDHOEK: Mr. Hugo Rust
 Department of Urban and Transport Planning
 Office: +264 61 290 2378
 Email: Hugo.Rust@windhoekcc.org.na
 DM0202400414071

Regskennisgewings Legal Notices
REZONING NOTICE: Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC on behalf of the owner of Sectional Unit 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek intends on applying to the Municipal Council of Windhoek for: **CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS.** The Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, is zoned "Business" and is approximately 2,935 m² in extent. The erf currently consists of an existing building of which the ground floor is being utilised for business purposes and the remaining floors as sectional residential units. Sectional Unit 79 is being used for residential purposes. It is the intention of the owner to utilize Sectional Unit 79 as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, current zoning and building plan with parking layouts lies for inspection on the town planning notice board at 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 Municipal Council of Windhoek, 5th floor, office 516 and with the applicant in writing, not later than 15 March 2024.
APPLICANT: RITTA KHIBA PLANNING CONSULTANTS CC
 P O Box 22543, Windhoek
 Tel: 061 - 225062 or Fax: 088614935 (fax to email)
 Mobile: 081 578 8154
 Email Address: tp4@rkpc.com.na/info@rkpc.com.na
MUNICIPALITY OF WINDHOEK: Ms. Ruth Kwenani
 Town Planner
 Department of Urban and Transport Planning
 Office: +264 61 290 3428
 Email: Ruth.Kwenani@windhoekcc.org.na
 DM0202400414072

RATES/ADVERTISING
 To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classifieds must be received by 12:00, two working days prior to placing. A handling fee of 15% is payable on advertisements received in writing by 12:00 three days before scheduled publication. No cancellation will be accepted if received after this deadline.
CONDITIONS OF ACCEPTANCE: Republika reserves the right to withhold or cancel any advertisement which has been accepted. Republika accepts no liability for failure to publish an advertisement received by telephone.
ERRORS: Please report errors immediately. Republika 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. Republika does not accept responsibility for misrepresentation in advertisements.
RATES: (Monday - Friday)
 Classifieds: N\$12.20 for the first 10 words and N\$2.15 (15% Vat included) for every word thereafter.
 Display: N\$108.00 per col/cm (15% Vat included).
 School notices: N\$56.70 (15% Vat included) per col/cm.
 Churches: N\$66.70 (15% Vat included) per col/cm.
 Sport: N\$50.70 (15% Vat included) per col/cm.
 Births, engagements, marriages, deaths, funerals: N\$66.70 (15% Vat included) per col/cm.
 Legal Notices: N\$745.00 for the first 300 words and N\$2.40 (15% Vat included) for every word thereafter.

TODAY IS WORLD HIPPO DAY

 Fancy waddling in a mud bath, getting angry with some tourists and yawning a lot while opening your mouth really, really wide? Then World Hippo Day, a chance to celebrate these water-loving creatures, sounds like the perfect occasion for you!

Market Watch
Om te adverteer skakel:
Kleinadvertensies
+061 297 2175

To huur To Let
LADIES ACCOMMODATION (SHARED) second house from MUST (small gate) provides beds, stove, microwave oven, refrigerators, freezer, WIFI, cleaning materials, electric kettle, water and electricity included. G4s. Call: 081-2354154.
 DM0202400414270
Motors Vehicles
FOR SALE: 1991 VW Jetta 1600 CSL, 5 speed, excellent/original condition - N\$45 000 not negotiable. WhatsApp to +2782746673.
 DM0202400414231

Market Watch
TO ADVERTISE CALL CLASSIFIEDS 061 297 2175
PROPERTY
PROPERTY AUCTION
15 FEBRUARY 2024 @ 12:00
ERF 3333 WINDHOEK NORTH
PROPERTY # PROPERTY
 Erf No 2284, Windhoek-North
 161 Hosea Kutako Street, Windhoek
 Erf Size: 935 m² - Building Size: 153 m²
 The main building positioned in the middle of the erf, consists of converted office/retail space
 2 x Bathrooms
 2 x 10sqm building
 A single garage, a store room, and a toilet.
 Ample shaded parking ideal for car rental or car sales
 Live Webcast Auction: 2 March 2024 @ 12:00
 Buyer's premium will be 10%
 Contact Us At
 Windhoek: +264 61 297 3456
 Swakopmund: +264 64 63374
 Orlowango: +264 65 24819
 Email: info@acornamibia.com
 www.acornamibia.com

REGISTRAR'S OFFICE Legal Notices

APPLICATION TO ERECT THREE STOREY DWELLING Take notice that the owner of Three Five Seven Five Klein Windhoek CC intends applying to the Windhoek Municipal Council for the construction of a three storey dwelling unit of Erf 3575 in Klein Windhoek. The proposed construction will allow the owner to erect a three-storey dwelling unit of Erf 3575. The owner's current intentions are to erect on Erf 3575 for the following activity - construction of a residential new house. Further take notice that the plan of the Erf 3575 lies for inspection on 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 and with the applicant/consultant in writing within 14 days of the last publication of this notice. The last date for any objection is on the 7 day of March 2024. Dated at Windhoek this 12 day of February 2024. Name and address of advertiser/consultant: Ole Derra - 081 281 2780 DM0202400414257

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 945, Nelson Mandela Avenue No. 63 Klein Windhoek, intends applying to the Municipal Council of Windhoek for: REZONING OF ERF 945, NELSON MANDELA AVENUE NO. 63 KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1900 M² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A 50% FREE RESIDENTIAL BULK AND TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS BEING PROCESSED. Erf 945, Nelson Mandela Avenue No. 63, is zoned 'Residential' with a density of 1900 m² and is approximately 1083 m² in extent. There is an existing building situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing building for office purposes. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at RITTA KHIBA PLANNING CONSULTANTS, Erf 1012 Doradopark. 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 Municipality of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 0815788154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Mr. Hugo Rust Town Planner Department of Urban and Transport Planning Office: +264 61 290 2378 Email: Hugo.Rust@windhoekcc.org.na DM02024004143071

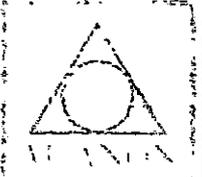
REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 945, Nelson Mandela Avenue No. 63 Klein Windhoek, intends applying to the Municipal Council of Windhoek for: REZONING OF ERF 945, NELSON MANDELA AVENUE NO. 63 KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1900 M² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A 50% FREE RESIDENTIAL BULK AND TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS BEING PROCESSED. Erf 945, Nelson Mandela Avenue No. 63, is zoned 'Residential' with a density of 1900 m² and is approximately 1083 m² in extent. There is an existing building situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing building for office purposes. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at RITTA KHIBA PLANNING CONSULTANTS, Erf 1012 Doradopark. 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 Municipality of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 0815788154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Mr. Hugo Rust Town Planner Department of Urban and Transport Planning Office: +264 61 290 2378 Email: Hugo.Rust@windhoekcc.org.na DM02024004143071

REGISTRAR'S OFFICE Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC on behalf of the owners of Erf 3333, No. 20 Best Street, Windhoek, intends applying to the Municipal Council of Windhoek for: REZONING OF ERF 3333, NO. 20 BEST STREET, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1500 M² TO 'OFFICE' WITH A BULK OF 0.4, CONSENT FOR A BUSINESS PREMISES CONSISTING OF A MEDICAL CENTRE AND CONSENT FOR 50% FREE RESIDENTIAL BULK. Erf 3333, No. 20 Best Street, Windhoek is zoned 'Residential' with a density of 1500 m² and is approximately 1380 m² in extent. There are currently existing buildings situated on the erf, which is utilized for residential purposes. The intention of the owner is to rezone the erf and gain consent to use the erf as a business premises consisting of a medical centre and consent for 50% free residential bulk. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, parking layout, current and proposed zoning of the Erf lies for inspection on the town planning notice board at 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 Municipal Council of Windhoek, 5th floor, office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS CC P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 081 578 8154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Ms. Ruth Kwenani Town Planner Department of Urban and Transport Planning Office: +264 61 290 3428 Email: Ruth.Kwenani@windhoekcc.org.na DM02024004143072

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 945, Nelson Mandela Avenue No. 63 Klein Windhoek, intends applying to the Municipal Council of Windhoek for: REZONING OF ERF 945, NELSON MANDELA AVENUE NO. 63 KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1900 M² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A 50% FREE RESIDENTIAL BULK AND TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS BEING PROCESSED. Erf 945, Nelson Mandela Avenue No. 63, is zoned 'Residential' with a density of 1900 m² and is approximately 1083 m² in extent. There is an existing building situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing building for office purposes. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at RITTA KHIBA PLANNING CONSULTANTS, Erf 1012 Doradopark. 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 Municipality of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 0815788154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Mr. Hugo Rust Town Planner Department of Urban and Transport Planning Office: +264 61 290 2378 Email: Hugo.Rust@windhoekcc.org.na DM02024004143071

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AL-ARON Family groups offer help for friends and relatives with alcoholics. They provide assistance for people who live with alcoholics. Mail: volment@telecom.na Powermam@gmail.com Tel: 081 250 6229 VENUE: osw Lindeniz and Kasino Street DATE AND TIME: Thursdays at 19H00

REGISTRAR'S OFFICE Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC on behalf of the owner of Sectional Unit 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, intends on applying to the Municipal Council of Windhoek for: CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS. The Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek is zoned 'Business' and is approximately 2,935 m² in extent. The erf currently consists of an existing building of which the ground floor is being utilised for business purposes and the remaining floors as sectional residential units. Sectional Unit 79 is being used for residential purposes. It is the intention of the owner to utilise Sectional Unit 79 as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, current zoning and building plan with parking layouts lies for inspection on the town planning notice board at 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 Municipal Council of Windhoek, 5th floor, office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS CC P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 081 578 8154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Ms. Ruth Kwenani Town Planner Department of Urban and Transport Planning Office: +264 61 290 3428 Email: Ruth.Kwenani@windhoekcc.org.na DM02024004143072

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Sectional Unit 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, intends on applying to the Municipal Council of Windhoek for: CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS. The Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek is zoned 'Business' and is approximately 2,935 m² in extent. The erf currently consists of an existing building of which the ground floor is being utilised for business purposes and the remaining floors as sectional residential units. Sectional Unit 79 is being used for residential purposes. It is the intention of the owner to utilise Sectional Unit 79 as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan, current zoning and building plan with parking layouts lies for inspection on the town planning notice board at 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 Municipal Council of Windhoek, 5th floor, office 516 and with the applicant in writing not later than 15 March 2024. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS CC P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 0886149235 (fax to email) Mobile: 081 578 8154 Email Address: tkp@rkpc.com.na na/info@rkpc.com.na MUNICIPALITY OF WINDHOEK: Ms. Ruth Kwenani Town Planner Department of Urban and Transport Planning Office: +264 61 290 3428 Email: Ruth.Kwenani@windhoekcc.org.na DM02024004143072

IN THE High Court of Namibia Main Division Case No : HC-MD-CIV-ACT-CON-2022/04273 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED, Execution Creditor and MELANGY GORDEN VAN WYK, Execution Debtor NOTICE OF SALE IN EXECUTION IN THE EXECUTION of a Judgment granted by the High Court of Namibia signed by the Registrar of the High Court of Namibia on 23 June 2023, the following immovable property will be sold on 6 March 2024 at 12h00 at Erf No. 8 281, Rehoboth: CERTAIN: Erf No Rehoboth B 281 SITUATE: In the Town of Rehoboth, Registration Division "M", Hardap Region MEASURING: 1 016 (One zero one six) square meters HELD: by Land Title No B 281 The property consists of the following improvements: Single storey dwelling consisting of: Lounge, Entrance hall, Kitchen, 3 Bedrooms, 1 Bathroom, 1 Water closet, 1 Storeroom. CONDITIONS OF SALE: 1. The sale takes place subject to the conditions of sale, which can be inspected at the offices of the Deputy Sheriff, Rehoboth. DATED at WINDHOEK this 10th day of JANUARY 2024. FRANCOIS ERASMUS & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 5 CONRADIE STREET WINDHOEK REF. FGE/HR/S/0127/mf DM0202400414332

REGISTRAR'S OFFICE Legal Notices

NOTICE TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33) 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 ERONGO 1. Name and address of applicant: SWAKOP CONVENIENCE CENTRE CC, PO BOX 1423, SWAKOPMUND, NAMIBIA 2. Name of business or proposed business to which application relates to: SWAKOP CONVENIENCE CENTRE CCA OK LIQUOR SWAKOP 3. Address/location of premises to which application relates: ERF 9794, SWAKOPMUND, Extension No. 39 4. Nature and details of application: BOTTLE STORE LIQUOR LICENCE. 5. Clerk of the Court with whom application will be lodged: SWAKOPMUND 6. Date on which application will be lodged: 29 FEBRUARY 2024 7. Date of meeting of Committee at which application will be heard: 10 APRIL 2024 Any objection or written submission in terms of Section 28 of the Act in relation to the application must be sent ordered 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. DM0202400414337

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33) 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 ERONGO 1. Name and address of applicant: SWAKOP CONVENIENCE CENTRE CC, PO BOX 1423, SWAKOPMUND, NAMIBIA 2. Name of business or proposed business to which application relates to: SWAKOP CONVENIENCE CENTRE CCA OK EXPRESS SWAKOP 3. Address/location of premises to which application relates: ERF 9794, SWAKOPMUND, Extension No. 39 4. Nature and details of application: GROCERY LIQUOR LICENCE. 5. Clerk of the Court with whom application will be lodged: SWAKOPMUND 6. Date on which application will be lodged: 29 FEBRUARY 2024 7. Date of meeting of Committee at which application will be heard: 10 APRIL 2024 Any objection or written submission in terms of Section 28 of the Act in relation to the application must be sent ordered 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. DM0202400414336

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REGISTRAR'S OFFICE Legal Notices

IN THE High Court of Namibia Windhoek, Main Division Case Number: HC-MD-CIV-ACT-OTH-2023/03510 In the matter between: GIOE INVESTMENTS CC, Applicant and KAY BARRON, 1st Respondent PROCON ELECTRICAL AND STEEL CC, 2nd Respondent ADEN BEUKES, 3rd Respondent FORM 3 - Rule 13(C) SUBSTITUTED SERVICE TO: KAY BARRON, a major adult female person, whose full and further particulars are unknown to the Plaintiff, formerly residing at House Gai, Farm Frauenstein 277, Komas Region, 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 Applicant's legal practitioner of your intention to defend (if any), in an action wherein: GIOE INVESTMENTS CC claims from you as follows: 1. Payment in the amount of N\$ 6 250 000.00 as damages. 2. Interest a tempore morae to be calculated on the aforesaid amount at the prescribed rate of 20% per annum from date of judgment to date of payment. 3. Cost of suit. 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 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 and in that case serve 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 FURTHER NOTICE 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 Defendant must deliver the return in terms of rule 6(4), which contains the following information about the defendant: "(a) in the case of a natural person, his or her full name, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or workplace email address or both; 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 intermsofrule 23(1) you as defendant will be required to meet with the plaintiff in order to agree a case 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 at WINDHOEK on this 24th day of JANUARY 2024. ENGLING, STRITTER & PARTNERS Legal Practitioner for the Applicant 12 Love Street Windhoek DM0202400414399

BY ORDER OF THE COURT REGISTRAR TO: MARK KUTZNER on behalf of the Plaintiff Engling, Stritter & Partners 12 Love Street Windhoek Namibia AND TO: NATASCHA KÜHNEL On behalf of Second and Third Defendants Dr Weder, Kauta & Hoveka Inc Dr Wyk House Jan Jonker Rd Ausspännplatz Windhoek AND TO: KAY BARRON First Defendant House GAI, Farm Frauenstein 277 Windhoek Komas Namibia All disputes are subject to Windhoek Jurisdiction only. PAN NO. Windhoek, Komas Namibia DM0202400414398

Multiple sclerosis MUSA

WHAT IS MULTIPLE SCLEROSIS?

SCLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS: Monday - Friday: 09h00 - 17h00

info@msnamibia.org

Guaranteed Swakopmund Vehicle Auction 2023 TOYOTA COROLLA 1.8 XS 2022 VW T-CROSS 1.0 TSI 2021 SHACLAN SX TRUCK 2021 NISSAN NP300 2.5 2018 RENAULT KANGOO 1.0 2017 FORD TRANSIT CONNECT Registration & Bidding on Online Bidding Starts: Webcast Auction: Viewing: T & C apply Buyer's premium will be charged. Details subject to change without prior notice. Swakopmund: +264 64 463374 Email: info@guaranteed.com.na

Market Watch Om te adverteer skakel. Kwaliteitsverzekering t: 061-291-2175 DM0202400414332

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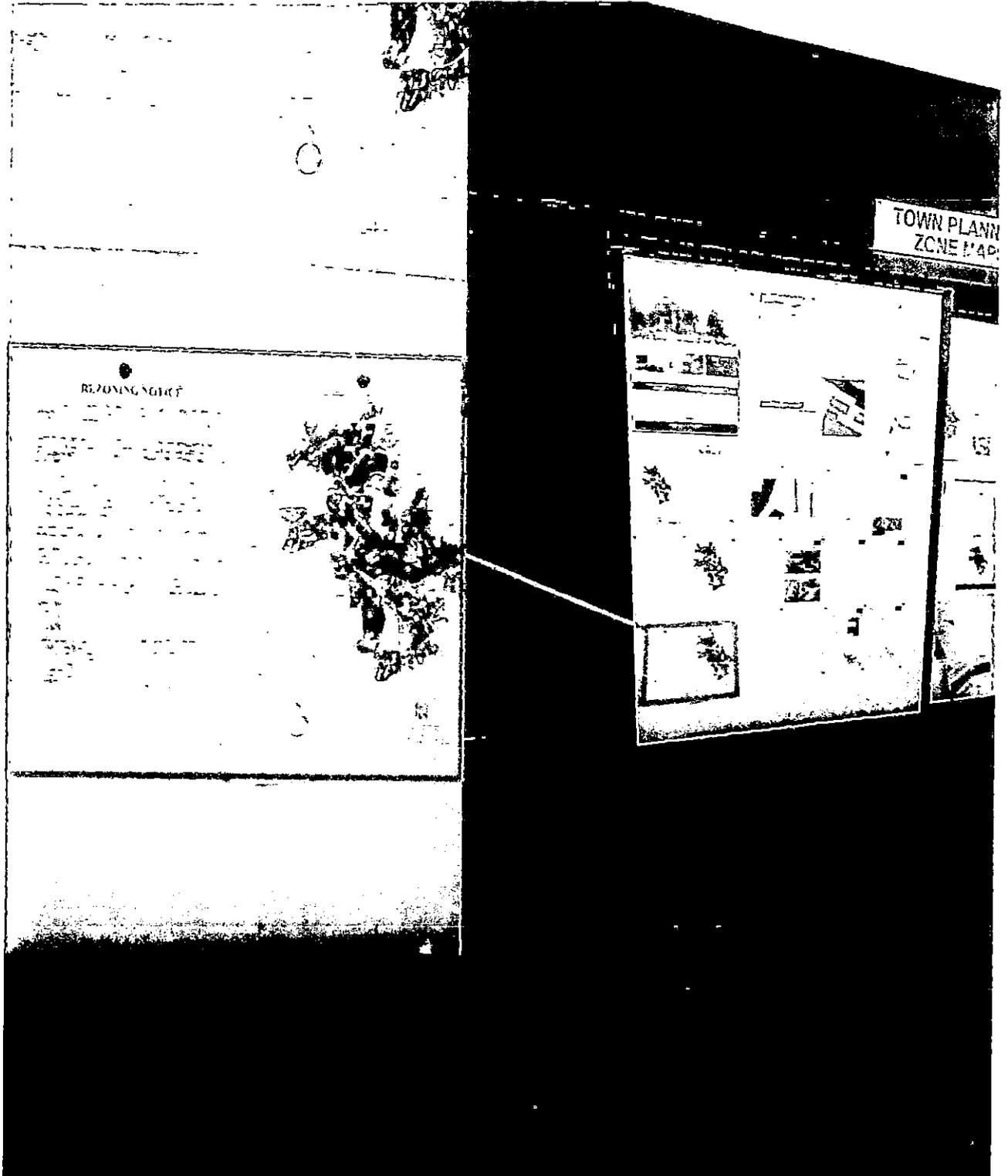
OFFICE HOURS: Monday - Friday: 09h00 - 17h00

info@msnamibia.org

ALCOHOLICS ANONYMOUS NAMIBIA If you want to drink, that's your business. If you want to stop, that's ours. Windhoek: 081 379 6366 Swakopmund: 081 243 2649 E-MAIL: DM0202400414399

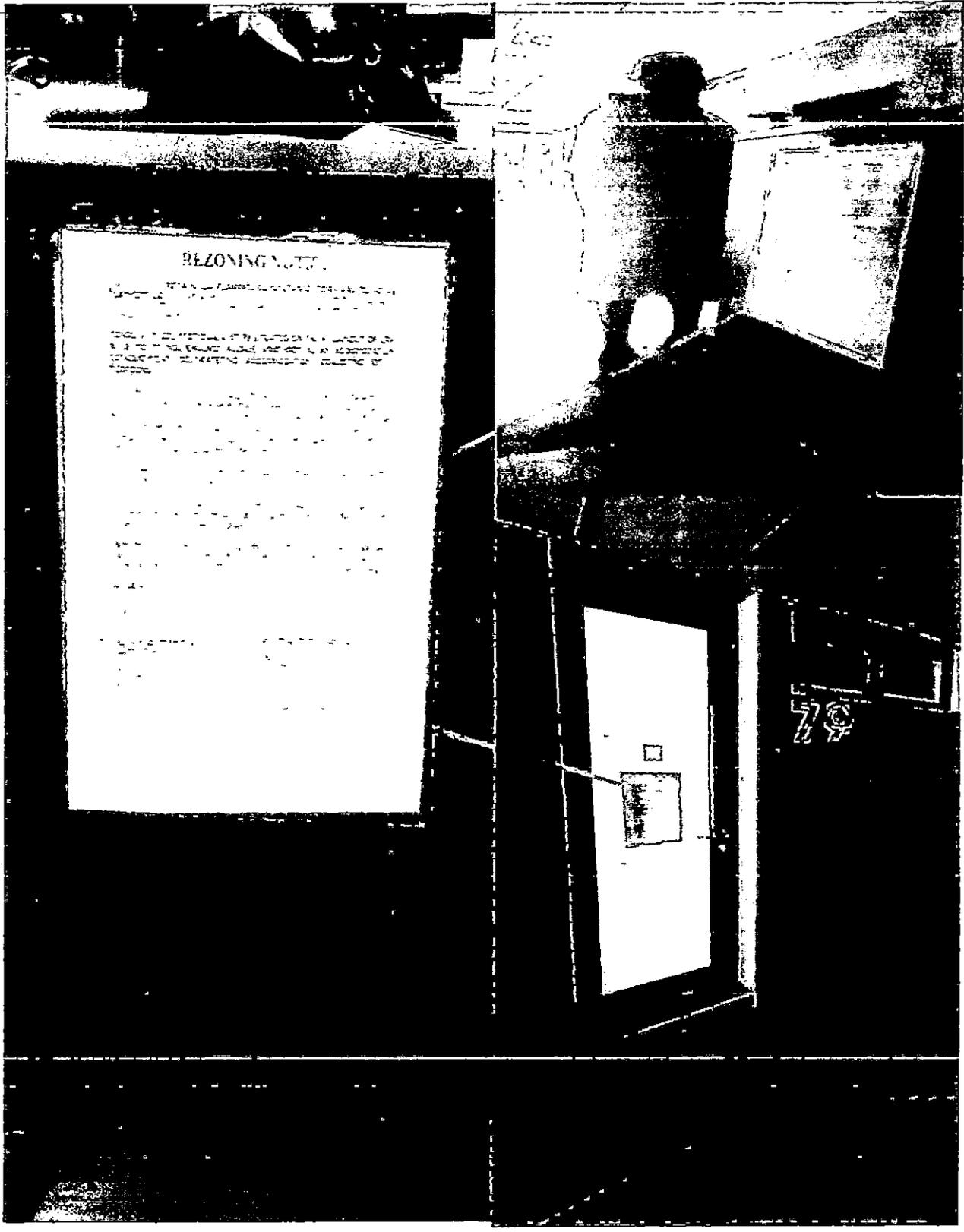
MUNICIPAL NOTICE

UNIT 79 SITUATED ON R/ERF A/282, 77 INDEPENDENCE STREET, WINDHOEK



ON-SITE NOTICE

UNIT 79 SITUATED ON R/ERF A/282, 77 INDEPENDENCE STREET, WINDHOEK



LIST OF REGISTERED 379 IMS POSTED



nampost®

by Pitta Khuba Planning Consultants (Unit 99, & 77 Independence Ave.)

Sender's reference no.	Addressee's name and address	Registration no.
Unit 77, 6th floor 77 Independence	H.R. Heitz P O Box 9316 Egoli Windhoek	BA 002 726 983 NA
Unit 78, 6th floor 77 Independence	77 on Independence P O Box 2369 Windhoek	BA 002 726 997 NA
Unit 80, 6th floor 77 Independence	77 on Independence P O Box 2369 Windhoek	BA 002 727 003 NA
Unit 81, 6th floor 77 Independence Ave	77 on Independence P O Box 2309 Windhoek	BA 002 727 017 NA
Unit 82, 6th floor 77 Independence Ave	77 on Independence P O Box 80873 Olympia Windhoek	BA 002 727 025 NA
Unit 83, 6th floor 77 Independence Ave	Josien Van Vuuren P O Box 23425 Windhoek	BA 002 727 034 NA
Unit 84, 6th floor 77 Independence	77 on Independence P O Box 2309 Windhoek	BA 002 727 048 NA
Unit 85, 6th floor 77 Independence	77 on Independence P O Box 2309 Windhoek	BA 002 727 051 NA
Unit 86, 6th floor 77 Independence	77 on Independence P O Box 2411 Windhoek	BA 002 727 065 NA
Unit 87, 6th floor 77 Independence	B.R. Brause P O Box 11102 Windhoek	BA 002 727 079 NA
Unit 88, 6th floor 77 Independence	77 on Independence P O Box 2309 Windhoek	BA 002 727 082 NA
Unit 89, 6th floor 77 Independence	Stebitz P O Box 2309 Windhoek	BA 002 727 096 NA
Unit 90, 6th floor 77 Independence	77 on Independence P O Box 2309 Windhoek	

atrio print 22054

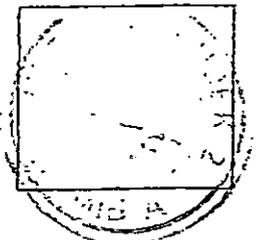
Number of items

12

Received by

J. Kh

Date-stamp



No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
Cell: +264 815788154/+264 812505559 | Email: info@erka.com.na
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS



15 February 2024

COMMENTS OF AFFECTED NEIGHBOURS:

CONSENT TO USE SECTIONAL UNIT 79 SITUATED ON THE REMAINDER OF ERF A/282, NO. 77 INDEPENDENCE AVENUE, WINDHOEK AS AN ACCOMMODATION ESTABLISHMENT (SELF-CATERING ACCOMMODATION) CONSISTING OF 2 BEDROOMS.

The Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek, is zoned "Business" and is approximately 2,935 m² in extent. The erf currently consists of an existing building of which the ground floor is being utilised for business purposes and the remaining floors as sectional residential units. Sectional Unit 79 is being used for residential purposes. It is the intention of the owner to utilise Sectional Unit 79 as an Accommodation Establishment (Self-Catering Accommodation) consisting of 2 bedrooms.

As the neighbouring sectional unit owner/occupant you are duly notified to comment on the consent application of Sectional Unit 79 situated on the Remainder of Erf A/282, No. 77 Independence Avenue, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I..... Mart Stehle

Owner of Sectional Unit 89, 77 Independence Avenue.

Have no objections to the proposed Consent Application;

Object to the Consent Application for the following reasons:

.....
.....
.....

Signature M. Stehle Date 27/02/2024

Further take note that this notice will expire within 21 working days of the receipt of this letter. The return address for comments is:
info@erka.com.na / info@erka.com.na P.O. Box 22543 Windhoek.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
Cell: +264 815788154 / +264 812505559 | Email: tp4@rkpc.com.na / info@rkpc.com.na
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS



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Owner of Sectional Unit, 77 Independence Avenue.

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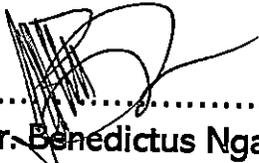
.....
.....
.....
.....

Signature.....Date

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info@rkpc.com.na / tp4@rkpc.com.na P.O. Box 22543 Windhoek.

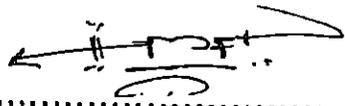
2023 PERFORMANCE REPORT FORMALISATION OF THE INFORMAL SETTLEMENT & THE INTEGRATION OF GROOT-AUB ADVISORY COMMITTEE

Checked by:


.....
Mr. Benedictus Ngairorue
Corporate Legal Advisor

Date: 28/06/2024

Checked by:


.....
Mr. Faniel Maanda
SE: Housing, Property Management & Human Settlement

Date: 09/08/2024

Approved by:


.....
Cllr Ivan Skrywer
Chairperson: Advisory Committee: Formalisation of the Informal Settlement &
the Integration of Groot-Aub Committee

Date: 14/08/2024



The Gateway to Endless Opportunities

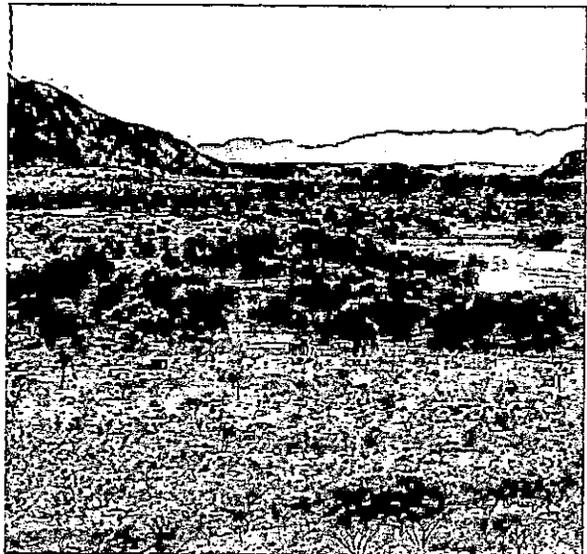
COMMITTEE REPORT 2023

Advisory Committee

on

Formalisation of Informal Settlements and

Integration of Groot-Aub



FOREWORD BY CHAIRPERSON



I wish to extend gratitude to Council and Committee Members for the trust bestowed upon me to lead the Advisory Committee on the Formalisation of Informal Settlements and Integration of Groot Aub. The committee is entrusted with two important responsibilities namely: to advise Council on matters related to (a) planning and formalisation of informal settlements, and (b) to ensure the full integration of Groot Aub into the activities of Council.

Council as per Resolution 220/10/2021 (Outcome of the Workshop on Land and Housing) resolved to implement large-scale land planning with the target of creating 12,000 erven in informal settlements within the current Council's term of office. From the given total, 5000 erven will be created through a pre-allocation intervention as put forward in Council Resolution 31/02/2021.

Formalisation refers to a legal process where unplanned informal settlements are regularised through a statutory planning process with the final output being an approved sub-division or proclaimed township. The regularisation process guarantees project beneficiaries with secure land tenure and renders the project area ungradable. As set out in the Development and Upgrading Policy of Council, upgrading is an action whereby an existing formal or informal settlement is regularised to provide a form of security of tenure or where new or additional municipal services are installed or a combination of these is pursued. An upgrading programme may comprise various combinations, depending on the target community's needs, priorities, and affordability levels.

To transform Windhoek, we need to hold hands, focus our attention on building stronger foundations through proper planning and implementation of projects. In this report, special emphasis is on the full integration of Groot Aub to the operations of the City of Windhoek.

A handwritten signature in black ink, appearing to read 'Ivan Skrywer', written over a horizontal line.

Cllr Ivan Skrywer
Chairperson

COMMITTEE MEMBERS

1. Cllr Ivan Skrywer	Chairperson
2. Cllr Magdalena Lombardt	Deputy Chairperson
3. Cllr Sade Shireen Gawanas	Member
4. Alderwoman Fransina Ndateelela Kahungu	Member
5. Cllr Austin Kwenani	Member
6. Dr. Saarty Ottillie Uukule	Member
7. Cllr Joseph Uapingene	Member

OFFICIALS

1. Mr. Faniel Maanda	Strategic Executive: Housing, Property Management & Human Settlement
2. Mr. John Kamure	Finance: Customer Care Agent
3. Mr. Sebastian Husselmann	Chief Engineer: Bulk Water & Waste Water
4. Mr. Metusalem Taalu Ashipala	Section Head: Settlement Development
5. Ms. Winnie Munyanya	Secretariat: Office of the Mayor

TABLE OF CONTENTS

1	INTRODUCTION.....	5
2	COMMITTEE OBJECTIVES	5
3	COMMITTEE MEETINGS.....	5
4	MATTERS REFERRED BY COUNCIL TO THE COMMITTEE.....	8
5	INTEGRATION OF GROOT AUB.....	8
6	FORMALISATION OF INFORMAL SETTLEMENTS.....	20
7	CONCLUSION.....	20
8	RECOMMENDATIONS.....	20

1 INTRODUCTION

The purpose of this report is to bring to the attention of Council activities of the Formalisation of Informal Settlements and Integration of Groot-Aub Committee for the period 2023/2024 Financial Year.

2 COMMITTEE OBJECTIVES

The Local Authorities Act, 1992 (Act 23 of 1992), as amended, provides under section 30(1)(w) that a Local Authority 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*. Formalization of Informal Settlements and Integration of Groot-Aub Committee is a result of the above statutory provision and forms an integral part of seven (7) Advisory Committees created by Council.

The objectives of the Committee are constituted in an advisory capacity are as follows:

- Formalisation of Informal Settlements, and
- The provision of basic services not limited to:
 - Billing
 - Waste management
 - Emergency management services
 - Customer care a
 - Building of roads and maintenance and
 - All related municipal services
 - To explore an individualised service request and feedback system for the informal settlements to avoid social disorganisations and to give people a voice (e. i. Watsup, SMS system, call Centre, etc)

To avoid overlap with the Advisory Committee on Basic Services, the work of this committee is limited to the formalisation of informal settlements and integration of Groot Aub.

3 COMMITTEE MEETINGS

For the period 2023/2024, the Committee held six (6) meetings. The detailed schedule of meetings and focus areas is indicated in the table on below:

Table 1: Schedule of Committee Meetings & Focus Areas

Date of the meeting	Status		Focus Areas
	√	Took place	
	x	Postponed	
02 November 2022	√		<ul style="list-style-type: none"> - Overlap between Formalisation of the Informal Settlement & Integration of Groot-Aub and Provision of Basic Services committees. - Update on Groot-Aub Court Case per CR80/03/2020 - Update on the Registration and Proclamation of Groot-Aub Township, Extension 1 & Extension 2 - Availability of new layout designs for Groot-Aub, sale of land - Status of houses built outside the planned area (will the houses be demolished). - Determination of standard rate for Groot-Aub. - Update on water supply in Groot-Aub. - Update on the Illegal sale of Electricity in Groot-Aub by individual buying bulk and supplying excess.
21 & 26 June 2023	√		<ul style="list-style-type: none"> - Update on the Groot-Aub court case: Summary on why we are in court and the progress. - Update on the recruitment of the Manager: Peri Urban and Satellite Suburbs. - Update on the secondment of staff members to Groot-Aub. - Status of water supply in Groot-Aub. - Status of boreholes in Groot-Aub. - Status of quality of drinking water in Groot-Aub. - Identification of a dump site in Groot-Aub. - Status of Skip Containers in Groot Aub. - Development of a waste transfer schedule. - Grading of gravel roads in Groot-Aub. - Update on proclamation of Groot-Aub as a Township. - Update on cadastral surveys. - The boundary of all farming units. - Topographic data for purpose of planning and other purposes. - Valuations – interim valuations for Groot-Aub. - Security of tenure (lease and land sales).

		<ul style="list-style-type: none"> - Progress on formalization (layouts). - Update of securing a cemetery at Groot-Aub of Parks. - Update on Emergency Services in Groot-Aub. - Update on Sand mining in Groot-Aub. - Update on presence of City Police in Groot-Aub. - Update on the introduction of a billing system in Groot-Aub. - Update on introducing a pre-paid water system. - Update on taking over infrastructure in Groot-Aub.
26 September 2023	√	<ul style="list-style-type: none"> - Update on Public Participation & Marketing (On point 49 on the Action Plan) - Update on the Secondment staff members to Groot Aub. - Summary of the presentation on the Commitments from the Ministries (written) - Status of the boreholes in Groot-Aub. - Update on Identification of the dump site in Groot-Aub. - Status of the Skip Containers in Groot-Aub. - Development of a Waste transfer schedule. - Grading of Gravel roads in Groot-Aub. - Feedback on the Acting Project Manager position. - Update on the process to recruit personnel on Counting of burial sites at Groot-Aub. - Update on Sand Mining Environmental activities in Groot-Aub information on Permission to occupy (PTO).
12 October 2023	√	<ul style="list-style-type: none"> - Public Participation and Marketing: Update on points 49 of the Action Plan. - Update on the Secondment Peri-Urban Project Manager. - Update on Built Environment Activities in Groot-Aub. - Update on Transport Activities.
25 March 2024	√	<ul style="list-style-type: none"> - Update on the Action Plan 2023. - Feedback on the site visit to Groot-Aub held on the 23rd April 2024. - Water connection to the Groot-Aub Junior Secondary School.
13 May 2024	√	<ul style="list-style-type: none"> - Update on the Action Plan 2023.

		<ul style="list-style-type: none"> - Feedback on the site visit to Groot-Aub held on the 23rd April 2024. - Water connection to the Groot-Aub Junior Secondary School. - Update on built environment activities in Groot-Aub. - Update on transport activities at Groot-Aub. - Communication calendar.
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4 MATTERS REFERRED BY COUNCIL TO THE COMMITTEE

No matters were referred to the Committee for advice.

5 INTEGRATION OF GROOT AUB

Integration of Groot Aub entails two important processes namely: (a) the transfer of Farm Groot Aub No. 267; and (b) the assimilation of Groot Aub into the operations of Council.

On the 30th of September 2011 (via Government Gazette No. 4801, Notice No. 184), the Minister of Regional and Local Government, Housing and Rural Development altered the Windhoek municipal boundary. The alteration was done line with section 4(1)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended which empowers the Minister to alter the boundary of a local authority. On the 18th of August 2017, Farm Groot Aub No. 267 was transferred to the Municipality of Windhoek. The transfer of land completed the first phase of integration.

Council via Resolution 80/03/2020 (Status Report on Groot Aub and Implementation of the Action Plan) resolved on all development aspects in Groot Aub. To ensure full implementation, the Council Resolution was converted into an Action Plan attached as Annexure A. The table below presents a high-level update on the resolutions taken at Committee Meetings regarding the Action Plan:

Table 2: High-level update on the resolutions taken vs. Action Plan

Date of the meeting	Status		Agenda
	√	Took place	
	x	Postponed	
02 November 2022	√		<ul style="list-style-type: none"> - Overlap between Formalisation of the Informal Settlement & Integration of Groot-Aub and Provision of Basic Services committees. <p>The issue of overlap in responsibilities between the two Committees was clarified and the need for prudence to avoid overlap expounded.</p>

		<ul style="list-style-type: none"> - Update on Groot-Aub Court Case per CR80/03/2020 The Committee was informed that the boundary dispute between the City of Windhoek and the owners of Farm Aub No. 187 (an enclave within Farm Groot Aub No. 267) is being considered by lawyers to prepare a compelling case for the court. The matter is still at administrative level where the Council and the legal representative are exchanging documents. - Update on the Registration and Proclamation of Groot-Aub Township, Extension 1 & Extension 2 The City of Windhoek can proceed with the registration and proclamation of Groot Aub Township and Groot Aub Extension 2. The registration and proclamation of Groot Aub Extension 1, which is the biggest of the three (3) extensions is not possible until such time that the Court Case is finalized. - Availability of new layout designs for Groot-Aub, sale of land and There are three (3) township extensions in Groot-Aub that are approved and surveyed. These are: Groot Aub Proper, Groot Aub Extension 1, and Groot Aub Extension 2. Further township extensions will be created after the approval of the Windhoek Structure Plan. As regards sale of land, erven in Groot Aub Proper, Groot Aub Extension 1, and Groot Aub Extension 2 re not yet saleable because of pending registration and proclamation. Once registration and proclamation is complete, the erven will be saleable. In the meantime, lease is possible. However, before implementing lease, all erven should be surveyed to determine the fitness of the boundary. Where encroachment will be detected, such should be corrected before signing of a lease agreement which in turn paves way for sales agreement. - Status of houses built outside the planned area (will the houses be demolished). Demolition is the last resort, the City of Windhoek's intent in Groot Aub was to bring
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		<p>about the needed to stability and order. Efforts will be expended to minimize demolition through a layout design intervention, where such efforts fail, demolition will then be inevitable. Houses built in the farming units, will belong to the City of Windhoek because such units will only be leased.</p> <ul style="list-style-type: none"> - Determination of standard rate for Groot-Aub. <p>Determination of the standard property rate will be determined as part of the 2020 Valuation Roll.</p> <ul style="list-style-type: none"> - Update on water supply in Groot-Aub. <p>Council is stabilizing supply by taking over all boreholes in the area.</p> <ul style="list-style-type: none"> - Update on the Illegal sale of Electricity in Groot-Aub by individual buying bulk and supplying excess. <p>Supply of electricity in the area is under NamPower, therefore any matter related to illegal connection will be raised with them for action.</p>
26 June 2023	√	<ul style="list-style-type: none"> - Update on the Groot-Aub court case: Summary on why we are in court and the progress. <p>Update at the next meeting.</p> <p>That the case was filed on the 31 May 2023 at the Windhoek High Court. Relief sought is as follows:</p> <p><i>Declaring that the size of farm Groot-Aub No. 187, district of Rehoboth is not 5.9696 hectares as indicated on annexure A1, but only 2,001m² as indicated on the notice of motion.</i></p> <p><i>Confirming that the size of Farm Groot-Aub No. 267 is 8,597,2708 hectares in extent,</i></p> <p><i>Direct the Registrar of deeds of Rehoboth to rectify its records accordingly in relations to extend in the size of farm Aub No.187 in accordance to prayer above, in the alternative an order rescinding the decision of an order of the court dated 22 July 2016 and 04 February 2014 respectively and this should be prepared</i></p>

	<p><i>following orders; an order declaring farm-Aub 187 in the district of Rehoboth 2001 m2 as indicated on annexure A2 in the motion,</i></p> <ul style="list-style-type: none"> - Update on the recruitment of the Manager: Peri Urban and Satellite Suburbs. <p>The recruitment process was initially finalized, the delay came as a result of discrepancies that was found in terms of the way the process was run and has been forwarded to the Departmental Head for a decision on the way forward..</p> <ul style="list-style-type: none"> - Update on the secondment of staff members to Groot-Aub <p>Secondments to be dome in accordance with the 2020 resolution that that feed directly into the Action Plan.</p> <ul style="list-style-type: none"> - Status of water supply in Groot-Aub <p>The Division of Bulk Water and Waste Water informed the meeting that at present, the City produces on average about 36,500-cubic meters per month to serve Groot-Aub and by converting that it will approximately giving an amount of 300,000 which cannot be collected because there is no means to collect any revenue for the services rendered.</p> <ul style="list-style-type: none"> - Status of boreholes in Groot-Aub <p>Feedback at next meeting.</p> <ul style="list-style-type: none"> - Status of quality of drinking water in Groot-Aub <p>The Scientific Services Division is responsible for taking weekly samples at various points in Groot-Aub and testing the water for safety and fitness for consumption. Where drop in quality is defected the Division of Scientific immediately inform the Division Bulk Water & Waste Water to take the necessary action. Water in Groot-Aub was fit for consumption at the time of reporting.</p> <ul style="list-style-type: none"> - Identification of a dump site in Groot-Aub <p>Feedback at next meeting.</p> <ul style="list-style-type: none"> - Status of Skip Containers in Groot Aub
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		<p>Feedback at next meeting.</p> <ul style="list-style-type: none"> - Development of a waste transfer schedule <p>Feedback at next meeting.</p> <ul style="list-style-type: none"> - Grading of gravel roads in Groot-Aub <p>Feedback at next meeting.</p> <ul style="list-style-type: none"> - Update on proclamation of Groot-Aub as a Township <p>the Department of Housing, Property Management and Human Settlement (Division of Property Management) instructed a Conveyancer to assist with the process, due to the ongoing case, instructions were returned pending outcome.</p> <ul style="list-style-type: none"> - Update on cadastral surveys: <p>Re-survey of property boundary already started. Waiting for the approval of the budget. That the procurement documents already signed off for the bid to outsource the survey of properties.</p> <ul style="list-style-type: none"> - The boundary of all farming units <p>The boundary of all the farming units is complete.</p> <ul style="list-style-type: none"> - Topographic data for purpose of planning and other purposes <p>Topographic data for Groot-Aub was incorporated into the tender document mentioned earlier.</p> <ul style="list-style-type: none"> - - Valuations – interim valuations for Groot-Aub <p>The Valuation Division does not have the capacity to do the valuation of Groot-Aub as they are currently busy with the 5-Year Valuation Roll. The function of valuation as with other extended boundaries will be outsourced.</p> <ul style="list-style-type: none"> - Security of tenure (lease and land sales)
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		<p>Security of tenure depends on township establishment and readiness of layouts.</p> <ul style="list-style-type: none"> - Progress on formalization (layouts) <p>The Acting Manager: Human Settlement submitted six (6) layouts to the Strategic Executive: Housing, Property Management on Formalization of Informal Settlements. At least two (2) layouts will be submitted to Council for consideration.</p> <ul style="list-style-type: none"> - Update of securing a cemetery at Groot-Aub of Parks <p>The Depart of Economic Development and Community will coordinate and recruit people from Groot Aub, the requirement will be posted to them and how many people will apply for the job, for counting the burial plots. The timeframe to finalize the project is by end of July 2023.</p> <ul style="list-style-type: none"> - Update on Emergency Services in Groot-Aub <p>For Emergency Services to be physically present in Groot-Aub, there is a need to establish a place/station in the area. From 2017 (date of official handover of operation in Groot Aub), the Division of Emergency Management and Disaster Risk Management implemented a modified shift system because (officials) must work 24 hours shifts, from 08:00 to 15:00 and then 15:00 to 21:00. The officers were commuting from Windhoek. A review was done eight (8) months into the operations, the expenditure for the period under review stood at a staggering N\$4.8 million. A decision was taken to pull out and manage the Groot Aub operations from the head office until such time that an office is built.</p> <ul style="list-style-type: none"> - Update on Sand Mining in Groot-Aub <p>The issue of sand mining has been delayed due to lack of funding to conduct feasibility study and the issuing of permits to the operators in Groot-Aub.</p> <p>Public meetings were held with the community members at beginning of March 2023 as well as meeting with the operators towards end of</p>
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		<p>March 2023 as part of the environmental audit for Groot-Aub.</p> <p>The feasibility study is to inform the way forward, in terms of permitting sand mining, issuing permit to whoever has applied or will apply in future. A report on sand mining will be made to Council in due course.</p> <p>- Update on presence of City Police in Groot-Aub</p> <p>The City Police have an office in the regional council building, two (2) officers are residing in Groot-Aub, and two (2) others are commuting from Windhoek. Three (3) vehicles are assigned to the area. The policing zone for Groot Aub covers a radius of 35km.</p> <p>- Update on the introduction of a billing system in Groot-Aub</p> <p>The Department of Finance and Customer Services seconded two (2) cashiers to Groot Aub and Supervisor having accommodation in the area. However, billing is on hold to due to technical issues being attended to at present, these includes but not limited to: (a) replacement of water pipes to high pressure pipes in keeping with specifications for the pre-paid water meters; and (b) signing of lease or sales agreement.</p> <p>- Update on introducing a pre-paid water system</p> <p>The Department of Infrastructure, Water and Technical Services is busy with the construction of new reticulation system to enable installation of a prepaid system.</p> <p>- Update on taking over infrastructure in Groot-Aub</p> <p>The Department of Electricity engaged NAMPOWER to obtain the value of the assets. To enable comparison of figures, the department would want to obtain independent asset valuation and for that reason underwent a procurement process to secure services of an asset valuator.</p>
26 September 2023	√	<p>- Update Public Participation & Marketing (On point 49 on the Action Plan)</p> <p>Update at the next meeting.</p>

		<ul style="list-style-type: none"> - Update on the Secondment staff members to Groot Aub. <p>In keeping with the 2020 Action Plan, the secondment of staff is to the Division of Peri-Urban and Satellite Suburbs. All Departments to act in accordance with the Council Resolution.</p> <p>The Department of Housing, Property Management and Human Settlement to expedite the appointment of an Acting Manager. The Department of Human Capital and Corporate Services to expedite the recruitment process.</p> <ul style="list-style-type: none"> - Summary of the presentation on the Commitments from the Ministries (written) <p>The Division of Bulk Water and Waste Water presented to the committee two pledges: (a) a pledge of N\$6.8 million from the Ministry of Urban & Rural Development; and (b) a pledge by the Ministry of Agriculture, Water and Land Reform to drill five (5) boreholes. The two pledges are aimed at improving access to water in Groot Aub.</p> <ul style="list-style-type: none"> - Status of the boreholes in Groot-Aub <p><i>The monitoring of the aquifer is ongoing and the following was reported:</i></p> <p>Seven (7) boreholes remain operational to supply the settlement with water. The Abstraction rate for the entire scheme remains at an average of 60 m³ per hour, and thus approximately volumetric abstraction of 430 000 m³ per annum. Up to August 2023 a volume of up to 1 859 000 m³ has been abstracted for supply to the settlement and some surrounding farmers.</p> <p>Ground water level monitoring continues to be carried out three times a week to detect any detrimental effects to installations should water levels drops beyond certain levels.</p> <p>The quality of remains good for purpose, sporadic out of specifications in quality parameters are reported by Scientific Services, but immediately rectified.</p>
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		<ul style="list-style-type: none"> - Update on Identification of the dump site in Groot-Aub <p>The Old Site is still in use and dozing happens once a quarter. Identification of a New Site is complete, preparatory works for the provision of roads and access to site also completed and the site will be commissioned once the old site is full and decommissioned.</p> <ul style="list-style-type: none"> - Status of the Skip Containers in Groot-Aub <p><i>Skip Removal System:</i> Solid Waste provided 14 skip containers for the disposal of garden refuse and building rubble. The skip containers are emptied once a week (Saturdays) and waste from the skips is disposed off at Groot-Aub dump site</p> <p><i>Household Refuse Removal:</i> Black bags for containment of household waste is issued and collected twice a week to each house. This is done by the Fixed Term Employees (FTE). The full bags are kept in a container at the dumpsite and removed on Saturdays by household refuse removal trucks.</p> <p>Open Space Cleaning (Litter picking): Litter is picked daily from open spaces by Fixed Term Employees.</p> <ul style="list-style-type: none"> - Development of a Waste transfer schedule <p>As indicated above, Skip Containers are cleaned every Saturday. The Black Bags are removed every Saturday by household removal truck and disposed-off at Kupferberg.</p> <ul style="list-style-type: none"> - Grading of Gravel roads in Groot-Aub <p>City of Windhoek has taken note of the concern raised by the Community affected by the unpleasing road condition from the existing bridge to the Police Station. However, the alignment of the section of the road in reference is complete and it does not meet the City's standard. Efforts are underway to look at possible re-alignment, including the likely repositioning of the existing bridge. The proposed low volume seal on the current design (surfaced road design) is not in accordance with</p>
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		<p>the City's standards and as such will require further investigation and approval. Upon completion of alignment and design, the upgrading works will be added to the City's tarring programme for implementation. The existing road will be re-graveled in the meantime to improve the riding quality.</p> <ul style="list-style-type: none"> - Feedback on the Acting Project Manager position <p>The appointment of Acting Manager: Peri-Urban and Satellite Suburbs is receiving attention and will be concluded soon.</p> <ul style="list-style-type: none"> - Update on the process to recruit personnel on Counting of burial sites at Groot-Aub <p>The process of recruiting personnel for counting of burial sites at Groot-Aub was completed successfully. The recruited members are interns residing in Groot-Aub. Three (3) interns will install grave numbers on 2,349 interred graves, 533 available burial space and 53 reserved graves. Weeding was completed by company of Groot-Aub residents. The occupancy rate at the Graveyard is determined at 81.51%.</p> <ul style="list-style-type: none"> - Update on Sand Mining Environmental activities in Groot-Aub information on Permission to occupy (PTO) <p>The feasibility study for Sand Mining at Groot-Aub was done internally. The Item communicating the outcome of the feasibility study is complete ready for tabling at the SE: Forum for scrutiny and clearance to the Management Committee and Council.</p>
12 October 2023	√	<ul style="list-style-type: none"> - Public Participation and Marketing: Update on points 49 of the Action Plan <p>The Division of Communication, Marketing and Public Participation information distribution in Groot Aub is done through pamphlets and leaflets, digital platforms. The Constituency Development Committee (CDC) plays a catalytic role in the dissemination of information. In addition to the CDC, the City of Windhoek makes use three (3) shops in the area to disseminate and distribute information in the area.</p>

		<ul style="list-style-type: none"> - Update on the Secondment Peri-Urban Project Manager. Since the departure of the Acting Manager: Peri-Urban and Satellite Suburbs, the office is vacant. The Department of Housing, Property Management and Human Settlement identified. The process is at its final stages. - Update on Built Environment Activities in Groot-Aub. The City of Windhoek does not have an office space in Groot Aub. The Division of Built Environment (Architecture Section) worked the preliminary design for the fire station. Requested all departments to present their office need. - Update on Transport Activities <i>Vehicle for Groot Aub:</i> The Division of Fleet Management is compiling a comprehensive organisational vehicle list with a view of identifying specific vehicle needs dedicated to Groot-Aub. <i>Buses:</i> The Division of Public Transport identified the urgent need to acquire two buses to service the Groot Aub route. The estimated cost of two buses is N\$8 million. <i>Taxi Rank or Taxi Stop:</i> The Division of Public Transport conducted preliminary consultations for establishment of a taxi rank or taxi stop at Triple J (JJJ) Service Station service Station.
25 March 2024	√	<ul style="list-style-type: none"> - [HPH] update on the Action Plan 2023. Updated Action Plan attached a Annexure A to the report was presented at Committee, A total of 5 out of 7 boreholes were drilled with the assistance of the Ministry of Urban and Rural Development; and the Ministry of Agriculture, Water and Land Reform. The item on Sand Mining served at the SE Forum and the submission is prepared for Council, to ensure that the moratorium/limitation that was placed is lifted or alternatively, guidance will be provided on the matter.

		<p>The Moratorium on new buildings is still in force as a measure to curb land invasion.</p> <ul style="list-style-type: none"> - [GOV] feedback on the site visit to Groot-Aub held on the 23rd April 2024. <p>Site visit to Groot Aub was set for 23 April 2024 from 09h00 to 16h00.</p> <ul style="list-style-type: none"> - [CS] water connection to the Groot-Aub Junior Secondary School. <p>Application was received from the Ministry of Education to connect to the municipal water network. An assessment was conducted by the City of Windhoek's Technical Team (Engineering Services), connection was granted and connection point was pointed out.</p>
13 May 2024	√	<ul style="list-style-type: none"> - [HPH] update on the Action Plan 2023. <p>Departmental heads re-visited Updated Action Plan attached a Annexure A to the report was presented to Committee members,</p> <ul style="list-style-type: none"> - [GOV] feedback on the site visit to Groot-Aub held on the 23rd April 2024. <p>The site visit to Groot Aub took place as scheduled. The visit resulted in the identification of several development challenges requiring urgent attention. Chief among the challenges is the issue land grabbing ensuing in the farming area. A <i>Cease-and-Desist</i> Letter attached as Annexure B to the report was prepared for issuance to all land grabbers that took occupation of farming units in the farming area.</p> <ul style="list-style-type: none"> - [CS] water connection to the Groot-Aub Junior Secondary School. <p>Site visit was undertaken and connection point was shown to the contractor appointed by the Ministry of Education.</p> <ul style="list-style-type: none"> - [INFRA] update on built environment activities in Groot-Aub. <p>Preliminary design for the Fire Station were done and shared with the custodian depart. Preliminary designs were also done on the office. The</p>

		<p>Preliminary design for the Fire Station were done and shared with the custodian depart. Preliminary designs were also done on the office. The Department of Infrastructure, Water and Technical Services (Built Environment Division – Architecture Section) will continue engagements with the Department of Housing, Property Management and Human Settlement (Human Settlement Division) and finalize designs.</p> <ul style="list-style-type: none"> - [FCS] Update on transport activities at Groot-Aub. To be reported on at next meeting. - [CCMPP] a communication calendar To be reported on at next meeting.
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6 FORMALISATION OF INFORMAL SETTLEMENTS

The six (6) meetings focused on the integration of Groot Aub. The next round of meetings for the 2024/2025 period will focus on the formalisation of informal settlements, more specifically, the status of sub-divisions (layouts).

7 CONCLUSION

The specific role of the Council Advisory Committees is to generally provide advice and give inputs to the Municipal Council on critical matters and to give impetus to programmes and/or projects that are aligned to Council's strategic objectives.

The above report summarises the progress made against the action plan discussed at the Formalisation of Informal Settlements and Integration of Groot-Aub Committee, for the reporting period 2023/2024. As Chairperson of the *Formalisation of Informal Settlements and Integration of Groot-Aub Committee*, I would like to encourage the acceleration of implementation of the above action plan and prioritise human capital & budget resources, to ensure consistency of co-ordinated efforts and service delivery.

8 RECOMMENDATIONS

Therefore, it is recommended,

- 8.1 That the Advisory Committee Report on Formalization of Informal Settlements and Integration of Groot-Aub be noted.

- 8.1 That, the necessary resources be availed to ensure the successful implementation of the Groot Aub Action Plan.
- 8.2 That construction of a municipal office for the southern part of the expanded municipal area be located in Groot Aub as a priority during the 2024/2025 and 2025/2026 Financial Years, starting with a temporary office using prefabricated materials to be completed before December 2024.

ANNEXURE C**1. Extract of the Local Authority Act of 1992 (as amended)-Section 30 (1) (w)**

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.

2. Extract of Standing Rules and Order (Rule 23-Reports of Advisory Committee)**23. Reports of Advisory Committee**

- (1) *Any report of an advisory committee to the Council shall, in accordance with regulation 5, be placed on the agenda of an ordinary meeting of the Council.*
- (2) *The Chairperson of the committee concerned or in his or her absence, a member of the committee requested thereto may be such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the committee for acceptance by the Council.*
- (3) *The proposer contemplated in sub-regulation (2) may, with the consent of at least Two-thirds of the members present of the committee concerned, amend any recommendation of such committee, or withdraw any item in the report of such committee for remission to the committee.*
- (4) *The provisions of regulation 21(3) shall apply mutatis mutandis to a report submitted for information in terms of sub-regulation (1).*

ANNEXURE B

[Special Municipal Council Minutes: 2021-03-11]

**7.2.1 GOV.1 [CEO] COUNCIL'S REPRESENTATION
ON ADVISORY AND EXTERNAL COMMITTEES
(4/2/2)****RESOLVED**

- 1 That it be noted that the following Councillors will serve on the various Advisory Committees:

No.	Advisory Committee	Councillor
1	Provision of Basic Services	Councillor B Araeb Councillor FN Hambuda Councillor Ms CC Hanases Councillor Ms FN Kahungu Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene
2	Economic Development, Public Safety and Citizen Welfare	Councillor B Araeb Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor Ms I Keister Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma Councillor A Kwenani
3	Heritage Committee	Councillor Dr JS Amupanda Councillor B Araeb Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene Councillor Ms SS Gawanas
4	Financial Sustainability, Performance Management and Policy	Councillor Ms DR Davids Councillor Ms I Keister Councillor Ms N Larandja Councillor SS Nujoma Councillor I Skrywer
5	Land Delivery and Provision of Affordable Housing	Councillor Ms SS Gawanas Councillor FN Hambuda Councillor FN Kahungu Councillor Ms I Keister Councillor N Larandja Councillor I Skrywer Councillor J Uapingene
6	Formalisation of Informal Settlements and the Integration of Groot Aub	Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms FN Kahungu Councillor A Kwenani Councillor Ms M Pienaar-Lombardt Councillor I Skrywer Councillor J Uapingene
7	External Relations, Mayoral Affairs and Co-operations	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms CC Hanases Councillor A Kwenani Councillor N Larandja Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma

- 1.1 That the proposed five (5) member appointment per Advisory Committee as per paragraph 4 of Council Resolution 35/04/2021, be rescinded and the allocations ranging from five (5) to nine (9) members per Advisory Committee, be approved.
- 1.2 That the various Advisory Committees select their specific Chairpersons and Vice Chairpersons.
- 2 That it be noted that the following Councillors will serve on the external committees:

No.	Advisory Committee	Councillor
1	Association for Local Authorities in Namibia (ALAN)	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms DR Davids
2	Mayoral Trust	Councillor Ms CC Hanases
3	The Franco Namibian Cultural Centre (FNCC)	Councillor SS Nujoma
4	The Namibian University of Science and Technology (NUST)	Councillor Ms N Larandja
5	The University of Namibia (UNAM)	Councillor Dr JS Amupanda

- 2.1 That the nomination of the Council Member to represent the City of Windhoek at the University of Science and Technology (NUST) be kept in abeyance to see how the City will navigate its way to obtain its representative from the Association of Local Authorities in Namibia (ALAN) to the University of Science and Technology (NUST).
- 2.2 That the nominations of a Councillor to represent the City of Windhoek at the Retirement Fund of Local Authorities and Utilities in Namibia (RFLAUN) be referred to the Councillors Forum for further deliberations and nominations in line with Rule 12.1 of the Pension Fund Rules, whereafter the Acting Chief Executive Officer (Executive: Strategy and Performance Management) resubmit the matter to Management Committee, for consideration.
- 3 That the Manager: External Relations and Networking inform the external institutions as per paragraph 2 above, of the Councillors serving on the various external committees.

RESOLUTION 59/03/2021

TERMS OF REFERENCE

FORMALISATION OF INFORMAL SETTLEMENTS AND THE INTEGRATION OF GROOT AUB

1. MANDATE

- I. The Committee was created and approved as part of the 7 (seven) advisory committees, with the subsequent resolution Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES (4/2/2)** to various advisory -committee's as a mechanism aligned to the Strategic Transformational Plan 2017 – 2022 for efficiencies and effectiveness.
- II. The “Formalization of Informal Settlements and the Integration of Groot Aub, Peri-urban and Satellite Suburbs Committee” is an advisory committee set up to provide the required services specifically in the Informal Settlements.

2. GENERAL APPLICATION OF ADVISORY COMMITTEES

The Advisory Committee will carry out the following general applications:

1. The Chairperson of the Committee will act as the interface between Council and Ex-officio Members.
2. The committee will hear deputation on matters from members of the public related to the “Formalization of Informal Settlements and the Integration of Groot Aub, Peri-urban and Satellite Suburbs Committee”.
3. Contributing to the work of the Councilors Forum through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.
4. Ensure that the City is financially prudent while unlocking institutional strength and capacity;
5. Mitigating risks which may hinder the sub-committee's goals.
6. The committee will be comprised of the following Departments:
 - 6.1. Housing, Property Management and Human Settlement
 - 6.2. Finance and Customer Services
 - 6.3. City Police
 - 6.4. Infrastructure, Water and Technical Services
 - 6.5. Economic Development and Community Services

3. OBJECTIVES

The objectives of the Committee is to provide advice Council on:

FORMALIZATION OF INFORMAL SETTLEMENTS

- The provision of basic services not limited to
 - Billing
 - Waste management
 - Emergency management services
 - Provision of water and sanitation
 - Customer Care Services
 - Building (Development, upgrade and maintenance of roads)
 - All related municipal services (electricity etc.)
 - To explore an individualized service request and feedback system for the informal settlements to avoid social disorganizations and to give people a voice (e.i. WhatsApp, SMS system, call Centre, etc.)

4. DELIVERABLES

The committee is responsible for key deliverables in terms of its mandate which may include inter alia:

- Reports and/or written submissions;
- Bi-annual Progress Reports/Presentations on specific projects;
- Inputs to Partnership Agreements where applicable;
- Advise on budget for heritage resources management and maintenance;
- Policy documents.
- Meeting minutes for site visits

5. MEMBERSHIP AND COMPOSITION OF THE COMMITTEE

The Committee shall consist of duly nominated Municipal Councillors

City of Windhoek Officials from various functional areas will be nominated through the Office of the CEO to assist the committee members on technical issues within the mandate of the committee. Officials will not be members of the committee.

The composition of the committee is in line with the substantive needs of the Sub-committee as reflected in its key focal areas.

Ex- Officio Members

6. MODALITIES OF OPERATION

- 6.1. The committee shall meet **once a month** or as required.
- 6.2. Notice of meeting as well as a proposed meeting agenda and relevant documentation shall be circulated at least **three (3)** working days prior to a committee meeting.
- 6.3. Minutes of a meeting shall be circulated to all sub-committee members **within three (3) working days** of a committee meeting.
- 6.4. A meeting request for the remainder of the year will be sent out to all members.
- 6.5. Communication between members of the committee shall occur primarily through email and official memorandum, reports, presentations and proposals. In addition, a **“Whatsapp”** Group will be created for committee members to keep each other apprised of any relevant information.
- 6.6. Adherence to Council policy and procedures and best practices shall be duly enforced throughout the execution of the Sub-committee’s mandate.
- 6.7. A quorum for any meeting of the sub-committee shall be 50% +1 of its membership, including either the Chairperson or Deputy Chairperson at the time of the meeting.

7. TERM OF OFFICE

- 7.1 An elected member of Council shall hold office contemporaneous with the term of Council, or until relieved through a formal resolution of the Municipal Council of Windhoek.
- 7.2 Should a Council member dies or resigns, Council shall appoint another person to fill that vacancy for the remaining portion of the term of office of the vacating member.

7.3 The committee shall nominate and by resolution appoint a Chairperson and Deputy Chairperson.

8. **REVIEW OF TERMS OF REFERENCE**

These TOR are subject to review upon recommendation of the committee or as and when the regulatory, social and or the local authority environment requires change.
