NOTE

*** **Pages 393 - 987 attached hereto** should be read with **Items 13.1.14 to 14.1.3 respectively** of the **agenda** of the monthly meeting of the Municipal Council of Windhoek, to be held on **Monday, 3 April 2023 at 17:30**, in the new Council Chambers, Windhoek.

Compiled by: Ms MF Gous

PowerCom
(PTY) LTD

393

PowerCom (Pty) Ltd
P.O. Box 40799 Windhoek
Tel: +264 (61) 201 2090
Fax2mail: +264 (61) 88 655 898
info@powercom.na
www.powercom.na

Enquiries: Mercutio B.T. Mowes

09 November 2020

Mr. George Mayumbelo
Chief Executive Officer
City of Windhoek
Cnr. Garden & 9 Independence Ave
Windhoek
Namibia

Dear Sir,

RE: Application to lease portions of land to erect communications towers throughout Windhoek

Further to our applications to lease land in various areas in Windhoek, pending approval, PowerCom (PTY) LTD, the only licensed Network Infrastructure Company and a subsidiary of Telecom Namibia would like to apply to lease portions of land to construct 2 (two) new telecommunications towers at various locations in Windhoek. These locations are as follows:

- Shandumbala
- Rocky Crest Ext 4

The proposed tower structure will enable various operators to extend their network coverage to their respective customers in these different locations. Operators will provide 2G, 3G and 4G mobile services, as well as other wireless and fixed wireless services from these locations.

Details of the Proposed tower structures is as follows:

- The lease of a portion of land, 8m x 8m, to erect a communications tower. The area will be fenced off to secure the site.
- 25m high camouflage "tree" tower.

Diagrams for the proposed sites are attached to this document. Furthermore, PowerCom will apply for the required electrical connection from the respective electricity provider.

I trust that the above is adequate for Management and Council to consider all relevant factors and request their favourable consideration. If Management and Council approves this request, PowerCom will ensure to conduct an Environmental Impact Assessment study to obtain an Environmental Clearance Certificate before construction starts.

Please contact the Site Acquisition Officer for any additional information or comments.

Yours sincerely,

Ms. Alisa Amupolo
Chief Executive Officer

PowerCom
(PTY) LTD

PowerCom (Pty) Ltd
140 NPTH Building no.4, Julius K. Nyerere Street
Southern Industrial Area
P.O. Box 40799 Windhoek
Tel: +264 (61) 201 2090
Faxamail: +264 (61) 88 655 898
info@powercom.na
www.powercom.na

Enquiries: Mercutio B.T. Mowes

17 March 2021

Mr. George Mayumbelo
Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek
Via email: Angeline.Nanyemba@windhoekcc.org.na

Dear Mr. Mayumbelo,

APPLICATION TO LEASE PORTIONS OF LAND TO ERECT COMMUNICATIONS TOWERS THROUGHOUT WINDHOEK

Further to our applications to lease land in various areas in Windhoek, pending approval, PowerCom (PTY) LTD, a licensed Network Infrastructure Company and a subsidiary of Telecom Namibia would like to apply to lease portions of land to construct 6 (six) new telecommunications towers at various locations in Windhoek. These locations are as follows:

- Rocky Crest (Faith City)
- Dorado Park Ext 1
- Ludwigsdorf
- Katutura (Sam Nujoma Stadium)
- Otjomuise (8ste Laan)
- Havana

The proposed tower structure will enable various operators to extend their network coverage to their respective customers in these different locations. Operators will provide 2G, 3G and 4G mobile services, as well as other wireless and fixed wireless services from these locations.

Details of the Proposed tower structures is as follows:

- The lease of a portion of land, 8m x 10m, to erect a communications tower. The area will be fenced off to secure the site.
- 25m high camouflage "tree" tower.

Diagrams for the proposed sites are attached to this document. Furthermore, PowerCom will apply for the required electrical connection from the respective electricity provider.

Directors: Ms Eldorette Harmse (Chairperson), Mr Set-Son Shifidi (Vice -Chairperson), Ms Ndeyapo Shilongo, Ms Mary N. Shiimi, Ms Tonata Nghifitikeko , Mr Nicky Muten , Mr Armando Perny
Chief Executive Officer: Ms Alisa Amupolo
Company Secretary: Ms Vistorina Namene
Registration Number: 2090/535

I trust that the above is adequate for Management and Council to consider all relevant factors and request their favourable consideration. Should Management and Council approve this request, PowerCom will ensure to conduct an Environmental Impact Assessment study to obtain an Environmental Clearance Certificate before construction starts.

Please contact the Site Acquisition Officer for any additional information or comments.

Yours sincerely,

Ms. Alisa Amupolo
Chief Executive Officer

PowerCom
(PTY) LTD

POWERCOM'S DELEGATION OF AUTHORITY

Table of Contents

1. OBJECTIVE OF THE DELEGATION OF AUTHORITY POLICY 4
2. DISCIPLINARY IMPLICATIONS 4
3. RULES OF INTERPRETATION 5
3.1 No further delegation 5
3.2 Internal arrangements 5
3.3 Multiple authorities 5
3.4 Restrictive interpretation 5
3.5 Authority to be exercised in line functions 5
3.6 Unusual or important cases 5
3.7 Acting delegations 6
3.8 Limitation of acting authority 6
3.9 Payment arising from duly signed contracts 6
3.10 Cancellation and extension of supply contracts 6
3.11 Amendments to delegation of authority policy 7
3.12 Standing approvals 7
3.13 Emergency procedures 7
3.14 Budget and business plans 7
SECTION A - FINANCIAL CONTROL DELEGATIONS 8
A.1 Capital & Operating Budget 8
A.2. Electronic Fund Transaction Payments and Payment Release Authorizations 8
A.3 Borrowing Powers 8
A.4 Writing off of bad debts 9
A.5 Authority to institute claims against debtors in circumstances of insolvency. 9
A.6 Insurance 9
A.7 Travel 9
A.8 All Capital Expenditure 10
A.9 Vehicle Leasing Framework Agreements 10
A.10 PC and related equipment, software and printers 10
Section B EMBEDDED DELEGATIONS 10
B.1 Delegation regarding procurement of goods & services of new or existing contracts. 11
B.2 The Procurement of stock items under existing contracts. 16
B.3 Signing of contracts 17
SECTION C OPERATIONAL DELEGATION 17
C.1 Technical / Infrastructure Operations 17
C.2 Commercial operations 18
C.3 Finance Operations 18
SECTION D DELEGATIONS REGARDING: CONSULTANTS AND LAW FIRMS. 18

D.1 Appointment of legal practitioners and the granting of Powers of Attorney....18
D.2 Decisions on Settlement of Litigation and Settlement Agreements....19
SECTION E DELEGATIONS REGARDING THE COPROPRATE COMMUNICATIONS AND PUBLIC RELATIONS FUNCTION....19
Authority Level....19
E.1 Chief spokesperson on behalf of the company....20
E.2 Issuance of Media Releases....20
E.3 Approval of Donations and Sponsorships within limits of the Sponsorship budget....20
E.4 Companywide Internal Communications....20
SECTION F DELEGATIONS REGARDING THE HUMAN RESOURCES FUNCTION....20
F.1 Revision of Structure....20
F.2. Redundancy....20
F.3 Transfers....21
F.4. Job Grading System and revision thereof....21
F.5 Employee Compensation Policies....22
F.6 Performance Management....22
F.7 Appointment Contracts and Salary Offers....22
F.8 Disciplinary hearings....23
F.9 Retirement....23
F.10 Internal Promotions....24
F.11 Internal Financial Assistance for Studies....24
F.12 External Bursaries....24
F.13 Admission to Internal Training and Technical Apprenticeships....24
F.14 Special Awards to Employees....24
F.15 Performance of Remunerative work outside PowerCom....24
F.16 Housing....24
F.17 Attendance of training, conferences, conventions, congresses etc....25
SECTION G DELEGATIONS REGARDING THE MARKETING AND SALES FUNCTION....25
G.1 Product/Service Launches....25
G.2 Advertising and Promotions....25
G.3 Market Research and Development....26
G.4 Pricing....26
G.5 Approval of Annual Operating Plan....26
SECTION I RESERVED POWERS OF THE SHAREHOLDER AND THE BOARD OF DIRECTORS....26
I.1 The Shareholders....26
I.2 Board of Directors....27

B.2.3	Emergency Procurement	All the emergency procurement not budgeted for above N$250,000 must be approved by the Board of Directors. Direct Procurement method will be to procure goods or services from a single source without competition. Management shall apprise the board of emergency procured items, at quarterly board meetings.
B.3 Signing of contracts		All contracts will first be reviewed by the Legal Counsel. Subsequent to Legal review, the signing of these contracts shall work hand in glove with the authority levels indicated in this Policy framework. The approving signatories will be the relevant Senior Manager, Chief Executive Officer. The values of any such contract will be based on the levels explicitly contained in this DoA.

SECTION C OPERATIONAL DELEGATION

Delegation to perform ordinary business of the respective division/departments. This excludes procurement of any goods or services for Powercom's consumption.

Section	Subject Matter	Authority Level
C.1 Technical / Infrastructure Operations		
	Conclusion of any contract or transaction, in the interest of executing the ordinary business of PowerCom to its customers.	Custodian: Senior Manager: Infrastructure. All technical related contracts to be reviewed by Legal Counsel and signed by Senior Manager: Infrastructure, and Chief Executive Officer.

1.2.11		Approval of the Strategic objectives of PowerCom.
1.2.12		The granting of any guarantee or encumbrance not specifically authorized in the budget over N$250,000.00.
1.2.13		The settlement of legal claims involving the GRN.
1.2.14		The settlement of any legal claim that might have a material effect on the business of PowerCom.

1. MS. ALISA AMUPOLO
CHIEF EXECUTIVE OFFICER

APPROVED / DISAPPROVED

SIGNED AT WINDHOEK THIS 14 DAY OF June 2018

2. MS. IRENE SIMEON-KURTZ
CHAIRPERSON OF BOARD OF DIRECTORS

APPROVED / DISAPPROVED

SIGNED AT WINDHOEK THIS 14 DAY OF June 2018

3. CERTIFICATION:

MS. VINCIA CLOETE
COMPANY SECRETARY

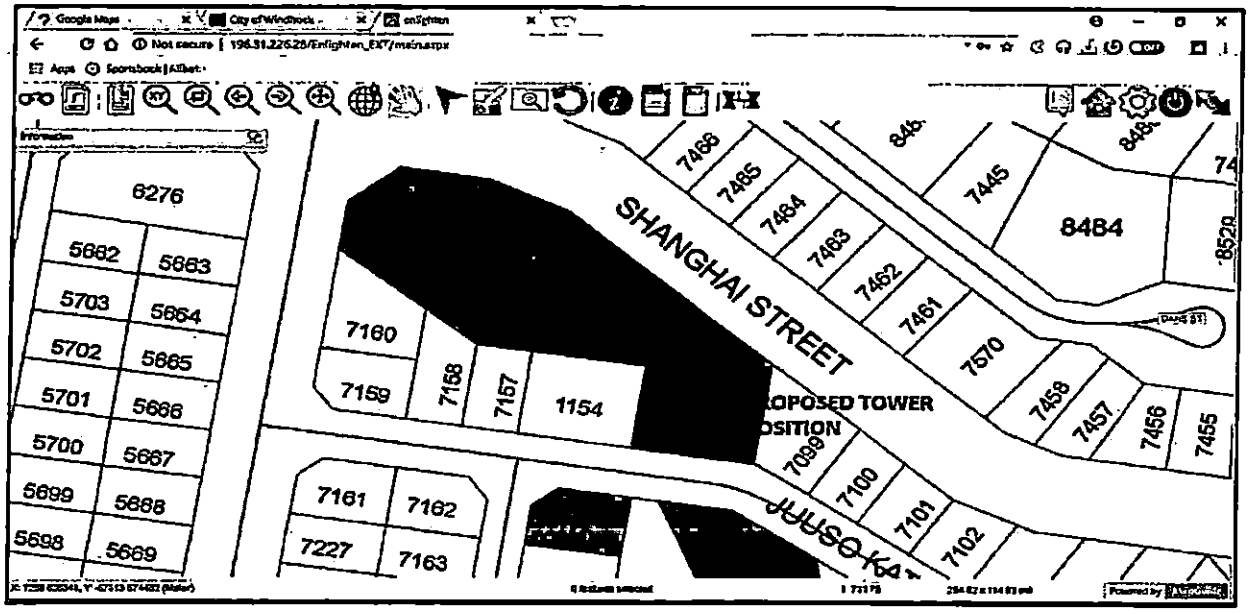
SIGNED AT WINDHOEK THIS 14th DAY OF June 2018

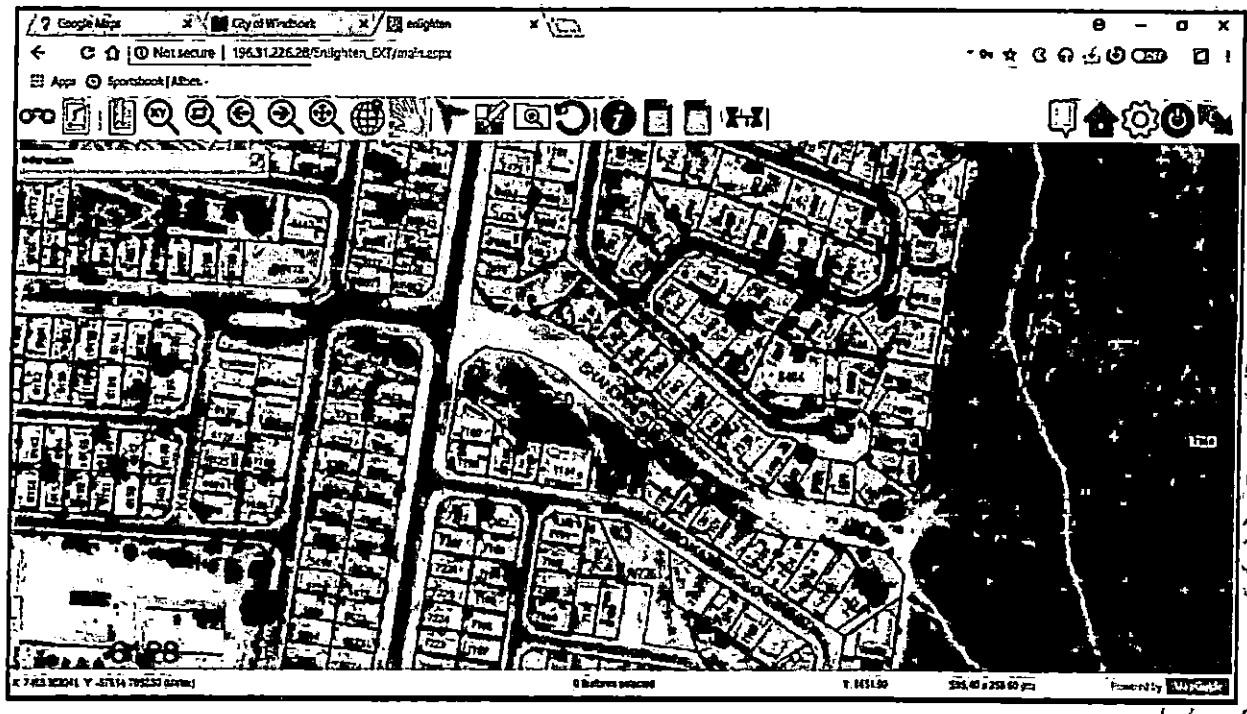
Certified as a true and authentic resolution of the Board of Directors as resolved upon on this.

Shandumbala

22°31'15.7"S 17°04'08.6"E

Erf R/7350 "public open space"

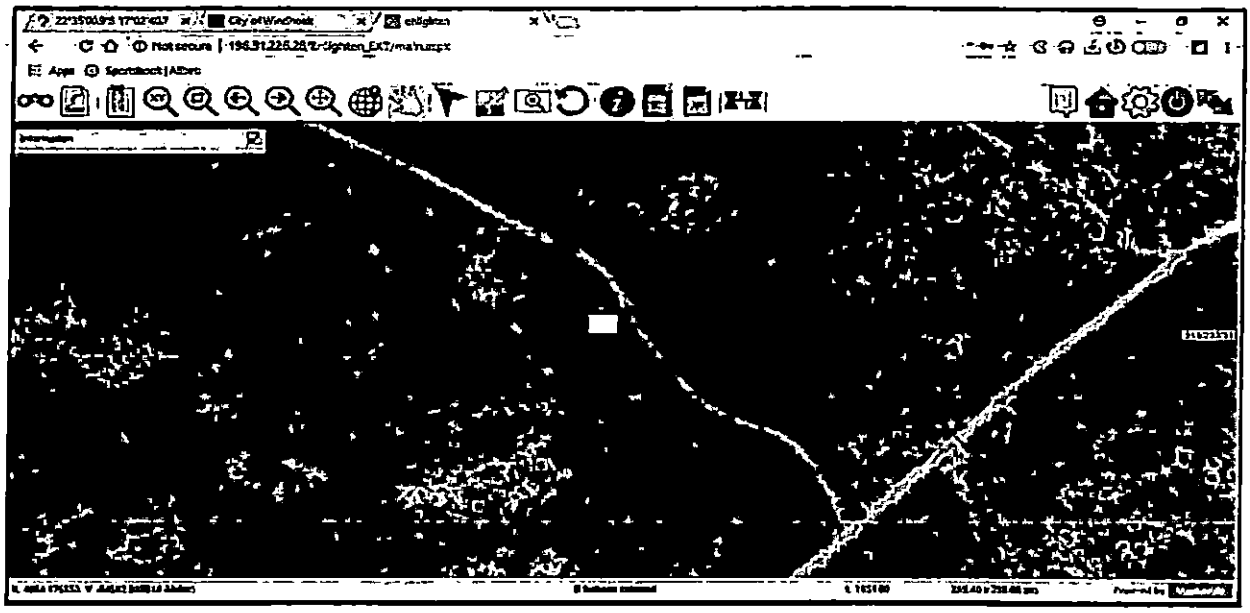


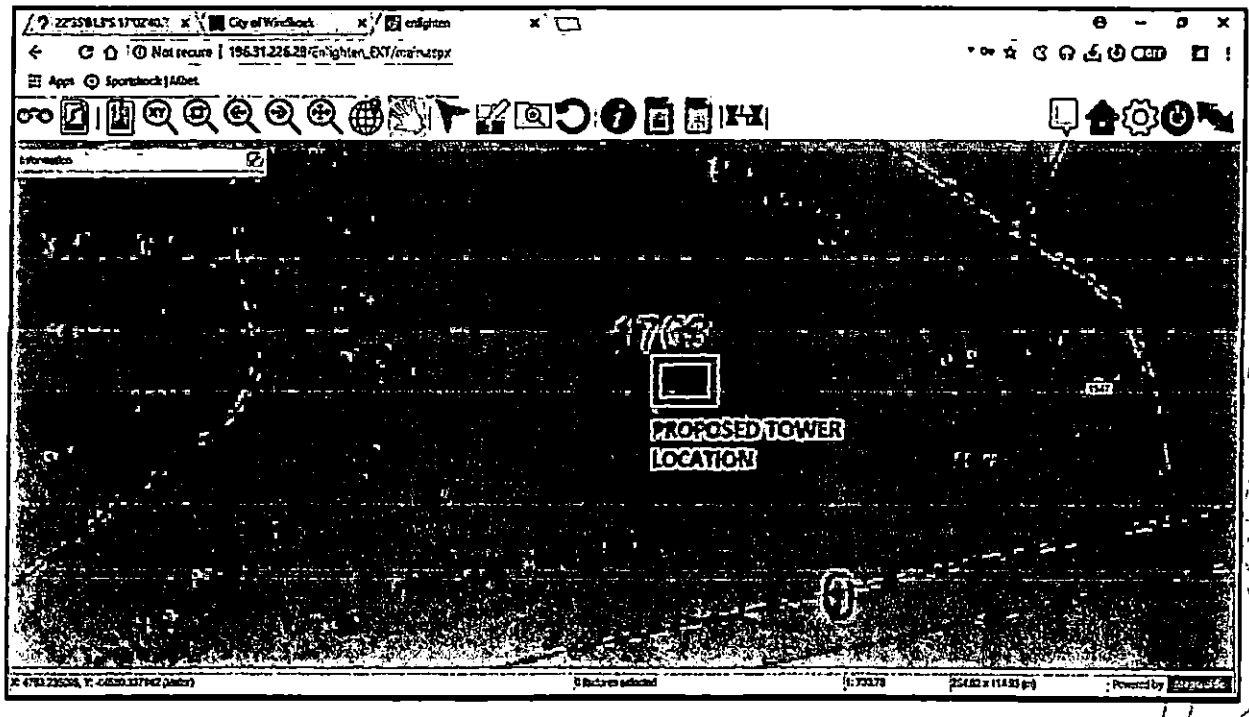


Rocky Crest Ext 4

22°35'01.3"S 17°02'40.7"E

Erf 1763 "public open space"

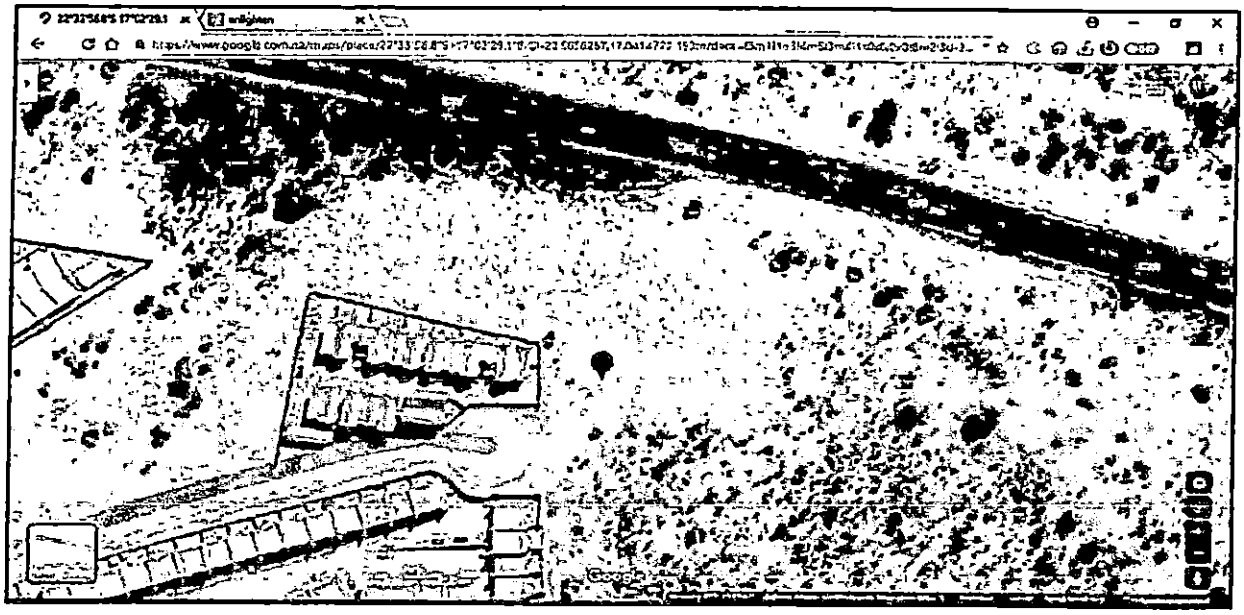


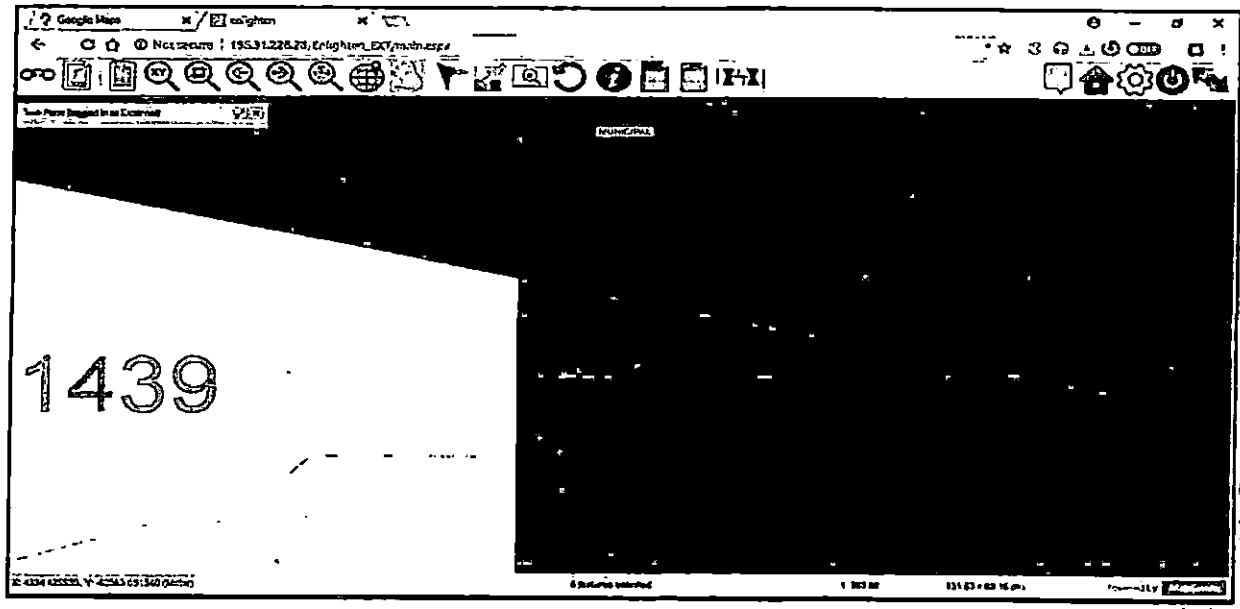


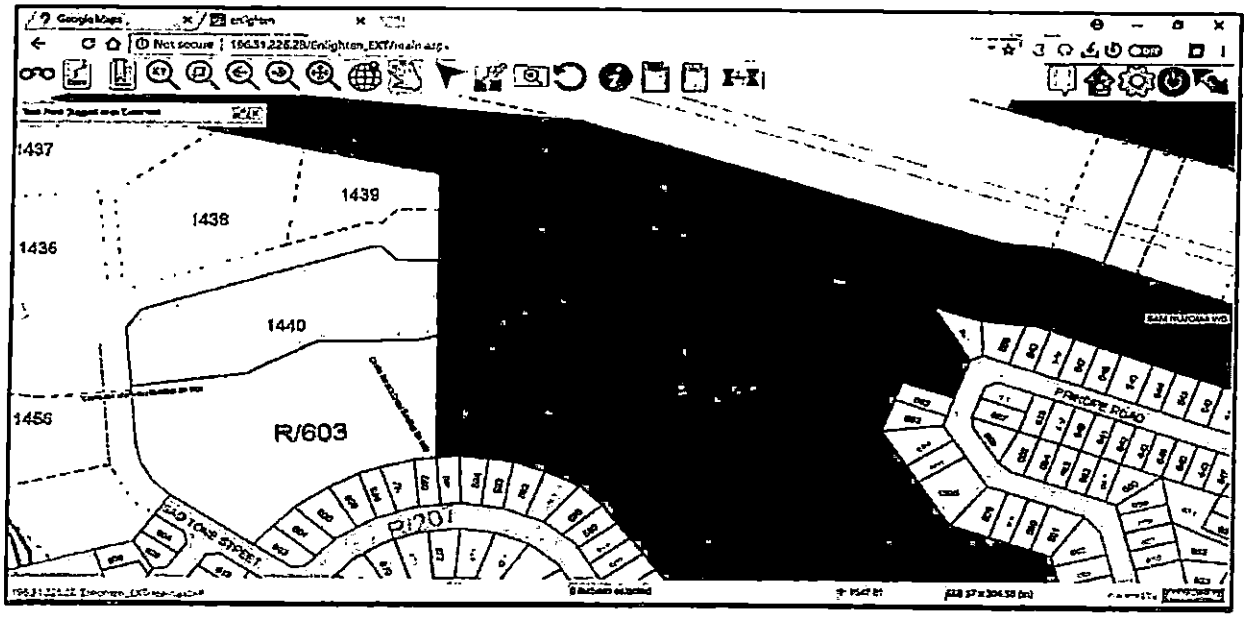
Rocky Crest (Faith City)

22°33'56.8"S 17°02'29.1"E

Erf 849 "public open space"



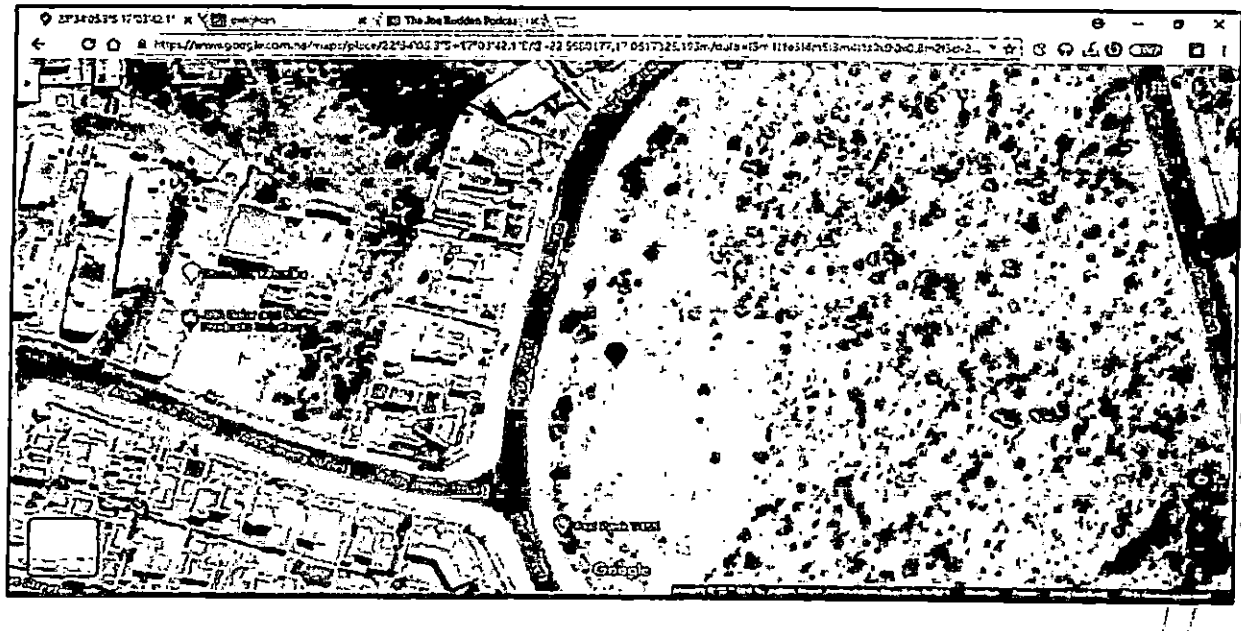


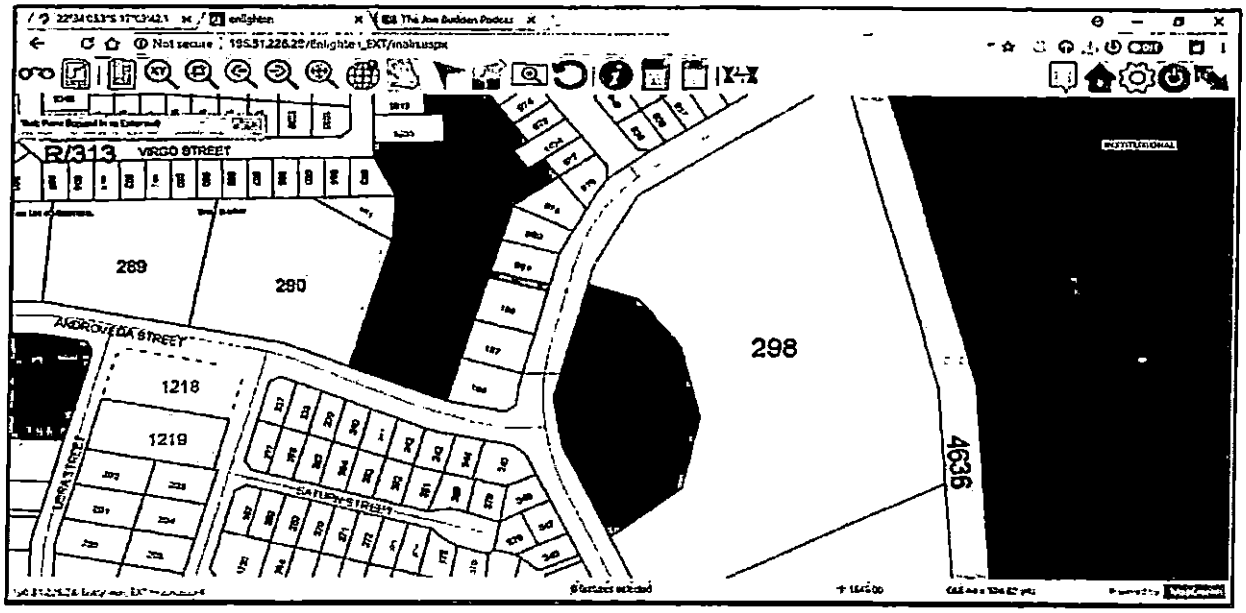


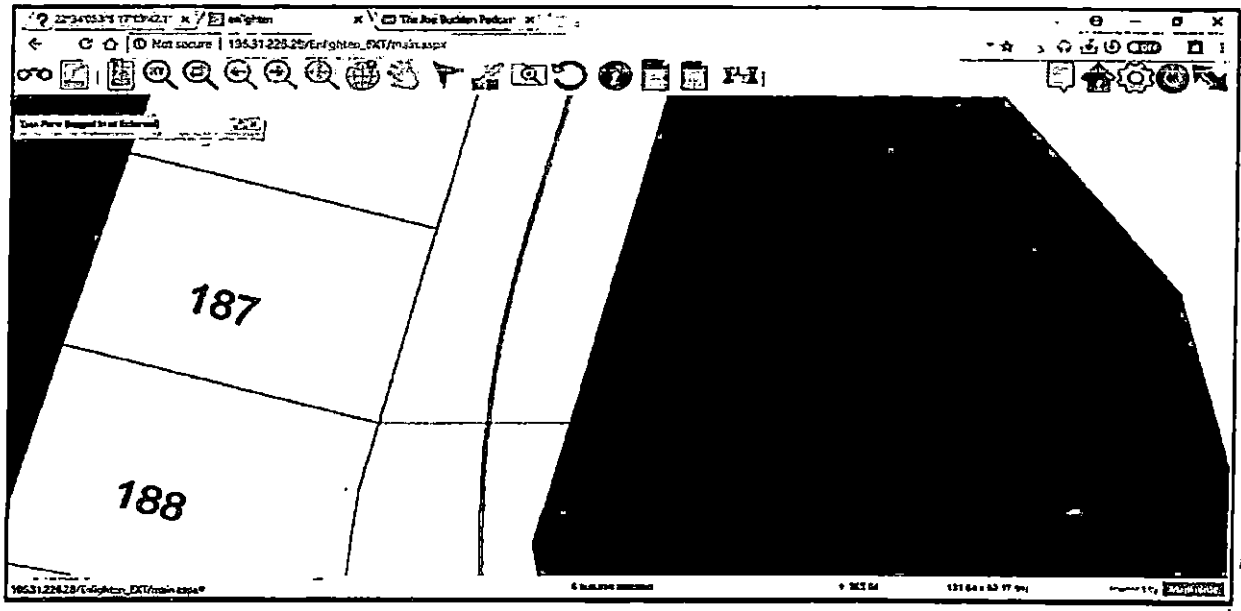
Dorado Park Ext 1

22°34'05.3"S 17°03'42.1"E

Erf 299 "public open space"




R/313
VIRGO STREET
289
290
ANDROMEDA STREET
1218
1219
298
4636
SATURN STREET

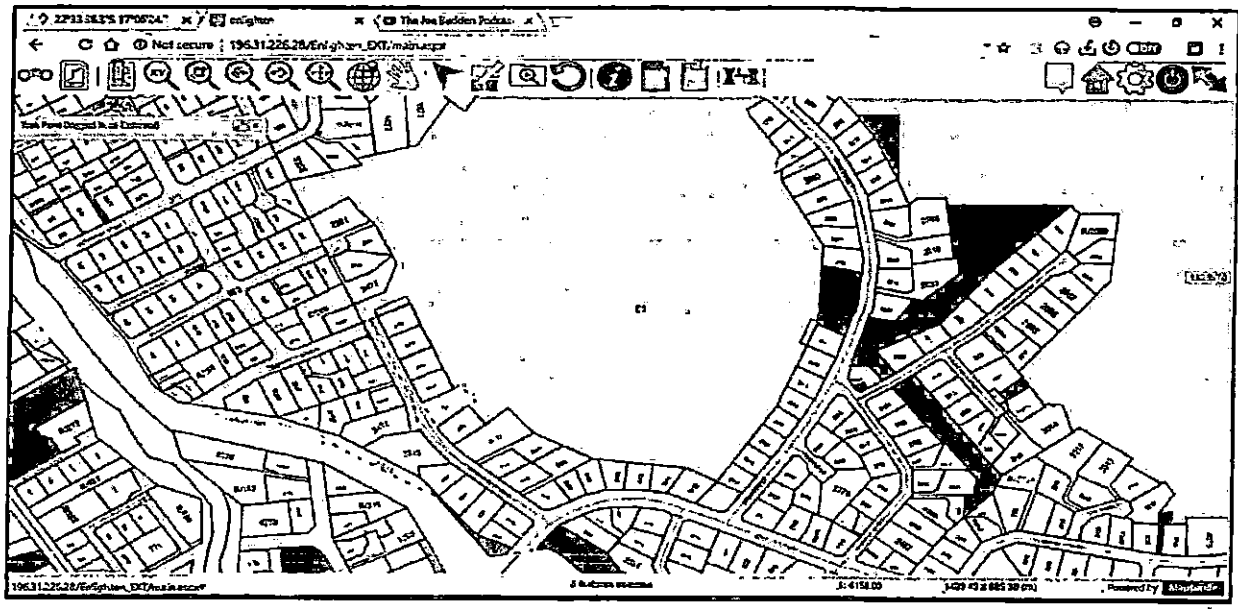

187
188

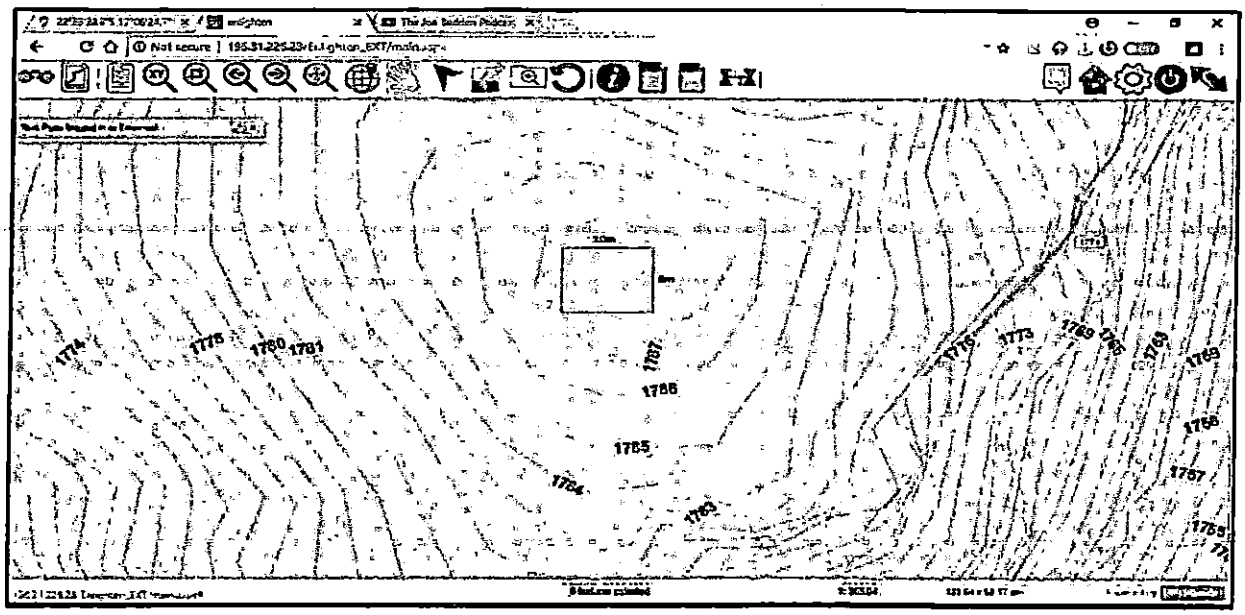
Ludwigsdorf

22°33'38.3"S 17°06'24.7"E

Erf 131/B/70



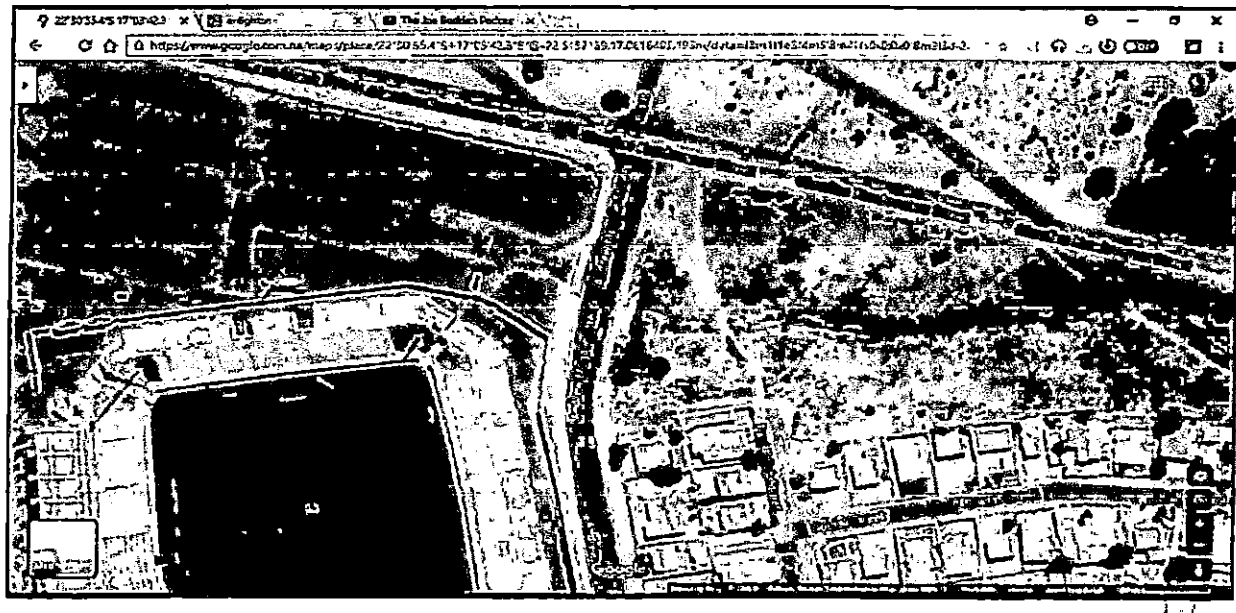


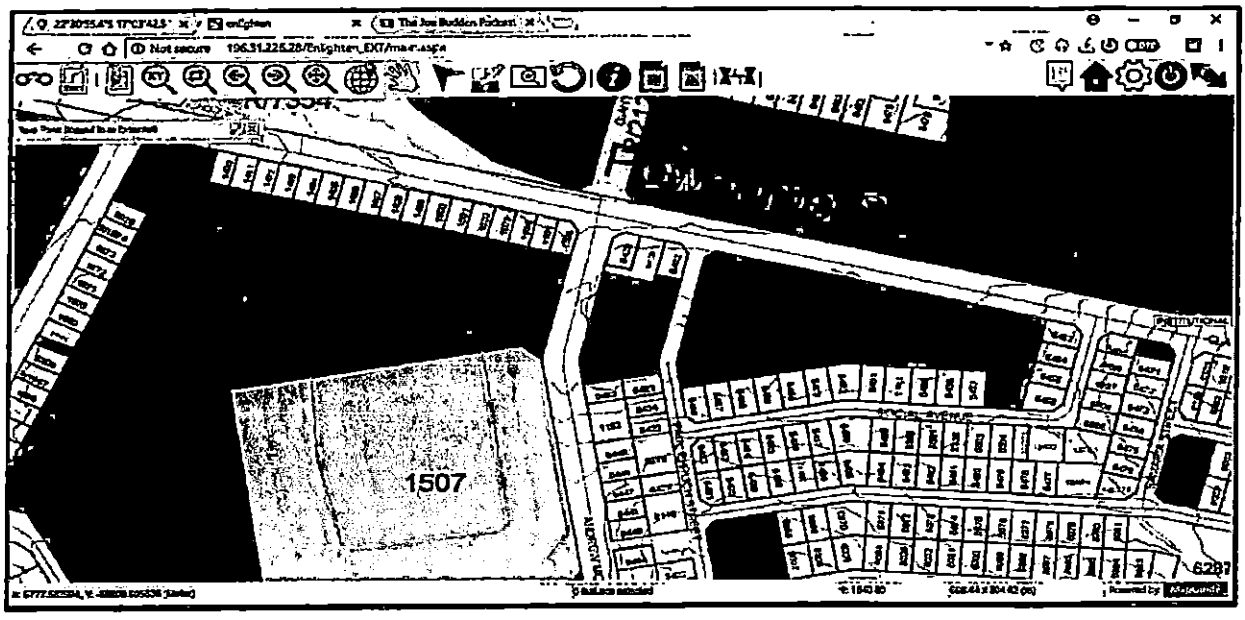


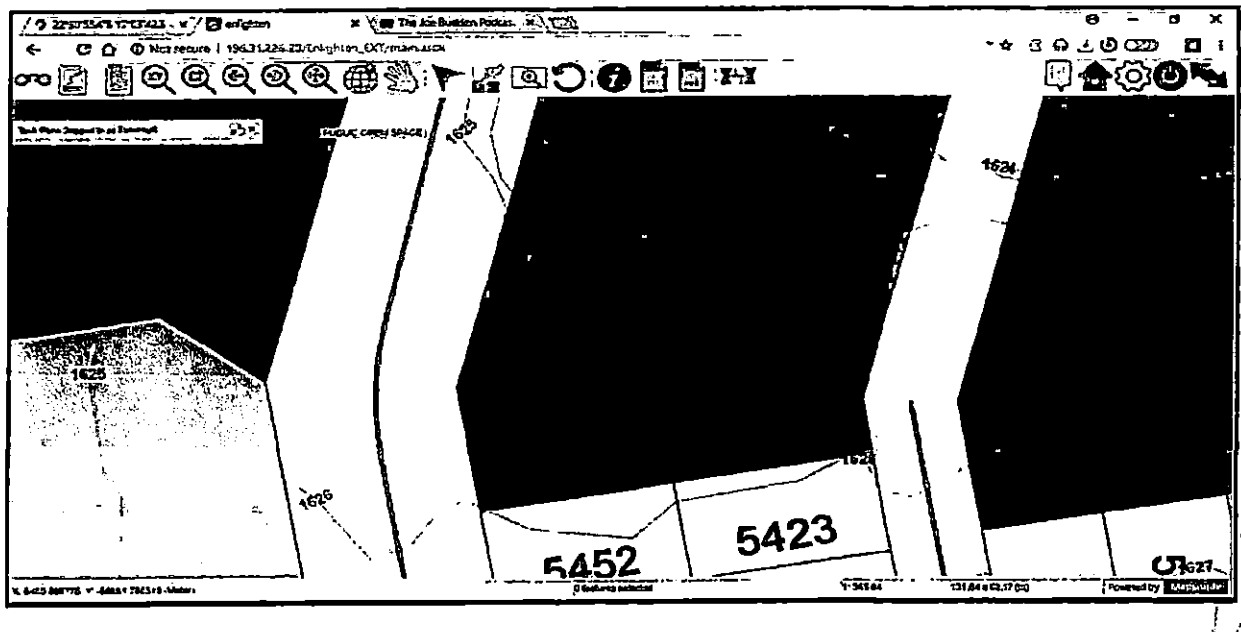
Katutura (Sam Nujoma Stadium)

22°30'55.4"S 17°03'42.3"E

Erf 6268 "public open space"



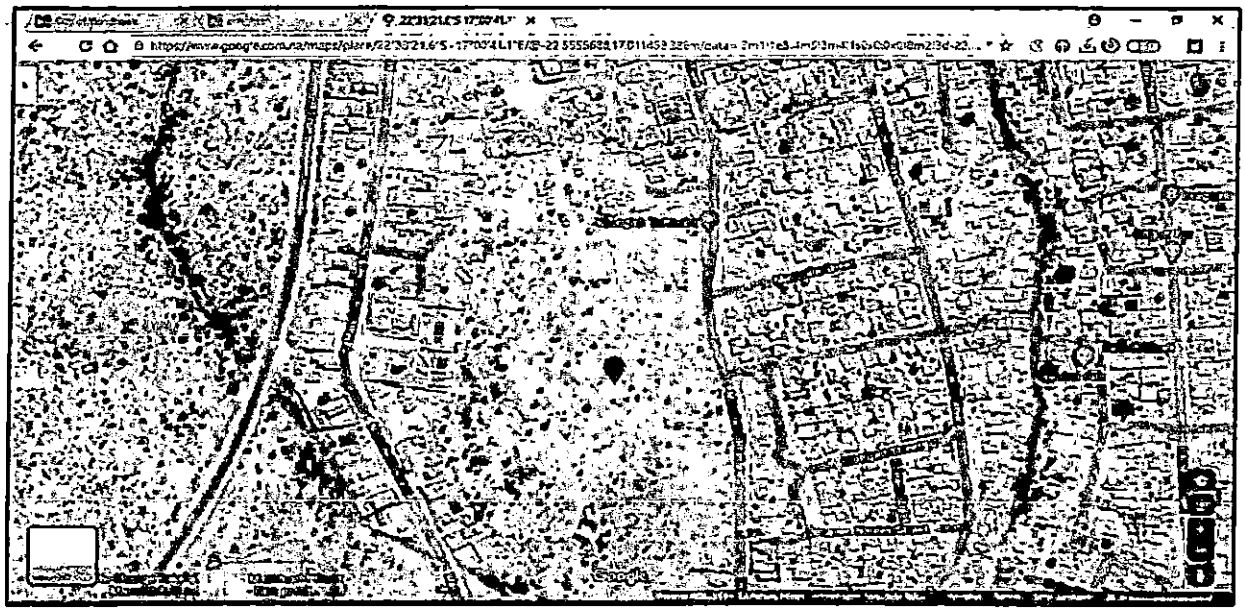

1507

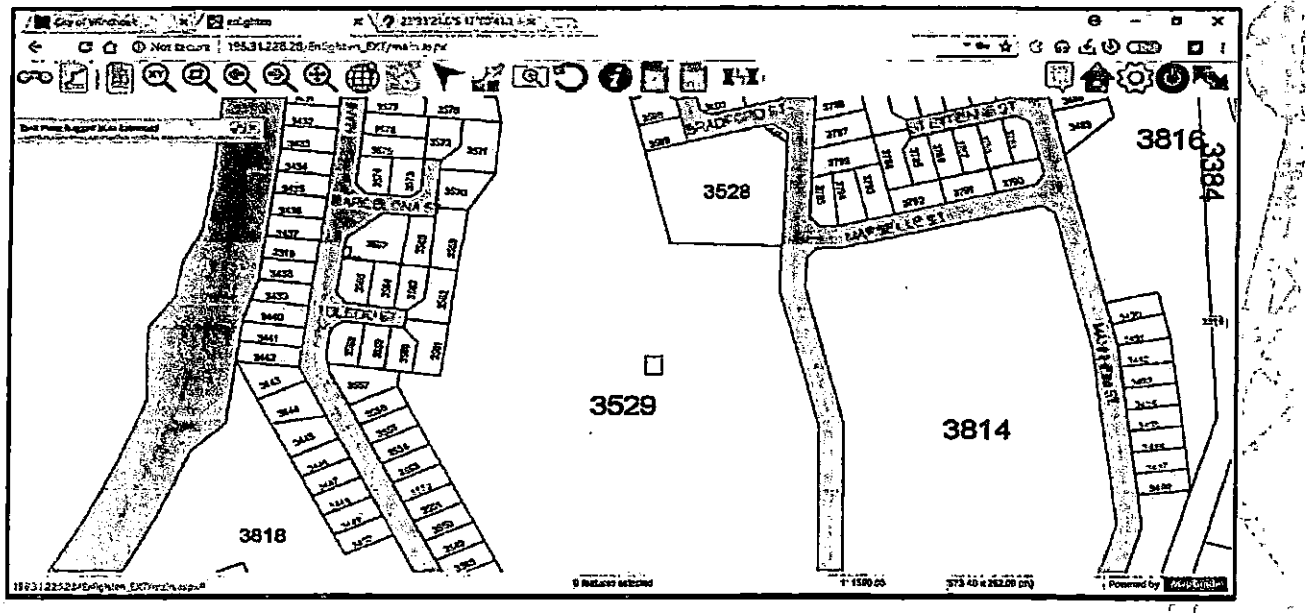

1625
1624
5452
5423

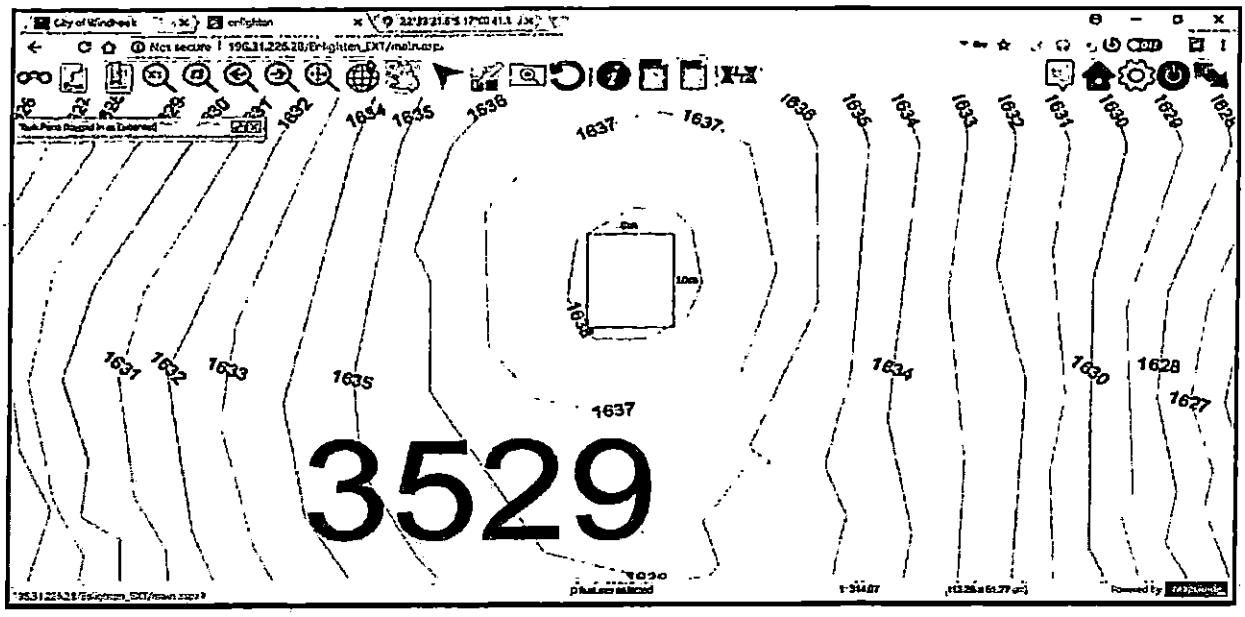
Otjomuise (8ste Laan)

22°33'21.6"S 17°00'41.1"E

Erf 3529 "Undetermined"



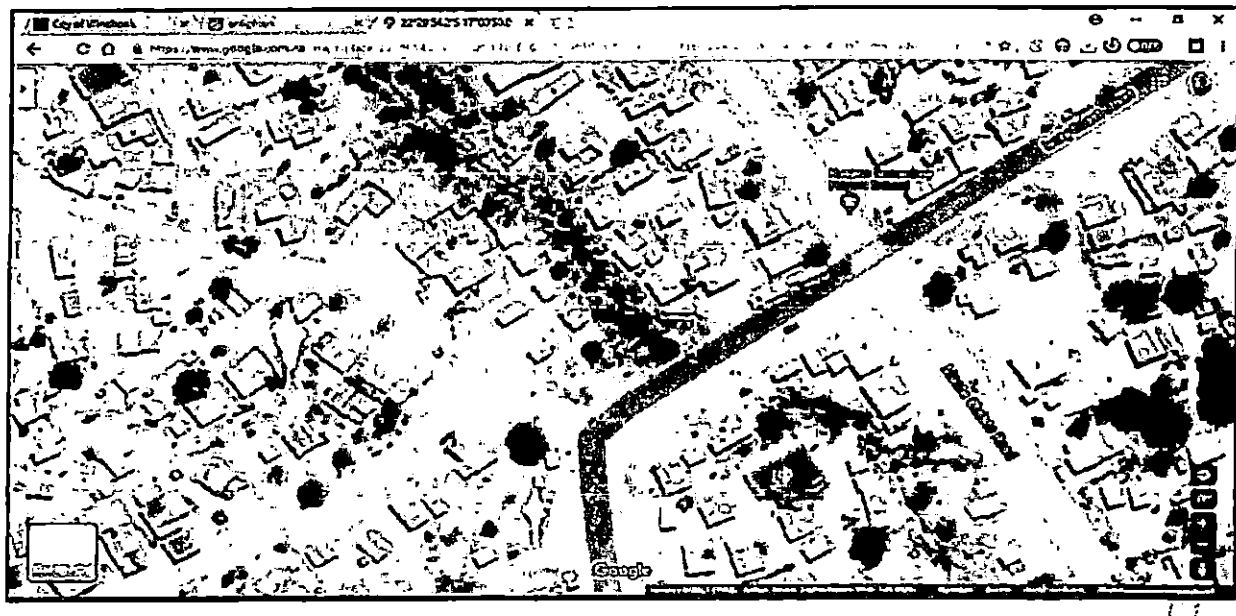


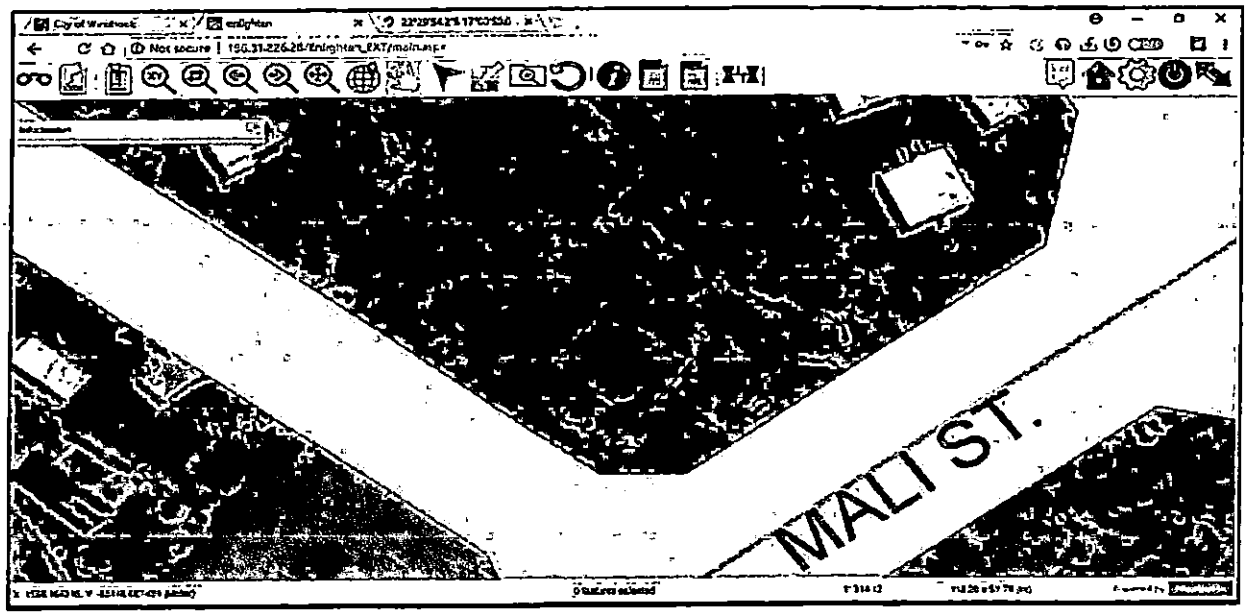


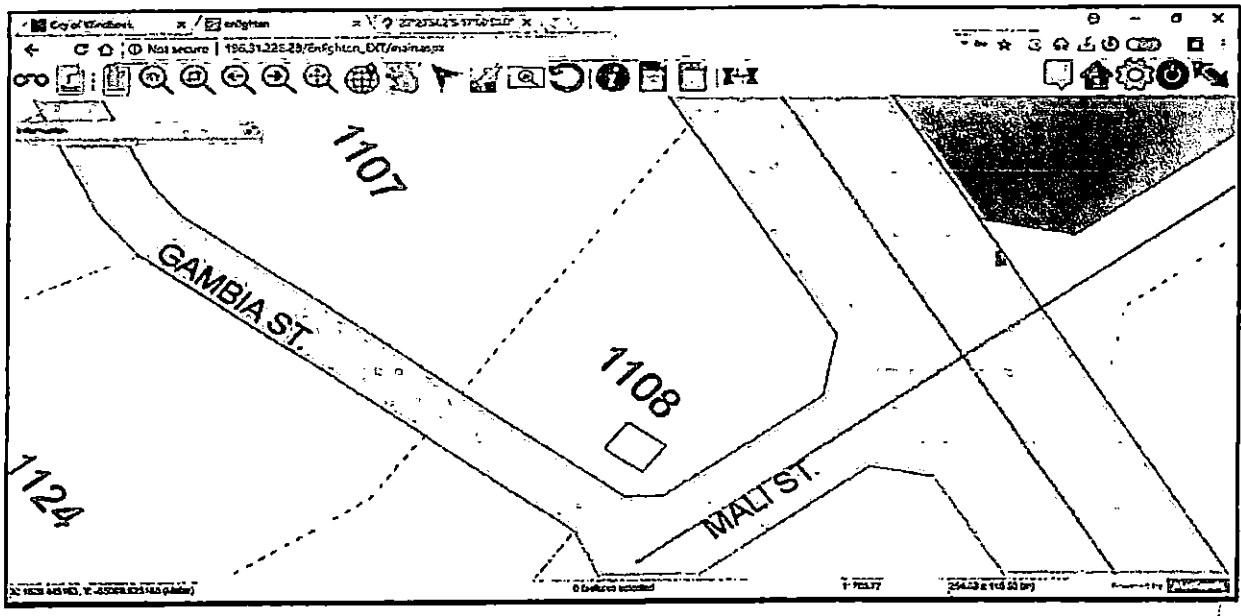
Havana

22°29'54.2"S 17°00'50.0"E

Erf 1108




MALI ST.


1107
GAMBIA ST.
1108
1124
MALI ST.

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 31/8/2022

Erf No.:	849	**Suburb:**	Rocky Crest	**Street name:**	Principe Road.
Erf size:	Unknown m^2	**Zoning:**	POS	**Density:**	N/A

Required portion size: 80 m^2

Current use of the portion under consideration: Open space

Acquisition purpose: To be leased out to PowerCom

Going monthly rental price/ m^2	N$ 202	
Size of the portion Required	80 m^2	
Estimated monthly rental	N$ 16 160.00	
Annual rental	N$ 193 920.00	

Several portions of similar sizes are being lease out throughout the city to different entities at a price of N$ 202 per month/ square meter. The aforementioned price shall be applied to value the pavement site for different streets around the City.

.....

Valuedby: Kaulikufwa Hendjala **Date:** 31/8/2022

VALUATION CER 413 3

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 31/8/2022

Erf No.:	1763	**Suburb:**	Rocky Crest	**Street name:**	.
Erf size:	Unknown m^2	**Zoning:**	POS	**Density:**	n/a

Required portion size: 64 m^2

Current use of the portion under consideration: Open space

Acquisition purpose: To be leased out to PowerCom

Going monthly rental price/ m^2	N$ 202	
Size of the portion Required	64 m^2	
Estimated monthly rental	N$ 12 928.00	
Annual rental	N$ 155 136.00	

Several portions of similar sizes are being lease out throughout the city to different entities at a price of N$ 202 per month/ square meter. The aforementioned price shall be applied to value the pavement site for different streets around the City.

.....

Valuedby: Kaulikufwa Hendjala **Date:** 31/8/2022

VALUATION CERTIFICATE 414

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 31/8/2022

Erf No.:	R/6268	**Suburb:**	Katutura	**Street name:**	.Andrew Mogalie
Erf size:	Unknown m^2	**Zoning:**	POS	**Density:**	n/a

Required portion size: 80 m^2

Current use of the portion under consideration: Open space

Acquisition purpose: To be leased out to PowerCom

Going monthly rental price/ m^2	N$ 202	
Size of the portion Required	80 m^2	
Estimated monthly rental	N$ 16 160	
Annual rental	N$ 193 920.00	

Several portions of similar sizes are being lease out throughout the city to different entities at a price of N$ 202 per month/ square meter. The aforementioned price shall be applied to value the pavement site for different streets around the City.

.....

Valuedby: Kaulikufwa Hendjala **Date:** 31/8/2022

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 31/8/2022

Erf No.:	Portion R/B/70	**Suburb:**	Klein Windhoek Town and Town land	**Street name:**	KW Townland

Erf size: Unknown m² **Zoning:** POS **Density:** n/a

Required portion size: 80 m²

Current use of the portion under consideration: Open space

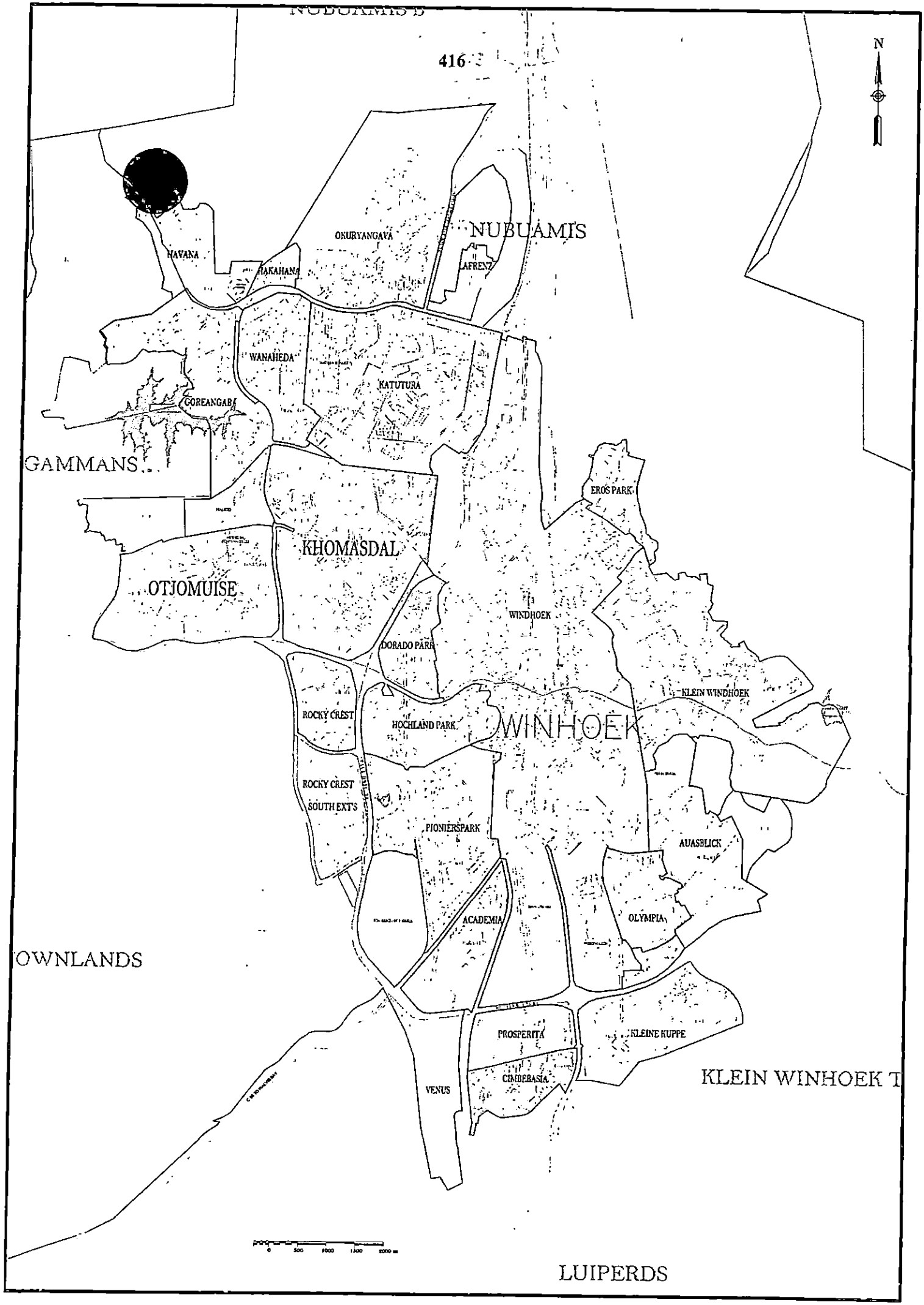
Acquisition purpose: To be leased out to PowerCom

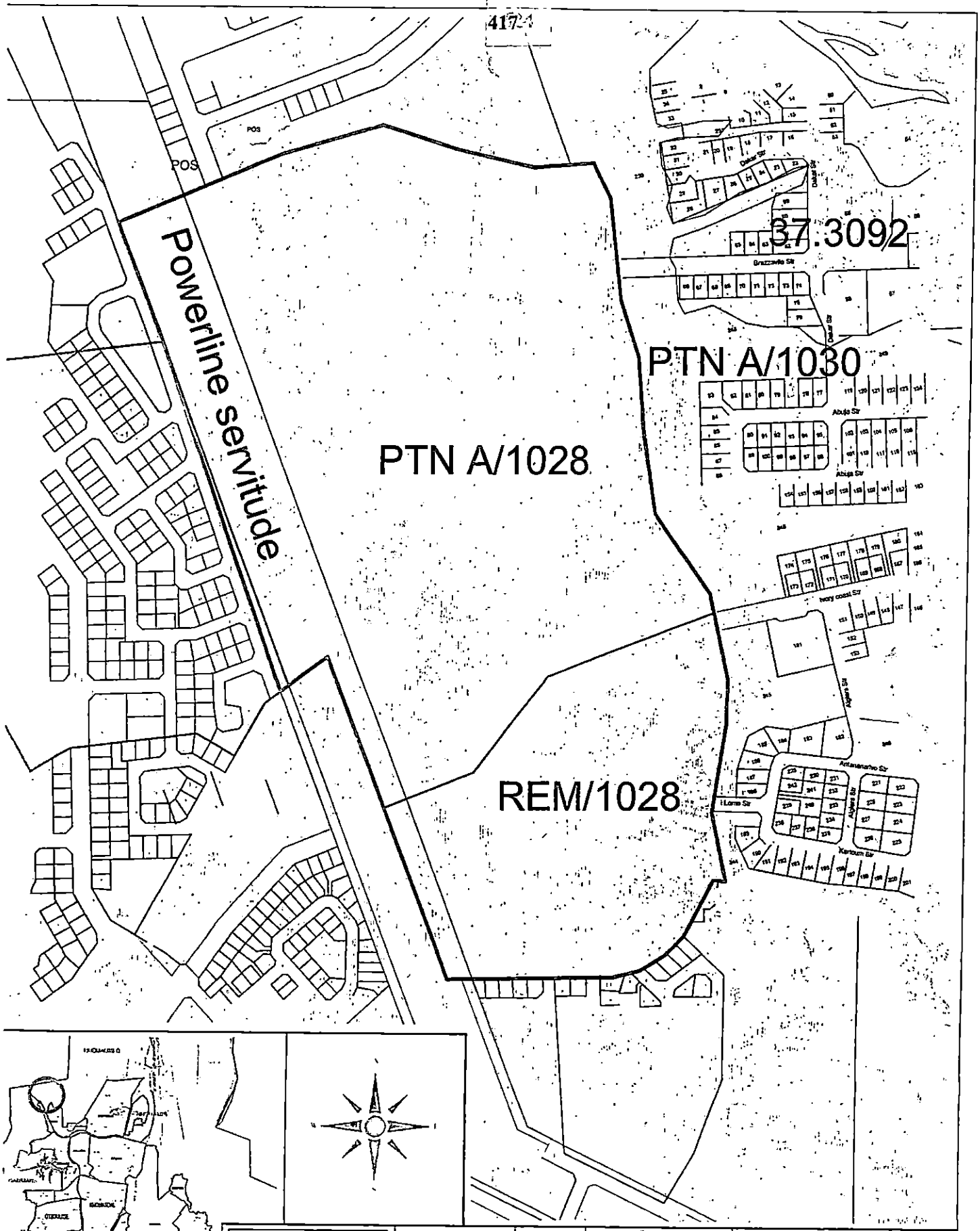
Going monthly rental price/ m²	N$ 202	
Size of the portion Required	80 m²	
Estimated monthly rental	N$ 16 160.00	
Annual rental	N$ 193 920.00	

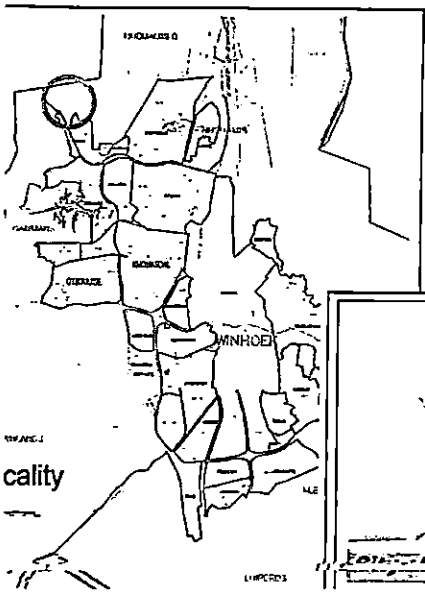
Several portions of similar sizes are being lease out throughout the city to different entities at a price of N$ 202 per month/ square meter. The aforementioned price shall be applied to value the pavement site for different streets around the City.

.....

Valuedby: Kaulikufwa Hendjala **Date:** 31/8/2022


416
N
NUBUAMIS
OKURYANGAVA
HAVANA
HAKAHANA
AFRENZ
WANAHEDA
KATUTURA
GOREANGAB
GAMMANS
EROS PARK
KHOMASDAL
OTJOMUISE
WINDHOEK
DORADO PARK
KLEIN WINDHOEK
ROCKY CREST
HOCHLAND PARK
WINHOEK
ROCKY CREST
SOUTH EXT'S
PIONIERSPARK
AUASBLICK
ACADEMIA
OLYMPIA
OWNLANDS
PROSPERITA
KLEINE KUPPE
CIMBEBASIA
VENUS
KLEIN WINHOEK T
LUIPERDS





REV:	DATE: Nov 2021	DRAWN:	CHECKED:
SCALE: Not to scale	REF. DWG: NETWORK: \\HUMAN SETTLEMENTS\STUDENTS\CONMELLIN\HAVANNAH1028		

Subdivision of Farm 1028 RE/508 into Portions A and Remainder

	DESIGNED BY: BEUKES	SIGNATURE:	DATE
	CHECKED BY: KAKERO	SIGNATURE:	DATE
	KAKERO	SIGNATURE:	



ZONING LEGEND
Ptn A/1028 Boundary
Buffer Zone

Erf Zoning	Total nr of erven	Average sizes (Sqm)	Coverage (%)
Residential	280	221	22
Gen Res	4	1521	2
Institutional	1	15321	5
Bussiness	1	3921	2
Municipal	1	66236	23
POS	8	12147	38
Street	1		8
Total			100

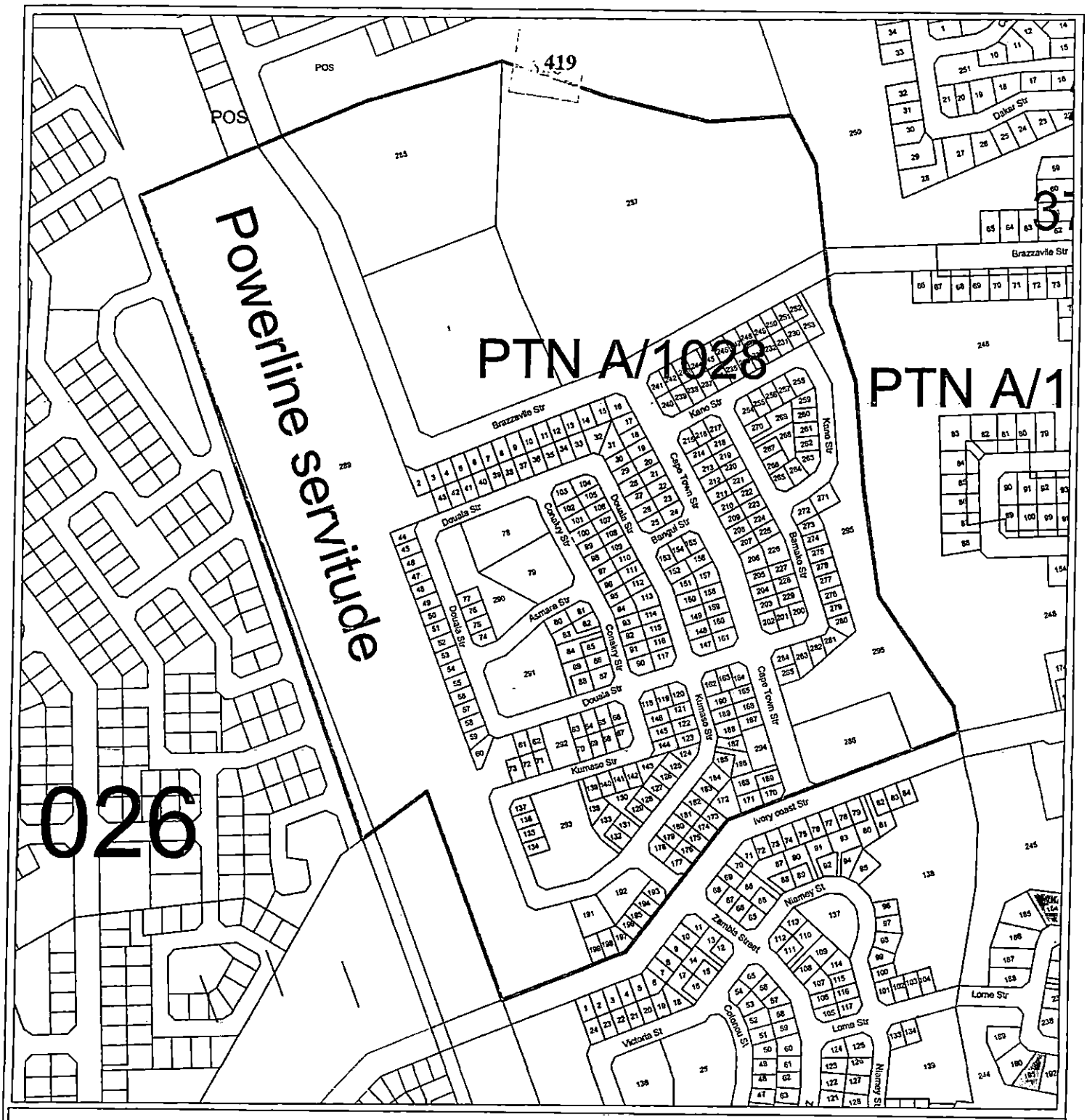
REV.	DATE: Jan 2020	DRAWN:	CHECKED:
SCALE 1: 3000	REF. DWG: NETWORK: V:\HUMAN SETTLEMENTS\STUDENTS\CONNELL\SHAVANNAH\028		

1. Proposed Township Establishment on Portion A of Farm 1028 RE/508

	DESIGNED BY: BEUKES	SIGNATURE:	DATE
	CHECKED BY: XAVIERO	SIGNATURE:	DATE

N

City of Windhoek



ZONING LEGEND
Ptn A/1028 Boundary

Erf Zoning	Total nr of erven	Average sizes (Sqm)	Coverage (%)
Residential	280	221	22
Gen Res	4	1521	2
Institutional	1	15321	5
Bussiness	1	3921	2
Municipal	1	66236	23
POS	8	12147	38
Street	1		8
Total			100

City of Windhoek

REV.	DATE: Jan 2020	DRAWN:	CHECKED:
SCALE: 1: 3000	REF. DWG: NETWORK: V:\HUMAN SETTLEMENTS\STUDENTS\CONNELL\SHAYANNA\1028		

1. Proposed Township Establishment on Portion A of Farm 1028 RE/508

N

	DESIGNED BY: BEUKES	SIGNATURE:	DATE
	CHECKED BY: KAKERO	SIGNATURE:	DATE
	MANAGER HUMAN SETTLEMENT	SIGNATURE:	DATE

Departmental Comments for Farm 1028 Ptn A

1. Department of Urban and Transport Planning

1.1 Roads and Storm Water, Planning, Design & Traffic Flow

SUBJECT: REQUEST FOR COMMENTS ON THE PROPOSED SUBDIVISION AND TOWNSHIP ESTABLISHMENT OF PORTION A OF FARM 1028 (A PORTION OF FARM RE/508).

The request for comments dated 07 June 2022 on the proposed Subdivision and Township Establishment on Portion A of Farm 1028 (A Portion of Farm RE/508), refers.

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

1. The proposed Portion A of Farm 1028 is indicated to be approximately 28.46 hectares in size and is located appproximately 15 kilometers North West of the Windhoek CBD with Portion 1030 situated along it's eastern boundary while Portion RE/1028 is situated along it's southern boundary.

2. Access to the proposed Portion A of Farm 1028 is indicated to be obtained from an access point situated along it's north western boundary (intersecting with adjacent Farm 1029), and another access point situated along it's eastern boundary (intersecting with adjacent Farm 1030), as well as two other access points situated along it's south eastern boundary (intersecting with the proposed Remainder of Farm 1028).

3. All the above referred (proposed) access points appear to intersect with Monte Christo Road.

4. The proposed Portion A of Farm 1028 is situated along relatively uneven terrain with various storm water courses forming and flowing over it, flowing over proposed public open spaces, streets and erven.

5. There is a river flowing along the eastern boundary of the proposed Portion A of Farm 1028, flowing from the south into a northerly direction, changing direction to flow along the northern boundary of the proposed Portion A of Farm 1028, flowing into a north westerly direction.

6. Another river flows across the western part of the proposed Portion A of Farm 1028, flowing from the south into a northerly direction.

7. There are a few other major and minor stormwater courses forming on various parts of the proposed Portion A of Farm 1028 flowing into various directions, flowing towards the rivers as referred to in points 5 and 6 above.

8. There are existing gravel roads and tracks with some stormwater structures on the proposed Portions A and Remainder of Portion 1028 that does not form part of the proposed development.

9. It should be noted that the following erven on the proposed Portion A of Farm 1028 are affected by rivers and other stormwater courses: Erven 294, 296, 299, 298, 297, 296, 300, 301 (all public open spaces), 180, 181, 182, 183, 198, 191, 190, 77, 76, 61, 62, 78, 82, 2, 30, 31, 32, 19, 18, 17, 16, 15, 246, 245, 244, 243, 242, 241, 289 and 293.

10. The proposed roads layout plan indicates some horizontal curves in excess of 90 degrees, where some proposed road splays may not provide sufficient turning movement i.e. in front of erven 128 and 94.

11. The proposed layout does not provide the required splays along some erven, i.e. along Erven 115, 190 and 192 in proposed Portion A of Farm 1028.

12. There appears to be some sewer treatment ponds situated in the most northern part of the proposed Portion A of Farm 1028

13. The proposed road layout plan indicates some accesses and intersections of which the road reserves do not align, i.e.:
    a. The proposed access along the northwestern boundary of the proposed Portion A of Farm 1028.
    b. The proposed access along the eastern boundary of the proposed Portion A of Farm 1028.
    c. The proposed access along the southern boundary of the proposed Portion A of Farm 1028.

This Division has no objection to the proposed Subdivision and Township Establishment on Portion A of Farm 1028 (A Portion of Farm RE/508), provided:

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

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

3. That the applicant accepts the outcome of the detailed 50 year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed erven is to be protected against any potential flood damage.

4. That no adjacent or opposite properties be negatively affected by the proposed development along the river and other stormwater courses.

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

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

7. That any major stormwater or river crossing be accommodative of at least a 50-year flood, and that any river crossing be designed by a registered professional Engineer.

8. That the applicant, through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.

9. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

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

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

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

   (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed erven is contemplated.

11. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

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

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

14. That a condition for the resale of properties be included into the Title Deeds, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

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

16. That it be recommended that Erven : 180, 181, 182, 183, 198, 191, 190, 77, 76, 61, 62, 78, 82, 2, 30, 31, 32, 19, 18, 17, 16, 15, 246, 245, 244, 243, 242, 241, 289 and 293 of the proposed Portion A of Farm 1028, as well as any other erven on the proposed portion A of Farm 1028 that is affected by stormwater, be sold with the relevant stormwater conditions as listed in items 9 to 14 above.

17. That the applicant verifies the proposed road reserves of any road that do not align or varies in width, and revises such to align along the full length of the affected roads, and that all road reserves and centerlines at intersections align.

18. That the proposed horizontal roads layout with horizontal curves in excess of 90 degrees be revised to be accommodative of the required vehicular movement, i.e. in front of Erven: 128 and 94.

19. That the proposed layout be provided with the required splays along all intersections and some erven to be accommodative of the required vehicular movements, i.e. along Erven: 115, 190 and 192 in proposed Portion A of Farm 1028.

14. That the proposed road layout plan be revised for the road reserves of all accesses and intersections to align, i.e.:
    a. The proposed access along the northwestern boundary of the proposed Portion A of Farm 1028.
    b. The proposed access along the eastern boundary of the proposed Portion A of Farm 1028.
    c. The proposed access along the southern boundary of the proposed Portion A of Farm 1028.

15. That access be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.

16. That should any works requires to be taken over by the City, a development agreement be signed.

NB. All issues have been addressed

1.2 Sustainable Development

The Division has no objection to the proposed layout provided that all Technical Departments also support the proposed development.

2. Department of Water infrastructure and Technical services

Portion A:

Water:

The northern portion (erven 1, 295 and 296) of Potion A falls within the future Augeigas reservoir pressure zone. These erven may be provided with a temporary connection to the Katlo reservoir pressure zone until such time that the Augeigas reservoir is constructed in future. Existing services within the Katlo reservoir pressure zone can therefore be extended to provide water services to Portion A.

Sewer:

The north eastern Havana ponds are situated on the north eastern portion of Portion A on erf 296. It should be noted that no developments may take place within 250 m from the ponds.

Only approximately 25% of the area of Portion A, which is the eastern portion of Portion A, will be able to be served by the north eastern Havana ponds by means of a gravitation sewer system. The remainder area of approximately 75% of Portion A, which is the western portion of Portion A, will therefore not be able to connect to the existing sewer system by means of gravitation. The remainder area of Portion A has to connect to the new Ongos Waste Water Treatment plant that still needs to be constructed in future. It will therefore only be possible to provide sewer services to the remainder area of Portion A after the Ongos Waste Water Treatment plant is constructed in future.

3. Department of Electricity

1. Bulk electrical services are not available ***to Erf 1028, Havana*** at this stage.
2. Three to four miniature substations will be required for the development. Undetermined land or Open Space Areas can be utilized for this purpose.
3. Servitudes for Nam-Power and the future 11 kV line to Ongos must be respected.
4. Where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

✓ 220/132 kV – up to 30 meters either side of the overhead line structure

✓ 66/33/22/19/11 kV – up to 20 meters either side of the overhead line structure; and therefore **no permanent structure is to be erected within the stipulated area.**

✓ Details of Nam-Power Contact Details regarding information on their servitudes are:

Mr. Smut Matengu
Principle Engineering Assistant – Lands and Servitudes
Wires Business|Transmission|NamPower
061-205-2984

Prepared by me
.....
CONVEYANCER
UEITELE SFI

COPY ISSUED—DATE 2010-06-01
APPLICATION NO. UA 245/2010

CERTIFICATE of Registered TITLE
No. T 2386/2010 issued in terms of
Section 43 Act 47/37
In respect of DLW the farm no 508
= 1,1329 ha
Remainder 2309, 9566 ha
2010-06-03
W.T.S. EISEB
DEPUTY REGISTRAR OF DEEDS

T 2008 /2003

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under Section 40 of the
Deeds Registries Act, 1937 (No 47 of 1937)

WHEREAS the

MUNICIPAL COUNCIL OF WINDHOEK

has applied for the issue to the MUNICIPAL COUNCIL OF WINDHOEK of a Certificate of Consolidated Title under section 40 of the of the Deeds Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

And whereas the **MUNICIPAL COUNCIL OF WINDHOEK** is the registered owner of:

(I)	**CERTAIN:**	REMAINDER OF THE FARM GAMMAMS NO. 36
	SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD BY	GOVERNMENT GRANT NO. 105/1960.
		AND
(II)	**CERTAIN:**	REMAINDER OF PORTION B OF THE FARM NUBUAMIS NO. 37
	SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD BY	DEED OF TRANSFER NO. T 3326/1987

SUBJECT FOR INFORMATION ONLY

NOWTHEREFORE, in pursuance of the provisions of the said Act, I, the Deputy **REGISTRAR OF DEEDS** at **WINDHOEK**, do hereby certify that the **MUNICIPAL COUNCIL OF WINDHOEK**, its successors in title or assigns is the Registered owner of:

CERTAIN:	FARM NO. 508
SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
IN EXTENT:	2311, 0895 (TWO THREE ONE COMMA NIL EIGHT NINE FIVE) HECTARES AS INDIICATED ON THE ANNEXED DIGRAM NO. A343/2002.

A **SUBJECT TO THE FOLLOWING CONDITIONS** created in Government Grant No. 11/1935 in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

[a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.

[b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit

[i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,

[ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land

[iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted

and take material from the land hereby granted for the purpose of any such works.

ISSUED FOR INFORMATION ONLY

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

[c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

[d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

[e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.

[f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

[g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B **FURTHER SUBJECT,** in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

C **AND FURTHERMORE SUBJECT,** in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely "the transferee is prohibited from

ISSUED FOR INFORMATION PURPOSES ONLY

erecting any further buildings on the abovementioned portion except for farming activities.

D **AND FURTHERMORE SUBJECT** to a Servitude of Road Reserve as indicated by the figure P a1 G H J b1 N on Diagram No. 343/2002.

E **AND FURTHERMORE SUBJECT** to a Servitude of as indicated on as indicated by the figure t u v w Diagram No. 343/2002.

F **AND FURTHERMORE SUBJECT** to a Powerline Servitude as indicated by the figure P c1 d1 e1 f1 g1 h1 j1 k1 L1 on Diagram No. 343/2002.

Signed at WINDHOEK this 28 APR 2005 and confirmed with my seal of office.

.....

REGISTRAR OF DEEDS

SCHEDULE

1) Name of Township

The Township shall be called **Havana Extension 13**

2) Composition of Township

The township comprises 295 erven numbered 1 to 295 and Remainder Street.

3) Reservation of Erven

The following erven are reserved for the Local Authority:

- Public Open Space: 288 to 295
- Street: Remainder Portion A

4) Conditions of title

The following condition shall be registered in favour of the Local Authority against the title deeds of all erven (*except reserved erven listed under Point 3 above, against which no conditions shall be registered*):

a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act, Act no 5 of 2018;

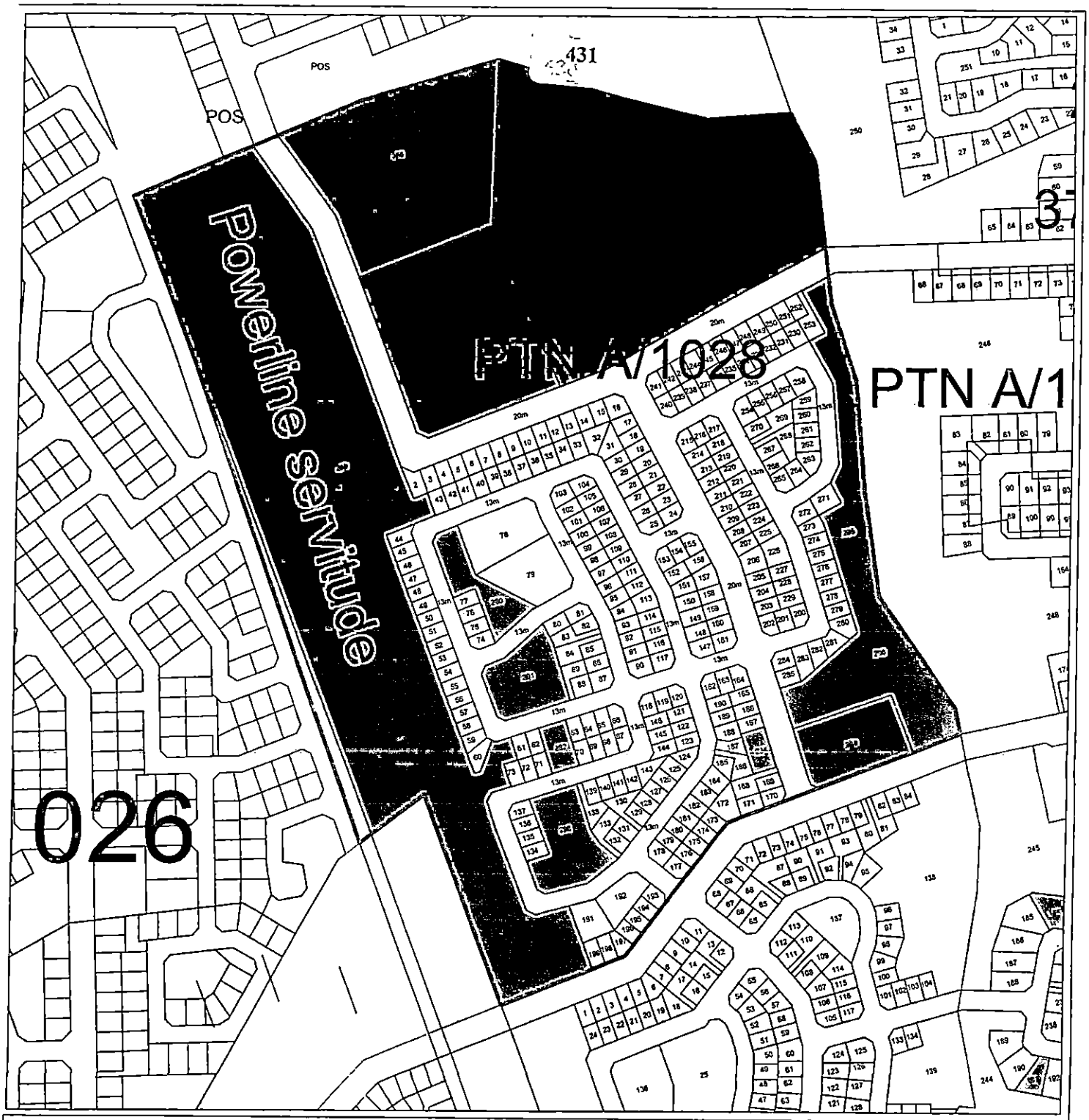
b) That, the minimum building value of any erf zoned "Institutional" shall equal the current municipal value of the land comprising that erf;

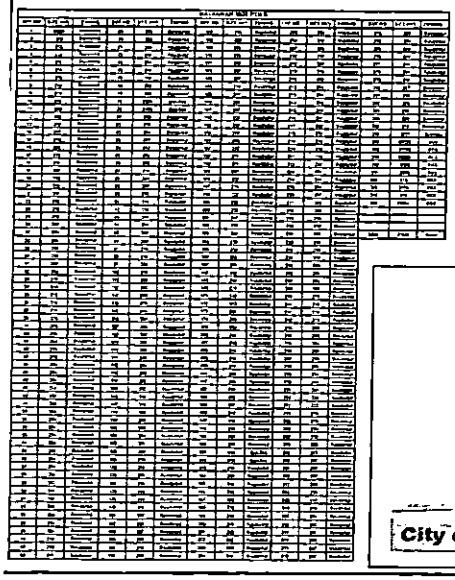
c) The minimum building value of any erf zoned "Business" shall equal 4 times the current That, municipal value of the land comprising that erf;

d) No minimum building value of any erf zoned "Residential", or "General Residential" shall equal 2 times the current municipal value of the land comprising that erf;

e) Erven 288 to 295 be reserved as Public Open Spaces; and

f) Remainder Portion A be reserved as street.





ZONING LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- BUSSINES
- PUBLIC OPEN SPACE
- MUNICIPALITY

Erf Zoning	Total nr of erven	Average sizes (Sqm)	Coverage (%)
Residential	280	221	22
Gen Res	4	1521	2
Institutional	1	15321	5
Bussiness	1	3921	2
Municipal	1	66236	23
POS	8	12147	38
Street	1		8
Total			100

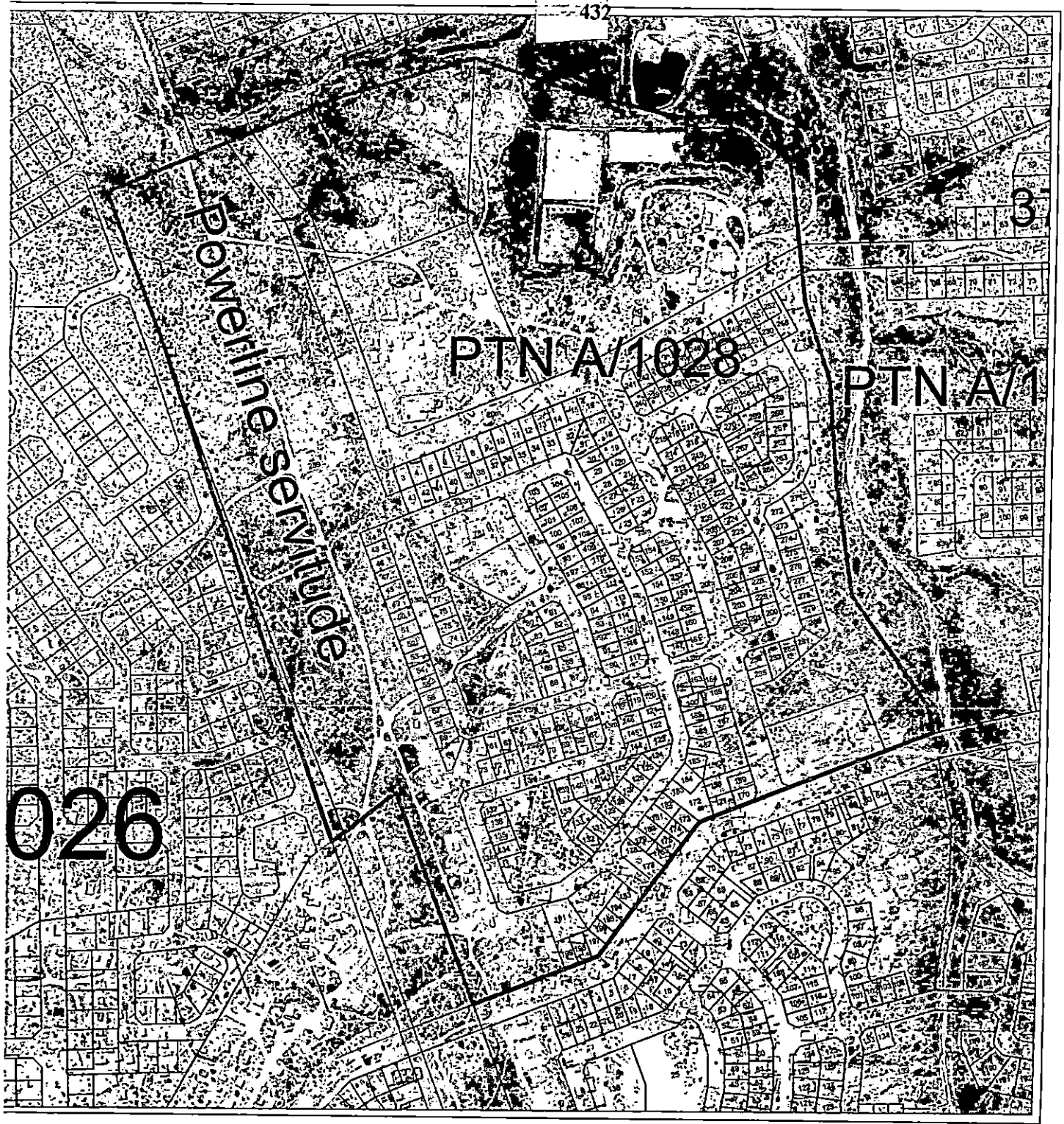
City of Windhoek

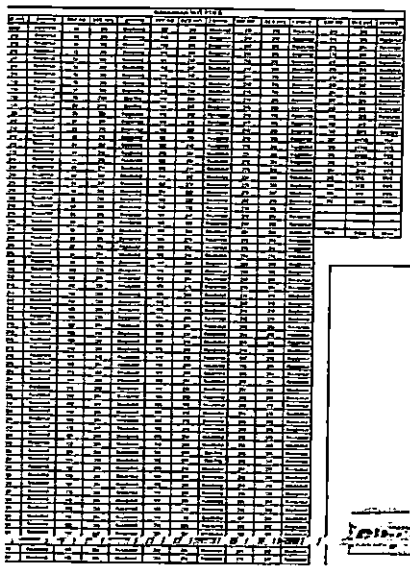
REV.	DATE: Jan 2020	DRAWN:	CHECKED:
SCALE 1: 3000		REF. DWG: NETWORK: V:\HUMAN SETTLEMENT\STUDENTS\CONWELL\HAVANNAH1028	

1. Proposed Township Establishment on Portion A of Farm 1028 RE/508

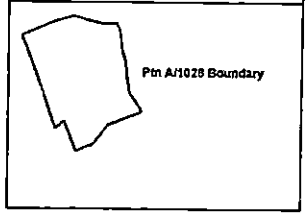
	DESIGNED BY: BELIKES	SIGNATURE:	DATE
	CHECKED BY: KAKERO	SIGNATURE:	DATE
	MANAGER HUMAN SETTLMENT	SIGNATURE:	DATE

N





ZONING LEGEND



Erf Zoning	Total nr of erven	Average sizes (Sqm)	Coverage (%)
Residential	280	221	22
Gen Res	4	1521	2
Institutional	1	15321	5
Bussiness	1	3921	2
Municipal	1	66236	23
POS	8	12147	38
Street	1		8
Total			100

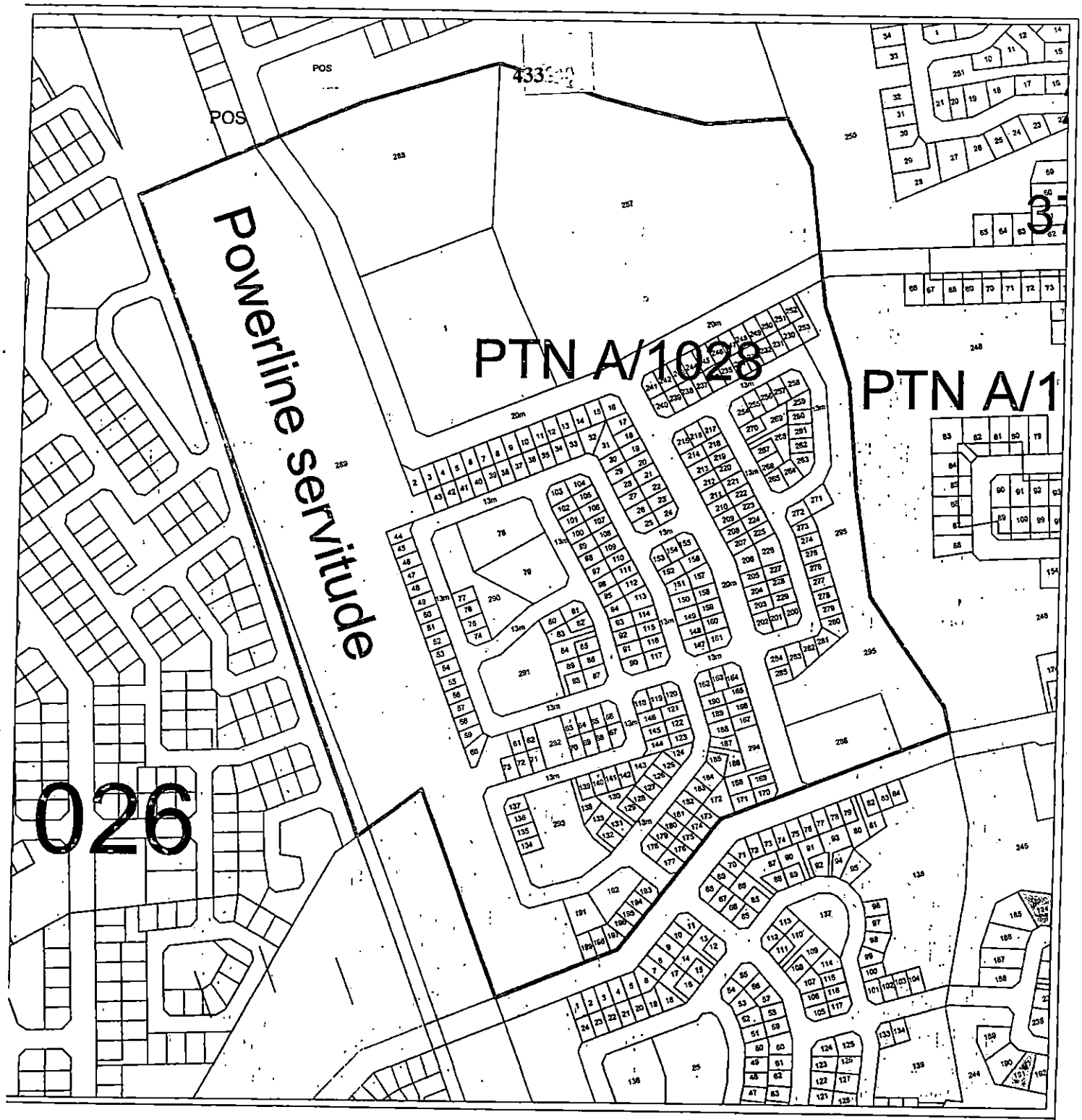


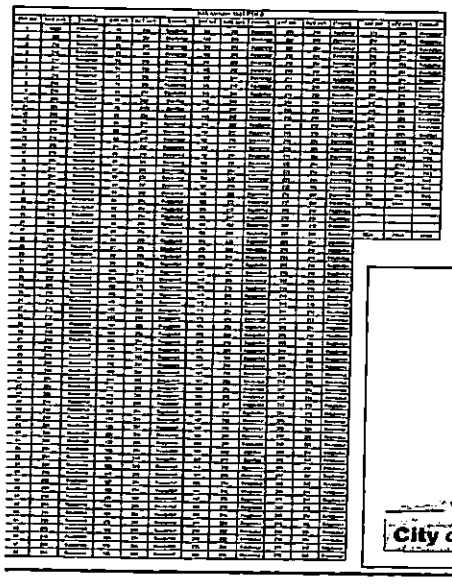
REV.	DATE: Jan 2020	DRAWN:	CHECKED:
SCALE 1: 3000		REF. DWG: NETWORK: V:\HUMAN SETTLEMENT\STUDENTS\CONWELL\HAVANNAH1028	

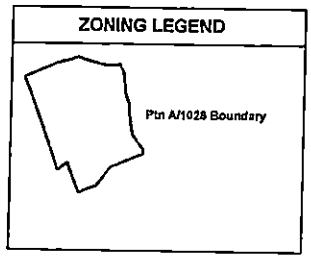
1. Proposed Township Establishment on Portion A of Farm 1028 RE/508

	DESIGNED BY: BEUKES	SIGNATURE:	DATE
	CHECKED BY: KAKERO	SIGNATURE:	DATE
		SIGNATURE:	

N







Erf Zoning	Total nr of erven	Average sizes (Sqm)	Coverage (%)
Residential	280	221	22
Gen Res	4	1521	2
Institutional	1	15321	5
Bussiness	1	3921	2
Municipal	1	66236	23
POS	8	12147	38
Street	1		8
Total			100

City of Windhoek

REV.	DATE: Jan 2020	DRAWN:	CHECKED:
SCALE 1: 3000		REF. DWG: NETWORK: V:\HUMAN SETTLEMENT\STUDENTS\CONNELL\HAVANNAH1028	

1. Proposed Township Establishment on Portion A of Farm 1028 RE/508

	DESIGNED BY: BEUKES	SIGNATURE:	DATE
	CHECKED BY: KAKERO	SIGNATURE:	DATE
	MANAGER HUMAN SETTLMENT	SIGNATURE:	DATE

N

HAVANNAH 1028 PTN A														
ERF NO	SIZE (m²)	ZONING	ERF NO	SIZE (m²)	ZONING	ERF NO	SIZE (m²)	ZONING	ERF NO	SIZE (m²)	ZONING	ERF NO	SIZE (m²)	ZONING
1	15321	Institutional	69	204	Residential	137	205	Residential	205	204	Residential	273	209	Residential
2	220	Residential	70	204	Residential	138	299	Residential	206	317	Residential	274	204	Residential
3	212	Residential	71	204	Residential	139	204	Residential	207	204	Residential	275	204	Residential
4	212	Residential	72	204	Residential	140	204	Residential	208	204	Residential	276	204	Residential
5	211	Residential	73	204	Residential	141	206	Residential	209	204	Residential	277	204	Residential
6	211	Residential	74	204	Residential	142	207	Residential	210	204	Residential	278	204	Residential
7	211	Residential	75	204	Residential	143	257	Residential	211	204	Residential	279	204	Residential
8	210	Residential	76	204	Residential	144	216	Residential	212	204	Residential	280	257	Residential
9	210	Residential	77	204	Residential	145	204	Residential	213	204	Residential	281	235	Residential
10	209	Residential	78	2321	Gen Res	146	204	Residential	214	204	Residential	282	225	Residential
11	209	Residential	79	2173	Gen Res	147	247	Residential	215	200	Residential	283	301	Residential
12	208	Residential	80	221	Residential	148	222	Residential	216	201	Residential	284	226	Residential
13	217	Residential	81	211	Residential	149	222	Residential	217	203	Residential	285	219	Residential
14	217	Residential	82	204	Residential	150	222	Residential	218	204	Residential	286	3921	Business
15	216	Residential	83	277	Residential	151	209	Residential	219	204	Residential	287	66236	Mun
16	265	Residential	84	352	Residential	152	222	Residential	220	204	Residential	288	17768	POS
17	226	Residential	85	204	Residential	153	201	Residential	221	204	Residential	289	67713	POS
18	204	Residential	86	205	Residential	154	201	Residential	222	204	Residential	290	2260	POS
19	204	Residential	87	274	Residential	155	201	Residential	223	204	Residential	291	2986	POS
20	204	Residential	88	224	Residential	156	222	Residential	224	204	Residential	292	815	POS
21	204	Residential	89	267	Residential	157	279	Residential	225	204	Residential	293	3436	POS
2	204	Residential	90	262	Residential	158	222	Residential	226	387	Residential	294	604	POS
23	204	Residential	91	214	Residential	159	222	Residential	227	204	Residential	295	12864	POS
24	210	Residential	92	204	Residential	160	222	Residential	228	204	Residential			
25	210	Residential	93	204	Residential	161	247	Residential	229	204	Residential			
26	204	Residential	94	204	Residential	162	228	Residential	230	232	Residential			
27	204	Residential	95	204	Residential	163	204	Residential	231	204	Residential	RE/A	21846	Street
28	204	Residential	96	204	Residential	164	228	Residential	232	204	Residential			
29	204	Residential	97	204	Residential	165	204	Residential	233	204	Residential			
30	204	Residential	98	204	Residential	166	204	Residential	234	204	Residential			
31	307	Residential	99	204	Residential	167	204	Residential	235	204	Residential			
32	290	Residential	100	279	Residential	168	352	Residential	236	204	Residential			
33	222	Residential	101	203	Residential	169	204	Residential	237	204	Residential			
34	213	Residential	102	203	Residential	170	215	Residential	238	204	Residential			
35	213	Residential	103	203	Residential	171	249	Residential	239	213	Residential			
36	213	Residential	104	203	Residential	172	413	Residential	240	219	Residential			
37	213	Residential	105	204	Residential	173	204	Residential	241	219	Residential			
38	213	Residential	106	204	Residential	174	204	Residential	242	213	Residential			
39	213	Residential	107	204	Residential	175	204	Residential	243	204	Residential			
40	213	Residential	108	204	Residential	176	204	Residential	244	204	Residential			
41	213	Residential	109	204	Residential	177	243	Residential	245	204	Residential			
42	213	Residential	110	204	Residential	178	243	Residential	246	204	Residential			
43	213	Residential	111	260	Residential	179	204	Residential	247	204	Residential			
44	204	Residential	112	264	Residential	180	204	Residential	248	204	Residential			
45	204	Residential	113	203	Residential	181	204	Residential	249	204	Residential			
46	204	Residential	114	203	Residential	182	204	Residential	250	204	Residential			
47	204	Residential	115	202	Residential	183	231	Residential	251	204	Residential			
48	204	Residential	116	204	Residential	184	282	Residential	252	204	Residential			
49	204	Residential	117	345	Residential	185	207	Residential	253	323	Residential			
50	204	Residential	118	204	Residential	186	310	Residential	254	275	Residential			
51	204	Residential	119	204	Residential	187	212	Residential	255	226	Residential			
52	204	Residential	120	367	Residential	188	234	Residential	256	226	Residential			
53	204	Residential	121	204	Residential	189	204	Residential	257	226	Residential			
54	204	Residential	122	204	Residential	190	204	Residential	258	306	Residential			
55	204	Residential	123	204	Residential	191	684	Gen Res	259	211	Residential			
56	204	Residential	124	210	Residential	192	904	Gen Res	260	207	Residential			
57	204	Residential	125	299	Residential	193	204	Residential	261	207	Residential			
58	204	Residential	126	204	Residential	194	204	Residential	262	207	Residential			
59	202	Residential	127	204	Residential	195	204	Residential	263	248	Residential			
60	257	Residential	128	204	Residential	196	204	Residential	264	229	Residential			
61	204	Residential	129	204	Residential	197	205	Residential	265	217	Residential			
62	204	Residential	130	256	Residential	198	238	Residential	266	216	Residential			
63	204	Residential	131	204	Residential	199	235	Residential	267	204	Residential			
64	204	Residential	132	204	Residential	200	200	Residential	268	362	Residential			
65	204	Residential	133	367	Residential	201	202	Residential	269	381	Residential			
66	210	Residential	134	204	Residential	202	202	Residential	270	204	Residential			
67	210	Residential	135	204	Residential	203	204	Residential	271	307	Residential			
68	204	Residential	136	204	Residential	204	204	Residential	272	247	Residential			

435[illegible]

P.O Box 2788

Windhoek

City of Windhoek

Head Office

Independence Avenue

P.O Box 59

Windhoek Namibia

05 August 2016

LAND LEASE PROPSAL LETTER

Dear Mr/Mrs

I Kauna Edward hording a writing this letter to you in order to express my interest in your commercial land property location in Katutura next to Erf 5992 Namutoni street to set up a Kindergarten to the lack of Kindergartens in our community for the soul purpose of the above mention interest only.

I have been researching about this land property for a while now and propose to lease it for a time period of 5 years or more.

I hope you will consider my proposal and allow me to lease this land. This land seems perfidy suited for my purpose.

I can assure you that I am a good tenant who pay rent on time and abides by the landlords regulations.

Do let me know of your decision.

Yours

Kauna Edward

436

CONSTITUTION

OF

BUSY LAND KINDERGARTEN

INDEX OF CONTENTS

ARTICLE		PAGE
1. INTERPRETATION		3
2. DEFINITION		3
3. NAME AND ABBREVIATION		3
4. AREA OF OPERATION		3
5. OBJECTIVES		4
6. ADMISSION CRITERIA		5
7. MANAGEMENT		5
8. POWERS OF THE MANAGEMENT OF THE HOME	6	
9. MEMBERSHIP		6
10. ELECTION OF THE EXECUTIVE COMMITTEE	7	
11. ELECTION PROCEDURES OF THE EXECUTIVE COMMITTEE		8
12. PRESENTATION ON COUNCIL		8
13. FINANCE		9
14. INCOME AND ASSETS		9
15. DOMESTIC/HOUSE RULES		10
16. DISCIPLINARY MEASURES		11
17. COMMUNITY OR VOLUNTEER SERVICE		11
18. ORGANIZATION COMMITMENTS		11
19. AMMENDMENT OF CONSTITUTION OF HOME	11	
20. DISSOLUTION OF THE OLD AGE HOME		12
21. ADOPTION OF THE CONSTITUTION		12

CONSTITUTION OF BUSY LAND KINDERGARTEN, WINDHOEK

438

1. INTERPRETATION

1.1 The heading of this Constitution are for the purpose of convenient and reference only;

1.2 Word implying;

1.2.1 Any one gender includes the other gender;

1.2.2 The singular includes the plural and vice versa;

1.2.3 Natural person includes created entities (corporate or incorporate) and vice versa;

1.2.4 Reference to day/s, month/s or year/s shall be constructed as Gregorian calendar day/s, month/s or year/s.

2. DEFINITION

In this Constitution, as defined below, the words and expressions defined shall have the following meanings to them, except where the context requires otherwise:

2.1 "the Constitution" means any institution of Busy Land Kindergarten;

2.2 "the Constitution" "means any institution or other place or residence maintained for the Safe, satisfactory fulfilment of social, physical, emotional, educational and spiritual needs of the kindergarten";

2.3 "Children" means a child who is between the age of 2 to 5 years;

2.4 "the Chairperson "means the Chairperson of the Management Committee of Busyland Kindergarten

2.5 "the General Meeting' means the Annual General Meeting of Busy Land Kindergarten constituted on basis set out in Article.

3. NAME AND ABBREVIATION

The name of the kindergarten shall be Busy Land **(thereafter referred as "the kindergarten")**.

4. AREA OF OPERATION

a) Apart from the fact that the home will be situated Titus Namueja Street, Katutura, it will admit children from different areas/locations.

b) The area of operation will be within the City of Windhoek and surrounding areas.

5. OBJECTIVES

5.1 OBJECTIVES SHALL BE TO PROVIDE;

- Safe and satisfactory individual and group play for the fulfilment of social, physical, emotional, educational and spiritual needs of the kindergarten children;
- To ensure that the children physical needs are taken care of by adopting a multi-sectional approach in knowledge delivery;
- Provide a conducive environment that promote the children's rights, dignity, care and protection;
- To prepare the children and make them educationally ready and comfortable for primary school environment;
- To promote a diverse cultural teaching that embraces our different cultures and believes;

5.2 DETAILS:

- It is expected that the kindergarten shall operate daily during weekday mornings and afternoon;
- The management will direct that the kindergarten charges each child a monthly fee for child placement, as well any other fees that will cover extra-mural activities;
- Parents meetings will be held at least (3) three times a year to discuss issues affecting the children as well as the kindergarten;

6. ADMISSION CRITERIA

6.1 Parents will be required to apply for the next academic year (4) four month before end of current calendar year;

6.2 Children MUST be between the age of 2 and 5 years;

6.3 Children from the surrounding area will get preference, however others are welcome

6.4 At admission parents are required to provide the kindergarten management with a copy of the child full birth certificate, as well as the responsible parent identification copy ID);

7. MANAGEMENT

7.1 Busy Land Kindergarten will be managed by Ms. Kauna Edward in her capacity as the owner with the assistance of a teacher;

7.2 The Management Committee will consist of (5) seven members and their term of office will be for one year renewable;

7.3 Members of the Management consist of a:

7.3.1 Chairperson;

7.3.2 Vice Chairperson;

7.3.3 Treasurer;

7.3.4 Teacher;

7.3.5 A Parent

7.4 The Management Committee will be elected annually at the General Meeting by secret ballot;

7.5 A member of the Management Committee shall cease:

7.5.1 by voluntary resignation;

7.5.2 if he/she is absent from three consecutive meetings of the management meetings without Permission of the committee;

7.5.3 if he/she becomes insolvent or mentally ill;

7.5.4 if two third of the member present at any Annual General Meeting vote for a resolution requesting him to vacate the office;

7.6 Resignation is only acceptable by written notice to the Management Committee.

8. POWERS OF THE MANAGEMENT COMMITTEE OF THE KINDERGARTEN

8.1 The Management Committee shall have power to:

8.1.1 Invest any moneys of the kindergarten upon such security, and on such terms and conditions as may, from time to time decide, and to vary the terms and conditions of such investment or to realize the same;

8.1.2 Nominate persons to represent the kindergarten at any board, meetings, or body on which it is desirable that the Kindergarten should be represented;

8.1.3 Defend or institute all legal proceedings by or on behalf of the Kindergarten;

8.1.4 Open and operate the banking account and control the finance;

8.1.5 Make and enforce rules and by laws not consistence with the Constitution in force for the time being, or any laws;

8.1.6 Appoint, suspend, impose a fine on, or expel any member;

8.1.7 Raise funds, received the donations for the Kindergarten as well administration thereof;

8.1.8 May appoint a member of the management committee to execute specific duties for the Kindergarten;

8.1.9 May delegate, by means of decisions taken at its Annual General Meeting any of its power to the member of the Management Committee;

8.1.10 Prepares its agenda and invitation for the AGM or extra ordinary Meeting;

8.1.11 Canvass, appoint, suspend and be responsible for staff compliment of the Kindergarten.

9. MEMBERSHIP

9.1 Any interested person who wishes to become a member of the Kindergarten must apply in writing through the Management Committee;

9.2 Management has to take decision on any applications for membership and the decision is final. No reason need to be given if an application for membership is turned down, and a right appeal against the Board's decision is excluded;

9.3 No member of the Kindergarten will receive any benefits from Kindergarten;

9.4 An active member of Kindergarten will attend the annual general meeting of the Kindergarten, may take part in the decision at such meetings, may submit motions to such meetings and may vote any motion submitted to the meeting;

10. EXECUTIVE ORGANS

The Management of Kindergarten will consist of the following Executive organs:

- The Annual General Meeting;
- The Bi-Monthly Meetings;

10.1 ANNUAL GENERAL MEETINGS

10.1.1 An Annual General Meeting (AGM) shall be held once in every calendar year (not being more than 12 months) after the proceeding AGM and not later than 6 months after the end of the Financial year.

10.1.2 Two week notice, specifying the place, the day and time of the Annual General Meeting as well as Agenda shall be given to all members by notice sent to the post address of members;

10.1.3 The Chairperson of the management committee or in his absence, the Vice Chairperson, shall act as chairperson at the Annual General Meeting;

10.1.4 The quorum of the meeting shall be 50% of all members who has the right to vote and are present in person;

10.1.5 Further General Meetings of members shall also be called upon written requisition signed by not less than 4 members of the Kindergarten;

10.2 BI - MONTHLY MEETINGS

10.2.1. The Management will hold bi-monthly meetings or if it becomes necessary more often.

10.2.2 In case where a meeting is urgent, the invitation can be verbal notice by the Chairperson;

10.2.3 Minutes will be written by the appointed minute taker and signed by the Chairperson after approval and adoption;

10.2.4 Management will attend to all matters unless they are reserved to the General Meeting;

10.2.5 At this meeting, Management in particular, will discuss activities for the Kindergarten; Control and monitor the activities of the Kindergarten; draw up the budget and financial reports for Kindergarten and discuss and evaluate the well-being and admission of the children of the Kindergarten

11. ELECTION PROCEDURES OF THE EXECUTIVE COMMITTEE

11.1 The Chairperson, Vice Chairperson and Additional Members of the management Committee shall be elected at the Annual General Meeting of the Management Committee or at special general meeting called for that purpose.

11.2 The position of Chairperson will automatically be filled by the owner of the Kindergarten

11.3 No person shall be nominated to hold office unless he has consented to his nomination and all nominations shall be dully proposed and seconded. Only person who qualify for active membership may be nominated and elected for office;

12. PRESENTATION

12.1 The Management Committee may at any time decide that the Committee become a member of any Board, or Body or an organization;

12.2 The Management Committee of Kindergarten is represented in public by the Chairperson, or in his absence, by the Vice-Chairperson;

12.4 The representative of the Committee shall serve on such Board or Body as a delegate and not as an individual and shall carry out the instructions of the Committee on all matters pertaining to the appointment;

12.6 Fifty (50%) of the members of the Management Committee at the meeting shall constitute a quorum;

12.7 Each member of the management committee shall be entitled to one vote at the meetings of the said committee an in case of an equal votes on any subject, the Chairperson shall have an additional or casting vote;

13. FINANCE

13.1 The financial year of the Kindergarten runs from the first (1st) day of March and ends on the last day of February of the following year;

13.2 All money received on behalf of the Kindergarten will be deposited in the bank account of Busy Land Kindergarten

13.3 The Treasurer will keep proper book account in which all financial transaction will be fully recorded;

13.4 The books shall be kept in safety and shall always be open for the inspection of the committee members and auditors to make statements of the account;

13.5. Signing powers: The chairperson, the Vice Chairperson and the treasurer would have signing powers.

14. INCOME

14.1 The Management must keep written record, in accordance with proper bookkeeping practice and procedure of all its income, expenditures, assets and liabilities;

14.2 They must keep all such record up to date and preserve all such records for a period of five (5) years;

14.3 The City of Windhoek will remain the owner of the property and responsible for the maintenance and basic service at Busy Land Kindergarten;

14.5 Assets which are missing or have become unserviceable must be reported immediately to the Management Committee;

14.6 No member or staff member must exercise any right relating to or take possession of any of the assets of the Kindgergarten;

14.7 Wrongly handling or negligence of assets may lead to disciplinary hearing;

16. DISCIPLINARY MEASURES AGAINST STAFF AND RESIDENTS

16.1 In case of less serious misconduct, an employee must be given a two written warning before she/he appears before a formal disciplinary hearing;

16.2 Where an employee commits a serious misconduct, he/she may be brought before the Management Committee for disciplinary hearing;

16.3 Disciplinary Procedures will be followed as stipulated in the Labour Act (Act 2007).

17. COMMUNITY OR VOLUNTEER SERVICE

17.1 Interested people, organizations or institutions who are interested to do voluntary services to the Kindergarten, are encouraged to do so on condition that, the service is to the best interest of the children and in line with the objectives set out in this Constitution;

19. AMMENDMENT OF CONSTITUTION OF THE KINDERGARTEN

19.1 The constitution may be amended, altered or added at an Annual General Meeting;

19.2 No such alteration, addition or amendment shall be adopted unless no less than two thirds of the voters present vote in favour of thereof.

20. DISSOLUTION OF THE MANAGEMENT COMMITTEE

445

20.1 The dissolution of the management is affected by the decision of an Annual General Meeting called for this purpose. A decision in this respect is too be carried out by a three quarter majority of members being present in person;

20.2 Should the Management of Busy Land Kindergarten be dissolve, all assets become the property of the owner/founder with an understanding that, the assets will be used for the same purpose at the Kindergarten;

21. ADOPTION OF THE CONSTITUTION

The Constitution of Busy Land Kindergarten was adopted by the members of Busy Land Kindergarten at a special General Meeting held on the ...11.....day of February.....20.....18.....

Signed by all members as follows:

1. **Chairperson** ..... **Name:** Turiki Kauna **Surname:** Edward
2. **Vice Chairperson:** ..... **Name:** IMMANUEL **Surname:** NSHIDENSWA
3. **Treasurer:** ..... **Name:** Luiza **Surname:** Kapitango
4. **Teacher:** ..... **Name:** Petrina **Surname:** Angala
5. **Parent:** ..... **Name:** Mwapopile **Surname:** Kandambolo

553 446

REPUBLIC OF NAMIBIA

MINSTRY OF GENDER EQUALITY AND CHILD WELFARE

Directorate of Community Empowerment
KHOMAS REGION

Tel: +264-61-264836
Fax: -264 –61-220317
Enquiries: Mrs M Nguvauva

P.O.Box 13359
WINDHOEK
Namibia

TO WHOM IT MAY CONCERN

Dear Sir/Madam

RE: ACKNOWLEDGEMENT OF A PRIVATE BASED KINDERGARTEN

This certify that the under mentioned Community Based Kindergarten is **known by** the Ministry of Gender Equality& Child Welfare, Directorate of Community Empowerment

Name of the Center:	Busy Land Kindergarten
Name of the Head Centre:	Rosa Edward
Identity Number:	45080700211
Postal Address:	P O Box 2788, Windhoek
Telephone Number:	0812933400
Residential Address:	Erf No: 8974, Dokerhoek, Gregor Mendel str
Year Established:	16 January 2000

For further information do not hesitate to contact us.

Yours Faithfully

M. Nguvauva

Mrs. Mighty Nguvauva Kandjoze
Community Liaison Officer – Katutura Central

MINIST / OF GENDER EQUALITY AND CHILD WELFARE
P/BAG 13359 WHK
2018
DIRECTORATE OF COMMUNITY EARLY CHILDHOOD
KHOMAS REGION
REPUBLIC OF NAMIBIA

(1)

654 44

APPLICATION FORM: EARLY CHILDHOOD DEVELOPMENT CENTERS

For Official Use Only

REGISTRATION NUMBER:

6/KW/19

(This form has to be completed in triplicate using block letters)

DETAILS OF ECD CENTER

Name of Center	BUZY LAND Kindergaten
Residential address	ERF: 8974 OV 19 71 / Gregol-Mentel Str Katutura
Telephone number	0812933400
Fax. Number	—
Postal address	7100 Katutura

DETAILS OF PERSON IN CHARGE

Name	Turiki Kauna Edward
Date of Birth	1978-09-18
Identity Number Passport	225066 / 78091800223

...ERTIFY ... copy of ... not, from ... attached ... submitted ... previously

022243

CSI

...POLICE ...MMANDER

2015-05-29

Department of Economic Development and Community Services

448

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 • Tel: (+264) 61 - 290 2496 / 2603

CITY OF WINDHOEK
The Gateway to Endless Opportunities

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2018/001724/207634

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.

TRADE NAME:	EDWARD TK T/A BUSY LAND KINDERGARTEN
ERF NO:	8974
TOWNSHIP:	KATUTURA
STREET NAME:	GREGOR MENDEL STR
OWNER/MANAGER:	EDWARD, ROSA ID: 45080700211
PO BOX:	2788 WINDHOEK
TELEPHONE:	0812933400
CITY:	WINDHOEK
MEDICALS:	0
NATURE:	KINDERGARTEN (INFORMAL)
RESTRICTED TO:	KINDERGARDEN
THIS CERTIFICATE EXPIRES ON:	2019-04-13

DEPARTMENT OF ECONOMIC DEVELOPMENT AND COMMUNITY SERVICES
11-10-2018
HEALTH SERVICES

SECTION HEAD: BUSINESS REGISTRATION
DATE: 2018-10-11

pp Nandia
CHIEF: HEALTH SERVICES
DATE: 2018-10-11

GENERAL POWER OF ATTORNEY

By this Power of Attorney, I Ms. Rosa Edward, holder of a Namibian identification Card No: 45 08 07 00 211, issued by the Namibian Ministry of Home Affairs, and in my capacity as the owner of Busy Land Kindergarten, Residing at Erf No: 8974, Gregor Mendel Street, Katutura;

Do hereby appoint Ms. Kauna Edward, holder of identification Card No: 78 09 18 00 223, issued by the Namibian Ministry of Home Affairs, and in her capacity as my Biological daughter, Residing at Erf No: 8974, Gregor Mendel Street, Katutura, as **my lawful Attorney / Representative in** my name and on my behalf to execute of **(do all or details of the things hereinafter mentioned).**

1. **To** submit any application to anybody, organization, institution that affects the day to day running of Busy Land Kindergarten;
2. **To** enter in any negotiations that may advance the interest of Busy Land Kindergarten;
3. **To** apply for piece of land for the construction and expansion of Busy Land Kindergarten;
4. **To** open bank account in the name of Busy Land Kindergarten and sign all relevant documentation and administer the account as and when required to that effect;
5. **To** do whatever other acts and deeds required for the said purpose and advancement of Busy Land Kindergarten interest;

And I hereby agree that all acts, deeds and things lawfully done by me, my said attorney / representative shall lawfully be constructed as acts, deeds and things done by me.



I undertake to ratify and confirm all and whatsoever that my said attorney / representative shall lawfully do or cause to be done for me by virtue of the Power hereby given.

In witness whereof, I have signed this Power of Attorney on ....14..... **day of** .....Nov....., **year 20** ..18..

Edward

Ms. Rosa Edward
Owner: Busyland Kindergarten

Date: _____

Edward

Ms. Kauna Edward
Appointed Attorney/Representative

Date: 14/11/2018

The signing of this Power of Attorney, was witnessed by the below witnesses:

1. Otsile

Full Name: Erestine Otsile

Date: 14/11/2018

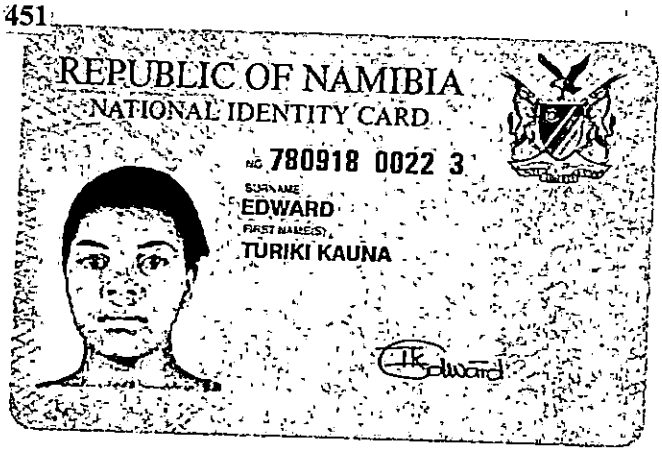
2. Esperanca

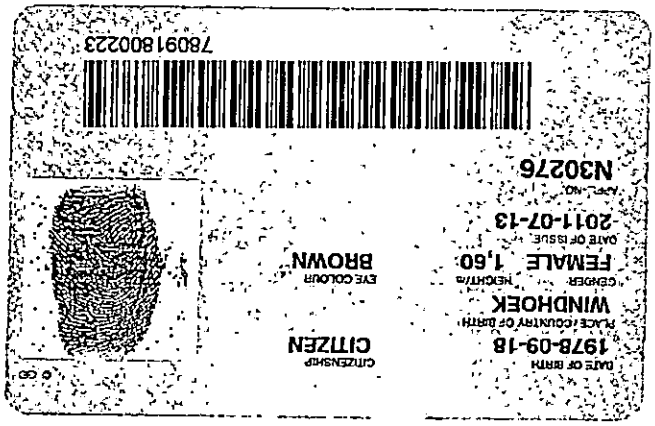
Full Name: E. Luiza Kapitango

Date: 14/11/2018

NOTE: CERTIFIED IDENTIFICATION DOCUMENTS OF ALL SIGNATORIES OF THIS DOCUMENT (MUST) BE ATTACHED, WHEN SUBMITTED TO RELEVANT INSTITUTIONS OR TRANSACTIONS.

Compiled and drafted by Mr. Marvyn Heinz Pescha, on behalf of Ms. Rosa Edward


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
NO. 780918 0022 3
SURNAME
EDWARD
FIRST NAME(S)
TURIKI KAUNA


7809180022 3
N30276
2011-07-13
FEMALE 1,60
WINDHOEK
1978-09-18
CITIZEN
BROWN

Old Mutual Life Assurance Company (Namibia) Limited
11th Floor, Mutual Tower, 223 Independence Avenue, Windhoek. PO Box 165, Windhoek, Namibia.
Tel +264 61 299 3999. Fax +264 61 299 3520. Website www.oldmutual.com.na

19 October 2019

MRS TK EDWARD
PO BOX 2788
WINDHOEK
NAMIBIA
0000

Dear MRS EDWARD

INVESTMENT STATEMENT: OLD MUTUAL MAX INVESTMENTS NAMIBIA
Contract number: 080272135

Thank you for continuing to look to Old Mutual as your provider of financial solutions. We take pleasure in attaching your investment statement.

Purpose of the statement
This document contains valuable information on the investment. We encourage you to read through this carefully, so that you can review your current situation against your initial plans.

We'd like to remind you of the benefits of investing for the long term. Time in the market is essential for investments to grow substantially, so always aim to adopt a long-term view. The secret is not to overreact to market fluctuations but to 'stay the course' and continue investing regularly, even through volatile periods. Be realistic and commit to your long-term investment strategy.

Action required: update your personal details and investment information
Please make sure that your personal details are correct. You can update your personal details online via MyPortfolio. This convenient service also allows you to view and manage your investment information online, download your tax certificate(s) or request changes. Register now at www.myportfolio.co.za.

You can also send your updated details, such as your email address and contact number to namibia@oldmutual.com. Please include your ID number and/or your contract number.

Important: unclaimed benefits

- It is very important to keep Old Mutual informed of any changes to contact details, so that relevant payments can continue to be made; and your replacement contracting parties/beneficiaries can be traced by Old Mutual, should a benefit become payable to them.
- If benefits become payable and are not claimed, Old Mutual will keep the benefits for as long as the law requires, while tracing you or your replacement contracting parties/beneficiaries.
- Tracing includes, but is not limited to, searching all internal customer data bases, as well as using external data bases and tracing agencies.
- Old Mutual will deduct administrative and tracing costs incurred by any such tracing, from the benefit that is payable.

Old Mutual Life Assurance Company (Namibia) Limited. Reg No: 97/081

HB Gerdes (Chairman), KH Egumbo (Group CEO), L Brandt, Dr ZA Erkana, PU Kauta, JC Kuehhirt, SN Lombaard, J Mushosho (Zimbabwean), MK Shipanga, Dr N Shivute and GW Voss (South African)
Company Secretary: Old Mutual Life Assurance Company (Namibia) Ltd

To report unethical behaviour visit www.oldmutualanonymousreports.co.za

ULOMASDEUOMANNCL

Contact us
If you have any questions:

- contact your financial adviser
- send an email to namibia@oldmutual.com
- call our Customer Service Centre on **061 223 189.**

It is important to review your financial plan every year to make sure that it stays on track. If you are currently not in contact with a financial adviser:

- send an email to nbusinessactivators@oldmutual.com
- contact **061 299 3485.**

We encourage you to continue working towards your goals and to focus on the long-term objective of building your wealth.

Kind regards

Management Team

Old Mutual Management Team

OLD MUTUAL MAX INVESTMENTS NAMIBIA SUMMARY AS AT 18/10/2019

Contract number: **080272135**
Start date of contract: **05/12/2016**

Investment plan(s)	Life covered	Premium contribution	Scheduled annual premium increase	Next increase date	New premium	Premium payment cease date	Investment fund(s)	Premium Split	Current investment value as at 18/10/2019
*Committed Investment Plan/1	TK EDWARD	N$1 102.40	4.00% CPI	N/A	N$ 1 146.49p.m.	04/12/2031	OMUTNAM Managed Fund	50.00%	N$6 756.69
							OMUTNAM REAL INCOME FUND A CLASS	50.00%	N$16 485.71
							Sub-total:		N$23 242.40
*Select Investment Plan /1	TK EDWARD	N$70 000.00	N/A	N/A	N/A	N/A	OMUTNAM Growth Fund	25.00%	N$17 267.91
							OMUTNAM Managed Fund	25.00%	N$17 [illegible]
							Old Mutual Nedbank Nambia Money Market Fund	25.00%	N$17 [illegible]
							OMUTNAM REAL INCOME FUND A CLASS	25.00%	N$17 848.22
							Sub-total:		N$70 112.15
							TOTAL:		**N$93 354.55**

454

OLD MUTUAL LIFE INSURANCE COMPANY (NAMIBIA) LIMITED REG. NO. 97/081
23 OCT 2019
WINDHOEK - CLIENT SERVICES

Abbreviations

N/A = not applicable | p.a. = per annum | h.y. = half yearly | p.q. = per quarter | p.m. = per month | s.p. = single premium | CPI = Consumer Price Index

IMPORTANT INFORMATION ABOUT YOUR INVESTMENT

- The current investment value assumes that we have received all premiums due before 18/10/2019.
- The investment is influenced by the investment performance of the underlying assets in the fund that you have invested in. It is important to consider potential market fluctuations that may affect the value of your investment. Please consult your financial adviser to ensure that the underlying investment options still suit your risk profile and investment strategy. Investment choices often have to be adjusted in response to changing circumstances, a changing economic environment or new opportunities. Investment choices are limited to available options depending on the underlying product. Before changing the investment portfolio, please ensure that this is possible in terms of the specific product rules.
- You should regularly review fund fact sheets for changes to investment strategies and underlying asset allocations – updated fund fact sheets are available at www.oldmutual.com.na.
- If you withdraw your money, make a loan against your investment or reduce the premium payable before the end of the premium term on your COMMITTED INVESTMENT PLAN specified in your contract, you may get paid out less than the current investment values because of the outstanding expenses. This REDUCTION FEE will be recovered when money is withdrawn, when a loan is made against the investment or when the premium is reduced on a COMMITTED INVESTMENT PLAN.
- *You have a zero interest loan(s) on this investment plan. Please contact the Customer Service Centre if you wish to repay this(these) loan(s).
- We have taken reasonable care to provide accurate and comprehensive information to you. However, we do not accept responsibility for any loss, damage or expense you may suffer as a direct or indirect result of relying on this information. We therefore recommend that you first consult your financial adviser before taking any decision based on this information.

GENERAL INFORMATION

Contact us
If you have any queries regarding OLD MUTUAL MAX INVESTMENTS NAMIBIA please contact your financial adviser, email us at namibia@oldmutual.com or call our Customer Service Centre on **+264 61 223 189**.

In the event that a dispute cannot be resolved, you have the right to contact the Namibia Financial Institutions Supervisory Authority (NAMFISA), PO Box 26155, Windhoek, Namibia.

As a last resort, you have the right to contact the Namibia Financial Institutions Supervisory Authority (NAMFISA) for assistance, by writing to PO Box 21250, Windhoek, Namibia.

General
This statement is for information purposes only and does not vary the terms and conditions of any investment contract.

Protection of your personal information
The Old Mutual Group would like to offer you ongoing financial services and may use your personal information to provide you with information about products or services that are suitable to your financial needs.

We may use your information or obtain information about you for the following purposes:
- underwriting
- assessment and processing of claims
- credit searches and/or verification
- claims checks (NAMFISA Life and Claims Register)
- fraud prevention and detection
- market research and statistical analysis
- audit and record keeping purposes
- to comply with legal and regulatory requirements
- verifying your identity
- sharing with service providers we engage to process information on our behalf

You may access the information that we hold about you and ask us to correct any errors or delete the information we have about you. To view our full privacy notice and to exercise preferences, visit our website at www.oldmutual.com.na.

456

PORTFOLIO | CONTRACT DETAILS

Customer Portfolio (MRS TK. EDWARD, 18/09/1978) **Date:** 13 November 2018 08:51:47

Old Mutual Max Investments Namibia > Contract 80272135 > Committed Investment Plan/1

INVESTMENT DETAILS

Plan Description (Code)	Investment Type	Start Date	Premium Cease Date	Investment Fund Value
Committed Investment Plan/1 (NCOMMITINV/1)	Open-ended Investment Policy	05/12/2016	04/12/2031	N$ 19,404.98

Ceded: No

Status: Active

Termination Value: N$ 8,574.44

Zero Interest Loan already taken: N$ 5,000.00

License: Life

Notes on Investment Fund Values

FUNDS

Fund Name	Premium Allocation	% Of Total Fund Value	No. Of Units	Sell Price (c)	Investment Fund Value
Omutnam Managed Fund	50.00%	39.42	958.262	1004.03000	N$ 9,621.24
Omutnam Real Income Fund A Class	50.00%	40.09	4318.006	226.58000	N$ 9,783.74
TOTAL					**N$ 19,404.98**

Roles	Name	Correspondent	Date of Birth	Split %
Benefit Recipient	EDWARD TK		18/09/1978	100.00 %
Contracting Party	EDWARD TK	Yes	18/09/1978	100.00 %
Life Covered	EDWARD TK		18/09/1978	100.00 %

PREMIUM DETAILS

Benefit	Amount Paid
Committed Investment Plan	N$ 1,060.00 Monthly

Payment Manner: Debit Order

Scheduled Annual Premium Increase %: 6.00% (Inflation-linked)

Annual Premium Increase Month: December

Total premiums paid: N$ 24,720.00

TOTAL **N$ 1,060.00 Monthly**

Old Mutual Max Investments Namibia > Contract 80272135 > Select Investment Plan/1

INVESTMENT DETAILS

Plan Description (Code)	Investment Type	Start Date	Premium Cease Date	Investment Fund Value
Select Investment Plan/1 (NSELECTINV/1)	Open-ended Investment Policy	12/11/2016	N/A	N$ 68,328.05

Ceded: No

Status: Active

Termination Value: N$ 68,328.05

Zero Interest Loan already taken: N$ 6,440.00

License: Life

Notes on Investment Fund Values

FUNDS

Fund Name	% Of Total Fund Value	No. Of Units	Sell Price (c)	Investment Fund Value
Omutnam Growth Fund	22.80	799.358	2132.93000	N$ 17,049.75
Omutnam Managed Fund	23.08	1718.497	1004.03000	N$ 17,254.23
Old Mutual Nedbank Nambia Money Market Fund	22.69	9760.209	173.79700	N$ 16,962.95
Omutnam Real Income Fund A Class	22.82	7529.843	226.58000	N$ 17,061.12
TOTAL				**N$ 68,328.05**

Roles	Name	Correspondent	Date of Birth	Split %

6457

Benefit Recipient	EDWARD TK		18/09/1978	100.00 %
Contracting Party	EDWARD TK	Yes	18/09/1978	100.00 %
Life Covered	EDWARD TK		18/09/1978	100.00 %

PREMIUM DETAILS

Benefit	**Amount Paid**
Select Investment Plan	N$ 70,000.00 Single Payment
Payment Manner: Debit Order	
Scheduled Annual Premium Increase %: N/A	
Annual Premium Increase Month: N/A	
Total premiums paid: N$ 70,000.00	
TOTAL	**N$ 70,000.00 Single Payment**

MyService Disclaimer
For selected Investment Horizons, Max Investments, Max Income, GREENLIGHT Savings and Old Mutual Wealth investment funds, there is a unit price delay from the asset manager to Old Mutual. If you have recently requested a switch to one of these selected funds, the affected fund values might be temporarily excluded from your portfolio for a few days due to delays in obtaining unit prices from these asset managers. Please consult this page in two to three business days to view the outcome of the completed transaction.

Old Mutual does not guarantee the accuracy and comprehensiveness of the information supplied above. The information provided is for information purposes only and does not vary the terms and conditions of any policy contract or any other contract in terms of which investments are made.

Bank Windhoek Ltd.
PO Box 15
262 Independence Avenue
Windhoek,

458

Windhoek (WHK)
Main: 061-299-1111
Fax: 061-299-1282

Rosa Edward
PO Box 2788 Katutura Windhoek 9000, Namibia

Date: 13/11/2018
Period: 01/10/2018 - 13/11/2018
(43 Days)

SSN: 45080700211
Personal
Banker: Dentlinger, F M

ACCOUNT #: CHK - 8003013822 NAD SeniorSave

Transaction Information

Effective Date	Entered Date	CK #	Description	Amount	Balance
01/10/2018	01/10/2018		DUTY ON DEBIT TRANSACTIONS	N$0.30	N$1,024.19
03/10/2018	03/10/2018		BANK CONFIRMATION LETTER	N$30.00	N$994.19
05/10/2018	05/10/2018		NAMGRNPEN 4508070021100	N$1,250.00	N$2,244.19
08/10/2018	08/10/2018		Cash Withdrawal (**1975 - 08/10/2018)|6011	N$1,000.00	N$1,244.19
16/10/2018	16/10/2018		Cash Withdrawal (**1975 - 16/10/2018)|6011	N$1,000.00	N$244.19
25/10/2018	25/10/2018		GIPF FUND E3074047	N$1,040.49	N$1,284.68
29/10/2018	29/10/2018		Cash Withdrawal (**1975 - 29/10/2018)|6011	N$1,000.00	N$284.68
31/10/2018	31/10/2018		CAPITALISED INTEREST CREDIT	N$3.38	N$288.06
31/10/2018	31/10/2018		WITHHOLDING TAX - NETT	N$0.38	N$288.06
01/11/2018	01/11/2018		DUTY ON DEBIT TRANSACTIONS	N$0.30	N$287.76
01/11/2018	01/11/2018		VISA ELECTRON CARD PROTECTION	N$29.39	N$258.37
01/11/2018	01/11/2018		VISA ELECTRON ANNUAL CARD FEE	N$57.99	N$200.38
05/11/2018	05/11/2018		NAMGRNPEN 4508070021100	N$2,500.00	N$2,700.38
13/11/2018	13/11/2018		PRELIMINARY STATEMENT	N$19.79	N$2,680.59

BANK
3 - 3
2
IRIES

BANK WINDHOEK LTD
KATUTURA
2018 -11- 13
482 - 972
ENQUIRIES

459

PROPERTY OWNERSHIP DECLARATION

TO WHOM IT MAY CONCERN

This declaration serves as confirmation that I, Ms. Rosa Edward, Identification No: 45 08 07 00 211, owns no other property, whether directly or indirectly, movable or fixed, within the boundaries of the City of Windhoek.

The only fixed property that I own which is registered in my name, is my house situated at Gregor Mendel Street, Erf number 8974, Katutura.

Signed at Windhoek **on this day** 14 **Of November 20**18

R Edward

Ms. Rosa Edward
Pensioner

460

PROPERTY OWNERSHIP DECLARATION

TO WHOM IT MAY CONCERN

This declaration serves as confirmation that I, Turiki Kauna Edward, Identification no: 780918 0022 3, owns no other property, whether directly, movable or fixed, within the boundaries of the City of Windhoek.

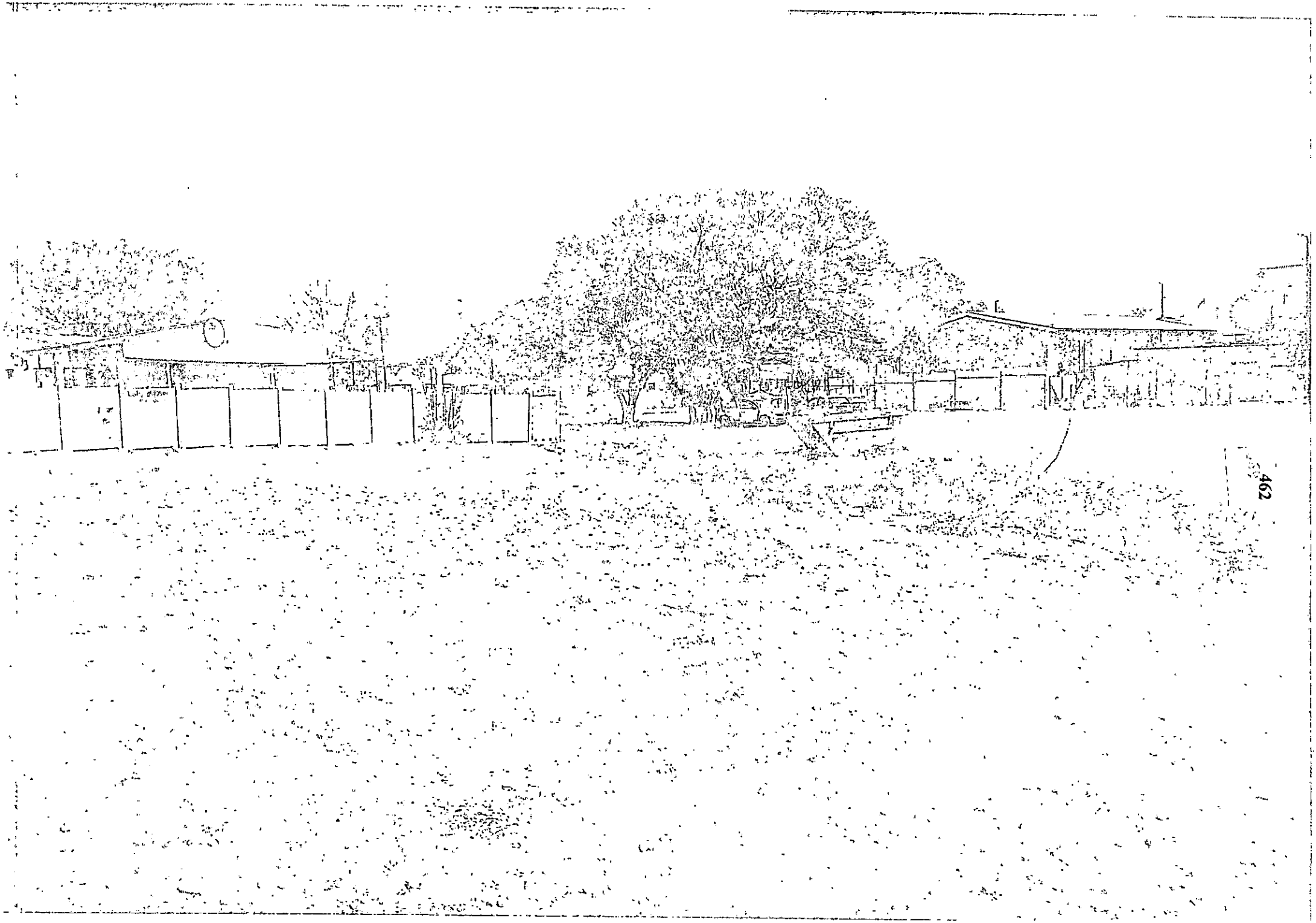
Signed at ...Windhoek..... on this day ..14..... of November 20..18....

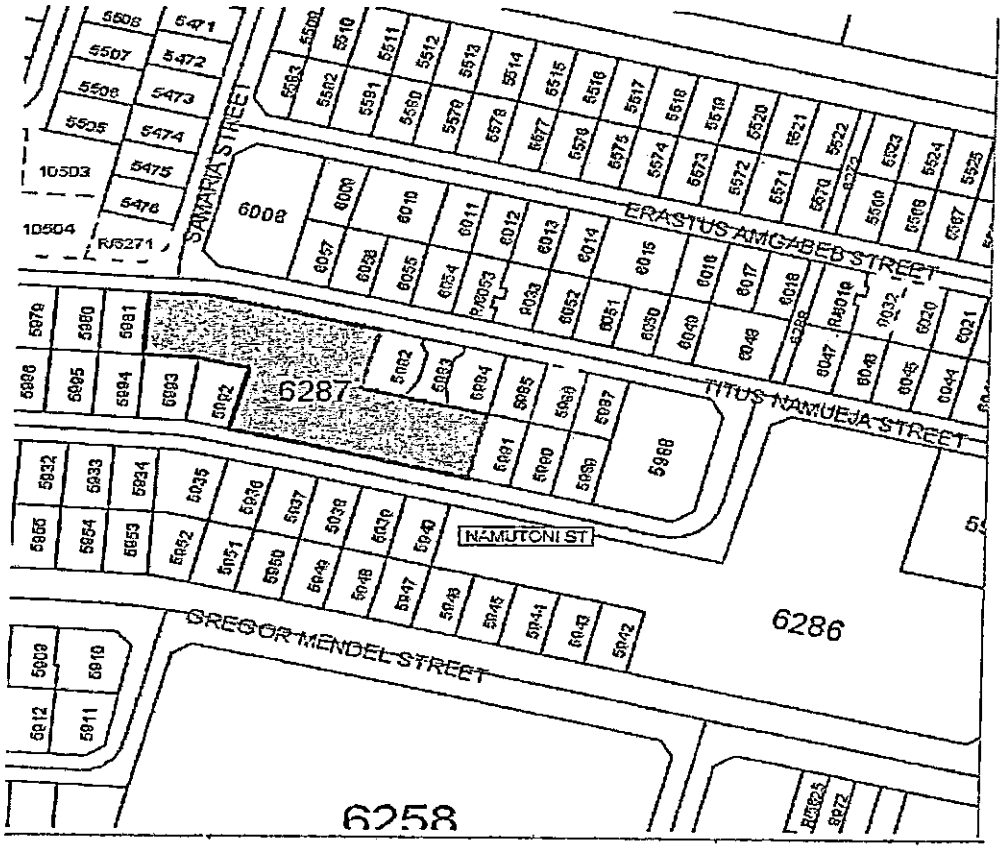
.....TKEdward.....

Ms. Kauna Edward






462


SANARIA STREET
ERASTUS AMGABEB STREET
TITUS NAMUEJA STREET
NAMUTONI ST
GREGOR MENDEL STREET
6008
6287
6286
6258
10503
10504
RR5271

TIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION: 23/11/2022

Erf No.: 6287 **Suburb:** Katutura **Street name:** Namutoni

Erf size: 2892 m² **Zoning:** Institutional **Bulk:**

Required portion size: Whole erf

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out to Busy Land Kindergarten

Current vacant land going rate / m²	N$236
Size of the Erf/portion required	2892 m²
Estimated Market Value Annual rent @10% Monthly rental	N$ 682 500 (rounded off) N$ 68 251.20 N$5687.60

Development costs in Katutura were determined at N$130.52/m² in 2010.The aforementioned price is escalated using Council determined inflation rate and National inflation rate from 2010 to 2022 to produce an average of N$236/m². Consequently, the subject shall be valued at N$236.00/m²

Valued by: Kauljkufwa Hendjala **Date:** 23/11/2022

465 776

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248808, Mobile: +264 81 261 0836, Email: elmarie@dutoitplan.com

SUBMISSION: 12/05/2022

Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industria' & Consent for a noxious industry

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	✓
2	A) **Locality and Detailed Sketch Plan** (illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	N/A
	C) **Existing Zoning Plan/~~Zoning Certificate~~**	✓
	D) **Intended Zoning Plan**	✓
	E) **Parking Layout**	N/A
3	**Conditions to be registered** *(if applicable)*	N/A
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	✓
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	✓ + Fitness Cert + MME Permit
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	N/A
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	N/A
8	A) **Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	N/A
	B) **Copy of Company Resolution** *(if registered in the name of a Company)*	N/A
9	**Copy of Title Deed or Certificate of Registered Title**	✓ + Notarial Deeds
10	**Conditions of Establishment attached to all copies** *(if applicable)*	N/A
11	**Copy of Erf diagram at time of application**	✓
12	**Proof of Payment of CoW submission Fee**	✓
13	**Credit Clearance Certificate**	N/A

14 Pages from Boiler Inspection Register

Electronic copy – *date requested:*			**Sent**
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0636, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman
Tel: +264 81 835 2021
Ref: PTN 17/Farm Krumhuk No. 30

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

10 May 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL

Application is herewith submitted on behalf of the owner of the Portion, Frederick Willem Johannes Carstens, to the City Council of Windhoek for:

- Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
- Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

The locality of Portion 17 of Farm Krumhuk No. 30 is shown on the attached plans. A Power of Attorney from the owner is also attached.

1. Background

Please Note: *The aim with the paragraph on the background of the Portion and the activities is to motivate the application for the rezoning based on the activities that were already of an industrial and noxious nature since at least 1971 (52 years ago) and was subsequently wrongly indicated as 'Light Industrial' in the Aris Town Planning Scheme which was not under the jurisdiction of the City of Windhoek up to 2012. The aim is also to correct the cadastral info and zoning maps as per the current, legal Aris Town Planning Scheme.*

Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek at Aris - in the previous Aris Settlement Area. The portion was subdivided from Portion 6 of the Farm Krumhuk No. 30 which was part of Portion A of the Farm Krumhuk No. 30. Portion 17 was made up of Portion 13 and Portion 14 of the Farm Krumhuk No. 30 as indicated on the attached diagram for Portion 17 (A 376/2007).

With the drafting of the Aris Town Planning Scheme (between 2005 and 2007), Portion 17 of the Farm Krumhuk No. 30 was subsequently included in the Aris Town Planning Scheme and zoned as 'Light Industrial' even though there have been 'industrial' activities of a noxious nature established on the portion since at least 1971. The Scheme was approved by the Minister of Regional Local Government Housing and Rural Development and promulgated in the Government Gazette of 15 February 2007 (Notice No. 17). Aris was subsequently incorporated in the Windhoek Municipal boundaries vide Government Gazette Notice No. 184 of 30 September 2011.

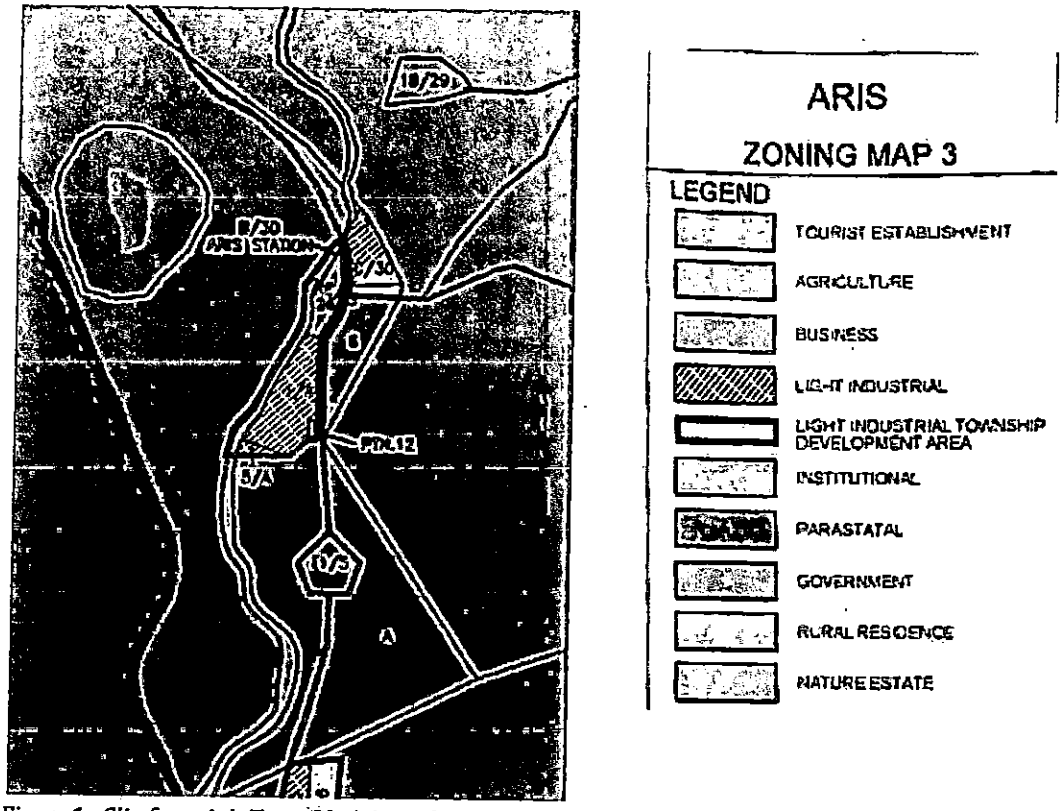


Figure 1 : Clip from Aris Town Planning Scheme

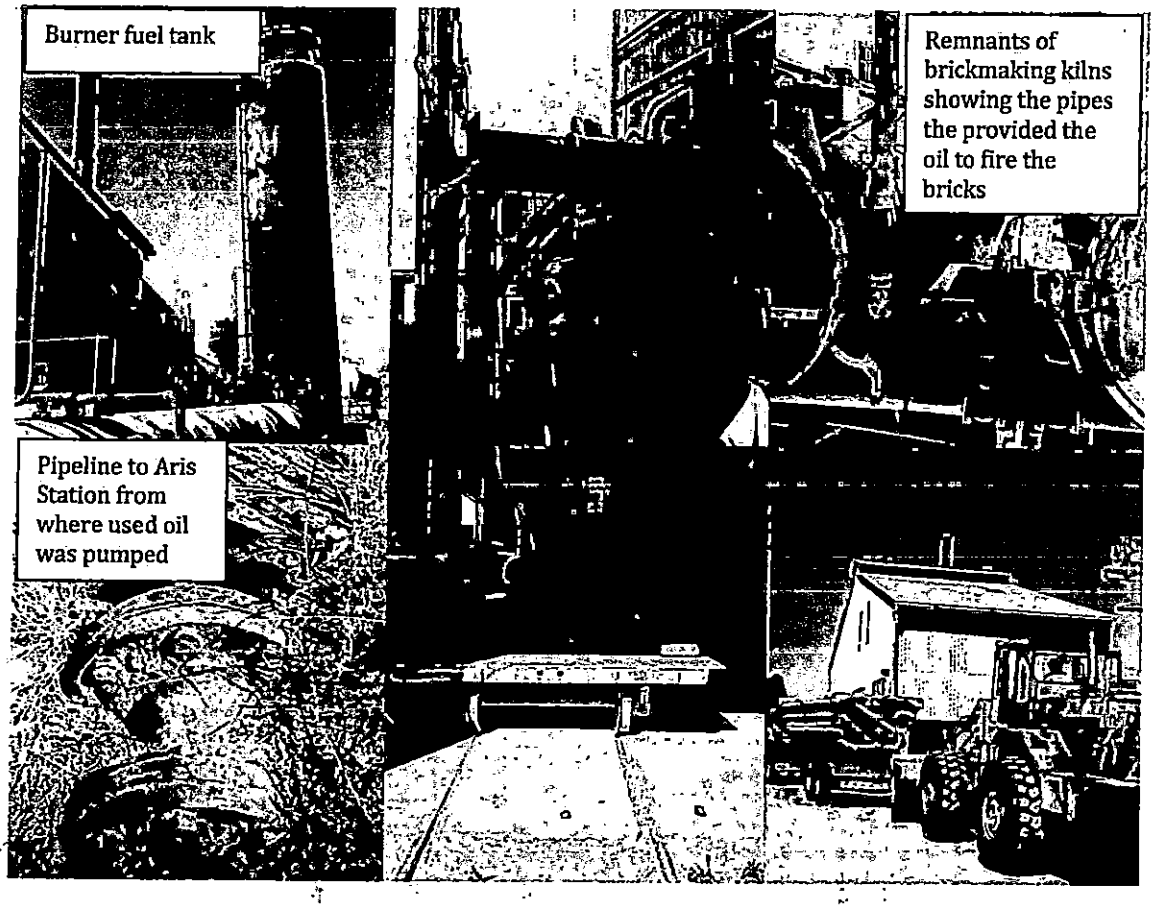
1.1 Industrial Activities

Portion 17 was used since the late 1960's/ early 1970/s as a brickmaking plant which recycled used oil generated by the railways and other industries. The oil was transported by rail to Portion 17 where it was used for firing the brickmaking plant. The brickmaking plant initially operated under the name of Kalksandstein Works SWA (Pty) Ltd and the name later changed to Sprengel Bricks (Pty) Ltd.

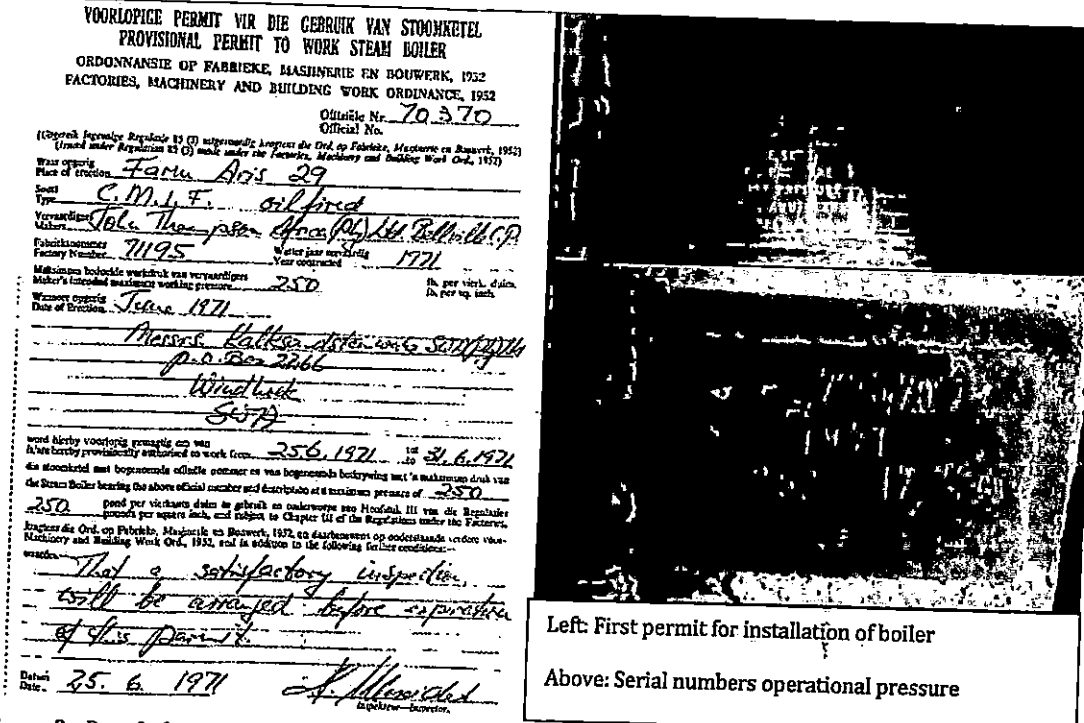
The brick factory with its massive steam boiler autoclaves and 83m³ tank, was specifically designed to burn used oil as fuel. **There still is an unused pipeline that goes under the B1 from the Aris railway siding to the 83m³ burner fuel tank.** Used oil was brought from Windhoek to the Aris railway siding via

train tank car. The used oil was then pumped via the pipeline under the B1 to the 83m³ tank feeding the Rotating Cup Burner (specifically designed to burn used oil) for the steam boiler for the brick factory which was in existence since 1971. Although the brick factory is not in use any more, remnants of the brick factory and oil burners can still be observed on the site. The photo collage below shows the remnants of the brick factory as well as the pipeline that was used to pump the oil to the burner.

It was also brought to our attention that prior to this there was (the building and remnants of generators are still there) two massive generators that fed Aris with electricity and ran on a type of used oil stored at the site.



The current owner, Mr Carstens provided our office with the Burner Inspection Book that was issued in terms of the Factories, Machinery and Building Work Ordinance, 1952, the oil-fired boiler was installed on 25 June 1971 with Factory Number 71195 for Messrs Kalksandstein Works SWA (Pty) Ltd. See below.



VOORLOPIGE PERMIT VIR DIE GEBRUIK VAN STOOMKETEL
PROVISIONAL PERMIT TO WORK STEAM BOILER
ORDONNANSIE OP FABRIEKE, MASJINERIE EN BOUWERK, 1952
FACTORIES, MACHINERY AND BUILDING WORK ORDINANCE, 1952

Offisiële Nr. 70370
Official No.

Plek van oprigting Farm Aris 29
Place of erection

Soort
Type C.M.I.F. Oil fired

Vervaardiger
Maker Tole Thorpe Africa (Pty) Ltd Bellville C.P.

Fabrieksnommer
Factory Number 71195

Jaar waarin vervaardig
Year constructed 1971

Maksimum toelaatbare werkdruk van vervaardiger
Maker's intended maximum working pressure 250 lb. per vierk. duim. lb. per sq. inch.

Wanneer opgerig
Date of Erection June 1971

Messrs Kaltwasserstein & Schiffahn
P.O. Box 2266
Windhoek
S.W.A.

word hierby voorlopig gemagtig om van
is/are hereby provisionally authorized to work from 25.6.1971 tot/to 31.6.1971

die stoomketel met bogenoemde offisiële nommer en van bogenoemde beskrywing met 'n maksimum druk van die Steam Boiler bearing the above official number and description at a maximum pressure of 250 pond per vierkante duim te gebruik en onderworpe aan Hoofstuk III van die Regulasies pounds per square inch, and subject to Chapter III of the Regulations under the Factories, Machinery and Building Work Ord., 1952, and in addition to the following further conditions:—

That a satisfactory inspection will be arranged before expiration of this permit.

Datum/Date 25. 6. 1971

Inspekteur—Inspector.

Left: First permit for installation of boiler

Above: Serial numbers operational pressure

Figure 2 : Proof of installation of oil-fired boiler in 1972

The oil burner was then regularly serviced between 1971 and 1997 according to the service record book.

Mr Carstens continued with the brickmaking operations on a small scale for the past years and subsequently let the premises to OilTech for their oil recycling operations.

It is thus evident that the activities were more of an 'industrial' nature for many years, and it should have been included as such in the Aris Town Planning Scheme. It was also in existence before the portion was incorporated into the municipal area of Windhoek.

2. Erf Information

Portion 17 of Farm Krumhuk, Windhoek is ± 25km south of Windhoek at Aris, directly east of Trunk Road B1 which link Windhoek with Rehoboth. Portion 17 is 8,2265ha in extent and zoned 'light industrial'. The railway line linking Windhoek with the south of Namibia passes directly west of the Portion. See below and attached plan showing the locality of Portion 17.

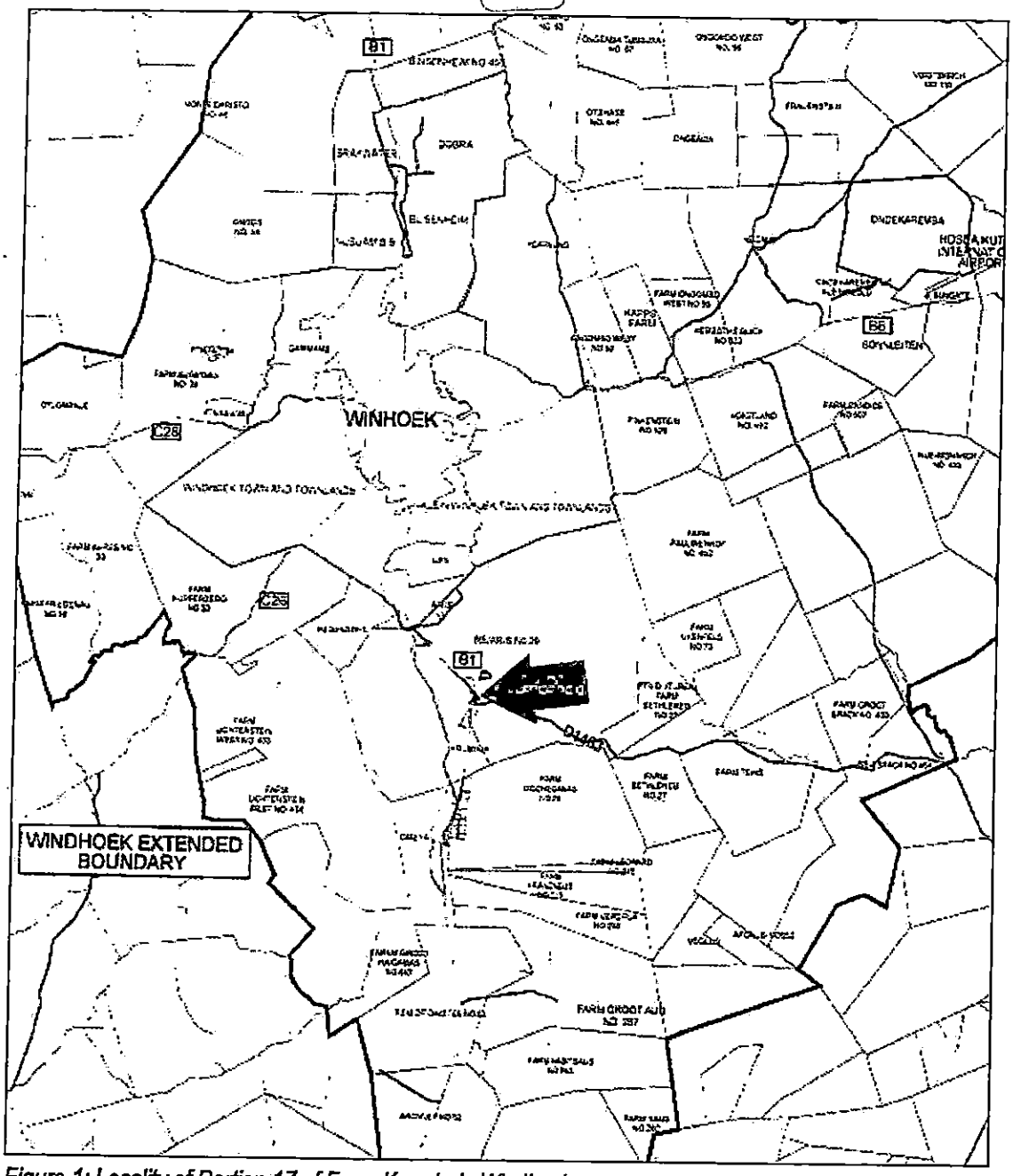


Figure 1: Locality of Portion 17 of Farm Krumhuk, Windhoek

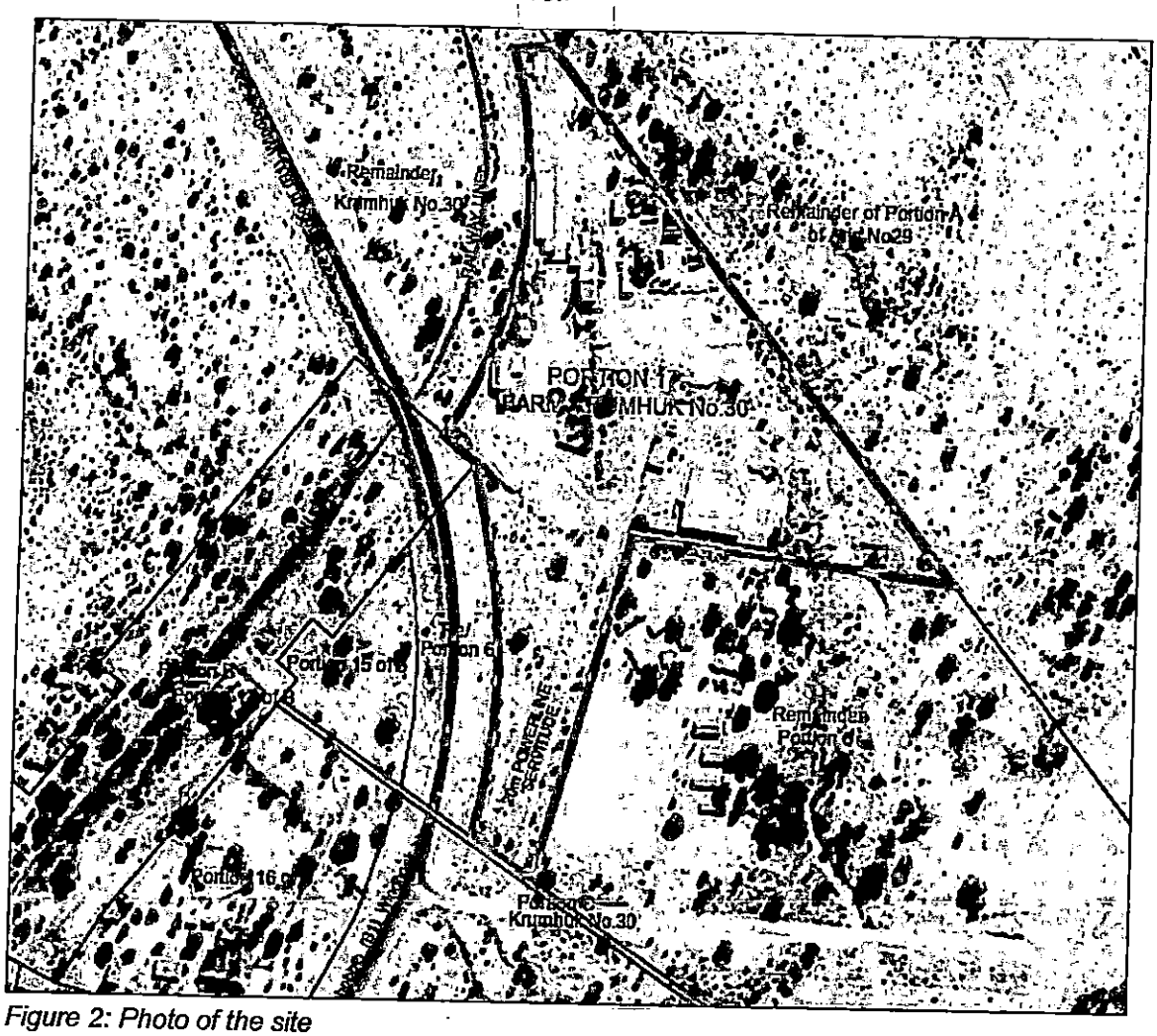


Figure 2: Photo of the site

Currently Portion 17 is used for the following activities:

- The storge of sand and building stone
- Cold storage facilities
- Storage, recycling and cleaning of oil
- Parking of construction vehicles

The site is linked to the Nampower Power grid. Water is obtained from an onsite borehole and the sewer generated on site is treated and contained in a French Drain system.

3. Registered Conditions

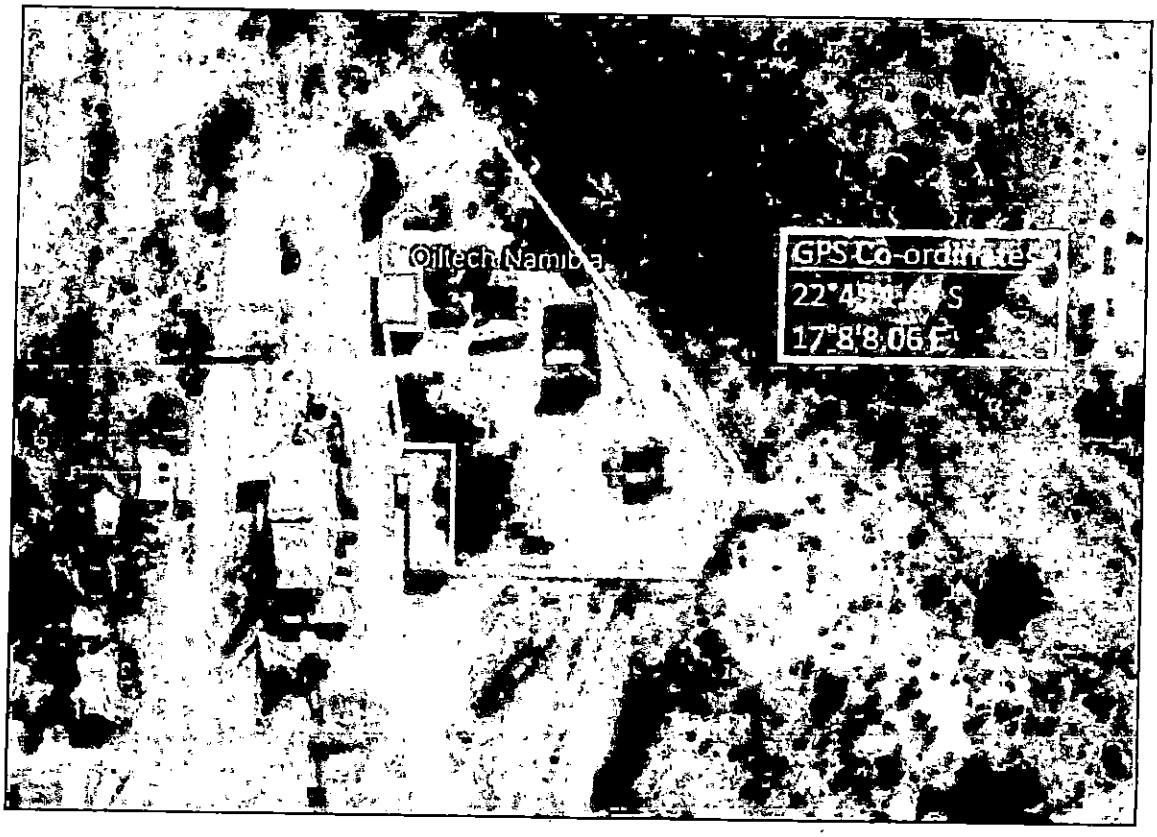
The conditions registered against Portion 17 of Farm Krumhuk, Windhoek are contained in the Deed of Transfer T2567/2009. See copy of Title Deed attached. There are no conditions registered against Portion 17 of Farm Krumhuk No 30, preventing it from being used for light industrial or 'industrial' purposes.

Paragraph B, D and E refer to servitudes in favour of Nampower to convey electricity over Portion 17. The Notarial Deeds K106/1986S, K114/1975S and K115/1975S are attached to the application. The 20m Powerline servitude is also indicated on the attached plans.

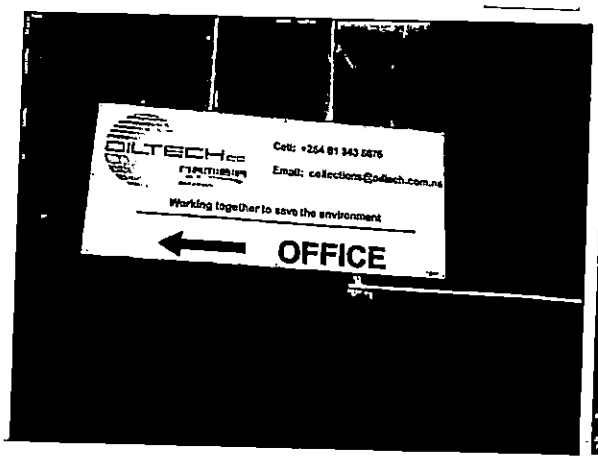
Since no cadastral changes are to be made to Portion 17 of Farm Krumhuk No. 30, the conditions can remain as is.

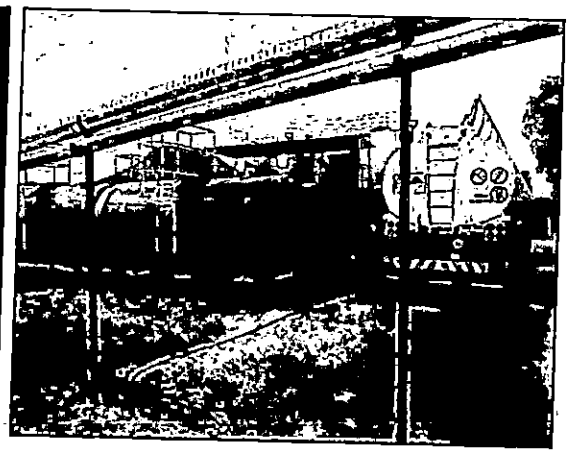
4. Development Proposal

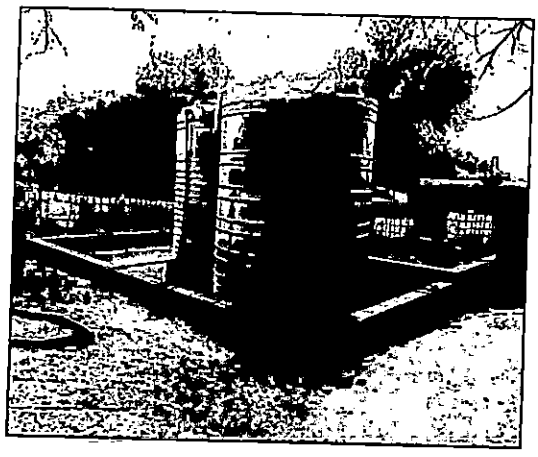
Oiltech has been renting and operating from plot 17 as of 2013 for the recycling and cleaning of used oil. This site was specifically chosen by Oiltech as it was previously used to recycle used oil. As mentioned in paragraph 1, Portion 17 of Farmn Krumhuk No. 30 was used for industrial noxious activities even prior to the brick making factory from 1971. See below photo of Oiltech's site on Portion 17.

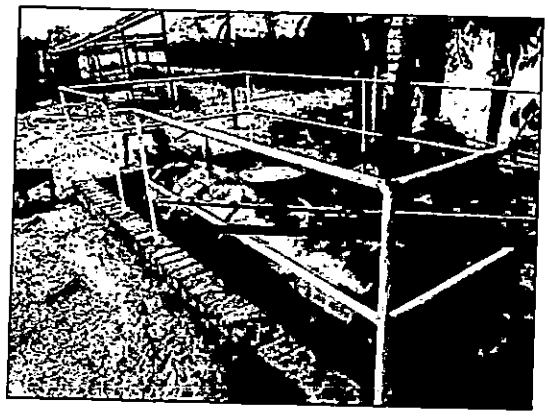


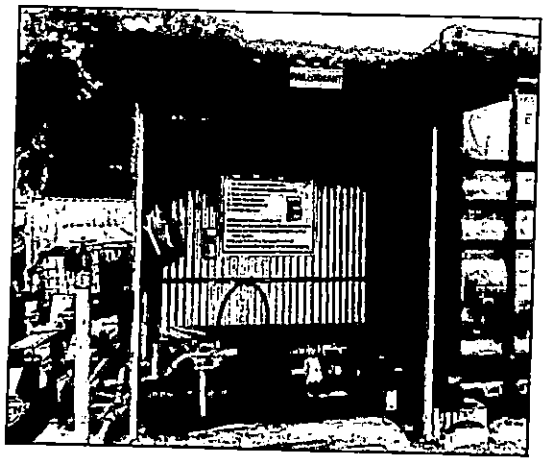
Used oil is transported to the site by road by truck and pumped into storage tankers whereafter it is cleaned to be recycled. Cleaned oil is collected from the site and then transported to the clients.

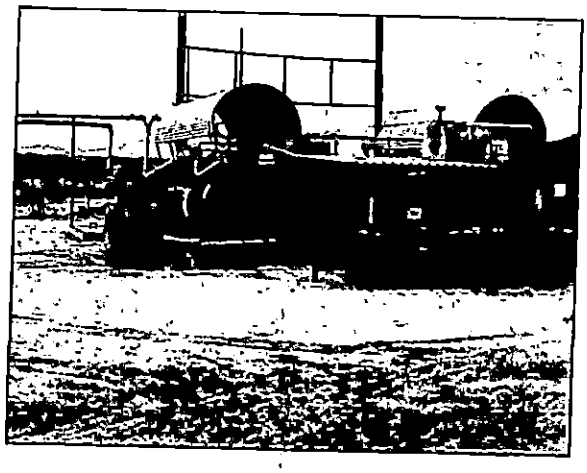












Oiltech is striving to comply with the current Namibian Legislation and Policies to ensure that the activity has a low impact on the environment and that the negative impacts are mitigated. They have taken the following measures to ensure that they would pass any scrutiny:

- Oiltechnology Namibia obtained a used oil collection and recycling license from MME already as far back as 2013. They have also inspected the site and it conforms to the requirements and conditions of MME. See copy of MME Permit Attached.

- They have had an EIA done and received environmental clearance. They worked closely with MEFT over a period of time submitting reports and updates to meet their criteria. The MEFT team did numerous site visits and inspections. See copy of Environmental Clearance Certificate attached.
- They hired consultants for air quality monitoring and still do this on a yearly basis in winter. The site operate comfortably within the accepted norms. Monitors have been installed over Portion 17 that measure the levels of possible polutions (see map below).
- They have obtained yearly certificates of fitness for their company. Besides this year. See copy of latest Fitness Certificate attached. Note is taken that the description of the land is not indicated correctly.
- They have had and passed inspections and audits from B2G and Rossing Uranium.
- They have installed a unique closed processing system which basically eliminates odors and vapors during recycling.
- They are on the verge of ISO 9001 and 14001 certifications.
- Their unique process, unlike other oil recyclers has absolute minimal solid waste at 0.0005 of volume.
- There are also CCTV surveillance to enable the owners to immediately react should any emergency arise with the operations
- Oiltechnology also have an environmental awareness programme where they invite surrounding schools to show the pupils how they strive to operate on environmentally sound principles.



Figure 3 : Location of Monitors from 6 monthly EMP

From the above, it is clear that Oiltechnology Namibia (Oiltech) has made massive investments over time in technology and infrastructure, human resources, and financially for their activities to conform to the requirements of national and local authorities. Moving its infrastructure to another site is not an option as it would be very costly.

To continue with this activity on Portion 17 the portion must be rezoned to 'industrial' and Concil's consent must be obtained for a noxious trade on the site.

5. Motivation

The reasons why Oiltech selected this site for their operations as well as why their continued operations should be allowed under City of Windhoek's consent are as follows:

Previous use and infrastructure

This site was specifically chosen by Oiltech as it was previously used to recycle used oil and because it has the necessary supporting infrastructure for the operation of the recycling/cleaning facility.

Close to railway and access road

The site is located close to good and safe access roads which allow the safe delivery and collection of products. Access to the site is from District Road D1463 which links up with the Trunk Road B1. It is also close to the Aris Railway Station and railway line. The pipeline which was used to pump used oil from the station to the site is still in place and can be recommissioned for future use which will allow the transportation of product to and from the site by rail. It should be noted that this facility is currently not in use.

Zoning and use

Portion 17 of Farm Krumhuk No. 30 was zoned 'light industrial' as per the stipulations of the Aris Town Planning Scheme although the uses at the time of the compilation of the Scheme, was already of an 'industrial' nature. The current use on the portion is mixed as it also includes warehousing, storage and handling of building sand and stone as well as cold-rooms. These uses can be accommodated under the zoning 'light industrial'. However, the oil cleaning/recycling is a noxious use for which Council's consent is required. To accommodate the noxious activity on Portion 17 of Farm Krumhuk No. 30 it is advised that it be rezoned to 'Industrial' and that Council grant consent to use the Potion for a 'noxious trade'.

Approvals obtained

Oiltech obtained the following approvals for the prosed activity:

- MME Permit

A Permit for used mineral oil from the Ministry of Mines and Energy to perform the following act in respect of used oil:

- Collect used mineral oil throughout Namibia.
- Store collected used mineral oil at the premises situated of **Oil Tech CC at Aris Industrial Area and Walvis Bay, Energy Street.**
- Transportation of used mineral oil and refined products throughout Namibia.
- Sell for re-use to consumers, Land based oil-spill cleanups.
- Collection, storage, and processing of used oil filters at Aris Industrial.

The permit is valid for a used mineral oil volumes up to 4000 000 liters per annum. See attached a copy of Permit No. 05/2022.

- An ECC from the MEFT

The Ministry of Environment, Forestry and Tourism issued an Environmental Clearance Certificate for the proposed activity. The ECC is valid until 2 July 2023. See copy of ECC attached.

- COW - Fitness certificates

Cow issued fitness certificates for the operations on a yearly basis since the beginning. Copies of Fitness certificates issued from 2016 to 2019 was obtained form the applicant. The most recent Fitness Certificate is attached. Although these certificates were issued to Oil Technology Namibia CC it was issued on a wrong portion/site number which was probably an oversight from both the applicant and COW. The COW however did not renew the latest fitness certificate due to discrepancies between the portion number applied for and the actual portion on which the activity takes place as well as land use concerns in regard to the stipulations of the Aris Town Planing Scheme

Current situation

The current situation is that Oiltech cannot continue with its operation on Portion 17 of Farm Krumhuk as their fitness certificate has not been renewed. To be able to renew the fitness certificate Council is requested to:

- Issue consent for the operation of a noxious industry/trade under the current zoning of 'light industrial'. Unfortunately, this is not permitted in terms of the stipulations of the Aris Town Planning Scheme. Council can however still decide to issue such consent based on this application to bring the use in line with the Scheme.
- rezone Portion 17 to 'industrial' and grant consent for a noxious industry/trade on the portion which will allow for the activity to remain on the Portion.

6. Access and Parking

Access to the site is from District Road D1463 which links up with the Trunk Road B1.

The site has large vacant spaces as can be seen from the Figure 2 above which allows for the safe movement and parking of the vehicles supply die dirty oil as well as collecting the cleaned oil.

Should any further structures be erected on the Portion 17 building plans will need to be submitted indicating the appropriate parking bays for the area to be used for the existing and new activities.

7. Betterment Fee

It is requested that Council do not charge a Betterment Fee since the activities on Portion 17 of Farm Krumhuk No. 30 was more of an 'industrial' nature before the Aris Town Planning Scheme was promulgated and not 'light industrial'. The brickmaking operations were there from 1971 and the bricks were fired by an oil-burner system with used oil being pumped from Aris Railway Station.

8. Advertising Procedures and Comments

In accordance with the recently promulgated Urban and Regional Planning Act, 2018 (Act No 5 of 2018), notice of the application will be given to the prescribed persons as well as the general public upon receipt of a complete application by Council in terms of section 97 (Section 99, subsection (1)).

9. Credit Check and Payment of Application Fee.

Portion 17 of Farm Krumhuk is not listed on the Municipal Administration system and is thus not paying any rates and taxes to the Municipality. So, no Credit Check/Clearance could be obtained.

10. Conclusion

Portion 17 of Farm Krumhuk No. 30 is in an area where industrial, light industrial, farming, residential and institutional activities are observed. The oil cleaning/recycling operation is in operation since 2013 without complains received from neighbours or the public. The portion was also used for industrial activated long before Aris Town Planning Scheme were promulgated. The activity received the necessary permits and clearances from the MME and MEFT to operate form the site.

Considering the above motivation, you are kindly requested to support the application.

11. Application

Application is herewith made that:

11.1 Portion 17 of Farm Krumhuk No. 30 be rezoned from 'light industrial' to 'industrial'

11.2 Consent be granted to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

12. Attachments

Attached 5 copies of the following documents:

1.	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Attached
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached

	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	**Not applicable**
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Zoning Plans
	E) **Parking Layout**	**Not applicable**
3	**Conditions to be registered** *(if applicable)*	**Not applicable**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	Attached + Fitness Cert + MME Permit
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	**Not applicable**
8	**A) Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	**Not applicable**
	B) Copy of Company Resolution *(if registered in the name of a Company)*	**Not applicable**
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T2567/2009 Notarial Deed K106/1986S Notarial Deed K114/1975S Notarial Deed K115/1975S
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	**Not applicable**
14	Pages from Boiler Inspection Register	

Based on the motivation and the supportive documents, it is trusted that Council will support the rezoning application. Please do not hesitate to contact our offices should you need any additional information concerning this application.

Kind regards

Dorette Opperman

479

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

Please take note that DU TOIT TOWN PLANNING CONSULTANTS
(full names of applicant)

intends to apply to the local authority of City of Windhoek and ~~of~~ the Board* to rezone Ptn 17 OF Farm (erf number) Krumhuk No. 30

..... (street address) Aris

(township area or other area) ~~for~~ from 'Light Industrial' to 'Industrial'

.....
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

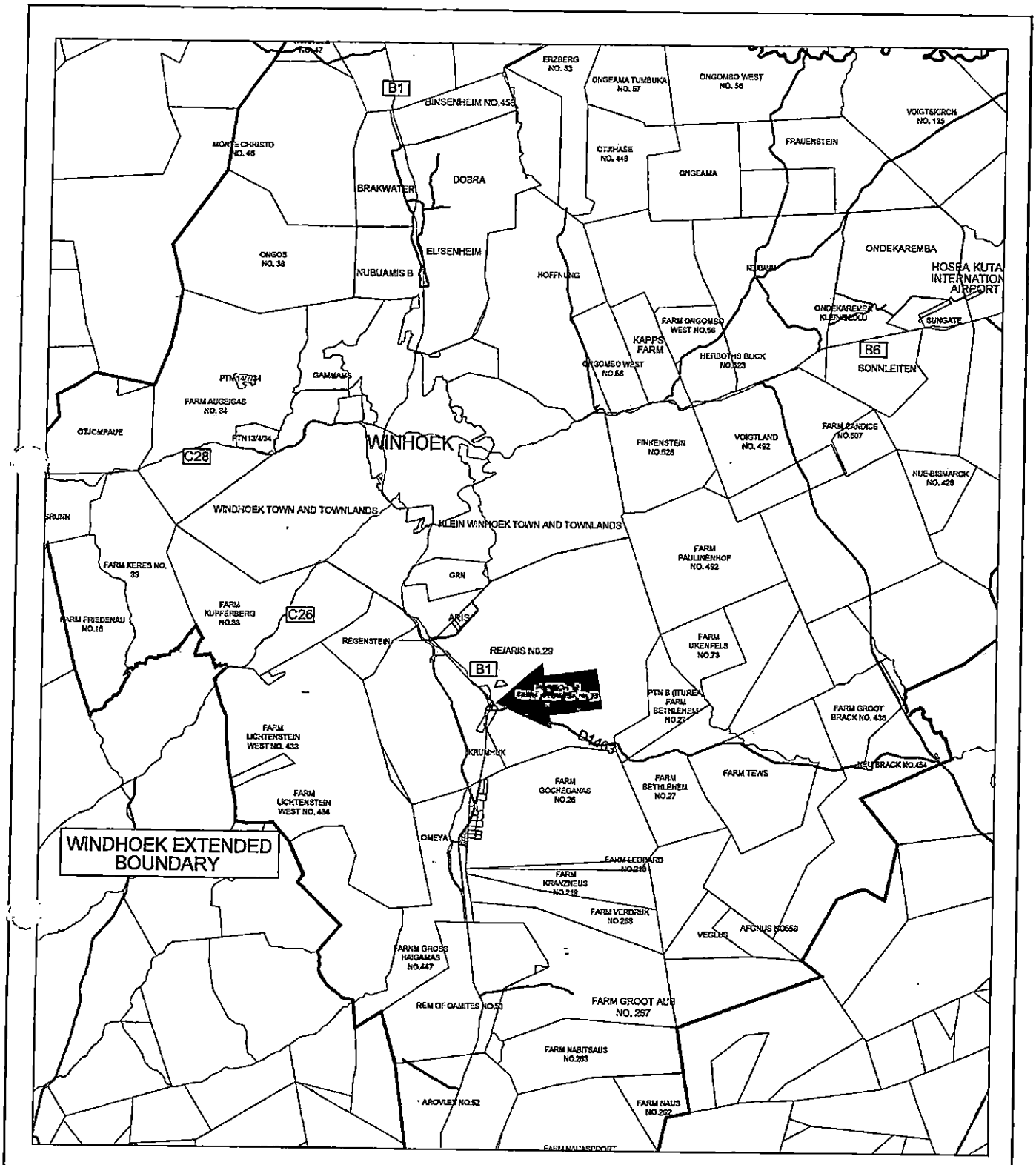
(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....
.....

..... 12/05/2022
Signature of applicant Date
Address of applicant: 1st Floor, Bridgeview building, Dr. Kwame Nkrumah Avenue, Klein Windhoek

* Delete whichever is not applicable.



Scale: 1/400 000

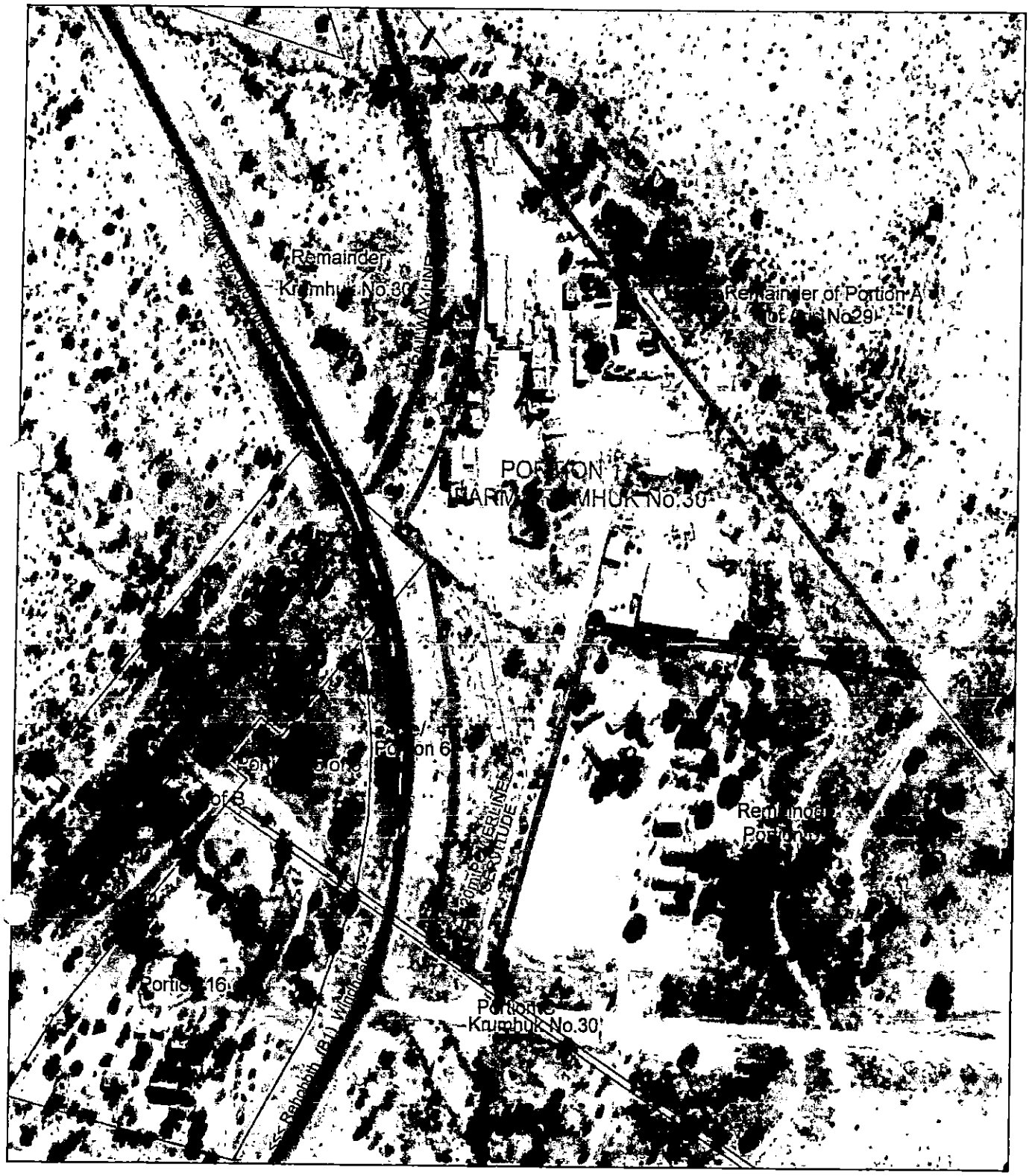
DATE: MARCH 2022

PLAN NO. KRUMHUK

TN

LOCALITY MAP OF PORTION 17 OF THE FARM KRUMHUK No.30

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6371, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: etmade@dutoitplan.com



Scale: 1/4000

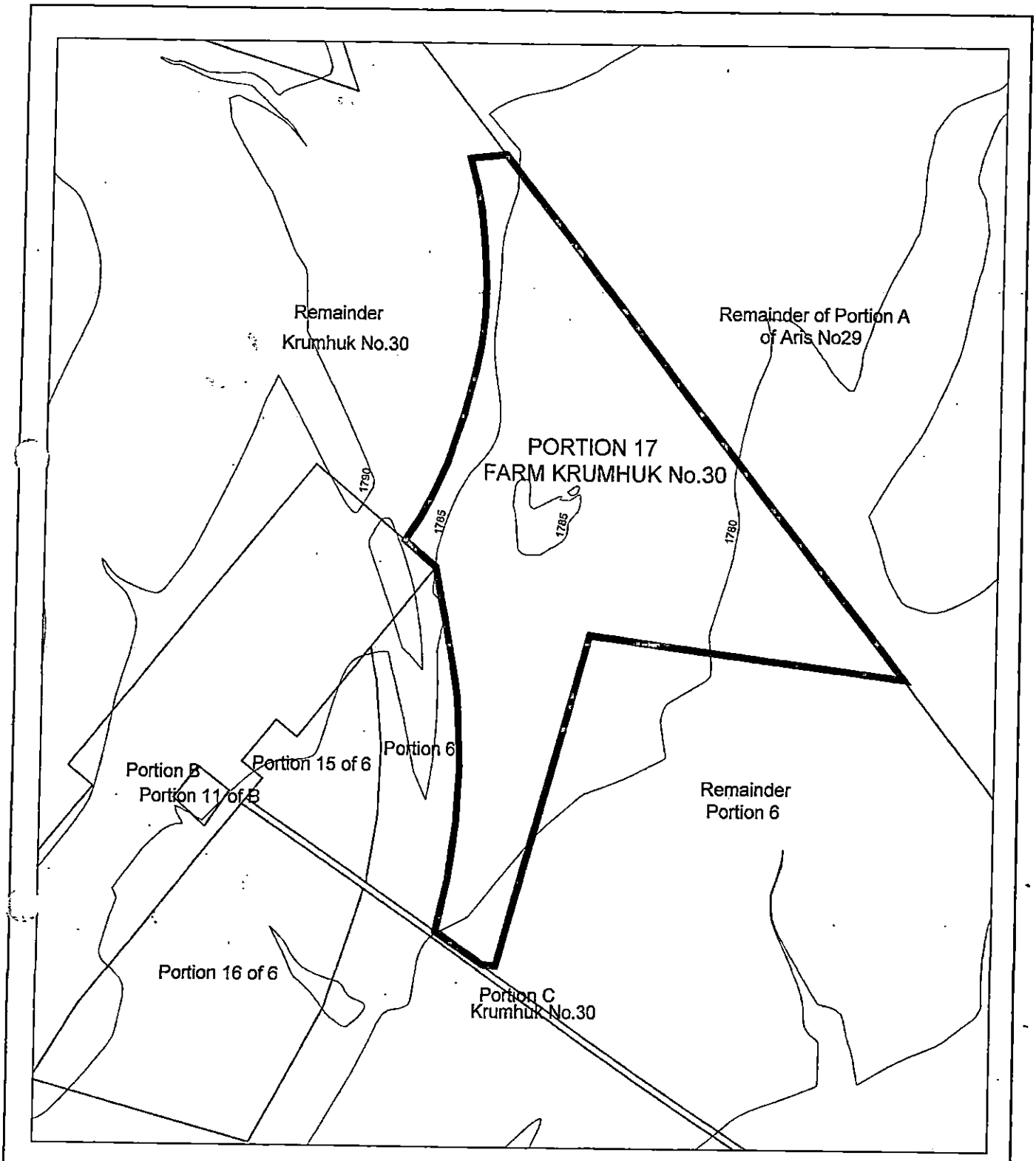
DATE: MARCH 2022

PLAN NO. KRUMHUK

TN

Rezoning of Portion 17 of Farm Krumhuk No.30 from 'Light Industrial' to 'Industrial' AND Consent to us the portion of the current purposes while the formal approvals are obtained from the relevant authorities.

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508. Email: elmarie@dutoitplan.com



CONTOURS = 5m INTERVALS (CoW CONTOURS)

Scale: 1/4000

DATE: MARCH 2022

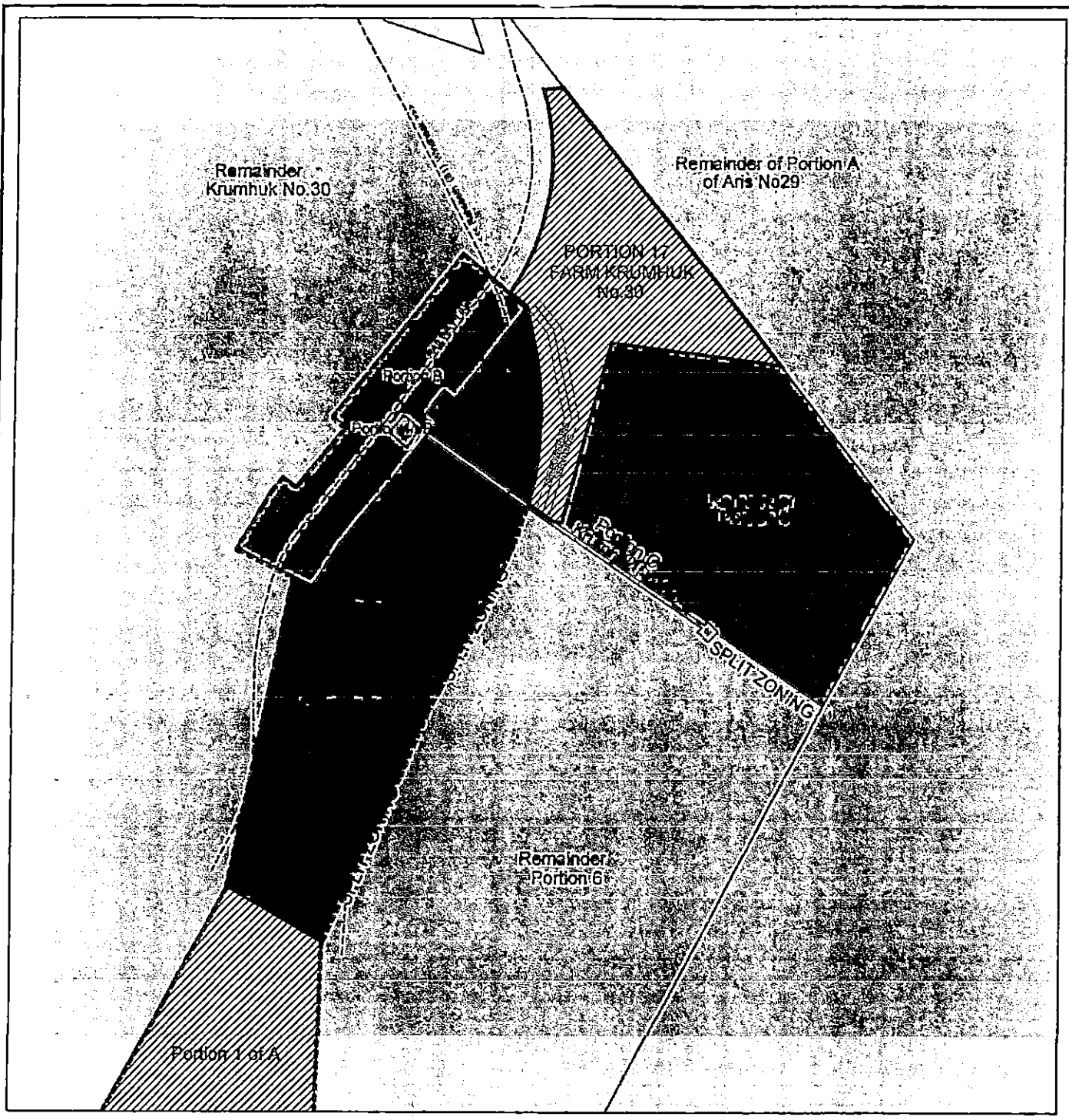
PLAN NO. KRUMHUK

TN

Rezoning of Portion 17 of Farm Krumhuk No.30 from 'Light Industrial' to 'Industrial' AND Consent to us the portion of the current purposes while the formal approvals are obtained from the relevant authorities.

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: dtmarie@dutoitplan.com

ZONING MAP FROM ARIS TPS



ZONING LEGEND

- DEVELOPMENT AREA
- INDUSTRIAL
- LIGHT INDUSTRIAL
- BUSINESS (SEE TABLE C -ARIS ZONING SCHEME)
- INSTITUTIONAL (SEE TABLE C -ARIS ZONING SCHEME)
- PARASTATAL
- AGRICULTURE

Scale: 1/8000

DATE: MARCH 2022

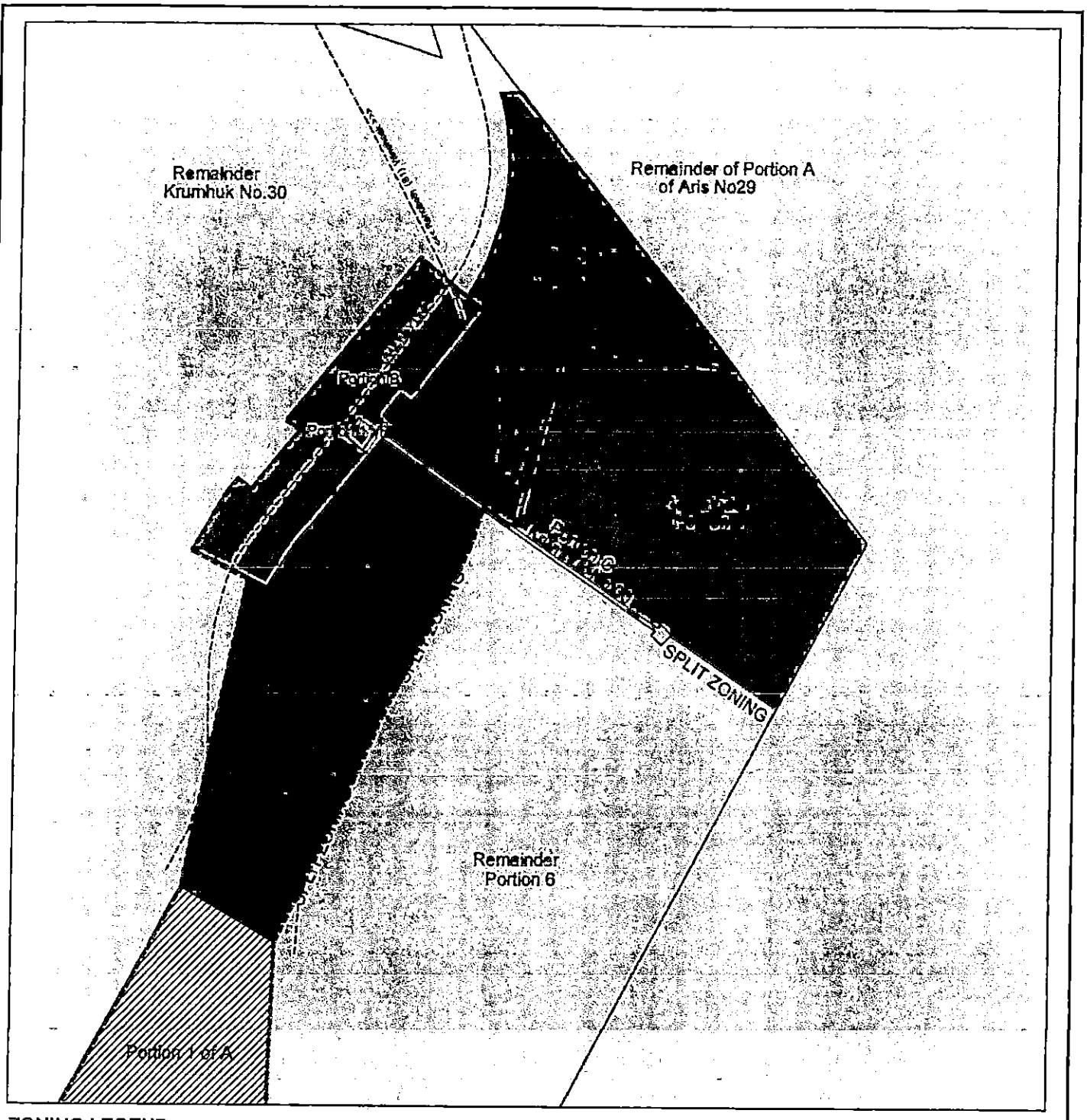
PLAN NO. KRUMHUK

TN

Current Zoning of Portion 17 of the Farm Krumhuk No.30.

'LIGHT INDUSTRIAL'

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: elmarie@dutoitplan.com



ZONING LEGEND

LIGHT INDUSTRIAL TOWNSHIP DEVELOPMENT AREA

INDUSTRIAL

LIGHT INDUSTRIAL

BUSINESS (SEE TABLE C -ARIS ZONING SCHEME)

INSTITUTIONAL (SEE TABLE C -ARIS ZONING SCHEME)

PARASTATAL

AGRICULTURE

Scale: 1/8000

DATE: MARCH 2022

PLAN NO. KRUMHUK

TN

Rezoning of Portion 17 of Farm Krumhuk No.30 from 'Light Industrial' to 'Industrial' AND Consent to us the portion of the current purposes while the formal approvals are obtained from the relevant authorities.

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 246608. Email: elmarie@dutoitplan.com

SPECIAL POWER OF ATTORNEY

I, the undersigned

Frederick Willem Johannes Carstens

in my capacity as owner of

Portion 17 of the Farm Krumhuk No. 30

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultant

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

- **Rezoning of Portion 17 of the Farm Krumhuk No. 30 from 'light industrial' to 'industrial'; and**
- **consent to use Portion 17 of the Farm Krumhuk No. 30 for a noxious trade for the recycling/cleaning of oil**

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at Windhoek this 10th day of May 2022, in the

presence of the undersigned witnesses

WITNESSES:

1. _____

2. _____

_____
SUBSCRIBER

ECC – 00732 487 Serial: ipdFoF732

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

Oil Technology Namibia
PO Box 90398, Klein Windhoek

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

Oil Recycling Plant at the Aris Industrial Site, Khomas Region

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK NAMIBIA
03 JUL 2020
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

ENVIRONMENTAL COMMISSIONER

Issued on the date: **2020-07-01**

Expires on this date: **2023-07-01**

(See conditions printed over leaf)

Recycle

This certificate is printed without erasures or alterations

488[illegible]

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT AND TOURISM

Tel: (00 26461) 284 2111
Fax: (00 26461) 229 936

E-mail: simon.hangula@met.gov.na

Enquiries: Mr. Simon Hangula

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

24 April 2017

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

The Manager
Oil Tech Namibia CC
P. O Box 90398
Klein Windhoek
Windhoek

Dear Sir/Madam

SUBJECT: ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE EXISTING OIL RECYCLING PLANT AT THE ARIS INDUSTRIAL AREA, KHOMAS REGION

The Environmental Management Plan submitted is sufficient as this has made an adequate provision of the environmental management for the proposed activities. From this perspective, regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored throughout this process.

This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.

On the basis of the above, this letter serves as an environmental clearance certificate for the project to commence. However, this clearance letter does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from this project's activities. Instead, full accountability rests with Oil Tech Namibia CC and her consultants.

This environmental clearance is valid for a period of (three) 3 years, from the date of issue unless withdrawn by this office.

Yours sincerely,

P/Bag 13306
Windhoek, Namibia
2017 -05- 10

Teofilus Nghitila
ENVIRONMENTAL COMMISSIONER

Office of the
Environmental Commissioner



"Stop the poaching of our rhinos"

All official correspondence must be addressed to the Permanent Secretary

REPUBLIC OF NAMIBIA

MINISTRY OF MINES AND ENERGY

Tel.: +264 61 284-8111
Fax: +264 61 238643 / 220386
E-mail: info@mme.gov.na
Website: www.mme.gov.na

6 Aviation Road
Private Bag 13297
WINDHOEK

PERMIT

FOR USED MINERAL OIL

PERMIT NO: 05/2022

Enquiries: I Gaingob
Reference: 10/3/2

20 January 2022

1. In terms of Section 2(1) of the Petroleum Products and Energy Act, 1990 (Act 13 of 1990) permission is hereby granted to:

   Oil Tech CC
   P O Box 90398
   Windhoek

   To perform the following act in respect of used mineral oil:

   - Collect used mineral oil throughout Namibia.
   - Store collected used mineral oil at the premises situated of **Oil Tech CC at Aris Industrial Area and Walvis Bay, Energy Street.**
   - Transportation of used mineral oil and refined products throughout Namibia.
   - Sell for re-use to consumers, Land based oil-spill cleanups.
   - Collection, storage, and processing of used oil filters at Aris Industrial.

2. This Permit is valid for a used mineral oil volume of up to **4 000 000 liters per year.**

3. This Permit is issued subject to the conditions as laid down in Regulations No. 112 of 1991 dated 11 October 1991 relating to the purchase, sale, supply, acquisition, usage, possession, disposal, storage, transportation, recovery, and re-refinement of used mineral oil as issued in terms of Section 2(1) of the Act and is **only valid until 20 January 2023.**

4. This Permit is issued subject to the following further conditions:

Department of Economic Developm 490 nmunity Services

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 ◦ Tel: (+264) 61 - 290 2496 / 2603

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2020/007532/244493

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.

TRADE NAME:	OIL TECHNOLOGY NAMIBIA CC
ERF NO:	PORTION 38
TOWNSHIP:	FARM ARIS 29
STREET NAME:	D 1504
OWNER/MANAGER:	DENK, KARSTEN ID: 70032510160
PO BOX:	5909
TELEPHONE:	0817739187
CITY:	WINDHOEK
MEDICALS:	0
NATURE:	ADMINISTRATIVE OFFICE, GENERAL DEALER (NON-FOOD)
RESTRICTED TO:	WASTE OIL RECYCLING PLANT

CITY OF WINDHOEK
DEPARTMENT OF ECONOMIC DEVELOPMENT AND COMMUNITY SERVICES
CERTIFICATE OF FITNESS
2020 -12- 16
HEALTH AND ENVIRONMENT SERVICES DIVISION
P O Box 59, Windhoek

THIS CERTIFICATE EXPIRES ON: 2021-10-01

SECTION HEAD: BUSINESS REGISTRATION
DATE: 2020-12-16

for NINCHI
CHIEF: HEALTH SERVICES
DATE: 2020-12-16

san/106471

Prepared by me

CONVEYANCER
A J van der Merwe

ORIGINAL
STAMPED
DUTY N$ 2 000-00
FEES /

~~05 JUN 2009~~
MORTGAGED ..... NO. B 2009 / 2009
for N$ 500 000-00 (with preference to
an additional amount not exceeding N$ 100 000-00

DEEDS OFFICE
WINDHOEK

REGISTRAR OF DEEDS
Deputy

ENDORSEMENTS SEE PAGE -5-

8000000082259

DEED OF TRANSFER

T 2567 /2009

BE IT HEREBY MADE KNOWN THAT

~~ADRIANA JACOBA VAN DER MERWE~~ LEIGH-ANNE AGNEW

FOR INFORMATION ONLY

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

ULF-DIETER VOIGTS
Born on 11 July 1953
Married out of community of property

signed at WINDHOEK and dated 11 December 2008

and that the Appearer declared that his/her said constituent had truly and legally sold on 1 July 2008

492 : 03

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

FREDERICK WILLEM JOHANNES CARSTENS
Born on 3 September 1960 :
Married out of community of property

His Heirs, Executors, Administrators or Assigns

CERTAIN: Portion 17 of the Farm KRUMHUK No 30

SITUATE: in the Settlement Area of ARIS
Registration Division "K"
KHOMAS REGION

MEASURING: 8,2265 (Eight Comma Two Two Six Five) Hectares

FIRST registered and still held by Certificate of Consolidated Title No T 2566 /2009 with Diagram No A 376/2007 relating thereto

FOR INFORMATION ONLY

A. **SUBJECT** to the following condition imposed in terms of Section 10(4) of Ordinance No 30 of 1960 and created in the said Certificate of Registered Title No T1838/1974 and Deed of Transfer No T942/1952, namely:-

The land shall not be used for business purposes except where such property also adjoins another proclaimed road and that no access to or exit from main rod 1, Section 5, will be permitted.

B. **FURTHER SUBJECT** as to the figure NaCDEFGHIJKLM on the annexed diagram No A376/2007 to a servitude 20 metres wide of which the centre line is indicated by the line bcde on the aforesaid diagram in favour of NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED, Company Number 2051, namely to convey electricity over the property together with ancillary rights, and subject to conditions, as will more fully appear and created in Notarial Deed No K106/1986S.

C. **AND FURTHER SUBJECT** as to the figure ABaNP 30 metres from and parallel to the centre of railway line A on the annexed Diagram No A376/2007, namely:-

In respect of the watering place of Aris situate on the property the owner is bound to the restrictions contained in the approval (a copy whereof appears on Folio 6 of the Grundakten) granted by the Government on the 16th September 1898 in respect of the Deed of Sale of the 8th July 1898.

D. **AND FURTHER SUBJECT** as to the figure ABaNP 30 metres and parallel to the centre of the railway line A on the annexed Diagram No A376/2007, to a servitude in perpetuity to lead electricity by way of two transmission lines, over the above property with ancillary rights in favour of NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED, Company Number 2051, as created in Notarial Deed No K114/1975S.

E. **AND FURTHER SUBJECT** as to the figure ABaNP 30 metres and parallel to the centre of the railway line A on the annexed Diagram No A376/2007, to a servitude in perpetuity to lead electricity by way of two transmission lines, over the above property with ancillary rights in favour of NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED, Company Number 2051, as created in Notarial Deed No K115/1975S dated 4th August 1975, and registered on 11th August 1975.

FOR INFORMATION ONLY

F. **AND FURTHER SUBJECT** to the following condition imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) and created in Certificate of Registered Title No T 2566 /2009 and Certificate of Registered Title No T 2566 /2009, namely:-

IN FAVOUR OF THE REGIONAL COUNCIL

The land may only be used for purposes permissiable in terms of the Town Planning Scheme of Aris which has been compiled in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, and may therefore be used only subject to the conditions laid down in, and in pursuance of the abovementioned Town Planning Scheme.

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE His heirs, executors, administrators or assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom, the State however,reserving its rights, and finally acknowledging that the purchase price is the sum of N$210 000,00.

SIGNED at WINDHOEK on 03 JUN 2009 , together , withthe Appearer, and confirmed with my seal of office.

.....
SIGNATURE OF APPEARER

In my presence

.....
REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Transfer Duty Receipt No. 104236139 for N$1 500,00

issued by the Receiver of Revenue Windhoek on 13 January 2009

(Checked) 1 ..... 2 .....

I the undersigned Adriana Jacoba van der Merwe, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

.....
CONVEYANCER
A J VAN DER MERWE

FOR ENDORSEMENTS SEE PAGE -7-

ORIGINAL.
OORSPRONKLIKE.
STAMPED.
GESEEL.

DUTY
SEELREC R.....
FEES
FOOIE R.....

GEREGISTREER
REGISTERED 25 -09- 1986
in die Register van
in the Register of.....
Boek
.....Book.....Fol.....
Akteskantoor,
Deeds Office,
Windhoek.
Registrateur van Aktes.
Registrar of Deeds.

ENDORSEMENT IN TERMS OF
SECTION 44 ACT 61/1973
THE NAME OF THE WITHIN MENTIONED ~~TRANSFE~~ SERVITUDE
HOLDER COMPANY HAS BEEN CHANGE TO
NAMIBIA POWER CORPORATION (PROPRIETARY)
LIMITED (COY NR. F2091)
VIDE BS. 3766/1996
37 DEC 1996 A. E. ARMSTRONG
DATE REGISTRAR OF DEEDS
WINDHOEK

NOTARIëLE AKTE VAN SERWITUUT

K 106 /19 86 S

PROTOKOL Nr. 159

FOR INFORMATION ONLY

HIERBY WORD BEKEND GEMAAK:

DAT op hierdie 2de dag van September in die jaar van ons Heer Eenduisend Negehonderd Ses en Tagtig (1986) voor my

CARL-HEINZ SCRIBA

Publieke Notaris, deur wettige gesag behoorlik toegelaat en beëdig, woonagtig en praktiserende te Windhoek, Suidwes-Afrika, persoonlik verskyn het ORDRUN BRETTSCHNEIDER in haar hoedanigheid as die gemagtigde agent kragtens 'n Volmag geteken te Windhoek op 20 Mei 1986 en aan haar verleen deur -

KURT WILHELM RAINER DIETER VOIGTS
Identiteitsnommer: 140727 01 0007 1

synde/ ....

synde die Geregistreerde Eienaar van:-

SEKERE GELEë REGISTRASIE AFDELING	Gedeelte 6('n Gedeelte van Gedeelte A) van die Plaas KRUMHUK Nr. 30 in die Buitestedelike Gebied van Aris "K" Suidwes-Afrika
GROOT	87,4437 (Agt Sewe komma Vier Vier Drie Sewe) hektare
GEHOU	kragtens Sertifikaat van Geregistreerde Titel Nr. 1838/1974
ONDERHEWIG	aan die voorwaardes daarin vervat

en HERMANUS JACOBUS KRIEL

verteenwoordiger van

S.W.A. WATER- EN ELEKTRISITEITSKORPORASIE (EIENDOMS) BEPERK (Ingelyf in die Republiek van Suid-Afrika) (Mpy. Nr.F 2051)

(hierna SWAWEK genoem), kragtens 'n Volmag aan haar verleen te

W I N D H O E K op 1 Julie 1986 welke Volmagte

aan my getoon is en nou in my Protokol berus.

FOR INFORMATION ONLY

EN/ ....

EN DIE KOMPARANTE HET VERKLAAR dat kragtens 'n opsie verleen aan SWAWEK op 14 November 1985 , en behoorlik deur SWAWEK uitgeoefen op 20 Februarie 1986 die Geregistreerde Eienaar hiermee aan SWAWEK vir homself, sy opvolgers, regsverkrygendes of lisensiehouers, die ewigdurende reg gee en verleen om elektrisiteit te lei oor genoemde eiendom deur middel van een transmissielyne wat bestaan uit drade en/of kabels en/of ander toestelle onder en/of bogronds, langs die roete ooreengekom te word deur SWAWEK en die geregistreerde eienaar ten aansien van een kraglyn , saam met die reg om genoemde eiendom te betree en daarop alle werke uit te voer wat vir die oorbring van elektrisiteit nodig of gerieflik mag wees, met die reg om alle pale, maste, staanders, drade, kabels, pype, ankers, stutte en alle ander toestelle wat vir die oorbring van elektrisiteit nodig is of daarmee saamgaan, op te rig, te gebruik, te onderhou, te herstel, opnuut te lê, te verander, te inspekteer en te verwyder, en indien SWAWEK aldus verlang, het SWAWEK die reg om enige bogrondse lyn deur middel van nette of ander beveiligingstoestelle te beveilig.

FOR INFORMATION ONLY

Bogenoemde regte word verleen, onderworpe aan die volgende voorwaardes:-

1. SWAWEK het vir sy lashebbers, dienaars, kontrakteurs of werksmense, saam met al die nodige diere en voertuie, sodanige reg van toegang tot en uitgang uit genoemde eiendom as wat nodig of gerieflik is om SWAWEK in staat te stel om al die regte wat aan SWAWEK verleen is, of enigeen daarvan, te kan uitoefen, en SWAWEK het die reg om alle hekke wat hy nodig het ten einde redelike toegang te kan verkry, aan te bring. SWAWEK moet sulke hekke in stand en gesluit hou.

2. Die/ ...

2. Die geregistreerde eienaar van genoemde eiendom mag geen gebou of ander strukture oprig of toelaat dat dié opgerig word op enige gedeelte van die grond waarvoor of waarin 'n lyn of kables vir die oorbring van elektrisiteit opgerig of aangelê is of binne 'n afstand van 10(Tien) meter bereken vanaf die hartlyn van enige bogrondse lyn of 2 (Twee)meter vanaf die roete van enige ondergrondse kabel nie, en geen materiaal mag so naby enige lyn of kabel geplaas word dat dit na die mening van SWAWEK enige lyn of kabel in gevaar kan stel nie, maar hierdie beperking geld nie verder as die afstand van 10(Tien)meter soos voornoem nie. Die hoogte van bome in die nabyheid van enige bogrondse drade moet tot hulle horisontale afstand van genoemde drade beperk of andersins op sodanige manier behandel word dat genoemde bogrondse drade nie versteur word in die geval dat die bome omval of afgekap word maar geld nie vir enige sitrus en/of vrugtebome (met inbegrip van enige papaja en/of avocadopeerbome) nie; laasgenoemde bome kan onder genoemde bogrondse drade geplant en bewerk word met dien verstande egter dat hulle nie toegelaat mag word om hoër as 7 meter te groei nie. Indien die geregistreerde eienaar van genoemde eiendom versuim om die bepalings van hierdie klousule na te kom, het SWAWEK die reg om genoemde bome te snoei en te sny nadat die geregistreerde eienaar vooraf in kennis gestel is en is geregtig om genoemde eiendom vir genoemde doel binne te gaan.

FOR INFORMATION ONLY

3. Alle pale, maste en staanders wat deur SWAWEK opgerig moet word, moet sover doenlik aangebring word waar die geregistreerde eienaar/s dit verlang, mits die koste van die lyn nie/.....

nie daardeur verhoog word nie, en SWAWEK moet die wense van die geregistreerde eienaar/s in ag neem by die uitvoering van die werke sodat daar so min skade as moontlik aangerig word. Indien SWAWEK 'n ondergrondse kabel aanlê, moet genoemde kabel op so 'n diepte in die grond gelê word dat dit nie sal verhinder dat die grond vir landboudoeleindes gebruik word nie maar behalwe vir sodanige doeleindes mag die geregistreerde eienaar/s nie die grond bo of om sodanige ondergrondse kabel versteur nie.

4. Hierdie ooreenkoms moet geregistreer word op die titelbewyse van die eiendom wat daardeur geraak word.

5. SWAWEK moet die koste van hierdie ooreenkoms en van die registrasie daarvan op die titelbewys dra.

6. Dat enige kennis wat SWAWEK ingevolge hierdie ooreenkoms aan die geregistreerde eienaar/s moet gee, behoorlik geskied indien dit gestuur word per geregistreerde brief wat as volg geadresseer is:-

Posbus 2630
WINDHOEK 9000

FOR INFORMATION ONLY

7. SWAWEK hou hom die reg voor om ter enige tyd na eie goeddunke ten koste van homself hierdie ooreenkoms te wysig deur die kraglynroete presies te omskryf en die voortspruitende wysiging te beliggaam in 'n notariële ooreenkoms wat geregistreer sal word in die Aktekantoor.

8. As teenprestasie vir al die regte verleen aan SWAWEK sal SWAWEK teen registrasie van hierdie Notariële Akte van Serwituut aan die geregistreerde eienaar die bedrag van R 10-00 (Tien Rand)

betaal/ .....

betaal, welke bedrag tesame met die bedrag van R Nul

alreeds deur SWAWEK betaal aan die geregistreerde eienaar, volle en finale betaling sal wees vir al die regte aan SWAWEK verleen deur hierdie notariële akte, behalwe dat SWAWEK ook as addisionele vergoeding sal betaal vir alle skade wat hy, sy kontrakteurs en sy of hulle dienaars op genoemde eiendom aanrig onderwyl hy/hulle pale, maste, staanders, drade, kabels, pype en ander toestelle wat vir die oorbring van elektrisiteit gebruik word, oprig, lê, verander, herstel of verwyder, en ook vir persoonlike beserings aan mense of skade aan eiendom wat regstreeks of onregstreeks veroorsaak word deur die aanwesigheid of die gebruik van genoemde toestelle vir die oorbring van elektrisiteit en wat nie te wyte is aan 'n onregmatige daad of versuim van sodanige persone of die eienaar of iemand anders wat vir sodanige eiendom verantwoordelik is nie.

FOR INFORMATION ONLY

ALDUS GEDOEN EN GETEKEN te WINDHOEK op die dag, maand en jaar voormeld, in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES

1. _____

2. _____

QUOD ATTESTOR

CARL-HEINZ SCRIBA
NOTARIS PUBLIEK
NOTARY PUBLIC
NOTARIS PUBLIEK
WINDHOEK S.W.A.

Hereregtekwitansie Nr.000062 uitgereik deur Ontvanger van
Inkomste Windhoek vir R0-50 op 15 Julie 1986
Nagesien: 1. _____ 2. _____

The statement
'Incorporated in the Republic of South Africa / Ingelyf in die Republiek van Suid Afrika'
and the alphabet letter 'F' in the Company Registration number of the withinmentioned

Servitude Holder

company is deleted in terms of Section 335(2) of Act 61/73.
See BC 76/96/1998.

16 DEC 1998

D. D. BEUKES
DEPUTY REGISTRAR

FOR INFORMATION ONLY

502

ORIGINAL.
OORSPRONKLIK.
STAMPED.
GESEël.

DUTY SEëLREG R 0,30
FEES FOOIE R

FOR ENDORSEMENTS SEE PAGE 7

GEREGISTREER 11-8-1975
REGISTERED
In die Register van Serwituut
In the Register of
Boek 19 Fol 37
Book
Aktekantoor, Deeds Office, Windhoek.
Registrateur van Aktes, Registrar of Deeds.

K 114 1975 S

NOTARIëLE AKTE VAN SERWITUUT Nr.

Protokol Nr. 1254

FOR INFORMATION ONLY

HIERBY WORD BEKEND GEMAAK :

DAT op hierdie 4 dag van Augustus in die jaar van ons Heer Eenduisend Negehonderd Vyf-en-Sewentig (1975) voor my

JOHN GAY QUARMBY

Publieke Notaris, deur wettige gesag behoorlik toegelaat en beëdig, woonagtig en praktiserende te Windhoek, Suidwes-Afrika, persoonlik verskyn het FRANCISCA JOHANNA CRONJè in haar hoedanigheid as die gemagtigde agent kragtens 'n Volmag geteken te WINDHOEK op 22 Julie 1975 en aan haar verleen deur -

KURT WILHELM RAINER DIETER VOIGTS

(gebore op 27 Julie 1914)

6000000454176

synde /

synde die Geregistreerde Eienaar van :-

SEKERE — Resterende gedeelte van gedeelte A van die Plaas KRUMHUK Nr. 30,

Registrasie-afdeling "K",

GROOT — 8246,5329 (Agtduisend Tweehonderd Ses-en-Veertig komma Vyf Drie Twee Nege) Hektare;

GEHOU — deur die gesegde KURT WILHELM RAINER DIETER VOIGTS kragtens Akte van Transport No. 942/1952 gedateer 18 November 1952;

FOR INFORMATION ONLY

en CHRISTOFFEL JOHANNES SMITH,
verteenwoordiger van

S.W.A. WATER- EN ELEKTRISITEITSKORPORASIE (EIENDOMS) BEPERK

(Mpy. Nr. 2051)

(hierna SWAWEK genoem), kragtens 'n Volmag aan haar verleen te WINDHOEK, op 4de Julie 1975 ; welke Volmagte aan my getoon is en nou in my Protokol berus.

EN /

EN DIE KOMPARANTE HET VERKLAAR dat kragtens 'n opsie verleen aan SWAWEK op 19 April 1971 en behoorlik deur SWAWEK uitgeoefen op 6 Augustus 1971 die Geregistreerde Eienaar hiermee aan SWAWEK vir homself, sy opvolgers, regsverkrygendes of lisensiehouers, die ewigdurende reg gee en verleen om elektrisiteit te lei oor genoemde eiendom deur middel van twee transmissielyn/e wat bestaan uit drade en/of kabels en/of ander toestelle onder en/of bogronds, langs die roete ooreengekom te word deur SWAWEK en die geregistreerde eienaar ten aansien van twee aparte kraglyne, saam met die reg om genoemde eiendom te betree en daarop alle werke uit te voer wat vir die oorbring van elektrisiteit nodig of gerieflik mag wees, met die reg om alle pale, maste, staanders, drade, kabels, pype, ankers, stutte en alle ander toestelle wat vir die oorbring van elektrisiteit nodig is of daarmee saamgaan, op te rig, te gebruik, te onderhou, te herstel, opnuut te lê, te verander, te inspekteer en te verwyder, en indien SWAWEK aldus verlang, het SWAWEK die reg om enige bogrondse lyn deur middel van nette of ander beveiligingstoestelle te beveilig.

Bogenoemde regte word verleen, onderworpe aan die volgende voorwaardes :-

FOR INFORMATION ONLY

1. SWAWEK het vir sy lashebbers, dienaars, kontrakteurs of werksmense, saam met al die nodige diere en voertuie, sodanige reg van toegang tot en uitgang uit genoemde eiendom as wat nodig of gerieflik is om SWAWEK in staat te stel om al die regte wat aan SWAWEK verleen is, of enigeen daarvan, te kan uitoefen, en SWAWEK het die reg om alle hekke wat hy nodig het ten einde redelike toegang te kan verkry, aan te bring. SWAWEK moet sulke hekke in stand en gesluit hou.

2. Die geregistreerde eienaar van genoemde eiendom mag geen geboue of ander strukture oprig of toelaat dat die opgerig word op enige gedeelte van die grond waarvoor of waarin 'n lyn of kabels vir die oorbring van elektrisiteit opgerig of aangelê is of binne 'n afstand van tien (10) meter bereken vanaf die hartlyn van enige bogrondse lyn of twee (2) meter vanaf die roete van enige ondergrondse kabel nie, en

geen ....

geen materiaal mag so naby enige lyn of kabel geplaas word dat dit na die mening van SWAWEK enige lyn of kabel in gevaar kan stel nie, maar hierdie beperking geld nie verder as die afstand van tien meter soos voornoem nie. Die hoogte van bome in die nabyheid van enige bogrondse drade moet tot hulle horisontale afstand van genoemde drade beperk of andersins op sodanige manier behandel word dat genoemde bogrondse drade nie versteur word in die geval dat die bome omval of afgekap word maar geld nie vir enige sitrus en/of vrugtebome (met inbegrip van enige papaja en/of avocadopeerbome) nie; laasgenoemde bome kan onder genoemde bogrondse drade geplant en bewerk word met dien verstande egter dat hulle nie toegelaat mag word om hoër as 7 meter te groei nie. Indien die geregistreerde eienaar van genoemde eiendom versuim om die bepalings van hierdie klousule na te kom, het SWAWEK die reg om genoemde bome te snoei en te sny nadat die geregistreerde eienaar vooraf in kennis gestel is en is geregtig om genoemde eiendom vir genoemde doel binne te gaan

FOR INFORMATION ONLY

3. Alle pale, maste en staanders wat deur SWAWEK opgerig moet word, moet sover doenlik aangebring word waar die geregistreerde eienaar/s dit verlang, mits die koste van die lyn nie daardeur verhoog word nie, en SWAWEK moet die wense van die geregistreerde eienaar/s in ag neem by die uitvoering van die werke sodat daar so min skade as moontlik aangerig word. Indien SWAWEK 'n ondergrondse kabel aanlê, moet genoemde kabel op so 'n diepte in die grond gelê word dat dit nie sal verhinder dat die grond vir landboudoeleindes gebruik word nie, maar behalwe vir sodanige doeleindes mag die geregistreerde eienaar/s nie die grond bo of om sodanige ondergrondse kabel versteur nie.

4. Hierdie ooreenkoms moet geregistreer word op die titelbewyse

titel-bewyse van die eiendom wat daardeur geraak word..

5. SWAWEK moet die koste van hierdie ooreenkoms en van die registrasie daarvan op die titelbewyse dra.

6. Dat enige kennis wat SWAWEK ingevolge hierdie ooreenkoms aan die geregistreerde eienaar/s moet gee, behoorlik geskied indien dit gestuur word per geregistreerde brief wat as volg geadresseer is:-

Posbus 2630,
WINDHOEK.

7. SWAWEK hou hom die reg voor om ter enige tyd na eie goeddunke ten koste van homself hierdie ooreenkoms te wysig deur die kraglynroete presies te omskryf en die voorgenome wysiging te beliggaam in 'n notariële ooreenkoms wat geregistreer sal word in die Aktekantoor.

FOR INFORMATION ONLY

8. As teenprestasie vir al die regte verleen aan SWAWEK sal SWAWEK teen registrasie van hierdie Notariële Akte van Serwituut aan die geregistreerde eienaar die bedrag van R54,00

betaal, welke bedrag tesame met die bedrag van R6,00
alreeds deur SWAWEK betaal aan die geregistreerde eienaar, volle en finale betaling sal wees vir al die regte aan SWAWEK verleen deur hierdie notariële akte, behalwe dat SWAWEK ook as addisionele vergoeding sal betaal vir alle skade wat hy, sy kontrakteurs en sy of hulle dienaars op genoemde eiendom aanrig onderwyl hy/hulle pale, maste, staanders, drade, kabels, pypé en ander toestelle wat vir die oorbring van elektrisiteit gebruik word, oprig, lê, verander, herstel of verwyder, en ook vir persoonlike beserings aan mense of skade aan eiendom wat regstreeks of onregstreeks

veroorsaak / .....

veroorsaak word deur die aanwesigheid of die gebruik van genoemde toestelle vir die oorbring van elektrisiteit en wat nie te wyte is aan 'n onregmatige daad of versuim van sodanige persone of die eienaar of iemand anders wat vir sodanige eiendom verantwoordelik is nie.

FOR INFORMATION ONLY

ALDUS GEDOEN EN GETEKEN te WINDHOEK op die dag, maand en jaar voormeld, in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:-

1. B. Dobson

2. A.E. Smith

F.J. Cronjé q.q.

QUOD ATTESTOR

NOTARIS PUBLIEK

f

The following statement in terms of section 49 (5) of Act 61/73
is added to the name of the withinmentioned.....
SERVITUDE HOLDER .....company:
INCORPORATED IN THE REPUBLIC OF SOUTH AFRICA
Vide ~~*winding-up order/judicial management order filed with~~
BC 1387 /1977 CY.
27 DEC 1996 A. E. ARMSTRONG
DATE REGISTRAR
*Delete where necessary

(X) ENDORSEMENT IN TERMS OF SECTION 44 ACT 61/1973
THE NAME OF THE WITHIN MENTIONED ~~TRANSFEREE COMPANY~~ SERVITUDE HOLDER HAS BEEN CHANGE TO
NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED (COY NR. F2051)
VIDE BC. 3700/1996
27 DEC 1996 A. E. ARMSTRONG
DATE REGISTRAR OF DEEDS WINDHOEK

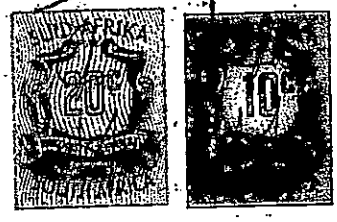
FOR INFORMATION ONLY

(D) The statement
'incorporated in the Republic of South Africa / Ingelyf in die Republiek van Suid Afrika'
and the alphabet letter 'F' in the Company Registration number of the withinmentioned
Servitudeholder
company is deleted in terms of Section 335(2) of Act 61/73.
See BC 7696/1998.
16 DEC 1998 D. D. BEUKES
DEPUTY REGISTRAR

ORIGINAL.
ORSPRONKLIKE.
STAMPED.
GESEËL.

BUTY SEËLREG R 0,30c

FEES FOOIE R



GEREGISTREER
REGISTERED 1.-8-1975
In die Register van
In the Register of
Boek D
Book Fol. 38

Aktekantoor, Deeds Office, Windhoek.
Registrateur van Aktes, Registrar of Deeds.

FOR ENDORSEMENTS SEE PAGE -7-

K 115 /1975 S

NOTARIëLE AKTE VAN SERWITUUT Nr.

Protokol Nr. 1255

HIERBY WORD BEKEND GEMAAK :

DAT op hierdie 4 dag van Augustus in die jaar van ons Heer Eenduisend Negehonderd Vyf-en-Sewentig (1975) voor my

JOHN GAY QUARMBY

Publieke Notaris, deur wettige gesag behoorlik toegelaat en beëdig, woonagtig en praktiserende te Windhoek, Suidwes-Afrika, persoonlik verskyn het FRANCISCA JOHANNA CRONJÉ in haar hoedanigheid as die gemagtigde agent kragtens 'n Volmag geteken te WINDHOEK op 22ste Julie 1975 en aan haar verleen deur -

KURT WILHELM RAINER DIETER VOIGTS

(gebore op 27 Julie 1914)

FOR INFORMATION ONLY

8000000468509

synde /

synde die Geregistreerde Eienaar van :-

SEKERE: Resterende gedeelte van gedeelte A van die Plaas KRUMHUK Nr. 30,

Registrasie-afdeling "K",

GROOT: 8246,5329 (Agtduisend Tweehonderd Ses-en-Veertig komma Vyf Drie Twee Nege) hektare;

GEHOU: deur die gesegde KURT WILHELM RAINER DIETER VOIGTS kragtens Akte van Transport No. 942/1952 gedateer 18 November 1952;

FOR INFORMATION ONLY

en CHRISTOFFEL JOHANNES SMITH,
verteenwoordiger van

(X) S.W.A. WATER- EN ELEKTRISITEITSKORPORASIE (EIENDOMS) BEPERK

(Mpy. Nr. 2051)

(hierna SWAWEK genoem), kragtens 'n Volmag aan haar verleen te WINDHOEK, op 4 Julie 1975 ; welke Volmagte aan my getoon is en nou in my Protokol berus.

EN

EN DIE KOMPARANTE HET VERKLAAR dat kragtens 'n opsie verleen aan SWAWEK op 18de Desember 1974 en behoorlik deur SWAWEK uitgeoefen op 31 Desember 1974 die Geregistreerde Eienaar hiermee aan SWAWEK vir homself, sy opvolgers, regsverkrygendes of lisensiehouers, die ewigdurende reg gee en verleen om elektrisiteit te lei oor genoemde eiendom deur middel van twee transmissielyn/e wat bestaan uit drade en/of kabels en/of ander toestelle onder en/of bogronds, langs die roete ooreengekom te word deur SWAWEK en die geregistreerde eienaar ten aansien van twee aparte kraglyne, saam met die reg om genoemde eiendom te betree en daarop alle werke uit te voer wat vir die oorbring van elektrisiteit nodig of gerieflik mag wees, met die reg om alle pale, maste, staanders, drade, kabels, pype, ankers, stutte en alle ander toestelle wat vir die oorbring van elektrisiteit nodig is of daarmee saamgaan, op te rig, te gebruik, te onderhou, te herstel, opnuut te lê, te verander, te inspekteer en te verwyder, en indien SWAWEK aldus verlang, het SWAWEK die reg om enige bogrondse lyn deur middel van nette of ander beveiligingstoestelle te beveilig.

FOR INFORMATION ONLY

Bogenoemde regte word verleen, onderworpe aan die volgende voorwaardes :-

1. SWAWEK het vir sy lashebbers, dienaars, kontrakteurs of werksmense, saam met al die nodige diere en voertuie, sodanige reg van toegang tot en uitgang uit genoemde eiendom as wat nodig of gerieflik is om SWAWEK in staat te stel om al die regte wat aan SWAWEK verleen is, of enigeen daarvan, te kan uitoefen, en SWAWEK het die reg om alle hekke wat hy nodig het ten einde redelike toegang te kan verkry, aan te bring. SWAWEK moet sulke hekke in stand en gesluit hou.

2. Die geregistreerde eienaar van genoemde eiendom mag geen geboue of ander strukture oprig of toelaat dat die opgerig word op enige gedeelte van die grond waarvoor of waarin 'n lyn of kabels vir die oorbring van elektrisiteit opgerig of aangelê is of binne 'n afstand van elf (11) meter bereken vanaf die hartlyn van enige bogrondse lyn of twee (2) meter vanaf die roete van enige ondergrondse kabel nie, en

geen /

geen materiaal mag so naby enige lyn of kabel geplaas word dat dit na die mening van SWAWEK enige lyn of kabel in gevaar kan stel nie, maar hierdie beperking geld nie verder as die afstand van elf meter soos voornoem nie. Die hoogte van bome in die nabyheid van enige bogrondse drade moet tot hulle horisontale afstand van genoemde drade beperk of andersins op sodanige manier behandel word dat genoemde bogrondse drade nie versteur word in die geval dat die bome omval of afgekap word maar geld nie vir enige sitrus en/of vrugtebome (met inbegrip van enige papaja en/of avocadopeerbome) nie; laasgenoemde bome kan onder genoemde bogrondse drade geplant en bewerk word met dien verstande egter dat hulle nie toegelaat mag word om hoër as 7 meter te groei nie. Indien die geregistreerde eienaar van genoemde eiendom versuim om die bepalings van hierdie klousule na te kom, het SWAWEK die reg om genoemde bome te snoei en te sny nadat die geregistreerde eienaar vooraf in kennis gestel is en is geregtig om genoemde eiendom vir genoemde doel binne te gaan

3. Alle pale, maste en staandems wat deur SWAWEK opgerig moet word, moet sover doenlik aangebring word waar die geregistreerde eienaar/s dit verlang, mits die koste van die lyn nie daardeur verhoog word nie, en SWAWEK moet die wense van die geregistreerde eienaar/s in ag neem by die uitvoering van die werke sodat daar so min skade as moontlik aangerig word. Indien SWAWEK 'n ondergrondse kabel aanlê, moet genoemde kabel op so 'n diepte in die grond gelê word dat dit nie sal verhinder dat die grond vir landboudoeleindes gebruik word nie, maar behalwe vir sodanige doeleindes mag die geregistreerde eienaar/s nie die grond bo of om sodanige ondergrondse kabel versteur nie.

FOR INFORMATION ONLY

4. Hierdie ooreenkoms moet geregistreer word op die

titelbewyse /...

titel-bewyse van die eiendom wat daardeur geraak word..

5. SWAWEK moet die koste van hierdie ooreenkoms en van die registrasie daarvan op die titelbewyse dra.

6. Dat enige kennis wat SWAWEK ingevolge hierdie ooreenkoms aan die geregistreerde eienaar/s moet gee, behoorlik geskied indien dit gestuur word per geregistreerde brief wat as volg geadresseer is:-

Posbus 2630,
WINDHOEK.

7. SWAWEK hou hom die reg voor om ter enige tyd na eie goeddunke ten koste van homself hierdie ooreenkoms te wysig deur die kraglynroete presies te omskryf en die voortspruitende wysiging te beliggaam in 'n notariële ooreenkoms wat geregistreer sal word in die Aktekantoor.

FOR INFORMATION ONLY

8. As teenprestasie vir al die regte verleen aan SWAWEK sal SWAWEK teen registrasie van hierdie Notariële Akte van Serwituut aan die geregistreerde eienaar die bedrag van R63,00

betaal, welke bedrag tesame met die bedrag van R7,00

alreeds deur SWAWEK betaal aan die geregistreerde eienaar, volle en finale betaling sal wees vir al die regte aan SWAWEK verleen deur hierdie notariële akte, behalwe dat SWAWEK ook as addisionele vergoeding sal betaal vir alle skade wat hy, sy kontrakteurs en sy of hulle dienaars op genoemde eiendom aanrig onderwyl hy/hulle pale, maste, staanders, drade, kabels, pype en ander toestelle wat vir die oorbring van elektrisiteit gebruik word, oprig, lê, verander, herstel of verwyder, en ook vir persoonlike beserings aan mense of skade aan eiendom wat regstreeks of onregstreeks

veroorsaak / ....

veroorsaak word deur die aanwesigheid of die gebruik van genoemde toestelle vir die oorbring van elektrisiteit en wat nie te wyte is aan 'n onregmatige daad of versuim van sodanige persone of die eienaar of iemand anders wat vir sodanige eiendom verantwoordelik is nie.

ALDUS GEDOEN EN GETEKEN te WINDHOEK op die dag, maand en jaar voormeld, in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:-

1. _____

2. _____ _____ q.q.

FOR INFORMATION ONLY

QUOD ATTESTOR

_____

NOTARIS PUBLIEK

The following statement in terms of section 49 (5) of Act 61/73
is added to the name of the withinmentioned.....
Servitude holder
.....company:
Incorporated in the Republic of South Africa
Vide ~~*winding-up order/judicial management order filed with~~
BC 1387 /19 79 ex.
A. E. ARMSTRONG
27 DEC 1996 ..... REGISTRAR
*Delete where necessary

2

ENDORSEMENT IN TERMS OF SECTION 44 ACT 61/1973
THE NAME OF THE WITHIN MENTIONED ~~TRANSFE-~~ Servitude holder
REE COMPANY HAS BEEN CHANGE TO
NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED (COY NR. F2051)
VIDE BC 3700/1996
27 DEC 1996 A. E. ARMSTRONG
DATE REGISTRAR OF DEEDS WINDHOEK

1

The statement
'Incorporated in the Republic of South Africa / Ingelyf in die Republiek van Suid Afrika'
and the alphabet letter 'F' in the Company Registration number of the withinmentioned
Servitudeholder
company is deleted in terms of Section 335(2) of Act 61/73.
See BC 7691/1998.
16 DEC 1998 D. D. BEUKES DEPUTY REGISTRAR

FOR INFORMATION ONLY

S.G. COPY

516

APPROVED 2006 -11- 06 No. A376/2007

for SURVEYOR-GENERAL Sheet 1 of 2 sheets

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: 2217 ° X		DESIGNATION
		Constants		+0,00	+0,00	
A B	27,97	264.31.20	A	-13 925,30	+82 946,32	DIET13
B C	497,11	321.18.50	B	-13 953,14	+82 943,65	DIET14
C D	240,83	97.26.00	C	-14 263,86	+83 331,68	DIET15
D E	254,32	15.24.40	D	-14 025,05	+83 300,52	DIET2
E F	10,30	92.33.40	E	-13 957,47	+83 545,70	DIET10
F G	44,36	123.35.10	F	-13 947,18	+83 545,24	DIET11
G H	40,41	192.44.10	G	-13 910,22	+83 520,70	DIET8N
H J	40,64	187.49.20	H	-13 919,13	+83 481,28	DIET7N
J K	42,01	182.51.00	J	-13 924,66	+83 441,02	DIET6N
K L	49,75	177.05.10	K	-13 926,75	+83 399,06	DIET5N
L M	26,66	171.14.30	L	-13 924,22	+83 349,37	DIET4N
M N	73,69	168.26.10	M	-13 920,16	+83 323,02	DIET3N
N P	31,02	129.05.10	N	-13 905,39	+83 250,83	3892
P A	288,33	188.46.30	P	-13 881,31	+83 231,27	4179
SERVITUDE DATA:						
b c	42,33	320.15.00	b	-13 916,50	+83 249,44	POW4OL
c d	123,79	347.52.10	c	-13 943,57	+83 281,98	POW3
d e	136,76	16.44.10	d	-13 969,58	+83 403,00	POW2
			e	-13 930,20	+83 533,97	POW1
		59	△	-14 196,40	+90 589,67	Gocheganas
		131	△	-3 659,08	+81 225,36	Liebenstein

SERVITUDE NOTE:
The line b c d e represents the centre line of a Power Line Servitude 20m wide.
Vide diagram No. A annexed to

BEACON DESCRIPTIONS:
All beacons.....16mm Round iron peg, except
P.....20mm Round iron peg.

Components:
1.) The figure N a C D E F G H J K L M represents Portion 13 of the farm *Krumhuk No. 30. Vide diagram A374/2007 annexed to*
2.) The figure A B a N P 30m from and parallel to centre of railway line A represents Portion 14 of the farm Krumhuk No. 30.
Vide diagram A375/2007 annexed to

The figure A B C D E F G H J K L M N P 30m from and parallel to center of railway line A represents 8,2265 hectares of land being

PORTION 17 of the farm KRUMHUK NO. 30 comprising 1) - 2) above

Situated in the Village Area of Aris
Registration Division K, Khomas Region Namibia
Surveyed in April 2007 by me

Land Surveyor

MINISTRY OF AGRICULTURE WATER AND LAND REFORM
DIRECTORATE OF SURVEY & MAPPING
2022 -02- 10
PRIVATE BAG 13343
45 ROBERT MUGABE AVENUE
TEL: 061-2960 5041 CADASTRAL

This diagram is annexed to	The original diagrams are	S.R. No. E119/2007
No. T. 2566/2009	as quoted above	Gen. Plan No.
d.d. 05/06/2009		Noting Plan. MG-S
		File No. K30
Registrar of deeds		Lat. 22°40'S
		Long . 17°05'E

S.G. COPY

517

APPROVED

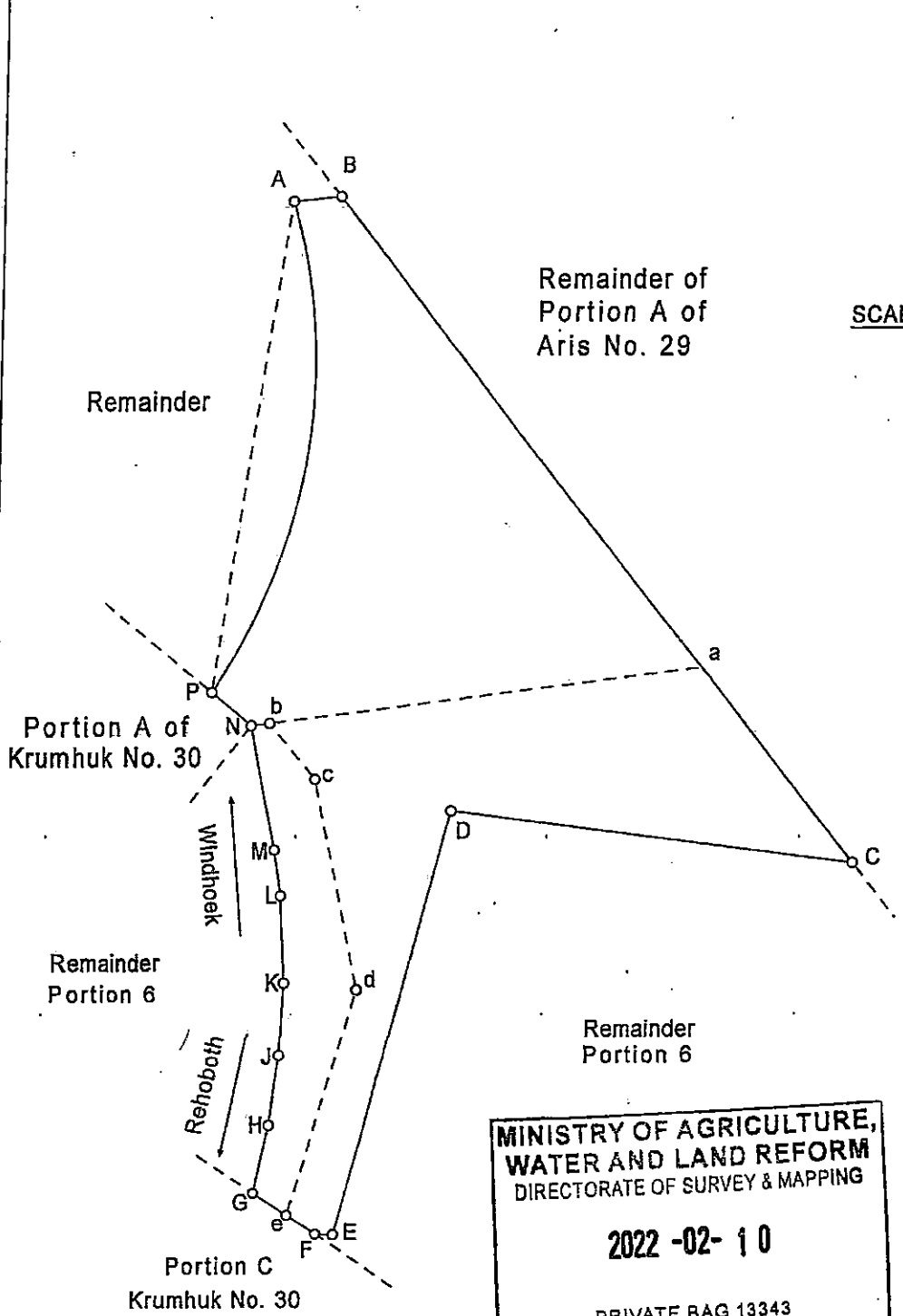
for SURVEYOR-GENERAL

2008 -11- 06

No. A376/2007

Sheet 2 of 2 Sheets

PORTION 17 of the farm KRUMHUK



MINISTRY OF AGRICULTURE, WATER AND LAND REFORM
DIRECTORATE OF SURVEY & MAPPING
2022 -02- 10
PRIVATE BAG 13343
45 ROBERT MUGABE AVENUE
TEL: 061-2960 5041-CADASTRAL

Surveyed in April 2007 by me

Land Surveyor

INV 518

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2022179106	**Date Issued :** 2022/05/12
Account Number : N/A	**Vote Number :** 5000132050048
Name : F W J CARSTENS	**Reference Number :** PTN 17 OF FARM KRUMHUK NO.30
Address : P O BOX 6589, WINDHOEK	**System Reference :** INV320487
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517

Description : REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 AND CONSENT TO USE PORTION 17 FOR A NOXIOUS TRADE FOR RECYCLING/CLEANING OF OIL

PAYMENT DUE

Total Amount Excluding VAT	: N$ 3500.00
Total VAT Amount	: N$ 525.00
Total Amount Payable	: N$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 3500.00
Tariff Amount Excluding VAT	: N$ 3500.00
Tariff VAT Amount	: N$ 525.00
Tariff Total Amount	: N$ 4025.00
Service Code	: N/A

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 30466555 submitted successfully

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

30466555

From

DU TOIT C

Date

May 13, 2022

Payment Priority

Normal

My Reference

COWAppFee Ptn 7 Krumhuk

Their Reference

Ptn 7 Farm Krumhuk rezoning

Disclaimer

Any communication of a transaction must not be constructed as a confirmation of credit into a beneficiary account due to the nature of the internet transactions may be subjected to interruption, transmission blackout, delayed transmission and incorrect data transmission

The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy or timeliness of messages and transactions you send

All transactions are subject to our verification and our normal fraud check.

5203

5201

SWA 486

AANHANGSEL F. 18
ANNEXURE F .18

ORDONNANSIE OP FABRIEKE, MASJINERIE EN BOUWERK, 1952
FACTORIES, MACHINERY AND BUILDING WORK ORDINANCE, 1952

STOOMKETEL-INSPEKSIEREGISTER
BOILER INSPECTION REGISTER

Stoomketel Nr. 70370.
Steam Boiler No.

EIENAAR
OWNER KALKSANDSTEINWERK
S.W.A. (PTY) LTD.,
P.O. BOX ~~2256~~, 5830
WINDHOEK

Waar opgerig ARIS, FARM 29
Place of erection

OPMERKINGS

(i) Hierdie register moet op so 'n plek gehou word as wat 'n inspekteur mag gelas, of by afwesigheid van enige sodanige opdrag, op 'n veilige plek.

(ii) As dit verlore raak moet die gebruiker binne 7 dae by die Inspekteur om 'n duplikaatregister aansoek doen en moet terselfertyd twee Rand aanstuur.

NOTE

(i) This register must be kept in such a place as an inspector may direct, or in the absence of any such direction, in a safe place.

(ii) If it is lost the user must apply to the Inspector within 7 days for the issue of a duplicate register and must forward, at the same time, a fee of two Rand.

G.P.-S.40112—1969-7—100-60

15.8.86

Scanned with CamScanner

521?

SWA 486

AANHANGSEL F. 16
ANNEXURE F. 16

VOORLOPIGE PERMIT VIR DIE GEBRUIK VAN STOOMKETEL
PROVISIONAL PERMIT TO WORK STEAM BOILER

ORDONNANSIE OP FABRIEKE, MASJINERIE EN BOUWERK, 1952
FACTORIES, MACHINERY AND BUILDING WORK ORDINANCE, 1952

Offisiële Nr. 70370
Official No.

(*Uitgereik ingevolge Regulasie* 85 (3) *uitgevaardig kragtens die Ord. op Fabrieke, Masjinerie en Bouwerk*, 1952)
(*Issued under Regulation* 85 (3) *made under the Factories, Machinery and Building Work Ord.*, 1952)

Waar opgerig
Place of erection Farm Ariis 29

Soort
Type C.M.I.F. Gilfired

Vervaardigers
Makers John Thompson Africa (Pty) Ltd. Bellville C.P.

Fabrieksnommer
Factory Number 71195

Watter jaar vervaardig
Year contructed 1971

Maksimum bedoelde werkdruk van vervaardigers
Maker's intended maximum working pressure 250 lb. per vierk. duim. lb. per sq. inch.

Wanneer opgerig
Date of Erection Junie 1971

Messrs. Kalksandsteenwerke SWA (Pty) Ltd
P.O. Box 2266
Windhoek
SWA

word hierby voorlopig gemagtig om van 25.6.1971 tot 31.6.1971
is/are hereby provisionally authorised to work from to

die stoomketel met bogenoemde offisiële nommer en van bogenoemde beskrywing met 'n maksimum druk van
the Steam Boiler bearing the above official number and description at a maximum pressure of 250

250. pond per vierkante duim te gebruik en onderworpe aan Hoofstuk III van die Regulasies
pounds per square inch, and subject to Chapter III of the Regulations under the Factories,

kragtens die Ord. op Fabrieke, Masjinerie en Bouwerk, 1952, en daarbenewens op onderstaande verdere voor-
Machinery and Building Work Ord., 1952, and in addition to the following further conditions:—

waardes.— That a satisfactory inspection will be arranged before expiration of this Permit.

Datum
Date 25. 6. 1971

Inspekteur—Inspector.

Scanned with CamScanner

522

SWA 486

AANHANGSEL F. 17
ANNEXURE F. 17

REGISTRASIESERTIFIKAAT VAN STOOMKETEL
CERTIFICATE OF REGISTRATION OF STEAM BOILER

Offisiële Nr. 70370
Official No.

(Uitgereik ingevolge Regulasie 85 (4) uitgevaardig kragtens die Ord. op Fabrieke, Masjinerie en Bouwerk, 1952)
(Issued under Regulation 85 (4) made under the Factories, Machinery and Building Work Ord., 1952)

Waar opgerig
Place of erection: Aris - Farm 29.

Soort
Type: C. M. I. F. Oil Fired.

Vervaardigers
Makers: John Thompson Africa (Pty) Ltd Boilers

Fabrieksnommer
Factory Number: 71195.

Watter jaar vervaardig
Year contructed: 1971.

Maksimum bedoelde werkdruk van vervaardigers
Maker's intended maximum working pressure: 250 Wpn 1724 kPa lb. per vierk. duim. lb. per sq. inch.

Wanneer opgerig
Date of Erection: June 1971

Sprengel Bricks (Pty) Ltd
Box 5830,
Windhoek (Tel 34582)

word hierby gemagtig om die stoomketel met bogenoemde offisiële nommer en van bogenoemde beskrywing is/are hereby authorised to work the steam boiler bearing the above official number and description at a maximum

met 'n maksimum druk van 1724 kPa lb. per vierkante duim te gebruik, en onderworpe aan

pressure of _____ lb. per square inch, and subject to Chapter III of the Regulations under the Factories, Hoofstuk III van die Regulasies kragtens die Ord. op Fabrieke, Masjinerie en Bouwerk, 1952, en daarbenewens op Machinery and Building Work Ord., 1952, and in addition to the following further conditions:—

onderstaande verdere voorwaardes:—

Datum
Date: 28/2/1985

Inspekteur—Inspector.

Scanned with CamScanner

8523

SWA 486

STOOMKETEL-INSPEKSIEVERSLAG
BOILER INSPECTION REPORT

Stoomketel Nr. 70370
Steam Boiler No.

Datum van Inspeksie / Date of Inspection: 20th July 1971.

Verslag oor uitwendige inspeksie / Report on external inspection:
New Boiler constructed to the conditions and specifications of an approved authority to the code of practice of an approved code authority.

Verslag oor inwendige inspeksie / Report on internal inspection:
not done. Rear return chamber a couple of tubes slightly wet with test pressure.

Verslag oor die waterdrukproef / Report on hydraulic test.
rested with cold water to a pressure of 25 bars (360 psi) for a maximum authorized working pressure of 17,24 bars (250 p.s.i.) for a period of over 30 minutes.

Verslag oor toebehore, ens. / Report on fittings, etc.
Comply. Pressure gauge was in step with master gauge.

Vereistes / Requirements
Blowdown pit to be covered and vented to 2m (6 feet) light. Trenches to be covered satisfactorily.

Geregistreerde eienaar / Registered owner
Kalksandsteen SWA.
Aris Windhoek Distrk.

Reg. fees paid

Inspekteur—Inspector

Scanned with CamScanner

R3524

SWA 486

STOOMKETEL-INSPEKSIEVERSLAG
BOILER INSPECTION REPORT

Stoomketel Nr. 70370
Steam Boiler No.

Datum van Inspeksie
Date of Inspection 18/6/97

Verslag oor uitwendige inspeksie
Report on external inspection: The Boiler was well prepared for inspection Boiler was repainted

Verslag oor inwendige inspeksie
Report on internal inspection: Boiler tubes well prepared.

Verslag oor die waterdrukproef
Report on hydraulic test.: Hydraulic Test was done at 250 Bar with cold water

Verslag oor toebehore, ens.
Report on fittings, etc.: - Water pump is gasket to be replaced
- Oil pump seal to be replace with new gasket.

Vereistes
Requirements

Geregistreerde eienaar
Registered owner: Sprenger Bicks - Ai's.

Inspekteur—Inspector

Scanned with CamScanner

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Ptn 17 Krumhuk 30

The Trustees
Grundschule Aris
Re Portion 6/30

2 June 2022

Per email : ud.voigts@krumhuk.com.na

Dear Mr. Voigts,

COMMENTS REQUIRED: REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL

Our office is currently applying on behalf of the owner the portion, Mr F W J Carstens in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'**
- **Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.**

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of a portion of the Remainder of Portion 6 of Farm Krumhuk No. 30 located adjacent to Portion 17 are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than 15 June 2022.

Portion 17 of Farm Krumhuk No. 30 in the previous Aris Settlement Area has been used since the late 1960's/ early 1970's for a brickmaking plant. The plant used recycled oil generated by the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to an 83m^3 burner fuel tank. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' in spite of the activities being more of an industrial and noxious nature. The brickmaking activities continued on a small scale for the past years and since 2013, the property is also let to OilTech Namibia for the recycling, storage and cleaning of oil.

OilTech Namibia has over the past years ensured that they not only comply with the current Namibian legislation and policies but also strived to ensure that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also the massive investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is thus to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **15 June 2022**, we would assume you do not have any objection.

Kind regards

Dorette Opperman

Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

Name:.....

Address:.....

.....

Telephone :..... Email: .....

I, the owner of Farm .....,

(Please indicated with "x" in appropriate box)

☐ **do not object to**

- Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
- Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

☐ **do object to**

- Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
- Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

If objecting, please state the reasons:

.....

.....

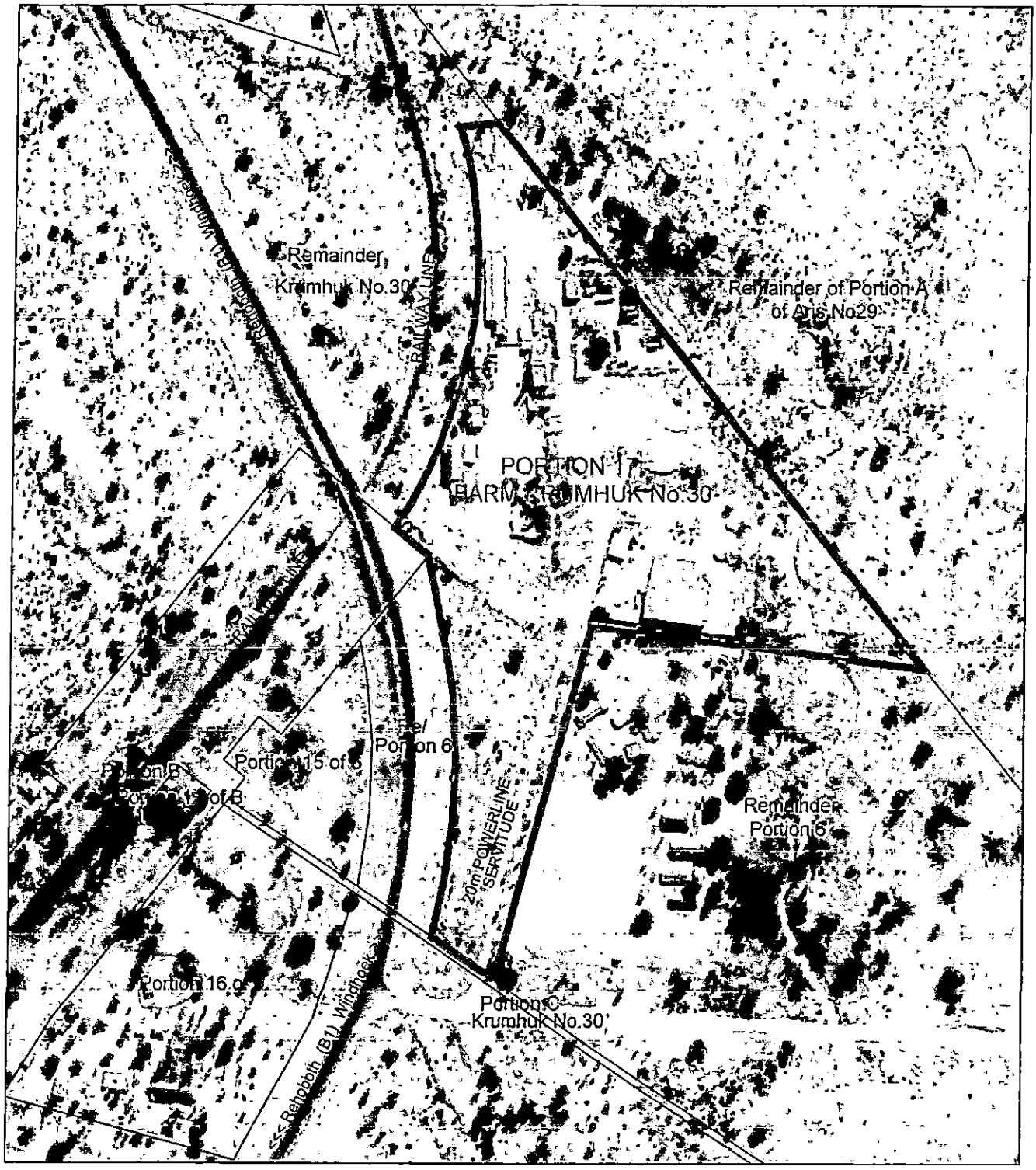
.....

.....

Signature

Date

Kindly take note that comments should reach our office by 15 June 2022.
You can return the form to the following email address: planner1@dutoitplan.com



Scale: 1/4000

DATE: MARCH 2022

PLAN NO. KRUMHUK

TN

Rezoning of Portion 17 of Farm Krumhuk No.30 from 'Light Industrial' to 'Industrial' AND Consent to us the portion of the current purposes while the formal approvals are obtained from the relevant authorities.

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508. Email: dtmans@dutoitplan.com

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, June 7, 2022 12:53 PM
To: 'heimaris@iway.na'
Subject: Letters to neighbours re rezoning of Portion 17 of Farm Krumhuk No. 30
Attachments: Letter to Re Ptn A Aris.pdf

Dear Mr Forhwerk,

I received your email address from Mr. Frikkie Carstens. We have been appointed by Mr Carstens of Portion 17 of Farm Krumhuk No. 30 to apply to the City of Windhoek to rectify the zoning of the property. It appears it was incorrectly zoned 'light industrial' when the Aris Town Planning Scheme was drafted.

In terms of the procedure, you as neighbour (although your buildings appear to be some distance away) need to give comments (if any) on the proposed rezoning. The attached document give information on the application.

Please let me know if you need any further information. Your soonest feedback will be appreciated.

Kind Regards
Dorette

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com
Dorette Opperman
Mobile: +264 81 835 2021

Dorette Opperman

From:	Mail Delivery System <MAILER-DAEMON@hermes02.iway.na>
Sent:	Tuesday, June 7, 2022 12:51 PM
To:	planner1@dutoitplan.com
Subject:	Successful Mail Delivery Report
Attachments:	details.txt; Message Headers.txt

This is the mail system at host hermes02.iway.na.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<heimaris@iway.na>: delivery via store01.iway.na[197.188.247.29]:7025: 250 2.1.5 Delivery OK

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Friday, June 3, 2022 9:48 AM
To: 'ud.voigts@krumhuk.com.na'
Subject: Letters to neighbours re rezoning of Portion 17 of Farm Krumhuk No. 30
Attachments: Letter to Re6 Krumhuk_School.pdf; Letter to Ptn 16 Krumhuk.pdf

Dear Mr Voigts,

As per our telephone conversation earlier today, kindly find attached two documents for your attention.

Please let me know if you need any further information. Your soonest feedback will be appreciated.

Kind Regards
Dorette

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

5323

Dorette Opperman

From:	Mail Delivery Subsystem <MAILER-DAEMON@africaonline.com.na>
Sent:	Friday, June 3, 2022 9:48 AM
To:	planner1@dutoitplan.com
Subject:	Delivery notification (success)
Attachments:	details.txt

The original message was received at Fri, 03 Jun 2022 09:48:16 +0200

Your message was successfully delivered to:
<ud.voigts@krumhuk.com.na>

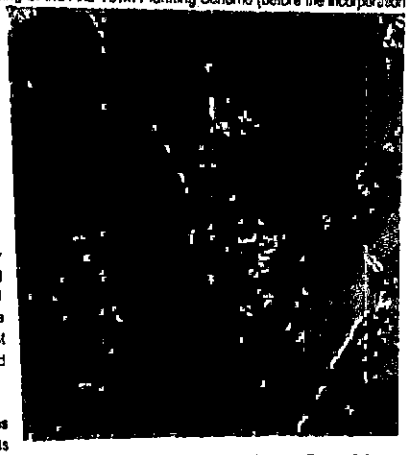
NOTICE

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30

DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- **Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'**
- **Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.**

Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek in the previous Aris Settlement Area. A brickmaking plant operated from Portion 17 for close to 50 years. The plant used recycled oil from the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to a burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activites continued on smaller scale for the past years and since 2013 the property is let to OilTech Namibia for the recycling, storage and cleaning of oil.



OilTech Namibia ensures that they comply with the current Namibian legislation and strives that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also a large investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

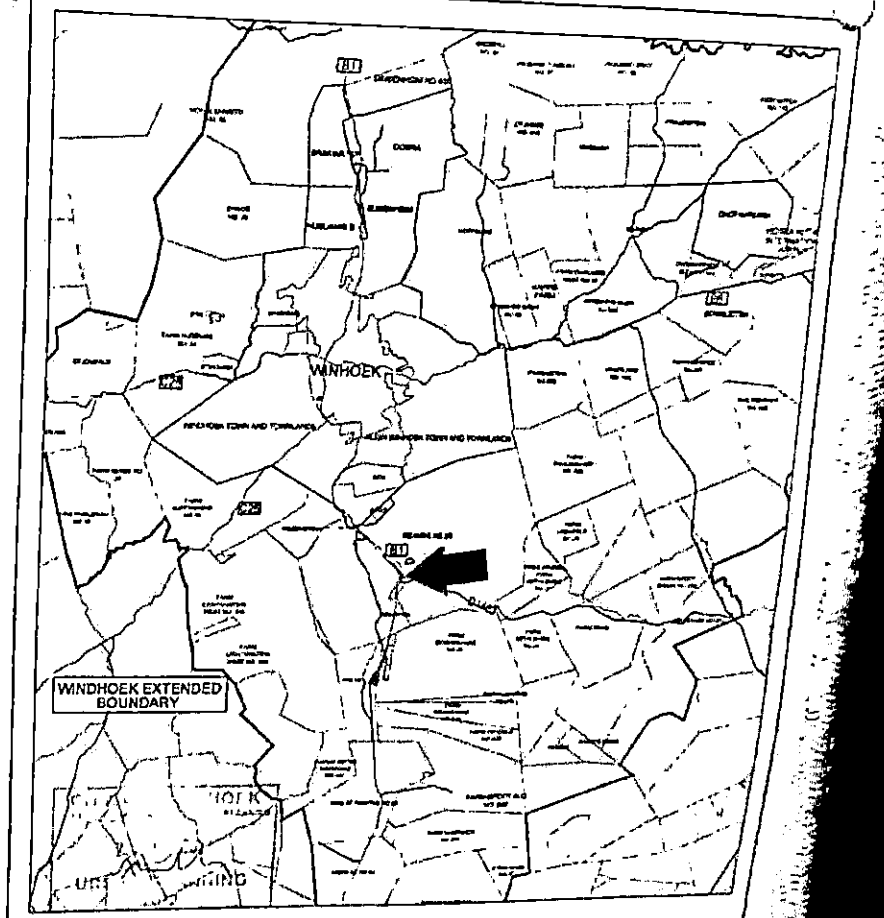
The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6671
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email [illegible]@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS

City of Windhoek
Urban Planner (Town House Fifth Floor, Room 516)
City of Windhoek
P O Box 59, WINDHOEK



Scale: 1/400 000
DATE MARCH 2022
PLAN NO. KRUMHUK

LOCALITY MAP OF PORTION 17 OF THE FARM KRUMHUK No.30

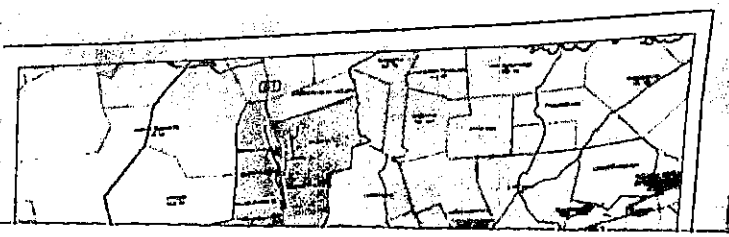
Du Toit

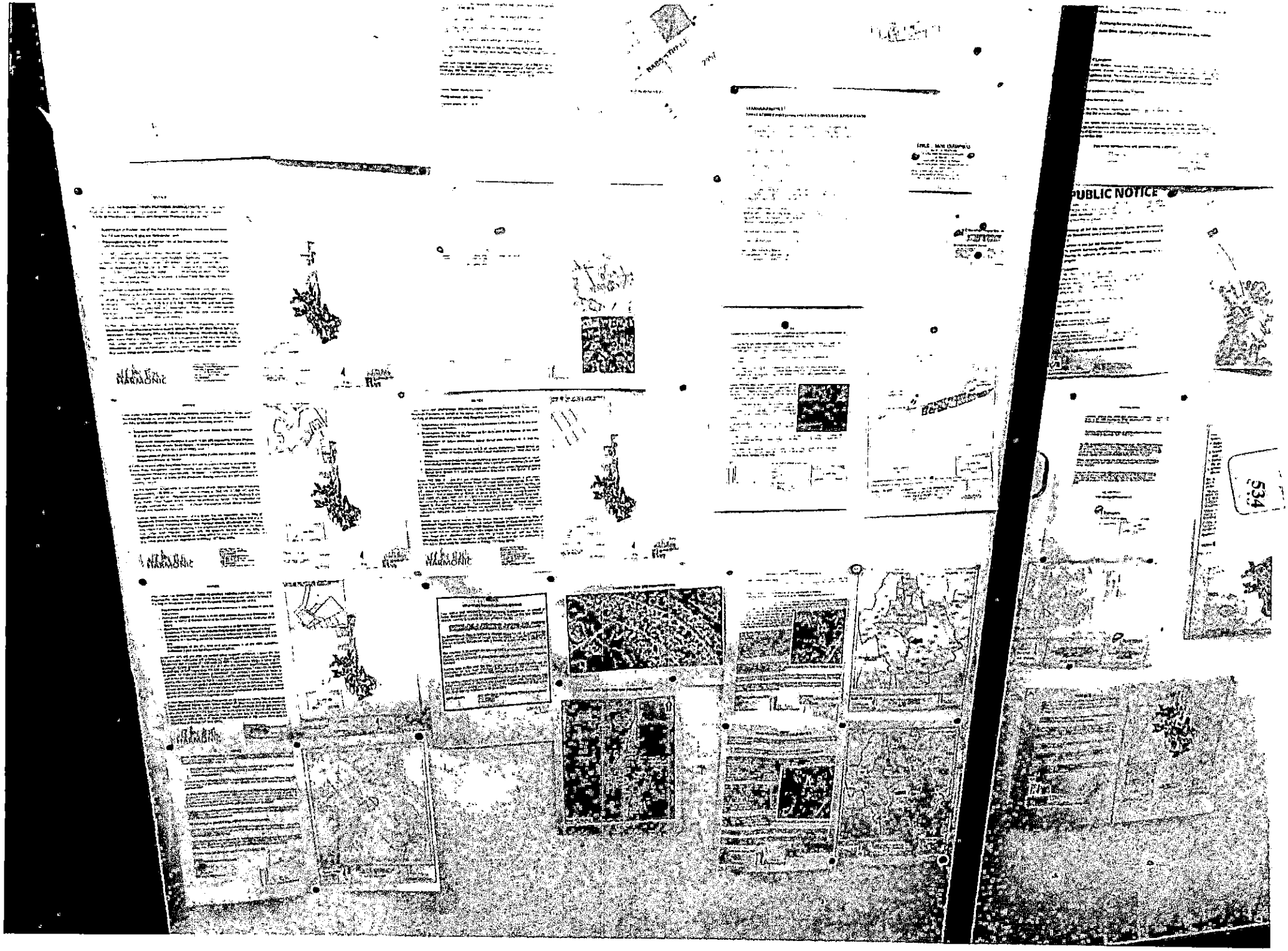
NOTICE

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30

DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

- Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
- Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.




PUBLIC NOTICE
534

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$13.60 WINDHOEK - 1 June 2022 No. 7816

CONTENTS

Page

GOVERNMENT NOTICES

No. 148 Notification of alteration of boundaries of approved township of Keetmanshoop: Urban and Regional Planning Act, 2018 2

No. 149 Notice of approval of alteration of conditions of approval of Ohangwena approved township: Urban and Regional Planning Act, 2018 2

No. 150 Notification of approval of amendment of Rehoboth Zoning Scheme: Urban and Regional Planning Act, 2018 3

No. 151 Notification of approval of amendment of Okahandja Zoning Scheme: Urban and Regional Planning Act, 2018 3

No. 152 Notification of approval of amendment of Windhoek Zoning Scheme: Urban and Regional Planning Act, 2018 4

No. 153 Declaration of Oosterheim Extension 5 to be an approved township: Urban and Regional Planning Act, 2018 4

No. 154 Notification of surrender of arms, ammunition, armaments: Arms and Ammunition Act,1996 6

No. 155 Change of surname: Aliens Act, 1937 6

GENERAL NOTICES

No. 220 Interim valuation of rateable property situated within the local authority area of Mariental 7

No. 221 General valuation of rateable properties situated within the Eenhana Local Authority Area 7

No. 222 Township establishment of Omatando Extension 8 on Erf 34, Omatando Proper 8

No. 223 Township establishment and layout approval of Rundu Extension 38 8

No. 224 Consent use application for Erf 1119, Windhoek 9

No. 225 Rezoning of Erf 33, Geel Hout Road, Arandis 10
No. 226 Rezoning and consent use of Erf 72 and Erf 1152, Meersig, Walvis Bay 10
No. 227 Subdivision and rezoning of Erf 1640, Omdel Extension 5, Henties Bay 11
No. 228 Rezoning of Erf 697, Swakopmund 12
No. 229 Rezoning of Erf 358, Extension 1, Ondangwa 13
No. 230 Rezoning of Erf 1083, No. 5 Seitz Street, Windhoek 13
No. 231 Rezoning of the Remainder of Erf 106, Klein Windhoek 14
No. 232 Rezoning of Portion 17 of the Farm Krumhuk No. 30 15
No. 233 Notice of vacancy in the membership of the Erongo Regional Council: Regional Councils Act, 1992 16
No. 234 Bank of Namibia: Statement of assets and liabilities at 30 April 2022 17

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 148 2022

NOTIFICATION OF ALTERATION OF BOUNDARIES OF APPROVED TOWNSHIP OF KEETMANSHOOP: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 76 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have altered the boundaries of the approved township of Keetmanshoop to include Portion 171 of the Farm Keetmanshoop Town and Townlands No.150, Karas Region, Registration Division "T", and represented by the Cadastral Diagram No. A639/2021, which lies open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

The Portion so included is known as Erf 3016, Keetmanshoop.

E. UUTONI
MINISTER OF URBAN AND RURAL DEVELOPMENT Windhoek, 22 March 2022

MINISTRY OF URBAN AND RURAL DEVELPOMENT

No. 149 2022

NOTICE OF APPROVAL OF ALTERATION OF CONDITIONS OF APPROVAL OF OHANGWENA APPROVED TOWNSHIP: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 96(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 93 of that Act, approved the alteration of the conditions of approval of Ohangwena approved township, as contained in the Schedule to Government Notice No. 214 of 1 December 2006, by the substitution for -

537

Sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the publication of this notice (final date for objections is **15 June 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
Ausspannplatz
Windhoek
Tel: 061-248 010
Email: planner1@dutoitplan.com

No. 232 2022

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30

Du Toit Town Planning Consultants, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, Mr F W J Carstens in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'; and**
- **Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.**

Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek at Aris - in the previous Aris Settlement Area. Since the late 1960's/early 1970's a brickmaking plant operated from Portion 17. The plant used recycled oil generated by the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to an 83m³ burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activities continued on a small scale for the past years and since 2013, the property is also let to OilTech Namibia for the recycling, storage and cleaning of oil.

OilTech Namibia has over the past years ensured that they not only comply with the current Namibian legislation and policies but also strived to ensure that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines and Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also the massive investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is thus to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the publication of this notice (**final date for objections is 15 June 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
Ausspannplatz
Windhoek
Tel: 061-248 010
Email: planner1@dutoitplan.com

No. 233 2022

NOTICE OF VACANCY IN THE MEMBERSHIP OF THE ERONGO REGIONAL COUNCIL: REGIONAL COUNCILS ACT, 1992

In terms of section 10(2) of the Regional Councils Act, 1992 (Act No. 22 of 1992), notice is given that a vacancy has occurred in the membership of the Erongo Regional Council on 16 May 2022, as a result of the fact that Honourable Ciske Smith Howard, Councilor for the Swakopmund Constituency, ceased to be a member of the Independent Patriots for Change, who nominated her as a candidate.

L. H. DOESËS
CHIEF REGIONAL OFFICER
ERONGO REGIONAL COUNCIL

539

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Servcies | Notices | Notices | Notices | Notices | Notices | Notices

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)
Legal Notice N$460.00
Lost Land Title N$402.50
Liquor License N$402.50
Name Change N$402.50
Birthdays from N$200.00
Death Notices from N$200.00
Tombstone Unveiling from N$200.00
Thank You Messages from N$200.00
Terms and Conditions Apply.

TOWN PLANNING NOTICE

I Reinhold Iyambo the registered owner of Erf 176, intersection of Hindorf and Galton Street, Grootfontein Proper wish to apply to the Municipal Council of Grootfontein for:

• Consent to operate a Guesthouse on Erf 176, intersection of Hindorf and Galton Street, Grootfontein Proper

Erf 176 is located at the intersection of Hindorf and Galton Street, Grootfontein Proper, is currently zoned 'Single Residential' and measuring 1550 m² in extent. In terms of Clause 5 (1) under Table B of the Grootfontein Zoning Scheme, the current zoning allows for Guesthouse to be established with Consent from Council. The required Consent will enable me to operate a guesthouse with more than 5 leasable rooms. There is currently a main dwelling with an outbuilding. The erf has sufficient space to cater for Parking as required in the Grootfontein Zoning Scheme. Please take note that the locality plan of the erf lies for inspection at the Urban Planning Office at the Grootfontein Municipality, 499 West Street, and Office No: 17. Further take note that any person objecting to the proposed Consent Use as set out above may lodge such objection with the grounds thereof with Grootfontein Municipality at the above stated division in writing within 14 days of the last publication of this notice (Final date of objection is 13 June 2022).
Cell No: +264812401742
Email:
asseriyambo@gmail.com

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO ACOMMITTEE IN TERMS OF THELIQUOR ACT, 1998
(regulations 14, 25 & 33)
Notice is given that an applicationin terms of the Liquor Act, 1998, particulars of which appear below,will be made to the Regional LiquorLicensing Committee, Region:
KAVANGO WEST
1. Name and postal address of applicant, MURENGA JOHANNES IPINGE, BOX 1109, RUNDU
2. Name of business or proposed Business to which applicant relates MARSUPILAMI SHEBEEN
3. Address/Location of premises towhich Application relates: SIKALI VILLAGE, KAVANGO WEST IN NCUNCUNI CONSTITUENCY
4. Nature and details of application: SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: RUNDU MAGISTRATE COURT
6. Date on which application will be Lodged: 01 JUNE 2022
7 Date of meeting of Committee at Which application will be heard: 13 JULY 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE

Take notice that Mr. SETH UISEB as the owner intends to apply to the Windhoek Municipal Council for the:

• CONSTRUCTION OF A DWELLING UNIT COMPRISING OF MORE THAN TWO STOREYS ON ERF 5681 DARTER STREET, KHOMASDAL IN TERMS OF SECTION 21 (3) OF THE WINDHOEK TOWN PLANNING SCHEME.

Erf 5681 is 478m² in extent. The proposed construction will allow the owner to construct a dwelling unit with a coverage of 44% on Erf 5681. The intention of the owner is to use the erf for residential purposes and sufficient parking will be provided.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal 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 Applicant in writing within 14 days of the last publication of this notice.

DATED at Windhoek this 24th May 2022

The Last Date for any objections is 14th June 2022

ATELIER MAGNA CINCO
P.O. Box 8900 Bachbrecht
Cell (+264) 81 4849681
Email:
sandsensei@icloud.com

CLASSIFIED ADVERTISING NAMIBIA



PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 10027 Extension 10, Swakopmund, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

The subdivision of Erf 10027 Extension 10 Swakopmund (a consolidation of erven 4818, 4819 & 4904 Swakopmund) into five (5) Portion and the Remainder

Consent to redirect the 3m wide pipeline running through the Erf 10027, to run along the western boundary of Erf 10027/Proposed portion 1, and to subsequently register the redirected pipeline servitude (5m) wide over the proposed Portion 1.

Erf 10027 is located in Swakopmund Extension 10. The Erf is a consolidation of erven 4818, 4819 & 4904. The respective Erf is borded by John Otto Nakuthu Street to the north and the B2 main road (Sam Nujoma Avenue) to the south. It measures 1,3619m2 in extent and is currently zoned as "Business" with a bulk of 1.0.

Please further take note that -

(a) For more inquiries regarding the subdivision, the plans of the subdivision lies open for inspection at the Swakopmund Municipality, Town Planning Department.

(b) any person having objections to the proposed layout 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 Swakopmund Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 14 June 2022.

PUBLIC COMMENTS DEADLINE: 14 JUNE 2022

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST

No. 04 Wagner street | Windhoek west | c +264 81 3290584
P.O. Box 22296 | Windhoek |
t: +264 61251975 |
f: +264 61 304219 |
fenni@kamau-tpds.com



REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO ACOMMITTEE IN TERMS OF THELIQUOR ACT, 1998
(regulations 14, 25 & 33)
Notice is given that an applicationin terms of the Liquor Act, 1998, particulars of which appear below,will be made to the Regional LiquorLicensing Committee, Region: KAVANGO EAST
1. Name and postal address of applicant, P O BOX 1827, KARINAPA EVALISTUS HEGA
2. Name of business or proposed Business to which applicant relates MURAYI SHEBEEN
3. Address/Location of premises towhich Application relates: MAZIWA
4. Nature and details of application: LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: RUNDU MAGISTRATE COURT
6. Date on which application will be Lodged: 01 JUNE 2022
7 Date of meeting of Committee at Which application will be heard: 13 JULY 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE

REZONING OF ERF 1083, NO. 5 SEITZ STREET, WINDHOEK FROM 'RESIDENTIAL' 1;900m² TO 'OFFICE' WITH A BULK OF 0.75

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, are applying on behalf of the owners of Erf 1083, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• rezoning of Erf 1083, No. 5 Seitz Street, Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.75.
• consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area on Erf 1083, Windhoek, which shall be devoted solely to residential use in the form of dwelling units.
• consent to use the Erf in accordance with its new zoning while the rezoning is formally being completed as the Erf is located in an approved policy area.

Erf 1083, No. 5 Seitz Street, Windhoek, is zoned 'residential' with a density of 1 dwelling per 900m² and is 1047m² in extent. There is an existing residential and outbuilding on the erf which are used for residential purposes. It is the intention to use the erf for office and residential purposes. To be able to use the erf for 'office' and residential purposes it must be rezoned to 'office' with a bulk of 0.75 and Councils' consent is required to for additional floor area to be used for residential purposes in terms of Section 23 (1) of the Town Planning Scheme. If approved an office building with a total floor area of 785m² and residential units with a total floor area of 392m² may be constructed. The intended application for rezoning is in line with the Windhoek Structure plan and sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

NOTICE

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30

DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
• Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/ cleaning of oil.

Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek in the previous Aris Settlement Area. A brickmaking plant operated from Portion 17 for close to 50 years. The plant used recycled oil from the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to a burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activities continued on smaller scale for the past years and since 2013 the property is let to OilTech Namibia for the recycling, storage and cleaning of oil.

OilTech Namibia ensures that they comply with the current Namibian legislation and strives that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 14001 certification which illustrate their commitment to not only operate an environmentally sound business but also a large investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

NOTICE

CONSENT TO OPERATE SELF-CATERING APARTMENTS ON THE REMAINING EXTENT OF ERF 116, 93A NELSON MANDELA AVENUE, KLEIN WINDHOEK

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, is applying on behalf of the owner of the Remainder of Erf 116, Klein Windhoek, Hillside Executive Accommodation (Pty) Ltd, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council for:

• Consent in terms of the Windhoek Town Planning Scheme to use the Remainder of Erf 116, 93A Nelson Mandela Avenue, Klein Windhoek for self-catering apartments

The Remaining extent of Erf 116, No. 93A Nelson Mandela Avenue, Klein Windhoek, is 2705m² in extent and zoned 'general residential' with a density of 1 per 250m². There is an existing flat building on that was converted into self-catering apartments in 2010. The City of Windhoek granted consent for the self-catering apartments in 2011.

The number of leasable apartments permitted was 32, with the maximum number of beds being 64. In 2012, the name changed to Hillside Executive Accommodation apartments, and it was recently incorporated in The Windhoek Collection. The consent from the City of Windhoek lapsed with the change of ownership and the current owners need to renew their fitness certificates. There is no intention to change anything to the existing establishment. The purpose of the application is thus to again obtain consent for the self-catering establishment.

Sufficient parking is provided for on-site and is in line with the requirements of the City of Windhoek.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 13 June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

NOTICE

REMAINDER OF ERF 106, KLEIN WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, F A Properties CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), is currently applying to Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of the Remainder of Erf 106, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'special' with primary uses for a dwelling unit, a nursery, and a coffee shop; and
• Consent for a 'business building'

The Remainder of Erf 106 is located on the corner of Barella and Friederich Giese Streets in Klein Windhoek, along and to the southwest of the Klein Windhoek River. The erf is 3216m² in extent and zoned 'residential' with a density of 1 dwelling per 900m².

The owners, Namibia Landscapes Gardeners, has been using the erf as a private nursery to keep the plant stock for their own gardening projects for many years already. The erf has a beautiful, natural character with plenty of large trees. Due to this, it is the intention of the owner to create a park-like atmosphere within the nursery where people can enjoy the natural environment and give their children an opportunity to play in a safe, outside environment. All while enjoying a cup of coffee or a light meal from the coffee-kiosk. The owner also intends to live on the premises.

The erf forms part of the Riverwalk Project which aim to create a socio-economic (recreational and economic) spine from the western extensions of the City, to the Avis Dam in the east and also rehabilitate the Klein Windhoek River by allowing certain socio-economic activities along the river.

Sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

540

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OSHIKOTO**
1. Name and postal address of applicant, **OLIVIA VILHO, PO BOX 1720**
2. Name of business or proposed Business to which applicant relates **OMBILI SHEBEEN**
3. Address/Location of premises to which Application relates: **HOUSE NO. 10, ONDUNDU LOCATION, TSUMEB**
4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **TSUMEB MAGISTRATE COURT**
6. Date on which application will be Lodged: **31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OSHIKOTO**
1. Name and postal address of applicant, **JESAYA SIMSON PO BOX 200, ONDANGWA**
2. Name of business or proposed Business to which applicant relates **MUPOOLELI SHEBEEN**
3. Address/Location of premises to which Application relates: **EKANGO LYAKAHANI, ONEUMBA- OSHITUTUMA**
4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE COURT**
6. Date on which application will be Lodged: **31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OMUSATI**
1. Name and postal address of applicant, **PAULUS SHILONGO, BOX 2197, OSHAKATI**
2. Name of business or proposed Business to which applicant relates **ETUNDA BOOST NO. 2 SHEBEEN**
3. Address/Location of premises to which Application relates: **ETUNDA - LOCATION UUKOLONKADHI**
4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **OUTAPI MAGISTRATE COURT**
6. Date on which application will be Lodged: **16-31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.



Notices

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OSHANA**
1. Name and postal address of applicant, **PETRUS NANGOLO**
2. Name of business or proposed Business to which applicant relates **PENDJEMO NO. 1**
3. Address/Location of premises to which Application relates: **EHEKE, UUKWIYUSHONA CONSTITUENCY**
4. Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE COURT**
6. Date on which application will be Lodged: **31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OSHANA**
1 Name and postal address of applicant, **PETRUS NANGOLO**
2. Name of business or proposed Business to which applicant relates **PENDJEMO NO. 2**
3. Address/Location of premises to which Application relates: **ONAKAMWANDI, ONDANGWA RURAL CONSTITUENCY**
4 Nature and details of application: **SHEBEEN LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE COURT**
6. Date on which application will be Lodged: **31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998 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: **OSHIKOTO**
1. Name and postal address of applicant, **LEONARD BONNY NANGUTUUALA PO BOX 1476, ONDANGWA**
2. Name of business or proposed Business to which applicant relates **GREEN LIGHT**
3. Address/Location of premises to which Application relates: **ONIIPA - OKAMBONDE**
4. Nature and details of application: **SPECIAL LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE COURT**
6. Date on which application will be Lodged: **31 MAY 2022**
7 Date of meeting of Committee at Which application will be heard: **13 JULY 2022**
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.



Notices

PUBLIC NOTICE

Please take note that **KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST** has been appointed by the owner of Erf 10027 Extension 10, Swakopmund, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

The subdivision of Erf 10027 Extension 10 Swakopmund (a consolidation of erven 4818, 4819 & 4904 Swakopmund) into five (5) Portion and the Remainder

Consent to redirect the 3m wide pipeline sunning through the Erf 10027, to run along the western boundary of Erf 10027/Proposed portion 1, and to subsequently register the redirected pipeline servitude (5m) wide over the proposed Portion 1.

Erf 10027 is located in Swakopmund Extension 10. The Erf is a consolidation of erven 4818, 4819 & 4904. The respective Erf is borded by John Otto Nakudhu Street to the north and the B2 main road (Sam Nujoma Avenue) to the south. It measures 1,3619m2 in extent and is currently zoned as "Business" with a bulk of 1.0.

Please further take note that -

(a) For more inquiries regarding the subdivision, the plans of the subdivision lies open for inspection at the Swakopmund Municipality, Town Planning Department

(b) any person having objections to the proposed layout 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 Swakopmund Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 14 June 2022.

PUBLIC COMMENTS DEADLINE: 14 JUNE 2022

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

No. 64 Wagner street | Windhoek west | c: +264 81 3290584
P.O. Box 22296 | Windhoek |
t: +264 61251975 |
f: +264 61 304219 |
fenni@kamau-tpds.com

NOTICE

Take notice that Mr. SETH UISEB as the owner intends to apply to the Windhoek Municipal Council for the:

• CONSTRUCTION OF A DWELLING UNIT COMPRISING OF MORE THAN TWO STOREYS ON ERF 5681 DARTER STREET, KHOMASDAL IN TERMS OF SECTION 21 (3) OF THE WINDHOEK TOWN PLANNING SCHEME.

Erf 5681 is 478m² in extent. The proposed construction will allow the owner to construct a dwelling unit with a coverage of 44% on Erf 5681. The intention of the owner is to use the erf for residential purposes and sufficient parking will be provided.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal 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 Applicant in writing within 14 days of the last publication of this notice.

DATED at Windhoek this 24th May 2022

The Last Date for any objections is 14th June 2022

ATELIER MAGNA CINCO
P.O. Box 8900 Bachbrecht
Cell (+264) 81 4849681
sandsensei@icloud.com

Notices

NOTICE

REZONING OF ERF 1083, NO. 5 SEITZ STREET, WINDHOEK FROM 'RESIDENTIAL' 1:900m² TO 'OFFICE' WITH A BULK OF 0.75

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, are applying on behalf of the owners of Erf 1083, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• rezoning of Erf 1083, No. 5 Seitz Street, Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.75.
• consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme and Council's Policy to allow for an additional floor area on Erf 1083, Windhoek, which shall be devoted solely to residential use in the form of dwelling units.
• consent to use the Erf in accordance with its new zoning while the rezoning is formally being completed as the Erf is located in an approved policy area.

Erf 1083, No. 5 Seitz Street, Windhoek, is zoned 'residential' with a density of 1 dwelling per 900m² and is 1047m² in extent. There is an existing residential and outbuilding on the erf which are used for residential purposes. It is the intention to use the erf for office and residential purposes. To be able to use the erf for 'office' and residential purposes it must be rezoned to 'office' with a bulk of 0.75 and Councils' consent is required to for additional floor area to be used for residential purposes in terms of Section 23 (1) of the Town Planning Scheme. If approved an office building with a total floor area of 785m² and residential units with a total floor area of 392m² may be constructed. The intended application for rezoning is in line with the *Windhoek Structure* plan and sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections is 15 June 2022).**

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

NOTICE

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30

DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'
• Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek in the previous Aris Settlement Area. A brickmaking plant operated from Portion 17 for close to 50 years. The plant used recycled oil from the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to a burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activities continued on smaller scale for the past years and since 2013 the property is let to OilTech Namibia for the recycling, storage and cleaning of oil.

OilTech Namibia ensures that they comply with the current Namibian legislation and strives that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also a large investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with *the Windhoek Zoning Scheme* is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections is 15 June 2022).**

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

NOTICE

CONSENT TO OPERATE SELF-CATERING APARTMENTS ON THE REMAINING EXTENT OF ERF 116, 93A NELSON MANDELA AVENUE, KLEIN WINDHOEK

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, is applying on behalf of the owner of the Remainder of Erf 116, Klein Windhoek, Hillside Executive Accommodation (Pty) Ltd, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council for:

• Consent in terms of the Windhoek Town Planning Scheme to use the Remainder of Erf 116, 93A Nelson Mandela Avenue, Klein Windhoek for self-catering apartments

The Remaining extent of Erf 116, No. 93A Nelson Mandela Avenue, Klein Windhoek, is 2705m² in extent and zoned 'general residential' with a density of 1 per 250m². There is an existing flat building on that was converted into self-catering apartments in 2010. The City of Windhoek granted consent for the self-catering apartments in 2011.

The number of leasable apartments permitted was 32, with the maximum number of beds being 64. In 2012, the name changed to Hillside Executive Accommodation apartments, and it was recently incorporated in The Windhoek Collection. The consent from the City of Windhoek lapsed with the change of ownership and the current owners need to renew their fitness certificates. There is no intention to change anything to the existing establishment. The purpose of the application is thus to again obtain consent for the self-catering establishment.

Sufficient parking is provided *for on-site* and is in line with the requirements of the City of Windhoek.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections is 13 June 2022).**

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

NOTICE

REMAINDER OF ERF 106, KLEIN WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, F A Properties CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), is currently applying to Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of the Remainder of Erf 106, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'special' with primary uses for a dwelling unit, a nursery, and a coffee shop; and
• Consent for a 'business building'

The Remainder of Erf 106 is located on the corner of Barella and Friederich Giese Streets in Klein Windhoek, along and to the southwest of the Klein Windhoek River. The erf is 3216m² in extent and zoned 'residential with a density of 1 dwelling per 900m².

The owners, Namibia Landscapes Gardeners, has been using the erf as a private nursery to keep the plant stock for their own gardening projects for many years already. The erf has a beautiful, natural character with plenty of large trees. Due to this, it is the intention of the owner to create a park-like atmosphere within the nursery where people can enjoy the natural environment and give their children an opportunity to play in a safe, outside environment. All while enjoying a cup of coffee or a light meal from the coffee-kiosk. The owner also intends to live on the premises.

The erf forms part of the Riverwalk Project which aim to create a socio-economic (recreational and economic) spine from the western extensions of the City, to the Avis Dam in the east and also rehabilitate the Klein Windhoek River by allowing certain socio-economic activities along the river.

Sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections is 15 June 2022).**

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

035 Regskennisgewings Legal Notices

NOTICE REMAINDER OF ERF 106, KLEIN WINDHOEK
DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, F A Properties CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), is currently applying to Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of the Remainder of Erf 106, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'special' with primary uses for a dwelling unit, a nursery, and a coffee shop; and
* Consent for a 'business building'
The Remainder of Erf 106 is located on the corner of Barella and Friedench Gese Streets in Klein Windhoek, along and to the southwest of the Klein Windhoek River. The erf is 3216m² in extent and zoned 'residential with a density of 1 dwelling per 900m².
The owners, Namibia Landscapes Gardeners, has been using the erf as a private nursery to keep the plant stock for their own gardening projects for many years already. The erf has a beautiful, natural character with plenty of large trees. Due to this, it is the intention of the owner to create a park-like atmosphere within the nursery where people can enjoy the natural environment and give their children an opportunity to play in a safe, outside environment. All while enjoying a cup of coffee or a light meal from the coffee-kiosk. The owner also intends to live on the premises.
The erf forms part of the Riverwalk Project which aim to create a socio-economic (recreational and economic) spine from the western extensions of the City, to the Avis Dam in the east and also rehabilitate the Klein Windhoek River by allowing certain socio-economic activities along the river.
Sufficient parking can be provided for on-site as per the City of Windhoek requirements.
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Further take notice that any person objecting to the proposed use of land asset out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com
DM0202200402873

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (I) FOR REMOVAL OF GAMBLING HOUSE LICENSE Notice is hereby given of the application for removal of gambling house license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.
Name of applicant: JS Slots Business Trust
Type of license: Gambling House License
Name of accommodation establishment or retail liquor business: La Palace Gambling House
Physical address of premises to which the license will be moved: Erf 309 Albatros Street, Narraville Walvis Bay, Erongo Region
DM0202200402883

035 Regskennisgewings Legal Notices

IN THE High Court Of Namibia
(Main Division)
Case Number: HC-MD-CIV-ACT-MAT-2018/04351
In the matter between:
HENDRINA CORNELIA ROTHNER, Plaintiff and
MICHAEL ROTHNER, Defendant
NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY
BE PLEASED TO TAKE NOTICE that the under-mentioned assets, in execution of a Judgement granted on 26th June 2019 against the Defendant, will be sold in execution by the Deputy Sheriff for the district of Windhoek, on Saturday, 4 June 2022 at 09:00 at No 422 Independence Avenue, Windhoek, NAMIBIA.
1x KIC fridge, 1x LG LED TV, 5x bar chairs, 1x patio table, 8x patio chairs, 1x LG Top Loader washing machine, 1x Weber braai, 1x queen size bed, 1x 3-seater couch, 2x black foot rests, 1x Wondercore Exercise Bench.
TERMS: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 17th day of May 2022
ETZOLD - DUVENHAGE
PER: MS J BARKHUIZEN
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 33 FELD STREET
WINDHOEK
JB/mk/ROT1/0002
DM0202200402777

PORTION 124 (A PORTION OF PORTION 2 (SONNLEITEN)) OF THE FARM ONDEKAREMBA NO. 78: ESTABLISHMENT OF THE TOWNSHIP, GREY THORN NATURE ESTATE - MUNICIPALITY OF WINDHOEK Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018(Act No. 5 of 2018), that an application will be made to the City of Windhoek for:
1.) Rezoning of Portion 124 (a Portion of Portion 2 (Sonnleiten) of the Farm Ondekaremba No. 78 from "Agricultural" to "Undetermined" for the Establishment of the Township - Grey Thorn Nature Estate situated on Portion A of Portion 124 (A Portion of Portion 2 (Sonnleiten) of the Farm Ondekaremba No. 78.
The proposed new zoning makes provision for the establishment of the proposed township under the Kappsfarm Town Planning Scheme.
2.) Subdivision of Portion 124 of the Farm Ondekaremba No. 78 into Portion A and Remainder.
3.) Need and Desirability for Township Establishment on Portion A of Portion124 of the Farm Ondekaremba No. 78.
4.) Township Establishment on Portion A of Portion 124 of the Farm Ondekaremba No. 78 comprising of 346 plots and remainder as streets to be known as Grey Thorn Nature Estate.
The proposed development will be for the purpose of a Nature Estate and will comprise of 346 plots including Public Open Spaces and Streets. The plots will vary in size from 1Ha to 1.2Ha.
The application is lying open for inspection at the City of Windhoek and at the office of Plantek Town and Regional Planners, 97 Amasoniet Street, Eros.
Any person who wishes to object to the application or who desires to be heard in the matter may lodge their objections at any of the above mentioned offices within 14 days of the first placement of this notice and no later than the 8th of June 2022.
PLANTEK TOWN AND REGIONAL PLANNERS
P O BOX 9807
EROS
DM0202200402735

035 Regskennisgewings Legal Notices

NOTICE REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30
DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
* Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial' * Consent to use Portion 17 of Farm Krumhuk No.30, for a noxious trade for recycling/cleaning of oil.
Portion 17 of Farm Krumhuk No. 30 is located ± 25km south of Windhoek in the previous Aris Settlement Area. A brick-making plant operated from Portion 17 for close to 50 years. The plant used recycled oil from the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to a burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activities continued on smaller scale for the past years and since2013 the property is let to Oil Tech Namibia for the recycling, storage and cleaning of oil.
Oil Tech Namibia ensures that they comply with the current Namibian legislation and strives that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also a large investment over time in technology, infrastructure, human resources and finances.
The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.
The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14days of the last publication of this notice (final date for objections is 15June 2022).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email: planner1@dutoitplan.com
DM0202200402875

035 541 ...

NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT Healthy Earth Environmental Consultants CC (HEEC) hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:
PROJECT NAME: Establishment and mining of dimension stones, on mining claims 72740, 72741 & 72742 at Berghoek 506, Rehoboth District, Hardap Region.
PROJECT LOCATION: Berghoek 506, Hardap Region.
PROJECT DESCRIPTION: The project involves conducting an EIA for the establishment and mining of dimension stones, on mining claims 72740, 72741 & 72742 at Berghoek 506, Rehoboth district, Hardap Region. The proponent intends to mine dimension stone as slates on mining claims at Berghoek 506 farm located about 10 km from the C 24 Road from Bullsport to Maltahöhe.
PROJECT INVOLVEMENT:
Proponent: GFG Slasto Supplies CC
Environmental Assessment Practitioner (EAP): Healthy Earth Environmental Consultants CC (HEEC)
REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via:
Email: askheec@gmail.com
Mobile: 081 5720 258
on or before Monday 30th May 2022.
Based on the interest expressed by the public and stakeholders regarding the project it will be determined if a public meeting is to be held. Should a public meeting be held all registered I&APs will be informed accordingly.
DM0202200402870

IN THE High Court of Namibia
(Main Division - Windhoek)
Case No: HC-MD-CIV-ACT-CON-2020/01168
In the matter between:
BUSINESS PARTNERS INTERNATIONAL SMALL AND MEDIUM FUND ENTERPRISES FUND NAMIBIA, Execution Creditor
and
JH MEDIC INVESTMENT (PTY) LTD, First Execution Debtor
JOHANNES ANGULA SHILONGO, Second Execution Debtor
TALIA ESTATE INVESTMENT CC, Third Execution Debtor
NOTICE OF SALE IN EXECUTION
In Execution of Court Order of the High Court of Namibia, given on the 03rd of AUGUST 2020 in the abovementioned case, a judicial sale by auction will be held on, SATURDAY, the 4th day of JUNE 2022 at 09H30 at 422 Independence Avenue, Windhoek, Republic Of Namibia.
GOODS - 10x Steel Hospital Beds with Mattresses
CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to the highest bidder.
2. The goods will be sold "voetstoots".
3. Payment shall be made in Cash or Electronic Fund Transfers (EFT) to be done on the day of the auction, If EFT is done proof of payment shall be provided to the Deputy Sheriff.
Dated at Windhoek on this day of May 2022.
ANGULACO INCORPORATED
LEGAL PRACTITIONER FOR EXECUTION CREDITOR
UNIT 112 E/F BLOCK C, FIRST FLOOR
MAERUA PARK, CENTAURUS ROAD
WINDHOEK
(REF: DEB1336)
DM0202200402971

035 Regskennisgewings Legal Notices

PUBLIC NOTICE Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 10027 Extension 10, Swakopmund, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:
* The subdivision of Erf 10027 Extension 10 Swakopmund (a consolidation of erven 4818, 4819 & 4904 Swakopmund) into five (5) Portion and the Remainder
* Consent to redirect the 3 m wide pipeline sunning through the Erf 10027, to run along the western boundary of Erf 10027/Proposed Portion 1, and to subsequently register the redirected pipeline servitude (5m) wide over the proposed Portion 1.
Erf 10027 is located in Swakopmund Extension 10. The Erf is a consolidation of erven 4818, 4819 & 4904. The respective Erf is bordered by John Otto Nankudhu Street to the north and the B2 main road (Sam Nujoma Avenue) to the south. It measures 1,3619 m² in extent and is currently zoned as "Business" with a bulk of 1.0.
Please further take note that -
(a) For more inquiries regarding the subdivision, the plans of the subdivision lies open for inspection at the Swakopmund Municipality, Town Planning Department.
(b) any person having objections to the proposed layout 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 Swakopmund Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 14 June 2022.
PUBLIC COMMENTS DEADLINE: 14 JUNE 2022
FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:
KAMAU TOWN PLANNING & DEVELOPMENT SPECIALIST
No. 04 Wagner Street
Windhoek West
P.O. Box 22296
Windhoek
t: +264 61251975 / f: +264 61 304219
DM0202200402896

LOSING CONTROL?
AA
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business.
If you want to stop, that's ours
Windhoek: 081 325 6144
Swakop: 081 243 2649
E-MAIL: alcoholicsanonymousna@gmail.com

TE KOOP
Skoonrolle wit koerantpapier vir vele gebruike
• Paneelkloppers
• Nywerhede
• Restaurante
• Skole
• Verpakkingsmateriaal
per kg
Prys op aanvraag
SKAKEL: +264 61 500 2-4
EIDERSTRAAT, LAFRENZ INDUSTRIEEL

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics.
They provide assistance for people who live with alcoholics.
Dawnnam@gmail.com
VENUE: cnr Lüderitz and Kasino Street
DATE AND TIME: Thursdays at 19H00

Regskennisgewings
Legal Notices

NOTICE REMAINDER OF ERF 106, KLEIN WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, F A Properties CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), is currently applying to Windhoek City Council and the Urban and Regional Planning Board for:

* Rezoning of the Remainder of Erf 106, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'special' with primary uses for a dwelling unit, a nursery, and a coffee shop; and
* Consent for a 'business building'

The Remainder of Erf 106 is located on the corner of Barella and Friederich Giese Streets in Klein Windhoek, along and to the southwest of the Klein Windhoek River. The erf is 3216m² in extent and zoned 'residential with a density of 1 dwelling per 900m².

The owners, Namibia Landscapes Gardeners, has been using the erf as a private nursery to keep the plant stock for their own gardening projects for many years already. The erf has a beautiful, natural character with plenty of large trees. Due to this, it is the intention of the owner to create a park-like atmosphere within the nursery where people can enjoy the natural environment and give their children an opportunity to play in a safe, outside environment. All while enjoying a cup of coffee or a light meal from the coffee-kiosk. The owner also intends to live on the premises.

The erf forms part of the Riverwalk Project which aim to create a socio-economic (recreational and economic) spine from the western extensions of the City, to the Avis Dam in the east and also rehabilitate the Klein Windhoek River by allowing certain socio-economic activities along the river.

Sufficient parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land asset out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200402873

Regskennisgewings
Legal Notices

NOTICE REZONING OF PORTION 17 OF THE FARM KRUMHUK NO.30

DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owner of Portion 17 of the Farm Krumhuk, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

* Rezoning of Portion 17 of Farm Krumhuk No.30 from 'Light Industrial' to 'Industrial' * Consent to use Portion 17 of Farm Krumhuk No.30, for a noxious trade for recycling/cleaning of oil.

Portion 17 of Farm Krumhuk No.30 is located ± 25km south of Windhoek in the previous Aris Settlement Area. A brickmaking plant operated from Portion 17 for close to 50 years. The plant used recycled oil from the railways and other industries to fire the bricks. The oil was pumped from the Aris railway siding by pipeline under the national road to a burner fuel tank. Remnants of the pipeline and the burner fuel tank is still visible on the Portion. With the drafting of the Aris Town Planning Scheme (before the incorporation into Windhoek Municipal boundaries), the Portion was zoned as 'light industrial' despite the activities being more of an industrial and noxious nature. The brickmaking activities continued on smaller scale for the past years and since2013 the property is let to Oil Tech Namibia for the recycling, storage and cleaning of oil.

Oil Tech Namibia ensures that they comply with the current Namibian legislation and strives that the activity has a low impact on the environment. The necessary licenses have been obtained from Ministry of Mines & Energy and the Environmental Clearance Certificate is up to date. Regular monitoring of the air quality is done to ensure the proper working of the closed processing system. The company is on the verge of ISO 9001 and 140001 certification which illustrate their commitment to not only operate an environmentally sound business but also a large investment over time in technology, infrastructure, human resources and finances.

The current non-compliance with the Windhoek Zoning Scheme is believed to be an oversight at the time of the drafting of the Aris Town Planning Scheme and the purpose of the rezoning application is to bring the use in line with the Windhoek Zoning Scheme and allow the current offices to obtain their fitness certificates.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14days of the last publication of this notice (final date for objections is 15June 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200402875



VACANCY

HIGH PERFORMANCE MANAGER

Cricket Namibia is the custodian of all cricket structures and programs in Namibia. We are proud to announce a new vacancy for a High-Performance Manager of the Cricket Namibia pipeline. The purpose of the position is to drive top level performance culture by providing structures to deliver successful players.

Applications must be sent to ceo@cricketnamibia.com
Closing Date: 03 June 2022
For more information, visit our website
www.cricketnamibia.com

Regskennisgewings
Legal Notices

PUBLIC NOTICE Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 10027 Extension 10, Swakopmund, to apply to the Swakopmund Municipality and the Urban and Regional Planning Board for the following:

* The subdivision of Erf 10027 Extension 10 Swakopmund (a consolidation of erven 4818, 4819 & 4904 Swakopmund) into five (5) Portion and the Remainder
* Consent to redirect the 3 m wide pipeline sunning through the Erf 10027, to run along the western boundary of Erf 10027/Proposed Portion 1, and to subsequently register the redirected pipeline servitude (5m) wide over the proposed Portion 1.

Erf 10027 is located in Swakopmund Extension 10. The Erf is a consolidation of erven 4818, 4819 & 4904. The respective Erf is bordered by John Otto Nankudhu Street to the north and the B2 main road (Sam Nujoma Avenue) to the south. It measures 1,3619 m² in extent and is currently zoned as "Business" with a bulk of 1.0.

Please further take note that -

(a) For more inquiries regarding the subdivision, the plans of the subdivision lies open for inspection at the Swakopmund Municipality, Town Planning Department.

(b) any person having objections to the proposed layout 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 Swakopmund Municipality, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 14 June 2022.

PUBLIC COMMENTS DEADLINE: 14 JUNE 2022

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:
KAMAU TOWN PLANNING & DEVELOPMENT SPECIALIST
No. 04 Wagner Street
Windhoek West
P.O. Box 22296
Windhoek
t: +264 61251975 / f: +264 61 304219

DM0202200402896

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2020/01084
In the matter between:-
BANK WINDHOEK LIMITED, Plaintiff and
MOSES PROFILIO KANKONDI, First Defendant
SUOMA NAANGO KANKONDI, Second Defendant
SHILILIFA PROPERTY DEVELOPMENT CC, Third Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

Pursuant to Judgment of the above Honourable Court granted on 21 May 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 13th of June 2022at 15H00 in the afternoon at Erf No. 460, Pionierspark, Windhoek, Republic of Namibia

CERTAIN: ERF NO 460, PIONIERSPARK
SITUATED: In the Municipality of Windhoek, Registration Division "K" Khomas Region
MEASURING: 1 027 (One Thousand And Twenty-Seven) square metres
CONSISTING OF: Kitchen, Lounge, Dining Room, 3 Bed rooms, 2 Toilets, 2 Bathrooms, Main Bedroom Toilet/Bath room, Double Garage

The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.

Dated at WINDHOEK this 06TH day of APRIL 2022
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Theo-Ben Gurirab Street
WINDHOEK
FPC/ldt/244153

DM0202200402998

Regskennisgewings
Legal Notices

NOT[illegible] [illegible]IRONMENTAL IMPACT ASSESSMENT Healthy Earth Environmental Consultants CC (HEEC) hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAME: Establishment and mining of dimension stones, on mining claims 72740, 72741 & 72742 at Berghoek 506, Rehoboth District, Hardap Region.

PROJECT LOCATION: Berghoek 506, Hardap Region.

PROJECT DESCRIPTION: The project involves conducting an EIA for the establishment and mining of dimension stones, on mining claims 72740, 72741 & 72742 at Berghoek 506, Rehoboth district, Hardap Region. The proponent intends to mine dimension stone as slates on mining claims at Berghoek 506; farm located about 10 km from the C 24 Road from Bullsport to Maltahöhe.

PROJECT INVOLVEMENT:
Proponent: GFG Slasto Supplies CC
Environmental Assessment Practitioner (EAP): Healthy Earth Environmental Consultants CC (HEEC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via:
Email: askheec@gmail.com
Mobile: 081 5720 258
on or before Monday 30th May 2022.

Based on the interest expressed by the public and stakeholders regarding the project it will be determined if a public meeting is to be held. Should a public meeting be held all registered I&APs will be informed accordingly.

DM0202200402870

IN THE High Court of Namibia
Case No. HC-MD-CIV-ACT-CON-2019/03063
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
ISRAEL ZEMBA KAHIURIKA, Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

Pursuant to Judgment of the above Honourable Court granted on 14 May 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 13th of June 2022 at 12H00 at noon at Erf No 1256 (a portion of Erf No 1479) Hochlandpark, Windhoek, Republic of Namibia

CERTAIN: Erf No 1256 (A Portion of Erf No 1479), Hochlandpark
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region,
MEASURING: 437 (four hundred and thirty-seven) square metres
CONSISTING OF: Kitchen, lounge, 3 bedrooms, 1 bath room (shower/ water closet / hand wash basin), 1 bathroom (bath/hand wash basin), 1 guest water closet, outside BBQ, double garage.
Flat: 1 Bedroom, kitchen, 1 bath room (shower/water closet/ hand wash basin)

The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.

Dated at Windhoek this 06th day of April 2022
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance In Burg Street
WINDHOEK
FPC/ldt/241564

DM0202200402156

Regskennisgewings
Legal Notices

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2019/03063
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
ISRAEL ZEMBA KAHIURIKA, Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY

Pursuant to Judgment of the above Honourable Court granted on 14 MAY 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 13TH OF JUNE 2022 at 12H00 at noon at ERF NO 1256 (A PORTION OF ERF NO 1479) HOCHLANDPARK, WINDHOEK, REPUBLIC OF NAMIBIA

CERTAIN: ERF NO 1256 (A PORTION OF ERF NO 1479), HOCHLANDPARK
SITUATED: In the Municipality of WINDHOEK, REGISTRATION DIVISION "K",KHOMAS REGION
MEASURING 437 (FOUR HUNDRED ANDTHIRTY-SEVEN) square metres
CONSISTING OF: Kitchen, Lounge, 3 Bedrooms, 1 Bathroom (Shower/Water closet/ Hand wash Basin), 1 Bathroom(Bath/ Hand wash Basin), 1 Guest Water closet, Outside BBQ, Double Garage.
Flat: 1 Bedroom, Kitchen, 1 Bathroom (Shower/ Water closet/ Hand wash Basin)

The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.

Dated at WINDHOEK this 06TH day of APRIL 2022
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK
FPC/ldt/241564

DM0202200402999

Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS:
Monday - Friday:
09h00 - 17h00

info@msnamibia.org

LOSING CONTROL?

ALCOHOLICS ANONYMOUS NAMIBIA

If you want to drink, that's your business.

If you want to stop, that's ours.

Windhoek:
081 325 6144
Swakopmund:
081 243 2649

E-MAIL:
alcoholicsanonymousna@gmail.com

AL-ANON

Help for relatives of Alcoholics

AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.

Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell:
081 256 6229

VENUE:
cnr Lüderitz and Kasino Streets

DATE AND TIME:
Thursdays at 19H00

AL-ANON

543354

MEMORANDUM

TO:	Mrs R. Kwenani	**DATE:**	29 June 2021
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/PTN_17/KRU_30

SUBJECT: **REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL.**

The Application dated 10 May 2022 for the proposed rezoning of Portion 17 of the Farm Krumhuk from 'Light Industrial' to 'Industrial', received on 07 June 2021, refers.

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

1. The application as received does not have sufficient data to provide detailed stormwater comments.

2. The proposed Portion 17 of Farm Krumhuk No. 30 is approximately 8.23 ha in size and is located approximately 25 kilometers south of Windhoek, situated east of the B1 road between Windhoek and Rehoboth, to the east of the railway line and north of the District Road (DR1463).

3. The proposed Portion 17 of Farm Krumhuk no. 30 is situated between two mountain ranges, one to the east and the other to the west; placing it geographically in a valley.

4. Access to the proposed Portion 17 of Farm Krumhuk no. 30 is indicated to be obtained from DR 1463, which links to the B1 Trunk Road.

5. The proposed Portion 17 of Farm Krumhuk no. 30 is situated between two mountain ranges, one to the east and the other to the west; placing it geographically in a valley.

6. The proposed Portion 17 of Farm Krumhuk no. 30 has a general downward slope from the north east towards the south west.

7. The Usip River flows from the north east into a south westerly direction, flowing approximately between 187 meters to 485 meters away from the eastern boundary of the proposed Portion17 of farm Krumhuk no. 30, flowing across the DR1463 road, flowing into a south westerly direction.

8. There is a stormwater course flowing from the north-west into a general south easterly direction, flowing underneath the railway line, flowing along the north western boundary of the proposed Portion 17 of Farm Krumhuk no. 30, further joining the Usip River referred to in point 7 above.

9. There are various internal gravel roads situated in various parts of the proposed Portion 17 of the Farm Krumhuk No. 30.

10. There is an existing 20-meter wide powerline servitude, situated along the south western boundary of the proposed Portion 17 of the Farm Krumhuk No. 30.

This Division has no objection to the proposed rezoning of Portion 17 of the Farm Krumhuk no. 30, from 'Light Industrial' to 'Industrial', provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50 year flood report of the river and other stormwater courses to own cost and risk.

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

3. That the applicant accepts the outcome of the detailed 50 year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed Portion is to be protected against any potential flood damage.

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

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

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

7. That any river or major stormwater crossing be accommodative of at least a 50 year flood, and that any river crossing be designed by a registered professional Engineer.

8. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

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

      (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
      (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
      (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

9. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portions is contemplated.

10. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

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

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

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

14. That access and "right of way" servitudes be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.

15. That the applicant complies with the requirements of the Roads Authority, Transnamib and Namwater for existing and future planned road reserves, stormwater accommodation, railway reserves and water pipeline reserves along the proposed Portion 17 of the Farm Krumhuk No. 30.

16. That the applicant ensures that existing stormwater accommodation systems, road and railway infrastructure along the B1 road reserve and railway reserve, are not negatively affected by any proposed development or operations on the proposed Portion 17 of the Farm Krumhuk No. 30.

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

M E M C 546/5[illegible] N D U M

SUBJECT: **1. Rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial'**

2. Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil.

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	10/06/2022	Tel: 290 3359	
Section Engineer	…./…./2022		
Chief Engineer	…./…./2022		

Sustainable Development

The Division has no objection to the proposed rezoning provided that the applicant meets all Council requirements.

MEMORANDUM

TO: Kwenani (RM)

DATE: 13-June-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/PTN 17/KRUMHUK NO. 30

REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL

The Acting Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Portion 17 of the Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial', provided that the following be adhered to:

Take note the City has no network in this area and the provision of Electricity should be off-grid or the applicant must approach NamPower for connection point when close to their Grid.

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

- ✓ 220/132 kV - 25 metres either side of the overhead line structure
- ✓ 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore **no permanent structure is to be erected within the stipulated area.**
- ✓ No permanent structures should be erected within any powerline servitude area.
- ✓ A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line needs to be maintained at all times, probably during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.
- ✓ Encroaching these clearances will result in electric shocks and hence fatalities.

Kind regards

.....
VH Namgongo
Chief Engineer: Engineering Services

MEMORANDUM

549

TO: Urban Policy

Date: 21 June 2022

FROM: Health and Environment Services

Ref: Portion 17/Krumhuk

SUBJECT: REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL

The above subject matter has reference:

The Division has no objection to the application and the Environmental Clearance Certificate provided for the operation is noted. The applicant should however submit a copy of the Environmental Management Plan to the Health and Environment Services Division for the environmental auditing purposes.

Regards,

TO:	Urban Planning R. Kwenani	**DATE:**	28 June 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/PTN17/Krumhuk No.30

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 10 May 2022 received from Du Toit Town Planning Consultants regarding the above application has reference.

Portion 17 of Farm Krumhuk No. 30 is located south of Windhoek at Aris settlement area and obtains access from District Road 1504. Portion 17 measures 8,2265ha in extent and zoned 'light industrial'.

1. This Division has objections to the proposed rezoning of Portion 17 of Farm Krumhuk No. 30 from 'Light Industrial' to 'Industrial', due to:
   1.1 The applicant should provide a letter from the Roads Authority supporting the proposed rezoning and that access is satisfactory.
2. This Division has objections to the proposed Consent to use Portion 17 of Farm Krumhuk No. 30, for a noxious trade for recycling/cleaning of oil, due to:
   2.1 The applicant should provide a letter from the Roads Authority supporting the proposed consent use and that access is satisfactory.

Yours faithfully

L. Shikongo
Roads Planning, Design and Traffic Flow
*3359

MEMORANDUM

TO:	Mrs R. Kwenani	**DATE:**	30 June 2022
FROM:	INF: Engineering Services	**REF:**	L/PTN_17/KRU_30

SUBJECT: REZONING OF PORTION 17 OF THE FARM KRUMHUK NO. 30 FROM 'LIGHT INDUSTRIAL' TO 'INDUSTRIAL' AND CONSENT TO USE PORTION 17 OF FARM KRUMHUK NO. 30 FOR A NOXIOUS TRADE FOR THE RECYCLING/CLEANING OF OIL.

The Application dated 10 May 2022 for the proposed rezoning of Portion 17 of the Farm Krumhuk from 'Light Industrial' to 'Industrial', refers.

This Division has no objection to the proposed application, provided:

1. That it be noted that no existing bulk Water and Sewer Services are available.
2. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
3. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
4. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.
5. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.
6. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the current approved groundwater supply limit as stipulated on permit deteriorates in case of boreholes, and additional drilling of boreholes will be subject to permit reviews.
7. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the

purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.

8. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval prior to approval of any building plans. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.

9. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.

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

11. That sound Engineering measures be implemented to prevent possible contamination of the ground water source, that may result from the noxious industrial trade pertaining to the recycling/cleaning of oil, and the wastewater treatment facilities.

12.

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

14. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

.....
SECTION ENGINEER
OC Archer

FILE UNDER: 30

City of Windhoek
Vision: To be a SMART and Caring City by 2022

NOTICE FOR OBJECTIONS

ALLOCATION OF VARIOUS ERVEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2)(3) OF THE LOCAL AUTHORITIES ACT OF 1992, (ACT 23 OF 1992) AS AMENDED

The City of Windhoek intends to sell or lease properties or portions thereof as indicated in the table below by way of private treaty in terms of Section 63(2)(3) of the Local Authorities Act, Act 23 of 1992.

Maps with all the relevant information with respect to the Erven or portions thereof are available free of charge at the Customer Care Centre, Independence Avenue for inspection.

All interested parties are called upon to lodge their written objections, if any, in a sealed envelope in the GLASS BOX indicating **"OBJECTIONS TO THE SALE AND LEASE OF VARIOUS IMPROVED and UNIMPROVED PROPERTIES, NOTICE NO. 4/2020"** by no later than **Friday, 21 FEBRUARY 2020**. The objections will be removed on Friday, 21 **FEBRUARY 2020** at 11:00 am and those submitted after the stipulated time will not be considered.

SALE AND LEASE OF VARIOUS UNIMPROVED PROPERTIES

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Purchase Price (Excluding 15%VAT)	Purchaser
Portion A of the Remainder of 4765 for consolidation with Erf 4290	Katutura	± 125	Maria Street	Public Open Space	248/10/2019	N$17,500.00	Mchezi Namwele Samuel
Portion A of Erf 2329 Otjomuise for consolidation with Erf 2130	Otjomuise	± 447.57	London Street	Public Open Space	226/09/2019	N$121,000.00	S.R. Ithambuma
Erf 323	Otjomuise	± 2458	Bonn Street	Institutional	293/11/2019	N$479,300.00	Mission Work for Jesus Christ
Portion A of Erf 2366 And Portion A of Erf 2486 for consolidation with Erf 2366	Klein Windhoek	± 68 ± 141	Veronica Street	Municipal Public Open Space	258/10/2019	N$85,899.00	FA FrankSchultz
Remainder of Erf 3223	Klein Windhoek	± 1,101	Barnes Street	Residential	314/11/2019	N$1,678,000.00	Ian Subasubani
Erf 6689	Windhoek	± 1,172	Pullman Street	Municipal	418/11/2012	N$1,862,000.00	M. Ukeva
Portion X of Musiek Street for consolidation with Erf 365 Wanaheda	Wanaheda	± 147.70	Musiek Street	Street	235/09/2019	N$119 000.00	J. Gawaseb

LEASE OF UNIMPROVED PROPERTIES

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Lease Amount per month	Lessee
Portion A of Erf 1446	Katutura	± 187	Zacheus Mbaha Street	Public Open Space	162/07/2019	N$441.67	Simon Jansen
Portion A of Erf 146	Otjomuise	± 2,000	Amsterdam Street	Institutional	201/09/2019	N$2,925.00	Bridge of Hope Welfare Organisation
Erf 330	Khomasdal Ext 3	± 39,637	Reiffontein Street	Private Open Space	103/04/2018 165/07/2019	N$20,142.08	Haven Zoological Park CC
Portion A of the Remainder of Erf 80	Prosperita	± 370	Ongopora Street	Industrial	237/09/2019	N$2,916.67	Auas Business Enterprises No.2 CC
Portion of Erf 3208	Okuryangava	± 406	Omuvapu Street	Residential	267/11/2019	N$908.33	Let Children Come to Me Pre-Primary School
Erf 2328	Okuryangava	± 681	Ombakota Street	Municipal	283/11/2019	N$3,175.00	Absal Trading Enterprises CC

Enquiries:	Leases:	Issued By:
Sales: Mr. ET Shapopi Tel: +264 61 – 290 3354 Section Head: Property Sales and Acquisitions Property Management Division	Mr. DA Nagonga Tel: +264 61 – 290 3304 Section Head: Housing Schemes, Leaseholds and Settlements Property Management Division	Mrs. S Simpson Manager: Property Management Division Department of Housing, Property Management and Human Settlement

Notice No. 4/2020

Swakopmund Municipality
Procurement Management Unit

REQUEST FOR PROPOSALS

PROCUREMENT NO: SC/RP/SM-001/2020

DESCRIPTION:	Internal Audit Services – 3 year contract
SCOPE:	Internal Auditor is to determine whether the organization's network of risk management, control and governance processes, as designed and represented by management, is adequate and functioning in a manner to ensure risks are appropriately identified and managed
CLOSING DATE:	Thursday, 27 February 2020 at 11:00
DOCUMENTS:	Available at the Cashiers at the Swakopmund Municipal Building, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund.
LEVY:	N$ 300.00 (Non-refundable, VAT Incl.)

Contract Coordinator: Ms A Swart
CONTACT: +264 – 64 – 410 4100
swkmun@swkmun.com.na

HEAD PMU: Mr H. Kanandjembo
TEL: +264 – 64 – 410 4108
EMAIL: pmu@swkmun.com.na

The bids must be in sealed envelopes and clearly marked on the front SC/RP/SM-001/2020- INTERNAL AUDIT SERVICES – 3 YEAR CONTRACT, addressed to the Head of the Procurement Management Unit. Bidder's name & address must be clearly marked on the back of the sealed envelopes. Bids must be placed in the RED bid box on the Ground Floor of the Swakopmund Municipal Offices, c/o Rakotoka Street & Daniel Kamho Avenue, Swakopmund or posted to the Head of the Procurement Management Unit, P.O. Box 53, Swakopmund.

Notice No: 10/2020

Mr. A. Benjamin
Chief Executive Officer

PUBLIC NOTICE

For the Swakopmund Municipality

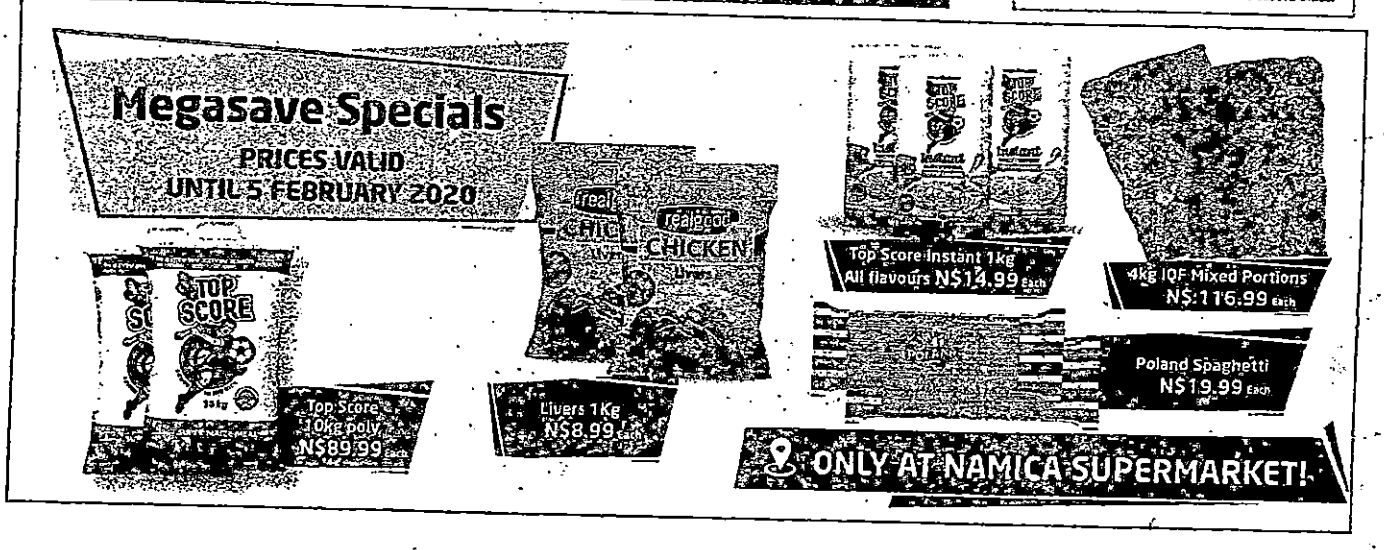
MAINTENANCE NOTICE AND PARTIAL CLOSURE OF VARIOUS STREETS IN SWAKOPMUND

The public is hereby informed that the Swakopmund Municipality will be doing re-sealing maintenance from February 2020 till December 2020 in Mandume Ndemufayo Str, Fishrivier Str, Independance Str, Roadways will be closed between intersections and motorists are urged to make use of alternative routes until construction is completed as to avoid congestion due to partial closure of these sections of the roads. Motorists are also requested to please adhere to traffic signs during the construction period. The Swakopmund Municipality would like to apologise for any inconvenience caused during the maintenance period.

The Manager: Works
Mr. AD Strauss, Tel: 064-410 4427

Notice No.11/2020

Mr. A. Benjamin
Chief Executive Officer



[Municipal Council Minutes: 2018-04-26]

9.3.4 FNS.3 [HPH] APPLICATION FOR THE EXTENSION OF THE LEASE PERIOD IN RESPECT OF ERF 330, KLEINE KUPPE
(L/330/KK)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the lease extension application of Haven Zoological Park in respect to Erf 330, Kleine Kuppe, be noted and supported.

2 That Erf 330, Kleine Kuppe (± 39 637 m² in extent) be leased to Haven Zoological Park on an automatic month to month basis at a monthly rental of N$20 142.08 (excluding VAT), subject to annual escalation in line with the Namibia Inflation Rate.

3 That the property only operate a zoo park with classrooms, a house for caretaker and security guard, a small tea room, a playground, walking trail and keeping of animals.

4 That the conditions of the current Lease Agreement, attached as pages 114 - 126 to the agenda, (due to expire on 30 April 2018), be *mutatis mutandis* applicable to the new Lease Agreement, which will be effective as from 1 May 2018.

2 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per the request received from the applicant, all costs involved be for the applicant's own account.

3 That it should be noted that a sewer line passes through the erf and no permanent structures should be erected within 2.5 metres from the main sewer line.

4 That any additional requirements in this regard brought on as a direct consequence of the rezoning or subsequent activities, be done to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services, and all costs involved be for the applicant's own account.

5 That all Council conditions and regulations should be adhered to at all times.

6 That should the lease be terminated for whatever reason the City will not compensate for any improvements.

7 That no access be allowed from Kleine Kuppe Street.

8 That no access or parking be allowed within 15 metres from the intersection.

9 That access should be provided from Rietfontein Street and only a service access may be provided from Koinseb Street.

10 That all parking requirements be provided on-site.

14 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek

Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

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

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

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

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

13.3 That prior approval be obtained from the Strategic Executive: Housing, Property Management and Human Settlement if the accommodation of the stormwater on the erf is contemplated.

14.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Housing, Property Management and Human Settlement be submitted for approval simultaneously with the building plans.

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

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

15 That no developments be allowed onto any stormwater system.

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

17 That the applicant register a Notarial Lease against the Title Deed on their own costs.

18 That the lease be advertised in terms of section 63 (2) of the Local Authorities Act, 1992 (Act 23 of 1992).

19 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.

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

RESOLUTION 103/04/2018

3.7 FNS.4 [HPH] APPEAL - COUNCIL RESOLUTION 103/04/2018 – APPLICATION FOR THE EXTENSION OF THE LEASE PERIOD IN RESPECT OF ERF 330, KLEINE KUPPE
(L/330/KK)

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the familiarisation site visit of the Councillors on 29 May 2018, at Erf 330, Kleine Kuppe, be noted.

2 That the applicant's appeal of the lease conditions as contained under paragraphs 2 and 17 of Council Resolution 103/04/2018, be noted.

3 That paragraph 2 of Council Resolution 103/04/2018 be amended to read as follows:

2 That Erf 330, Kleine Kuppe (± 39 637 m² in extent) be leased to Haven Zoological Park for a period of five (5) years at a monthly rental of N$20 142.08 (excluding VAT): subject to an annual rental escalation equal to Namibia inflation rate and limited to 10%.

4 That paragraph 17 of Council Resolution 103/04/2018 be rescinded in its entirety.

5 That Council Resolution 103/04/2018 together with this Council Resolution be read together to form the complete conditions of the lease.

6 That the lease be subjected to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

RESOLUTION 165/07/2019

557

busy bodies playground

Busy Bodies Playground at Haven Zoo
Tel: +264 81 695 7111
c/o Kleine Kuppe Road and Rietfontein Street,
Kleine Kuppe, Windhoek
P.O. Box 86980 Eros

21 February 2020

For attention: Mrs S Simpson - Property Management Division

Objection to the lease of unimproved property - Erf 330, Kleine Kuppe -Notice no 4/2020

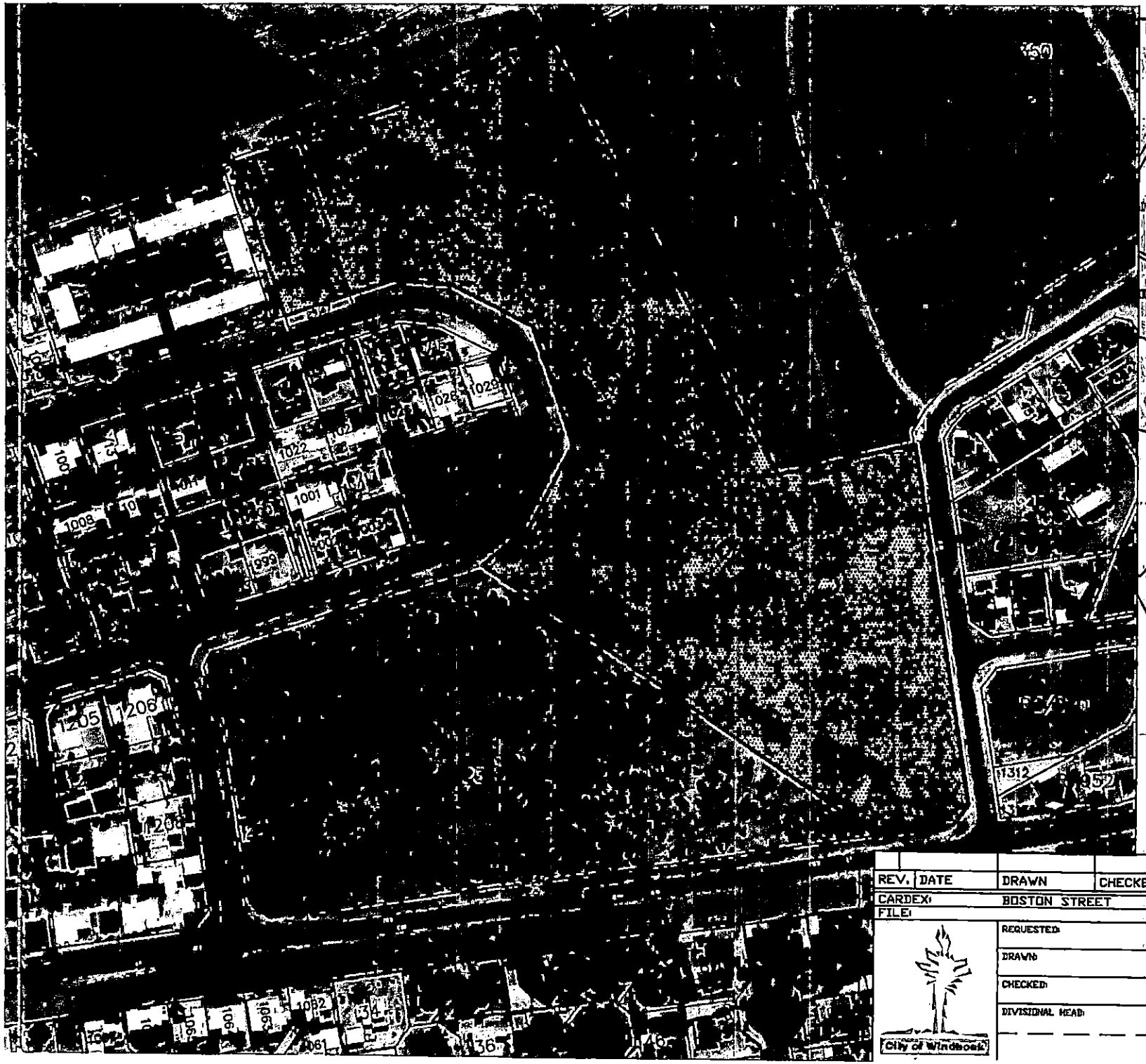
I hereby object to the extension of the lease to Haven Zoological Park CC under council resolution 103/04/2018 and 165/07/2019.

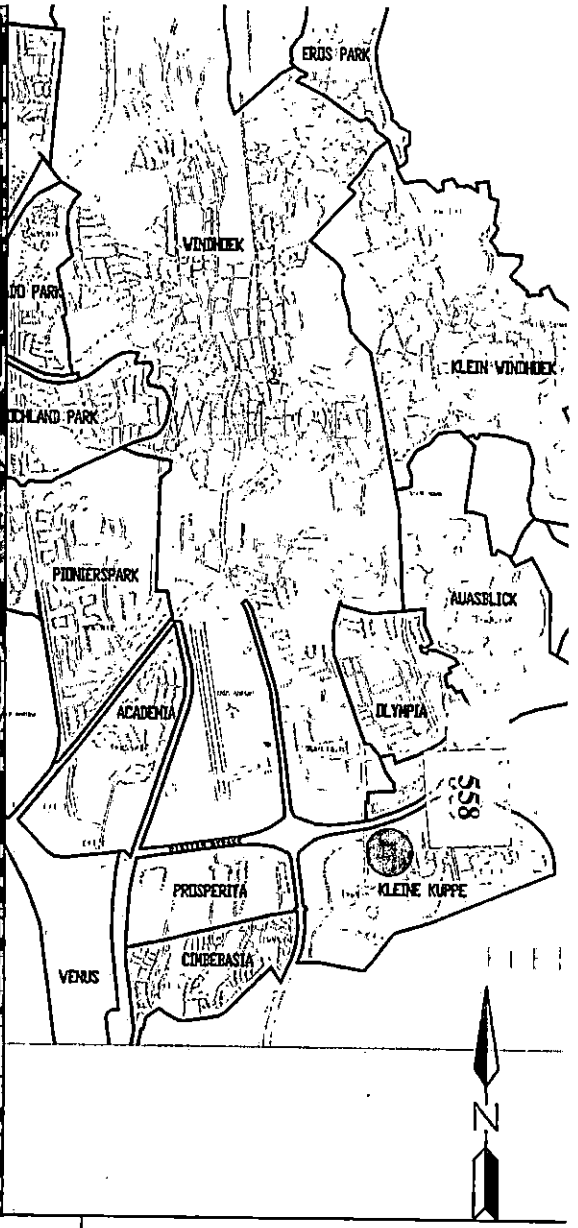
My objection is based on the fact the ownership of Haven Zoological Park CC has changed during the term of the lease. I also believe that the current tenant has breached the terms of the lease agreement by sub-letting the premises. Furthermore, the current tenant has not maintained the premises to create a green zone as required by the lease.
I have been actively managing the premises on behalf of the tenant - paying both the tenant and regularizing the tenant's rental account with the municipality. I strongly believe that granting the lease to Busy Bodies Playground CC will allow for an improved community experience and a more financially secure tenant for the Municipality.
I would like to propose that a rental of N$22,000 (excluding vat) per month per granted to Busy Bodies Playground CC with immediate effect.

Thank you for considering my objection.

Yours sincerely,

Anta Mandy
bacad.mandy@gmail.com
0816957111





REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX:		BOSTON STREET		REF. DWG:
FILE:				NETWORK/Groups/Geomatics/YJB/KK

City of Windhoek

REQUESTED:	DATE	LEASE OF PORTION A AND B OF ERF 330
DRAWN:	DATE	KLEINE KUPPE
CHECKED:	DATE	HAVEN ZOOLOGICAL PARK
DIVISIONAL HEAD:		NOT TO SCALE — SHEET

Department of Housing, Property Management
& Human Settlement
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	GO Mosimane	**PHONE:**	290 3307
DATE:	03 March 2020	**REF:**	L/Objections – Notice 04/2020 L/330/KK

Haven Zoological Park
P O Box 97097
WINDHOEK

Dear Mr. Martin Wiese

RE: CONTRAVENTION OF THE LEASE AGREEMENT AND OBJECTION: PORTION OF ERF 330, KLEINE KUPPE

Your lease agreement in respect of the subject property as well as lease renewal application as approved per Council Resolutions 103/04/2018 and 165/07/2019) bears reference.

The City herewith brings your attention on the visit of a certain Mrs. Charmain Shanon (0812462767), to the office of the Manager: Property Management, where she alleges that you are subleasing the subject property to her. Her visit at this office was to enquire on the progress of your renewal application on the subject property and has as well indicated that she has substantially invested on the property and eager to make progress in the business.

In additional to the above, your attention is as well drawn to the fact that your lease renewal application in respect to Erf 330, Kleine Kuppe was duly advertised in terms of Section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992). Following the above cited advert, an objection was received from Ms. Anta Mandy of behalf of Busy Bodies Playground. She is alleging that she is managing the park on your behalf and of which she is paying you and as well as paying the municipal account of the subject property.

In as much as the lease agreement, on the subject property has expired, your occupation and your continued rental payment are tantamount to a tacit agreement. Thereto, the provisions of clause 11 and 14 of the expired lease agreement respectively read as follows:

"The LESSEE shall not have the right to cede or assign this lease or any portion thereof, or any of its rights hereunder, nor shall it be entitled to sublet the property or any portion thereof."

"In the event of non-payment of rental or any portion thereof, on or before due date, or should the LESSEE fail or refuse to comply with any term or condition of this Agreement, or should the LESSEE act in breach in any term or condition of this Agreement, the LESSOR shall have the right to forthwith to cancel this Agreement with thirty (30) days written notice addressed to the

LESSEE, personally or per registered post."

Taking the above cited conditions into consideration, the sublease of the subject property is a serious contravention of the lease agreement which warrants the cancellation of the lease agreement. You are hereby given 30 days from the date of this letter to remedy the sublease. Failure to comply with the above instructions within the thirty (30) days' notice, your lease will be forthwith cancelled and you will immediately have to give legal possession of the subject property to the City of Windhoek.

Your attention is further drawn to the provisions of section 63(3)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), which states that in the event objections are lodged, the immovable properties in question shall not be leased. It goes further to provide that unless the Local Authority Council (emphasis Council) has submitted to the Minister such particulars as the Minister may require in relation to the proposed transaction. It furthermore states that the proposed transaction together with the objections lodged and the comments of the Local Authority Council thereon must be submitted to the Minister for consideration.

Thereto, the due process, in line with section 63(3)(b), will be attended to once you have remedied the alleged sublease in the preceding paragraphs.

Trusting that you will find the above in order.

Yours sincerely,

Mrs. S Simpson
MANAGER: PROPERTY MANAGEMENT

Name: T. P. Wiese

Signature:

Date: 18th March 2020.

Time: 9:35.

Haven Zoological Park

P.O. Box 97097

Windhoek

Cell 0812272378

Email: tolou@iway.na

20th March 2020

Dear Mrs Simpson,

I am writing with reference to your letter dated 3rd March 2020 regarding contravention of lease agreement and objection.

I would first like to say that we have rented this ground, being Erf 330 Kleine Kuppe, for more than twelve years now from City of Windhoek and have never and would never knowingly do anything to jeopardize losing the contract.

Let me start by addressing Mrs Mandys objection. Mrs Mandy was our manager at the zoo and as such was responsible for paying the municipality accounts. Both these accounts and money paid from her to us were purely from the income generated by the zoo. Mrs Mandy has informed us that in was in fact her husband who wrote the letter of objection, as she believes, to cause trouble for her with ourselves. In view of this letter, whomever the author, we feel we have no faith in continuing with her managing the park and have such given her notice to leave.

Special permission was sought and granted by City of Windhoek to erect a small swimming pool on the ground. Mrs Shannon uses the pool to assist in training children in triathlon skills. She pays us only for her electricity and water usage, nothing else, and as such, we do not see that this can be construed as sub-letting. Having said this please advise if this is incorrect and we will act accordingly. Mrs Shannon was an Olympic triathlete and does a lot to help children in the country and it is good for us to have her teaching at the zoo.

We categorically refute that we have sub-let any part of the ground at any time to either of these people or anyone else.

We await your response and hope that we can continue with the zoo for many more years to come.

Yours sincerely

M.C. Wiese

Haven Zoolgical Park.

. 563 & PARTNERS
ATTORNEYS | NOTARIES | CONVEYANCERS

Windhoek Office 33 Schanzen Road | P.O. Box 3516, Windhoek, Namibia
Telephone: +264 61 382 800 | Fax: +264 61 239 159 | Email: pfk@koep.com.na | Website: www.koep.com.na

Swakopmund Office No. 6, Antonius Garten, c/o Hendrik Witbooi Str & Theo-Ben Gurirab Ave
P.O. Box 322, Swakopmund, Namibia | Telephone: +264 64 406 320 | Fax: +264 64 406 323 | Email: swakop@koep.com.na

KO&P PARTNERS
SINCE 1982

2 July 2021

Writer's email: corlia@koep.com.na
Our ref: CM78187 // MAT8486
Your ref: Ms Simpson

CITY OF WINDHOEK
Windhoek Municipal Offices
Independence Avenue
Windhoek
Namibia

BY EMAIL: sds@windhoekcc.org.na

Dear Madam,

RE: HAVEN ZOOLOGICAL PARK – RENEWAL OF LEASE
ERF 330, KLEINE KUPPE

We refer to the above application for renewal of the lease agreement of Erf 330, Kleine Kuppe.

We confirm that we act on the instructions of Mr Wiese in this regard as per the attached confirmation of representation letter attached hereto and marked as "**A**".

Considering the pending approval for the renewal of the lease agreement between the Municipal Council of Windhoek and Haven Zoological Park, we wish to record that Ms A Mandy, whom we are informed lodged an objection to the renewal of the lease agreement, has since vacated the property and moved to Zambia. She has to date not indicated any intention to return or engage in respect of the lease agreement.

Partners Willem Carel Kotze, BA LLB | Irvin David Titus, BA LLB | Beate Karen Loch, BA LLB | Stephen Vlieghe, BComm LLB LLM
Associates (Windhoek) Reya Veenda Kanuaihe, LLB | Jacobus Hendrik Visser, LLB LLM | Clement Shane Morwe, LLB LLM | Shumirai Nyashanu, LLB LLM | Corlia Maritz, LLB | Raimund Manfred Strzelecki, LLB | Lauren Kate Williams, BAHons LLB
Associates (Swakopmund) Wilmili de Bruin, LLB | Juané van Aardt, LLB

Authorised and regulated by the Law Society of Namibia
Member of Lex Africa - a network of leading lawyers in Africa
Member of Lex Mundi - the world's leading association of independent law firms

It furthermore remains the lessee's intention to settle the outstanding debt owed to City of Windhoek in terms of the lease agreement and it remains Haven Zoological Park's sincerely hope that the lease will be renewed in order to grant its business an opportunity to revive itself in these difficult times.

Yours faithfully,

Corlia Maritz
Associate
Koep & Partners
Windhoek

Department of Housing, Prop 565 Management
& Human Settlement
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	GO Mosimane	**PHONE:**	290-3307
E-MAIL:	mos@windhoekcc.org.na	**FAX:**	290-3349
DAT:	03 March 2020	**OUR REF:**	L/Objections – Notice 04/2020 L/330/KK

Busy Bodies Playground at Haven Zoo
P O Box 86980
Eros
WINDHOEK

Dear Ms. Anta Mandy

RE: OBJECTION TO THE LEASE A PORTION OF ERF 330, KLEIN KUPPE

Receipt of your letter dated 21 February 2020, regarding the above subject matter is herewith acknowledged.

The City takes note of your objection in response to the advertised objection Notice 08/2016 with regards to the lease of Erf 330, Klein Kuppe. Accordingly, in line with applicable provisions of the Local Authorities Act 23 of 1992, a submission will be tabled to Council for consideration and subsequently the recommendations will be forwarded to the Minister of Urban and Rural Development for a final decision.

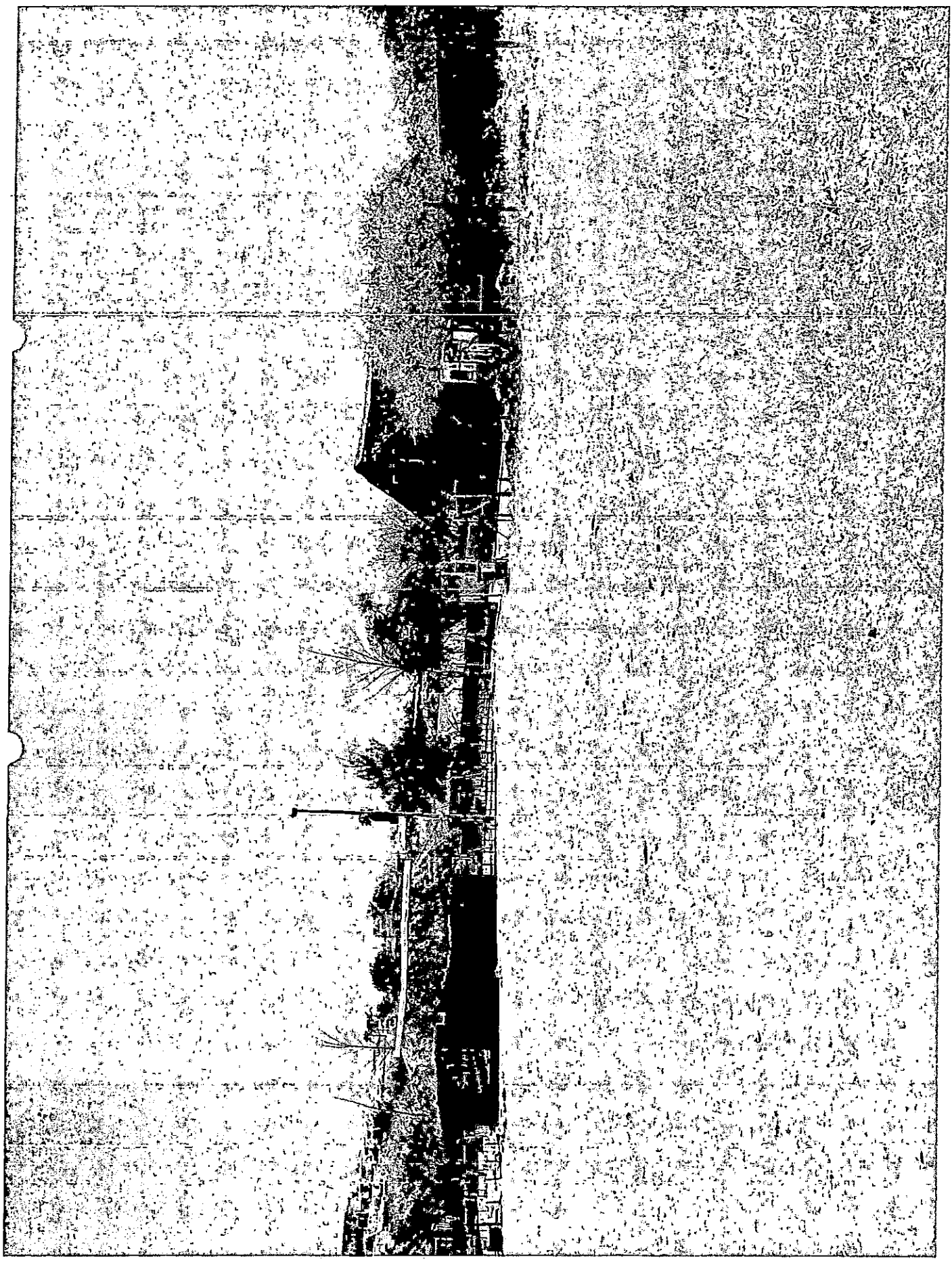
It is against this background that you are requested to bear with the City whilst assuring to revert to you in due time once the Minister has pronounced itself on this matter.

Trusting that you find the above in order.

Yours sincerely,

Mrs. S Simpson
MANAGER: PROPERTY MANAGEMENT

Name: Anta Mandy
Signature: Mandy
Date: 12.3.20
Time: 11.36



RENTAL VALUATION CERTIFICATE

Date of valuation: 04/10/2022

Erf No.:	330	**Suburb :**	Windhoek	**Street name:**	Koinseb
Erf size:	39,637 m²	**Zoning :**	Private Open Space	**Density:**	

Required portion size: 37,625

Current use of the portion under consideration: Used as a zoological park

Acquisition purpose: To be leased out

Current vacant land going price/ m²	N$0.52	
Size of portion required	37 625 m²	
Estimated Monthly rental	**N$ 19 565.00**	
Estimated Annual rental	N$ 234 780.00	

Current vacant land going price/ m²	N$18.64	
Size of portion required	180 m²	
Estimated Monthly rental	N$ 3 355.20	
Estimated Annual rental	N$ 40 262.40	
TOTAL MONTHLY RENT PAYABLE	**N$ 22 920.20**	
TOTAL ANNUAL RENT PAYABLE	**N$ 275 042.40**	

The subject Erf is zoned private open space, and upon inspection, we observed that the Erf is being used as zoo park mainly used for children's educational activities by showing them different animal types, a temporary structure for caretaker and guardroom, a playground, walking trail and the open areas for keeping of animals. Additionally, there is a restaurant on the premise occupying 180 m² used for commercial activities.

Similar portions of land with related usage to subject property in Klein Windhoek were leased out at a price of N$0.35/m² in 2014. Since the price per/m2 was achieved some years back, the aforementioned was escalated using Inflation Rate from 2014 to 2021. After escalation prices per square meter of N$ 0.52/m² was achieved. Consequently, the subject will be valued at N$ 0.52/m².

However, the land used for a restaurant shall be valued like other portions used for similar activities. A rental of N$ 14.51/ m² was applied on a similar portion in 2017. The aforementioned price was then escalated for 2021, producing rental of N$ 18.64/m².

Considering the above, a rental of N$ 18.64 should be applied to value the portion used for restaurant activities.

Valued by: Kaulikufwa Hendjala **Date:** 04/10/2022
Manager: Valuation Services

Department of Housing, Property Management and Human Settlements
✉ 59
Corner of 5378 Independence Avenue and Garten Street
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ: P Mundonga
E-MAIL: prh@windhoekcc.org.na
DATE: 24 June 2021
PHONE: 290-3308
FAX: 290-3349
REF: L/330/KK

Haven Zoological Park
P O Box 97097
Maerua Mall
WINDHOEK

Dear Mr. Wiese

RE: FINAL NOTICE: ARREARS OF THE LEASE AND SERVICES AMOUNT OF ERF 330, KLEINE KUPPE

Your lease agreement and council resolution in respect of the subject property bears reference.

Your attention is brought to Council Resolutions 103/04/2018 & 165/07/2019, *attached for easy reference* and clause 14 of the original lease agreement which inter alia reads as follows:

"In the event of non-payment of rental or any portion thereof, on or before due date, or should the LESSEE fail or refuse to comply with any term or condition of this Agreement, or should the LESSEE act in breach in any term or condition of this Agreement, the LESSOR shall have the right forthwith to cancel this Agreement with thirty (30) days written notice addressed to the LESSEE, personally or per registered post.

Upon the expiration of such notice the LESSEE shall immediately vacate the PROPERTY and give the LESSOR peaceful and legal possession thereof.

In the event of such cancellation the period of thirty (30) days shall be calculated from the date of posting of the written notice, and such cancellation shall be without prejudice to the LESSOR'S rights to claim arrear rental, interest or any damages arising out of this Agreement, or cancellation thereof, on the ground set out above, from the LESSEE: Provided that should the LESSEE not proceed with the Lease, the LESSEE shall notify the LESSOR with six (6) months' notice in advance.

Should the Lessee fail to comply with cancellation letter or any term whatsoever of this Agreement, the LESSOR shall have the right to secure and lock the PROPERTY, and any property of the LESSEE in or on the PROPERTY will be attached and secured with a due inventory by the LESSOR pending the full settlement of the accounts of the LESSOR or pending the outcome of litigation proceedings against the LESSEE for the recovery for the arrears rental and services or damaged thus caused to the PROPERTY."

Given the above cited clause, kindly note that your lease and services accounts are in arrears of N$131,015.86 and N$263,004.27 respectively. You are therefore given thirty (30) days from the date of this letter to pay the outstanding arrears. Failure to adhere to the above instructions will leave the City with no option but to invoke the relevant cancellation clause 14 of the lease agreement as well the Council Resolutions 103/04/2018 & 165/07/2019.

Trusting that you will find the above in order.

Yours sincerely,

Mr. F Maanda
SE: HOUSING, PROPERTY MANAGEMENT & HUMAN SETTLEMENT

Elaine van Brakel
20th July 2021

Department of Housing, Property Management
and Human Settlements
571
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	Mr. EP Dausab	**PHONE:**	290-3313
E-MAIL:	16372@windhoekcc.org.na		
DATE:	17 March 2023	**OUR REF:**	L/331/KK

!Ai /Gams Leisure & Recreation Resort
P O Box 40298
Ausspanplatz
WINDHOEK

Dear Mr. Manilow Beukes

RE: APPLICATION TO LEASE ERVEN 332 AND 331, KLEINE KUPPE FOR RECREATIONAL PURPOSES

Reference is made to your letter dated 20 May 2013, and the City's previous correspondences, regarding the above subject matter. In the same vein the City apologises for the lengthy time it took to finalise your application.

Kindly indicate in writing whether you are still interested in leasing the subject property and that your development proposal remains the same. Your letter of response is required as a matter of urgency. Once your letter of response is received, your application will be submitted to Council to deliberate on the matter.

Trusting that you find the above in order.

Yours faithfully,

S Simpson
MANAGER: PROPERTY MANAGEMENT

Name: Manilow Beukes
Signature
Date: 17.03.2023

Department of Housing, Property Management and Human Settlements
572
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	Mr. EP Dausab	PHONE:	290-3313
E-MAIL:	16372@windhoekcc.org.na		
DATE:	17 March 2023	OUR REF:	L/331/KK
			L/332/KK

Barrie P Watson Town and Regional Planner
P.O. Box 9993
WINDHOEK

Dear Mr Barrie P. Watson

RE: APPLICATION TO LEASE A PORTION OF ERVEN 331 AND 332 DUWISIB STREET, KLEINE KUPPE TO ESTABLISH A SUBURBAN PARK COMPRISING OF A COMMUNITY CENTRE, SMALL CONFERENCE FACILITY AND RESTAURANT WITH A GARDEN CAFE

Reference is made to your letter dated 26 March 2015, and the City's previous correspondences, regarding the above subject matter. In the same vein the City apologises for the lengthy time it took to finalise your application.

Kindly indicate in writing whether you are still interested in leasing the subject property and that your development proposal remains the same. Your letter of response is required as a matter of urgency. Once your letter of response is received, your application will be submitted to Council to deliberate on the matter.

Trusting that you find the above in order.

Yours faithfully,

S Simpson
MANAGER: PROPERTY MANAGEMENT

Name: WATSON
Signature:
Date: 17/03/2023

Barrie P. Watson
Town and Regional Planner
Operating as Tellos Namibia Consulting Engineers (Pty) Ltd.

Cell: +264 811402457
Email: bpw@iafrica.com.na
P.O. Box 9993
Windhoek

Tel: +264 61 223004
Fax: +264 61 400328
4 Thorer Street
Windhoek, Namibia

20th March, 2023

The Chief Executive Officer
Windhoek Municipal Council
P.O. Box 59
Windhoek
16372@windhoekcc.org.na
Elvis.Dausab@windhoekcc.org.na

Attention Ms. S. Simpson

Dear Madam,

APPLICATION FOR THE LEASE OF DUWISIB STREET KLEINE KUPPE & PORTIONS OF PUBLIC OPEN SPACES ERVEN 331 AND 332, GAMSA STREET.

I refer you to our many correspondences initiated in March 2015 and your most recent communication (enquiries EP Dausab) of the 17th March, 2023 in which you inquired:

- whether the client wishes to continue with the application, &
- whether the development proposal remains the same.

In response, you are advised as follows.

- The Client has indicated that the application should continue.
- The Client reminds the City that a presentation of the proposals was made to the City Management of February, 2018, after which the City was asked to confirm which of the various aspects presented would be supported by the City. To date the Client is still not informed of the extent of the development that would be supported by City Management.

I reiterate what has already been communicated in earlier correspondence, the development group have asked the City whether the City would like to engage an outright sale or the initial lease option that we first proposed. Due to the apology on the lengthy time it took the City to finalize the application the client feels that the return on investment is likely to take long hence the request for the city to consider the sale. If there are still concerns, then possibly the City could publish our proposals so that people may support or object. Otherwise, please be good enough to set this matter before your Council.

I await your response.

Yours Faithfully,

.....

Barrie Watson TRP

23/03/2023

I Ai /Gams Leisure & Recreation Resort

PO Box 40298

Ausspanplatz

Department of Housing, Property Management and Human settlements

PO Box 59

80 Independence Avenue

Windhoek

RE: APPLICATION TO LEASE ERVEN 332 AND 331, KLEINE KUPPE FOR RECREATIONAL PURPOSES

With reference to your letter dated 17/03/2023. We would like to express our continued interest in obtaining the mentioned Erven to continue with the proposed plans for the recreational resort as planned.

I trust you find our application favorable and we are looking forward to a bright future.

Kind regards

Mr. Manllow Beukes

0813673620

CamScanner

10 [HPH] Application to lease portions of Erven 332 and 331, Kleine Kuppe for recreational purposes.

- *Recommended subject to a presentation to be made by the applicants to present their concept, including their Business Model to the SE Forum, the Presenters must come up with Option 2 where we can consider a PPP. [The SE: HPH should invite the applicants for the presentation, prior to placement on the MC Agenda, for consideration.]*

- *That the SE: HPH liaise with the SE: INF to request the Water Demand Management Officials to look at the water consumption covered and put in a restrictive condition, if any, for inclusion in the submission.*

7.1 That in pursuance of the above, the Office of the CEO inform METRECO to submit a formal proposal to the Office of the CEO, inclusive of all abovementioned information.

8 That the resolution be implemented prior to approval of the minutes.

---

6 **[HPH] – PRESENTATION BY BARRIE P WATSON TOWN PLANNING AND REGIONAL PLANNER ON THE CONCEPT OF THEIR APPLICATION TO LEASE PORTIONS OF ERVEN 331 AND 332, KLEINE KUPPE FOR RECREATIONAL PURPOSES**

1 That the following presentations on the application to lease portions of Erven 331 and 332, Kleine Kuppe for thirty (30) years for recreational purposes, be noted with appreciation:

*** 1.1 Presentation by Barrie P Watson Town Planning and Regional Planner on the concept of their application to lease portions of Erven 331 and 332, Kleine Kuppe for thirty (30) years, inclusive of the business model is **attached as pages 14 – 21;**

*** 1.2 Presentation by Ms Maria Thomas, **attached as page 22,** who is a representative of Mrs Hilma M Kamati, owner of Datuma Investments CC which provided a brief introductory insight into the company's intended development; and

*** 1.3 Presentation by Kondjeni Nkandi Architects Inc. on the architectural depiction of the intended Multi-Purpose Village on-site is **attached as pages 23 – 38.**

2 That it be noted that the applicants initially applied during March 2015 to lease the portions of Erven 331 and 332 (portions of public open space, Gamsa Street) for thirty (30) years to erect and manage a restaurant and garden café, conference facility with associated offices. [The applicant proposed a thirty (30) year Lease Agreement but if the CoW opt to sell the portions, it is an agreeable option.]

3 That it be noted that the proposal offers the following two (2) great opportunities:

3.1 The chance to turn a security risk into a viable open space public amenity; and

3.2 An opportunity to create a facility that supports the Point of Sale (POS), a place for everyone (tourists and locals), dining, venue for conferences and social functions; and accommodation for visitors etc.

4 That it be noted that the business model entail a development of a Multi-Purpose Village that will consist of the following:

4.1 Conference spaces;
4.2 Eating areas;
4.3 Market Stalls;
4.4 Adequate parking;
4.5 Administration spaces;
4.6 Ablution facilities;
4.7 Storage areas; and
4.8 Accommodation Units.

5 That the SE: HPH arrange a meeting with the applicant (Ms Kamati and / or representative) to look at the Private Public Partnership (PPP) proposal and also address the financial model, technical concerns such as access (roads), traffic nodes and sensitivity of the aquifer area.

5.1 That the SE: HPH request the applicant to submit all the information for inclusion in the item to serve at MC, for consideration.

5.2 That it be noted that the SE: UTP will address the concern on access to the planned activities (traffic node) once the item is in circulation.

6 That the applicants be informed that as a matter of urgency, the Environmental Impact Assessment (EIA) Study needs to be done on the activities being proposed before the item is submitted to MC/Council, for consideration.

6.1 That the SE: HPH inform the applicant to first submit a full list of activities i.e. sport, adventure and leisure etc., and functions, before the item is submitted to the SE Forum, for consideration.

7 That it be noted that the applicants will only secure finance once the proposal is finalised / settled with the CoW.

8 That it be noted that the SE: ELE is of the opinion that instead of considering a sharing of profit, Council consider sharing the revenue since the City needs to dictate what they want and the SE: HPH should assist in this regard.

9 That the following SE Forum resolution of the meeting held on 19 October 2017 be amended/rescinded to read as follows:

10 [HPH] Application to lease portions of Erven 332 and 331, Kleine Kuppe for recreational purposes.

- *That first a presentation be made by the applicants to present their concept, including their Business Model to the SE Forum, the Presenters must come up with Option 2 where we can consider a PPP. [The SE: HPH should invite the applicants for the presentation, whereafter the item be resubmitted to the SE Forum once the item has been updated after the said presentation, prior to placement on the MC Agenda, for consideration.]*

---

7 **[HPH] – PRESENTATION BY !AI/GAMS LEISURE & RECREATION RESORT ON ERVEN 331 AND 332, KLEINE KUPPE**

***

1 That the presentation by !Ai/Gams Leisure & Recreation Resort on Erven 331 and 332, Kleine Kuppe, **attached as pages 39 – 58**, be noted with appreciation.

2 That it be noted that the main purpose is to create a family recreational facility in Windhoek.

3 That the SE: HPH engage the applicant for one-on-one discussions on the proposed Private Public Partnership (PPP), include outcome thereof in the item to be resubmitted to the SE Forum, for consideration.

4 That it be noted that the meeting is of the opinion that long term Private Public Partnership (PPP) commitments will put the City at risk of running businesses.

4.1 That risks be put where it will be better managed.

5 That it be noted that the City will come up with a standard model on how to deal with Private Public Partnerships (PPPs).

6 That the following SE Forum resolution of the meeting held on 19 October 2017 be amended/rescinded to read as follows:

10 [HPH] Application to lease portions of Erven 332 and 331, Kleine Kuppe for recreational purposes.

- *That first a presentation be made by the applicants to present their concept, including their Business Model to the SE Forum, the Presenters must come up with Option 2 where we can consider a PPP. [The SE: HPH should invite the applicants for the presentation, whereafter the item be resubmitted to the SE Forum once the item has been updated after the said presentation, prior to placement on the MC Agenda, for consideration.]*

SE Forum: 06 February 2020

7 [HPH] Applications to lease portions of Erven 332 and 331, Kleine Kuppe for recreational purposes.

- *That this matter be referred back in order for the SE: HPH, Ms S Simpson to call for an Expression of Interest (EoI) to test the market, clearly addressing the following, whereafter the matter be resubmitted to the SE Forum, for consideration:*

  - *Stimulate the economy;*
  - *Component of recreation/hospitality should come up clearly, except housing; and*
  - *Clear the business proposal similar to the proposal for the Revolving Restaurant.*

Department of Housing, Prop[illegible] Management
& Human Settlement
580
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	DH Haikonda	**PHONE:**	290-3413
EMAIL:	Davidh@windhoekcc.org.na	**FAX:**	290-3349
DATE:	07 November 2017	**OUR REF:**	L/331/KK L/332/KK

!Ai /Gams Leisure & Recreation Resort
P O Box 40298
Ausspanplatz
WINDHOEK

Dear Mr. Manilow Beukes

RE: OUTCOME OF THE SE FORUM MINUTES WIH RESPECT TO ERVEN 331 & 332, KLEINE KUPPE

Reference is made to your letter dated 20 May 2013 and the subsequent correspondences with regard to the subject properties.

The SE: Forum held 19 October 2017, considered your application and it was recommended, subject to the follows points:

1. That the applicant gives a presentation to the SE Forum on the concept of their application including the business model on 16 November 2017.
2. That the applicant comes up with an optional model of entering into a Public Private Partnership (PPP) with the City.

It is against the above that you are requested to prepare yourself for a presentation as well as to present an option of a PPP.

Trusting that you find the above in order.

Yours sincerely,

Simpson
Mrs. S Simpson
MANAGER: PROPERTY MANAGEMENT

10.11.2017

!AI/GAMS LEISURE & RECREATION RESORT
P.O. BOX 40298
AUSSPANPLATZ, WINDHOEK
Mobile: +264813673620 // E:Mail: manilowbeukes@gmail.com

The Strategic Executive:
Urban Planning & Property Management
City of Windhoek
P.O. Box 59
Windhoek

Urban Planning & Property Management
20-05-2013
RECEIVED BY:
CITY OF WINDHOEK

554

Sir,

Application to 'Lease with the Option to Purchase' one of the following erven:

1. Erf 335, Chasie Street, Kleine Kuppe.
2. Erf 318, Chasie Street, Kleine Kuppe.
3. Erf 331, Otjivero Street, Kleine Kuppe.
4. Portion "Y" of Portion 70/86, Windhoek Town & Town Lands.

I, Manilow Raoul Beukes, the owner of the **!Ai/Gams Leisure and Recreation Resort** cc hereby apply to acquire either one of the abovementioned erven on a 'Lease with the Option to Purchase' basis.

!Ai/Gams Leisure and Recreation Resort is a SMME that wants to enter the recreational sector in Namibia. I have extensive experience in the tourism industry as I am a qualified tour guide and am currently employed at one of the leading tourism establishments within Namibia. I thus have extensive knowledge and experience in developing and managing tourism establishments. My niche however is in leading recreational and hiking activities within the establishments.

It is my background in the tourism sector and my special interest in recreation, which had put me on the path of acquiring land to develop for recreational purposes within an urban centre. Generally, tourists use Windhoek as a stop-over upon entering or leaving Namibia. Common complaints when in Windhoek are that there is a lack of recreational attractions within the city. It is not only the tourists that are lamenting the lack of recreational space in Windhoek; the local residents are too. It is especially families with young children and teenagers that are at a loss when it comes to recreational options within the City.

It is thus based on this assertion that **!Ai/Gams Leisure and Recreation Resort** wishes to acquire one of the abovementioned erven to ultimately develop it into a Recreational Centre. The Centre will accommodate the following;

A mini-golf course; A indigenously landscaped park
An electronic gaming centre; A Restaurant; A Courtyard, as well as a mini –artificial Rock Climbing Arena. A skate boarding arena is also planned in the future.

Please find attach an draft impression of the proposed development. The proposal depicts a development of Erf 335, Kleine Kuppe, but will be amended to any of the other erven listed above.

!AI/GAMS LEISURE & RECREATION RESORT
P.O. BOX 40298
AUSSPANPLATZ, WINDHOEK
Mobile: +264813673620 // E:Mail: manilowbeukes@gmail.com

These attractions will be developed in phases, with the main attraction, the mini-golf course enjoying priority. The different components of the centre will be designed and developed in such a way that it will compliment and complement each other whilst positively responding to the natural, commercial and residential developments in the surrounding area.

The strategic location of the erven makes it ideal for the proposed development. The proximity to the southern suburbs of Cimbebasia, Academia, Olympia and Kleine Kuppe makes the location of the erf very ideal as the venture can draw on a strong, young and economically active population base to make the development viable.

I thus belief that my company's development proposal will meet the City of Windhoek's agenda for the development of it's Public Open Spaces. Moreover, it will meet the needs of the visitors and residents of Windhoek.

Application is thus herewith made for;

The acquisition of any one of the erven listed below on a 'Lease with the Option to Purchase' method;

1. Erf 335, Chasie Street, Kleine Kuppe.
2. Erf 318, Chasie Street, Kleine Kuppe.
3. Erf 331, Otjivero Street, Kleine Kuppe.
4. Portion "Y" of Portion 70/86, Windhoek Town & Town Lands.

The leasehold is required for a period of five (5) years; this leasehold period is required to allow sufficient time for the venture to startup and be firmly established. The formal purchase of the erf shall thus be done after this leasehold period.

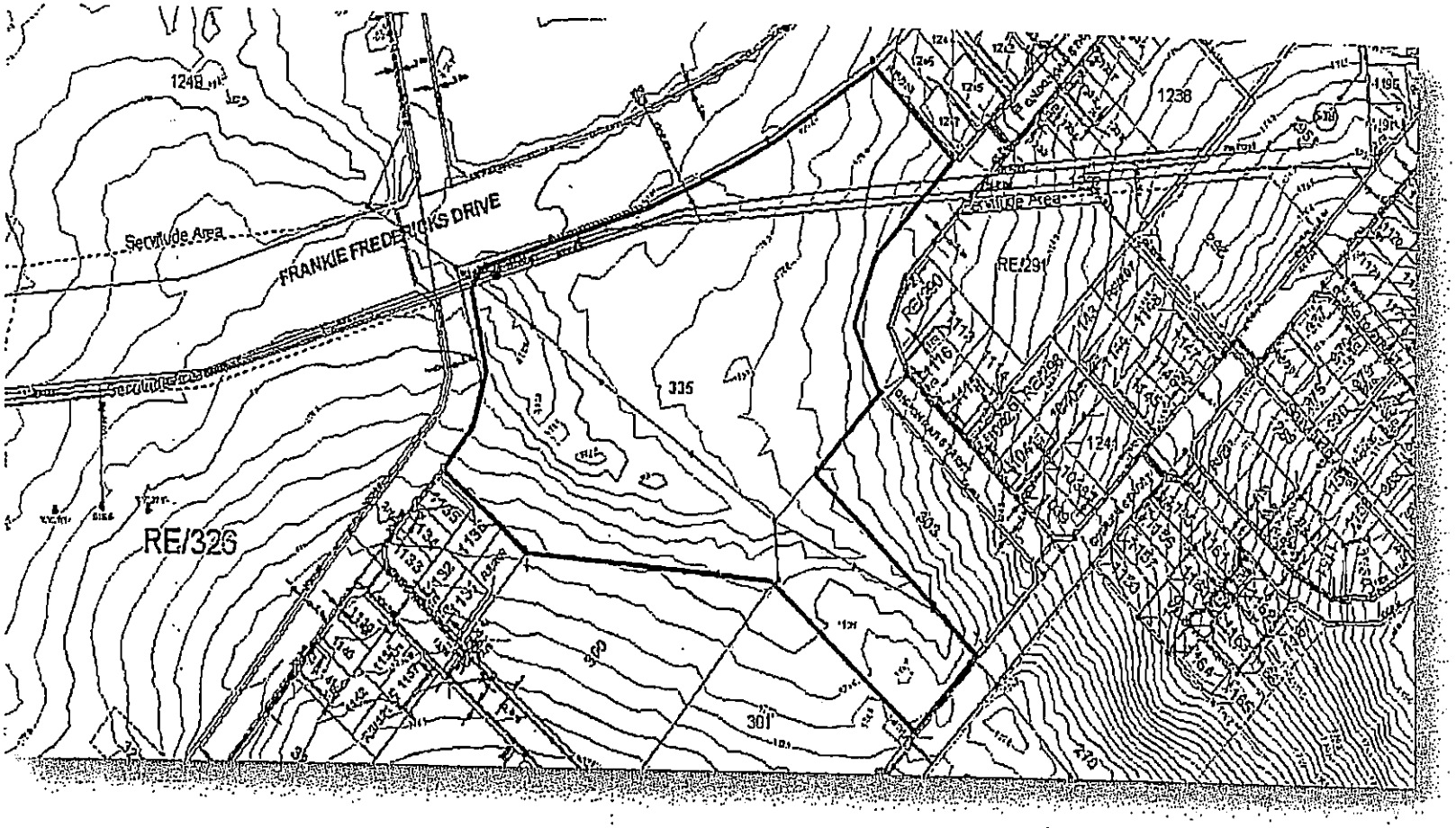
Should it be required, a presentation can be delivered to provide more detail about the proposed development. Should the 'Lease with the Option to Purchase' proposal not be supported, **a sale will be positively considered**; this however will result in the amendment or scaling down of the development proposal.

I sincerely hope that my application will be positively considered. Do not hesitate to contact me on the numbers and addresses provided.

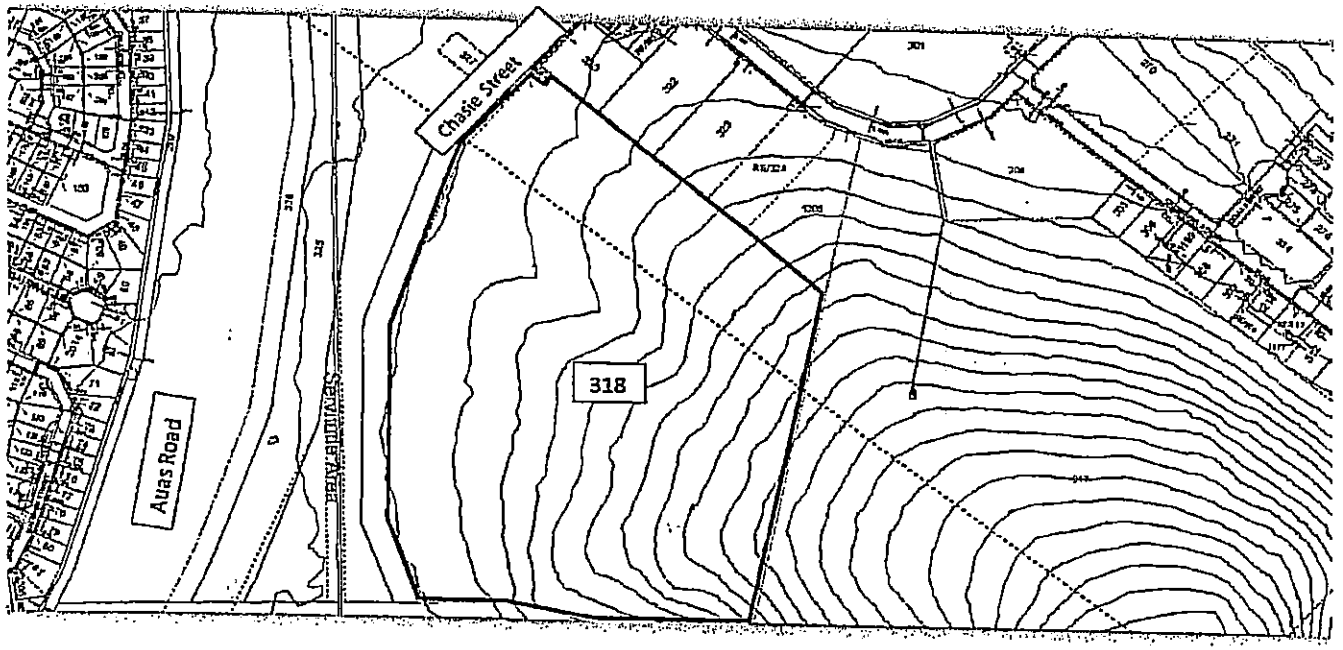
Regards,

Manilow Beukes
!AI/GAMS LEISURE AND RECREATION RESORT 2013/05/20

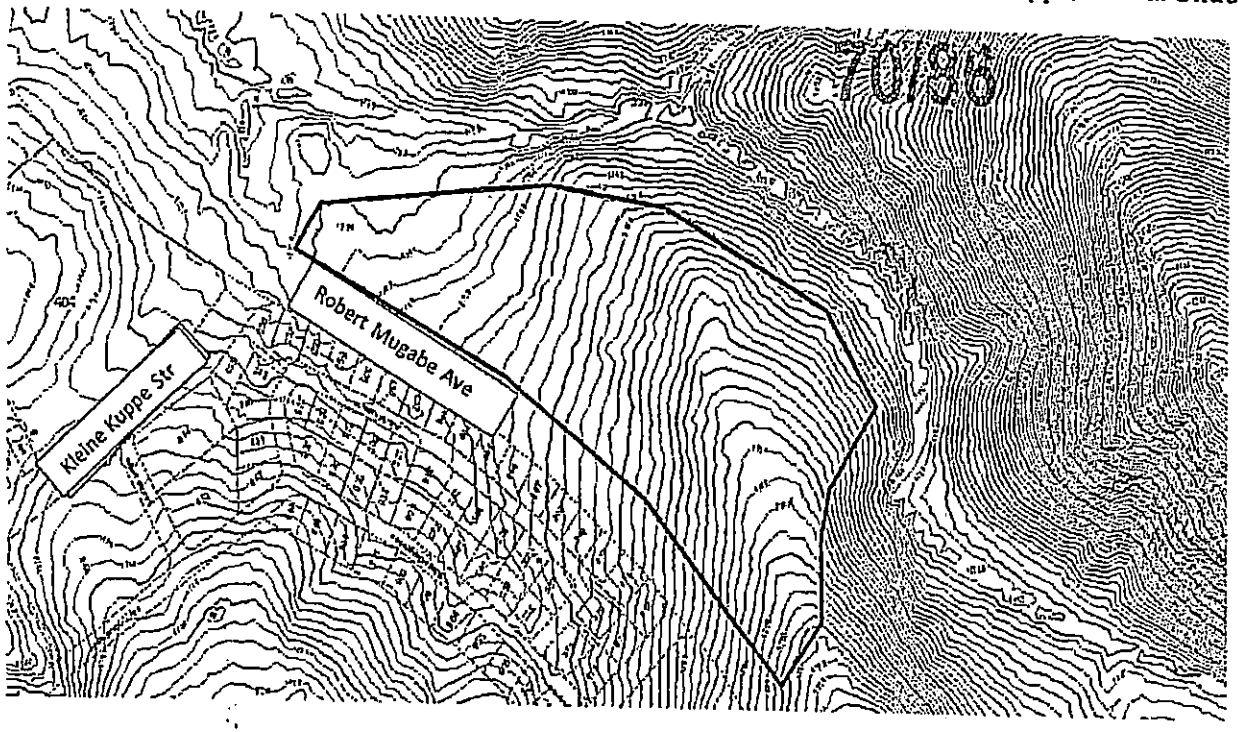
Erf 335, Chasie Street, Kleine Kuppe; Public Open Space; 3.8 HA



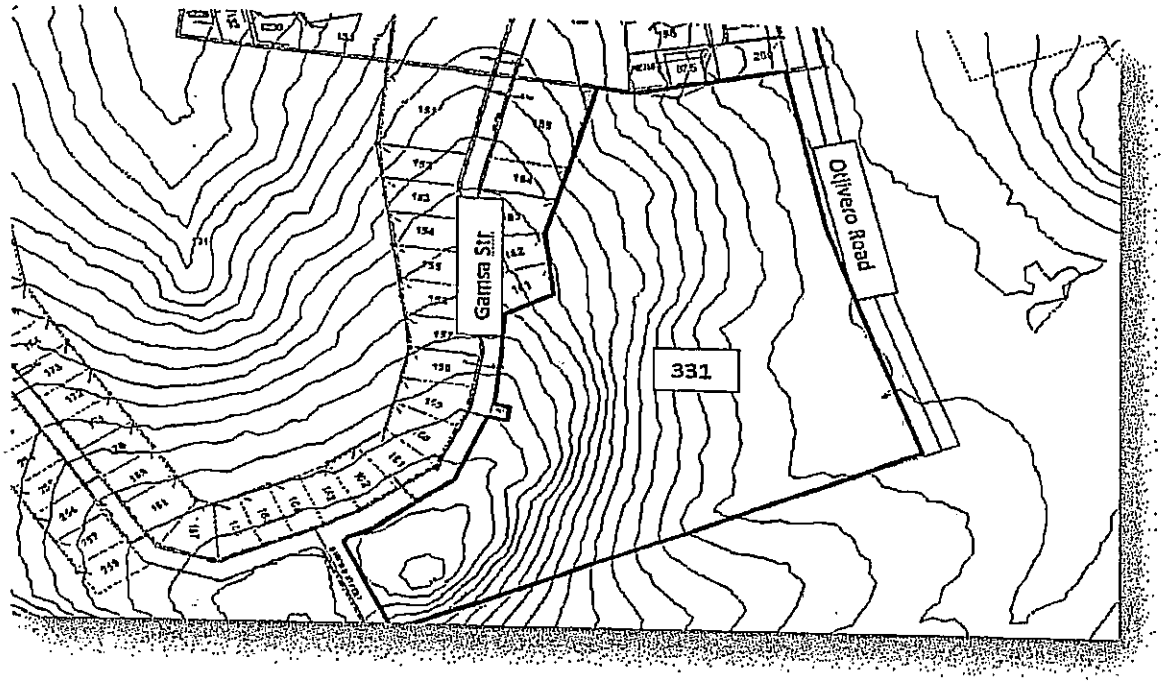
Erf 318, Chasie Street, Kleine Kuppe, Zoned: Undetermined: ± 9.9 HA



Portion Y of Portion 70/86, Windhoek Town Lands, Robert Mugabe Street, Kleine Kuppe, Zoned: Undetermined: ± 8 - 10 HA



Erf 331, Otjivero Road, Klein Kuppe, ± 8.3 ha; Public Open Space



Barrie P. Watson
Town and Regional Planner
Operating as Telios Namibia Consulting Engineers (Pty) Ltd.

Cell: +264 811402457
Email: bpw@iafrica.com.na
P.O. Box 9993
Windhoek

Tel: +264 61 223004
Fax: +264 61 400328
4 Thorer Street
Windhoek, Namibia

26th March 2015

The Chief Executive Officer (Manager: Property Management)
P.O. Box 59
Windhoek

APPLICATION FOR THE LEASE OF DUWISIB STREET KLEINE KUPPE.

1. Application

Barrie Watson, Town & Regional Planner, has been commissioned by Datuma Investments CC, Registration No. cc/2015/03095, operated by Ms Hilma M. Kamati to apply to the City in terms of section 30(1)(t) of the Local Authorities Act (Act 23 of 1992) for the opportunity to acquire a site for development in Kleine Kuppe.

The sites for which this application is made to lease comprises of the following adjacent land portions:

- Duwisib Street, Kleine Kuppe &
- Portion of public open spaces erven 331 and 332, Gamsa Street, Kleine Kuppe.

2. The Applicant & Community Support Commitment

Datuma Investments CC, Registration No. cc/2015/03095 has been created for the purpose of engaging in property development and construction. A copy of the founding statement of the Datuma Investments CC, Registration No. cc/2015/03095 is attached.

The owner of Datuma Investments cc, Ms. Hilma Kamati has Congenital Osteogenesis and is wheelchair bound. Please see attached medical certificate. This hampers her movement so that she cannot compete fairly on the open labour market and has to look for other opportunities to earn her keep. She asks that Council bear this in mind when considering this application for her to initiate a new business.

Furthermore being very conscious of the disadvantages children may suffer from, Datuma Investments cc has agreed with Hope Initiatives SA Namibia (HISA Namibia) that it will receive 5% of the profits earned by Datuma Investments cc from its proposed business venture in Duwisib Street, should the City Council agree to support this application. HISA Namibia has been active for 13 years since 2002, providing support for orphans and impoverished vulnerable children as well as families, and especially assisting the many with:

- two organically grown nutritious meals a day from its own community gardens &
- educational sponsorship, scholarships and remedial schooling.

Details are attached in a communication from HISA Namibia.

Should Councillors want more information regarding HISA, it may be obtained from Patricia Sola, Programme Director & Co-founder; patricia@hisanamibia.org; and a site tour can be arranged at reasonable notice by contacting Anthony at 0813313016.

3. Current Status of the Portions

The City has an over-riding objective of promoting the economic welfare of its residents and improving their quality of life. This has meant that strategically located public open spaces have been created to serve the out-door needs for recreation and natural appreciation of the environment.

Two of these open spaces are erven 331 and 332, Kleine Kuppe. They are situated on Gamsa Street, Kleine Kuppe and comprise the ridge line of the hill that makes up the southern boundary of the township.

They have importance to the City's policy for public open spaces as set out in the following extracts from Appendix B and I of the City's Open Space Policy "POLICY FOR THE DISTRIBUTION & FUTURE USAGE OF PUBLIC OPEN SPACE IN WINDHOEK" approved under RESOLUTION 251/07/2001 [POLICY]

APPENDIX B:SUBURBAN & NEIGHBOURHOOD PARKS

ERF	STREET	SIZE	TOPOGRAPHICAL FEATURES	OPPORTUNITIES	RECOMMENDATION
331 Kleine Kuppe	Gamsa	83246 m²	Mountain ridge & slopes	Natural beauty, plant life, paths, major viewpoint.	• Suburban Park • Picnic area on Duwisib Street • Connect to Eastern KK Trail.

APPENDIX I: REGIONAL PARKS & CONSERVATION AREAS

ERF	STREET	SIZE	TOPOGRAPHICAL FEATURES	OPPORTUNITIES	RECOMMENDATION
332 Kleine Kuppe West	Gamsa & Duwiseb	190759 m²	Water course, mountain ridge & slopes	Area of natural beauty, plant life, paths.	• Entrance to Kleine Kuppe Nature Park. • Picnic facilities at Duwiseb Street Erf 332 & 331. • Maintain natural character;

Public open space Erf 331 is intended for a suburban park and picnic area. City policy describes a suburban park as having the following facilities:

Facilities of a Suburban Park.

- *Public Toilets;*
- *Suburban community centre;*
- *Picnic facilities (includes barbecue facilities);*
- *Decorative garden;*
- *Children's playground; &*
- *Facilities of a Neighbourhood Park*
  - *Trees*
  - *Benches*
  - *Litter bins*
  - *Pathways.*

"In the urban context, people make use of open spaces for the following reasons:

- *Relaxation*
- *Recreation*
- *Meeting and socialising*
- *Exercising*
- *Appreciation of nature and beauty"*

"One might find people in open spaces engaged in any of the following activities: sitting, chatting, enjoying the scenery, strolling, eating, sleeping, playing, exercising, contemplating, listening to the sounds of nature, or engaging in sport. The appreciation of an open space may also occur when passing an open space or when admiring a view or a setting for a particular urban building or activity."

"Typically a town will enhance the opportunities offered by open spaces by the provision and maintenance of facilities such as playgrounds, pathways and hiking trails, plants, seating, view points, community centres and café's, toilets, water points, and facilities for picnicking or barbecuing. *Hard surfaces and barriers may have to be introduced both to facilitate the activities and to keep intensive activities from destroying the natural features."*

Erf 332 is described as having prospects as a regional park. Mention is made in the Policy of having picnic facilities accessible from Duisib Street. More generally a regional park has to fulfill wider criteria as mentioned in the following extract from the City's Policy.

"The natural features of the City provide a natural structure that helps integrate the urban area. The opportunities present for walking trails, bicycle routes and viewpoints have barely been touched. The ***Klein Kuppe Mountains****, the Eros Hills and the Mountains between Auasblick and Klein Windhoek can be used mainly for walking and passive recreation but at certain areas, opportunities exist for more intensive recreational development."*

4. Location

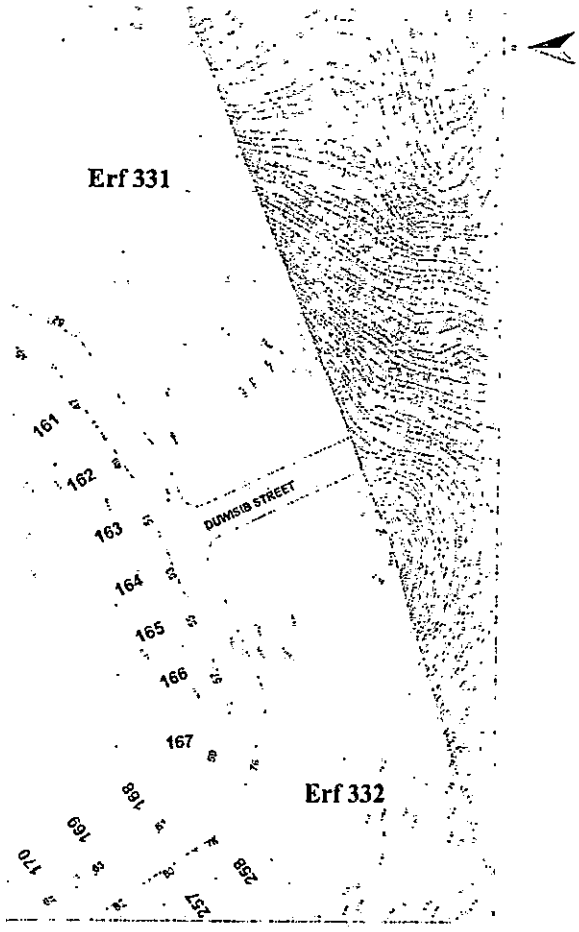
The sites are found in the extreme southern edge of Kleine Kuppe as shown on the attached locality plans.

5. Topography

The topography is shown on the attached contour plan with one metre intervals. The ridgeline has a slope of about 1 in 6 on its northern side and a very steep slope of about 1 in 1.5 on its southern side. The steep southern slope means that one may stand on the ridge and have a marvelous panorama of the Kleine Kuppe and Auas Mountain ranges to the south. The photograph below shows the leveled part of Duwisib Street and the steep slope with the view point.

There are trees and shrubs that may be trimmed to provide shade for visitors. The upper area has flatter portions that may be provided with benches, tables and braai facilities. Being very accessible from Gamsa Street on its northern side the area lends itself to being a major attraction for people wanting to relax and enjoy the natural scenery and walks with their families.




Erf 331
161
162
163
DUIMSIB STREET
164
165
166
167
168
169
170
258
257
Erf 332

6. Proposed Development

The applicant proposes a new development which will augment the City's policy. The following are proposed:

a. All the facilities of a suburban park
b. A community centre comprising of a small conference facility and a restaurant with a garden cafe'.

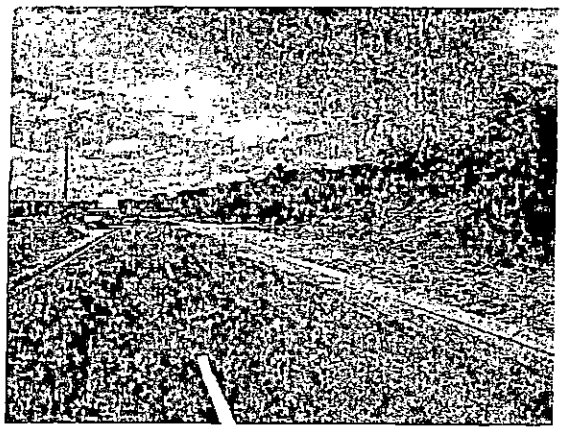
Two obstacles limit any development on the land. The one is the City preference that the ridge line which is the natural skyline not be intruded upon by buildings visible from say a distance of 200 metres from the City side. The other is the City's determination not to reduce the amount of public open space.

The following proposal accommodates these restrictions.

Open Space Erven 331 and 332

The public open space, erven 331 and 332, would be developed as a natural indigenous garden. The two erven would be provided with all the facilities the City expects in its parks, namely picnic facilities (includes barbecue facilities), a children's playground; benches and tables, litter bins and pathways. The City may wish itself to construct a mountainous hiking trail into the surroundings emanating from this nucleus. Indigenous flora and the natural rocky outcrop and cliff edge would be preserved and protected and a few additional indigenous trees would be added for shade. An area of about 1.0 hectare would need to be fenced off for security purposes with controlled access from one or two points only. Details of access and facilities would be determined in collaboration with the City's Parks Division. The applicant would lease the area from the City at whatever term the City believes would be reasonable.

The elevated open spaces, Erven 331 and 332, and the availability of car parking for visitors along Gamsa Street and the entrance into Duwisib Street are shown in the following two photographs.



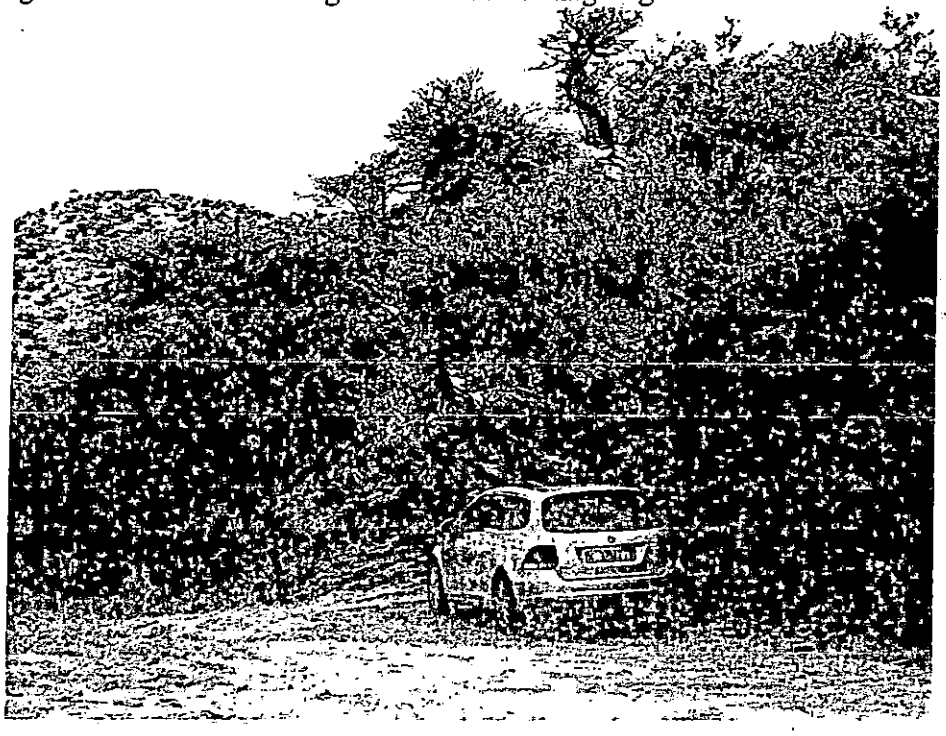


Duwisib Street

The natural topography of the ridgeline has a depression which has already been leveled by the City and which is known as Duwisib Street. It is a 70 metre long cul-de-sac that leads nowhere except to serve as access for vehicles to the outer southern edge of the ridge. It has no turning circle or turning head. The total street area is about 1000 m². It was intended as an optional access to the mountainous land south of the ridge. It is proposed to use this depressed area for the restaurant and conference centre, hidden from general view and merged into the surrounding ridge line. The walls

of the ridge rise about 6 metres above Duwisib Street. A low two storey building is a developmental option that would not intrude into the distant views of the ridge. It is proposed that Duwisib Street be closed and that the area be leased for 30 years to the applicant. A thirty year lease will enable the applicant to recover the development cost. The lease should be renewable.

The following view illustrates the height of the surrounding ridge line above Duwisib Street.



Management of the two open space would be integrated with the management of the restaurant and conference centre which latter would undertake the maintenance of the open space. The complex would offer the public a convenient restaurant and garden cafe', and cater for families using the picnic area. There would be no charge for access to the open space for walking and enjoying the view, but a charge would be made for picnicking and use of the braai facilities.

The City's Parks and Gardens Division are invited to advise on how the area should be developed for the mutual benefit of all stakeholders.

7. Motivation

The following points motivate the application. The developers will:

- Create a facility that will enhance people's access to one of the most beautiful settings and view sites in Windhoek's natural scenery.
- Uphold and give substance to the City Council policy for open spaces.
- Provide desperately needed physical protection for the area – see paragraph below on desecration.
- Protect vulnerable fauna and flora.
- Enhance the City's opportunities for relaxation and entertainment.
- Add a useful additional meeting hall for community and business groups.
- Add value to the City's conservation area without intruding upon it.

Additionally there will be the following general benefits.

- A regional park could be developed that would make the City proud and be a huge asset for its residents and visitors.
- It would save the City the costs of maintaining the site.
- It avoids the land being used by vagrants with security threats to adjacent properties.
- The development will protect the investments of existing residents; reduce hazards from the misuse of the vacant land and so improve community security.
- It will provide unanticipated income for the City from the lease.
- Construction standards and management would meet Municipal requirements and the requirements of the City's Conservation Officers.

8. Desecration

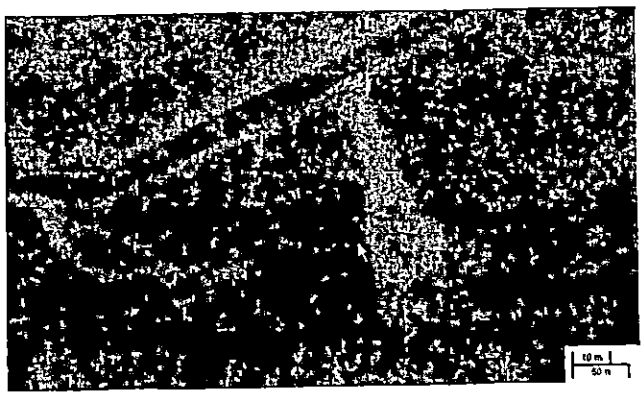
The attractive nature of the open space has unfortunately invited those with fewer feelings of social responsibility to abuse the natural environment. Undergrowth is littered with paper, plastic and bottles. In the following two photographs, the dumping of garbage and building rubble is illustrated.





4-Wheel drive practice tracks have been dug into the ground by these vehicles and erosion is growing as illustrated in the photographs on the ground and from the air.





If protective measures are not put into place soon, a valuable asset will be destroyed.

9. Municipal Services

The site is somewhat isolated. Nevertheless water, electricity, sewer reticulation and a tarred road are in close vicinity. There will be some costs involved. Toilet facilities will have to be carefully positioned so as to access the City's sewers.

Much of the street front has no competing usage and is available for persons wanting to access the open space. Because of the closed in nature of the site and environmental considerations, it is asked that, with the exception of a deliveries area, all parking be along the front of erven 331 and 332 in Gamsa Street. Parking bays will be put in place to meet the requirements of the City's engineering division.

10. Legal Status

Public Open Space erven 331 and 332 Kleine Kuppe do not need any change in status except to allow that they may be partially fenced and that access be controlled.

Duwisib Street should be closed as a public street and it is suggested that it be zoned "undetermined" with consent for the following uses.

- Restaurant & garden café
- Conference facility with meeting hall

The proposed uses may be permitted once the closure has been legally completed.

11. The Request

The proposal will have many benefits for the wider Windhoek Community as well as the residents of Kleine Kuppe. The application is therefore:

- To lease approximately 1.0 hectare of public open spaces, roughly evenly divided between Erven 331 and 332 Gamsa Street, Kleine Kuppe, for a nominal amount, as accompaniment to the lease of Duwisib Street, so that the natural environment may be conserved and communal facilities provided and protected by the applicant, namely:
  - *Public Toilets;*
  - *Picnic facilities (including barbecue facilities);*
  - *Decorative garden;*
  - *Children's playground;*
  - *Trees*
  - *Tables and Benches*
  - *Litter bins*
  - *Pathways.*

- To lease Duwisib Street, Kleine Kuppe of approximately 1,000 m² for a period of 30 years, for purposes of erecting and managing a restaurant & garden café and a conference facility with meeting hall, the total built floor area of which is not to exceed 1,000 m².

The proposed lease areas are indicated on the attached plan.

The proposal to lease Duwisib Street is made with the understanding that the City would prefer to retain ownership of what is a strategically valuable site. Should the City however prefer to sell, then this application may be taken as an offer also to purchase Duwisib Street.

I trust this application will receive your favourable consideration.

Please advise should any additional motivation or documentation be required at any stage to complete this application to the City.

Yours Faithfully,

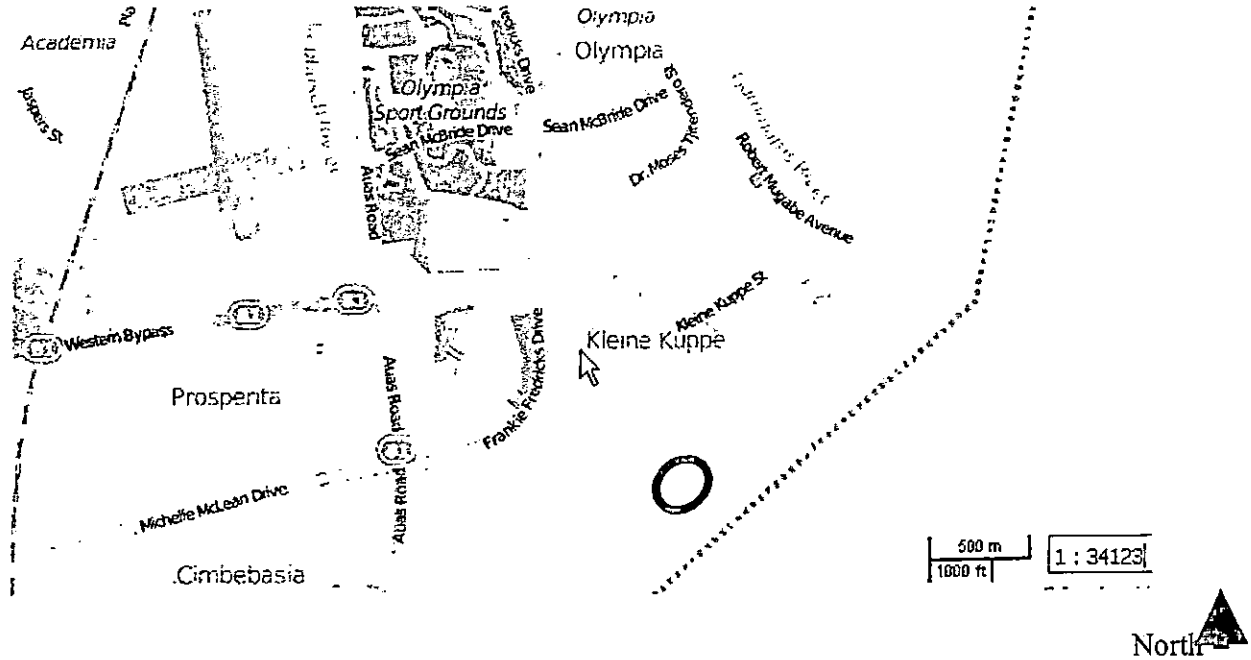
.....

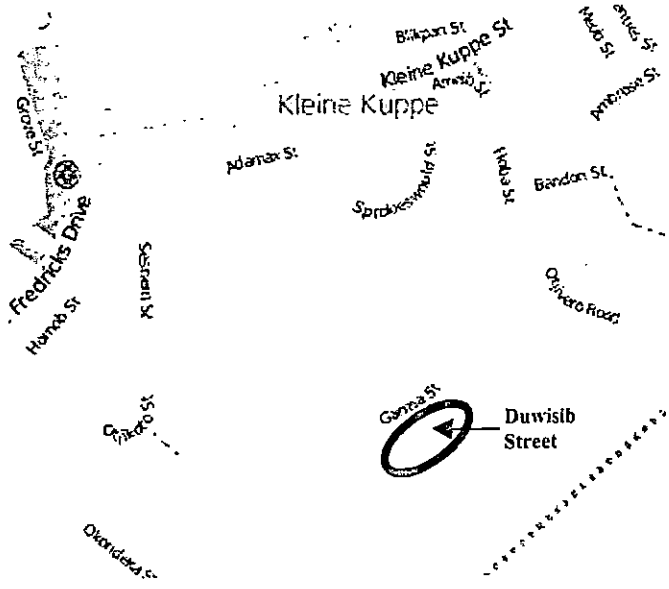
Barrie Watson
Town & Regional Planner

Annexures:

- Founding statement of the Datuma Investments CC, Registration No. cc/2015/03095
- Locality plans for Kleine Kuppe & Duwisib Street
- Plan of proposed lease area of erven 331, 332 and Duwisib Street
- Certificate from Dr. Ruth Amunjela dated 23rd March 2015
- Communication of agreement with Hope Initiatives SA – Namibia dated 21st March 2015

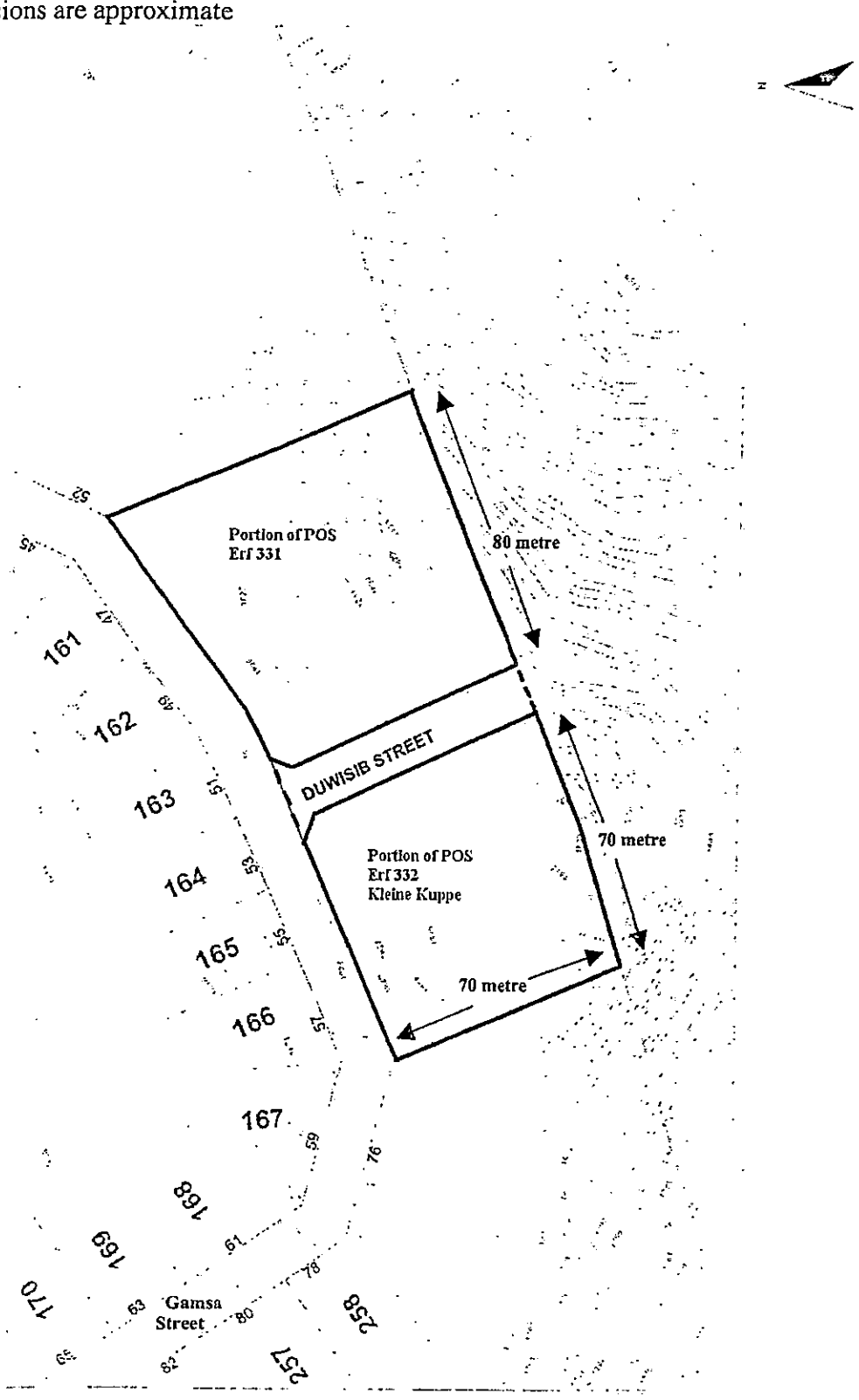
LOCALITY PLANS FOR KLEINE KUPPE & DUWISIB STREET





PROPOSED LEASE AREA OF ERVEN 331, 332 AND DUWISIB STREET

Dimensions are approximate



H pe Initiatives -NAMIBIA

Child Hope Initiative programme
P.O. Box 8039, Windhoek Namibia
Tel/Fax 00264 61247454 0812857493
Email

The Bridging School
P.O Box 8039, Bachbrecht, Windhoek Nor
Tel 0812527393
Website:

21st March 2015

TO WHOM IT MAY CONCERN

LETTER OF CONFIRMATION OF SUPPORT TO HISA Community Based Project

This letter serves to confirm that HISA Namibia (Hope Initiatives SA- Namibia) met with DATUMA investments discussing support to the HISA on the 20th of March 2015 at HISA namibia Centre. At this meeting it was agreed that HISA would be the recipient of 5% of the profits that are generated from the business that will run by DATUMA Investments cc in DUWISIB Street Klein Kuppe Windhoek . HISA is grateful to be the recipient of this support that should go towards bettering the lives and development opportunities of its target group, vulnerable children and their families .

Hope Initiatives SA – Namibia (HISA) is a Namibian organisation registered not for gain, and working in the informal settlement of Tobias Heinyeko constituency in Windhoek. HISA was founded in 2002 (and has been running for the last 13 years) by Patricia Sola and John Mafukidze as a children's project and has grown into a functional community based NGO .HISA targets 450 impoverished, vulnerable children (VC) as well as families by providing assistance directly and indirectly . We provide support for orphans with assistance from partners and friends by providing two organic nutritious meals in a day: giving information, awareness and support in children and human rights, helping children get back to school by Provide an educational sponsorship and scholarships: Running a remedial school at the children's centre (bridging school): Running two community Organic community Gardens and teaching families to grow their own gardens : strengthen families. Hisa is a member of the RACOC (regional Aids Coordinating Committee) and works with the MGECW child care programmes . Ministry of Agriculture as well as the Namibian Organic Association. HISA in 2015 runs programmes that benefit over 300 chidren directly and over 500 families indirectly. Its centre focused development programmes include:

1)OVC Education Programmes ; 1.1.Sholarships for 150 children attending schools in tobias Hainyeko Constituency : A soccer field Shed for the youth for the HIV/Aids life skills programme : 1.2. Windows and shelves for the children's library and the resource centre : 1.3. Shade outside each classroom so that children can sit in the shed: 1.4. School Uniforms and school bags for the 180 children in the schooling and youth skills programmes : 1.5. Text books for each relevant subject: 1.6. Schooling costs and teachers allowances for the period under support: 1.7. Pathways from classrooms.

2) Garden Food and Nutrition ; . Netting and other garden supplies for 100 vulnerable families.: .2.2. Extension of children's Garden to Frans - Indongo School primary garden.: 2.3. 4 x Water Tanks for water and rain harvesting Horticulture classes for the children attending HISA learning and social programmes. Additional Nutritional: The children, caregivers and other beneficiaries look forward to the onset of the funding and support project within this year.

HOPE INITIATIVES SA
NAMIBIA (HISA)
Box 8039 Bachbrecht

Sincerely
Patricia Sola . Co Founder/Programme Director

2015 -03- 2 1

Board of Directors representatives - K Tjiroze Tujendapi
Board Advisory Committee H Nekongo , D Ngifindwako, C Hamuteya - Founding Members J Mafukidze , P N Sola

Windhoek, Namibia
Fax 00264 61 305858/9

Dr. Ruth Amunjela

B.Sc., M.BCH.B., D.T.M.& H., DOH, DAHM
Practice Number: 0140000012211

Occupational Medicine and General Practitioner

Room 11, 1st Floor
Swamed Medical Centre
John Meinert Street
Windhoek

Mobile: +264 811275801
Tel: +264-61-304410
Fax: +264-61-304411
E-Mail: ruth.amunjela@mweb.com.na

23 March 2015

To Whom It May Concern:

Re: Miss Hilma M. Kamati

Dear Sir/Madam,

This certifies that Miss Hilma M Kamati Has Congenital Osteogenesis Imperfecta – This affects her bones. The bones are soft and break easily. She is like this since birth. She is currently wheelchair bound as a consequence.

This makes her disabled and she cannot compete fairly on the open labour market.

I hope this meets your expactations.

Yours sincerely,

Dr. R. Amunjela
Occupational Medical Practitioner

Dr. R. AMUNJELA
B.Sc., M.BCH.B., D.T.M.&H., DOH, DAHM
Occupational Medicine & General Practitioner
Practice No. 0140000012211
Room 11, 1st Floor SWAMED Building
Tel: +264 61 304 410 • Fax: +264 61 304 411

Your health at work, our business

REPUBLIC OF NAMIBIA

CI ACT, 1988
(Se 600 9, 47 and 60)
d 13)

Client CC 1

Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/ 2U1503095	

Full name of corporation: DATUMA INVESTMENTS CC

Literal translation of name (if applicable): NOT APPLICABLE

Shortened form of name (if applicable): NOT APPLICABLE

Description of principal business: PROPERTY DEVELOPMENT,CONSTRUCTION,IMPORT AND EXPORT.MINING.HOSPITALITY.FISHING

Date of end of financial year: END OF MARCH EACH YEAR

Postal address: P.O BOX 20212,WINDHOEK,NAMIBIA

Address of registered office (not post office box): ERF 3961 ,OTJOMUISE,WINDHOEK,NAMIBIA

Name and address of accounting officer: TERESIA NAMUTENYA PILATUS

P O BOX 20363

WINDHOEK,NAMIBIA

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member: MEMBER OF SOUTHERN AFRICAN INSTITUTE OF BUSINESS ACCOUNTANTS

Membership/Practice No. SAIBR 2307

Reproduced under Government Authority Registrar of Close Corporations Reference 1/2/3/5

601

NOTES

1. Form CC1 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Where a person signs on behalf of a member, a power of attorney must be attached.

3. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated,

4. If no identity document has been issued, a written statement to this effect must be attached.

5. Form CC1 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

6. Particulars to be furnished under the heading "MEMBERS":

   (a) Full names and surname. (If juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

   (b) Identity number ((i). If no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).

   (c) Size of interest expressed as a percentage.

   (d) Particulars of interest and fair value thereof.

   (e) Residential address.

   (f) Postal address.

   (g) Signature of member or representative (where applicable).

602.

NAME OF CORPORATION DATUMA INVES[illegible] CC

REGISTRATION NUMBER	CC/ 2015/03095

PART C

MEMBERS ONE

Full names and surname HILMA MWEIHILA KAMATI

		Year		Month		Day							
Identity number or date of birth	(i)	8	3	0	8	1	4	1	1	0	1	7	
Registration number	(ii)												

Percentage of interest 100%

Particulars of contribution N$ 100.00

Residential address ERF 3961 ,OTJOMUISE,WINDHOEK,NAMIBIA

Postal address P.O BOX 20212,WINDHOEK,NAMIBIA

Signature of member or representative H Kamati

Full names and surname

		Year		Month		Day							
Identity number or date of birth	(i)												
Registration number	(ii)												

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature R. Mbarandongo Date of signature 12/03/2015

Full names RATUNGUA MBARANDONGO

Residential address ERF 1606,OMUNGONGO STREET,FREEDOMLAND,WINDHOEK,NAMIBIA

Business address NO.141,1ST FLOOR,BUFFALO SIGN BUILDING,WENERLIST STREET,WINDHOEK,NAMIBIA

Postal address P O BOX 1247,ONDANGWA,NAMIBIA

NAME OF CORPORATION DATUMA INVES 603 CC

REGISTRATION NUMBER	CC/ 2015/03095

PART C

MEMBERS

Full names and surname

		Year		Month		Day								
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year		Month		Day								
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION DATUMA INVE 604 CC

REGISTRATION NUMBER	CC/ 2001503095

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION DATUMA INVES 605 C

REGISTRATION NUMBER CC/ 2001503095

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION DATUMA INVEST 606

REGISTRATION NUMBER	CC/ 2015/03095

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

RE 607 AMIBIA
CLOSE (ONS ACT, 1988
(Sectior 7, and 60)
(Regul:) and 13)

(To be lodged in triplicate together with the Founding Statement)

Certificate of Incorporation

REGISTRATION NUMBER OF CORPORATION
CC / 2015/03095

This is to certify that the Founding Statement (CC 1) of

DATUMA INVESTMENTS CC

has been registered and the above-named Close Corporation was this day incorporated in terms of the Close Corporation Act, 1988.

* The above-named corporation has been converted from a company:

_____

_____ (Reg. No.)

Signed at Windhoek this 16 day of March

Two Thousand and FIFTEEN

REGISTRAR OF CLOSE CORPORATIONS

REPUBLIC OF NAMIBIA
REGISTRAR OF COMPANIES

* (Delete if not applicable)

CC 1

608

NAME OF CORPORATION DATUMA INVESTMENTS CC

REGISTRATION NUMBER	CC/ 2015/03095

The above-named corporation has been converted from company:

Reg. No.

FOR OFFICE USE

Founding Statement registered

Registrar of Close Corporations

16/3/2015

Date

Data Processing

Classification

Recorded

Initials and date

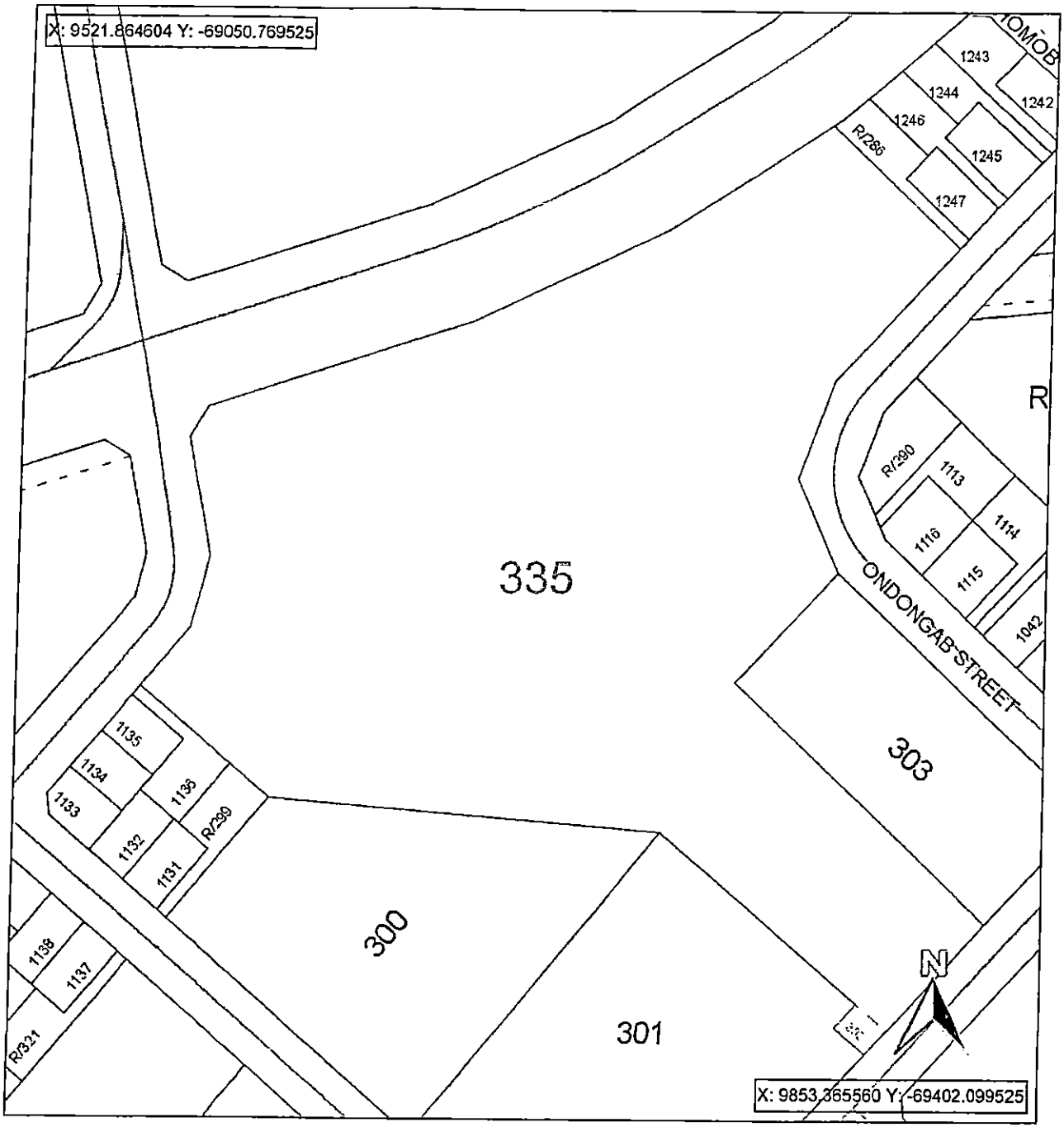
MINISTRY OF TRADE

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here.

N$ 100,00

609

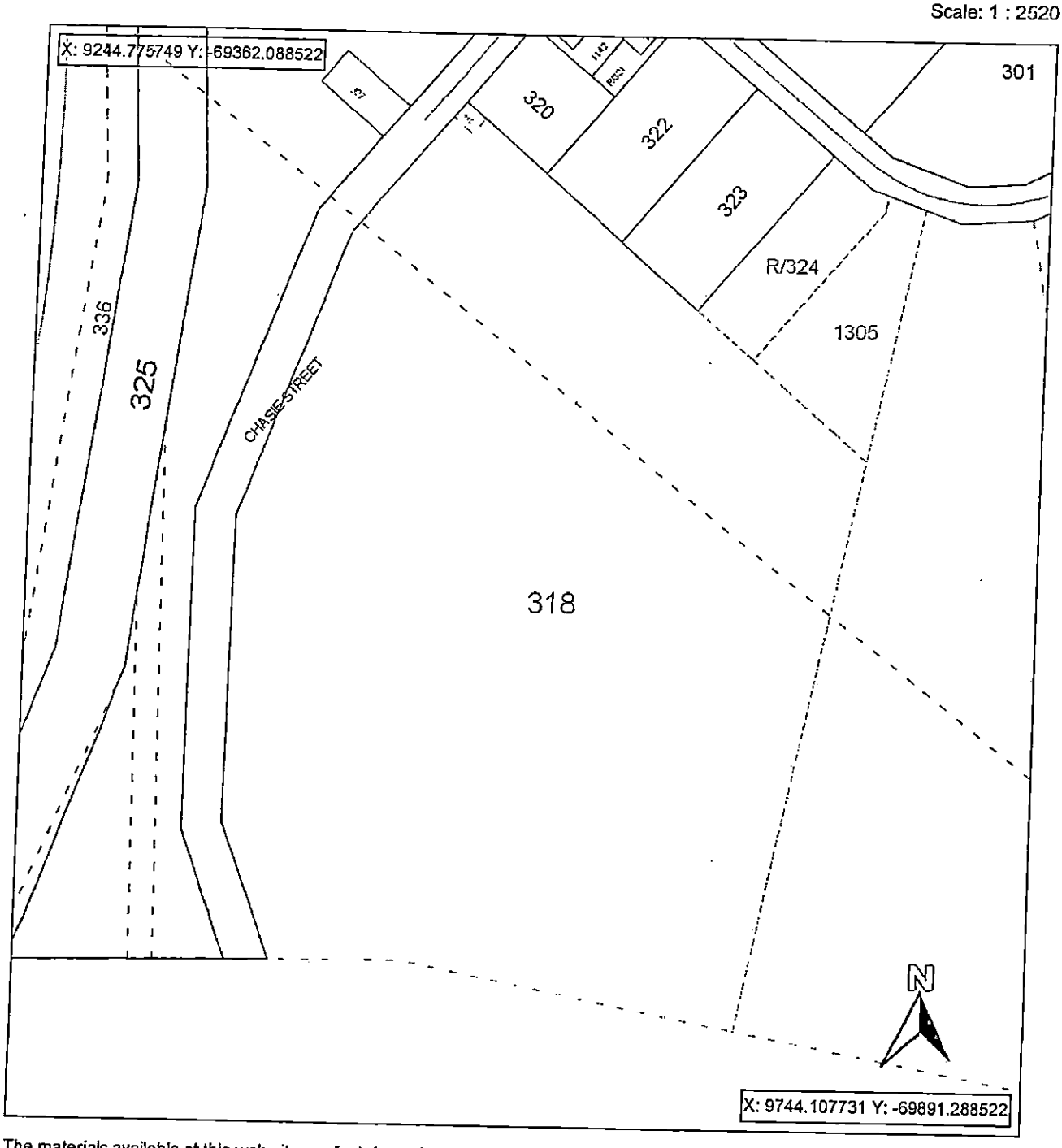
10/13/2016
Scale: 1 : 1673



The materials available at this web site are for informational purposes only and do not constitute a legal document.

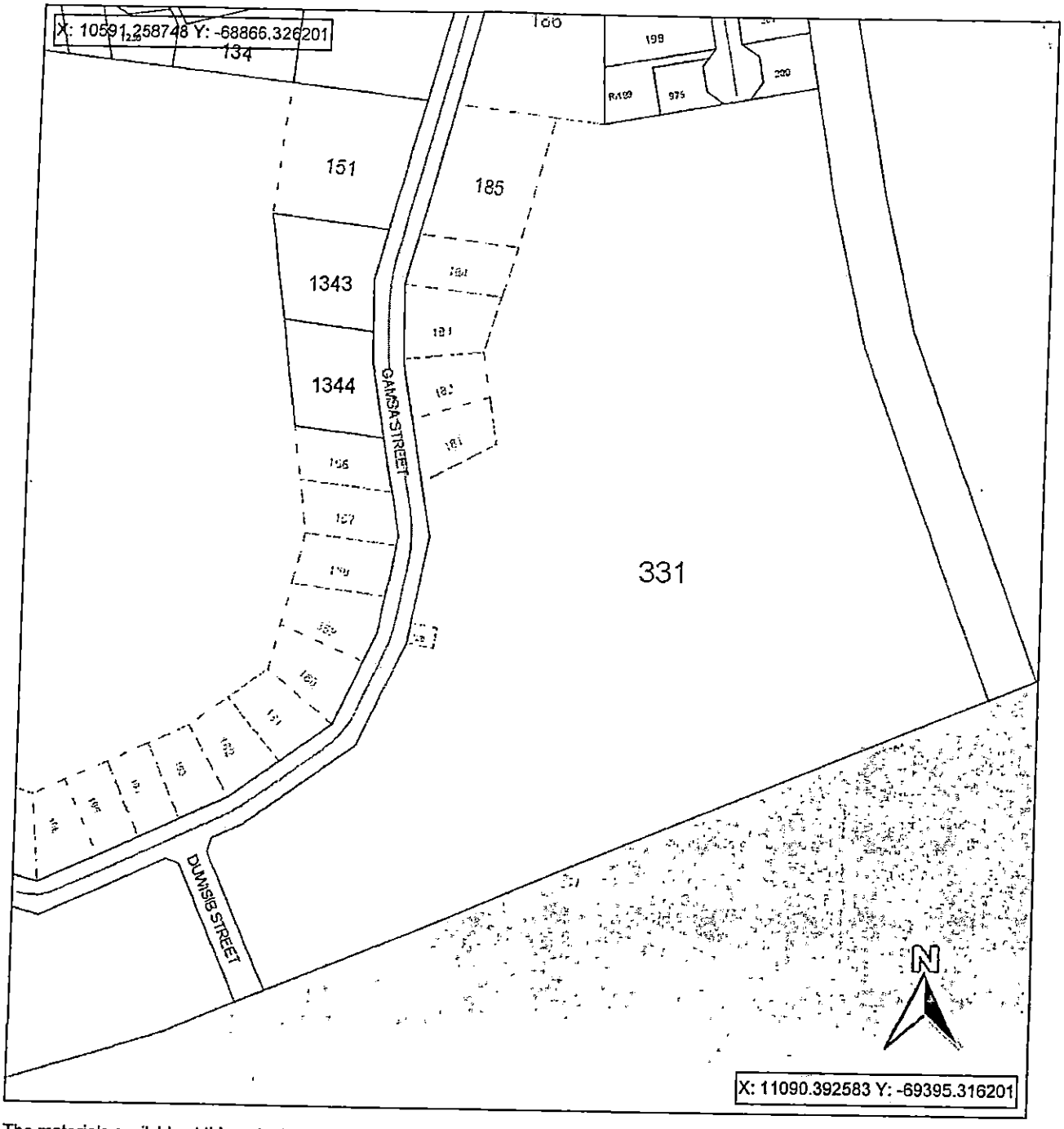
610

10/13/2016
Scale: 1 : 2520



The materials available at this web site are for informational purposes only and do not constitute a legal document.

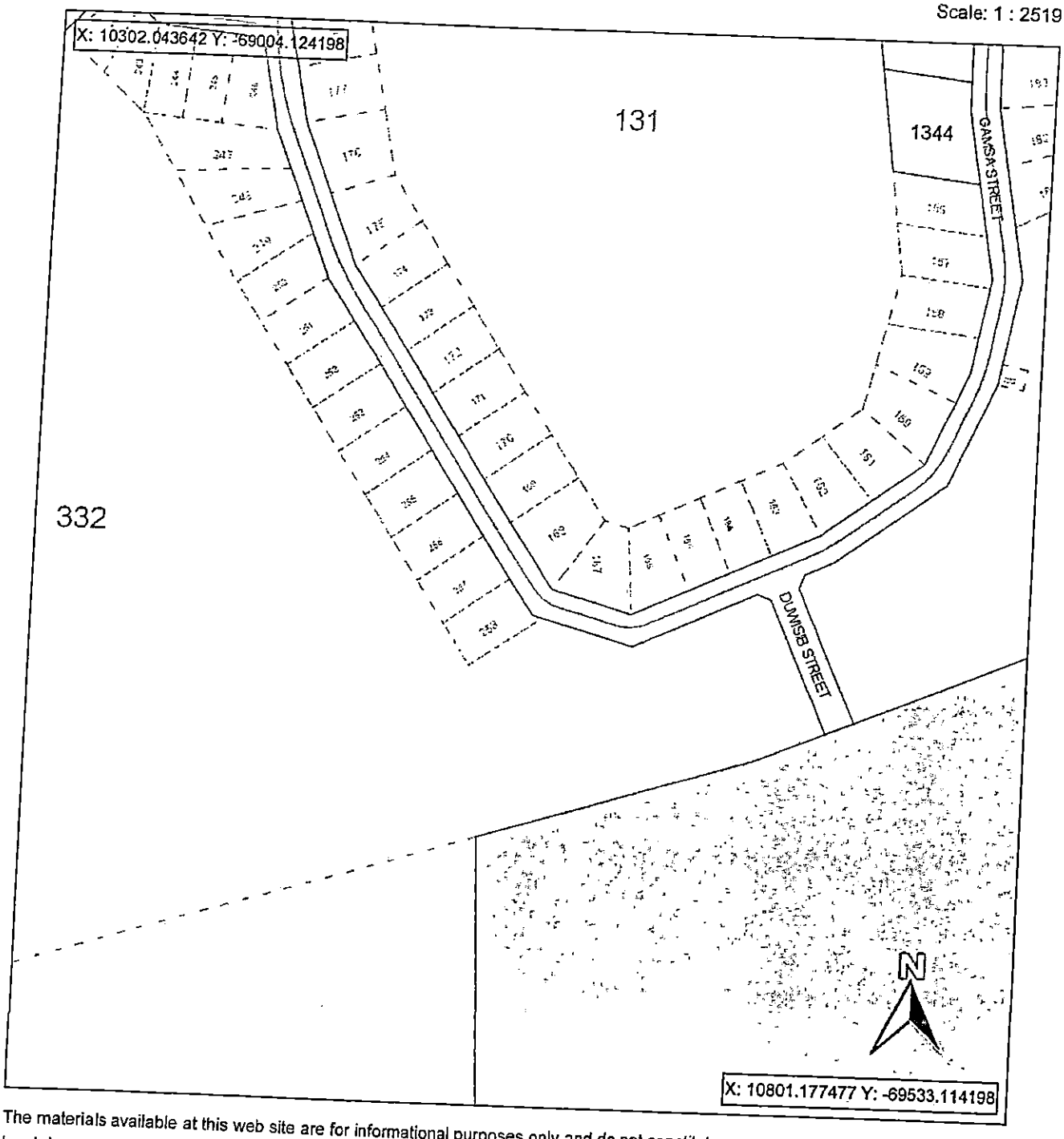
10/13/2016
Scale: 1 : 2519



The materials available at this web site are for informational purposes only and do not constitute a legal document.

612

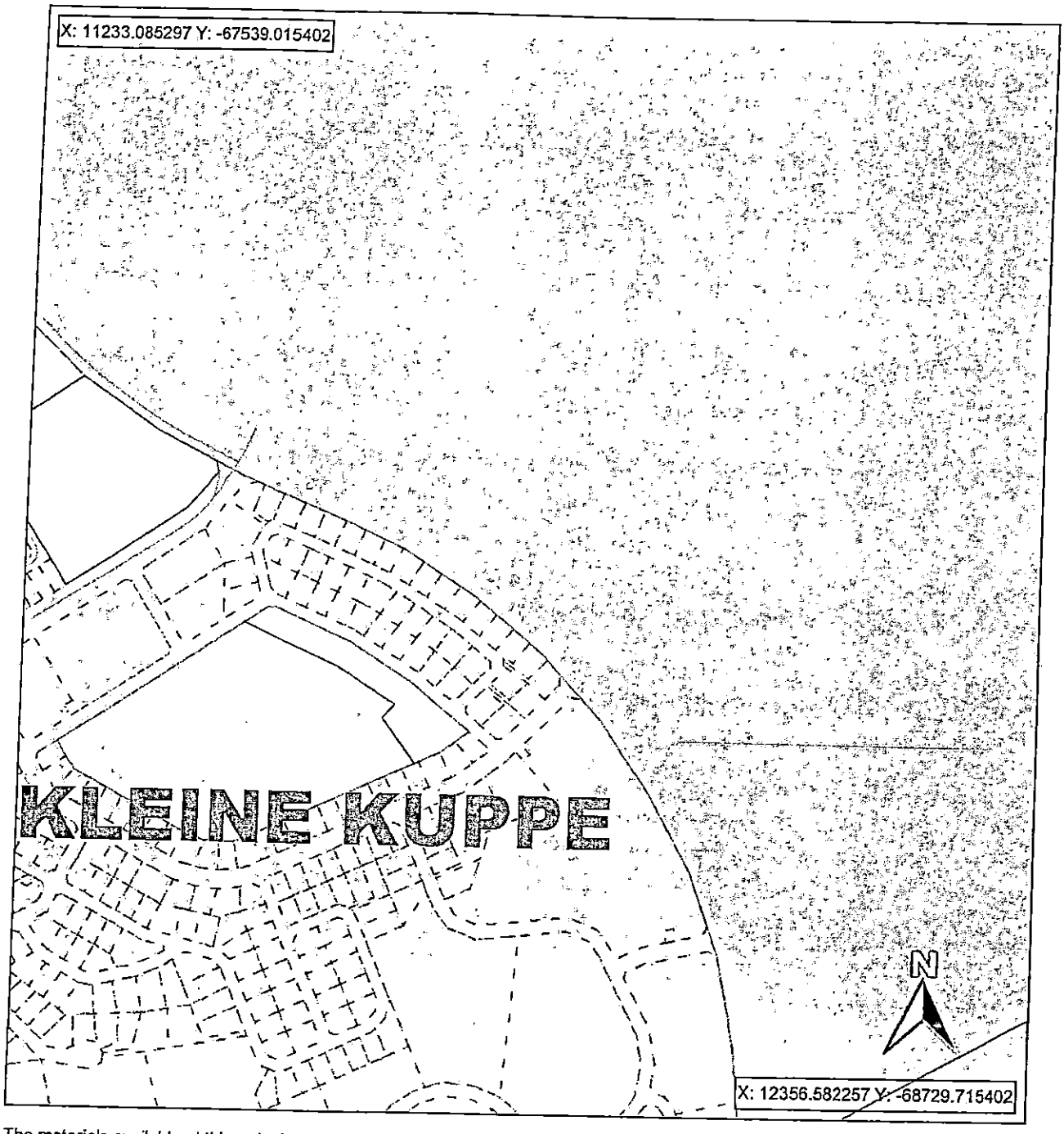
10/13/2016
Scale: 1 : 2519



The materials available at this web site are for informational purposes only and do not constitute a legal document.

613

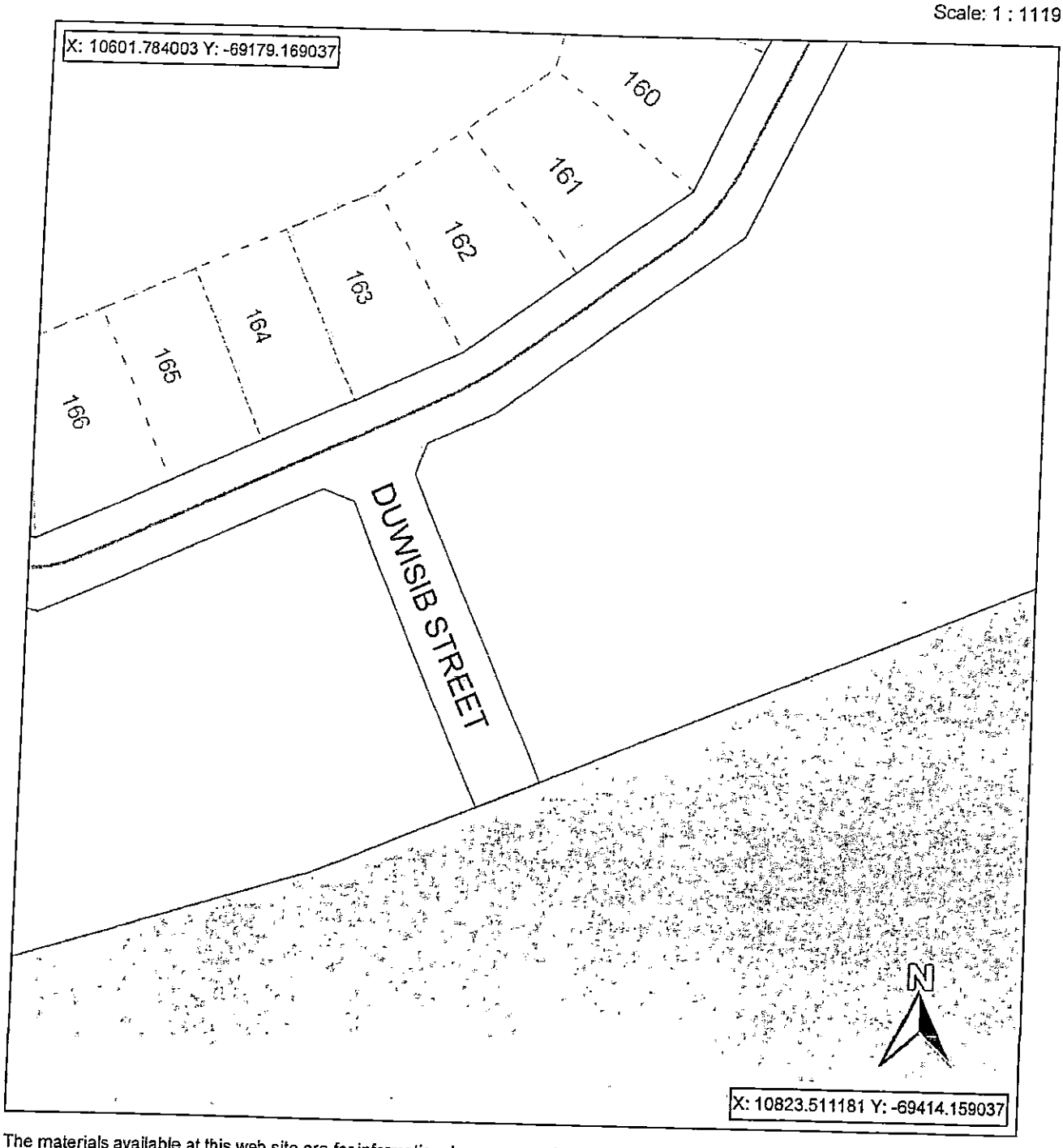
10/13/2016
Scale: 1 : 5670



The materials available at this web site are for informational purposes only and do not constitute a legal document.

614

10/13/2016
Scale: 1 : 1119



The materials available at this web site are for informational purposes only and do not constitute a legal document.

RB.18 [PLA] APPLICATION TO LEASE ERF 335, KLEINE KUPPE FOR GARDEN CENTRE (NURSERY) AND RECREATION PURPOSES (L/335/KK)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That Erf 335, Kleine Kuppe be leased to Green Earth Trading and Farming for a period of ten (10) years at a monthly rental of N$71 252.50, subject to annual escalation in line with the Namibia Inflation Rate.

2 That the lease area only be used for a Green Eco Recreational Park and nursery with retail and service facilities.

3 That no free rental grace period be granted to the applicant.

4 That the applicant submit the financial capability and a development plan which should form part of the Lease Agreement.

5 That the applicant implement the development plan according to the proposed distribution of the floor area.

6 That the lease area of Erf 335, Kleine Kuppe be temporarily closed in terms of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992).

7 That the applicant discuss the final development layout on the entire area with the Strategic Executive: Economic Development and Environment in order to ensure that the applicant carter enough area for a park, recreation and walking trail to avoid a situation where most of the lease area is designed for business.

8 That it be noted that three (3) water lines crosses Erf 335, Kleine Kuppe and all these water lines are potable water lines.

9 That a connection for domestic supply can be provided from the 250 millimetre water line and all costs related thereto be for the applicant's account.

10 That potable water not be utilised for irrigation purposes as required by the nursery.

11 That note be taken that there is a semi-purified water line from the Olympia Semi-Purified Reservoir, located between Frankie Fredericks Drive and Ombika Street, in a westerly direction.

12 That note be taken that this semi-purified water line is ± 800 metres from Erf 335, Kleine Kuppe and cost of the connection to this line would be for the applicants own account and subject to a formal request submitted to the Strategic Executive: Infrastructure, Water and Technical Services, clearly indicating at least the following information:

12.1 Quantity of semi-purified water required per day;

1.2 Required size of the connecting line from the reservoir to Erf 335, Kleine Kuppe;

12.3 Any specific limitations as to the water quality required; and

12.4 Any limitations as to the frequency of the availability of water.

13 That it be noted that sewer lines pass through Erf 335, Kleine Kuppe and a 5 metre servitude need to be surveyed and registered and that all costs related thereto be for the applicant's account.

14 That no structure should be erected less than 2.5 metres from the main sewer line and a 3 metre building line should also be maintained.

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

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

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

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

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

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

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

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

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

16 That no access be allowed over any stormwater catchpit or any other stormwater system.

17 That, if any part of the development be affected by a stormwater course, the applicant submit a detailed 50 year flood report to his/her cost and risk.

18 That no development be allowed within the 50 year flood area.

19 That a walkway be made part of the development as residents and their workers use the erf as a route to the bus stop and shops.

20 That the following parking requirements for a nursery be noted:

20.1 One (1) parking bay per 100 m² display area, four (4) parking bays per 100 m² office area and for a tea garden, and one (1) parking bay for every four (4) seats.

21 That Council reserve the right to revoke the lease should parking or related activities disrupt proper traffic flow or constitute a road safety concern.

22 That a Traffic Impact Assessment (TIA) study be required once the applicant has a display area exceeding 50 % of the erf size or once establishing recreational facilities that attract high volumes of people.

23 That the applicant consult the Strategic Executive: Urban Planning and Property Management during the planning stages of the development to clarify the actual land use and related traffic concerns.

24 That any road upgrades required be for the applicant's account.

25 That the nursery operations only start once parking has been provided to the satisfaction of the Strategic Executive: Urban Planning and Property Management.

26 That the applicant give preference to small business entrepreneurs, specifically in the arts and craft cluster, that are on the City's database, in consultation with the Strategic Executive: Economic Development and Environment.

27 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

28 That the Acting Chief Executive Officer (Acting Corporate Legal Adviser) draft the Lease Agreement.

29 That the Acting Chief Executive Officer (Acting Corporate Legal Adviser) incorporate in the cancellation clause of the Lease Agreement, that Council would give the applicant a three (3) month notice at any given time, should Council need to use the property/land for any other purpose, prior to the expiry of the ten (10) year lease.

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

RESOLUTION 332/11/2015

[Municipal Council Minutes: 2015-03-26]

8.1.4 **BRB.6 [CEO] APPLICATIONS FOR THE SALE OF ERF 318, KLEINE KUPPE ON A PRIVATE TREATY BASIS**
(L/318/KK)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That Erf 318, Kleine Kuppe, be sold by way of tender since four (4) applications have been received for this land.

2 That the applications be turned down and the applicants be informed that Erf 318, Kleine Kuppe will be sold by way of tender as per the Policy for sale of erven on tenders, attached as pages 17 - 20 to the agenda.

3 That the successful Tenderer subdivide Erf 318, Kleine Kuppe into two (2) portions, namely Portion A and the Remainder, being ± 10 000 m² and ± 89 610 m² respectively in extent, to the satisfaction of the Strategic Executive: Urban Planning and Property Management as per Plan PDT/318 KK, attached as page 66 to the agenda.

4 That the Remainder of Erf 318, Kleine Kuppe (± 89 610 m² in extent), be sold to the successful Tenderer at a price still to be determined by the Strategic Executive: Urban Planning and Property Management, plus N$108 000.00 for the existing water line (90 mm) which has to be upgraded to a 160 mm water line, subject to the successful issuing of the Environmental Management Clearance Certificate, finalisation of the subdivision, rezoning and inclusion of the rezoning in an Amendment Scheme and finalisation of all cadastral procedures, further subject to the following conditions:

4.1 That Portion A (± 10 000 m² in extent) remain zoned 'undetermined' and revert back to Council for municipal or Government use, after finalisation of the subdivision, and all the cadastral procedures.

4.2 That the Strategic Executive: Urban Planning and Property Management continue to investigate the future usage of Portion A of Erf 318, Kleine Kuppe, once the Grove Mall is fully functional and to set out clearly for what purpose Portion A of Erf 318, Kleine Kuppe would be reserved for and that the Government and Council's needs as specific recommendations be made in this regard.

4.3 That the Remainder of Erf 318, Kleine Kuppe, be developed as follows:

4.3.1 That a maximum of 25 % of the Remainder of Erf R/318, Kleine Kuppe (± 22 400 m² in extent), be developed with a zoning of 'general residential' with a density of 1:250 m².

4.3.2 That the remaining 75 % portion of the erf be developed with a zoning

of 'single residential' with a density of 1:350 m² (the size of this portion should be ± 67 210 m²).

4.3.3 That it be noted that a further subdivision might be needed to provide internal access roads to afford access to all such erven.

4.3.4 That the subdivision and rezoning be finalised once-off in line with the above requirements.

4.4 That the successful Tenderer submit a proper urban design framework layout to the Strategic Executive: Urban Planning and Property Management for approval, before approval can be given to proceed to the Townships Board.

4.4.1 That the urban design framework have high regard to the environmental sensitivity of this area and aim to preserve the natural system without compromising the quality of creating a neighbourhood.

4.4.2 That the residential development be restricted to one (1) storey to restrict obtrusiveness.

4.5 That the rezoning as mentioned in paragraphs 4.3.1 and 4.3.2 above, be included in an Amendment Scheme by the successful Tenderer.

4.6 That the successful Tenderer obtain an Environmental Management Clearance Certificate from the Environmental Commissioner, in terms of the Environmental Management Act, 2007 (Act 7 of 2007).

4.7 That the successful Tenderer be responsible for the subdivision, rezoning, Environmental Management Clearance Certificate, cadastral procedures and all other cost involved.

4.8 That the short Standard Conditions including a minimum building value equal to four (4) times the municipal valuation of the erf be registered against the erven.

4.9 That the successful Tenderer take note that a sewer connection is available.

4.10 That the successful Tenderer also take note that that the existing water supply lines are not adequate to accommodate the proposed residential development.

4.10.1 That the 90 mm diameter water pipeline along Chasie Street be upgraded to a 160 mm diameter water supply pipeline.

4.10.2 That the cost of any water and/or sewer upgrades be for the Tenderer's account.

4.10.3 That any development plans by the successful Tenderer be submitted for explicit approval to the Strategic Executive: Infrastructure, Water and Technical Services, given the highly sensitive groundwater conservation area.

4.10.4 That against the background of paragraph 4.10.3 above, all prospective Tenderers take note that development might be restricted and/or subject to stringent preventative measures in order to adequately safeguard the Windhoek Aquifer.

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

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

4.13 That 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 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(s), and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

4.14 That only one (1) additional meter point be allowed for an approved flat on erven that is zoned 'single residential'.

4.15 That for more meter points, the erf be rezoned to 'general residential'.

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

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

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

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

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

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

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

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

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

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

4.22 That the portion of Chasie Street along the entire front be extended by the Developer as part of the Sale Agreement, to allow proper access to Erf 318, Kleine Kuppe, or that the tender only be advertised once the road was budgeted for and constructed by the City.

4.23 That the Developer sign a Development Agreement should any infrastructure revert back to the City and be taken over by the City.

4.24 That all roads and services be planned and constructed to municipal standards, and that no civil work be done prior to the signing of a Development Agreement or to the civil drawings been released for construction.

4.25 That road reserve widths, road widths, stormwater, sidewalks, turning circle diameters, etc. be to the required municipal standards.

4.26 That access not be obtained over the public open space and only be obtained directly from Chasie Street.

4.27 That if access is provided to more than twenty one (21) units, a dedicated entrance and a dedicated exit be required.

4.28 That adequate stacking length be provided from the road edge up to the entrance gate being to the requirements of the City.

4.29 That the access road extension of Chasie Street be upgraded to a bitumen standard.

4.30 That the applicant appoint a professional Engineer to sign a Development Agreement for the detail design and supervision of the road extension.

5 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and Memorandum of Agreement (MoA).

6 That the sale by tender method of sale be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisement	4 000.00	Item 4000/20/1/10/0025

RESOLUTION 67/03/2015

[Municipal Council Minutes: 2006-01-25]

8.2.3 **BRB.1 [PLA] LEASE OF A PORTION OF REMAINDER BLOCK 15, WINDHOEK TO CREATE 19 PARKING SPACES**
(L/4631/W)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That a portion of Remainder Block 15, Windhoek, ± 1 311 m² in size, be leased to the owners of Erf 4631, Windhoek for a period of 20 years at a rental of N$1 045.00 per month: Provided that the rental escalate annually with the Namibia Inflation Rate.

2 That the portion only be leased for parking purposes.

3 That the applicant note that sewer lines pass through the applied portion of Remainder Block 15, Windhoek and that no permanent structures be erected within 1.5 metre from the existing sewer lines.

4 That Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) for the lease be obtained.

5 That a Deed of Lease be drafted.

6 That the following be approved as policy covering the period for leases.

6.1 Improved business ground

- Where the properties are not needed for road building purposes and are not being considered for sale.

  5 years

- Where the properties are needed for road building purposes or the City is investigating the conditions for sale of the property.

  On a year-to-year basis with a 3 month notice period

6.2 Unimproved business ground and air rights

- Where air rights are needed over a large area such as the air rights over municipal land for example the bridge crossing Mandume Ndemufayo Avenue or parking area at Wernhil.

  99 years

- Where the air space is only needed for a canopy or a small piece of air space.

  An indefinite period

- Ground that is leased by tender for recreational purposes and Commonages, being usually ground that needs a lot of capital to be invested by the successful tenderer.

  25 years

- Ground that is needed for expansion of businesses where the ground cannot be used by other instances and minimal improvements are intended; for instance to create parking spaces. A clause to cancel the lease with a 12 month notice period should be included to protect the City should it need it for municipal purposes.

  20 years

- Ground leased by tender for business purposes where only a portion is needed such as for erection of signboards.

  5 years

6.3 Unimproved ground leased to sport bodies

- Unimproved land leased for sports club development; a 1 year cancellation period being included should the ground be needed for municipal purposes

  25 years

6.4 Improved residential ground

- Residential property with buildings, usually a house.

  A year-to-year basis with a 1 month cancellation clause

6.5 Unimproved residential ground

- Ground leased to adjacent residential property owners usually to improve security or improve gardens and which may be used for erection of non-permanent structures such as fences.

  A year-to-year basis with a 3 month notice period

6.6 Limited period requested by lessee

- Should an applicant need ground for instance for parking, storage, business or any other purposes for a pre-specified limited period of say 1, 2 or 5 years and the application is supported by all the service divisions.

  1 to 5 years with a 3 month notice period

6.7 **Unimproved ground leased to churches, crèches and welfare organisations**

- Should ground be identified, usually ground zoned 'open space', if the City decides so, the ground may be subdivided and rezoned to 'institutional' to be advertised for objections. Should no objections be received the ground may be leased for a period of 10 years with an option to renew the lease.

  10 years with option to renew

6.8 Adjacent ground is usually leased to owners of crèches which lease period is usually on a year-to-year basis with a 3 month notice period. No permanent structures may be erected on the ground.

Year-to-year with 3 month notice period

6.9 **Unimproved ground leased to settlements**

Year-to-year basis

RESOLUTION 05/01/2006 [POLICY]

Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 2975111
Fax: (+264 61) 2975096

Government Office Park
Luther Street

Private Bag 13289
Windhoek Namibia

Enquiries: K. B. Sukutuka
Tel: (+264+61 2975250)

Our Ref: 13/4/1/W3

Date: April 13, 2015

CHIEF EXECUTIVE OFFICER
CITY OF WINDHOEK
2015 -04- 15

The Acting Chief Executive Officer
Windhoek Municipality
P. O. Box 59
WINDHOEK

Dear Sir,

SUBJECT: CLOSURE OF PUBLIC OPEN SPACES

The Townships Board at its meeting held on the 17th February 2015, recommended that the Municipal Council of Windhoek be informed to refrain from closing its public open spaces without creating new ones in the same areas and the Board will no longer support such closures.

Your co-operation in this regard will be highly appreciated.

Yours faithfully

CHAIRPERSON
TOWNSHIPS BOARD

All official correspondence must be addressed to the Permanent Secretary

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/11/2022

Erf No.: 331 **Suburb:** Kleine Kuppe **Street name:** Gamsa street

Erf size: 83 246 m² **Zoning:** POS **Density:** Unknown

Required portion size: A- 5600 m²

B- 8300 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out

Current rental going price/m²	N$ 3.26	
Size of the portion required	A=5600m² B=8300m²	
Monthly rental	A=N$ 18 256.00 B=N$ 27 058.00	
Annual rental	A=N$ 219 072.00 B=N$ 324 696.00	

A similar portion of an open space in Kleine Kuppe was being leased out at a price of N$2.84/m² in 2017 per month. The aforementioned amount was escalated to N$3.26.Consequently the subject should be valued as such.

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/11/2022

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/11/2022

Erf No.: 332 **Suburb:** Kleine Kuppe **Street name:** Gamsa street

Erf size: 190 759 m^2 **Zoning:** POS **Density:** Unknown

Required portion size: 4900 m^2

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out

Current rental going price/m^2	N$ 3.26	
Size of the portion required	4900m^2	
Monthly rental	N$ 15 974.00	
Annual rental	N$ 191 688.00	

A similar portion of an open space in Kleine Kuppe was being leased out at a price of N$2.84/$m^2$ in 2017 per month. The aforementioned amount was escalated to N$3.26.Consequently the subject should be valued as such.

Valued by: Kaulikufwa Hendjala **Date:** 24/11/2022

629

To: Iiyambula (T); Steenkamp (Z); Endjala (V); Kalund[illegible]hitu (M.M); Van Der Merwe (C.J)
Cc: Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

David Haikonda

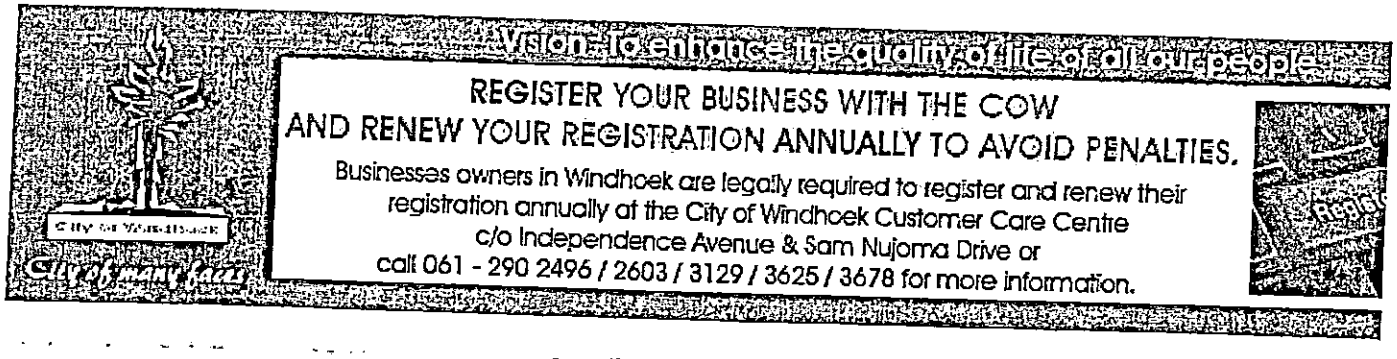
Temporary Clerk: Leaseholds
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 3413
Fax:
Mobile:
E-mail: David.Haikonda@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 06 April 2016 08:58 AM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Van Der Merwe (C.J); Kalundu (J.K); Kahitu (M.M)
Cc: Mundonga (P); Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:47 PM
To: Kahitu (M.M)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comm[illegible] attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:30 PM
To: Karongee (M.E); Iiyambula (T); Endjala (V); Steenkamp (Z); Kalundu (J.K)
Cc: Rust (H.J); Mundonga (P); Mosimane (G.O); Iiniko (E.K)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 January 2016 09:42 AM
To: Abrahams (E.D); Kakero (O); Iiyambula (T); Endjala (V)
Cc: Mundonga (P); Iiniko (E.K)
Subject: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

Haikonda (D)

From: Haikonda (D)
Sent: 30 May 2016 15:15
To: Lisse (HW)
Cc: Iiyambula (T)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Attachments: 331, 332- KK Barrie P Watson 10-2015.docx

Importance: High

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 30 May 2016 02:42 PM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Kalundu (J.K); Kahitu (M.M); Van Der Merwe (C.J)
Cc: Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 06 April 2016 08:58 AM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Van Der Merwe (C.J); Kalundu (J.K); Kahitu (M.M)
Cc: Mundonga (P); Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:47 PM
To: Kahitu (M.M)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:30 PM
To: Karongee (M.E); Iiyambula (T); Endjala (V); Steenkamp (Z); Kalundu (J.K)
Cc: Rust (H.J); Mundonga (P); Mosimane (G.O); Iiniko (E.K)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

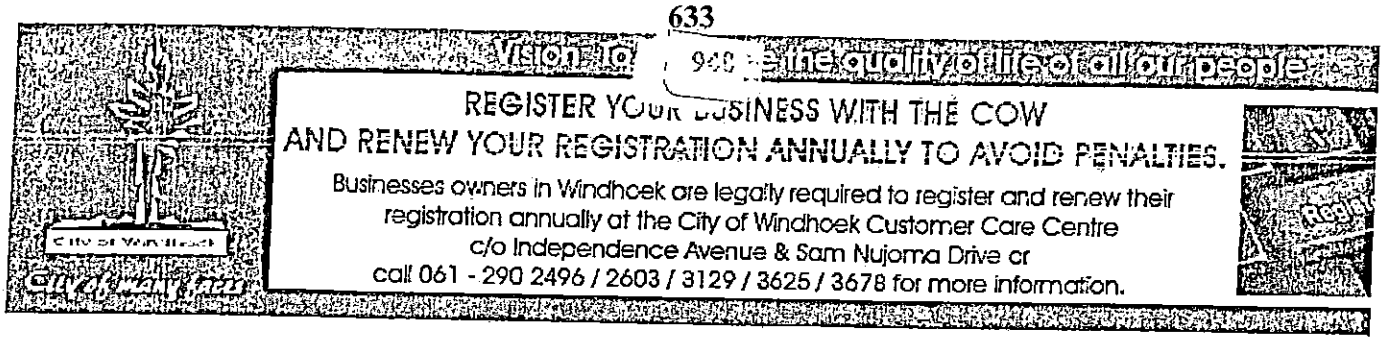
Regards

From: Haikonda (D)
Sent: 18 January 2016 09:42 AM
To: Abrahams (E.D); Kakero (O); Iiyambula (T); Endjala (V)
Cc: Mundonga (P); Iiniko (E.K)
Subject: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards



From: Haikonda (D)
Sent: 30 May 2016 02:42 PM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Kalundu (J.K); Kahitu (M.M); Van Der Merwe (C.J)
Cc: Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

David Haikonda

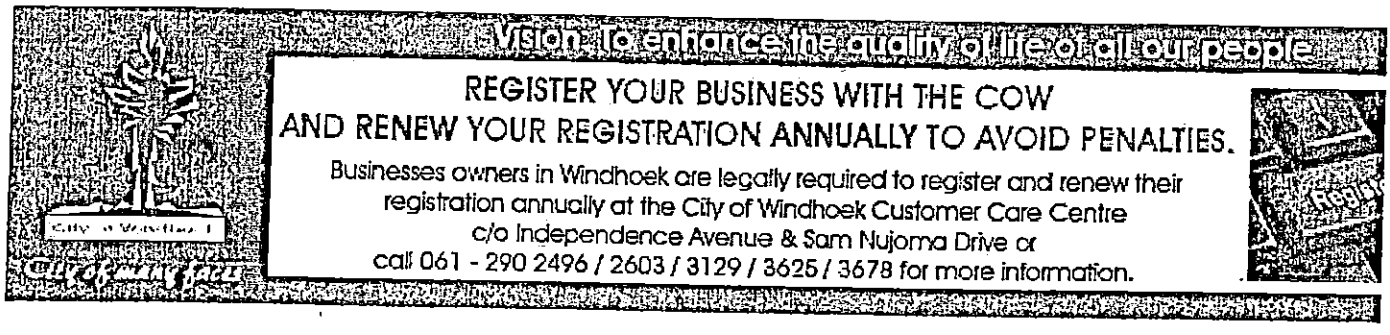
Temporary Clerk: Leaseholds
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 3413
Fax:
Mobile:
E-mail: David.Haikonda@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 06 April 2016 08:58 AM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Van Der Merwe (C.J); Kalundu (J.K); Kahitu (M.M)
Cc: Mundonga (P); Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your cc[illegible] he attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:47 PM
To: Kahitu (M.M)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:30 PM
To: Karongee (M.E); Iiyambula (T); Endjala (V); Steenkamp (Z); Kalundu (J.K)
Cc: Rust (H.J); Mundonga (P); Mosimane (G.O); Iiniko (E.K)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 January 2016 09:42 AM
To: Abrahams (E.D); Kakero (O); Iiyambula (T); Endjala (V)
Cc: Mundonga (P); Iiniko (E.K)
Subject: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

Haikonda (D)

From: Haikonda (D)
Sent: 31 May 2016 09:14
To: Steenkamp (Z)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015
Attachments: SCAN4442_000.pdf

Good day Ms Steenkamp

Please see the attached full registration document as per your request. Further to that your prompt response to this item will highly be appreciated.

Regards

From: Steenkamp (Z)
Sent: 30 May 2016 03:26 PM
To: Haikonda (D)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Dear David,
Can you please attached the full registration document – the founding statement does not indicate the ownership of the company?

Regards,

Zurilea Steenkamp

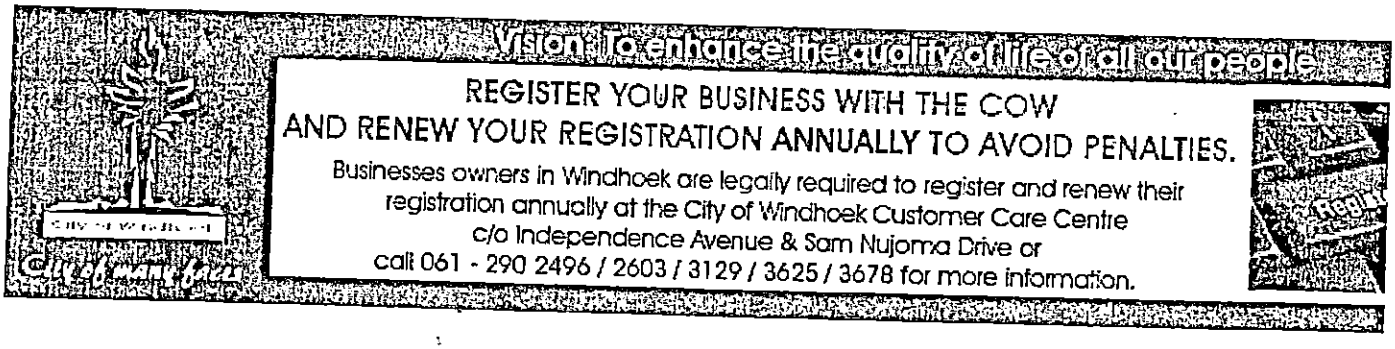
Manager: Economic Development
Department of Economic Development & Environment

City of many faces

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 30 May 2016 02:42 PM

Haikonda (D)

From: Haikonda (D)
Sent: 31 May 2016 14:49
To: Steenkamp (Z)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Thank you

From: Steenkamp (Z)
Sent: 31 May 2016 02:42 PM
To: Haikonda (D)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Please find comments attached.
Thanks,

Zurilea Steenkamp

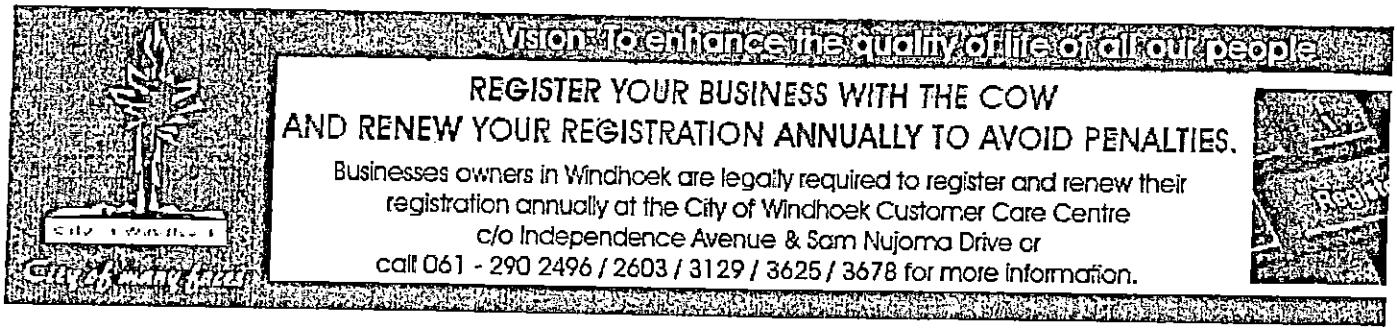
Manager: Economic Development
Department of Economic Development & Environment

City of many faces

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 31 May 2016 09:14 AM
To: Steenkamp (Z)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Good day Ms Steenkamp

Please see the attached full registration document as per your request. Further to that your prompt response to this item will highly be appreciated.

Regards

David Haikonda

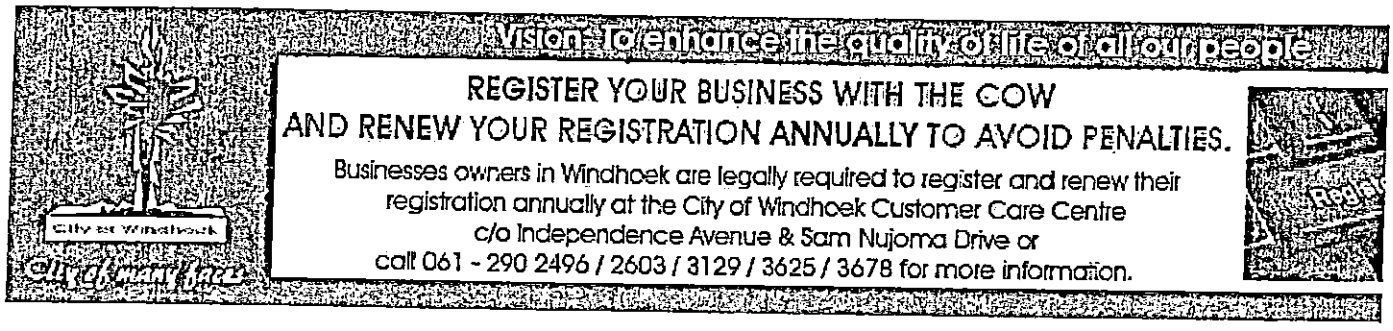
Temporary Clerk: Leaseholds
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 3413
Fax:
Mobile:
E-mail: David.Haikonda@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Steenkamp (Z)
Sent: 30 May 2016 03:26 PM
To: Haikonda (D)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Dear David,
Can you please attached the full registration document – the founding statement does not indicate the ownership of the company?

Regards,

Zurilea Steenkamp

Manager: Economic Development
Department of Economic Development

City of many faces

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks

Haikonda (D)

From: Haikonda (D)
Sent: 31 May 2016 16:17
To: Endjala (V)
Subject: RE: SUSDEV_ERF APP COMMENTS_ERF 331332_KK

Noted Mr Endjala

From: Endjala (V)
Sent: 31 May 2016 04:13 PM
To: Haikonda (D)
Subject: SUSDEV_ERF APP COMMENTS_ERF 331332_KK

Colleague,
Please note the comments in this advisory.
In short the followings are of importance:
-if the previous applicants of the same properties for the same activities as those currently being proposed lodge an objections such objections are to be handled by\ your Department and in particular the Division preparing the submission.
- The comments by other divisions must be taken into account.
Kind regards,

Vernouman Endjala

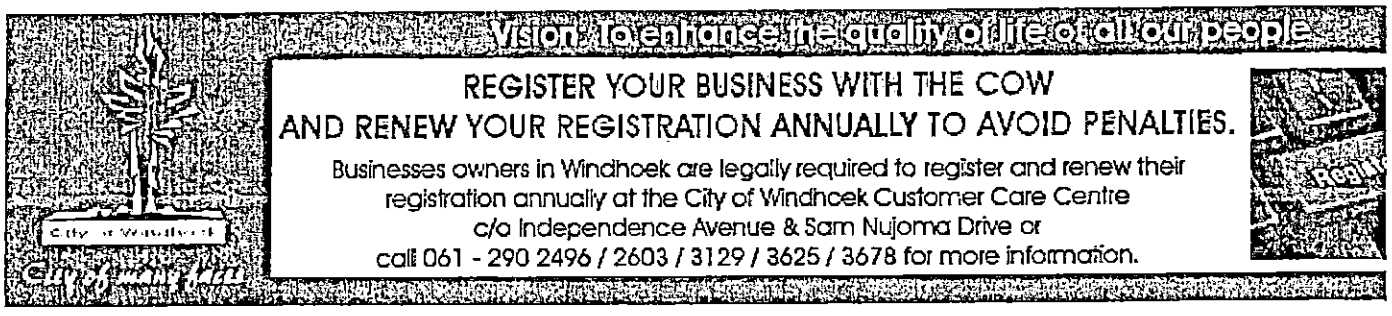
Manager: Sustainable Development
Department of Community Services

City of many faces

Office: +264 61 290 2048
Fax:
Mobile: +264 811403166
E-mail: Vernouman.Endjala@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



Haikonda (D)

From: Haikonda (D)
Sent: 06 June 2016 12:46
To: Steenkamp (Z)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Noted

From: Steenkamp (Z)
Sent: 03 June 2016 03:50 PM
To: Haikonda (D)
Cc: Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Hi David,

Please find additional comments for inclusion under the comments of EDD. Please ignore the previous version.

Thanking you,

City of many faces

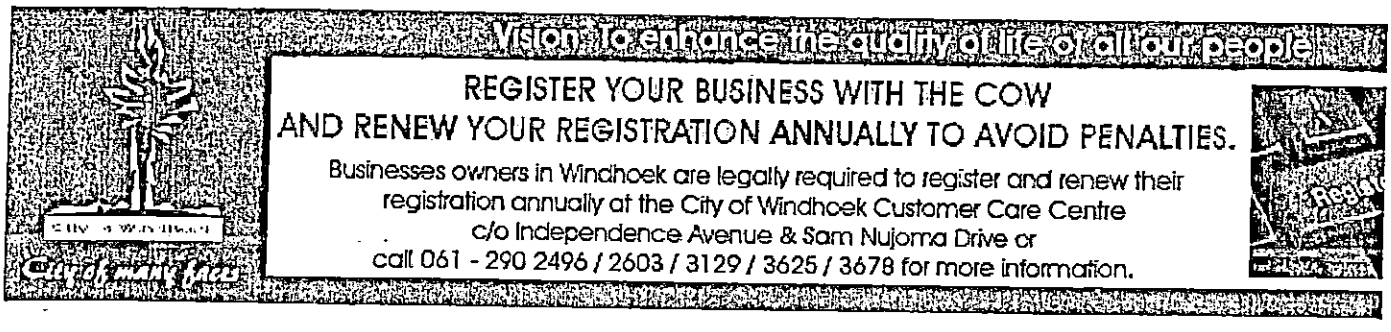
Zurilea Steenkamp

Manager: Economic Development
Department of Economic Development & Environment

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Steenkamp (Z)
Sent: 31 May 2016 02:42 PM
To: Haikonda (D)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Please find comments attached.

Thanks,

From: Haikonda (D)
Sent: 31 May 2016 09:14 AM
To: Steenkamp (Z)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Good day Ms Steenkamp

Please see the attached full registration document as per your request. Further to that your prompt response to this item will highly be appreciated.

Regards

David Haikonda

Temporary Clerk: Leaseholds
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 3413
Fax:
Mobile:
E-mail: David.Haikonda@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Steenkamp (Z)
Sent: 30 May 2016 03:26 PM
To: Haikonda (D)
Subject: RE: 331, 332- KK Barrie P Watson 10-2015

Dear David,
Can you please attached the full registration document – the founding statement does not indicate the ownership of the company?

Regards,

Zurilea Steenkamp

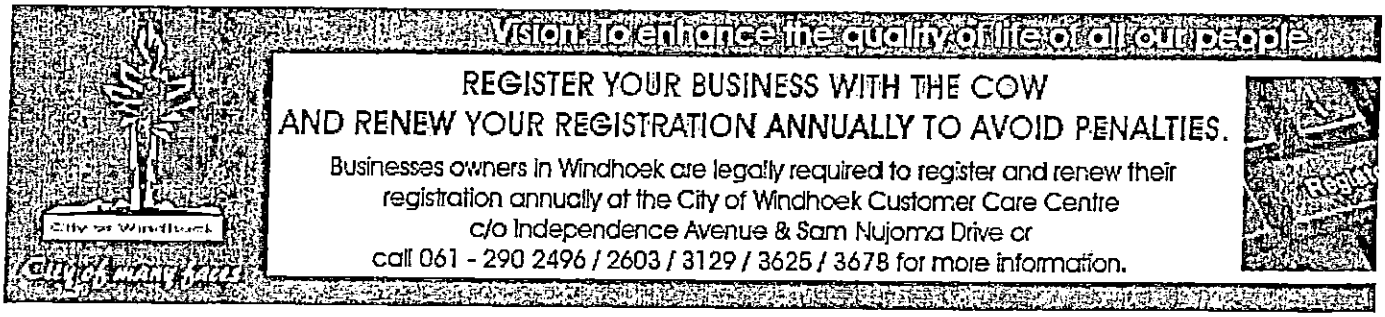
Manager: Economic Development
Department of Economic Development & Environment

City of many faces

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 30 May 2016 02:42 PM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Kalundu (J.K); Kahitu (M.M); Van Der Merwe (C.J)
Cc: Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015
Importance: High

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

David Haikonda

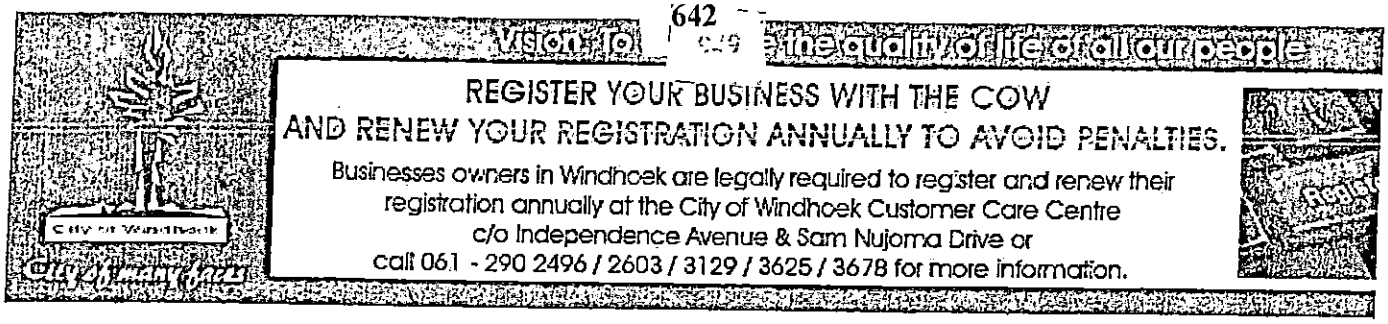
Temporary Clerk: Leaseholds
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 3413
Fax:
Mobile:
E-mail: David.Haikonda@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks



From: Haikonda (D)
Sent: 06 April 2016 08:58 AM
To: Iiyambula (T); Steenkamp (Z); Endjala (V); Van Der Merwe (C.J); Kalundu (J.K); Kahitu (M.M)
Cc: Mundonga (P); Mosimane (G.O)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:47 PM
To: Kahitu (M.M)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

Regards

From: Haikonda (D)
Sent: 18 February 2016 12:30 PM
To: Karongee (M.E); Iiyambula (T); Endjala (V); Steenkamp (Z); Kalundu (J.K)
Cc: Rust (H.J); Mundonga (P); Mosimane (G.O); Iiniko (E.K)
Subject: FW: 331, 332- KK Barrie P Watson 10-2015

Good Day Colleagues

Just a reminder that we are still waiting for your comments on the attached item.

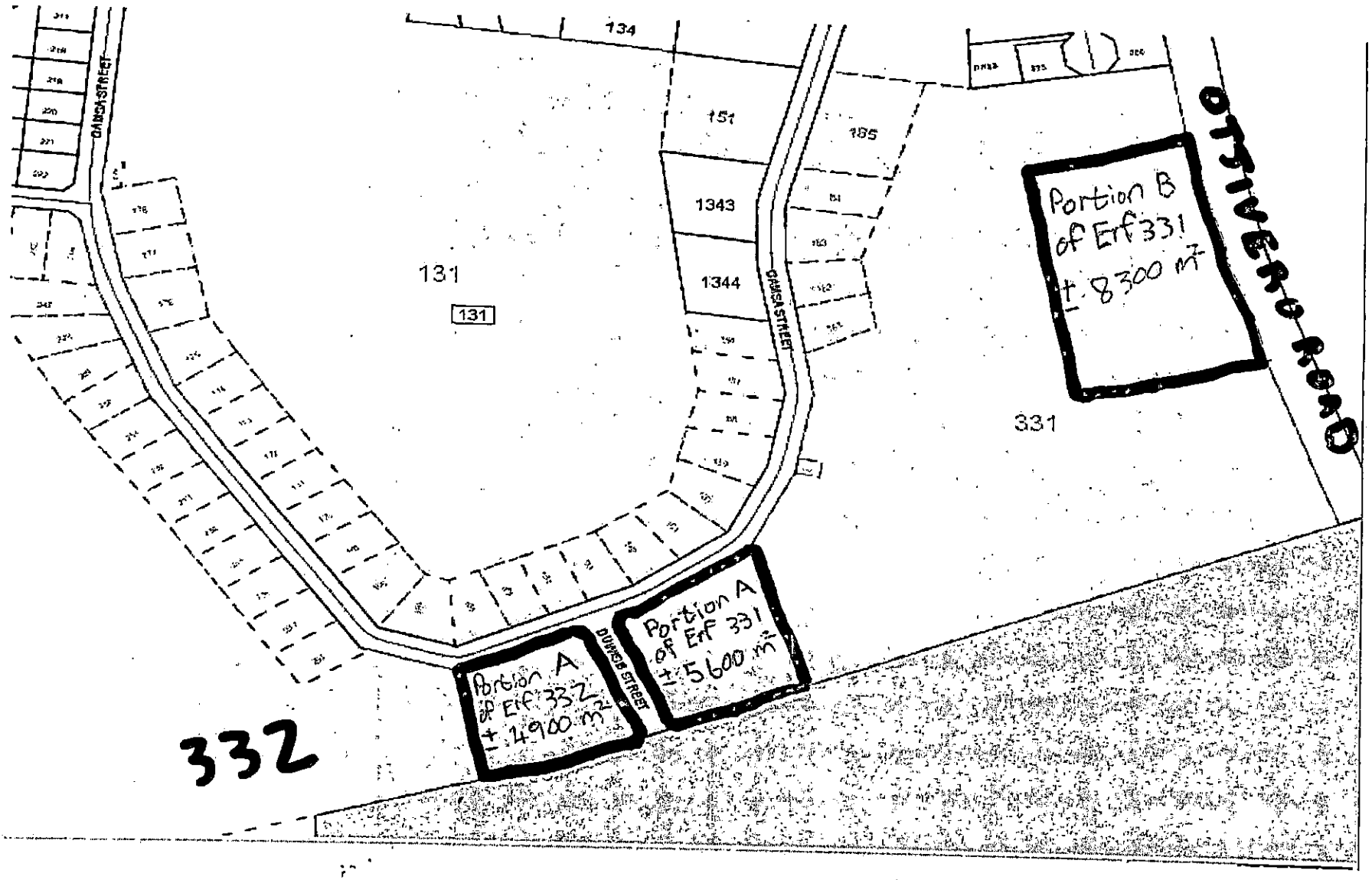
Regards

From: Haikonda (D)
Sent: 18 January 2016 09:42 AM
To: Abrahams (E.D); Kakero (O); Iiyambula (T); Endjala (V)
Cc: Mundonga (P); Iiniko (E.K)
Subject: 331, 332- KK Barrie P Watson 10-2015

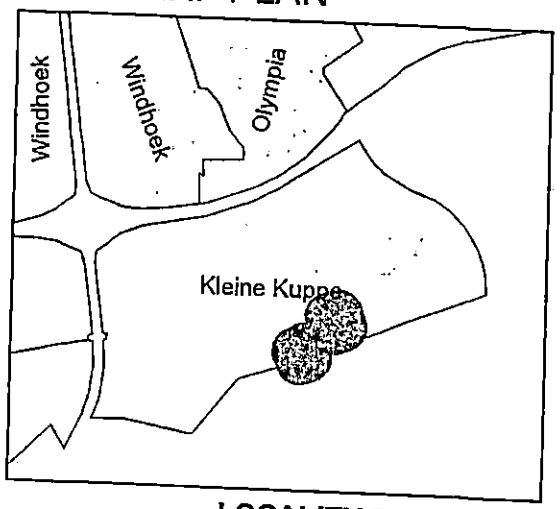
Good Day Colleagues

Just a reminder that we are still waiting for your comm[illegible] 643 [illegible]he attached item.

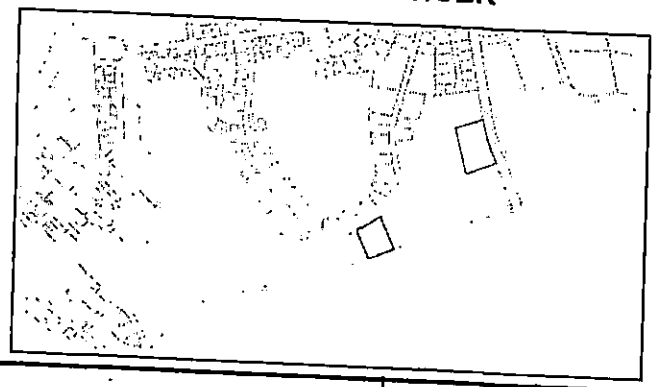
Regards

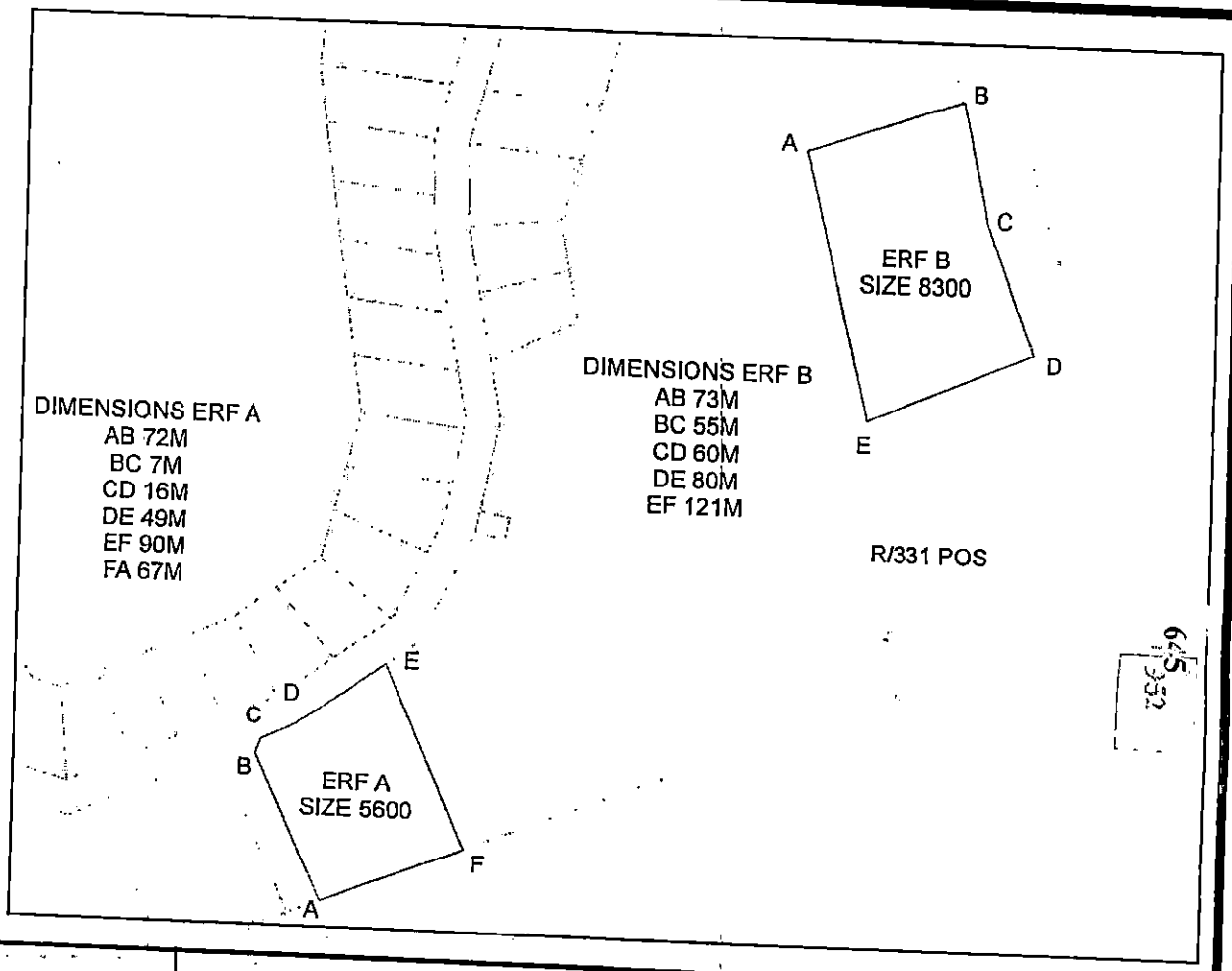

134
151
185
1343
1344
131
131
OAK STREET
OAK STREET
OTTERY ROAD
Portion B
of Erf 331
± 8300 m²
331
Portion A
of Erf 331
± 5600 m²
DUNNES STREET
Portion A
of Erf 332
± 4900 m²
332

ERF PLAN



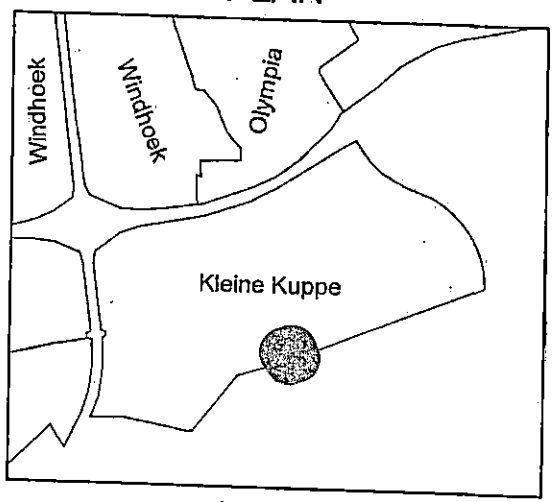
LOCALITY PLAN
CITY OF WINDHOEK



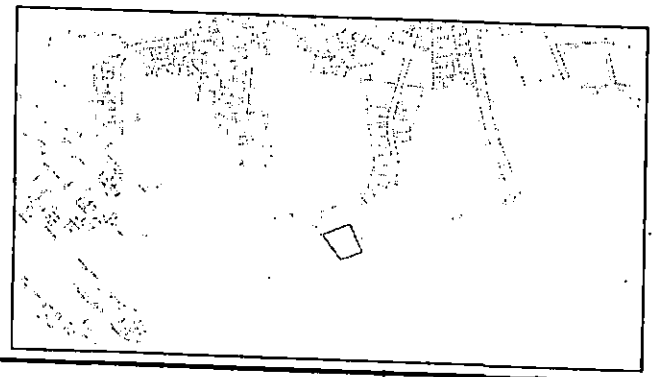


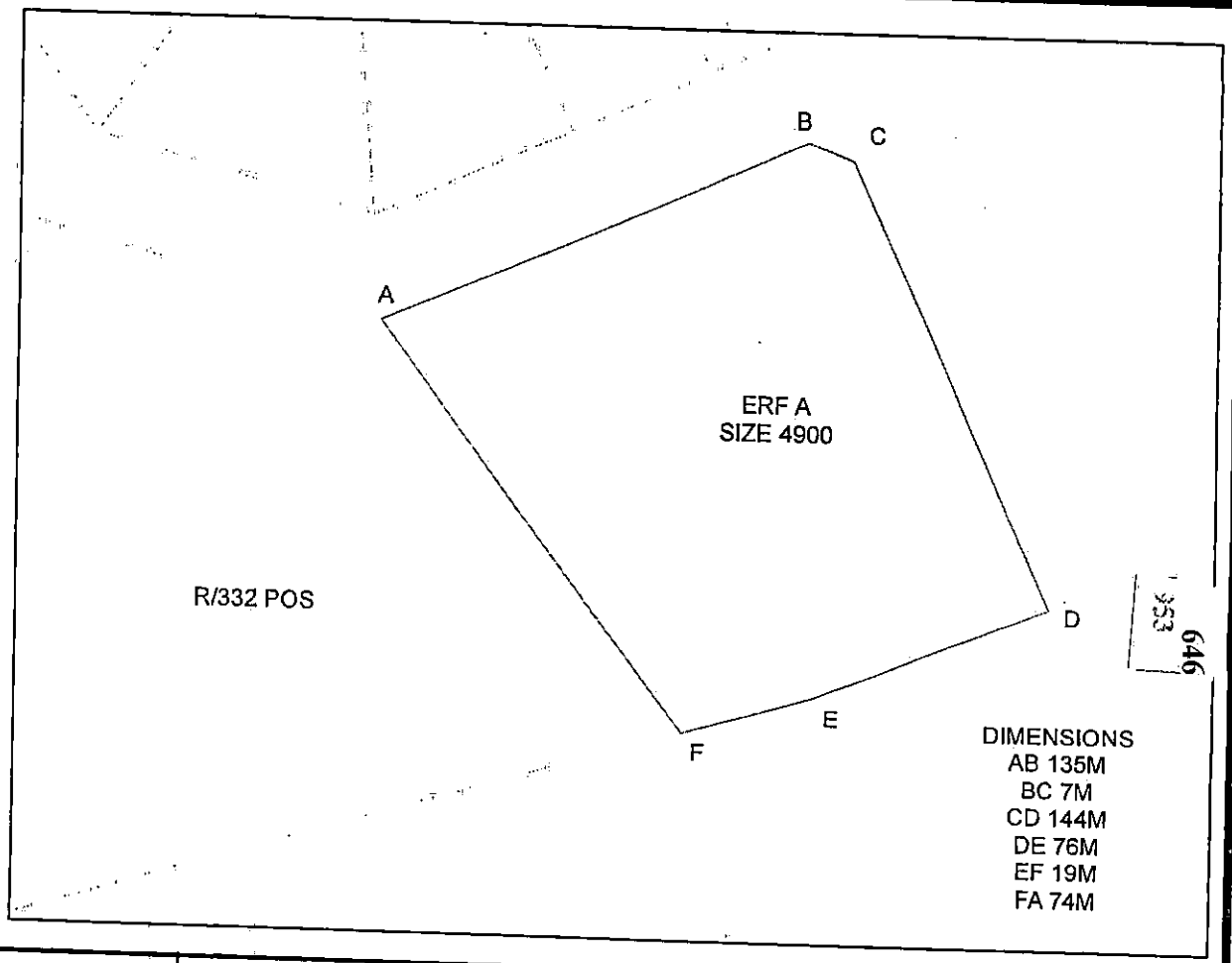
ERF A , STREET: GAMSA STREET ERF B , STREET: OJIVERO STREET		Scale: 1:3000	NETWORK: O:\cad data\GROUPS		
ERF A SIZE 5600 ERF B SIZE 8300			Drawn By: E.NANTANA		
			Checked by: Y.BEUKES		
			Date: FEB 2017	Sheet No.	

ERF PLAN



LOCALITY PLAN
CITY OF WINDHOEK





STREET: GAMSA STREET		Scale: 1:1000	NETWORK: O:\cad data\GROUPS		
			Drawn By: E.NANTANA		
ERF A SIZE 4900			Checked by: Y.BEUKES		
			Date: FEB 2017	Sheet No.	

646(a)

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: E.M. Gende (Ms.)
Tel: (+264+61) 2975175
Fax: (+264+6) 2975305

Our Ref: 14/17/3/W3
Your Ref:

Mr. R Kahimise
Chief Executive Officer
Windhoek Municipality
P. O. Box 59
WINDHOEK

Dear Mr. Kahimise,

SUBJECT: OBJECTIONS TO THE SALE OF ERF 1729 WANAHEDA TO RACCOON INVESTMENT CC

The above matter refers.

Having scrutinised your letters dated 17 September 2018 regarding the objection that was received from Ritta Khiba Planning Consultants cc, it is noticed that the below listed crucial information is not provided.

1. Confirmed Council minutes clearly outlining the Council's comments on the objection raised for the sale of Erf 1729, Wanaheda to Raccoon Investment cc, in terms of Section 63(3)(b)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.
2. A copy of the adverts, and
3. A copy of the objection letter

You are therefore advised to provide the abovementioned information to enable Ministry to consider your request.

Your cooperation in this regard will be highly appreciated.

Yours faithfully,

NGHIDINUA DANIEL E.S. MASWAHIG
EXECUTIVE DIRECTOR

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
17 AUG 2020
PRIVATE BAG 12239
WINDHOEK

CITY OF WINDHOEK
30 SEP 2020
RECEIVED
Department of Human Capital & Corporate Services

All official correspondence must be addressed to the Executive Director

[Municipal Council Minutes: 2013-11-27]

8.4.6 **BRB.4 [PLA] APPLICATION TO PURCHASE ERF 1726, MERSEY STREET, WANAHEDA BY PRIVATE TREATY**
(L/1726/Wan)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the application of Raccoon Investment CC to purchase Erf 1726, Mersey Street, Wanaheda be noted and turned down and that the applicant be informed accordingly.

2 That principle approval be granted to sell a 3 000 m^2 Portion of Erf 1729, Mersey Street, Wanaheda to Raccoon Investment CC on a private treaty basis.

3 That the Strategic Executive: Urban Planning and Property Management, obtain sales conditions and the purchase price, to offer a 3 000 m^2 portion of Erf 1729, Mersey Street, Wanaheda to Raccoon Investment CC whereafter it be submitted to Management Committee/ Council for consideration.

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

RESOLUTION 367/11/2013

[Special Municipal Council Minutes: 2016-12-02]

3.1.7 **ITEM 8.5.7 - BRB.7 [PLA] RESUBMISSION – APPLICATION TO PURCHASE A 3 000 m² PORTION OF ERF 1729, MERSEY STREET, WANAHEDA – RACCOON INVESTMENT**
(L/1729/Wan)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the new comments from the Urban Planning Division be noted.

2 That it be noted that Council per Resolution 367/11/2013, attached as page 1105 to the agenda, already approved the sale of a portion of ± 3 000 m², as indicated on the plan, attached as page 1106 to the agenda, of Erf 1729, Mersey Street, Wanaheda to Raccoon Investment CC.

3 That the ± 3 000 m² portion of Erf 1729, Mersey Street, Wanaheda be sold to Raccoon Investment CC at a purchase price to be determined by the Strategic Executive: Urban Planning and Property Management, subject to the following conditions:

3.1 That it be noted that there is an low voltage underground cable as displayed on the plan, attached as page 1107 to the agenda, running along the applied portion of Erf 1729, Wanaheda in Mersey Street.

3.2 That excavation be done by hand at this area to expose cable, before any machinery can be used, possibly when creating a street entrance or a gate etc.

3.3 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.

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

3.5 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.

3.6 That it be noted that a main sewer line passes through the erf and that a 5 metre wide servitude be surveyed and registered at the applicant's cost.

3.7 That no structure be erected less than 2.5 metres from the main sewer line.

3.8 That it be noted that there is a stormwater course flowing all along the south eastern and southern boundaries of the erf, flowing from the north east into a westerly direction.

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

3.9.1 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 higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or

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

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

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

3.11 That it be noted that the proposed density is required for the calculation of an Urban Arterial Account (UAA) contribution.

3.12 That access not be obtained over the public open space and only be obtained directly from Mersey Street.

3.13 That, if access is provided to more than twenty one (21) units, then a dedicated entrance and a dedicated exit are required with a distance of not less than 12 metre.

3.14 That the portion be closed as a public open space as provided in the Local Authorities Act, 1992 (Act 23 of 1992) and the municipal guidelines for the closure of public open space.

3.15 That the subdivided portion be rezoned from 'public open space' to 'general residential' with a density of 1:100 m^2, subject thereto that in exchange, they identify a public open space in close vicinity and construct a play park or relaxation park.

3.16 That the applicant be responsible for the town planning and cadastral procedures, i.e. subdivision, closure and registrations.

3.17 That the sale be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) as soon as possible after the approval of the Townships Board has been obtained.

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

RESOLUTION 283/12/2016

[Municipal Council Minutes: 2017-06-29]

9.4.5 **BRB.5 [PLA] APPROVAL OF PURCHASE PRICE FOR THE 3 000 m² PORTION OF ERF 1729, WANAHEDA – RACCOON INVESTMENT CC**
(L/1729/Wan)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the 3 000 m² portion of Erf 1729, Mersey Street, Wanaheda be sold to Raccoon Investment CC at a market related purchase price of N$365.00/m² or N$1 095 000.00, as determined by the Strategic Executive: Urban Planning and Property Management.

2 That the town planning and cadastral procedures be for the applicant's account.

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

Financial implications

None

RESOLUTION 123/06/2017

REP[illegible] NAMIBIA CC 2

BUSINESS AND INTELL 652 ROPERTY AUTHORITY - BIPA

CLOSE C(IONS ACT, 1988

(Sections 12, ..., ..., ..., 27, 29, 47 and 60)

(Regulations 2, 3 and 13)

Amended Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2012/6128	

PART A

		Dates of commencement of change
Full name of corporation	RACOON INVESTMENTS CC	*
Previous name of corporation (if applicable)*	N/A	*
Literal translation of name (if applicable)*	N/A	*
Shortened form of name (if applicable)*	N/A	*
Description of principal business*	CONSTRUCTION AND MAINTANANCE, PROPERTY DEVELOPMENT, ASSET MANAGEMENT, IMPORT AND EXPORT, FRANCHISING, MINING, ENERGY AND ENGINEERING, MANAGEMENT AND GENERAL CONSULTANCY SERVICES, FARMING SERVICES, FISHING, GENERAL GOODS AND SERVICES.	*
Date of end of financial year*	END OF JUNE EACH YEAR	*

PART B

Postal address*	PO BOX 25449, WINDHOEK, NAMIBIA.	*
Email address:	racooninvest@gmail.com.	
Address of registered office (not post office box)*	59 PASTEUR STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA.	*
Name and address of accounting officer*	JOHANNES NEPUTA, PO BOX 25449, WINDHOEK, NAMIBIA.	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member SOUTHERN AFRICA INSTITUTE OF BUSINESS ACCOUNTANTS

Membership/Practice No. 701

* See note 2 on page 2

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Change(s) effective from date of registration or upon a later date mentioned

3. Where a person signs on behalf of a member, a power of attorney must be attached.

4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.

5. If no identity document has been issued, a written statement to this effect must be attached.

6. Particulars which do not change should also be furnished.

7. No fee is payable in respect of any changes in particulars under Part B and C.

8. New members must personally sign the form.

9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

10. Particulars to be furnished under PART C.

    (a) Full names and surname. (if juristic person. mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

    (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).

    (c) Size of interest expressed as a percentage.

    (d) Particulars of interest and fair value thereof.

    (e) Residential address

    (f) Postal address.

    (g) Signature of member or representative (where applicable).

NAME OF CORPORATION RACOON INVESTMENTS CC

654

CC 2

REGISTRATION NUMBER	CC/2012/6128

PART C

MEMBERS TWO (2)			Date of Change
Full names and surname		MARTIN DEMUFAWO SHAANIKA	
Identity number or date of birth	(i)	Year 88 Month 07 Day 20 0 0 1 0 1	
Registration number	(ii)		
Percentage of interest		50% Particulars of contribution N$500.00	
Residential address		ERF 1786, YUKON STREET,WANAHEDA,WINDHOEK,NAMIBIA.	
Postal address		PO BOX 61984, WINDHOEK, NAMIBIA.	
Email address:		martinthegeneral@gmail.com	
Signature of member or representative		Shaanika	

Full names and surname		JOHANNES NEPUTA	
Identity number or date of birth	(i)	Year 86 Month 11 Day 28 0 0 1 9 5	
Registration number	(ii)		
Percentage of interest		50% Particulars of contribution N$500	
Residential address		ERF 741, DIMO HAMAAMBO, ACADEMIA. WINDHOEK, NAMIBIA.	
Postal address		PO BOX 24449, WINDHOEK, NAMIBIA.	
Email address:		mneputa@yahoo.com	
Signature of member or representative		Neputa	

Witness Signature _____ Date of signature 23/07/2020

Full names JOHANESS NKANDI MARTIN

Residential address ERF 1786, YUKON STREET, WANAHEDA, WINDHOEK, NAMIBIA.

Business address ERF 1786, YUKON STREET, WANAHEDA, WINDHOEK, NAMIBIA.

Postal address PO BOX 61984,WINDHOEK, NAMIBIA.

Email address: nkandihon@gmail.com

655

NAME OF CORPORATION **RACOON INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2012/6128**

PART C

Date of Change

MEMBERS **TWO (2)**

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address:

Signature of member or representative

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address:

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

Email address:

NAME OF CORPORATION RACOON INV 656 TS CC

REGISTRATION NUMBER	CC/2012/6128

PART C

Date of Change

MEMBERS TWO (2)

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

Email address

657

NAME OF CORPORATION **RACOON INVESTMENTS CC**

REGISTRATION NUMBER	CC/2012/6128

PART C

Date of Change

MEMBERS **TWO (2)**

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Full names and surname

Identity number or date of birth (i) Year Month Day

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

Email address

658

NAME OF CORPORATION **RACOON INVESTMENTS CC**

REGISTRATION NUMBER	CC/2012/6128

PART C

Date of Change

MEMBERS **TWO (2)**

Full names and surname

Year Month Day

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Full names and surname

Year Month Day

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest Particulars of contribution

Residential address

Postal address

Email address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

Email address

CC 2

659

NAME OF CORPORATION **RACOON INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2012/6128**

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
JOB SHIPULULO AMUPANDA	8 7 0 8 2 8 0 0 7 0 3	

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature _____ Date of signature 25/07/2013

Full names **JOHANESS NKANDI MARTIN**

Residential address **ERF 1786, YUKON STREET, WANAHEDA, WINDHOEK, NAMIBIA.**

Business address **ERF 1786, YUKON STREET, WANAHEDA, WINDHOEK, NAMIBIA.**

Postal address **PO BOX 61984,WINDHOEK, NAMIBIA.**

Email address **nkandihon@gmail.com**

FOR OFFICE USE

Amended Founding Statement registered

_____

Registrar of Close Corporations

_____

Date

Data Processing

Classification _____

Recorded

Initials and date _____

N$60.00 fee payable in terms of the Act and as set out in the regulations

City of many faces

City of Windhoek

Vision: To enhance the quality of life of all our people

Notice No. 69/2014

PUBLIC NOTICE

ALLOCATION OF VARIOUS ERVEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2)(3) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992

The City of Windhoek intends to sell or lease erven or portions thereof as indicated in the table below, by way of private treaty in terms of Section 63(2)(3) of the Local Authorities Act, Act 23 of 1992.

Maps with all the relevant information with respect to the Erven or portions thereof are available free of charge at the Customer Care Centre, Reverend Michael Scott Street for inspection.

All interested parties are called upon to lodge their written objections in a sealed envelope in the GLASS BOX indicating "OBJECTIONS TO THE SALE OR LEASE OF VARIOUS ERVEN, NOTICE NO. 69/2014" by no later than 21 July 2014. The objections will be removed on 21 July 2014 at 11:00.

Erf	Township	Size	Street	Zoning	Council Resolution	Purchaser/Lessee
Sale of Erf 1555	Otjomuise	324m²	Akureyri Street	Residential	138/06/2014	Ms. L Kamaundju
Sale of a Portion of Erf 2461	Katutura	27 243m²	Bondel Street	Undetermined	267/09/2013	Otjomuise Hospital (Pty) Ltd
Lease of a Portion of Erf 6242 and a Portion of sidewalk along Heliodoor Street	Windhoek	3 389m² and 175m²	Heliodoor Street	Public Open Space and Street	137/06/2014	Namibia Oncology Centre
Sale of a Portion of Robert Mugabe Avenue and Erf 7768	Windhoek	2 287m² and 958m²	Robert Mugabe Avenue	Street	92/04/2014	National Planning Commission
Sale of Erf 833	Katutura	382m²	Klaagliedere Street	Residential	63/03/2014	St John Apostolic Healing Mission of Namibia
Sale of Erf 1729	Wanaheda	28 221m²	Cnr of Tugela and Mersey Street	Public Open Space	367/11/2013	Raccoon Investments CC

Issued by:
Office of the Chief Executive Officer
Corporate Communications, Marketing, Tourism and Customer Care
Tel: +264 61 290 2365 / 2044
Fax: +264 61 290 2344
E-mail: communication@windhoekcc.org.na

Enquiries:
Department of Urban Planning and Property Management
Ms. Reney Gaeses
Clerk: Property Administration
Tel: +264 61 290 2688
Email: Reney.Gaeses@windhoekcc.org.na

Ms. Inna Cloete
Clerk: Sales & Administration
Tel: +264 61 290 2358
Email: Inna.Cloete@windhoekcc.org.na

The Namibian 7 May

RITTA KHIBA PLANNING CONSULTANTS cc

P O Box 22543, WINDHOEK, JENNER STREET, WINDHOEK WEST
Tel: (061) 225062, Cell: 081 250 5559, Fax: (061) 213158 / 088614935
EMAIL ADDRESS:rkhiba@gmail.com

L/1729/WAN 7 July 2014

Office of the Chief Executive Officer
Corporate Communications, Marketing, Tourism and Customer Care
P O Box 59
Windhoek

Dear Sir/Madam,

RE: OBJECTIONS TO THE SALE OR LEASE OF VARIOUS ERVEN, NOTICE NO. 69/2014

Your notice regarding the objections to the sale of various erven in the Namibian Newspaper dated 30 June 2014 bears reference.

This letter serve as an objection to the sale of Erf 1729 Wanaheda at the corner of Tugela and Mersey Street, reserved as 'public open space' as per Council Resolution No. 367/11/2013 to Raccoon Investments cc.

Attached to this objection letter is the appeal dated 26 June 2013 submitted to your office before the sale was advertised in the newspaper.

Yours truly,

.....
RITTA KHIBA
PRINCIPAL MEMBER

File.

RITTA KHIBA PLANNING CONSULTANTS cc

P O Box 22543, WINDHOEK, JENNER STREET, WINDHOEK WEST
Tel: (061) 225062, Cell: 081 250 5559, Fax: (061) 213158 / 088614935
EMAIL ADDRESS:rkhiba@gmail.com

L/1729/WAN

26 June 2014

The Chief Executive Officer
P O Box 59
Windhoek

Attention: Mr. Taapopi

Dear Sir,

RE: APPEAL TO THE SALE OF A PORTION OF ERF 1729 WANAHEDA TO MESSRS. RACCOON INVESTMENTS CC.

An application was submitted to the City of Windhoek for the purchase of a portion of Erf 1729 Wanaheda to construct a new sectional title scheme by Messrs. Landtech Namibia for Mr. Indileni Kandele, their client.

After an assessment on the availability of a Portion of Erf 1729 Wanaheda, the City of Windhoek resolved that the erf not be sold as it has been earmarked and reserved for a neighborhood park and play park.

While still in the process of negotiation an application was made to the City of Windhoek by Messrs. Raccoon Investments Cc for the purchase of Erf 1726 Wanaheda. This erf is located west of Erf 1729 and much further away from the portion applied for by Landtech Namibia.

Messrs. Landtech Namibia in the application letter dated 12 Aprill 2012 stipulated their intention in terms of developing the portion of Erf 1729 Wanaheda which is currently still an open space located in Tugela Street, Wanaheda. The portion being sought is approximately 6220.34 m² in extent.

However, when the application was presented to Council, it was resolved that the application be turned down and the Portion be offered for sale to Raccoon Investments CC on private treaty.

This applicant Messrs. Raccoon Investment never applied for Erf 1729 Wanaheda however he applied for Erf 1629 Wanaheda (see attached plan). How the erf Mr. Indileni Kandele via Landtech Namibia applied was allocated to a different applicant without them applying for it is in - explainable. Acknowledgement is given to the City of Windhoek in the allocation of land by different means as it is its prerogative to do so and to whomever they deem fit but when injustice treatment prevail in the recommendation of such application for approval to Council representing an *'answer deferred, makes the heart sick'*.

There were about three applications on Erf 1729 Wanaheda excluding Messrs. Raccoon Investment cc according to the research done. It seems as if all the other applicants were not given the opportunity who rightfully applied for Erf 1729 Wanaheda but the one that did not apply but who applied for Erf 1629 Wanaheda got the upper hand in the allocation to purchase Erf 1729 Wanaheda.

This letter serve as an appeal to the sale of Erf 1729 Wanaheda as per Council Resolution No. 367/11/2013 to Messrs. Raccoon Investment cc. The intention to sell Erf 1729 Wanaheda was not advertised for objection after Council recommended the sale thereof as per the Local Authorities Act, 23 of 1992.

The premise of the appeal is to give all applicants a fair consideration in the sale of Erf 1729 Wanaheda and allow Mr. Raccoon Investment cc the opportunity to purchase Erf 1629 Wanaheda that he applied for if the erf is suitable for that purposes.

Attached to this letter are copies of documents that were received and submitted to the Department of Urban Planning and Property Management for your perusal and re-consideration:

1. Letter from the Department of Planning and Property Management.
2. Council Resolution No. 367/11/2013.
3. Plan Indicating Erf 1729 Wanaheda.
4. Proposed subdivision plan indicating the area in question.
5. Copy of the application submitted by Landtech Namibia on behalf of Mr. Indileni Kandele.

It is against this background that a humbly request is made to Council to review and re-consider this application and assess all the applications in terms of what the applicants offer to develop the area for a housing scheme but also allowing the communities to benefit from the same area the city intended for the usage of a neighbourhood park and a playpark.

Thanking you in advance.

Yours sincerely,

.....

RITTA KHIBA
PRINCIPAL MEMBER

LANDTECH CONSULTANCY SERVICES

LANDTECH Namibia
P.O.BOX 2988
Windhoek
Cell: +264811299730
Fax: 0886 25485
Email: landtech@mweb.com.na

Chief Executive Officer
City of Windhoek:
Property Management
Box 59
WINDHOEK

12 October 2011

Dear Sir/Madam

Re: APPLICATION TO PURCHASE A PORTION OF ERF 1729 WANAHEDA (P.O.S), FOR THE PURPOSE OF A NEW SECTIONAL TITLE DEVELOPMENT SCHEME.

Introduction

The applicant **Mr. Indileni Kandele** of **erf 1502** is interested in acquiring land, for the purpose of developing a sectional title scheme development project, which will achieve the provision of providing additional residences/accommodation to the Wanaheda Township.

The recognized area is known as **Public Open Space - Erf 1729 Wanaheda** which is located around the following Streets namely; Mersey, Tugela and Otjimuise Road. The applicant/developer (Mr. I. Kandele) has thus identified the **Northern area** of this Erf as an **opportunity** and found suitableness to fit the needs of constructing a middle class Sectional title scheme on the smaller proposed subdivided portion of the overall erf. This proposed new subdivided portion will be surrounded by only 5 occupied/owned stands/dwellings.

The Residence Owners being;

1. Martin Lumba, Erf 1503
2. Indileni Kandele, Erf 1502
3. Josef Kambonde, Erf 1497
4. G. Gaugorob, Erf 1498

Of the above names the applicant (Mr. I. Kandele) forms part of the residential owners. Of which none of the enlisted owners submitted **any objections** for this proposed development **(see attached annexure 2.1, 2.2, 2.3 & 2.4).** The applicant developer has also noted that the Wanaheda Township does not have any such scheme in a radius of 500m which would certainly not affect congestions of traffic flow or area densities.

THE APPLICANTS DEVELOPMENT PROPOSAL: "Follows the Bases Below"

Special Project Status

Local Authorities may sell immovable property either by private treaty in terms of Section 30(1)(t) or by advertisement in terms of Section 63(2) of the Local Authorities Act (Act 23 of 1992).

The applicant reads and extract that the intention of the policy is **"to allow developers to acquire municipal land through private treaty in terms of section 30(1)(t) of the Local Authorities Act 23 of 1992", without calling for tenders or auction.**

Outline of the Project

The creation & sale of the respective new proposed Portion would promote this new development in curbing a rather acute shortage of housing primarily because of lack of developable land or serviced stands and attaining the Applicants innovation of putting vacant land in good use.

The overall Erf 1729 Wanaheda attains the following description; **Public open space** and suitable and favorable to Parks and hilltops. While the applicant's intention serves to subdivide a **lesser portion** that would still enable the above

named description to exists as a remainder will still be suitable for the use of a Park/hilltop/view point.

In actual sense the Applicant/developer has found **further realism** and wishes to propose attributions for the City of Windhoek in developing a Park & View Point to the Applicant/developer costs to the standard and wishes of the City council. (See all **attached concept layouts** Annexure 3.).

In-consideration

The applicant acknowledges the huge challenge the City of Windhoek barriers in, where the release of land does not efficiently meat the current demand/supply of residential erven's. It is thus the applicants enthusiastic response and ovation to have identified this portion and create the plea for the acquisition of the subject Portion in good faith that would construe a sustainable developing, accommodative and economic beneficial City.

Application

Application is hereby made in creating & purchasing a Portion of Erf 1729 Wanaheda for the purpose of a Sectional Title scheme - in terms of Section 30(1)(t) of the Local Authorities Act (Act 23 of 1992).

Proposed Subdivision of Portion X = 6 220.34 square meters of land
Remainder Erf 1729 Wanaheda = 22 001.66 square meters of land
= 28 222.00 square meters of land

The following documentation is attached in support of the application.

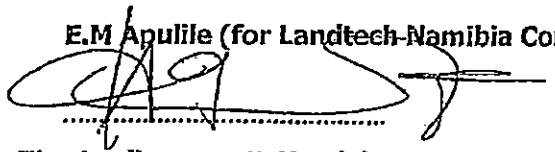
- Locality Plan, Proposed Development and neighbors' consensus
- Copy of the applicant Identification and Title Deeds

I trust that the application would be considered, with the necessary compassion and developmental spirit.

Yours faithfully

.....

E.M Apulile (for Landtech-Namibia Consulting Services cc)



.....

The Applicant: **I. Kandele**

Copy: The Mayor

Office of the Chief Executive

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2493 · Tel. (+264) 61 290 2622 ·

ENQ:	Mr R R van Rooi	**PHONE:**	290-2068
DATE:	19 March 2012	**OUR REF:**	L/1729/WAN

Mr EM Apulile
Landtech Namibia
Box 2988
WINDHOEK

Dear Apulile

APPLICATION TO PURCHASE A PORTION OF ERF 1729 WANAHEDA FOR THE PURPOSE OF A NEW SECTIONAL TITLE SCHEME

Previous correspondence regarding the above refers.

We refer to your application dated 12 October 2011 to purchase a portion of Erf 1729, Wanaheda for consolidation with Erf 1502, Wanaheda with the intention develop a sectional title scheme. Further we refer to our letters dated 15 October 2011 and 2nd November 2010 of which copies is attached for ease of reference.

In light of the attached letters we reiterate that Public Opens Space Erf 1729, Wanaheda can not be sold as it is reserved for a neighbourhood park and future play parks with benches, trees and should maintain its natural character in terms of Council Resolution. A copy is attached for your perusal.

Given the above reasons we regret to inform you that your application to purchase the applied portion can not be entertained by the City. We trust that you find the above in order.

Thank you for your interest to obtain land from the City.

Yours faithfully

Mr E S Shipiki
MANAGER: PROPERTY MANAGEMENT

LANDTECH CONSULTANCY SERVICES

LANDTECH Namibia
P.O.BOX 2988
Windhoek
Cell: +264811299730
Fax: 0886 25485
Email: landtech@mweb.com.na

12 April 2012
Manager: Property Management
80 Independence Avenue
Box 59
Windhoek, Namibia

CITY OF WINDHOEK
DEPARTMENT OF PLANNING
URBANISATION & ENVIRONMENT
12 -04- 2012
MANAGER:
PROPERTY MANAGEMENT

Dear Mr E. S. Shipiki

RE: APEAL ON APPLICATION TO PURCHASE A PORTION OF ERF 1729 WANAHEDA FOR THE PURPOSE OF A NEW SECTIONAL TITLE SCHEME

Your letter dated 19 March 2012 bears reference.

This letter is to express an appeal on behalf of our client; Indileni Kandele (the Developer), in purchasing a portion of the Public Open Space Erf 1729 Wanaheda located at: Tugela street, Wanaheda with the proposed subdivided extent of 6220.34sqaure meters of land.

We acknowledge that the proposed area (Open Space Erf 1729) is being reserved for a neighborhood park and play park with benches, trees and that the council as per their resolution wish for it to maintain its natural character in terms of the council resolution. What we propose is for council to avail 75% (see annexed proposed layout) of the area available for development as this project will create project employment to a significant number of civil servants and contribute to the social upliftment of our city resultant of the following:

1. We will construct the neighborhood park and play park with benches on the remainder of the Erf (25% of the proposed portion X of Erf 1729) at our own cost, adding additional value to the spending budget of the municipality.

2. In addition to the above noted the project will also entrust itself with the responsibility of maintaining the neighborhood park, play park with benches and trees until the municipality see fit.

3. The realization of our project will not only create project employment but will also create full time employment for the personnel whom will be entrusted to maintain and manage the property. In addition the project will provide affordable and secure affordable residential space to society which is a beneficial factor towards the socio - economic well - being of our City and Country as a whole.

4. The park will be ideally suited to cater for the children of our tenants and the rest of the neighborhood alike, see attached proposed layout arrangement.

5. The City of Windhoek Municipality would thus also benefit for further development via the rates & taxes, water & electricity, sewerage services, waste management, etc that the body corporate will pay once the project is fully operational.

6. The tenants residing on the property will also contribute indirectly to the economic well – being of our country in the sense that they would opt to procure the goods and services from the businesses operating in the surrounding area.

7. The ease of traffic flow congestion can be well accommodated by the City of Windhoek Municipality via the / or alternative routes which will serve as entrance and exit points namely:

   - Tugela Street
   - Mercy Street

In conclusion we wish to applaud the City of Windhoek council for being a council that is spear – headed via the intrigued principles of innovation, land development, employment creation, and most of all consideration towards positive initiatives of this nature.

Thank you for taking the time to consider this appeal. We look forward to a prompt and favorable response.

Respectfully submitted

.....

E.M Apulile (for Landtech Namibia Consulting Services cc)

.....

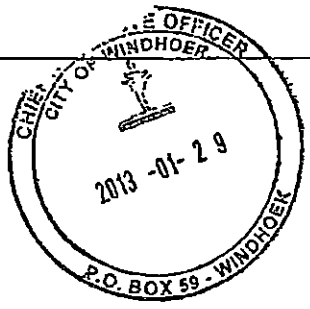
The Applicant: I. Kandele

Copy: The Mayor

LAND TECH
P.O. Box 2988 Windhoek
landtech@mweb.com.na
Cell: 0811299730
Fax: 088625485

RACCOON INVESTMENT cc
COME ALONG
Reg no: CC/2012/6128

PO Box 25449, Windhoek
18 Harvey Street Windhoek West
Cell. 0812936571
Email. Racooninvest@gmail.com



January 29 2013

Mr. Niilo Taapopi
The Chief Executive Officer
City of Windhoek
Windhoek

Dear Mr. Taapopi

Re: Purchase Application for Erf 1726, Wanaheda, by Private Treaty from the City

I write this application on behalf of Racoon Investment cc, an SME owned by three youth from previously disadvantaged section of the Namibian society.

Location and Zoning

The Erf concerned, Erf 1726, is located in the Township of Wanaheda in Mersey Street. Our research informs us that the Erf has been there and remained undeveloped for more than 30 years. Its current zoning status is public open spaces albeit located at the middle of residential areas hence this proposal for residential development. For clear view on the location and zoning see the attached location and zoning documents.

Conceptual Framework

That housing in Namibia in general and in Windhoek particular a problem may be an understatement. Housing has gone beyond being a problem. It is now and about to graduate from being a crisis. 23 years after independence, the Housing situation has not improved. Government has very well defined housing as one of its areas of priority right after independence. It went as far as recognising Housing as a Human Right. As such, this logic led to the establishment of the National Housing Policy, the establishment of the National Housing Enterprise (NHE) and programs such as the Build Together Program (BTP).

Despite these noble deeds, Housing in Namibia and in Windhoek in Particular remains a problem (a crisis as said earlier). That government alone cannot address the housing crisis is an acknowledged fact. It is in that vein that the Private Sector, such as Racoon Investments cc, is expected to come up with innovative ways to meet government half way in addressing the housing crisis.

Proposed Housing Development

We propose to construct affordable flats at this Erf to be made available upon completion to for Windhoek Residents in dire need of housing. The above also entails that application is also made for a change in land use right to make way for the proposed housing development.

1196

RACCOON INVESTMENT CC
COME ALONG

Reg no: CC/2012/128

PO Box 25449, Windhoek
18 Harvey Street Windhoek West
Cell. 0812936571
Email. Racooninvest@gmail.com

As stated before, we propose to purchase the Erf for this housing development, through Private Treaty, considering that the option of auction and tender with its higher prices will have us relegated to the dustbin of the condemned for we will not be able to afford, as youth from previously disadvantaged community, due to its expensive plots and sale to the highest bidder. Although we are innovative and with entrepreneurship drive, it is impossible for us to be a highest bidder under the current circumstances. We know that the caring authority of the City is able to understand and sympathise with the financial circumstances we find ourselves.

The proposed housing is not only affordable, compared to other already built houses that are expensive for ordinary Namibians; it is also the preferred type of accommodation by the majority of youth who are entering the job market and those starting their small businesses.

Our Business model is not only to benefit ourselves, our extended families and contributing to abating the housing crisis. We plan to use the returns (profit) from this exercise to provide sporting and leisure facilities for the youth and children in Wanahenda. These facilities are to be developed at Erf 1729, also in Wanahenda also zoned as public open space.

We are available to provide information as the City may require, during this process and at the time of its convenience. We are ready, committed; possess the technical and all necessary skills to drive this proposed housing development.

We are positive that the City will assist us in making our dreams, those of the City and those of needing and deserving Namibia, come to fruition.

We are looking forward hearing from the City on the prospects of purchasing the Erf 1726 to make way for the proposed housing development.

Yours in Innovation and Entrepreneurship

Job Shipululo Amupanda
Executive Chairman
Racoon Investment CC

Racoon Investments cc
P. O. Box 25449
Windhoek
14 March 2014

Urban Planner: Urban Planning Division
Department of Urban Planning & Property Management
City of Windhoek
P O Box 59
Windhoek
ATT: Browny Mutrifa

SUBJECT: SUBDIVISION OF ERF 1729, MERSEY STREET, WANAHEDA INTO PORTION A AND REMAINDER OF ERF 1729

INTRODUCTION

Council at its meeting on 27th of November 2013 and resolved as per Council Resolution No. 367/11/2013, that principle approval be granted to sell a 3000m² portion of Erf 1729, Mersey street, Wanaheda to Racoon Investments cc on a private treaty basis.

It's in light of the above that, we are applying for the subdivision of Erf 1729 Mersey street, Wanaheda into Portion A (3000m²) and Remainder.

LOCATION AND ZONING

Erf 1729 is located in Mersey Street in a relative older area of Wanaheda. Erf 1729 is zoned 'public open space'. Erf 1729, Mersey Street, Wanaheda is 28221m² in extent

MINIMUM CONDITIONS

The existing conditions registered against Erf 1729, Wanaheda be cancelled and replaced with the standard conditions, excluding a minimum building value, to be registered against the subdivided or newly created Erf.

STATUTORY REQUIREMENTS

The Windhoek Town Planning Scheme Section 30 (i) states that "no subdivision of any land shall be made without the consent of the Council, hence this application for the proposed subdivision of Erf 1729, Mersey Street, Wanaheda into Portion A and Remainder in order to comply with the Windhoek Town Planning scheme requirement.

MOTIVATION

The newly created Portion A would be used for dwelling units/flats development once the subdivision of Erf 1729 into Portion A and Remainder as well as rezoning of Portion A is approved. However, the number of units will be determined by the density that Council would approve. The City is experiencing shortage of affordable houses especially among the low to middle income group. It's with this sentiment in mind that we wish to develop about 30 units after the rezoning has been completed. The proposed subdivision has no detrimental impact on the environment and surrounding properties.

Application is therewith made for;

Subdivision of Erf 1729, into Porion A and Remainder, Mersey Street, Wanaheda.

I trust that my application would receive your favourable consideration.

Yours truly,

JOHANNES NEPUTA

Proposed Subdivision
of:
Erf 1729 Wanaheda (P.O.S)

ANNEXTURE:

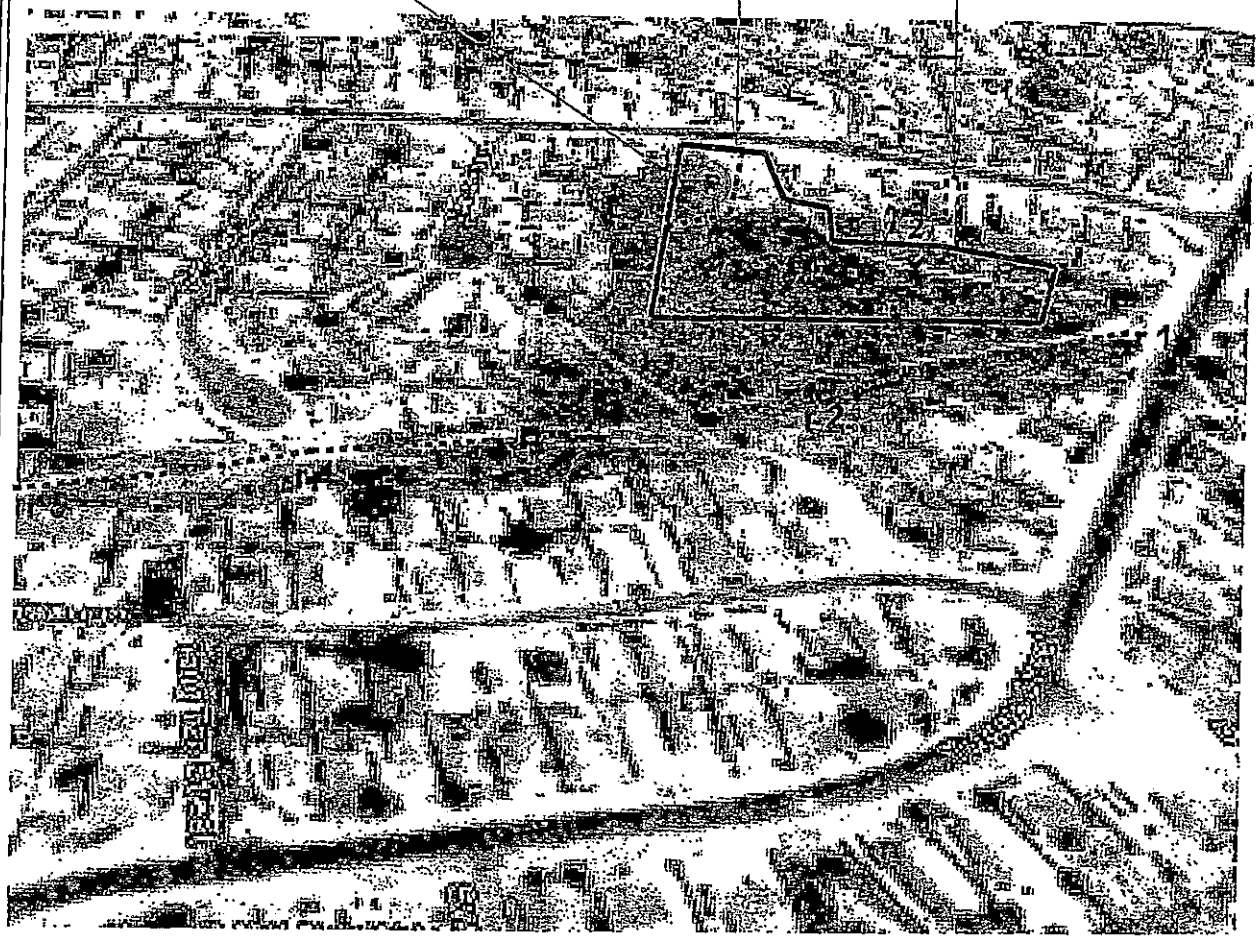
Arial View (WEST TO EAST VIEW)

T N
Not to Scale

Location of:
Proposed Play Park

Main Entrance From:
Mercy Street

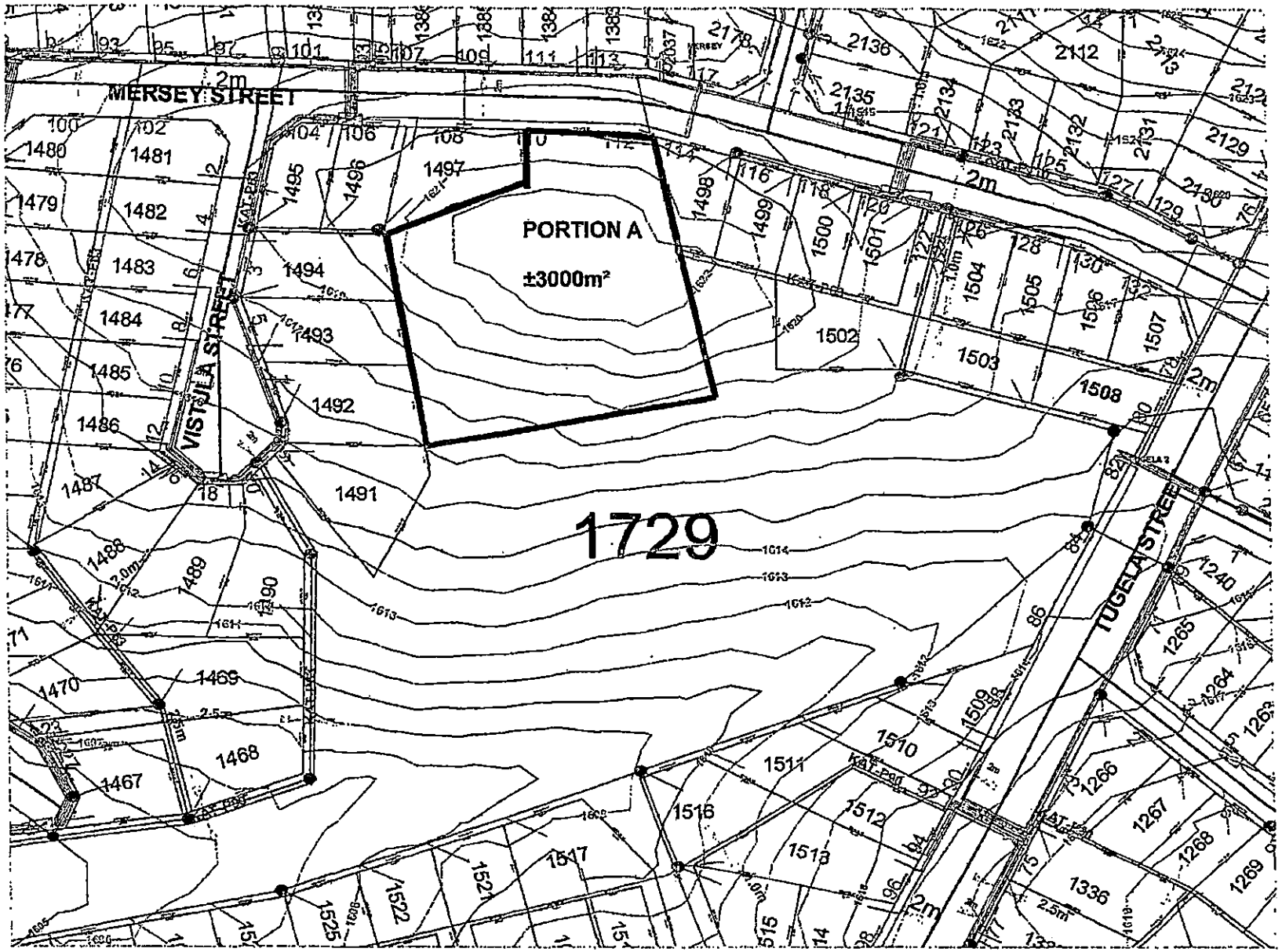
Panhandel
Erf 1502/Applicant



Note:
The line r1 to r5 dipicts the approximate position of a natural water flow, which will be surveyed for engineering design Purposes.

LandTech

SUBDIVISION OF ERF 1729, MERSEY STREET, WANAHEDA INTO PORTION A AND REMAINDER



673

Received 21/07/22 15:54 by Oct

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

SUBMISSION: 21 JUL 2022

Rezoning of Erf Re/5546, No. 12 Lessing Street from 'Residential' with a density of 1:900 to 'Hospitality' ~~to~~ (Guesthouse)

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	✓
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	N/A
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	✓
	E) **Parking Layout**	✓
3	**Conditions to be registered** *(if applicable)*	N/A
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	✓
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	N/A
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	N/A
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	N/A
8	**A) Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	✓
	B) Copy of Company Resolution *(if registered in the name of a Company)*	N/A
9	**Copy of Title Deed or Certificate of Registered Title**	✓
10	**Conditions of Establishment** attached to all copies *(if applicable)*	N/A
11	**Copy of Erf diagram at time of application**	✓
12	**Proof of Payment of CoW submission Fee**	✓
13	**Credit Clearance Certificate**	✓

Electronic copy – *date requested:*			**Sent**
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

674

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: WHK/Re/5546

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

20 July 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

REZONING OF THE REMAINDER OF ERF 5546, (NO 8 & 12 LESSING STREET), WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m² TO HOSPITALITY (FOR A GUEST HOUSE – 7 ROOMS) AND CONSENT TO USE ERF RE/5546, WINDHOEK IN ACCORDANCE WITH THE PROPOSED ZONING

On behalf of the owner of Erf Re/5546, Windhoek (Farm Hebron Investments CC) application is herewith made for:

- Rezoning of the Remainder of Erf 5546, Windhoek from Residential with a density of 1:900m² to Hospitality for an accommodation establishment (Guest House – 7 rooms)

- Consent to use Erf Re/5546, Windhoek in accordance with the proposed zoning while the rezoning is in process

Power of Attorney from the owner is attached as well as the Amended Founding Statement of the Close Corporation.

1. Erf information

1.1 Locality, ownership, size and zoning

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern area of Windhoek to the west of the Klein Windhoek-Eros area. It is in proximity of the Eros Shopping Center, Joe's Beerhouse, The Village development and other amenities in the Klein Windhoek/Eros Area. See attached plan showing the locality of Erf Re/5546, Windhoek.

The neighbourhood is an old, established one, characterised by single residential erven. Due to the close proximity of the area to the Windhoek CBD and other amenities the fantastic views due to the elevated topography the area is very popular and sought after. It is observed that a lot of the houses has been recently upgraded or are in the process of being upgraded.

The erf is 1246m² in extent and is zoned Residential with a density of 1:900m². See copy of Zoning Certificate attached. A guesthouse with 7 leasable rooms operated on the Erf as Hilltop Guesthouse. The erf is in the process of being sold and the guesthouse activities ceased.

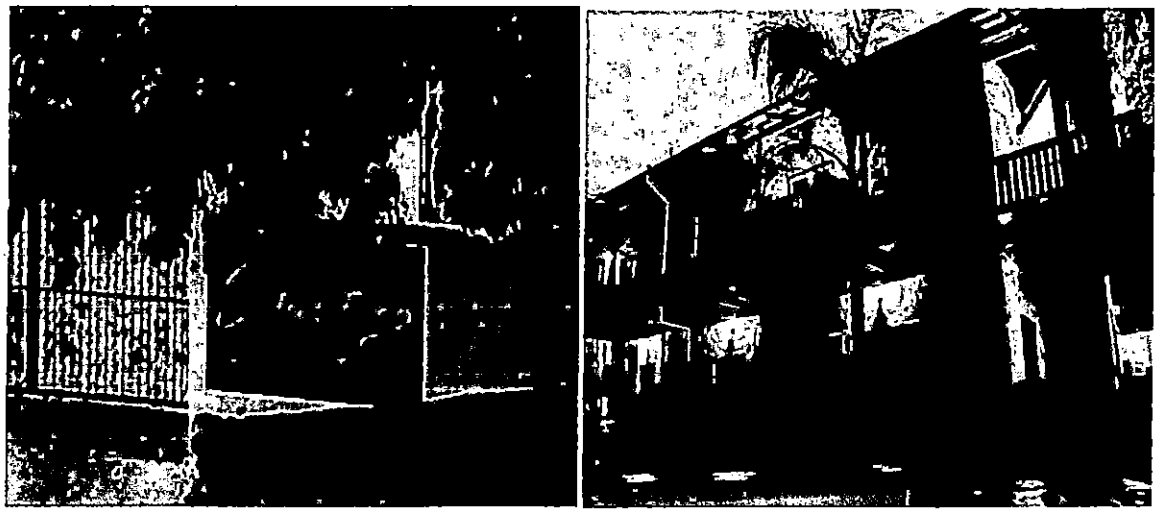


Figure 1 : Images of Hilltop Guesthouse

The building covers at least less than 50% of the erf and parking is provide onsite as can be seen from the drawing and photo below.

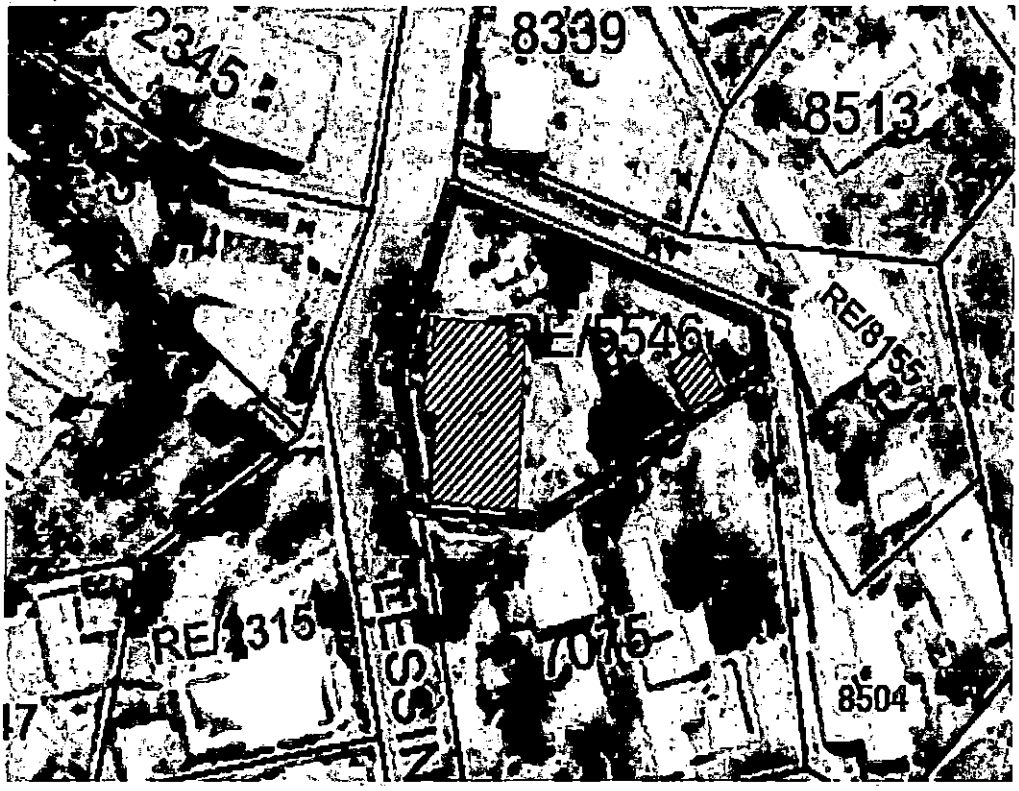


Figure 2 : Aerial image of Erf Re/5546, Windhoek

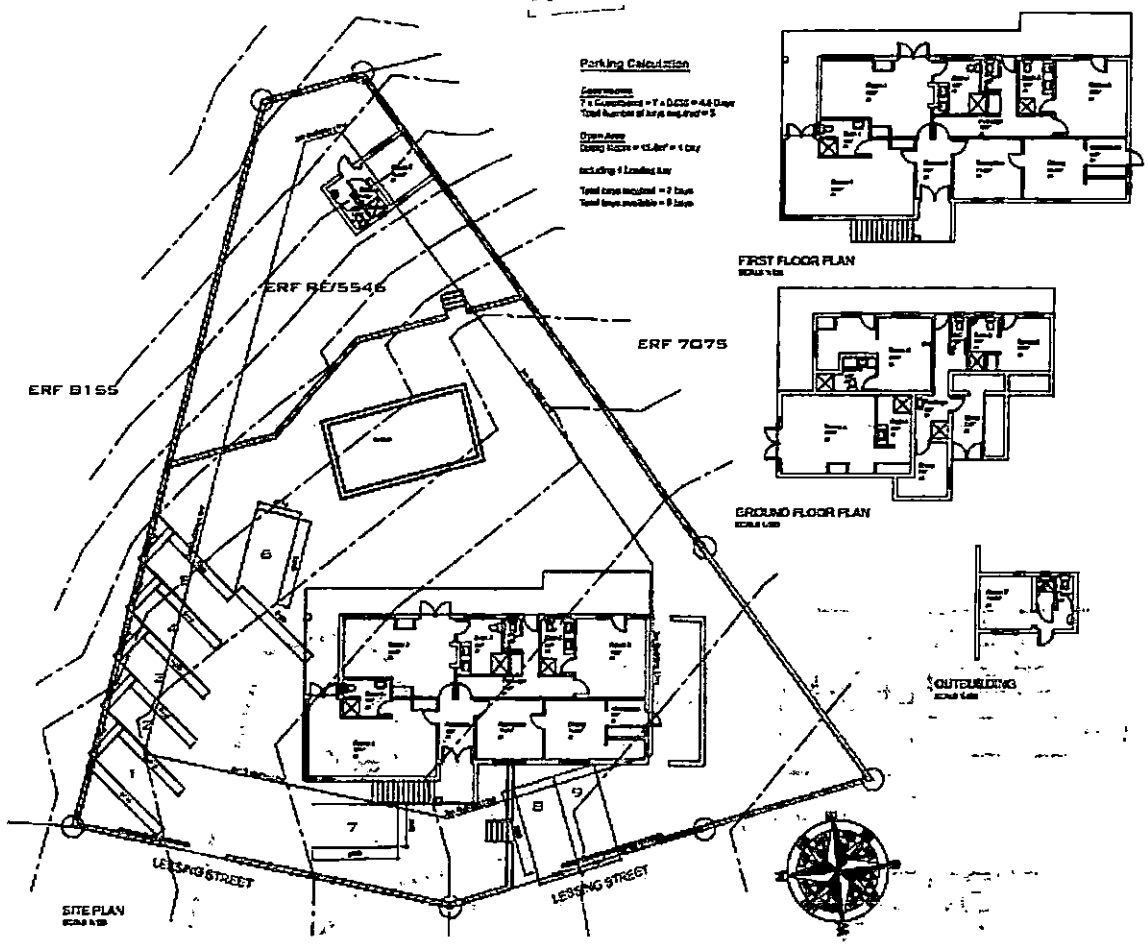


Figure 3 : Site Plan of Erf Re/5546, Windhoek

Registered Conditions

The conditions registered against Erf Re/5546, No. 12 Lessing Street, Windhoek are contained in the Deed of Transfer T4116/1997 - see copy attached. These conditions are outdated and should be replaced by the standard Town Planning Scheme conditions that include the erection of a building value of at least four times the municipal valuation of the erf upon any cadastral changes to the Erf. For now, it is not necessary to replace the current conditions as the use of the erf is subject to the Windhoek Town Planing Scheme provisions. None of the registered conditions prevents the owner of Erf Re/5546, Windhoek to use it as intended.

2. Development Proposal

It is the intention of the new owner of the erf to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning.

In order to facilitate the transfer of the property, compliance from the City is needed. This is problematic as the dwelling has been converted many years ago already and the as-built plans indicate it as such. It would also have been too costly to convert the dwelling back to a single residential house.

Therefore, the owners now wish to rezone the Remainder of Erf 5546, Windhoek from Residential with a density of 1:900m² to Hospitality for an accommodation establishment (Guest House – 7 rooms) with Council's consent to use the Erf in accordance with the proposed zoning

3. Motivation for rezoning

Erf Re/5546, Klein Windhoek has been operating as Hilltop Guesthouse under the previous owner. The purchaser intends to continue with the guesthouse operation but want to rezone the erf to 'hospitality' to align the use with the stipulations with the Windhoek Town Panning Scheme to use it for an accommodation establishment (Guest House – 7 rooms) with Council's consent.

As the Hilltop Guesthouse was in operation for some time so it is expected that it will not have a negative impact on the neighbours and immediate surroundings. The use fits in with the residential character of the area and onsite parking can be provided.

It is a small-scale accommodation establishment that mainly caters for international tourists.

3.1 New Hospitality zoning category

A new zoning category called 'hospitality' has recently been approved by Council per Resolution 401/11/2020. The definition of Hospitality, accommodation establishment and guesthouse are now based on the following definitions as contained in Windhoek Amendment Scheme 103 as well as the Table B inclusion. The definitions reads 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 includes a pension, a caravan park, a guest house, a lodge, 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 specific creation of a definition of Guest House (and other accommodation establishments) where the number of rooms are specified will also remove the uncertainty surrounding the number of rooms and will assist the City of Windhoek and the neighbours knowing the exact scale of the development, rather than having to work on a specific area. The impact of accommodation establishments can be better established with the more specific definitions and regulating of the number of rooms.

The new zoning category also included in Table B reads 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

Application will thus be made for a Hospitality zoning with the type of accommodation establishment specified. The type of accommodation establishment can then be cross-referenced to the definition for that particular use, as in the case of Erf Re/5546, Windhoek where the owner wishes to rezone to Hospitality for an Accommodation Establishment (Guest House), which will not have more than 7 rooms as per the definition.

4. Access and Parking

Access to Erf Re/5546, Windhoek is obtained from Lessing Street.

In the Council Resolution 401/11/2020 where the 'hospitality' zoning was approved, the following parking calculations were given.

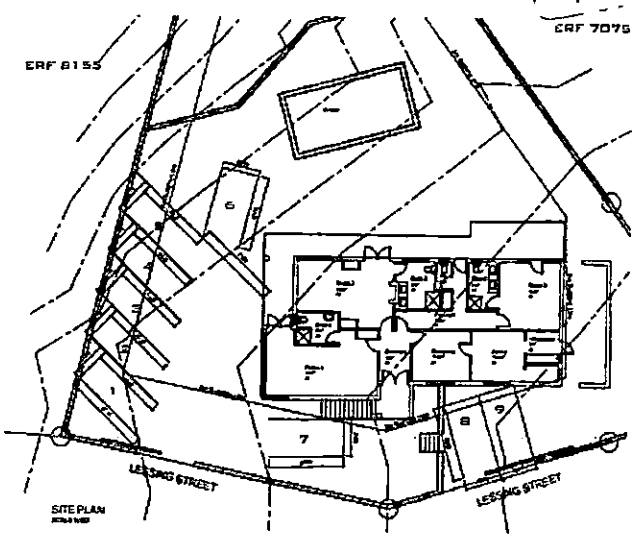
9. Parking requirements for Accommodation Establishments are as follows:
   - 9.1 Flats & Group Housing Complex / Schemes & Caravan park
   - 9.2 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one parking bay per 3units or part thereof explicitly for visitors parking
   - 9.3 Guest Houses (B&B or Pensions) & Backpackers Lodge, Hotels, Pension, Lodge & Motels

10. That 0.66 bays per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone

Thus for 7 rooms, the parking calculations are as follow:

- 7 x 0.66 = 4,6 (rounded to 5)
- 1/20m² open floor space excl reception = Dining room = 15,4m² = 1 bay
- 1 x loading bay

Total number of parking bays provided = 9



Parking Calculation

Guestrooms
7 x Guestrooms = 7 x 0.666 = 4.6 Bays
Total Number of bays required = 5

Open Area
Dining Room = 15.4m² = 1 bay

including 1 Loading bay

Total bays required = 7 bays
Total bays available = 9 bays

Figure 4 : Parking layout and calculations

5. Services

Erf Re/5546, Windhoek is already connected to the municipal network.

6. Advertising procedure and comments

Notice of the application will be given to the prescribed persons as well as the general public upon receipt of the complete application by Council in terms of section 105 (Section 107, subsection (1)) of the recently promulgated Urban and Regional Planning Act, 2018 (Act 5 of 2018).

7. Environmental considerations

The guest house has been operating for several years with 7 leasable units and as this is an already developed area in Windhoek there is not expected to be any environmental considerations.

8. Credit Check

A Credit Clearance was conducted for Erf Re/5546, Windhoek, and the account was in good standing as per the attached annexure.

9. Conclusion

The rezoning of Erf Re/5546, Windhoek to 'hospitality' for an accommodation establishment (Guesthouse for max 7 rooms) will allow for a more formal and permanent zoning reflecting the existing use of a Guest House and will allow the owners and new owner to expand their Guest House in line with the stipulations of the Windhoek Town Planning Scheme. As the guesthouse has been in operation for some time it is not expected that the rezoning and continues use thereof for a guesthouse will negatively influence the residential character of the neighbourhood.

10. Application

Application is herewith made for:

10.1 Rezoning of Erf Re/5546, Windhoek from Residential with a density of 1:900m² to Hospitality for an Accommodation Establishment (Guest House for 7 rooms);

10.2 Consent to use Erf Re/5546, Windhoek in accordance with the proposed zoning for 7 rooms while the rezoning is in process; and

10.3 That the parking layout as attached is approved

11. Attachments

Attached 5 copies of the following documents:

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Attached
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	**Not applicable for consent applications**
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Attached
	E) **Parking Layout - Existing and proposed**	Attached
3	**Conditions to be registered** *(if applicable)*	**Not applicable for consent applications**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	**Not applicable**
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	**Not applicable**
8	**A) Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	Attached
	B) Copy of Company Resolution *(if registered in the name of a Company)*	**Not applicable**
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T4116/1997
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable for consent applications**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	Attached

Based on the above motivation, it is trusted that Council will favourably consider this application. Should you need additional information, do not hesitate to contact our office.

Kind regards

Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

Please take note that DUTOIT TOWN PLANNING CONSULTANTS
(full names of applicant)

intends to apply to the local authority of CITY OF WINDHOEK and ~~or the~~ Board* to rezone Erf Re/5546, W (erf number) No. 12

Lessing Street (street address) Windhoek

(township area or other area) from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (guesthouse)
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

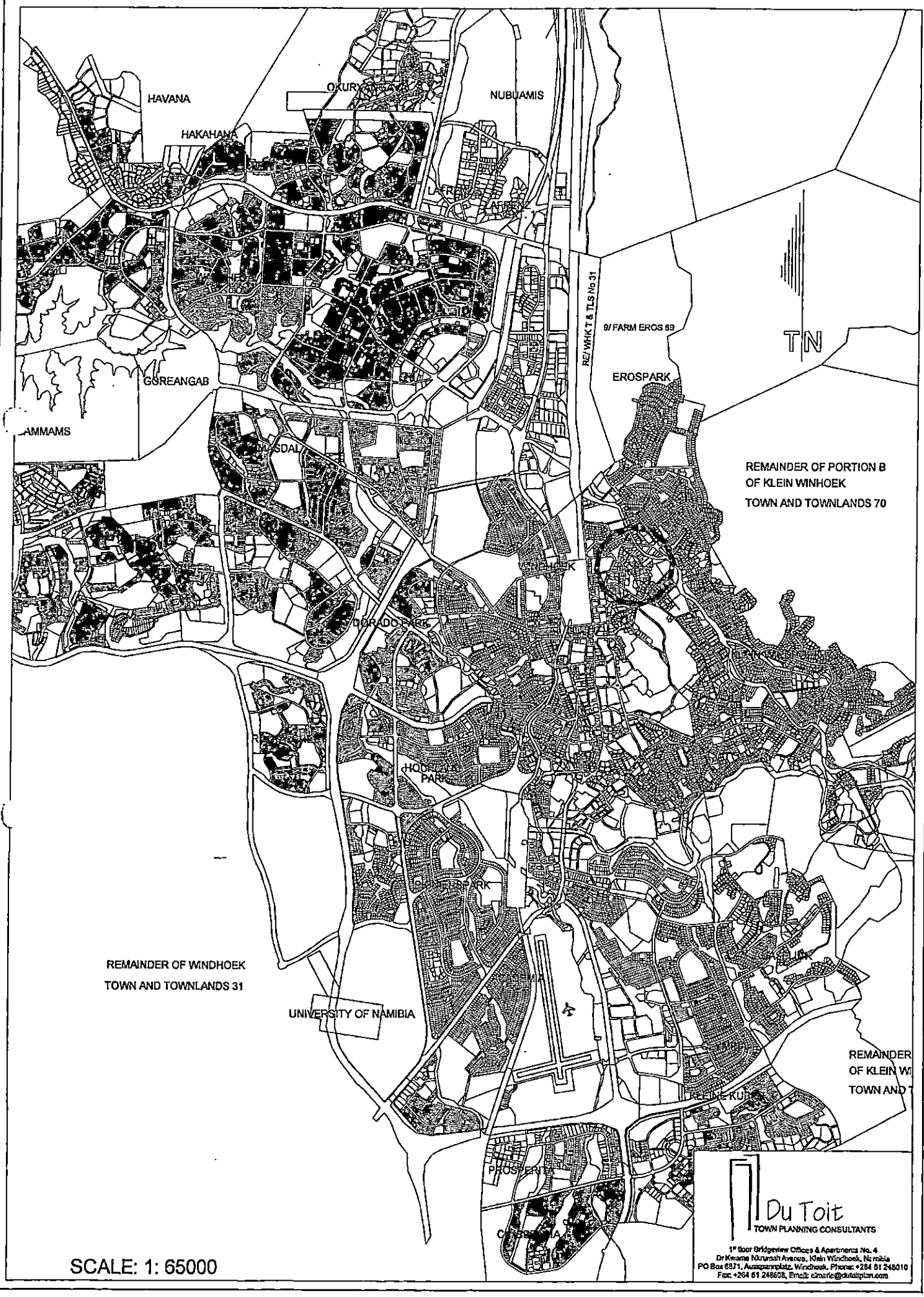
.....

.....

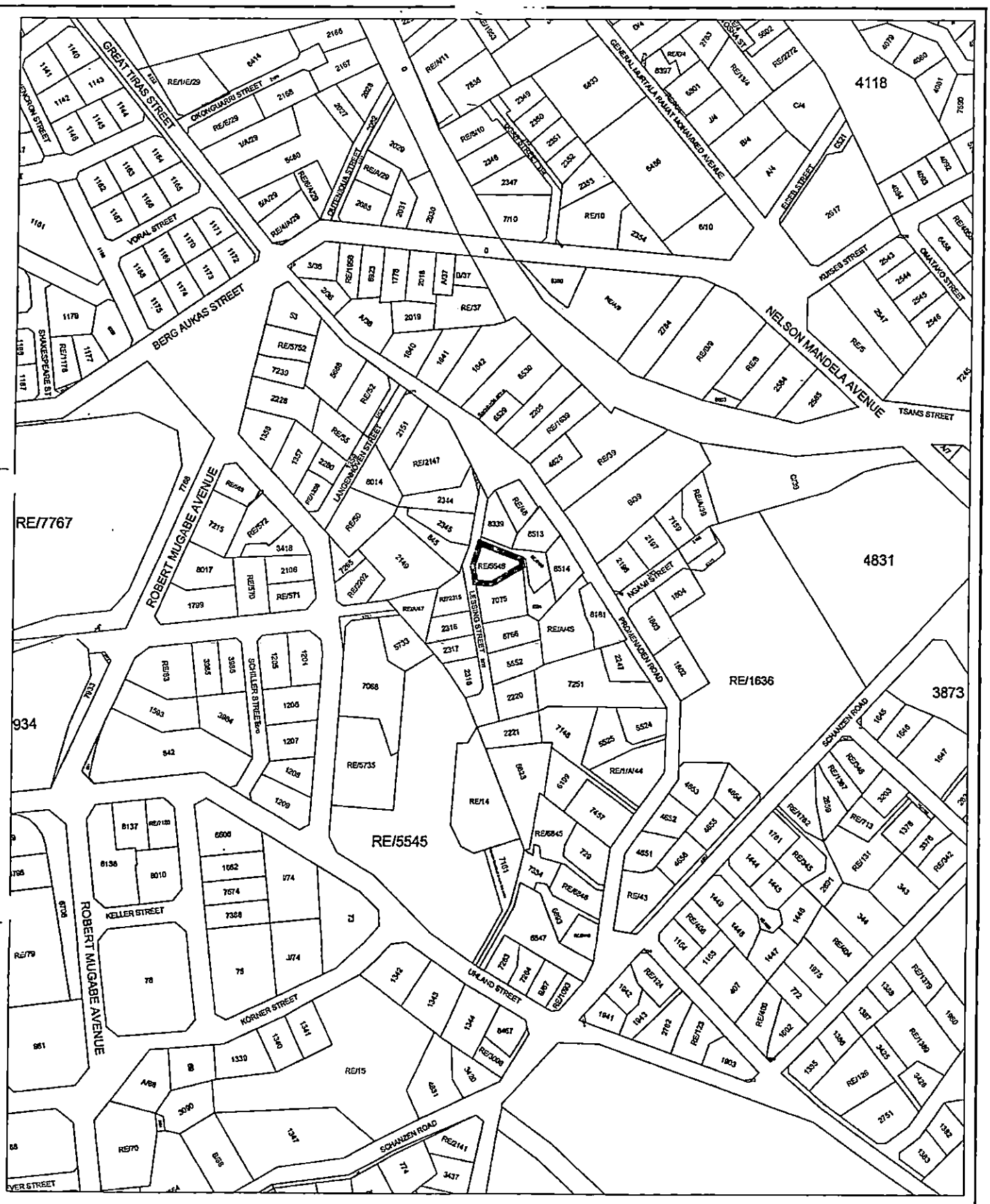
[signature] 21/07/2022
Signature of applicant Date
Address of applicant: 1st Floor, Bridgeview building, Dr. Kwame Nkrumah Ave, Klein Whk

* Delete whichever is not applicable.

LOCALITY PLAN OF ERF RE/ [illegible] ESSING STREET WINDHOEK



Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone: +264 61 248010
Fax: +264 61 248608, Email: dtmain@dutoitplan.com



Scale: 1/5000

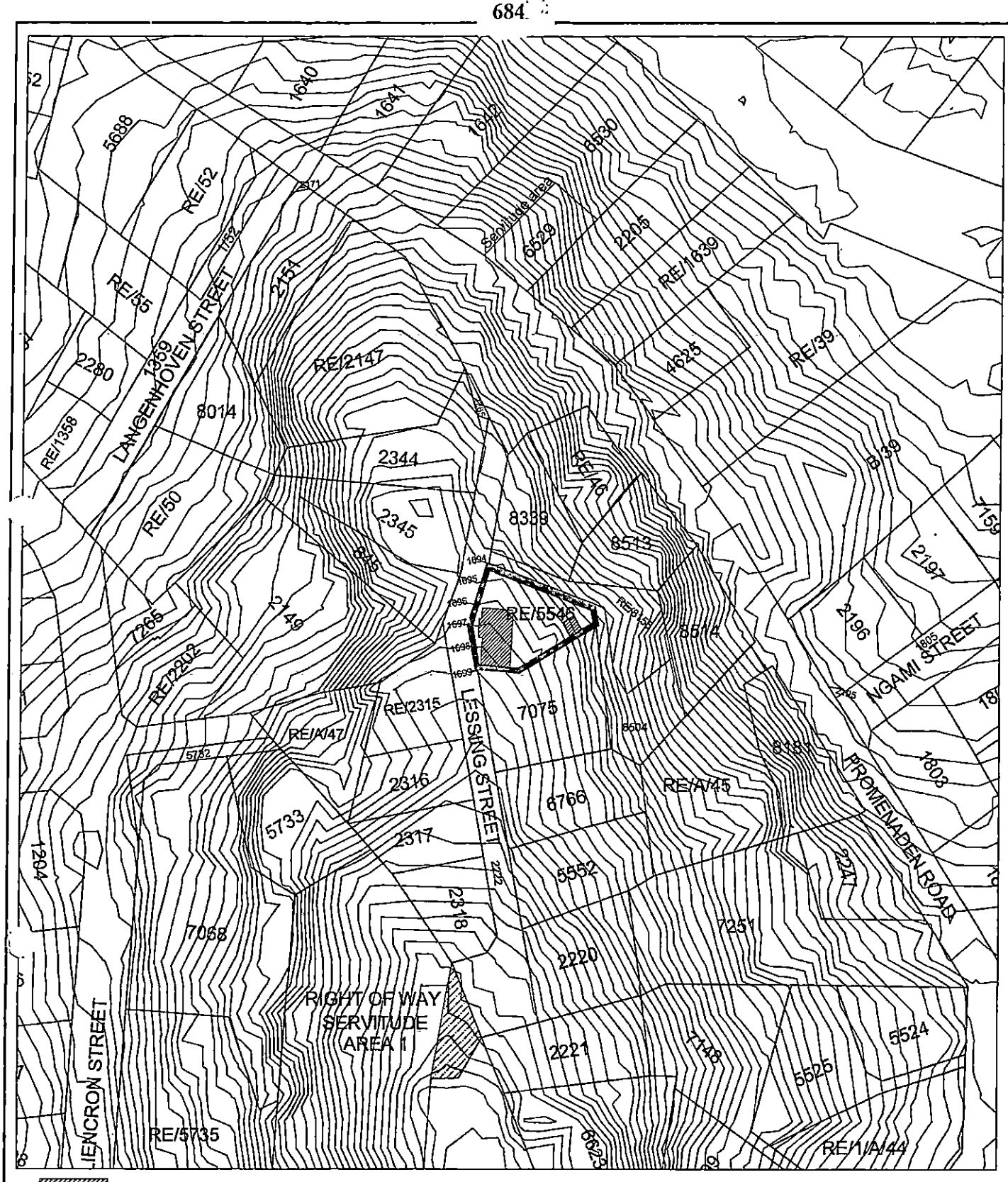
DATE: JUNE 2022

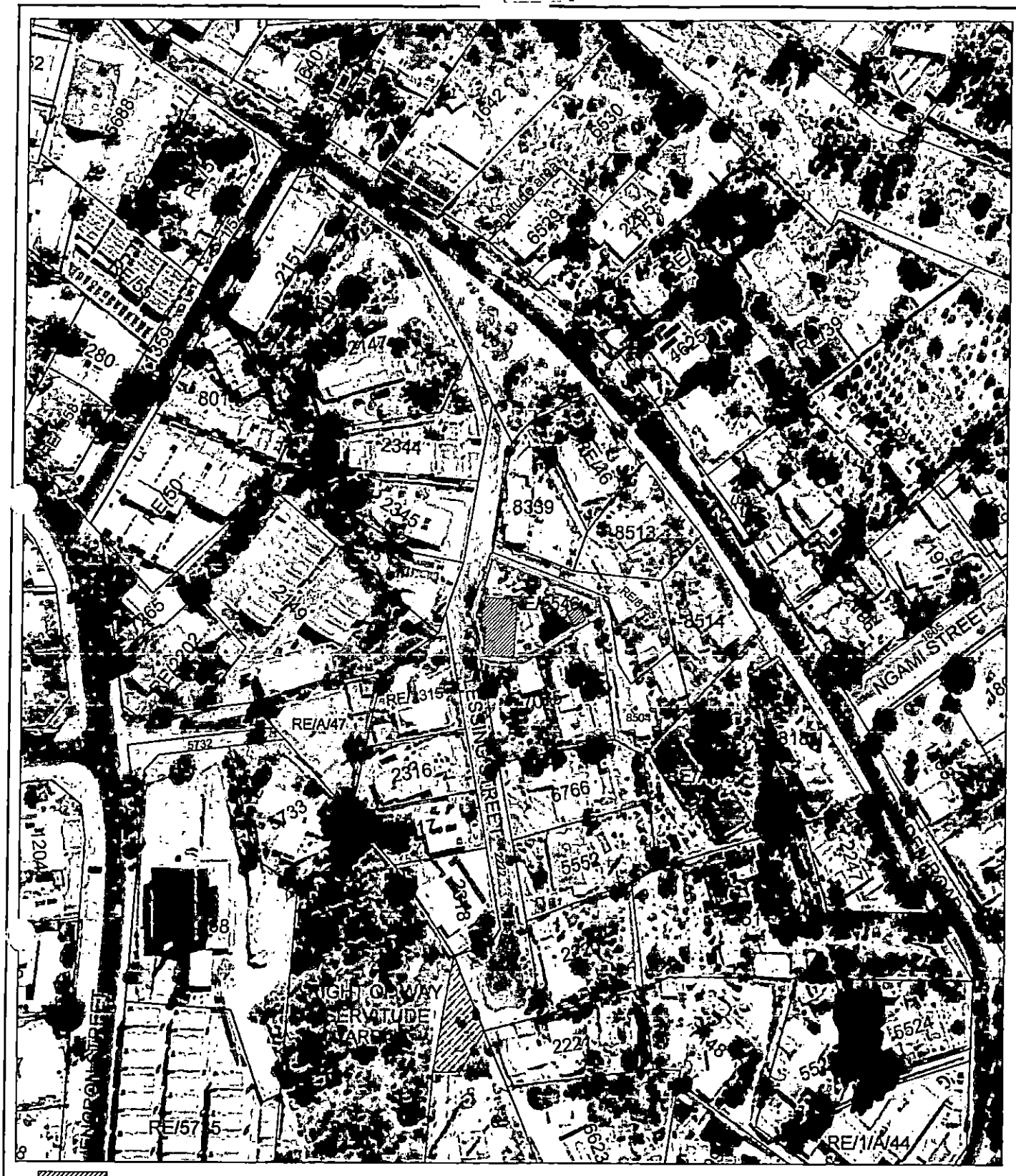
PLAN NO. 5546WW_L

TN

LOCALITY PLAN OF ERF RE/5546
LESSING STREET
WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com


RE/5546
RE/5545
RE/5547
RE/5548
RE/5549
RE/5550
RE/5551
RE/5552
RE/5553
RE/5554
RE/5555
RE/5556
RE/5557
RE/5558
RE/5559
RE/5560
RE/5561
RE/5562
RE/5563
RE/5564
RE/5565
RE/5566
RE/5567
RE/5568
RE/5569
RE/5570
RE/5571
RE/5572
RE/5573
RE/5574
RE/5575
RE/5576
RE/5577
RE/5578
RE/5579
RE/5580
RE/5581
RE/5582
RE/5583
RE/5584
RE/5585
RE/5586



EXISTING BUILDINGS

Scale: 1/2000

DATE: JUNE 2022

PLAN NO. 5546WW

TN

REZONING OF ERF RE/5546 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'HOSPITALITY'

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: elmarie@dutoitplan.com

Town Planning Certificate No. 1:
Town Planning Scheme Information

686

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 5546

Township : WINDHOEK/WINDHOEK BLOCKS

Street : LESSING STR

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

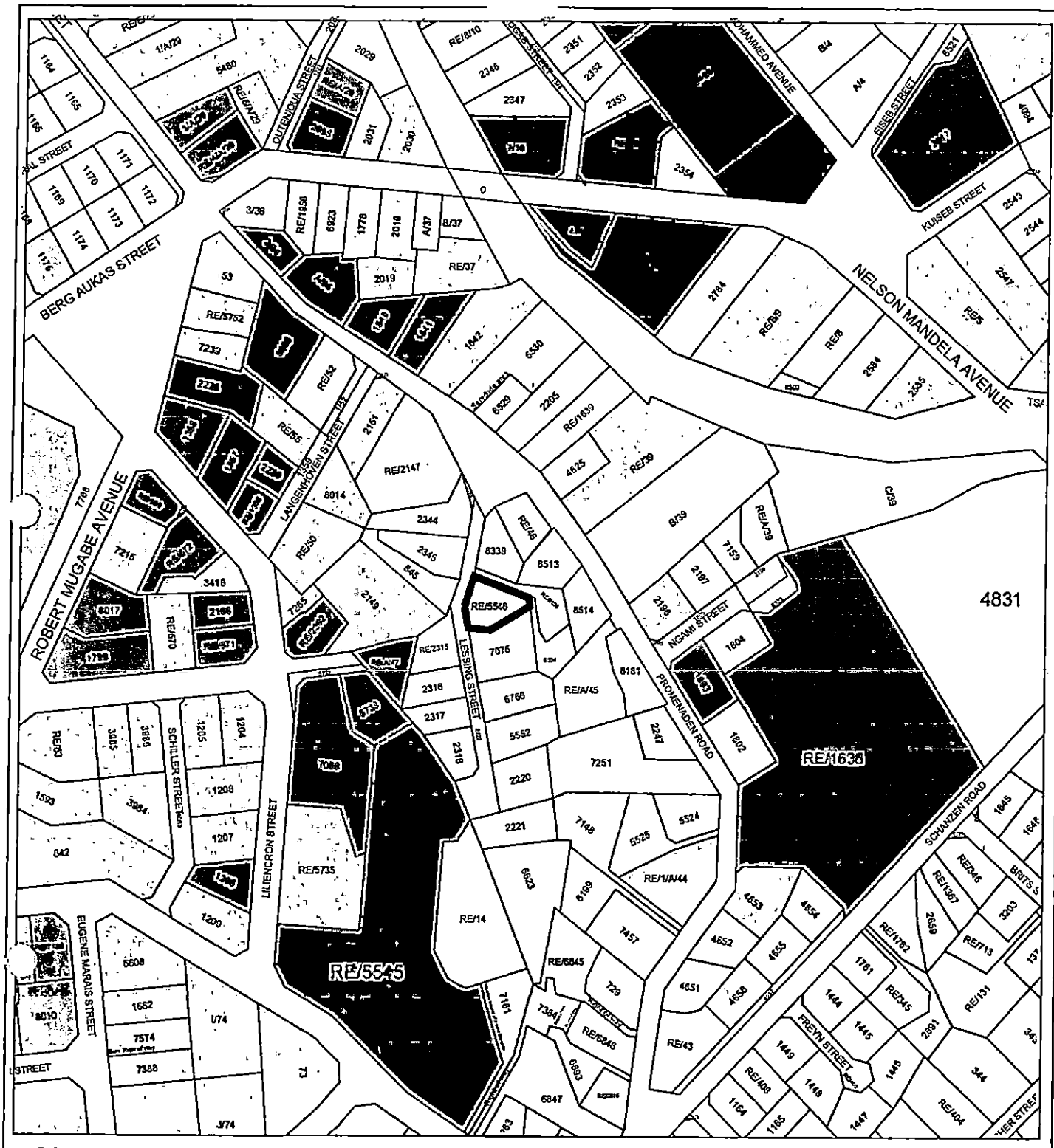
1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 900M² — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,246 m²
6. Parking : _____

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 8 LESSING STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	HOSPITALITY
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	GOVERNMENT

CURRENT ZONING OF ERF RE/5546
LESSING STREET WINDHOEK.

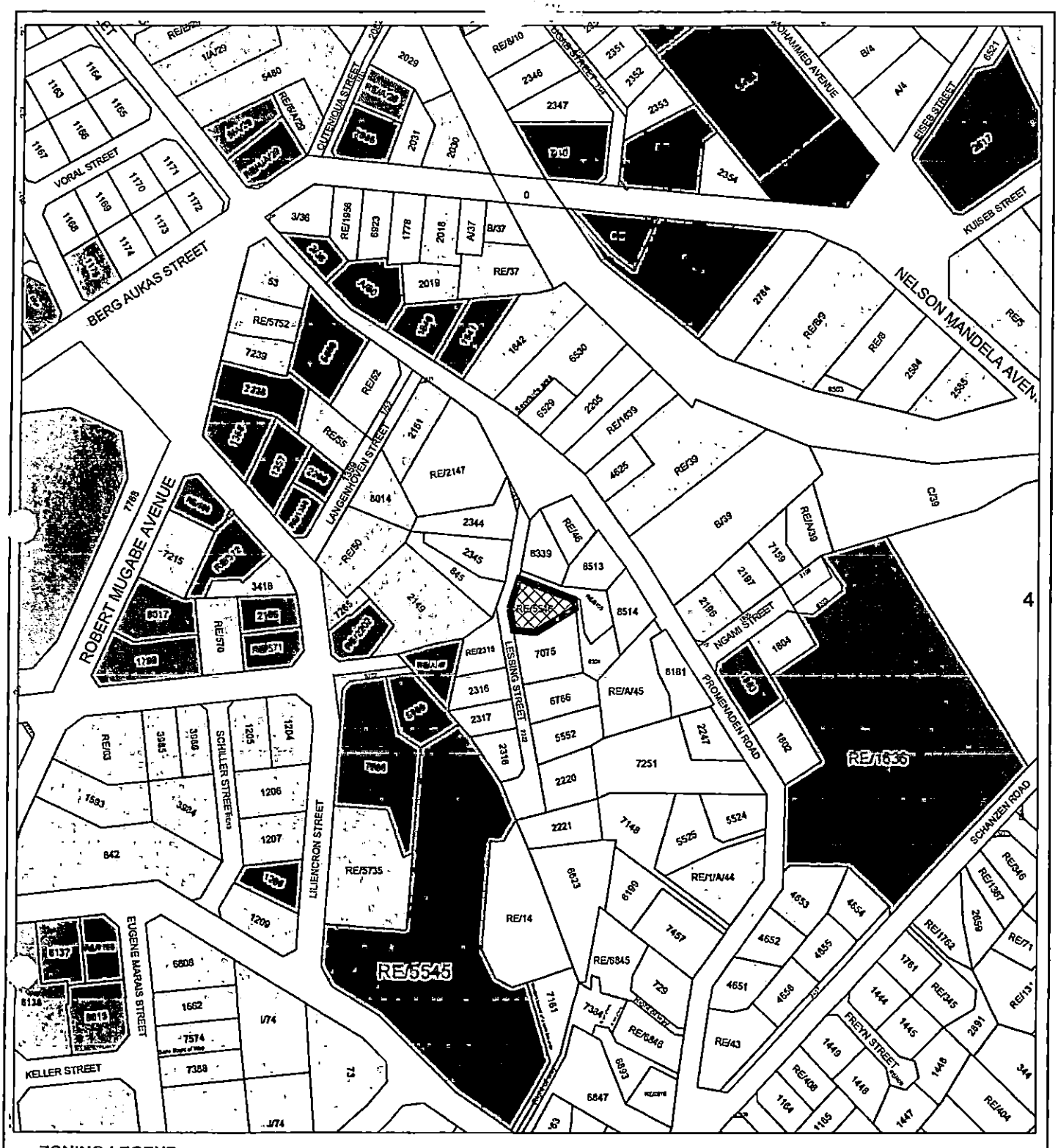
('RESIDENTIAL' WITH A DENSITY OF 1:900m²)

DATE: JUNE 2022

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmario@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	HOSPITALITY
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	GOVERNMENT

REZONING OF ERF RE/5546 WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'HOSPITALITY'

TN

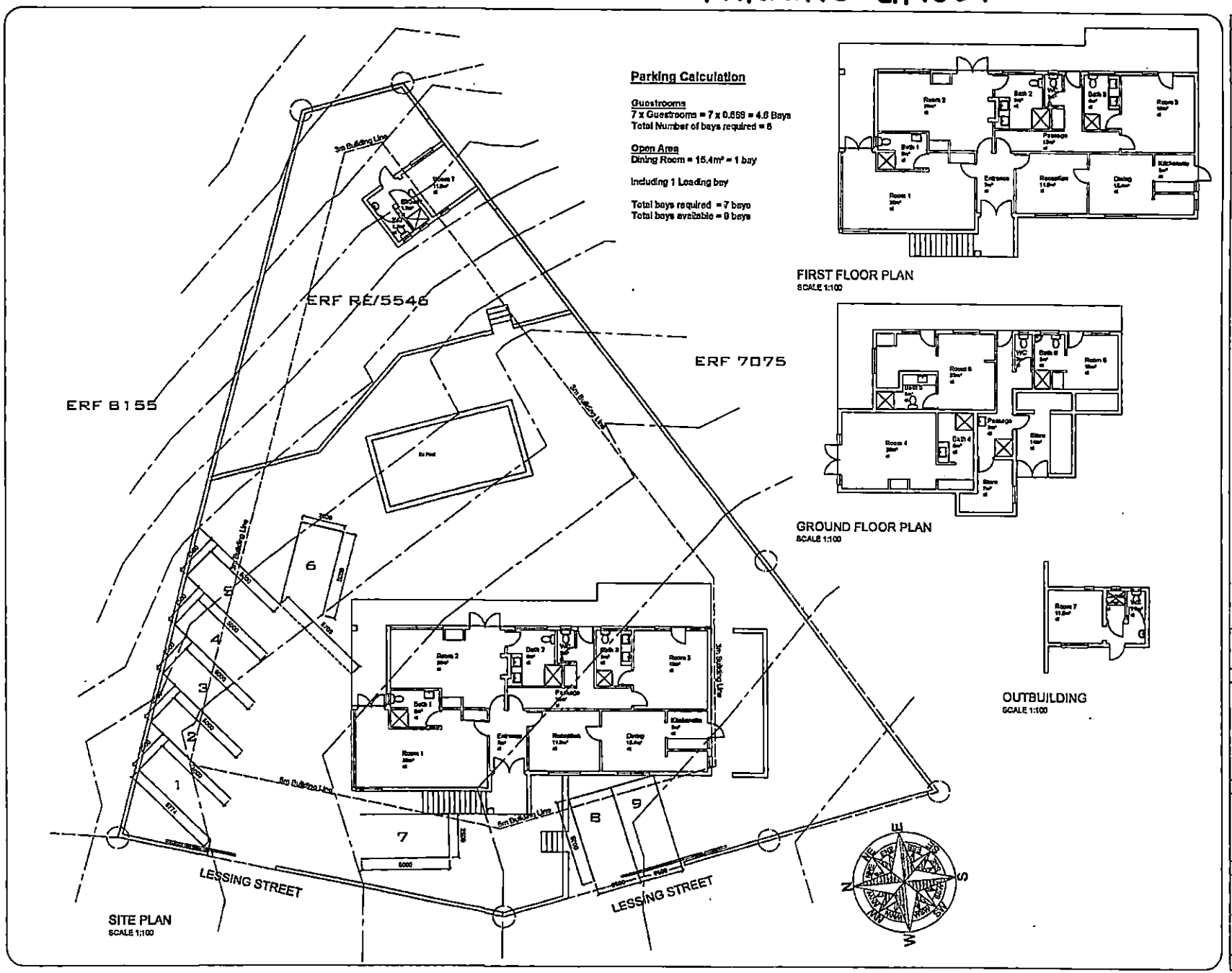
DATE: JUNE 2022

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: admin@dutoitplan.com

PARKING LAYOUT



LAYER USED

DETAIL SYMBOL

NOTES

FOR MUNICIPAL

COPYRIGHT RESERVED

KARSTEN ROHLF ARCHITECTURE

PROJECT TITLE

IMPROVEMENTS TO HILTOP GUESTHOUSE ON ERF RE/5546 LESSING STREET, WINDHOEK

DRAWING TITLE

SITE PLAN & FLOOR PLANS

PROJECT	DWG. NO.	REV.
W475	000	

SCALE	DATE	DRAWN	FILE NO.
AS SHOWN	JULY 2022	E.ECK	-

689

SF 690 OF ATTORNEY

NAMIBIA REVENUE N$5

We, the undersigned

NAMIBIA REVENUE N$5

Johannes Hendrik Potgieter

And

Vanda Marisa Da Cunha Miranda Potgieter

in our capacity as members of Farm Hebron Investments CC (CC/97/0160) the owner of

the Remaining Extent of Erf 5546, Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be our lawful Agent in our name, place and stead, to make the necessary application to the Windhoek Municipality and the Ministry of Urban and Rural Development (Urban and Regional Planning Board) for:

- **Rezoning of Erf Re/5546, No. 12 Lessing Street, Windhoek from 'residential' with a density of 1:900 to 'hospitality' for a Guesthouse Accommodation Establishment**

at the cost of Open Range Marketing CC and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever our said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at _____ this 7th day of July 2022, in the presence of the undersigned witnesses

WITNESSES:

1. E. Miranda _____ _____ SUBSCRIBER

2. _____

1. _____ _____ SUBSCRIBER

2. _____

CC 2

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Section 13, 15, 24, 27, 29, 47 and 60)
(Regulations 3 and 12)

Amended Founding Statement

MINISTRY OF TRADE AND INDUSTRY
P.O. Box [illegible], Windhoek
2014 -02- 12
REGISTRAR OF COMPANIES AND CLOSE CORPORATIONS AND BUSINESS NAMES

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/97/0160	

PART A

	Dates of commencement of change
Full name of corporation* FARM HEBRON INVESTMENTS CC	*
Previous name of corporation (if applicable)* N/A	*
Literal translation of name (if applicable)* N/A	*
Shortened form of name (if applicable)* N/A	*
Description of principal business* TO MANUFACTURE, DISTRIBUTE, PRODUCE, CONSTRUCT, TRADE, IMPORT, EXPORT AND MARKET ALL COMMODITIES, TO RENDER SERVICES AND INVEST IN PROPERTY, SHARES, SECURITIES AND/OR EQUITIES OF ANY KIND	*
Date of end of financial year* Last day of February each year	*

PART B

Postal address* P O BOX 25199, WINDHOEK, NAMIBIA	* 2014 -02- 12
Address of registered office (not post office box)* 209 ANTONIUS GARTEN, THEO-BEN GURIRAB AVENUE, SWAKOPMUND, NAMIBIA	2014 -02- 12
Name and address of accounting officer S & K ACCOUNTING SERVICES CC, SWAKOPMUND, NAMIBIA	2014 -02- 12

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member The Institute of Chartered accountants of Namibia

Membership/Practice No 114 2014 -02- 12

* See note 2 on page 2

Waltons Stationery Co. (Namibia) (Pty) Ltd; Reproduced under Government Authority

Registrar of Close Corporations Reference 1/2/3/5.

NAME OF CORPORATION FARM HEBRON INVESTMENTS CC

REGISTRATION NUMBER	CC/97/0160

PART C

	Date of Change

MEMBERS 2 (TWO)

Full names and surname JOHANNES HENDRIK POTGIETER — 2014-02-12

	Year		Month		Day								
Identity number or date of birth (i)	7	8	1	1	1	9	1	0	5	1	7		2014-02-12
Registration number (ii)													

Percentage of interest 50% — 2014-02-12

Particulars of contribution N$50,00 — 2014-02-12

Residential address NO. 19 KREUZBERG, OLYMPIA, WINDHOEK, NAMIBIA — 2014-02-12

Postal address P O Box 5100 DIVUNDU — 2014-02-12

Signature of member or representative — 2014-02-12

Full names and surname VANDA MARISA DA CUNHA MIRANDA POTGIETER — 2014-02-12

	Year		Month		Day								
Identity number or date of birth (i)	7	1	1	2	0	5							2014-02-12
Registration number (ii)													

Percentage of interest 50% — 2014-02-12

Particulars of contribution N$50,00 — 2014-02-12

Residential address NO. 19 KREUZBERG, OLYMPIA, WINDHOEK, NAMIBIA — 2014-02-12

Postal address P O Box 5100 DIVUNDU — 2014-02-12

Signature of member or representative — 2014-02-12

Witness Signature _____ Date of signature 6 November 2013

Full names BEVERLEY NATASHA VRIES

Residential address ERF NO. 974 PORT LOUIS STREET, OTJOMUISE, WINDHOEK, NAMIBIA

Business address 20 Bismarck Street, Windhoek

Postal address P O Box 2356, Windhoek

CC 2

NAME OF CORPORATION FARM HEBRON INVESTMENTS CC

REGISTRATION NUMBER	CC/97/0160

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
ALLEN UYS	6204025078082	2014-02-12
ANGELA LESLEY UYS (CURTIS)	7104080015757	2014-02-12

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature _____ Date of signature 28 November 2013

Full names BEVERLEY NATASHA VRIES

Residential address ERF NO. 974 PORT LOUIS STREET, OTJOMUISE, WINDHOEK, NAMIBIA

Business address 20 Bismarck Street, Windhoek

Postal address P O Box 2356, Windhoek

FOR OFFICE USE

Founding Statement registered

Registrar of Close Corporations

12/02/2014

Date

Data Processing

Classification

Recorded

Initials and date

REPUBLIC OF NAMIBIA REGISTRAR OF CLOSE CORPORATIONS

MINISTRY OF TRADE
Paste revenue receipt or
P. affix revenue stamp or
Impress revenue franking
machine impression here
2014-02-11
N$ 30,00
REGISTRAR OF COMPANIES
CLOSE CORPORATIONS PATENTS

STAMPED

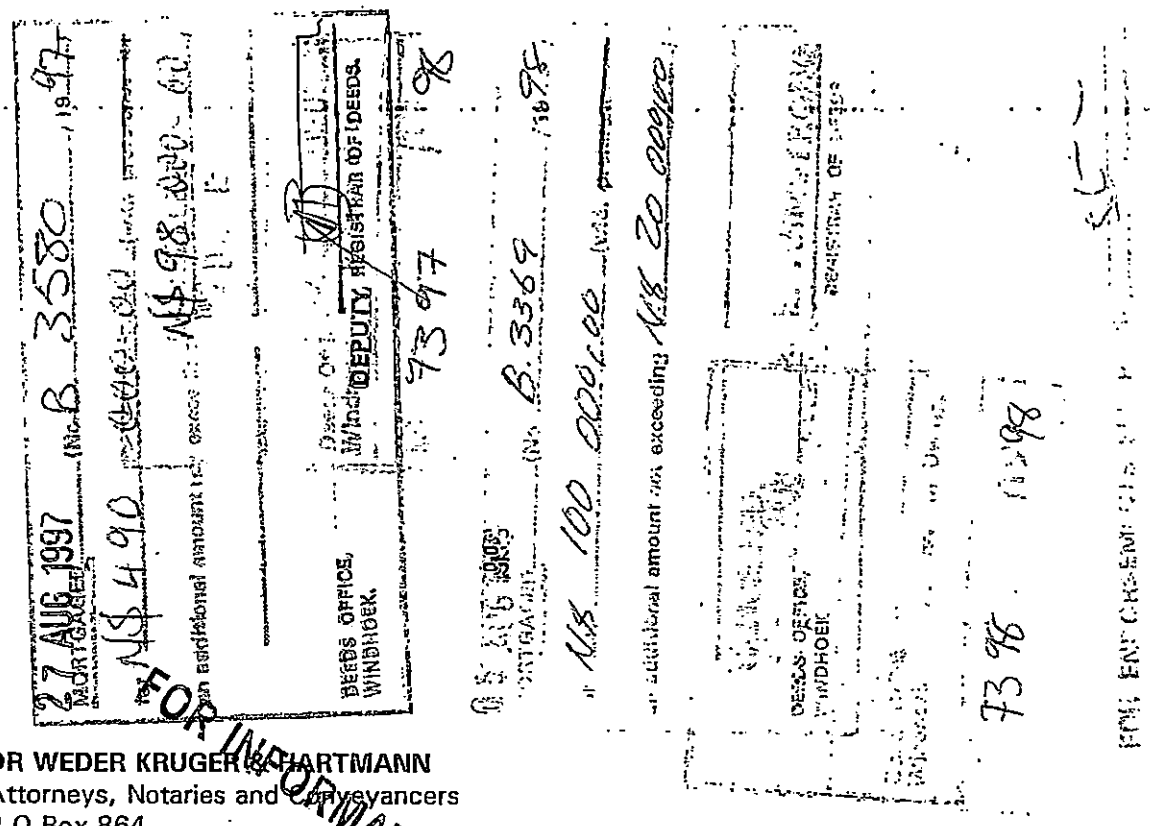
DUTY: N$ 4100-00

FEES: N$ 57-00

694

PREPARED BY ME

CONVEYANCER
SWANEPOEL, A



DR WEDER KRUGER & HARTMANN
Attorneys, Notaries and Conveyancers
P O Box 864
WINDHOEK

DEED OF TRANSFER NO.

T 4116 19 97

BE IT HEREBY MADE KNOWN:

ETIENNE HENNING YSSEL

THAT ~~ANDRé SWANEPOEL~~

appeared before me, DEPUTY Registrar of Deeds at Windhoek, he the said Appearer, being duly authorised thereto by a Power of Attorney granted to him by

ANNELIES RUTH ILSE EMMY GRAEFIN ZU BENTHEIM TECKLENBURG-RHEDA
Born **24th August 1918**
Married out of community of property

8000000357574

dated the 5th day of **June** 1997 and signed at **Windhoek**

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 14th May 1997;

AND THAT HE, in his capacity aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

FARM HEBRON INVESTMENTS CC
Registration Number CC/97/0160

It's Successors in Title or Assigns

CERTAIN	Remaining Extent of Erf 5546 Windhoek
SITUATE	in the Municipality of Windhoek Registration Division "K"
MEASURING	1246 (One Two Four Six) Square Metres
FIRST REGISTERED	by Certificate of Consolidated Title No. T1507/1976 with Diagram No. A79/73 relating thereto; and
HELD	under Deed of Transfer No. T3670/1990;

FOR INFORMATION ONLY

SUBJECT to the following conditions created in Notarial Deed of Re-Imposition of Conditions No. K110/76S namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

(a) Die erf mag slegs vir woondoeleindes gebruik word.

(b) Slegs een woonhuis met, die nodige buitegeboue, mag op die erf opgerig word, en die minimum bouwaarde van die woonhuis - uitgesonderd die buitegeboue - mag nie minder as N$6 000,00 (Sesduisend Namibiese Dollers) wees nie.

(c) Die buitegeboue moet tegelykertyd met die woonhuis opgerig word, en mag slegs bewoon word deur die bona fide huisbediendes van die eienaar of van sy huurders.

(d) Indien die Munisipaliteit te enige tyd die straat sou aanlê teen 'n vlak wat verskil van die gemiddelde vlak van die erf, moet die eienaars op eie koste die nodige stutmure bou om te voorkom dat enige gedeelte van die erf in die straat val, (of omgekeerd). Die stutmure moet in beraadslaging met en onderhewig aan die goedkeuring van die Munisipaliteit gebou word.

FOR INFORMATION ONLY

WHEREFORE the Appearer, renouncing all the Right and Title which the said **TRANSFEROR** heretofore had to the Premises,did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said **TRANSFEREE** It Successor in Title or Assigns, now 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$420 000,00.

SIGNED AT WINDHOEK ON 27 AUG 1997 , together with the appearer, and confirmed with my seal of office.

FOR INFORMATION ONLY

SIGNATURE OF APPEARER

In my presence

DEPUTY REGISTRAR OF DEEDS

Transfer Duty Receipt No. 0634233
issued by the Receiver of Revenue at Windhoek on 14 August 1997
for N$23 700,00.

CHECKED: 1. 2.

I, the undersigned, ANDRé SWANEPOEL, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No. 23/1992, that all rates, fees or charges leviable in respect of the immovable property contained in this Deed, have been paid up to and including the date of registration thereof.

CONVEYANCER
SWANEPOEL, A

B 1613 2006

for N$ 800 000-00 (with preference for

an additional amount not exceeding N$100 000-00)

CANCELLED,
15 NOV 2002
DEEDS OFFICE,
WINDHOEK.

REGISTRAR OF DEEDS.

Deeds Office, W.T.S. EISEB
Windhoek. DEPUTY Registrar of Deeds.

BC 5564 /2002

FOR INFORMATION ONLY

18 APR 2001

MORTAGED (No. B 2015 /2001)

for N$ 400 316-00 (with preference for

an additional amount not exceeding N$ 81 000-00)

CANCELLED,
15 NOV 2002
DEEDS OFFICE,
WINDHOEK.

W.T.S. EISEB
REGISTRAR OF DEEDS.

Deeds Office, W.T.S. EISEB
Windhoek. DEPUTY Registrar of Deeds.

BC 5565 /2002

BC 1067 2014

16 MAR 2015

15 NOV 2002

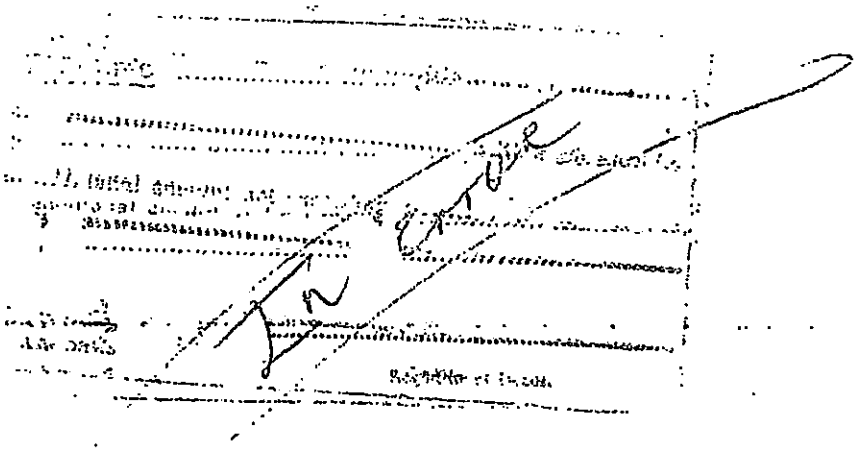
MORTAGED (No. B 8284 A /2002)

for N$ 1 350 000-00 (with preference for

an additional amount not exceeding N$ 337 500-00)

DEEDS OFFICE,
WINDHOEK.

W.T.S. EISEB
DEPUTY REGISTRAR OF DEEDS.



In Error

Registrar of Deeds

08 MAR 2014

FOR INFORMATION ONLY

RECEIVED (No. B 1292 /2014)

for VS 3870 000-00 (with preference for

an additional amount not exceeding 774 000 00)

Registrar of Deeds

SYE Meters			Rigtingshoeke ° ' "	KOORDINATE Stelsel: 22/17 y	x	BEN.
ab	55,02	a	89.16.40	a		
bc	68,39	b	125.10.50	b		
cd	39,91	c	172.52.50	c		
de	30,01	d	168.00.50	d	- 9 261,43	+ 61 401,16	UB 16
ef	17,69	e	125.33.10	e	- 9 273,28	+ 61 428,73	UB 24 o.l.
fg	10,29	f	122.45.00	f	- 9 264,12	+ 61 443,86	AB 6960
gh	77,37	g	264.05.30	g	- 9 253,83	+ 61 444,14	AB 6961
hj	22,78	h	211.57.40	h	- 9 247,96	+ 61 521,29	AB 6962
jk	14,32	j	215.58.00	j	- 9 258,52	+ 61 541,48	AB 6963
kl	47,30	k	223.51.20	k	- 9 271,34	+ 61 547,85	AB 6964
lm	12,02	l	94.43.00	l	- 9 316,47	+ 61 533,68	AB 6966
mn	52,55	m	143.07.20	m	- 9 321,00	+ 61 544,81	970 New
np	66,07	n	165.02.40	n	- 9 307,64	+ 61 595,63	969
pq	54,53	p	86.00.20	p	- 9 274,92	+ 61 653,03	968
qr	78,91	q	169.43.30	q	- 9 229,54	+ 61 622,79	966
rs	40,16	r	193.35.20	r	- 9 172,73	+ 61 568,02	964
st	16,92	s	148.03.00	s	- 9 138,08	+ 61 547,72	961
tu	174,44	t	148.16.10	t	- 9 130,22	+ 61 532,74	960
us	34,28	u	191.52.40	u	- 9 142,52	+ 61 358,73	LB 489
				Δ	- 10 489,68	+ 60 272,26	Eros
				Δ	- 9 274,82	+ 61 506,36	Win 5

BAKENBESKRYWING:

a. = 3cm. vierkant ysterpen.
b. = Gat in rots.
c. = 12mm. ysterpen in beton.
d. = Ysterpen in beton.
e.n.r. = 25mm. vierkant ysterpen.
f.g.h.j.k.l. p.q.s.t. = 15mm. ysterpen.
m. = 19mm. ysterpen in beton.
u. = 25mm. Ronde ysterpen.

1. Die figuur a.b.c.v.u. stel voor die restant van Erf No. 65. Sien Kaart No. A.522/57 geheg aan S.G.T. No. 1303/57. cancelled
2. Die figuur u.v.d.e.f.g.h.j.k.l.m.n.p.q.r.s.t. stel voor Erf No. 5592. Sien Kaart No. A.306/72 geheg aan G.G. No. 163/73.

SKAAL, 1 : 3 000

Die figuur a.b.c.d.e.f.g.h.j.k.l.m.n.p.q.r.s.t.u.

stel voor 3,5369 Hektaar grond, synde

ERF NO. 5545, WINDHOEK en bevat die figure 1)-2) hierbo aangehaal.

geleë in die Munisipaliteit van Windhoek, Registrasie-afdeling K, Suidwes-Afrika.

~~Opgemeet in~~ Saamgestel in April 1974. deur my [signature] Landmeter.

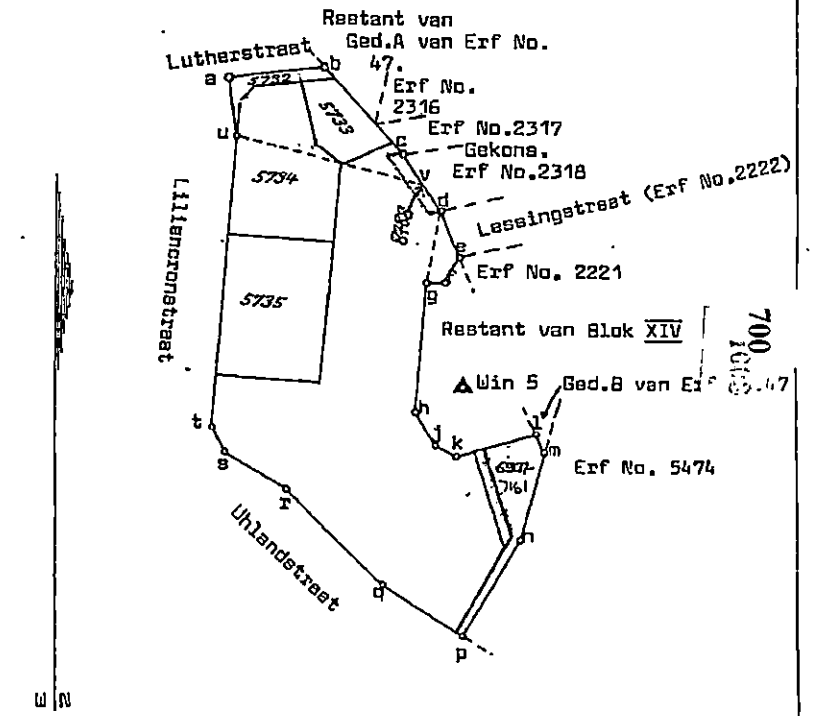
Hierdie kaart is geheg aan Nr. 427/75 gedateer 3-5-75 Registrateur van Aktes.	Die oorspronklike kaart is ~~Nr.~~ soos hierbo aangehaal ~~Transport / Grondbrief~~ ~~Nr.~~	M.S. Nr. E. 53/74 Alg. Plan Nr. Noteerplan 24 Léer Nr. WHK. 12 Breed. Leng.

J M Ud - Offset

L.G.-A. ... G.G. COPY

Nr. A.214/74
GOEDGEKEUR
[signature]
LANDMETER-GENERAAL
17/5/74

Die figuur d.e.f.g. stel voor 'n serwituut reg van oorpad.



Baken d voor getaken.

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2022180210	**Date Issued :** 2022/05/27
Account Number : N/A	**Vote Number :** 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	**Reference Number :** RE/5546, WINDHOEK
Address : P O BOX 6871, AUSSPANNPLATZ	**System Reference :** INV321591
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING OF THE REMAINDER OF ERF 5546, WINDHOEK FROM 'RESIDENTIAL' TO 'HOSPITALITY'	

PAYMENT DUE

Total Amount Excluding VAT	: N$ 3500.00
Total VAT Amount	: N$ 525.00
Total Amount Payable	: N$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 3500.00
Tariff Amount Excluding VAT	: N$ 3500.00
Tariff VAT Amount	: N$ 525.00
Tariff Total Amount	: N$ 4025.00
Service Code	: N/A

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 31574224 submitted successfully.

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
31574224

From
DU TOIT C

Date
Jul 21, 2022

Payment Priority
Normal

My Reference
COWAppFeeErf Re5546Whk

Their Reference
Re5546Whk rezoning

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Potgieter First name(s) Johannes Hendrik

Erf/Stand no Re/5546 Township Windhoek

If company or registered under CC Farm Hebron Investment CC

Namibian I. D / Passport no. 781119 1051 7

Postal address _____ Township of address _____

Physical Residential or Business address 12 Tessing Street Windhoek

Tel no _____ (H) _____ Cell _____

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Proceed

CITY OF WINDHOEK
12 JUL 2022
CREDIT CONTROL

Acc. Technician Credit Control NSA

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Approved

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
LAND SALES
Date stamp
12 JUL 2022

ACCOUNTANT LAND SALES:

City of many faces

CLASSIFIEDS

704

Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na

Services

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices
(VAT Inclusive)
Legal Notice N$460.00
Lost Land Title N$402.50
Liquor License N$402.50
Name Change N$402.50
Birthdays from N$200.00
Death Notices from N$200.00
Tombstone Unveiling from N$200.00
Thank You Messages from N$200.00

Terms and Conditions Apply.

Employment

KANDUU DESIGNING & CONSTRUCTION

Is seeking candidates to fill the position of **Senior Architectural Technologist**

Requirements:
- Namibian citizen/ Permanent resident or in possession of a valid work permit
- Diploma or relevant qualification in Architectural Technology
- Fifteen (15) years or more experience in the drawing office/ construction industry
- Proficiency in ArchiCAD

Interested candidates to email CV to HR Department :**kdesigncon@gmail.com**

Closing date: 08 August 2022

Minimum Requirements:
- B. Pharm. degree
- Registration with the Pharmacy Council of Namibia
- Excellent communication and interpersonal skills
- Good health as required by the tasks inherent with the job
- Ability to work under pressure and weekends
- At least 4 years' experience in Retail Pharmacy

Interested candidates please e-mail your application and CV to: **oceanpharmkm@gmail.com**

Closing date: 4 August 2022

Employment

CHINA HENAN INTERNATIONAL COOPERATION GROUP (PTY) LTD

EMPLOYMENT OPPORTUNITY

For the rehabilitation of TR1/3 between Keetmanshoop and Mariental (Section A: Between Tsēs intersection and Gochas intersection. This is a time bound project, employment will be fixed term.

Grader Operator:
Final Cutter
Responsibilities:
- Reporting to the General Foreman the Final Cutter will be responsible for the mixing, spreading and shaping stabilized and unstabilised base course materials in preparing the road base for final seal. The incumbent will also be responsible for giving instruction to others relating to watering and compaction;
- Responsible for stabilizing material with subgrade, sub base and base courses in terms of layer improvement, bearing capacity and durability of the road;
- Apply in depth knowledge in stabilizing material in terms of moisture, plasticity and cementation and the effects of climatic conditions and temperature.

Requirements
- Extensive experience of the full circle of at least 5 road construction projects with relevant experience.
- Must have advance competence as a grader operator in road construction;
- Demonstrate knowledge of soil stabilization for final level cutting;
- Ability to work under extreme pressure and meet targets;
- Have absolute awareness of Health, Safety and Environment; adhere to regulations;
- Must be able to plan and execute his/her work self-reliantly;
- Good communication and interpersonal skills;

Must be able to work independently as well as part of a team;

If you meet the requirements, send your comprehensive CV and Qualifications to chico.recruitment@gmail.com

Closing date: 03 August 2022

Property

TWAHAFA REAL ESTATE

Urgently looking for Properties to SELL in Windhoek, Price N$ 200k- N$ 3mil
0816534437
info@twahafagroup.com

Sole mandate Specialist

Notices

IN THE MAGISTRATES COURT OF NAMIBIA (Windhoek)

CASE NO: 3702/2021

In the matter between:

LALAPANZI BODY CORPORATE
EXECUTION CREDITOR

And

ANITA LOLITA NIKANOR
EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

IN EXECUTION OF A JUDGEMENT of the Magistrates Court for the District of WINDHOEK, given on the 9th day of March 2022 in the abovementioned case, a judicial sale by public auction will be held at 09h30 on the 6TH **day of August 2022 at** 422 Independence Avenue, WINDHOEK of the following:

1. x2 Cold-room Shelves;
2. x3 Brown Display Racks;
3. x1 Glass Food Display;
4. Build-in Fridge – 10 doors
5. X1 Cash Register;
6. X3 White Steel Rackets;
7. Small Cupboards;
8. X1 Chips Fryer;
9. X2 Counter Racks; and
10. Build in Cupboards

TERMS: "VOETSTOOTS" CASH TO THE HIGHEST BIDDER

DATED at WINDHOEK on this 22ND day of JULY 2022.

PHILIP SWANEPOEL LEGAL PRACTITIONERS
Legal Practitioners for the Plaintiff
Eros Airport
Aviation Road
Windhoek
Namibia
REF: Eon10/0004

Solar supply & installation in all 14 Regions by

GENERATION RESOURCES

Financing for solar home system, solar water pumps for farming & solar geysers, available through MME Solar Revolving Fund & FNB West Bank



Contact: 0812446633
Email: timwaen@gmail.com

Notices

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
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: KARAS

1. Name and postal address of applicant:
GAVIN WESSELS
P.O BOX 313 KARASBURG
2. Name of business or proposed Business to which applicant relates
OPTIPLASS CAUP SITE
3. Address/Location of premises to which Application relates:
RAMANSDRIFT NR 135/6 KARASBURG
4. Nature and details of application:
SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged.
KARAS MAGISTRATE OFFICE
6. Date on which application will be Lodged:
05 AUGUST 2022
7 Date of meeting of Committee at which application will be heard:
14 SEPTEMBER 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE FOR PUBLICATION (THREE STOREY DWELLING APPLICATION)

Take notice that the owner Mr. Moses Hekandjo of Erf 5474 intends applying to the Windhoek Municipal Council for the construction of a three storey dwelling on Erf 5474.

The proposed construction will allow the owner to erect a three storey dwelling unit on Erf 5474.

The owner's current intentions are to erect and use the building for residential purpose.

Kindly take notice that the plan of the erf lies for inspection at the town planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, fifth floor, office 524 and with the applicant / consultant in writing within 14 days of the last publication of this notice.

Dated at Windhoek this 21 July 2022

The last date for any objection is 18 August 2022

Owner Name:
Moses Hekandjo
Postal address:
PO. BOX 95254,
Soweto Market Kiosk

Contact details:
+264 812086802



Notices

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR A 'BUSINESS BUILDING ON ERVEN 2389 & 2390, WINDHOEK FOR MEDICAL CONSULTING ROOMS, A SALON AND A SMALL SHOWROOM

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council for:

- **Consent in terms of Table B of the Windhoek Town Planning Scheme for a 'business building' on Erven 2389 & 2390, Windhoek for medical consulting rooms, a salon and a small showroom**

Erven 2389 and 2390 are in Sipres Street in the Suiderhof suburb south of Windhoek Central in the vicinity of Suiderhof Business Centre, which comprises of some shops and offices. Both erven are zoned 'office' with a bulk of 0,4 and both is ±940m² in extent. The buildings have been converted after the rezoning approvals to accommodate some office activities of the owners and a few smaller tenants.

There is a tendency that complimentary uses such as salons and medical consulting rooms wish to establish on 'office' zoned properties. There are numerous examples of such properties in the office policy areas across Windhoek. As a result, the owners therefore wish to apply for consent for 'business building' purposes to have the opportunity to offer rental space to medical practices/health & beauty salons as well as a small showroom on both Erven 2389 and 2390, Windhoek. The actual use of the buildings for the different consent uses ultimately dependent on the total number of parking provided. Currently all parking is provided on site and are in line with the requirements of Council.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 August 2022).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).**
- **Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.**

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west of the Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 1246m² in extent.

The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 August 2022).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Du Toit

Notices

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT DETAILS:
- **Subdivision of Erf 760 (a Portion of Erf 353) Lüderitz Township into Portion 1 to 16 and Remainder (Street);**
- **Rezoning of Portions 1 to 15 of Erf 760 (a Portion of Erf 353) Lüderitz Township from "General Business" to "Residential 1" with a density of 1:300;**
- **Rezoning and reservation of the Remainder Erf 760, Lüderitz Township as "Street".**

Erf 760 currently accommodates 10 residential units used as staff accommodation. The proponent intends to subdivide Erf 760 (a Portion of Erf 353) Lüderitz Township in order to sell the residential units and in so doing encourage private investment and property ownership at Lüderitz.

The Proponent:
NAMDEB Diamond Corporation (Pty) Ltd

Environmental Assessment Practitioner (EAP):
Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:
In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: bronwynn@spc.com.na;
Fax: 061 25 21 57 or
Tel: 061 25 11 89
on or before 18 August 2022.

Stubenrauch SPC

Give your business the best boost you can!

Advertise in our weekly motoring supplement WOEMA!

Be it any accessories or gadgets for your vehicle.

Call us on 061 2080800 or fax us on 220584

Put the WOEMA back into your business!

Regskennisgewings Legal Notices

ESTATE OF THE LATE MARIA ALBERTINA NEETHLING
Id No: 200707 0053 2
a resident of Windhoek, Namibia

ESTATE NO: E1099 / 2022

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 29 July 2022.

F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek

DM0202200404387

F.M. OEHL TRUST

ESTATE OF THE LATE MAGRIETHA IHANA MAHERERO
Id No: 660731 0013 2
single and resident of Windhoek in the Republic of Namibia.

ESTATE NO: E1727/2022

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 29 JULY 2022.

F M OEHL – TRUST CC
P O Box 90290
Tel 223680
Windhoek
11009

DM0202200404390

F.M. OEHL TRUST

ESTATE OF THE LATE BARENDINA CAROLINA DE KLERK
Id No: 250818 0025 2
a Widowed pensioner and resident of SWAKOPMUND, in the Republic of Namibia.

ESTATE NO: E2330/2021

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will be for inspection at the offices of the Master of the High Court Windhoek and Magistrates office of SWAKOPMUND, for a period of 21 days as from 29 JULY 2022.

F M OEHL – TRUST CC
P.O. Box 90290
Tel: 223680
Klein-Windhoek

DM0202200404393

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days(or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E582/2022
Surname: VON ALVENSLEBEN
First names: SIEGHARD LUDOLF VON ALVENSLEBEN
Date of birth: 19 JANUARY 1996
Identity number: 960119 0043 7
Last address: FARM KUMKAUAS No 552, OTAVI DISTRICT
Date of death: 10 OCTOBER 2021
Christian names and surname of surviving spouse
Name and (only one) address of executor or authorised agent
F A PRETORIUS & CO
P O BOX 31, TSUMEB, NAMIBIA
Period allowed for lodgement of claims if other than 30 days
N/A
Advertiser and address:
F A PRETORIUS & CO
P O BOX 31 TSUMEB
Date. 22 JULY 2022
Tel: 067 – 222008

DM0202200404407

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

Regskennisgewings Legal Notices

APPLICATION FOR ENVIRONMENTAL CLEARANCE
Prospecting of Base & Rare metals, Precious metals and Industrial Minerals on EPL 8128, Otjozondjupa/ Khomas Region

Under the Environmental Management Act, 2007, (Act No. 7 of 2007) & the EIA Regulations 30 of 2012, the above-proposed activity cannot be undertaken without a valid Environmental Clearance Certificate (ECC).

OMAVI Geotechnical & Environmental Services has been appointed to undertake the Environmental Assessment & prepare an Environmental Management Plan to support the application for ECC for these activities.

Proponent: Ester Shapwanale

Site Locality: EPL is located 75km NE of Windhoek and 62km ESE of Okahandja.

Interested & Affected Parties (I&APs) are hereby notified of the ongoing EIA processes and are invited to register and submit written comments/ concerns to OMAVI by close of business on 21 st August 2022. A Background Information Document is available for circulation to I&APs upon registration.

A public consultation meeting is scheduled as follows:
- 10 AUGUST 2022 from 09h00 to 12h00 @ K.J. Kapeua Combined School in Oviloto settlement

Further details regarding the meeting will only be communicated with registered I&APs.

Tel: +264 81 478 6303
Email: info@omavi.com.na

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

Regskennisgewings Legal Notices

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)
DU TOIT TOWNPLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:
Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1dwelling per 900m² to 'hospitality' (for a Guesthouse).
Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.
The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west ofthe Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 1246m² in extent.
The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 August 2022).
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: plannert@dutoitplan.com

DM0202200404355

Regskennisgewings Legal Notices

705

REZ... CE DU-NAM... CONSULTING TOWN AND REGIONAL PLANNERS on behalf of the owner ofErf288, Eulen Street, Hochlandpark Intends to apply to the Municipal Council of Windhoek for the following:
Rezoning of Erf 288, Eulen Street, Hochlandpark from 'Residential' with a density of 1:700 to 'Office' with a bulk of0.4;
* Consent for a Free Residential Bulk on an Office zoned Erf 288 Hochlandpark with a bulk of 0,4, and
* Consent to renew the existing resident occupation approval for office purposes while the application for the rezonings being assessed by the Municipal Council of Windhoek.
Erf 288 Hochlandpark is located in Eulen Street. The property is currently zoned 'Residential' with a density of 1: 900and measures 1 158m2. The rezoning to "Office" with bulk of 0.4 will allow for the existing buildings to be used foroffice administration purposes on a total floor of463m² and a Free Residential Bulk which represents half theapproved bulk factor on Erf 288 Hochlandpark of about 235.5m² and in compliance with the City's Regulations. On-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer CareCentre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objectiontogether with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, TownHouse Main Building within 14 days of the last publication of this notice (final date for comments or objections is 25August 2022).
DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

DM0202200404413

Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

OFFICE HOURS:
Monday - Friday: 09h00 - 17h00
info@msnamibia.org

tbwa.com.na

EXPRESSION OF INTEREST

Provision of On-site Canteen Including Staff Event Catering Services

Standard Bank Namibia Holdings hereby invites a company that can provide onsite Canteen Including Staff Event Catering Services at their Head Office.

Location:
Standard Bank Head Office, Erf 1378, 1 Chasie Street, Kleine Kuppe, Windhoek.

All technical enquires should be forwarded to:

Bernadine Karuhumba
Head: Real Estate Services
Tell: +264 (0)61 294 2248
Bernadine.Martin@standardbank.com.na

Closing date and time for submission: **10 August 2022 at 16h00.**

Interested persons/companies should request prequalification forms via email from: **SupplierSourcing@standardbank.com.na**

Only shortlisted companies will be contacted and should expect a company visit and an interview on their premises.

Standard Bank

TEKOOP

SKOON ROLLE WIT KOERANTPAPIER VIR VELE GEBRUIKE

•PANEELKLOPPERS •NYWERHEDE
•RESTAURANTE •SKOLE
•VERPAKKINGSMATERIAAL

perkg

Prys op aanvraag

SKAKEL: +264 61 330 500 OF 330 502
2 - 4 EIDERSTRAAT, LAFRENZ INDUSTRIEEL

german cooperation
Implemented by giz

TENDER INVITATION

The Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH is owned by the Federal Republic of Germany and works worldwide in the fields of international cooperation for sustainable development and international education. GIZ provides viable, forward-looking solutions for political, economic, ecological and social development in a globalized world. Our corporate objective is to improve people's lives on a sustainable basis

The Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH supports the Namibian Government in terms of sustainable development. In accordance with the interests of the government of Namibia, GIZ's work today focuses on these focal areas:

- Economic Development
- Transport
- Management of Natural Resources

In light of the above, GIZ is inviting eligible and professional companies to participate in the following Tenders:

Bid No: 91163377 – Supply and installation of Solar Equipment (Lot 1a – 4)

Bid Document to be requested via email to: NA_Inquiry@giz.de

When requesting for the bid document, please indicate the bid number as reference in the email subject line
(Example: Bid No: 91163377 – Supply and installation of Solar Equipment (Lot 1a – 4)

The deadline for submission of Bids is 19 August 2022 at 11h00 a.m. Bids must be hand delivered to the following address: Procurement Unit, GIZ-Office Namibia, No. 88 John Meinert Street, Windhoek West.

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Services Offered

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 15:00, two days before date of publication in writing only

Notices (VAT Inclusive)
Legal Notice N$460.00
Lost Land Title N$402.50
Liquor License N$402.50
Name Change N$402.50
Birthdays from N$200.00
Death Notices from N$200.00
Tombstone Unveiling from N$200.00
Thank You Messages from N$200.00
Terms and Conditions Apply.

Employment

BETACARE MEDICAL CENTRE CC is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following positions:

1. Position: Pharmacist

Qualifications, Skills, Competencies and Experience Requirements:

- Bachelor of Pharmacy Degree
- Minimum 5 years' experience as a Pharmacist
- Valid license to practice the profession.
- Must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia
- Up to date knowledge with new medication and law governing the profession.

2. Position: Family Physician

Qualifications, Skills, Competencies and Experience Requirements:

- Medical Degree
- Minimum 5 years' experience as a Family Physician
- Family Practice Residency Training
- Valid license to practice the profession
- Must be registered with HPCNA
- Namibian citizen or eligible to work within Namibia

Should you meet the above-mentioned requirements, kindly send your CV and all certified supporting documents to the Human Resource Department P.O. Box 2775 Ondangwa or forward them via e-mail to: recruitment@opb.com.na

Closing Date: 13 August 2022

Employment Offered

IA ACADEMY PRIVATE SCHOOL CC

VACANCY: Maths and Science Teacher

Employment offered for Maths and Science teacher.
Candidate should hold a Degree or Diploma in education.
Multi-subject teaching is an added advantage

Send your CV to iaprimary1@gmail.com on or before 20/08/22

Enrolment for Pre-Primary – Grade 11 learners still open for 2023 smaller classes.

Vacancy: Pharmacist

- B.Pharm Degree
- Registered with the Pharmacy Council of Namibia
- Fluent in English and Afrikaans
- Minimum of 12 years' experience
- Thorough knowledge of all aspects of the Pharmaceutical profession
- At least 5 years' experience in professional and quality management as well as antimicrobial audits.
- Experience in both hospital, retail, oncology and the clinical sector of pharmacy.
- Knowledge and practical experience in mixing and preparing of cytotoxic medicines.
- Competent to do in post training for Pharmacist Interns and Pharmacist Assistant Students.
- Capable of professional interaction with patients, *especially geriatric* patients, and service providors.
- Must be able to work under pressure
- Must be prepared to work long hours and be on call out duty.
- Must have a valid driver's license.

Closing date: 5 August 2022

Curriculum Vitae can be mailed to: familycarepharm2015@gmail.com

Property

TWAHAFA REAL ESTATE

Urgently looking for Properties to SELL in Windhoek, Price N$ 200k- N$ 3mil
0818534437
info@twahafagroup.com

Sole mandate Specialist

Notices – Legal Notices

**REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**
(regulations 14, 28 & 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 OMUSATI
1 Name and postal address of applicant, ISAK NGHUUNDUPOSHA DAVID
2 Name of business or proposed PENEYAMBEKO SPECIAL SHEBEEN NO. 2
3 Address/Location of premises towhich Application relates. ONANDJAMBA AREA IN OKALONGO
4 Nature and details of application SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged OUTAPI MAGISTRATE
6 Date on which application will be Lodged
15-31 AUGUST 2022
7 Date of meeting of Committee at Which application will be heard
12 OCTOBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

NOTICE OF REGISTRATION AS A WELFARE ORGANISATION

Ms. **AUWA W. T. LAINERIA**, Chairperson of **SHAPING LIVES CHARITY ORGANISATION**, applied for registration as a welfare in terms of Section 19 of the National Welfare Act, 1965 (Act No. 79 of 1965), as amended.

The objects of the organisation read as follows:

1. To uplift the living standards of the children in need of protection services and their families through educational development, provision of medical assistance and feeding programs.

2. To organise sporting events through which children in need of protection services can realise their talents, socialise and boost their self-esteem.

3. To help communities identify children in need of protection services through meetings and refer them to the organisation.

4. To strengthen the resilience of children in need of protection services to enable them become responsible citizens by building a network of psychosocial support.

5. Initiate educational platforms such as debates, career fairs etc, for children in need of protection services

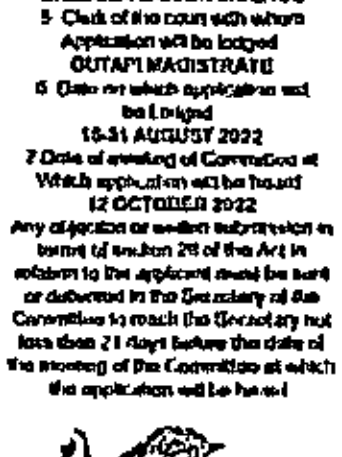
6. To nurture and strengthen children in need of protection services leadership skills and create awareness on human rights to become responsible citizens

Any person or persons desiring to raise objectives against the registration of the organisation must submit such presentations to the Secretary of the Regional Welfare Committee (Senior Social Worker) Ministry of Health and Social Services Outapi District Hospital Private Bag 504, Outapi Tel 065 251800) within twenty-one days as from the date of the advertisement.

**REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**
(regulations 14, 28 & 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 OMUSATI
1 Name and postal address of applicant, PHERINT WILBARD, P O BOX 16213, OSHIKOLE
2 Name of business or proposed Business to which applicant relates AIR CASH SHEBEEN
3 Address/Location of premises towhich Application relates OKATENENGE VILLAGE, ONESI CONSTITUENCY OMPOO LOCATION
4 Nature and details of application SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged OUTAPI MAGISTRATE
6 Date on which application will be Lodged
15-31 AUGUST 2022
7 Date of meeting of Committee at Which application will be heard
12 OCTOBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**
(regulations 14, 28 & 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 OMUSATI
1 Name and postal address of applicant, NDASILOHENDA AMUKOTO, P O BOX 16213, OSHIKOLE
2 Name of business or proposed GWANANJALA SHEBEEN
3 Address/Location of premises to which Application relates OKATENENGE VILLAGE, ONESI CONSTITUENCY OMDOO LOCATION
4 Nature and details of application SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged OUTAPI MAGISTRATE
6 Date on which application will be Lodged
15-31 AUGUST 2022
7 Date of meeting of Committee at Which application will be heard
12 OCTOBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

**REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**
(regulations 14, 28 & 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 OMUSATI
1 Name and postal address of applicant, KATHERINE MPINGANA SHIMANGENI
2. Name of business or proposed KUUDHOSHILI BAR
3 Address/Location of premises to which Application relates IIPUMBU VILLAGE IN OUKWANDI AREA
4 Nature and details of application SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged OUTAPI MAGISTRATE
6 Date on which application will be Lodged
15-31 AUGUST 2022
7 Date of meeting of Committee at Which application will be heard
12 OCTOBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard



CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR A 'BUSINESS BUILDING' ON ERVEN 2389 & 2390, WINDHOEK FOR MEDICAL CONSULTING ROOMS, A SALON AND A SMALL SHOWROOM

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council for

- **Consent in terms of Table B of the Windhoek Town Planning Scheme for a 'business building' on Erven 2389 & 2390, Windhoek for medical consulting rooms, a salon and a small showroom**

Erven 2389 and 2390 are in Sipres Street in the Suiderhof suburb south of Windhoek Central in the vicinity of Suiderhof Business Centre, which comprises of some shops and offices. Both erven are zoned 'office' with a bulk of 0.4 and both is ±940m² in extent. The buildings have been converted after the rezoning approvals to accommodate some office activities of the owners and a few smaller tenants

There is a tendency that complimentary uses such as salons and medical consulting rooms wish to establish on 'office' zoned properties. There are numerous examples of such properties in the office policy areas across Windhoek. As a result, the owners therefore wish to apply for consent for 'business building' purposes to have the opportunity to offer rental space to medical practices/health & beauty salons as well as a small showroom on both Erven 2389 and 2390, Windhoek. The actual use of the buildings for the different consent uses ultimately dependent on the total number of parking provided. Currently all parking is provided on site and are in line with the requirements of Council

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for **objections is 18 August 2022**).

Should you require additional information you are welcome to contact our office

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email
planner1@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).**
- **Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.**

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west of the Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 1248m² in extent.

The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for **objections is 18 August 2022**).

Should you require additional information you are welcome to contact our office

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061 248010
Email
planner1@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS

**PUBLIC NOTICE
ENVIRONMENTAL IMPACT ASSESSMENT**

Stubenrauch Planning Consultants (SPC) hereby give notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following

PROJECT DETAILS:

- **Subdivision of Erf 760 (a Portion of Erf 353) Lüderitz Township into Portion 1 to 16 and Remainder (Street);**
- **Rezoning of Portions 1 to 16 of Erf 760 (a Portion of Erf 353) Lüderitz Township from "General Business" to "Residential 1" with a density of 1:300;**
- **Rezoning and reservation of the Remainder Erf 760, Lüderitz Township as "Street".**

Erf 760 currently accommodates 10 residential units used as staff accommodation. The proponent intends to subdivide Erf 760 (a Portion of Erf 353) Lüderitz Township in order to sell the residential units and in so doing encourage private investment and property ownership at Lüderitz.

The Proponent:
NAMDEB Diamond Corporation (Pty) Ltd

Environmental Assessment Practitioner (EAP):
Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:
In line with Namibia's Environmental Management Act (No 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: bronwynn@spc.com.na;
Fax: 061 25 21 57 or
Tel: 061 25 11 89
on or before 18 August 2022.

Stubenrauch SPC

**REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**
(regulations 14, 28 & 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 OSHANA
1 Name and postal address of applicant, [illegible] GERHARD, P O BOX 1805, ONDANGWA
2 Name of business or proposed Business to which applicant relates HEAD QUATER BAR
3 Address/Location of premises to which Application relates ERF 335, OMAKUA [illegible] ONDANGWA
4 Nature and details of application SPECIAL LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged ONDANGWA MAGISTRATE
6 Date on which application will be Lodged
31 AUGUST 2022
7 Date of meeting of Committee at Which application will be heard
12 OCTOBER 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

0035 Regskennisgewings Legal Notices

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR A 'BUSINESS BUILDING ON ERVEN 2389 & 2390, WINDHOEK FOR MEDICAL CONSULTING ROOMS, A SALON AND A SMALL SHOWROOM DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council for:

Consent in terms of Table B of the Windhoek Town Planning Scheme for a 'business building' on Erven 2389 & 2390, Windhoek for medical consulting rooms, a salon and a small showroom

Erven 2389 and 2390 are in Sipres Street in the Suiderhof suburb south of Windhoek Central in the vicinity of Suiderhof Business Centre, which comprises of some shops and offices. Both erven are zoned 'office' with a bulk of 0.4 and both is ±940m² in extent. The buildings have been converted after the rezoning approvals to accommodate some office activities of the owners and a few smaller tenants.

There is a tendency that complimentary uses such as salons and medical consulting rooms wish to establish on 'office' zoned properties. There are numerous examples of such properties in the office policy areas across Windhoek. As a result, the owners therefore wish to apply for consent for 'business building' purposes to have the opportunity to offer rental space to medical practices/health & beauty salons as well as a small showroom on both Erven 2389 and 2390, Windhoek. The actual use of the buildings for the different consent uses ultimately dependent on the total number of parking provided. Currently all parking is provided on site and are in line with the requirements of Council.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 August 2022).

Should you require additional information you are welcome to contact our office.

DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200404304

0035 Regskennisgewings Legal Notices

IN THE High Court For
The District of Windhoek
Held at Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/00681
In the matter between:
NEDBANK NAMIBIA LTD, Plaintiff and
MONTE PIANA INVESTMENTS NUMBER SEVEN CC, 1st Defendant
DEON VAN RENSBURG, 2nd Defendant

NOTICE OF SALE IN EXECUTION

IN EXECUTION OF COURT ORDER of HIGH COURT FOR THE DISTRICT OF WINDHOEK, given on the 12th dayof AUGUST 2021 in the abovementioned case, a judicial sale by public auction will be held on the 18th of AUGUST2022 at 10:30 at MONTE PIANA,ERF NO. 5735, UNIT 7, WINDHOEK, REPUBLIC OF NAMIBIA

THE FOLLOWING IMMOVABLE PROPERTY: Section Number 7 as shown and more fully described on SectionalPlan No. SS06/2016 in the development scheme known as MONTE PIANA in respect of the land and building orbuildings:

Situated at Remaining Extent of Erf No. 5735 (A Portion of Erf No. 5545)Windhoek
Municipality of Windhoek, Registration Division "K", Khomas Region of which section the floor area according to the said section plan is 131 (one hundred and thirty one) square metresin extent, and
An undivided share in and to the common property in the development scheme apportioned to the section inaccordance with the participation quota as endorsed on the said sectional plan.
Held by Sectional Deed of Transfer No. ST 1086/2017
PROPERTY CONSISTS OF THE FOLLOWING:
Entrance Hall, Lounge, 2 x Bed rooms, Bathroom (en suite) full, Shower, bath and basin, Bath, toilet & Basin,Kitchen, 2x Garages
CONDITIONS OF SALE:
1. The property will be sold to the highest bidder.
2. The complete conditions of sale may be inspected at the office of the Deputy Sheriff, Windhoek (Tel: 061248568)and at the Plaintiffs' Attorneys office at the undermentioned address.
3. The property will be sold "voetstoots".
4. The Purchaser shall pay a deposit of 10% (TEN PERCENT) of the purchase price IN CASH ON THE DAY OFSALE, the balance against transfer to be secured by a bank or building society guarantee.
5. Payment shall be made in Cash or Electronic Fund Transfer (EFT) to be done on the day of auction. If EFT is doneproof of payment shall be provided to the Deputy Sheriff.

Dated at Windhoek on this day of July 2022.

ANGULACO.INCORPORATED
Legal Practitioner for Plaintiff
Unit 112 E/F, Block C
MaerunParkCentaurusStreet
All disputes are subject to Windhoek Jurisdiction only.
Maerua Park, Centaurus Street
WINDHOEK
(Ref: DEB1269)

DM0202200404482

0035 Regskennisgewings Legal Notices

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE) DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

Rezoning of the Remainder of Erf 5546, No 12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).

Consent to use the Remainder of Erf 5546, No12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west of the Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 1246 m² in extent

The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 18 August 2022).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200404355

0035 ...707... gowings Notices

APPLICATION FOR ENVIRONMENTAL CLEARANCE

Prospecting of Base & Rare metals, Precious metals and Industrial Minerals on EPL 8128, Otjozondjupa/ Khomas Region

Under the Environmental Management Act, 2007, (Act No. 7 of 2007) & the EIA Regulations 30 of 2012, the above-proposed activity cannot be undertaken without a valid Environmental Clearance Certificate (ECC)

OMAVI Geotechnical & Environmental Services has been appointed to undertake the Environmental Assessment & prepare an Environmental Management Plan to support the application for ECC for these activities

Proponent: Ester Shapwanale

Site Locality: EPL is located 75km NE of Windhoek and 62km ESE of Okahandja.

Interested & Affected Parties (I&APs) are hereby notified of the ongoing EIA processes and are invited to register and submit written comments/ concerns to OMAVI by close of business on 21 st August 2022. A Background Information Document is available for circulation to I&APs upon registration.

A public consultation meeting is scheduled as follows:
- 10 AUGUST 2022 from 09h00 to 12h00 @ K.J. Kapeua Combined School in Ovitoto settlement

Further details regarding the meeting will only be communicated with registered I&APs.

Tel: +264 81 478 6303
Email: Info@omavi.com.na

LOSING CONTROL?

AA

ALCOHOLICS ANONYMOUS NAMIBIA

If you want to drink, that's your business.

If you want to stop, that's ours.

Windhoek: 081 325 6144
Swakopmund: 081 243 2649

E-MAIL: alcoholicsanonymousna@gmail.com

AL-ANON

Help for relatives of Alcoholics

AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.

Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229

VENUE: cnr Lüderitz and Kasino Streets

DATE AND TIME: Thursdays at 19H00

AL-ANON

LIVE WEBCAST AUCTIONS

DucorNamibia

BANK REPO & SALVAGE AUCTION
11 August 2022 @ 10:00
Ondangwa

Duly instructed by a bank, in terms of credit Agreement Act, Ducor Namibia (Pty) Ltd. will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction

AUTOMOTIVE # AUTOMOTIVE

BAKKIES SEDANS & SUV'S:
2017 VW POLO 1.2
2016 CHEVROLET UTILITY 1.4
2013 CHEVROLET CRUZE
& MANY MORE!

VARIOUS SALVAGE VEHICLES:- TOYOTA, NISSAN, ISUZU, AUDI, HYUNDAI,MAHINDRA, GWM, FORD,VOLKSWAGEN, JEEP, CHEVROLET, & MANY MORE!!

Registration & Bidding on: www.ducor.auction
Online Bidding Starts: Monday 8 August 2022 @ 10:00
Webcast Auction: Thursday 11 August 2022 @ 10:00
Viewing: Ondangwa 8 - 10 August 2022 @ 09:00 - 16:00

TRUCK & SALVAGE AUCTION
18 August 2022
Brakwater

Duly instructed by a bank, in terms of credit Agreement Act, Ducor Namibia (Pty) Ltd will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction

AUTOMOTIVE # AUTOMOTIVE

TRUCKS, TRAILERS & CHASSES:
2014 SCANIA R410 6X4 TRUCK
2 X 2012 AFRIT TIPPER TRAILER
BAKKIES,SEDANS & SUVS
2017 FORD RANGER 3.2 4X4
2015 VW GOLF 7 RLINE
2014 JEEP GRAND CHEROKEE
2012 HYUNDAI H-1 2.4

VARIOUS SALVAGE VEHICLE no.. IVECO, TOYOTA, NISSAN, ISUZU,HYUNDAI, BSCW, FIAT, MAHINDRA, AUDI, GWM, VW, JEEP, FORD,VOLVO, HONDA, M/BENZ,CHEVROLET, & MANY MORE!!

Registration & Bidding on: www.ducor.auction
Online Bidding Starts: Monday 15 August 2022 @ 10:00
Webcast Auction: Thursday 18 August 2022 @ 10:00
Viewing: Brakwater 15 - 17 August 2022 @ 09:00 - 16:00

T & C apply Buyer's premium will be charged.
Details subject to change without prior notice.

Contact Us At:
Windhoek: +264 61 257 5400 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@ducornamibia.com
www.ducor.auction

Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS:
Monday - Friday:
09h00 - 17h00
info@msnamibia.org

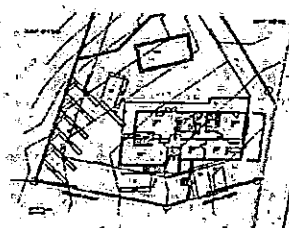
REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).
- Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west of the Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 124Em² in extent.

The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms establishen. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements as shown on the insect.

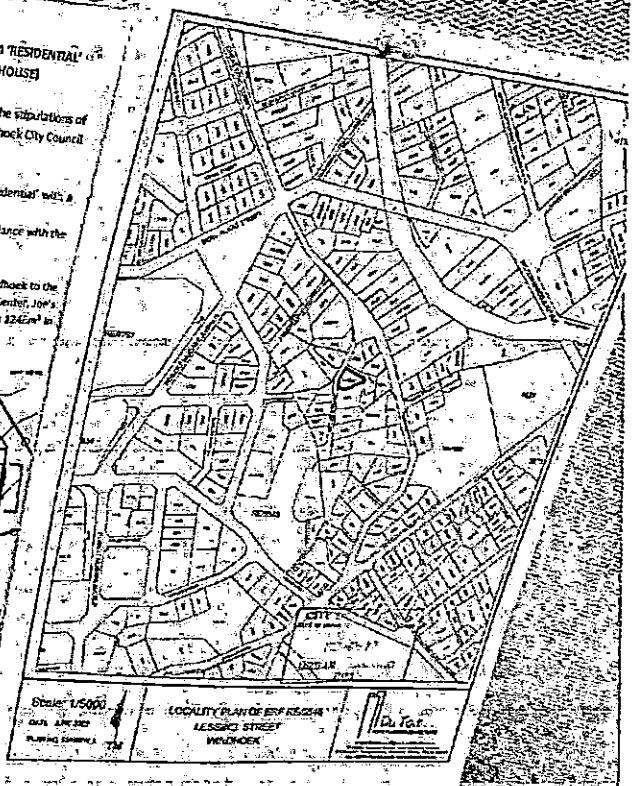


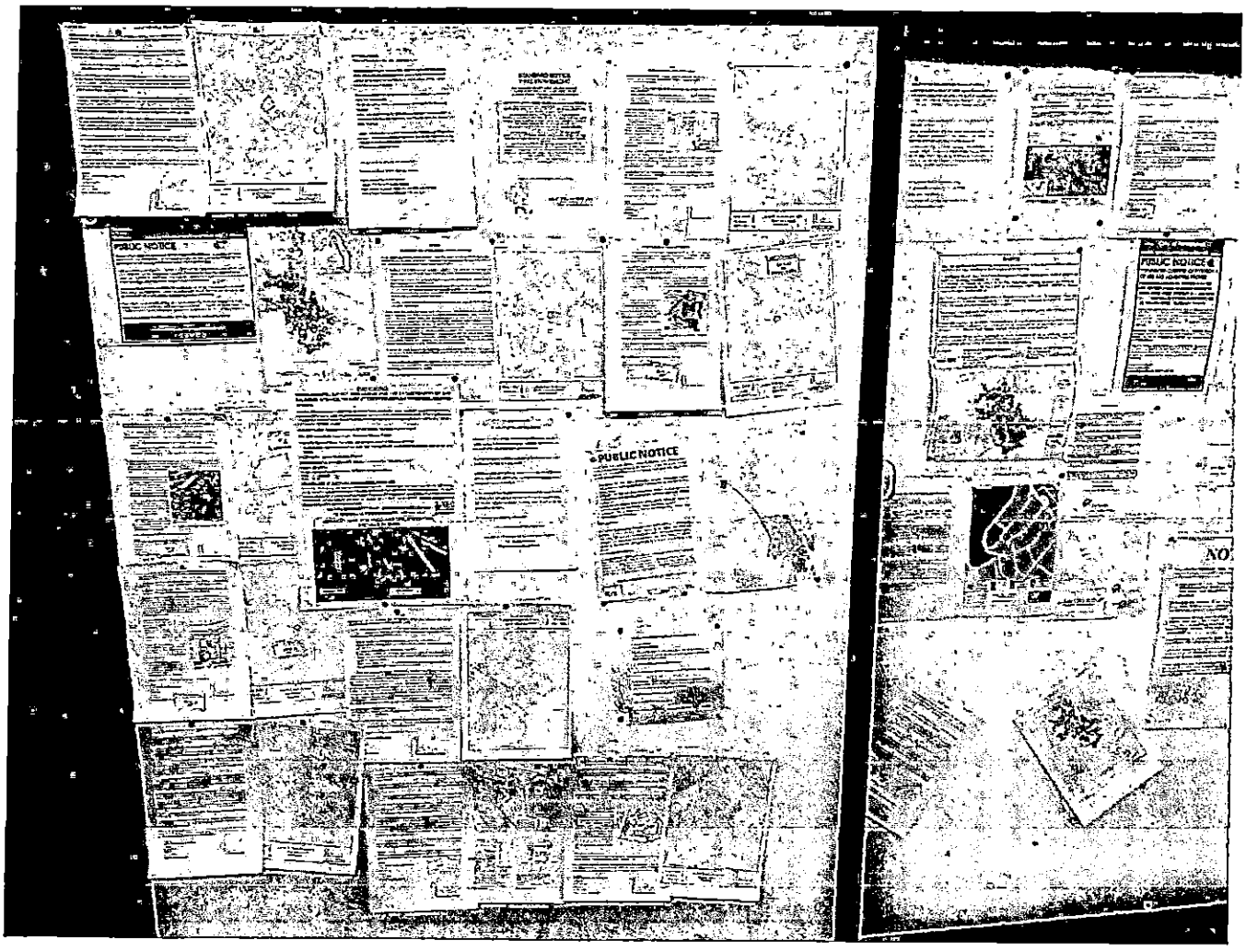
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Ewame Nkrumah Avenue, Klein Windhoek.

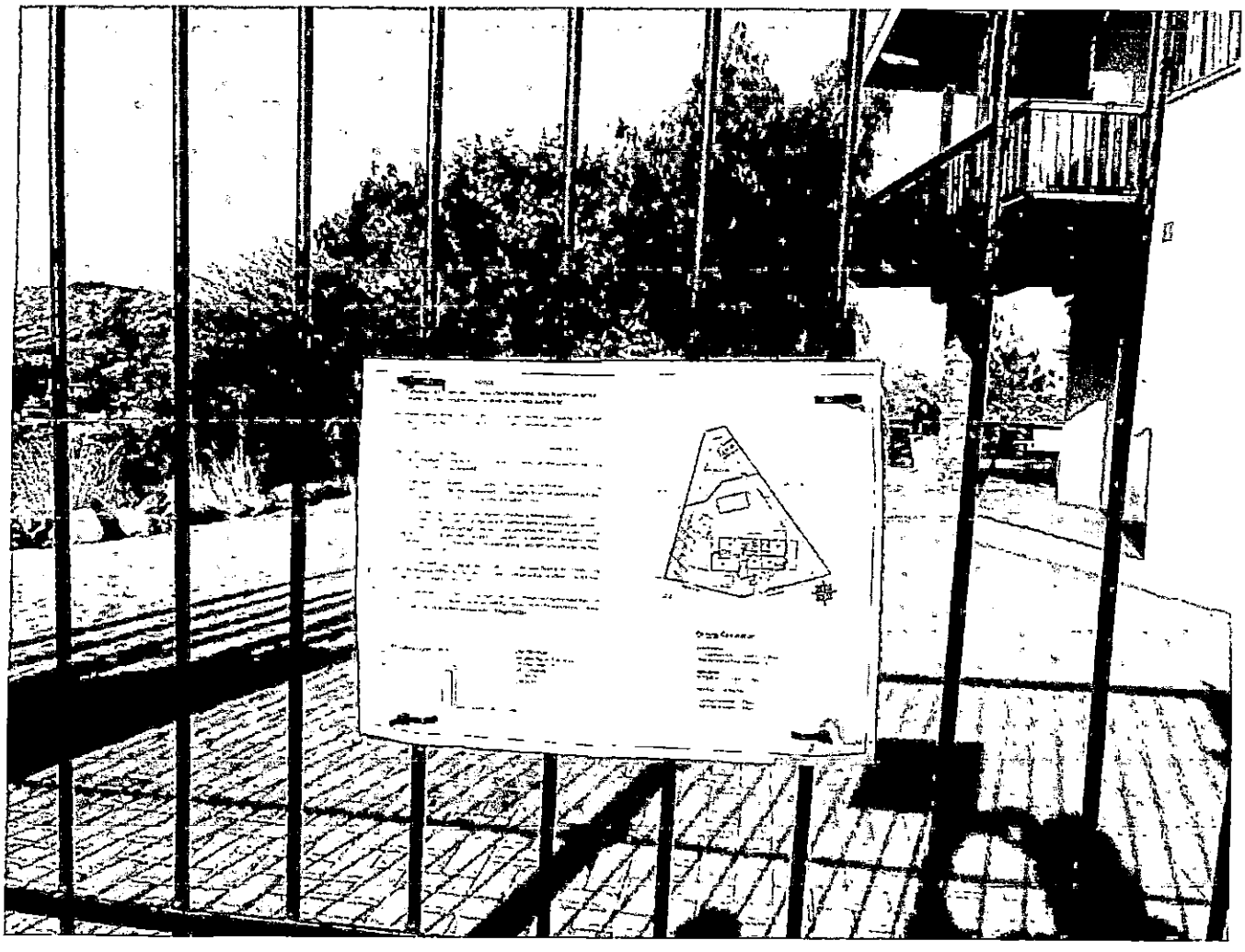
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planning Town House, Fifth Floor, Room 516) and the applicant within 14 days of the first publication of this notice (final date for objections is 14 August 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel. 061-248010
Email: [illegible]

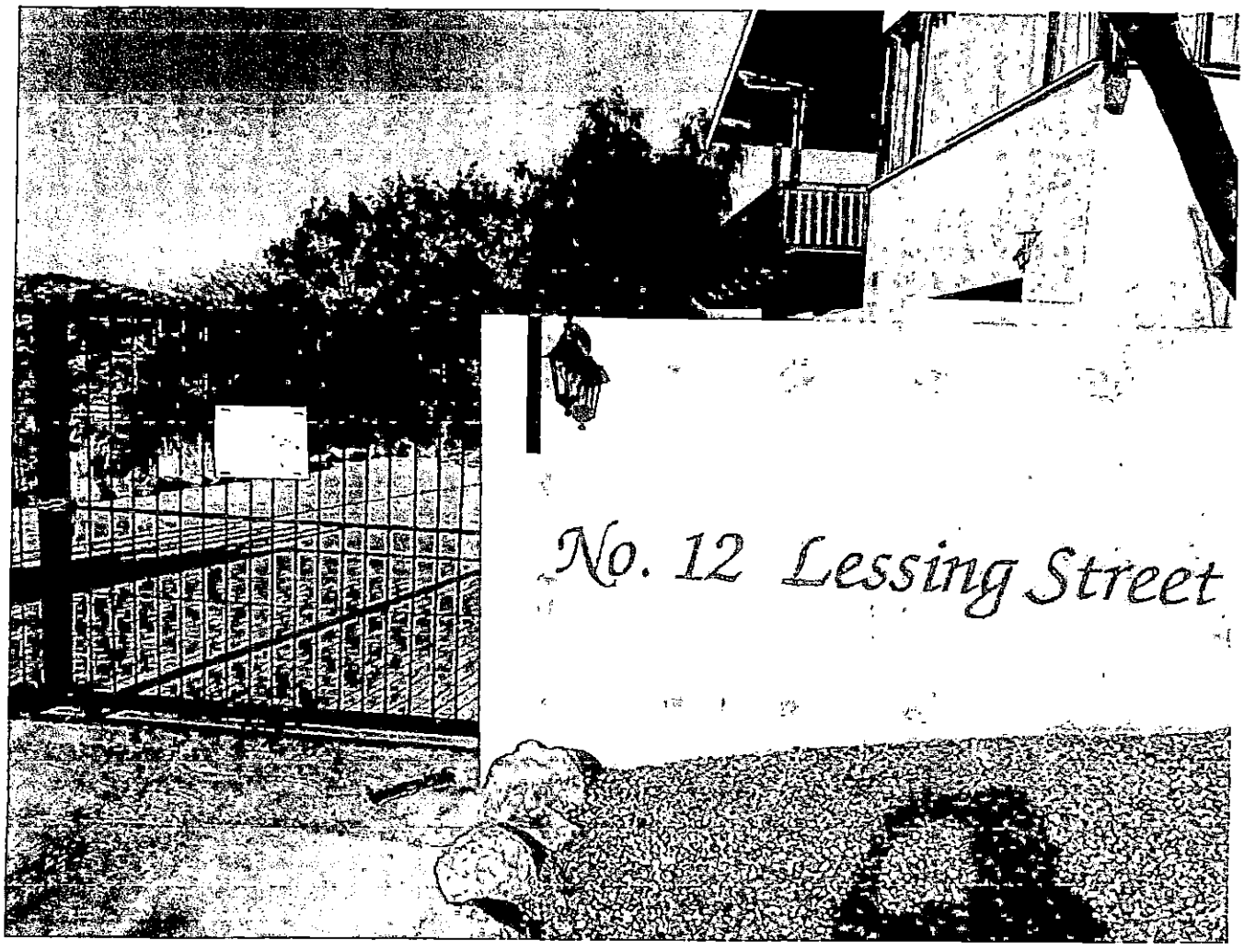
Du Toit
TOWN PLANNING CONSULTANTS




PUBLIC NOTICE
PUBLIC NOTICE
PUBLIC NOTICE



711



712

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$21.60 WINDHOEK - 1 August 2022 No. 7869

CONTENTS

Page

PROCLAMATION

No. 21 Announcement of appointment of Dr. Gerson Sindano as member of Electoral Commission of Namibia: Electoral Act, 2014: 2

GOVERNMENT NOTICES

No. 216 Announcement of appointment of members of Council of Traditional Leaders: Council of Traditional Leaders Act, 1997 3

No. 217 Notification of approval of Amendment of Swakopmund Zoning Scheme: Urban and Regional Planning Act, 2018 3

No. 218 Notification of approval of Amendment of Okahao Zoning Scheme: Urban and Regional Planning Act, 2018 4

No. 219 Declaration of Tsandi Extension 2 to be an approved township: Urban and Regional Planning Act, 2018 5

No. 220 Declaration of Tsandi Extension 4 to be and approved township: Urban and Regional Planning Act, 2018 7

No. 221 Declaration of Ruacana Extension 3 to be an approved township: Urban and regional Planning Act, 2018 9

No. 222 Notification of approval of Mariental Zoning Scheme: Urban and Regional Planning Act, 2018 11

No. 223 Notification of approval of Swakopmund Structure Plan 2020 to 2040: Urban and Regional Planning Act, 2018 11

No. 224 Notification of Approval of Amendment of Okahandja Zoning Scheme: Urban and Regional Planning Act, 2018 11

No. 225 Proclamation of Farm road number 800: District of Maltahohe 12

No, 226 Proclamation of district roads: District of Outapi 12

No. 227 Proclamation of district roads (Numbers 3843 and 3844): District of Okakarara 13

No. 228 Proclamation of district roads (Numbers 1474 and 1485) and the amendment of the road reserve width of a portion of trunk road 9/1: District of Windhoek 14

No. 229 Proclamation of district road: District of Swakopmund 16

No. 230 Publication of name of member of Magistrates Commission: Magistrates Act, 2003 16

GENERAL NOTICES

No. 361 Township establishment of Veddersdal Extension 2, Okahandja 17

No. 362 Township establishment of Veddersdal Extension 3, Okahandja 18

No. 363 Layout approval and township establishment of Okakarara Extension 6 18

No. 364 Layout approval and township establishment of Okakarara Extension 7 19

No. 365 Rezoning of Erf 96, Hentiesbaai 20

No. 366 Rezoning and consent use to Erf 3622, Swakopmund Extension 1 21

No. 367 Rezoning and consent use to Erf 72, Meersing and Erf 1152, Meersig 21

No. 368 Rezoning and consolidation of Erven 97 and 98, Heroes Park 22

No. 369 Rezoning of Erf 3692, Katutura Extension 14 23

No. 370 Rezoning of Erf 1829, Windhoek 23

No. 371 Rezoning the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'Residential' with a density of 1 dwelling per 900m² to 'Hospitality' (for a Guesthouse) 24

No. 372 Need and desirability for township establishment on Erf 2110 of Portion 2080 (Extension 6) of the Remainder of Farm Nkurenkuru Townlands No.1346 to be known as Extension 15 in accordance with Section 105(1)(b) 25

No. 373 Bank of Namibia: Statement of Assets and Liabilities 26

Proclamation

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 21 2022

ANNOUNCEMENT OF APPOINTMENT OF DR. GERSON SINDANO AS MEMBER OF ELECTORAL COMMISSION OF NAMIBIA: ELECTORAL ACT, 2014

In terms of subsection (21) of section 6 of the Electoral Act, 2014 (Act No. 5 of 2014), I announce that I have, under the powers vested in me by subsection (1) of that section, appointed Dr. Gerson Sindano as a member of the Electoral Commission of Namibia for a period of five years with effect from 21 June 2022.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 18th day of July, Two Thousand and Twenty-Two.

HAGE G. GEINGOB
President
BY ORDER OF THE PRESIDENT

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, Dorado Park.

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 **22 August 2022.**

Applicant: Ritta Khiba Planning Consultants Town and Regional Planners
P.O. Box 22543
Windhoek
Tel.: 061-225 062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154
Email address: rkhiba@gmail.com

No. 371 2022

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

Du Toit Town Planning Consultants, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of the Remainder of Erf 5546, No. 12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).**

- **Consent to use the Remainder of Erf 5546, No. 12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.**

The Remainder of Erf 5546, Windhoek is located on Lessing Street, in the eastern parts of Windhoek to the west of the Klein Windhoek-Eros area. It is close to The Village development, Eros Shopping Center, Joe's Beerhouse, and other. The current zoning is 'residential' with a density of 1:900 and the erf is 1246m² in extent.

The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. It is the intention of the new owner to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (**final date for objections is 15 August 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
Ausspannplatz
Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 372 2022

NEED AND DESIRABILITY FOR TOWNSHIP ESTABLISHMENT ON ERF 2110 OF PORTION 2080 (EXTENSION 6) OF THE REMAINDER OF FARM NKURENKURU TOWNLANDS NO.1346 TO BE KNOWN AS EXTENSION 15 IN ACCORDANCE WITH SECTION 105(1)(B)

Take note that **Kamau Town Planning and Development Specialist**, in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) intends on applying to the Urban and Regional Planning Board on behalf of Nkurenkuru Town Council and the respective client for:

- **Need and Desirability for Township Establishment on Erf 2110 of Portion 2080 (Extension 6) of the Remainder of Farm Nkurenkuru Townlands No.1346 to be known as Extension 15 in accordance with Section 105(1)(B);**

- **Township Establishment on Erf 2110 of Portion 2080 (Extension 6) of the Remainder of Farm Nkurenkuru Townlands No. 1346 to be known as to be known as Extension 15, in accordance with Section 105(1(B)) of the Urban and Regional Planning Act 5 of 2018; and**

- **Approval of the Layout Plan of Extension 15.**

The township will comprise of 183 Single Residential Erven, 3 General Residential Erven, 2 Business Erven, 2 Institutional Erven, and 4 Public Open Spaces.

The Extension 6 with Erf 2110 in question earmarked for a subdivision is located to the south of Nkurenkuru CBD, east of the D3405 and the B10 national roads. The Erf is situated to the southwest corner of Extension 6 (Portion 2080). The Erf measures ± 223 717m² and is zoned 'Undetermined' and currently lies vacant.

Further take note that -

(a) the plans for the subdivision lies open for inspection at the Nkurenkuru Town Council, Urban and Regional Planning Board and the Kamau Town Planning and Development Specialist offices;

(b) any person having objections to the subdivision concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, at the Urban and Regional Planning Board and Kamau Town Planning and Development Specialist within 14 days of the last publication of this notice, i.e. no later than **3 August 2022**.

Public comments deadline: 3 August 2022

ERF Re/5546 W

LIST OF REGISTERED ITEMS POSTED

NAMPOST

by DU TOIT TOWNPLANNING

Sender's reference no.	Addressee's name and address	Registration no.
Re/2315 W	D. Canto PO BOX 1723 WINDHOEK	BA 001 842 722 NA

Number of items 1 Received by

Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

717

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: W/Re5546

Krefam Properties (Pty) Ltd
P O Box 11199
KLEIN WINDHOEK

Per email : fred@fkrenz.com

4 August 2022

Dear Mr Krenz

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

Our office is applying on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).
- Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 8843, Windhoek located adjacent to the erf are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **22 August 2022.**

The Remainder of Erf 5546, Windhoek is zoned 'residential' with a density of 1:900 and the erf is 1246m² in extent. The existing, well-maintained dwelling has operated under resident occupation as Hilltop Guesthouse for many years. There are 7 rooms established. As the erf is in process to be sold, the new owner wishes to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. According to the new zoning category of 'Hospitality', a Guesthouse is an accommodation establishment with at least 5 but not more than 10 rooms.

There is no intention to change anything to the existing establishment. The purpose of the application is to bring the use in line with the Windhoek Zoning Scheme.

Sufficient parking is provided for on-site and is in line with the requirements of the City of Windhoek as per the image below.

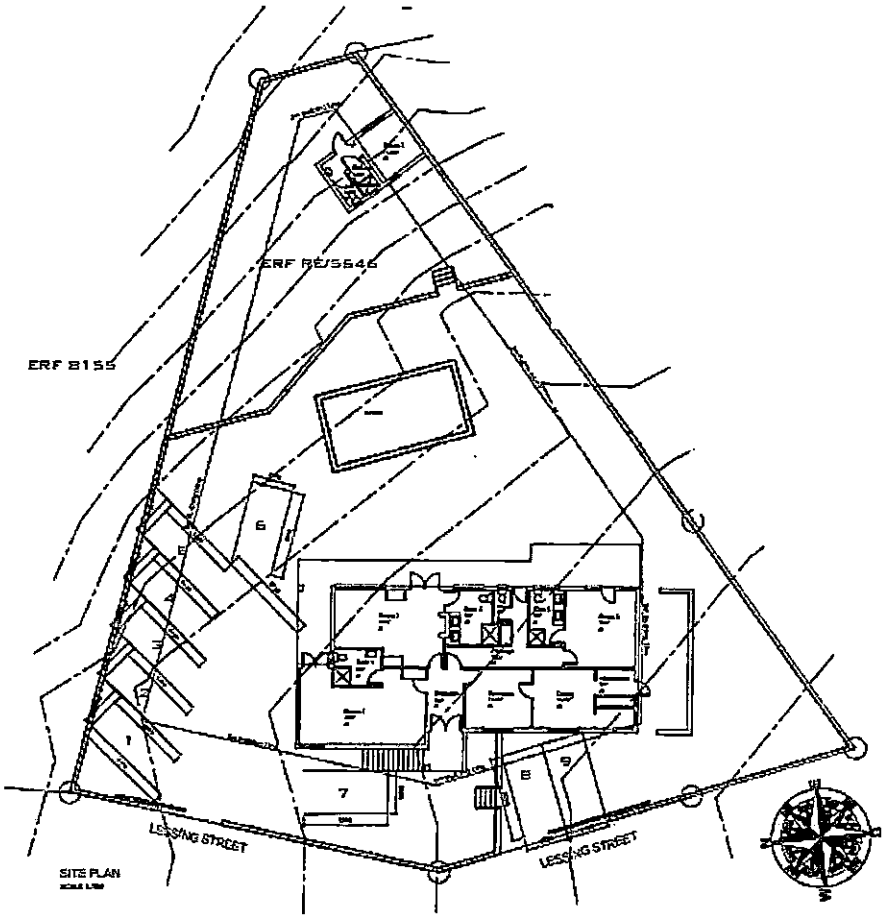


Figure 1 : Parking layout as per requirements

Parking Calculation

Guestrooms
7 x Guestrooms = 7 x 0.666 = 4.6 Bays
Total Number of bays required = 5

Open Area
Dining Room = 15.4m² = 1 bay

including 1 Loading bay

Total bays required = 7 bays
Total bays available = 9 bays

Considering the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **22 August 2022**, we would assume you do not have any objection.

Kind regards

Dorette Opperman

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

Name: F. Krenz for Krefam Properties (PTY) LTD

Address: Box 11199

WINDHOEK

Telephone : 081 Email: 1273849 — fred@fkrenz.com

I, the owner of Erf 8843, Lessing Street

(Please indicated with "x" in appropriate box)

☑ **do not object** ☐ **do object to**

- Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).
- Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

If objecting, please state the reasons:

.....

.....

.....

.....

Signature **Date** 8/9/22

Kindly take note that comments should reach our office by **22 August 2022**

You can return the form to the following email address: planner1@dutoitplan.com

REZONING THE REMAINDER OF ERF 5546, NO.12 LESSING STREET, WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A GUESTHOUSE)

Name: KREFAM PROPERTIES (PTY) LTD

Address: BOX 11199,
WINDHOEK.

Telephone: 081-1273849 Email: fred@fkrems.com

I, the owner of Erf 8843, Lessing Street

(Please indicated with "x" in appropriate box)

☐ **do not object** ☒ **do object to**

- Rezoning of the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Guesthouse).
- Consent to use the Remainder of Erf 5546, No.12 Lessing Street, Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

If objecting, please state the reasons:

(i) YOUR PARKING LAYOUT IS WISHFUL – YOU NEED A RETAINING WALL — OUR CARS ARE IN PERIL

(ii) YOUR POOL CLEANING IS NOT ACCEPTABLE AND SHOULD BE DUMPED INTO THE SEWERLINE.

(iii) CHECK CAPACITY OF SEWERLINE AND STORM WATER.

Signature 4/8/22 Date

Kindly take note that comments should reach our office by **22 August 2022**
You can return the form to the following email address: planner1@dutoitplan.com

for Krefam (Pty) Ltd

Please confirm acceptance of this letter.

7/1 [illegible]

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com
Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: W/ 6238, 6239 & 6234W

The Windhoek City Council
P O Box 59
WINDHOEK

Dear Ms Stella

20 July 2022

ERF OWNERS AND ADDRESSES: Remainder Erf 5546, No. 12 Lessing Street, Windhoek

Good Day, Ma'am

Could you kindly provide me with the names and addresses (and phone numbers where available) of the owners of the following properties, please:

- Erf2345, Lessing Street, Windhoek

JC. Bolt
Box 90251 Wdhk 0811270088

- Erf 845, Lessing Street, Windhoek

HL + L Strydom
Box 40716 Auss 0811271320

- Erf Re/2315, Lessing Street, Windhoek

J. Canto
Box 1723 Wdhk 22717 8

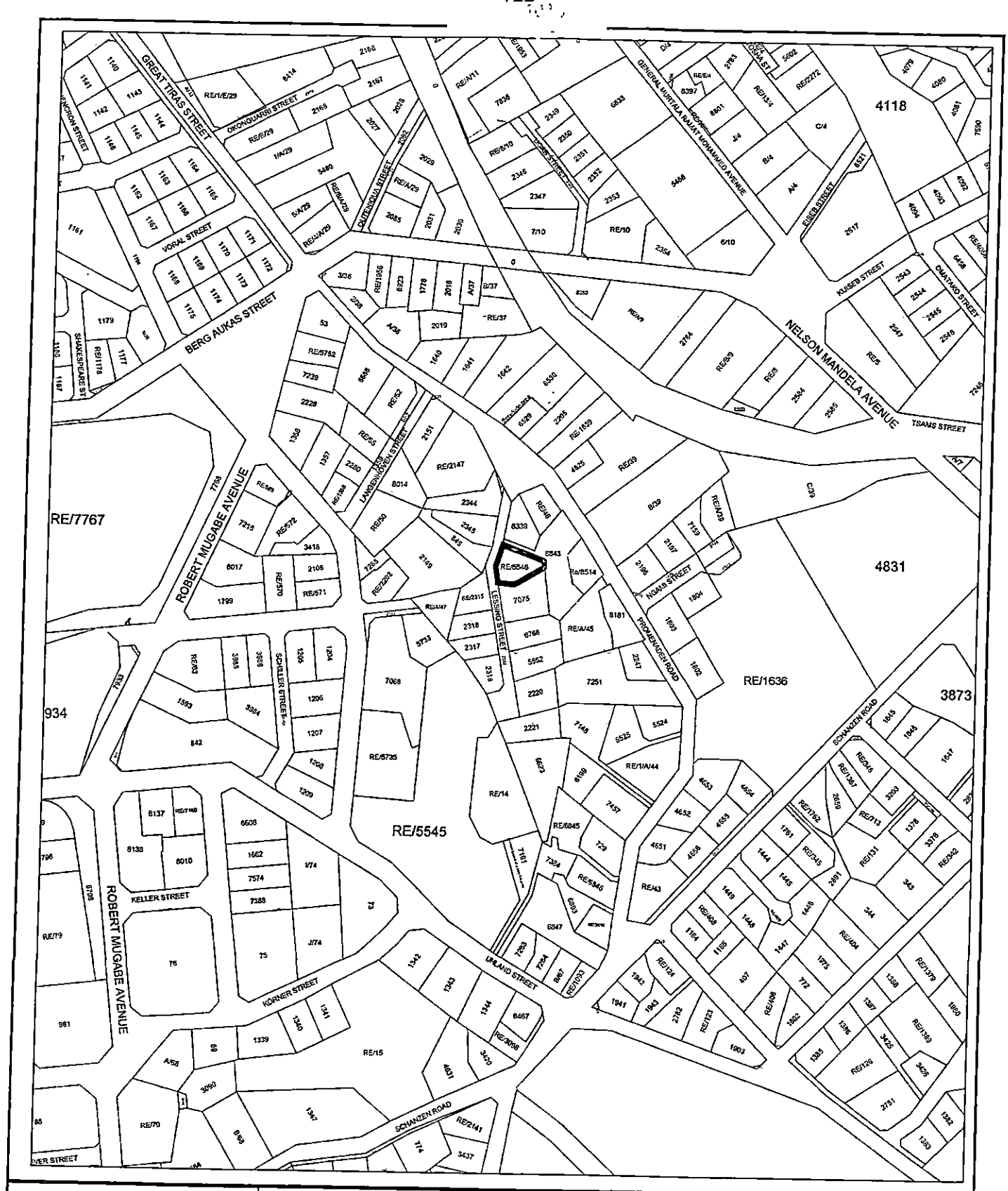
- Erf 7075, Lessing Street, Windhoek

City

- Erf 8504, Lessing Street, Windhoek

Not exist.

Thank you
Dorette Opperman



Scale: 1/5000

DATE: JUNE 2022

PLAN NO. 5546WW_L

TN

LOCALITY PLAN OF ERF RE/5546
LESSING STREET
WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com

723

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Thursday, August 4, 2022 9:01 AM
To: 'Herman Strydom'
Subject: Rezoning of Erf Re/5546, No. 12 Lessing Street Windhoek - neighbour consultation
Attachments: Letter to neighbours Re5546W_845.pdf

Hallo Herman,

Soos bespreek gister, aangeheg die brief vir jou aandag met inligting oor die hersonering vir Hilltop Guesthouse.

Laat weet as daar vrae is.

Groete en lekker dag
D

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

https://w3w.co/material.wicket.inhaler

724

Dorette Opperman

From:	Dorette Opperman <planner1@dutoitplan.com>
Sent:	Thursday, August 4, 2022 8:58 AM
To:	'janbalt@iway.na'
Subject:	Rezoning of Erf Re5546, No. 12 Lessing Street, Windhoek - neighbours consultation
Attachments:	Letter to neighbours Re5546W_2345.pdf

Tracking:	**Recipient**	**Read**
	'janbalt@iway.na'	
	janbalt@iway.na	Read: 8/4/2022 11:13 AM

Goeiemore Jan,

Vind asb aangeheg die brief en inligting rakende die hersonering van Erf Re/5546, No. 12 Lessing Straat.

Skakel my gerus indien enige vrae.

Groete
Dorette

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

https://w3w.co/material.wicket.inhaler

725

PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS

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

Enquiries: Ilanza Awasman
ilawasman@gmail.com

DATE: 30 September 2022

Chief Planner: Urban Policy
Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention Mr. Hugo Rust

- **REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0**
- **CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS PROCESS.**
- **CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME**

1. Appointment

Plan Africa Consulting CC by virtue of the Power of Attorney attached as an annexure has been appointed by the owner, Dream China Investments CC to submit an application to the Winhoek Municipality for the:

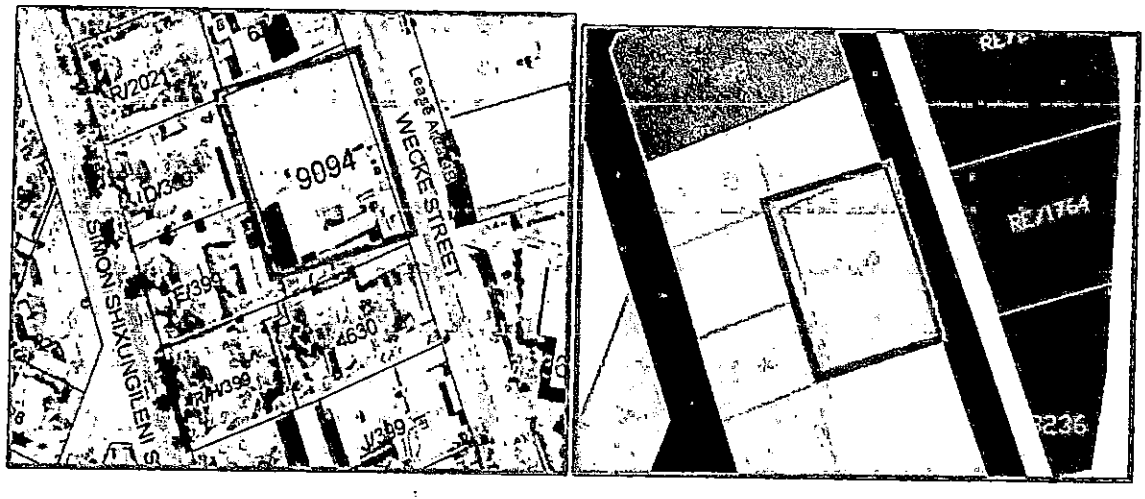
- Rezoning of Erf 9094 Windhoek, No.12 Wecke Street from 'Office' with a bulk of 1.0 to 'Business' with a bulk of 1.0
- Consent to use the erf for a public restaurant and hotel, especially while the rezoning to business is in process.
- Consent for free residential bulk in terms of Clause 23 (1) of the Windhoek Town Planning Scheme

FRB → Dwelling with or room

Design Report only INF

2. Erf Information

Erf 9094 is located within the Central Business District, directly opposite the newly extended Wernhill Park Shopping Mall. The area surrounding Erf 9094 is characterized by a large number of businesses, shops, high density apartments, restaurants and the Namibian University of Science and Technology in close proximity. The adjacent Wecke Street is an important access road in terms of the high-density flats, shopping mall and for pedestrians accessing these different land use activities. The erf is zoned "office" with a bulk of 1.0 and is 3 084m² in size as indicated by the Title Deed. Erf 9094 was created by the consolidation of Portion F of Erf No. 399 and Portion C of Erf No. 399. One of the component of the consolidated erf Portion F used to house the Chinese Embassy, which has now moved to Klein Windhoek.



3. Proposed Development and Motivation

A portion of the Erf is vacant and while the other portion is developed, (was Chinese embassy before). The owner wishes to construct a building on the vacant portion of the erf with shops and on the ground floor and residential units on the top floor. In addition, consent is sought to use the erf a public restaurant and hotel, especially while the rezoning to business is in process and free residential bulk in terms of Clause 23 (1) of the Windhoek Town Planning Scheme. The erf should therefore be rezoned to comply with the provisions of the Windhoek Town Planning Scheme in order to accommodate the intended activity.

The zoning and bulk will allow the owner to erect a building to accommodate the proposed land use activities.

The zoning 'office' is rather restrictive as only offices are allowed in terms of the Town Planning Scheme and the owner, however would prefer a more generative zoning, which can allow more mix land use and diversity of activities. An office zone prohibits the establishment of a diversity of land uses on one site. The business zone makes provision for shops, business buildings, dwelling units, residential buildings and social halls. Business building according to the Town Planning Scheme means a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories and other business purposes but does not include other buildings specifically defined or mentioned elsewhere in the scheme with the exception of offices. The opportunity to establish a variety of activities on the erf is therefore the main reason for the rezoning of the erf to 'business'.

Historically, mix use was normal practice before modern zoning and land use practices, even in Windhoek. Zoning assigned land uses according to function and segregated compatible land uses such as housing from commerce, work, recreation, etc. Research evidence has shown that there are a number of benefits associated with mix land use, which in planning terms, mix use can mean some combination of residential, commercial, office, institutional, or other land uses on one site or a number of adjacent sites or over a larger area.

There is an indication of an inherent business potential in the vicinity as Erf 9094 falls within the heart of the CBD. Therefore the proposed zoning and bulk of 1.0 will not disrupt the urban scale of development already experienced in the area infect will have a beneficial impact on the area. It will support the City objectives of controlled business expansion and avoidance of urban decay.

4. Access

The erf is already linked to the existing internal streets therefore creates excellent accessibility. Direct access to Erf 9094 can be gained from Wecke Street.

5. Bulk Infrastructure

The erf is in a well-developed area and is connected to all bulk services.

7. Public Support

The proposed rezoning will be advertised in terms of Section 107 of the Act once informed by the local authority to do so in terms of Section 108 of the Act. The neighbors will be consulted accordingly.

8. Application

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

- That Erf 9094 Windhoek, No.12 Wecke Street be rezoned from 'Office' with a bulk of 1.0 to 'Business' with a bulk of 1.0 in terms of Section 105 (1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)
- That consent be given to use the erf for a public restaurant and hotel, especially while the rezoning to business is in process in terms of Table B of the Windhoek Town Planning Scheme
- That consent be given for free residential bulk in terms of Clause 23 (1) of the Windhoek Town Planning Scheme.

In support of the application the following is included:

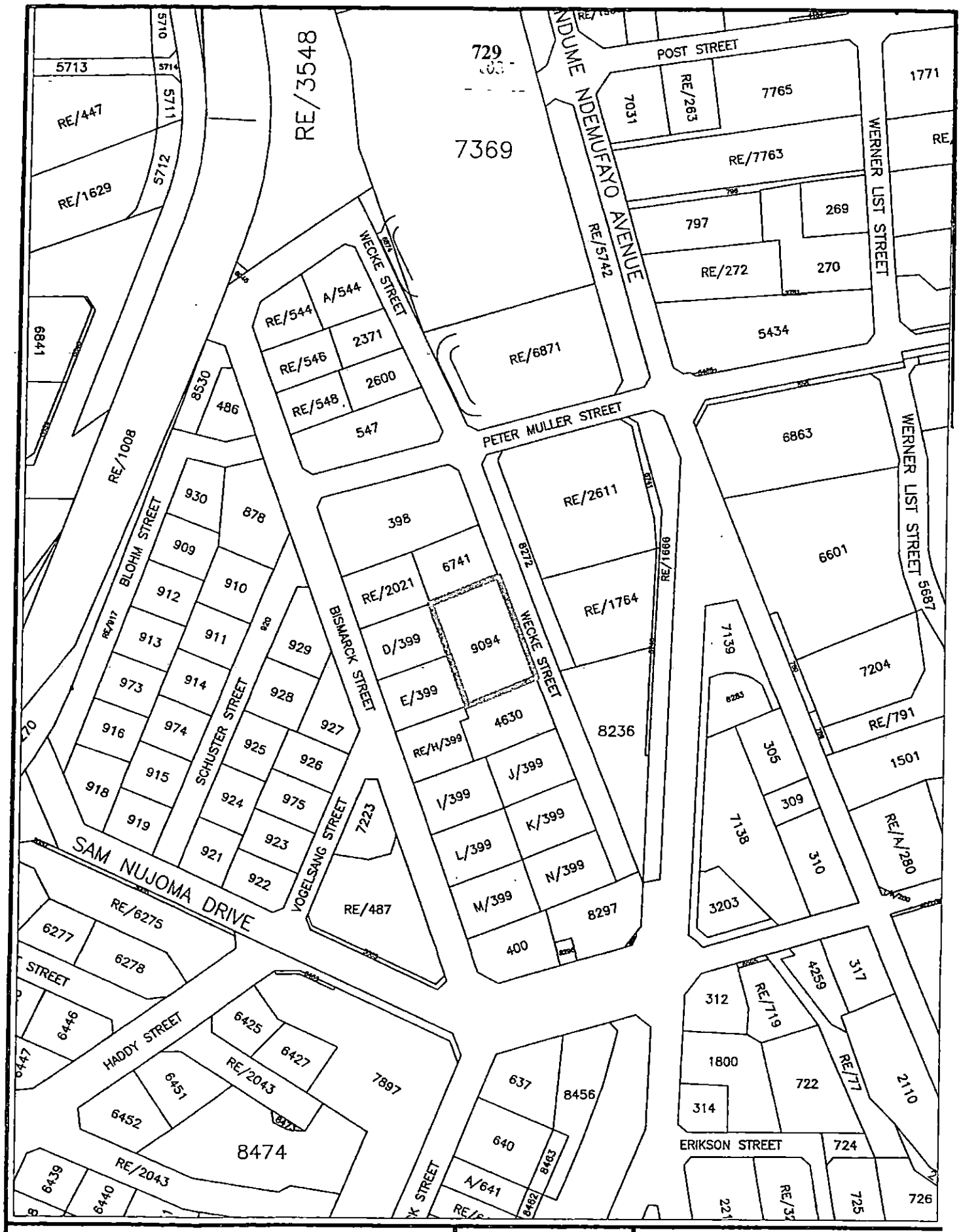
1. Locality Plan
2. Existing Zoning and Intended Zoning
3. Power of Attorney
4. Title Deed

I trust that my application will receive your positive consideration.

Yours Faithfully

.....

H. A. KRÖHNE



LOCALITY PLAN OF ERF 9094 WECKE STREET WINDHOEK

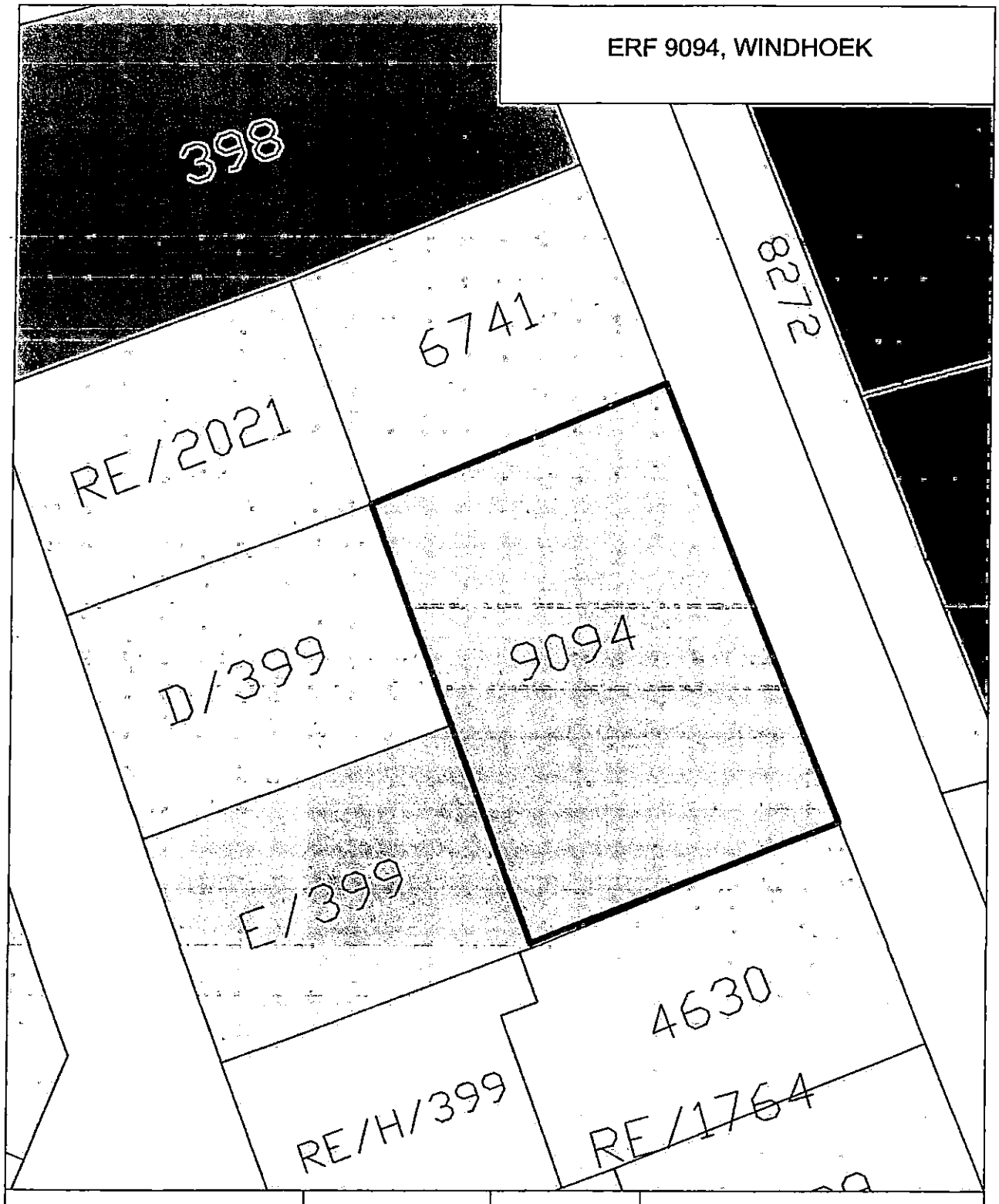
Scale: 1/3000

SEP.2022

T|N

Plan Africa Consulting cc

TEL:(061)212096
CELL:0812716189
P.O.Box 4114 Windhoek



CURRENT ZONING FOR ERF 9094 WECKE STREET WINDHOEK, OFFICE WITH A BULK OF 1.0

ZONING LEGEND	
	GENERAL RESIDENTIAL
	OFFICE
	INSTITUTIONAL
	SPECIAL

SCALE 1:700

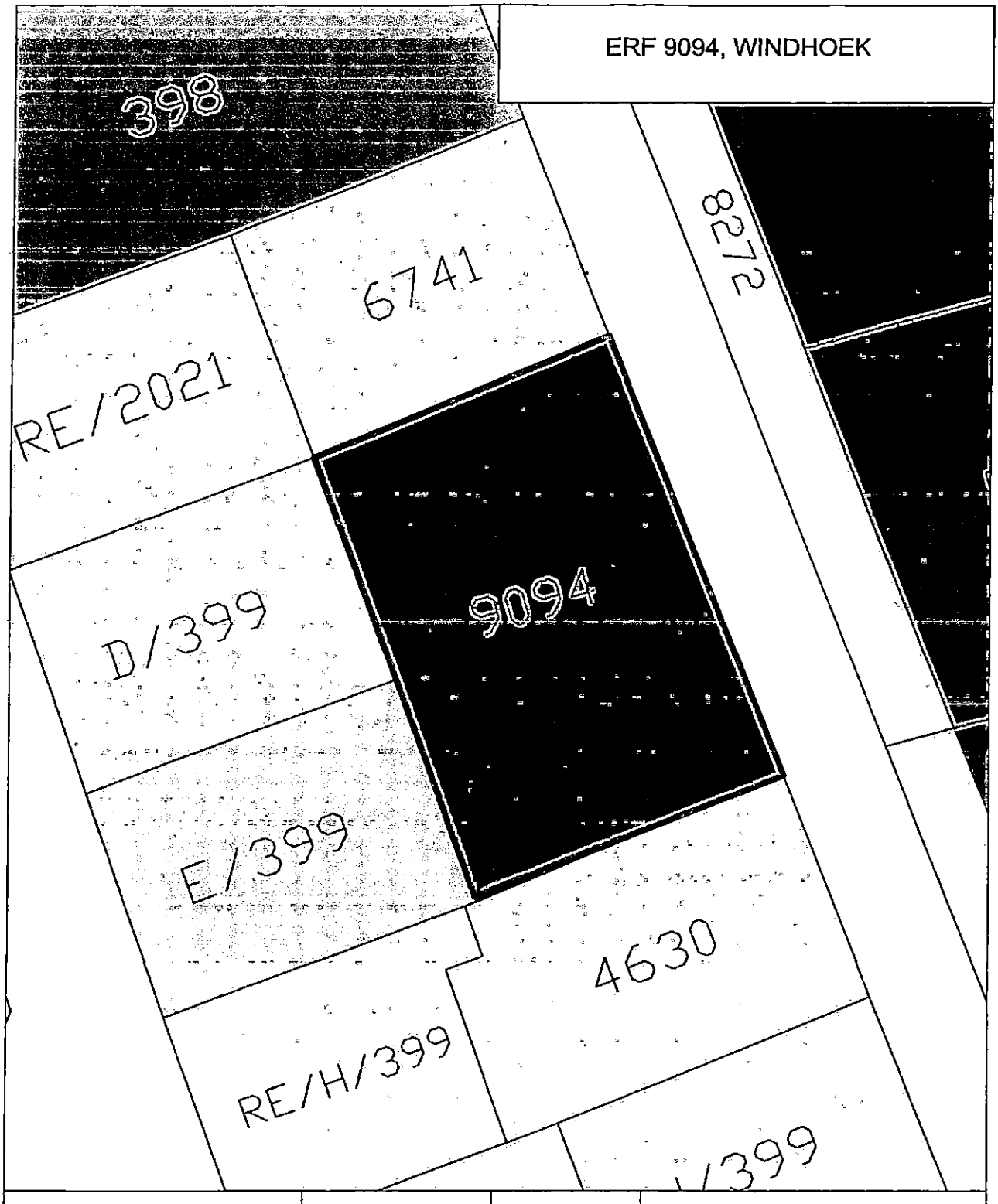
SEP.2022

The copyrights of this drawing is reserved by Plan Africa Consulting CC

Plan Africa
Consulting cc

Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
Fax : 088614626
8 Delius Street
Email: pafrica@mweb.com.na

731



PROPOSED ZONING FOR ERF 9094 WECKE STREET WINDHOEK, FROM OFFICE WITH A BULK OF 1.0 TO BUSINESS WITH A BULK OF 1.0

ZONING LEGEND	
	GENERAL RESIDENTIAL
	OFFICE
	INSTITUTIONAL
	SPECIAL
	BUSINESS

SCALE 1:700

SEP.2022

The copyrights of this drawing is reserved by Plan Africa Consulting CC

Plan Africa
Consulting cc

Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
Fax : 088614626
8 Defius Street
Email: pafrica@mweb.com.na

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at times be subjected to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act, (Act No.5 of 2018)

B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least 4 times the municipal valuation of the erf

"SPECIAL POWER OF ATTORNEY"

I, the undersigned Shubing Yu in my capacity as Sole owner of Dream China Investments Close Corporation No/2014/00662, owner of Erf 9094 Wecke Street, Windhoek hereby nominates, constitute and appoint,

PLAN AFRICA CONSULTING CC

8 DELUIS STREET

WINDHOEK WEST

P.O. BOX 4114

WINDHOEK

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

- **REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0**
- **CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS PROCESS.**
- **CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME**

at the cost of the applicant and generally for effecting the purpose aforesaid, to so or cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Attorney shall lawfully do, or cause to be done, by virtue of these presents.

Singed at Windhoek this 16th day of September 2022, in the presence of the undersigned witnesses.

.....

Shubing Yu

Dream China Investment Close Corporation

WITNESSES:

1. .....

2. .....

Reference: FVdT/rv/LIN8/0002

9028 / 2021

CERTIFICATE OF CONSOLIDATED TITLE NO

(CERTIFICATE OF CONSOLIDATED TITLE ISSUED UNDER SECTION 40 OF THE DEEDS REGISTRIES ACT, 1937 (ACT 47/1937)

DREAM CHINA INVESTMENTS CLOSE CORPORATIONS

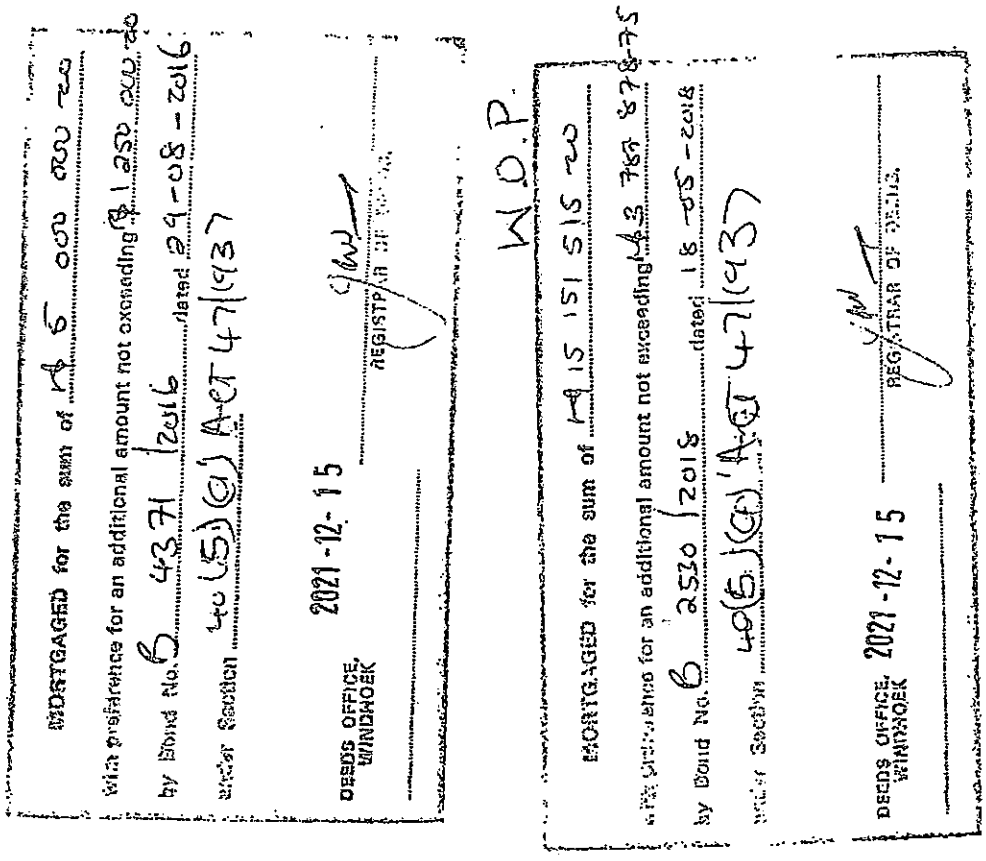
ERF NO 9094 WINDHOEK

DU TOIT ASSOCIATES
Attorneys

Tel.: (061) 256 252
Fax: (061) 256 253
PO Box 2004
Windhoek
House Legis Officio
15 Robert Mugabe Avenue
Windhoek
Namibia

Prepared by me

CONVEYANCER
DU TOIT, F V



T 9028 /2021

CERTICATE OF CONSOLIDATED TITLE NO

(Issued under section 40 of Deeds Registries Act, 1937 (Act 47/1937)

THAT WHEREAS

DREAM CHINA INVESTMENTS CLOSE CORPORATION
Registration Number CC/2014/00662

has applied for the issue to him of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds Registries Act, 1937

7

AND WHEREAS the said DREAM CHINA INVESTMENTS CLOSE CORPORATION is the registered owner of the following pieces of land

1. CERTAIN **PORTION F OF ERF NO 399 WINDHOEK**

SITUATE in the Municipality of WINDHOEK
Registration Division "K"
In the KHOMAS Region

HELD BY Deed Title No T 5877/2015

2. CERTAIN **PORTION C OF ERF NO 399 WINDHOEK**

SITUATE in the Municipality of WINDHOEK
Registration Division "K"
In the KHOMAS Region

HELD BY Deed of Transfer No T 2487/1970

Which have been consolidated into the land hereinafter described:

CERTAIN **Erf NO 9094 WINDHOEK**

SITUATE In the Municipality of WINDHOEK
Registration Division " K "
In the KHOMAS Region

MEASURING 3084,1 (Three Nil Eight Four Comma One) Square metres

7

NOW, THEREFORE, in pursuance of the provisions of the said Act, I the Registrar of Deeds at WINDHOEK do, hereby certify that the said

DREAM CHINA INVESTMENTS CLOSE CORPORATION
Registration Number CC/2014/00662

It's Successors-in-Title or Assigns, is the registered owner of

CERTAIN	**Erf NO 9094 WINDHOEK**
SITUATE	In the Municipality of WINDHOEK Registration Division " K " In the KHOMAS Region
MEASURING	3084,1 (Three Nil Eight Four Comma One) Square metres as indicated on Annexed Diagram S.G No A.154/2021

A. is subject to the following conditions imposed in terms of Section 90 of the Urban and Regional Panning Act, 2018 (Act No 5 fo 2018): namely:

IN FAVOUR OF THE LOCAL AUTHORITY:-

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 0f 2018).

b. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

B. FURTHER SUBJECT TO——95 (Ninety Five) year usufruct in favour of SONNEN FLATS CLOSE CORPORATION Registration Number CC/2005/1700 as created in Deed of Transfer No T 2021 7

AND that by virtue of these presents the said **DREAM CHINA INVESTMENTS CLOSE CORPORATION**

It's Successors-in-Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving it rights.

Signed at WINDHOEK on 2021-12-15

And confirmed with my seal of office.

DEPUTY REGISTRAR OF DEEDS
MINISTRY OF LAND REFORM

REGISTRAR OF DEEDS

7

739

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: N. Khoa
Tel: (+264+61) 297-5230
Fax: (+264+61) 297-5305
Email: nkhoa@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek. 10001
Namibia

Our Ref.: 17/4/1/W3
Your Ref.:

Ms. E. Du Toit
Du Toit Town Planning Consultants
P. O. Box 6871
Ausspannplatz
WINDHOEK

Dear Ms. Du Toit,

SUBJECT: WINDHOEK: CONSOLIDATION OF PORTION C OF ERF 399 AND PORTION F OF ERF 399, WINDHOEK

1. Your letter dated 26 January 2021 has reference.

2. Approval has been granted in terms of Section 105(1)(e) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the above consolidation.

3. Attached please find the original Urban and Regional Planning Board Resolution Item No. 2/2021 dated 17 February 2021 for registration purposes.

4. Please take note that the consolidation approval is only valid for twelve months from date of notification in terms of section 91(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) subject to the conditions as attached hereto.

Yours faithfully,

SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD

Ministry of Urban and Rural Development
Division Planning
01 MAR 2021
P/Bag 13289
WINDHOEK

740

Client

CC 2

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT,1988
(Sections 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3 and 13)

Amended Founding Statement

Before filling in the form, first see notes on page 2.

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
Promoting Entrepreneurship and Innovation
bipa 15 MAY 2018
DATE OF RECEIPT
PO Box 185 Windhoek, Namibia
Tel: +264 61 283 4400
Fax: +264 61 401 08
Email: info@bipa.na Web: www.bipa.na
Registration Office

REGISTRATION NUMBER OF CORPORATION
CC/2014/00662

PART A

		Dates of commencement of change
Full name of corporation	**DREAM CHINA INVESTMENTS CC**	*
Previous name of corporation (if applicable)*	**N/A**	*
Literal translation of name (if applicable)*	**N/A**	*
Shortened form of name (if applicable)*	**N/A**	*
Description of principal business*	**PROPERTY INVESTMENTS, ESTATE, MINING EXPLORATION, EXPORT AND IMPORT, TRADING, EXPLORATION, EXPORT AND IMPORT, TRADING MANUFACTURE, ACCOMMODATION, RESTAURANT, LODGE, HOTEL AND CONFERENCE**	*
Date of end of financial year*	**END OF FEBRUARY EACH YEAR**	*

PART B

Postal address*	**P.O. BOX 24008 WINDHOEK NAMIBIA**	*
Address of registered office (not post office box)*	**ERF 859 NGUNI STREET, NORTHERN INDUSTRIAL, WINDHOEK, NAMIBIA**	*
Name and address of accounting officer*	**JEREMY PATRICK CLOETE** **P. O. BOX 98563, WINDHOEK,NAMIBIA**	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member **SOUTHERN AFRICA INSTITUTE OF BUSINESS ACCOUNTANT**

Membership/Practice No. **492**

Reproduced under South African Government Printer's Copyright Authority 10284 dated 11 December 1998

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Change(s) effective from date of registration or upon a later date mentioned

3. Where a person signs on behalf of a member, a power of attorney must be attached.

4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.

5. If no identity document has been issued, a written statement to this effect must be attached.

6. Particulars which do not change should also be furnished.

7. No fee is payable in respect of any changes in particulars under Part B and C.

8. New members must personally sign the form.

9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

10. Particulars to be furnished under PART C.

    (a) Full names and surname. (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

    (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).

    (c) Size of interest expressed as a percentage.

    (d) Particulars of interest and fair value thereof.

    (e) Residential address

    (f) Postal address.

    (g) Signature of member or representative (where applicable).

CC 2

NAME OF CORPORATION **DREAM CHINA INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2014/00662**

PART C

		Date of Change
MEMBERS **ONE (1)**		
Full names and surname	**SHUBING YU**	
Identity number or date of birth	(i) Year **73** Month **03** Day **23** **10** **27**	2018 -03- 16
Registration number	(ii)	
Percentage of interest	**100%**	2018 -03- 16
Particulars of contribution	**N$ 100.00**	2018 -03- 16
Residential address	**ERF 859 NGUNI STREET, NORTHERN INDUSTRIAL, WINDHOEK, NAMIBIA**	
Postal address	**P.O. BOX 24008 WINDHOEK NAMIBIA**	
Signature of member or representative		

Full names and surname		
Identity number or date of birth	(i) Year Month Day	
Registration number	(ii)	
Percentage of interest		
Particulars of contribution		
Residential address		
Postal address		
Signature of member or representative		

Witness Signature _____ Date of signature **06/03/2018**

Full names **MATINA SIZU**

Residential address **ERF 616, OLYMPIA, WINDHOEK**

Business address **ERF 616, OLYMPIA, WINDHOEK**

Postal address **PO BOX 783, KATUTURA, WINDHOEK**

NAME OF CORPORATION **DREAM CHINA INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2014/00662**

PART C

MEMBERS	Date of Change
Full names and surname	
Identity number or date of birth (i) Year Month Day	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	
Full names and surname	
Identity number or date of birth (i) Year Month Day	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

CC 2

NAME OF CORPORATION **DREAM CHINA INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2014/00662**

PART C

		Date of Change
MEMBERS		
Full names and surname		
	Year Month Day	
Identity number or date of birth	(i)	
Registration number	(ii)	
Percentage of interest		
Particulars of contribution		
Residential address		
Postal address		
Signature of member or representative		

Full names and surname		
	Year Month Day	
Identity number or date of birth	(i)	
Registration number	(ii)	
Percentage of interest		
Particulars of contribution		
Residential address		
Postal address		
Signature of member or representative		

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

NAME OF CORPORATION **DREAM CHINA INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2014/00662**

PART C

	Date of Change
MEMBERS	
Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	

Full names and surname	
Year Month Day	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

NAME OF CORPORATION **DREAM CHINA INVESTMENTS CC**

REGISTRATION NUMBER	**CC/2014/00662**

PART C

MEMBERS	Date of Change
Full names and surname	
Identity number or date of birth (i) Year Month Day	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	

Full names and surname	
Identity number or date of birth (i) Year Month Day	
Registration number (ii)	
Percentage of interest	
Particulars of contribution	
Residential address	
Postal address	
Signature of member or representative	

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

Item

2/2021
17/4/1/W3

747
105

Date

17 February 2021

WINDHOEK: CONSOLIDATION OF PORTION C OF ERF 399 AND PORTION F OF ERF 399, WINDHOEK (DU TOIT TOWN PLANNING CONSULTANTS) (Whk.86-MG-5AC-V4)

The Board recommended that –

a) exemption in terms of Section 127 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) be granted;

b) Portion C of Erf 399 and Portion F of Erf 399, Windhoek be consolidated into Erf 9094, Windhoek in terms of Section 105(1)(e) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) if both erven belong to the same owner; and

c) the conditions and condition A registered against Portion C of Erf 399 and Portion F of Erf 399, Windhoek be cancelled and condition B registered against Portion F of Erf 399, Windhoek be retained and registered against Erf 9094, Windhoek.

Min. of Urban and Rural Development
Division Planning
P 1 APR 2021
P/Bag 13289
WINDHOEK

Approved

for Surveyor-General 2021-06-03

No.A154/2021.

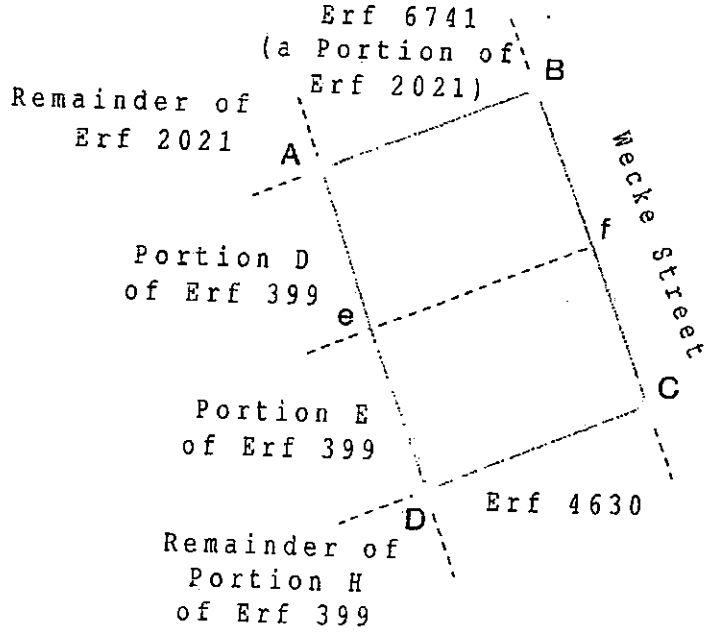
SIDES METRES		ANGLES		CO-ORDINATES Y System:22/17	X	DESIGN.
				Constants:0,00	0,00	
A B	45,73	90 54 30	A			
B C	66,42	90 00 00	B			
		ANGLES OF DIRECTION				
B C	66,42	338 06 40				
C D	46,792	67 51 10	C	-8 435,36	+63 065,60	B10
D A	66,65	158 44 40	D	-8 391,90	+63 083,29	B13

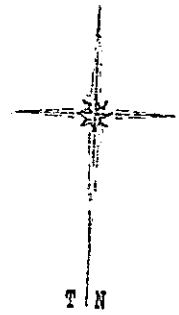
Components

1) The figure ABfe represents Portion C of Erf 399 Windhoek, vide Diagram No.A193/25, annexed to T 22/28, dated 22-01-28
2) The figure efCD represents Portion F of Erf 399 Windhoek, vide Diagram No.A350/81, annexed to T / , dated

Beacon Descriptions

C.....25mm Round iron peg
D.....25mm Square iron peg





Scale 1:1500

The figure A B C D
represents 3084,1 square meters of land being

Erf 9094, Windhoek

Comprising 1) and 2) above

Situate in the Municipal Area of Windhoek
Registration Division K, Khomas Region
Republic of Namibia
Compiled in April 2021 by me

H.L. Strydom
Land Surveyor

This diagram is annexed to Deed of Transfer No. T 9028/2021
Dated: 2022-12-15
Registrar of deeds

The original diagrams are as quoted above

Transfer/Grant:
Dated:

S.R No.: Compiled
Noting Plan: MG-5AC/V4

File No.: WHK.86

Town Planning Certificate No. 1:
Town Planning Scheme Information

749
1035

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 9094

Township : WINDHOEK/WINDHOEK BLOCKS

Street : WECKE STR

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

1. Use Zone : OFFICE Refer to Table B.
2. Density : Refer to Table E.
3. Bulk Factor : 1 1.0 Refer to Table F.
4. Coverage : Refer to Table G.
5. Erf Size : 3,084 m²
6. Parking :

The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for estaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, ocial halls and churches)

. Street Build Lines
. Position Of Buildings :
. Street Address : 12 WECKE STR
0. Flood Line :
1. Height Restriction : Refer to Table J.
2. Street Reservation :
3. Other :

he TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the own house. The information provided herein must be verified by the applicant by inspection of the Scheme and lap.

our attention is further directed to any condition which may be registered against your property in the title deeds. ou may be required to furnish a certified copy of the title deeds conditions before any building plans are pproved.

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Mr. T. Newaya
Tel: (+264+61) 297-5228
Fax: (+264+61) 297-5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.:
Your Ref.:

OFFICE OF THE MINISTER



Her Worship Councillor Sade Gawanas
Mayor
Windhoek Municipality
P.O.Box 59
WINDHOEK, 10001

Dear Hon. Gawanas,

SUBJECT: LEVYING OF FEES FOR URBAN PLANNING APPLICATIONS BY THE WINDHOEK MUNICIPALITY

Reference is made to our letter dated 1st December 2021 (Attached, Annexure A) regarding the above subject matter.

In our letter, we have instructed Windhoek Municipal Council to charge fees for planning applications in terms of the new Urban and Regional Planning Act, 2018 (Act No. 5 of 2018). However, the Windhoek Municipal Council as per your letter dated 7th December 2021 (attached, Annexure B) disputed the position of the Ministry. The Ministry has thus decided to seek a legal opinion on the matter from the Attorney General so that the matter can be resolved amicably.

The Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) came into operation on 3rd September 2020 after its Regulations were promulgated in the Government Gazette (Gazette No. 222). The Minister has determined fees that must be charged in respect of applications made in terms of the Urban and Regional Planning Act, 2018 within the concomitant Regulations. Such fees are contained in Annexure 2 of the Regulations. This means that such fees shall apply to all Local Authorities until the relevant functionary has issued new fees in terms of section 131(2) of the Urban and Regional Planning Act, 2018.

As there are no Authorised Planning Authorities yet, the Minister is the only functionary and the only fees that may be charged by a Local Authority are those that have been determined by the Minister in terms of the Act and its Regulations.

The legal Opinion from the Attorney General affirms the position of the Ministry as per their letter dated 13th June 2022 (attached, Annexure C). The Windhoek Municipal Council must only charge fees determined by the Minister in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and not in terms of the Local Authorities Act, 1992.

Council is thus urged to comply with this directive and that the charged fees be refunded. If Council is not in a position to refund such fees, then accounts should be created for applicants and the overcharged fees be credited to those accounts for future use. Council must furnish my office with a detailed report regarding my directive within 30 working days from the date of this letter.

Please accept, your Worship, the assurances of my highest consideration.

ERASTUS UUTONI, MP -09- 12
MINISTER

MINISTRY OF URBAN AND RURAL DEVELOPMENT
MINISTER'S OFFICE
PRIVATE BAG 13289
WINDHOEK

Copy: The Attorney General
The Chief Executive Officer: Windhoek Municipality

752

INV2022194615

CITY of WINDHOEK

2022/10/19 14:43:28
SI Invoice Number: INV2022194615
SI Ref: INV337768
Receipt No.: 16740
General Payment
Vote No.: 5000132050048
Name: LIN JINDAN
C.Card Amount Pd N$*******4025.00
Orig. Amt Tend N$*******4025.00
Change N$**********0.00
Processed by: 001052-Stephanie S Be
Comment :

OF WINDHOEK

ox 59, WINDHOEK NAMIBIA
ephone No: (061) 290 2911

TAX INVOICE

Reg. Number 2646057-01-5

15

Account Number : N/A	**Date Issued :** 2022/10/19
Name : LIN JINDAN	**Vote Number :** 5000132050048
Address : P O BOX 24008, WINDHOEK	**Reference Number :** REZONING APPLICATION FEE
	System Reference : INV337768
	Issued By : 14091 - DE KLERK (G.F)
	Contact Details : +264 61 290 2104

Description : REZONING OF ERF 9094, WINDHOEK

PAYMENT DUE

Total Amount Excluding VAT	**: N$** 3500.00
Total VAT Amount	**: N$** 525.00
Total Amount Payable	**: N$** 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	**: N$** 3500.00
Tariff Amount Excluding VAT	**: N$** 3500.00
Tariff VAT Amount	**: N$** 525.00
Tariff Total Amount	**: N$** 4025.00
Service Code	: N/A

The locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No. 25 Niklaas Olivier Street 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 Town Council 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 14 October 2022**).

Plan Africa Consulting CC
Town and Regional Planners
P.O. Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212 096 Cell: 081-271 6189
Fax: (061) 213 051
Email:pafrica@mweb.com.na

No. 538 2022

REZONING OF ERF 9094, WINDHOEK

Plan Africa Consulting CC, Town and Regional Planners, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:

- **Rezoning of Erf 9094, Windhoek, No. 12 Wecke Street from 'Office' with a bulk of 1.0 to 'Business' with a bulk of 1.0;**
- **Consent to use the erf for a public restaurant and hotel, especially while the rezoning to business is in process; and**
- **Consent for free residential bulk in terms of Clause 23(1) of the Windhoek Town Planning Scheme.**

Erf 9094 is 3084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.

The locality 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 14 October 2022**).

Plan Africa Consulting CC
Town and Regional Planners
P.O. Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212 096 Cell: 081-271 6189
Fax: (061) 213 051
Email:pafrica@mweb.com.na

Regskennisgewings
Legal Notices

IN THE High Court of Namibia
(Main Division - Windhoek)
CASE NO: HC-MD-CIV-ACT-CON-2018/00502
In the matter between:
SMALL AND MEDIUM ENTERPRISES LIMITED REPRESENTED BY BRUNI & MCLAREN, Judgement Creditor and
MEDU-LETU GRAPHIX CC, 1st Judgement Debtor
VILHO FINDANO NELULU, 2nd Judgement Debtor
NOTICE OF SALE IN EXECUTION
IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on of 19 AUGUST 2019 in theabovementioned case, a judicial sale by public auction will be held on the 14th of October 2022 at 12H00 at ERF1235, WINDHOEK-WEST, WINHOEK,NAMIBIA of the following:
PROPERTY:
CERTAIN: Erf 1235, Windhoek-West, Windhoek
SITUATED: In the Municipality of Windhoek Registration Division "K" Khomas Region
MEASURING: 1 154 (one one five four square meters)
IMPROVEMENTS: 4 x offices, 2 x bathrooms, barn, toilet, bathroom, single garage, outside room
HELD UNDER: Deed of Transfer No. T0598/2016
SUBJECT: To all the Terms and Conditions contained therein.
CONDITIONS OF THE SALE:
1. The condition of sale shall be read out loud by the Deputy Sheriff.
Dated at Windhoek this day of August2022.
KATJAERUA LEGAL PRACTITIONERS
Legal Practitioner for Judgement Creditor
1ST Floor, Heritage Square
100 Robert Mugabe
WINDHOEK
Ref: SME1/0244)
DM0202200405809

NOTICE OF TRANSFER OF BUSINESS Kindly take notice that PROTECH WELDING CC, Number CC/1998/034 and CARLO SMIT JACOBS intend to transfer and dispose of the Member's Interest of the business conducted by it as PROTECH WELDING CC of P O Box 4938 Walvis Bay, to and in favour of CRAIG LESLIE D'OLIVEIRA and LIZELLE D'OLIVEIRA who shall carry on the aforesaid business for their own account at Walvis Bay within a period of not less than 30 (thirty) days after publication of this notice. This shall further serve as due notice having been given in terms of Section 34 of the Insolvency Act, No. 24 of 1936.
...rt Olivier & Co
...K FINANCIAL CONSULTING SERVICES (PTY) LTD
Agents for the Parties
No. 128, 6th Street
WALVIS BAY
NAMIBIA
DM0202200405684

IN THE High Court of Namibia
(Main Division)
Case No: HC-MD-CIV-ACT-CON-2018/05010
In the matter between:
JOSEPH PENDUKENI SHANINGWA, Plaintiff and
...IKKY ANDREAS SHIPINDO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a default judgement granted against the above Defendant by the above Honourable Court on 16th of July 2019, the following moveable property will be sold in execution by means of online auction commencing on Monday, the 17th of October 2022 10H00 am until Wednesday, the ...h of October 2022 at 13h00 am at the premises of, Corner of 3rd ...d East and 14th Road, Industrial Area, Walvis Bay, Republic of Namibia.
Goods: 1x white KIC deep freezer, 1x 3-piece Black lounge suite, 1x coffee table, 1x black/brown car..., 1x TV-stand, 1x Telefunken box, 1x Sony surround sound system ...G Speakers, 1x 3-piece kitchen cabinets, 1x White oven/stove, 1x ...net Read Microwave, 1x Light ...en office desk & red chair, 1x ...k Acer laptop, 1x 2-door filing cabinet, 6x Black plastic chairs,1x ...den rack, 1x Pepsi fridge, 1x ...e Defy top loader washing machine, 1x mirror, 1x office desk, 1x ...te Defy small fridge, 1x mir..., 1x bedside table, 2x Telefunken speakers, 1x black wardrobe.
TERMS: "VOETSTOOTS" and CASH to the highest bidder.
Dated at WALVIS BAY this 05th ... of SEPTEMBER 2022.
...CHE-VAN VUUREN LEGAL PRACTITIONERS
Legal Practitioners for the Plaintiff,
...5TH Street
...
DM0202200405686

Regskennisgewings
Legal Notices

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION
In terms of Section 35 (5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final unless otherwise stated) in the estate specified below will be open for inspection of all persons interested therein for the period of 21 days or longer if specifically stated) from the dated specified or from date of publication hereof, whichever may be later, and at the office of Master's and Magistrate as stated.
Should no objection thereto be lodged with the Master concerned during the period, the executors will proceed to make payments in accordance with the accounts.
1. Registration number of estate: 898/2022
Surname: SCHOLTZ
Christian names: MARCHELLE ANDREA
Identity Number: 570608 1004 8
Last Address: ERF NO. 2059 NARRAVILLE, EXTENSION NO. 3, WALVIS BAY
Christian names and surname of the surviving spouse: DENVER KEITH SCHOLTZ
Identity Number: 561004 1003 6
Complete only if Deceased was married in community of property
Description of account other than First and Final: FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT.
Period of inspection other 21 days: 21 days
Magistrate office: WALVIS BAY
Master's Office: WINDHOEK
Name and (only one) address of executor or authorized agent:
METCALFE BEUKES ATTORNEYS,
NO. 1.8 NECHVILLE BUILDING,
c/o HAGE GEINGOB STREET
AND 11TH ROAD,
WALVIS BAY,
REPUBLIC OF NAMIBIA
DATE: 22 SEPTEMBER 2022
TEL: 064 217 150
DM0202200405694

IN THE High Court of Namibia
Main Local Division
Windhoek
Case Nr. HC-MD-CIV-ACT-CON-2021/01412
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
CECIL OWEN SINCLAIR, First Defendant
NICOLA MARY ROSE SINCLAIR, Second Defendant
NOTICE OF SALE IN EXECUTION
In EXECUTION of a Judgment of the High Court of Namibia, given on the 24th day of June 2022, a Judicial Sale by PUBLIC AUCTION will be held of and at the undermentioned immovable property on 10 OCTOBER 2022 at 09:00 at ERF 2252,EXTENSION 3, NR 65 GEVERS STREET, KLEIN WINDHOEK, WINDHOEK of a:
CERTAIN: Erf No 2252 Klein Windhoek (Extension No. 3)
SITUATED: In The Municipality of Windhoek. Registration Division "K", Khomas Region
MEASURING: 1 512 (One Five One Two) Square Metres
HELD BY: Deed Of Transfer No. T 2983/2008
SUBJECT: To all the terms and conditions contained therein
The following improvements are on the property (although nothing in this respect is guaranteed):
3x bedrooms, 1x dining, 1x lounge, 1x scullery, 1x kitchen, 3x bathrooms, 1x garage, 1x Bedroom Bachelor Flat with 1 bathroom.
The property will be sold by the Deputy Sheriff to the highest bidder subject to the conditions of sale.
The conditions of sale to be read out by the Deputy Sheriff, Windhoek, at the time of the sale and which conditions may be inspected prior to the sale at the offices of the Deputy Sheriff Windhoek, and at the offices of ENSafrica Namibia(incorporated as Lorentz Angula Inc.), Ground Floor, Unit 4, Ausspann Plaza, Dr. Agostinho Neto Road, Windhoek.
Dated at WINDHOEK on this 12TH day of AUGUST 2022.
Plaintiff's Legal Practitioner
CHJ VISSER
Legal Practitioner for Plaintiff
ENSafrica Namibia
(incorporated as LorentzAngula Inc.)
Ground Floor, Unit 4, Ausspann Plaza
Dr. Agostinho Neto Street
WINDHOEK
(Ref: MCZ/0141)

Regskennisgewings
Legal Notices

NOTICE Estate Late: HILKA ANNELIESE SENTEFOL
ID. No: 39043200036 1
Estate No: E812/2022
Last Address: NO 3 GUTSCHE STREET, EROS HILLS, WINDHOEK, NAMIBIA
Creditors and debtors are hereby called upon to file their claims with and pay their debts to the undersigned within 30 days from 30 SEPTEMBER 2022.
STIER VENTE ASSOCIATES
P O BOX 90001
KLEIN WINDHOEK
NAMIBIA
DM0202200405594

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:
* REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET-FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0
*CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS IS PROCESS
*CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME.
Erf 9094 is 3 084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.
Further take notice that the locality 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.
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 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 2716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405645

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council for:
** REZONING OF ERF 443 REHOBOTH*, BLOCK B FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500M² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100M²
* CONSENT TO COMMENCE WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS.
Erf 443 is 910m² in extent. The rezoning will allow the owner to construct 9 dwelling units on the respective erf. However, the owner wishes to construct 4 dwelling units only.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No. 25 Niklaas Olivier Street and at Plan Africa Consulting CC, No 8 Delius 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 Town Council and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405646

Regskennisgewings
754

NOTICE Take n[illegible] AFRICA CON[illegible] CC TOWN AND REG[illegible]NERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:
* CONSENT TO USE ERF 7533 WINDHOEK NEWCASTLE STREET FOR BUSINESS PURPOSES,WHICH INCLUDES RETAIL ACTIVITIES SUCH AS SHOPS AND RESIDENTIAL THAT'S DIRECTLYCONNECTED TO THE RETAIL, FOR EXAMPLE ACCOMMODATION FOR WORKERS ANDMANAGEMENT
Erf 7533 is 6 990 m² in extent. The respective erf is zoned 'Industrial' with a bulk of 1.0 and the existing buildings on the erf are being used for the proposed consent use. In terms of Table 8 of the Windhoek Town Planning shops and residential activities are primary uses on industrial zoned erven. The application is an attempt to bring the existing activity in conformity with the requirements of the Town Planning Scheme. The shops are operated on the erf for a number of years now with fitness certificates.
Further take notice that the locality 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.
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) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405647

REZONING NOTICE: ONDANGWA:PROPOSED REZONING OF ERF 1420, ONDANGWA EXTENSION 4 FROM "SINGLE RESIDENTIAL" TO "GENERAL RESIDENTIAL" WITH A DENSITY OF "1:100" TO ENABLE THE DEVELOPMENT OF FLATS ON THE PROPERTY.
Take note that TOYA Urban Planning Consultants cc intends to apply to Ondangwa Town Council and to Urban and Regional Planning Board on behalf of the registered owner of Erf 1420 Ondangwa Extension 4 for proposed rezoning of Erf 1420 from Single Residential to General Residential with a density of One Dwelling Unit per 100 m2 in order to allow the development of flats.
Erf 1420 measures approximately 1,820 m2 in extent and is located in the neighbourhood of Ondangwa Extension 14. According to Ondangwa Zoning Scheme, this Erf is zoned for "Single Residential" purposes. Hence, the purpose of this application is to enable the registered owner of Erf 1420 to construct accommodation units on this property when is rezoned to General Residential zoning.
The full application, locality and rezoning plans for the above town planning application lies for inspection during normal office hours on the town planning noticeboard of Ondangwa Town Council Office situated along the B1 main road as well on site of Erf 1420. It can also be requested from Toya Urban Planning Consultants cc using this email address: toyaurbanplanning@gmail.com
Take note that any person objecting against the proposed town planning application as stated above may lodge such objections together with the grounds thereof in writing, with the Chief Executive Officer of Ondangwa Town Council: Private Bag 2032, Ondangwa or The Secretary of Urban & Regional Planning Board: Private Bag 13289, Windhoek or with the Applicant: Toya Urban Planning Consultants cc, P.O. Box 695, Okahao Contact: Mr. Simon Shinguto at 081 3099839 or Mr. Tobias Pendapala Newaya at 0811243321.
Closing Date for Objections: [illegible]
Friday, 21 October 2022

Regskennisgewings
Legal Notices

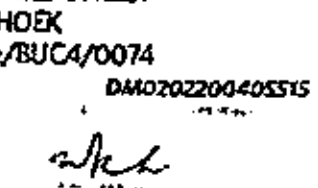
NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS 23rd and 30th September 2022Plan Africa Consulting cc hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:
Project Title: Construction and operation of a Fuel Retail Facility on one of the Portions of Erf 171 Pamue.
Project Description: The proposed subdivision of Erf 171 Pamue into Portions A, B, C, D and remainder. Construction and operation of a fuel retail facility on one of the portions of Erf 171 Pamue.
Project Location: Pamue is located at the entrance of Okakarara from Otjiwarongo via the C22 National Road. Erf 171 Pamue is located along the C22National Road. The erf is "Public Open Space" and measures 48, 0588ha.
Proponent: Benson Mekupi Zaaruka
Public meeting Venue and date will be notified to all registered Interested and Affected Parties by the consultant.
To register or request for documents please submit your name, contact information and interest in the project, in writing to:
Plan Africa Consulting CC
Town and Regional Planners
Environmental Consultant: Ms J. Linus
Phone: +264-853782174
Email: jasendalinus@gmail.com
DM0202200405648

IN THE High Court of Namibia,
Main Division,
Held At Windhoek
On Friday, the 16th Day of September 2022
Before The Honourable Justice Ueitele
Case No: HC-MD-CIV-MOT-GEN-2022/00235
In the matter between:
GEOFFREY MILTON WHEELER N.O. 1st Applicant
CHARLAINE KIDSON N.O. 2Nd Applicant
CHRISTOPHER FENWICK BOSHOFF N.O. 3rd Applicant
and
ANVER INVESTMENTS (PTY) LTD 1st Respondent
ANDREW MULLER 2nd Respondent
CASE MANAGEMENT ORDER
Having heard ZANDRE DUVENHAGE, on behalf of the applicant and LOUIS DU PISANI, on behalf of the respondent and having held case management conference hearing pursuant to rule 25 of the Rules of High Court of Namibia on 16th day of September 2022. Having considered the report and submissions by the parties or their legal practitioners during the case management conference hearing.
IT IS ORDERED THAT:
1. The first respondent is placed under provisional liquidation.
2. A rule nisi is issued calling upon all interested persons to show cause, if any, on 25 October 2022 at 08:30 AM as to why:
2.1. The first respondent must not be placed under final liquidation; and
2.2. The applicant and second respondent's costs of this application and the costs of the withdrawn application under case number HC-MD-CIV-MOT-GEN-2022/00151, on a scale as between attorney and client, must not be cost in the liquidation.
3. The provisional liquidation Order must served on the address of the first respondent by the Sheriff of this Court.
4 The provisional liquidation Order must be advertised in one issue of each of the Namibian and the Republikein newspapers and the Government Gazette.
BY ORDER OF THE COURT
REGISTRAR
TO: SEAN MCCULLOCH
On behalf of 1st Applicant, 2nd Applicant and 3rd Applicant
Fisher, Quarmby & Pfeifer
Corner Robert Mugabe Avenue & Thorer Street
Windhoek, Namibia
AND TO: LOUIS DU PISANI
On behalf of 2nd Respondent
Du Pisani Legal Practitioners
67 John Meinert Street
Windhoek, Namibia
ANVER INVESTMENTS (PTY) LTD
1st Respondent
5 REGER STREET
WINDHOEK, Namibia
[illegible]
John Meinert Street, Windhoek

Regskennisgewings
Legal Notices

IN THE High Court Of Namibia
In the matter between:
Case No. HC-MD-CIV-ACT-CON-2019/04970
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
ELIKIUS KAYOO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgment of the above Honourable Court dated 18 February 2022in the above action, a sale will be held by the Deputy Sheriff, WALVIS BAY, at Section No. 6 Edmaro Court, Erf 320 Walvis Bay, on 11 October 2022, at 10H00,bof the under mentioned property:
A unit consisting of-
(a) Section No. 6 as shown and more fully described on Sectional Plan No.86/2016 in the development scheme known as EDMARO COURT in respect of the land and building or buildings situated at Erf 320 Narraville, Municipality of Walvis Bay, Registration Division "F", Erongo Region, of which the floor area, according to the said Sectional Plan is 28 (Twenty-Eight) Square metres in extent; and
(b) An undivided share in the common property in the development scheme, apportioned to the said section in accordance with the participation quota of the said section.
IMPROVEMENTS: 1X Kitchen, 1x Lounge, 1x Bedroom, 1x sh/wc/hwb
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, WINDHOEK and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 29th day of August 2022.
DR WEDER KAUTA & HOVEKA INC
Legal Practitioner for Plaintiff
3RD Floor WKH House
Jan Jonker Road
WINDHOEK
[PUK/pg/MAT44736]
DM0202200405560

IN THE High Court of Namibia
(Main Division)
Case Number: HC-MD-CIV-ACT-CON-2021/01080
In the matter between:
WAYNE DEON OPPERMAN IN HIS CAPACITY AS TRUSTEE FOR THE TIME BEING OF THE CHRISELOFF BUILDING MATERIALS TRUST T/A BUCO ONGWEDIVA, Plaintiff and
TCHINTINGWE INVESTMENTS CC, First Defendant
MATEUS TCHINTINGWE, Second Defendant
NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY
BE PLEASED TO TAKE NOTICE that the under-mentioned assets, in execution of a Judgement granted on 27 May 2021 against the Defendants, will be sold inexecution by the Deputy Sheriff for the district of Walvis Bay. The auction starts online on the 17th of October 2022 at 10:00 and ends on the 19TH of October 2022 at 13.00.
1x White deep fridge, 1x grey fridge, 1x Defy black oven/stove, 1x small pallet table, 4x white chairs, 1x white Defy Twin Maid washing machine, 1x dressing table, 1x TV stand, 1x brown wardrobe, 1x headboard.
TERMS: Voetstoots and cash to the highest bidder.
Dated at Windhoek on 15TH day of September 2022.
ETZOLD - DUVENHAGE
PER: HANNALIE DUVENHAGE
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 33 FELD STREET
WINDHOEK
COL/je/BUC4/0074
DM0202200405515



ESTATE OF THE LATE ELIZABETH MAGRIETA COETZEE
I.D NO: 6005180041 1
Last address: KARAS REGION
ESTATE NO: E1535/2021
NOTICE is hereby given that the First and Final Liquidation Account in the above estate will be for inspection at the Master of the High Court, Windhoek and at the Magistrate's Court, Rehoboth for a period of twenty one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
[illegible]

Regskennisgewings
Legal Notices

IN THE High Court Of Namibia
Main Division
Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/01758
In the matter between
FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff
and
JACOBUS NEPOL, First Defendant
APPOLINIA NEMUTENYA AMWAAMA (NEPOLO), Second Defendant
NOTICE OF SALE IN EXECUTION (IMMOVABLE PROPERTY)
IN THE EXECUTION of Judgment granted by the High Court of Namibia on 24 July 2020 the following immovable properties will be sold on Wednesday the 06th day of October 2022 at 15:00 at the following erf:
CERTAIN: Erf No 2834 (a Portion of Erf No 818)) formerly open space) Wanaheda (Extension No 2)
SITUATE: In the Municipality of Windhoek, Registration Division "K", Khomas Region.
MEASURING: 518 (five one eight) square metres
HELD BY: Deed of Transfer No T 6256/2012
SUBJECT: To all the terms and conditions contained therein.
The property situated at Erf 2834 Caesar Street, Wanaheda, Windhoek consists of:
According to the Municipal Plan: 2x kitchen, 12x bedrooms, 4x showers/toilet, 2 outside room with showers and toilet, living area and parking spaces.
CONDITIONS OF SALE:
The Sale takes place subject to the Conditions of Sale, which can be inspected at the offices of the Deputy Sheriff, Windhoek
Dated at Windhoek on 15 August, 2022
BEN JACOB VAN DER MERWE (JNR)
VAN DER MERWE-GREEFF ANDIMA INC.
JUDGMENT CREDITOR'S LEGAL PRACTITIONERS
28 CHURCH STREET
WINDHOEK
(Ref: BV3/cm/F51011)
DM0202200404784

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2019/04970
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
ELIKIUS KAYOO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgment of the above Honourable Court dated 18 February 2022in the above action, a sale will be held by the Deputy Sheriff, WALVIS BAY, at Section No. 6 Edmaro Court, Erf 320 Walvis Bay, on 11 OCTOBER 2022, at 10H00,of *the under mentioned* property:
A unit consisting of-
(a) Section No. 6 as shown and more fully described on Sectional Plan No.86/2016 in the development scheme known as EDMARO COURT in respect of the land and building or buildings situated at Erf 320 Narraville, Municipality of Walvis Bay, Registration Division "F", Erongo Region, of which the floor area, according to the said Sectional Plan is 28 (Twenty-Eight) Square metres in extent; and
(b) An undivided share in the common property in the development scheme, apportioned to the said section in accordance with the participation quota of the said section.
IMPROVEMENTS: 1x Kitchen, 1x Lounge, 1x Bedroom, 1x sh/wc/hwb
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, WINDHOEK and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 29th day of August 2022.
DR WEDER KAUTA & HOVEKA INC.
Legal Practitioner for Plaintiff
3RD Floor WKH House
Jan Jonker Road
WINDHOEK
[PUK/pg/MAT44736]

Regskennisgewings
Legal Notices

IN THE High Court of Namibia
(Main Division – Windhoek)
CASE NO: HC-MD-CIV-ACT-CON-2018/00502
In the matter between:
SMALL AND MEDIUM ENTERPRISES LIMITED REPRESENTED BY BRUNI & MCLAREN, Judgement Creditor and
MEDU-LETU GRAPHIX CC, 1st Judgement Debtor
VILHO FINDANO NELULU, 2nd Judgement Debtor
NOTICE OF SALE IN EXECUTION
IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on of 19 AUGUST 2019 in theabovementioned case, a judicial sale by public auction will be held on the 14th of October 2022 at 12H00 at ERF1235, WINDHOEK-WEST, WINHOEK,NAMIBIA of the following:
PROPERTY:
CERTAIN: Erf 1235, Windhoek-West, Windhoek
SITUATED: In the Municipality of Windhoek Registration Division "K" Khomas Region
MEASURING: 1 154 (one one five four square meters)
IMPROVEMENTS: 4 x offices, 2 x bathrooms, barn, toilet, bathroom, single garage, outside room
HELD UNDER: Deed of Transfer No. T0598/2016
SUBJECT: To all the Terms and conditions contained therein.
CONDITIONS OF THE SALE:
The condition of sale shall be read out loud by the Deputy Sheriff.
Dated at Windhoek this day of August2022.
[...]TIAERUA LEGAL PRACTITIONERS
Legal Practitioner for Judgement Creditor
[...] Floor, Heritage Square
[...] Robert Mugabe
WINDHOEK
Ref: SME1/0244)

DM0202200405809

NOTICE OF TRANSFER OF BUSINESS Kindly take notice that [...]TECH WELDING CC, Number [...]1998/034 and CARLO SMIT [...]OBS intend to transfer and dispose of the Member's Interest in the business conducted by it as [...]TECH WELDING CC of P O [Box] 4936 Walvis Bay, to and in favour of CRAIG LESLIE D'OLIVEIRA [and] LIZELLE D'OLIVEIRA who shall carry on the aforesaid business for [their] own account at Walvis Bay within a period of not less than 30 (thirty) days after publication of [this] notice. This shall further serve [as] due notice having been given in terms of Section 34 of the Insolvency Act, No. 24 of 1936.
[...] Olivier & Co
[...] FINANCIAL CONSULTING [SERV]ICES (PTY) LTD
[Agen]ts for the Parties
[...] 28, 6th Street
[WAL]VIS BAY
[NAM]IBIA

DM0202200405684

IN THE High Court of Namibia
[(Main] Division)
[Case] No: HC-MD-CIV-ACT-[CON-]2018/05010
In the matter between:
[...]PH PENDUKENI SHANING-[...] Plaintiff and
[...]Y ANDREAS SHIPINDO, Defendant
NOTICE OF SALE IN EXECUTION
[In ex]ecution of a default judgement granted against the above [Defen]dant by the above Honourable [Co]urt on 16th of July 2019, the [follow]ing moveable property will [be sol]d in execution by means of [an onl]ine auction commencing on [Monda]y, the 17th of October 2022 [at 10:]00 am until Wednesday, the [19th] October 2022 at 13h00 am [at the] premises of, Corner of 3rd [Str]east-and 14th Road, Industria, Walvis Bay, Republic of [Namib]ia.
1x white KIC deep freezer, [...]ece Black lounge suite, 1x [...] table, 1x black/brown car-[...] TV-stand, 1x Telefunken box [...]ony surround sound system [...] speakers, 1x 3-piece kitchen [...]s, 1x White oven/stove, 1x [...] Read Microwave, 1x Light [...] office desk & red chair, 1x [...]cer laptop, 1x 2-door filing [...] 6x Black plastic chairs,1x [...] rack, 1x Pepsi fridge, 1x [D]efy top loader washing machine, [...]x mirror, 1x office desk, 1x [...] Defy small fridge, 1x mir-[...] bedside table, 2x Telefunken [...]s, 1x black wardrobe.
[...] "VOETSTOOTS" and [to] the highest bidder.
[Dated a]t WALVIS BAY this 05th [S]EPTEMBER 2022.
[...]E-VAN VUUREN LEGAL [PRAC]TIONERS
[Legal Pra]ctitioners for the Plaintiff
[...] Street
[Walvis B]ay

DM0202200405686

FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION
In terms of Section 35 (5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final unless otherwise stated) in the estate specified below will be open for inspection of all persons interested therein for the period of 21 days or longer if specifically stated) from the dated specified or from date of publication hereof, whichever may be later, and at the office of Master's and Magistrate as stated.
Should no objection thereto be lodged with the Master concerned during the period, the executors will proceed to make payments in accordance with the accounts.
1. Registration number of estate: 898/2022
Surname: SCHOLTZ
Christian names: MARCHELLE ANDREA
Identity Number: 570608 1004 8
Last Address: ERF NO. 2059 NARRAVILLE, EXTENSION NO. 3, WALVIS BAY
Christian names and surname of the surviving spouse: DENVER KEITH SCHOLTZ
Identity Number: 561004 1003 6
Complete only if Deceased was married in community of property
Description of account other than First and Final: FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT.
Period of inspection other 21 days: 21 days
Magistrate office: WALVIS BAY
Master's Office: WINDHOEK
Name and (only one) address of executor or authorized agent:
METCALFE BEUKES ATTORNEYS,
NO. 1.8 NECHVILLE BUILDING,
c/o HAGE GEINGOB STREET
AND 11TH ROAD,
WALVIS BAY,
REPUBLIC OF NAMIBIA
DATE: 22 SEPTEMBER 2022
TEL: 064 217 150

DM0202200405694

IN THE High Court of Namibia
Main Local Division
Windhoek
Case Nr. HC-MD-CIV-ACT-CON-2021/01412
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
CECIL OWEN SINCLAIR, First Defendant
NICOLA MARY ROSE SINCLAIR, Second Defendant
NOTICE OF SALE IN EXECUTION
In EXECUTION of a Judgment of the High Court of Namibia, given on the 24th day of June 2022, a Judicial Sale by PUBLIC AUCTION will be held of and at the undermentioned immovable property on 10 OCTOBER 2022 at 09:00 at ERF 2252,EXTENSION 3, NR 65 GEVERS STREET, KLEIN WINDHOEK, WINDHOEK of a:
CERTAIN: Erf No 2252 Klein Windhoek (Extension No. 3)
SITUATED: In The Municipality of Windhoek. Registration Division "K", Khomas Region
MEASURING: 1512 (One Five One Two) Square Metres
HELD BY: Deed Of Transfer No. T 2983/2008
SUBJECT: To all the terms and conditions contained therein
The following improvements are on the property (although nothing in this respect is guaranteed):
3x bedrooms, 1x dining, 1x lounge, 1x scullery, 1x kitchen, 3x bathrooms, 1x garage, 1x Bedroom Bachelor Flat with 1 bathroom.
The property will be sold by the Deputy Sheriff to the highest bidder subject to the conditions of sale.
The conditions of sale to be read out by the Deputy Sheriff, Windhoek, at the time of the sale and which conditions may be inspected prior to the sale at the offices of the Deputy Sheriff Windhoek, and at the offices of ENSafrica Namibia(incorporated as Lorentz Angula Inc.), Ground Floor, Unit 4, Ausspann Plaza, Dr. Agostinho Neto Road, Windhoek.
Dated at WINDHOEK on this 12TH day of AUGUST 2022.
Plaintiff's Legal Practitioner
CHJ VISSER
Legal Practitioner for Plaintiff
ENSafrica Namibia
(incorporated as LorentzAngula Inc.)
Ground Floor, Unit 4, Ausspann Plaza
Dr. Agostinho Neto Street
WINDHOEK

DM0202200405700

NOTICE Estate Late: HILKA ANNELIESE SENTEFOL
ID. No: 39043200036l
Estate No: E812/2022
Last Address: NO 3 GUTSCHE STREET, EROS HILLS, WINDHOEK, NAMIBIA
Creditors and debtors are hereby called upon to file their claims with and pay their debts to the undersigned within 30 days from 30 SEPTEMBER 2022.
STIER VENTE ASSOCIATES
P O BOX 90001
KLEIN WINDHOEK
NAMIBIA

DM0202200405594

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:
* REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0
'CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS IS PROCESS
'CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME.
Erf 9094 is 3 084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.
Further take notice that the locality 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.
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 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 2716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

DM0202200405645

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council for:
* REZONING OF ERF 443 REHOBOTH, BLOCK B FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500M² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100M²
* CONSENT TO COMMENCE WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS.
Erf 443 is 910m² in extent. The rezoning will allow the owner to construct 9 dwelling units on the respective erf. However, the owner wishes to construct 4 dwelling units only.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No. 25 Niklaas Olivier Street and at Plan Africa Consulting CC, No 8 Delius 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 Town Council and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
[...]

DM0202200405646

NOTICE Ta[ke notice that PL]AN AFRICA C[ONSULTING] CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:
* CONSENT TO USE ERF 7533 WINDHOEK NEWCASTLE STREET FOR BUSINESS PURPOSES,WHICH INCLUDES RETAIL ACTIVITIES SUCH AS SHOPS AND RESIDENTIAL THAT'S DIRECTLYCONNECTED TO THE RETAIL, FOR EXAMPLE ACCOMMODATION FOR WORKERS ANDMANAGEMENT
Erf 7533 is 6 990 m² in extent. The respective erf is zoned 'Industrial' with a bulk of 1.0 and the existing buildings on the erf are being used for the proposed consent use. In terms of Table B of the Windhoek Town Planning shops and residential activities are primary uses on industrial zoned erven. The application is an attempt to bring the existing activity in conformity with the requirements of the Town Planning Scheme. The shops are operated on the erf for a number of years now with fitness certificates.
Further take notice that the locality 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.
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) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
Email: pafrica@mweb.com.na

DM0202200405647

REZONING NOTICE: ONDANGWA:PROPOSED REZONING OF ERF 1420, ONDANGWA EXTENSION 4 FROM "SINGLE RESIDENTIAL" TO "GENERAL RESIDENTIAL" WITH A DENSITY OF "1:100" TO ENABLE THE DEVELOPMENT OF FLATS ON THE PROPERTY.
Take note that TOYA Urban Planning Consultants cc intends to apply to Ondangwa Town Council and to Urban and Regional Planning Board on behalf of the registered owner of Erf 1420 Ondangwa Extension 4 for proposed rezoning of Erf 1420 from Single Residential to General Residential with a density of One Dwelling Unit per 100 m2 in order to allow the development of flats.
Erf 1420 measures approximately 1,820 m2 in extent and is located in the neighbourhood of Ondangwa Extension 14. According to Ondangwa Zoning Scheme, this Erf is zoned for "Single Residential" purposes. Hence, the purpose of this application is to enable the registered owner of Erf 1420 to construct accommodation units on this property when is rezoned to General Residential zoning.
The full application, locality and rezoning plans for the above town planning application lies for inspection during normal office hours on the town planning noticeboard of Ondangwa Town Council Office situated along the B1 main road as well on site of Erf 1420. It can also be requested from Toya Urban Planning Consultants cc using this email address: toyaurbanplanning@gmail.com
Take note that any person objecting against the proposed town planning application as stated above may lodge such objections together with the grounds thereof in writing, with the Chief Executive Officer of Ondangwa Town Council: Private Bag 2032, Ondangwa or The Secretary of Urban & Regional Planning Board: Private Bag 13289, Windhoek or with the Applicant: Toya Urban Planning Consultants cc, P.O. Box 695, Okahao Contact: Mr. Simon Shinguto at 081 3099839 or Mr. Tobias Pendapala Newaya at 0811243321.
Closing Date for Objections: Friday, 21 October 2022

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS 23rd and 30th September 2022Plan Africa Consulting cc hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:
Project Title: Construction and operation of a Fuel Retail Facility on one of the Portions of Erf 171 Pamue.
Project Description: The proposed subdivision of Erf 171 Pamue into Portions A, B, C, D and remainder. Construction and operation of a fuel retail facility on one of the portions of Erf 171 Pamue.
Project Location: Pamue is located at the entrance of Okakarara from Otjiwarongo via the C22 National Road. Erf 171 Pamue is located along the C22National Road. The erf is "Public Open Space" and measures 48, 0588ha.
Proponent: Benson Mekupi Zaaruka
Public meeting Venue and date will be notified to all registered Interested and Affected Parties by the consultant.
To register or request for documents please submit your name, contact information and interest in the project, in writing to:
Plan Africa Consulting CC
Town and Regional Planners
Environmental Consultant: Ms J. Linus
Phone: +264-853782174
Email: jasendalinus@gmail.com

DM0202200405648

IN THE High Court of Namibia, Main Division,
Held At Windhoek
On Friday, the 16th Day of September 2022
Before The Honourable Justice Ueitele
Case No: HC-MD-CIV-MOT-GEN-2022/00235
In the matter between:
GEOFFREY MILTON WHEELER N.O. 1st Applicant
CHARLAINE KIDSON N.O. 2Nd Applicant
CHRISTOPHER FENWICK BOSHOFF N.O. 3rd Applicant
and
ANVER INVESTMENTS (PTY) LTD 1st Respondent
ANDREW MULLER 2nd Respondent
CASE MANAGEMENT ORDER
Having heard ZANDRE DUVENHAGE, on behalf of the applicant and LOUIS DU PISANI, on behalf of the respondent and having held case management conference hearing pursuant to rule 25 of the Rules of High Court of Namibia on 16th day of September 2022. Having considered the report and submissions by the parties or their legal practitioners during the case management conference hearing.
IT IS ORDERED THAT:
1. The first respondent is placed under provisional liquidation.
2. A rule nisi is issued calling upon all interested persons to show cause, if any, on 25 October 2022 at 08:30 AM as to why:
2.1. The first respondent must not be placed under final liquidation; and
2.2. The applicant and second respondent's costs of this application and the costs of the withdrawn application under case number HC-MD-CIV-MOT-GEN-2022/00151, on a scale as between attorney and client, must not be cost in the liquidation.
3. The provisional liquidation Order must served on the address of the first respondent by the Sheriff of this Court.
4 The provisional liquidation Order must be advertised in one issue of each of the Namibian and the Republikein newspapers and the Government Gazette.
BY ORDER OF THE COURT
REGISTRAR
TO: SEAN MCCULLOCH
On behalf of 1st Applicant, 2nd Applicant and 3rd Applicant
Fisher, Quarmby & Pfeifer
Corner Robert Mugabe Avenue & Thorer Street
Windhoek, Namibia
AND TO: LOUIS DU PISANI
On behalf of 2nd Respondent
Du Pisani Legal Practitioners
67 John Meinert Street
Windhoek, Namibia
ANVER INVESTMENTS (PTY) LTD
1st Respondent
5 REGER STREET
WINDHOEK, Namibia
The Master of the High Court
John Meinert Street, Windhoek

IN THE High Court Of Namibia
In the matter between:
Case No. HC-MD-CIV-ACT-CON-2019/04970
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
EUKIUS KAYOO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgment of the above Honourable Court dated 18 February 2022in the above action, a sale will be held by the Deputy Sheriff, WALVIS BAY, at Section No. 6 Edmaro Court, Erf 320 Walvis Bay, on 11 October 2022, at 10H00,bof the under mentioned property:
A unit consisting of-
(a) Section No. 6 as shown and more fully described on Sectional Plan No.86/2016 in the development scheme known as EDMARO COURT in respect of the land and building or buildings situated at Erf 320 Narraville, Municipality of Walvis Bay, Registration Division "F", Erongo Region, of which the floor area, according to the said Sectional Plan is 28 (Twenty-Eight) Square metres in extent; and
(b) An undivided share in the common property in the development scheme, apportioned to the said section in accordance with the participation quota of the said section.
IMPROVEMENTS: 1X Kitchen, 1x Lounge, 1x Bedroom, 1x sh/wc/hwb
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, WINDHOEK and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 29th day of August 2022.
DR WEDER KAUTA & HOVEKA INC.
Legal Practitioner for Plaintiff
3RD Floor WKH House
Jan Jonker Road
WINDHOEK
[PUK/pg/MAT44736]

DM0202200405560

IN THE High Court of Namibia
(Main Division)
Case Number: HC-MD-CIV-ACT-CON-2021/01080
In the matter between:
WAYNE DEON OPPERMAN IN HIS CAPACITY AS TRUSTEE FOR THE TIME BEING OF THE CHRISELOFF BUILDING MATERIALS TRUST T/A BUCO ONGWEDIVA, Plaintiff and
TCHINTINGWE INVESTMENTS CC, First Defendant
MATEUS TCHINTINGWE, Second Defendant
NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY
BE PLEASED TO TAKE NOTICE that the under-mentioned assets, in execution of a Judgement granted on 27 May 2021 against the Defendants, will be sold inexecution by the Deputy Sheriff for the district of Walvis Bay. The auction starts online on the 17th of October 2022 at 10:00 and ends on the 19TH of October 2022 at 13:00.
1x White deep fridge, 1x grey fridge, 1x Defy black oven/stove, 1x small pallet table, 4x white chairs, 1x white Defy Twin Maid washing machine, 1x dressing table, 1x TV stand, 1x brown wardrobe, 1x headboard.
TERMS: Voetstoots and cash to the highest biddee.
Dated at Windhoek on 15TH day of September 2022.
ETZOLD – DUVENHAGE
PER: HANNALIE DUVENHAGE
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 33 FELD STREET
WINDHOEK
COL/je/BUC4/0074

DM0202200405515

ESTATE OF THE LATE ELIZABETH MAGRIETA COETZEE
ID NO: 60051800411
Last address: KARAS REGION
ESTATE NO: E1535/2021
NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek and at the Magistrate's Court, Rehoboth for a period of twenty one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220531
[...]

IN THE High Court Of Namibia
Main Division
Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/01758
In the matter between
FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff
and
JACOBUS NEPOL, First Defendant
APPOLINIA NEMUTENYA AMWAAMA (NEPOLO), Second Defendant
NOTICE OF SALE IN EXECUTION (IMMOVABLE PROPERTY)
IN THE EXECUTION of Judgment granted by the High Court of Namibia on 24 July 2020 the following immovable properties will be sold on Wednesday the 06th day of October 2022 at 15:00 at the following erf:
CERTAIN: Erf No 2834 (a Portion of Erf No 818)) formerly open space) Wanaheda (Extension No 2)
SITUATE: In the Municipality of Windhoek, Registration Division "K", Khomas Region.
MEASURING: 518 (five one eight) square metres
HELD BY: Deed of Transfer No T 6256/2012
SUBJECT: To all the terms and conditions contained therein.
The property situated at Erf 2834 Caesar Street, Wanaheda, Windhoek consists of:
According to the Municipal Plan: 2x kitchen, 12x bedrooms, 4x showers/toilet, 2 outside room with showers and toilet, living area and parking spaces.
CONDITIONS OF SALE:
The Sale takes place subject to the Conditions of Sale, which can be inspected at the offices of the Deputy Sheriff, Windhoek
Dated at Windhoek on 15 August, 2022
BEN JACOB VAN DER MERWE (JNR)
VAN DER MERWE-GREEFF ANDIMA INC.
JUDGMENT CREDITOR'S LEGAL PRACTITIONERS
28 CHURCH STREET
WINDHOEK
(Ref : BV3/cm/FS1011)

DM0202200404784

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2019/04970
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
EUKIUS KAYOO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgment of the above Honourable Court dated 18 February 2022in the above action, a sale will be held by the Deputy Sheriff, WALVIS BAY, at Section No. 6 Edmaro Court, Erf 320 Walvis Bay, on 11 OCTOBER 2022, at 10H00,of the under mentioned property:
A unit consisting of-
(a) Section No. 6 as shown and more fully described on Sectional Plan No.86/2016 in the development scheme known as EDMARO COURT in respect of the land and building or buildings situated at Erf 320 Narraville, Municipality of Walvis Bay, Registration Division "F", Erongo Region, of which the floor area, according to the said Sectional Plan is 28 (Twenty-Eight) Square metres in extent; and
(b) An undivided share in the common property in the development scheme, apportioned to the said section in accordance with the participation quota of the said section.
IMPROVEMENTS: 1x Kitchen, 1x Lounge, 1x Bedroom, 1x sh/wc/hwb
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, WINDHOEK and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 29th day of August 2022.
DR WEDER KAUTA & HOVEKA INC.
Legal Practitioner for Plaintiff
3RD Floor WKH House
Jan Jonker Road
WINDHOEK
[PUK/pg/MAT44736]

035 Regskennisgewings Legal Notices

F.M. OEHL TRUST cc

ESTATE OF THE LATE JOHANNES BURGER
Id No: 540629 0028 9
a resident of Otjiwarongo, Namibia.
ESTATE NO: E2327 / 2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek
DM0202200405607

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
JOHANNES BAISITSE
I.D: 55020500375
PENSIONER OF KEETMANSHOOP
DATE OF DEATH: 27 JUNE 2021
Surviving Spouse:
MARIA MAGDALENA BAISITSE
I.D. 60040200035
NUMBER: E 2485/2021
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Keetmanshoop for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI
Bank Windhoek

F.M. OEHL TRUST cc

ESTATE OF THE LATE ELIZABETH KUBERSKY
Id No: 540609 0024 9
a resident of Mariental, Namibia.
ESTATE NO: E2032 / 2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek
DM0202200405606

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
HENRY THOMAS PAGE
I.D: 44020200289
PENSIONER OF WALVIS BAY
DATE OF DEATH: 23 JULY 2021
NUMBER: E 228/2022
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Walvis Bay for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI
Bank Windhoek

035 Regskennisgewings Legal Notices

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
JOHANNA CHRISTINA VAN ZYL
I.D: 36052900024
PENSIONER OF KEETMANSHOOP
DATE OF DEATH: 16 OCTOBER 2021
NUMBER: E1244/2022
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at KEETMANSHOOP for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
GLENDA TRUTER
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
TRICIA WELLS
I.D: 74043000049
MAIL ROOM CONTROLLER OF WINDHOEK
DATE OF DEATH: 12 JUNE 2021
NUMBER: E 2705/2021
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Windhoek for a period of twenty-one days from date of publication of this notice.
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI
Bank Windhoek

F.M. OEHL TRUST cc

ESTATE OF THE LATE JOHANNES HERMANUS HUMAN
Id No: 330204 0025 2
a resident of Kimberley, South Africa.
ESTATE NO: E2098 / 2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.
F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek
DM0202200405615

ESTATE OF THE LATE HELENA ABNER
Id No: 40070701733
Last address: KATUTURA, WINDHOEK
Date of Death: 18 FEBRUARY 2021
ESTATE NO: E 2035/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 82562/RS/STRAUSS

035 Regskennisgewings Legal Notices

ESTATE OF THE LATE DAWID JOHANNES VAN ZYL
Id No: 71091500134
Last address: OMARURU DISTRICT, ERONGO REGION, NAMIBIA
Date of Death: 11 JUNE 2022
ESTATE NO: E1820/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT81211/NF/STRAUSS

NOTICE
Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of theowners of the respective erf, intends to apply to the City of Windhoek for:
* REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULKOF 1.0 TO'BUSINESS' WITH A BULK OF 1.0
*CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONINGTO BUSINESS IS PROCESS
*CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEKTOWNPLANNING SCHEME.
Erf 9094 is 3 084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacantportion of the erf with shops on the ground floor and residential units on the top floors.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City ofWindhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge suchobjection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa ConsultingCC) in writing within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 2716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405545

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council for:
* REZONING OF ERF 443 REHOBOTH, BLOCK B FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500M² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100M²
* CONSENT TO COMMENCE WITH CONSTRUCTIONWHILE THE REZONING IS IN PROCESS.
Erf 443 is 910m² in extent. The rezoning will allow the owner to construct 9 dwelling units on the respective erf. However, the owner wishes to construct 4 dwelling units only.
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No.25 Niklaas Olivier Street and at Plan Africa Consulting CC, No 8 Delius 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 Town Council and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405646

035 756 Regskennisgewings Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:
* CONSENT TO USE ERF 7533 WINDHOEK NEWCASTLE STREET FOR BUSINESS PURPOSES,WHICH INCLUDES RETAIL ACTIVITIES SUCH AS SHOPS AND RESIDENTIAL THAT'S DIRECTLYCONNECTED TO THE RETAIL, FOR EXAMPLE ACCOMMODATION FOR WORKERS ANDMANAGEMENT
Erf 7533 is 6 990 m² In extent. The respective erf is zoned 'Industrial' with a bulk of 1.0 and the existing buildings on the erf are being used for the proposed consent use. In terms of Table B of the Windhoek Town Planning shops and residential activities are primary uses on industrial zoned erven. The application is an attempt to bring the existing activity in conformity with the requirements of the Town Planning Scheme. The shops are operated on the erf for a number of years now with fitness certificates.
Further take notice that the locality 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.
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 14 October 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na
DM0202200405647

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS 23rd and 30th September 2022Plan Africa Consulting cc hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:
Project Title: Construction and operation of a Fuel Retail Facility on one of the Portions of Erf 171 Parnue.
Project Description: The proposed subdivision of Erf 171 Parnue into Portions A, B, C, D and remainder. Construction and operation of a fuel retail facility on one of the portions of Erf 171 Parnue.
Project Location: Parnue is located at the entrance of Okakarara from Otjiwarongo via the C22 National Road. Erf 171 Parnue is located along the C22National Road. The erf is "Public Open Space" and measures 48, 0588ha.
Proponent: Benson Melupi Zaaruka
Public meeting Venue and date will be notified to all registered Interested and Affected Parties by the consultant.
To register or request for documents please submit your name, contact information and interest in the project, in writing to:
Plan Africa Consulting CC
Town and Regional Planners
Environmental Consultant: Ms J. Linus
Phone: +264-853782174
Email: jasendalinus@gmail.com
DM0202200405648

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics.
They provide assistance for people who live with alcoholics.
Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229
VENUE: cnr Lüderitz and Kasino Street
DATE AND TIME:
Thursdays at 19H00

035 Regskennisgewings Legal Notices

Estate of the Late
ANNE ROSE OCKHUIZEN
Identity Number
540625 1004 9
of REHOBOTH
SURVIVING SPOUSE:
MATHEUS PETRUS OCKHUIZEN
ESTATE NO: E 626/2021
Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court and the office of the MAGISTRATE REHOBOTH, for a period of twenty-one days from date of publication of this notice.
MR S MOUTON ESTATE PRACTITIONER
P O BOX 3528
REHOBOTH
081 261 4460

Estate of the Late
ERIC CORNIL BARTH
Identity Number
930730 0029 1
of REHOBOTH
Date of Death: 28/06/2014
ESTATE NO: E 2104/2022
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned with in thirty days of the publication hereof.
MR S MOUTON ESTATE PRACTITIONER
P O BOX 3528
REHOBOTH
081 261 4460

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION Estate of the Late
SHANE ANDRE BEUKES
of Erf 746, Aries street Dorado Park, Windhoek, Namibia.
ESTATE NO: E1942/2021
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie open for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from date of publication hereof.
OLD MUTUAL TRUST
P O BOX 165, Windhoek
Tel: 2993473
Ref: L van den Elst
OLDMUTUAL

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

035 Regskennisgewings Legal Notices

ESTATE LATE MARIA OPPERMAN
I.D: 41071900269
Occupation: PENSIONER
Date of Death: 8 AUGUST 2022
Last Address:
KARL ALBRECT OLD AGE HOME, GROOTFONTEIN
All Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within 30 (thirty) days of the publication hereof.
L DU PLESSIS EXECUTIX / AGENT ENGELO TRUST SERVICES
P O BOX 1447
GROOTFONTEIN
CELL: 081 240 7037
E-MAIL: amalao@iway.na

ESTATE OF THE LATE LUSIA NDAPEWA NAIHOMA
Id No: 76092900157
Last address: OLUNKONO SETTLEMENT, ONDANGWA, NAMIBIA.
Date of Death: 14 MAY 2021
ESTATE NO: E1809/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT73308/NF

ESTATE OF THE LATE FRANS KAMATI
Id No: 39040200157
Last address: ERF NO 6209, SAMUEL SHIKOMBA STREET, KATUTURA, WINDHOEK, NAMIBIA
Date of Death: 9 AUGUST 1999
ESTATE NO: E1827/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT75486/NF/STRAUSS

ESTATE OF THE LATE PIETER JAKOBUS PIENAAR
Id No: 45041800158
Last address: ERONGO REGION
ESTATE NO: E 607/2022
NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek, and at the Magistrate's Court – Swakopmund for a period of twenty-one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT75431/rs/STRAUSS

035 Regskennisgewings Legal Notices

ESTATE OF THE LATE HENNING ASMUS SEELENBINDER
Id No: 40123000327
Last address: LUDWIGSDORF, WINDHOEK
Date of Death: 2 JUNE 2022
ESTATE NO: E 2005/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 80689/RS/STRAUSS

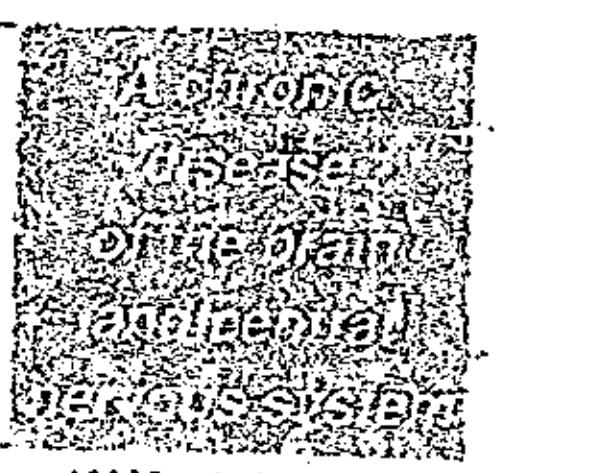
ESTATE OF THE LATE MARIA CHRISTINA BRUSSEL
Id No: 41112700145
Last address: KHOMASDAL, WINDHOEK
Date of Death: 5 DECEMBER 2020
ESTATE NO: E 1952/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 81098/RS/STRAUSS

FNB
Estate of the Late
ALWYN JOHANNES SMIT
Identity Number: 69052500193
Farmer of Karasburg
ESTATE NO: E637/2022
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a duplicate thereof at the Office of the Magistrate at Karasburg for a period of 21 days from the publication thereof.
FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK
NAMIBIA

FNB
Estate of the Late
KLAUS GUNTHER KANTAK
Identity Number:
34081600511
of WALVIS BAY
ESTATE NO: E1095/2022
Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a duplicate thereof at the Office of the Magistrate at Walvis bay for a period of 21 days from the publication thereof.
FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK
NAMIBIA

LOSING CONTROL?
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business.
If you want to stop, that's ours.
WINDHOEK: 081-325 6144
SWAKOPMUND: 081 243 2649
E-MAIL:
alcoholicsanonymousna@gmail.com

Multiple Sclerosis NAMIBIA
Office hours from Monday - Friday
Between 09h00 - 17h00
info@msnamibia.org
WHAT IS MULTIPLE SCLEROSIS?



035 Regskennisgewings Legal Notices

F.M. OEHL TRUST cc

ESTATE OF THE LATE JOHANNES BURGER

Id No: 540629 0028 9

a resident of Otjiwarongo, Namibia.

ESTATE NO: E2027 / 2022

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.

F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

DM0202200405607

035 Regskennisgewings Legal Notices

NOTICE

EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
JOHANNA CHRISTINA VAN ZYL
I.D: 36052900024
PENSIONER OF KEETMANSHOOP
DATE OF DEATH: 16 OCTOBER 2021
NUMBER: E1244/2022

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at KEETMANSHOOP for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
GLENDA TRUTER

Bank Windhoek

035 Regskennisgewings Legal Notices

ESTATE OF THE LATE DAWID JOHANNES VAN ZYL

Id No: 71091500134

Last address: OMARURU DISTRICT, ERONGO REGION, NAMIBIA

Date of Death: 11 JUNE 2022

ESTATE NO: E1820/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT81211/NF/STRAUSS

NOTICE

EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
JOHANNES BAISITSE
I.D: 58020500375
PENSIONER OF KEETMANSHOOP
DATE OF DEATH: 27 JUNE 2021
Surviving Spouse:
MARIA MAGDALENA BAISITSE
I.D. 60040200035
NUMBER: E2485/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Keetmanshoop for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI

Bank Windhoek

NOTICE

EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
TRICIA WELLS
I.D: 7404300049
MAIL ROOM CONTROLLER OF WINDHOEK
DATE OF DEATH: 12 JUNE 2021
NUMBER: E2705/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Windhoek for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI

Bank Windhoek

F.M. OEHL TRUST cc

ESTATE OF THE LATE ELIZABETH KUBERSKY

Id No: 540609 0024 9

a resident of Mariental, Namibia.

ESTATE NO: E2032 / 2022

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.

F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

DM0202200405609

F.M. OEHL TRUST cc

ESTATE OF THE LATE JOHANNES HERMANUS HUMAN

Id No: 330204 0025 2

a resident of Kimberley, South Africa.

ESTATE NO: E2098 / 2022

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 23 September 2022.

F.M. OEHL – TRUST CC
PO Box 90290
Tel: 223680
Klein Windhoek

DM0202200405815

NOTICE

EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
HENRY THOMAS PAGE
I.D: 44020200289
PENSIONER OF WALVIS BAY
DATE OF DEATH: 23 JULY 2021
NUMBER: E 228/2022

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Walvis Bay for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
N AMBAMBI

Bank Windhoek

ESTATE OF THE LATE HELENA ABNER

Id No: 40070701733

Last address: KATUTURA, WINDHOEK

Date of Death: 18 FEBRUARY 2021

ESTATE NO: E 2035/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 82662/RS/STRAUSS

NOTICE

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

* REZONING OF ERF 9094 WINDHOEK, NO12 WECKE STREET FROM 'OFFICE' WITH A BULKOF 1.0 TO'BUSINESS' WITH A BULK OF 1.0

*CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONINGTO BUSINESS IS PROCESS

*CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEKTOWNPLANNING SCHEME.

Erf 9094 is 3 084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacantportion of the erf with shops on the ground floor and residential units on the top floors.

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

Further take notice that any person objecting to the proposed use of the land as set out above may lodge suchobjection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa ConsultingCC) in writing within 14 days of the last publication of this notice (final date for objections is 14 October 2022).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

DM0202200405645

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council for:

* REZONING OF ERF 443 REHOBOTH, BLOCK B FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500M² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100M²

* CONSENT TO COMMENCE WITH CONSTRUCTIONWHILE THE REZONING IS IN PROCESS.

Erf 443 is 910m² in extent. The rezoning will allow the owner to construct 9 dwelling units on the respective erf. However, the owner wishes to construct 4 dwelling units only.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No.25 Niklaas Olivier Street and at Plan Africa Consulting CC, No 8 Delius 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 Town Council and with the applicant (Plan Africa Consulting CC) inwriting within 14 days of the last publication of this notice (final date for objections is 14 October 2022).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.com.na

DM0202200405646

757 Regskennisgewings Legal Notices

... notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:

* CONSENT TO USE ERF 7533 WINDHOEK NEWCASTLE STREET FOR BUSINESS PURPOSES,WHICH INCLUDES RETAIL ACTIVITIES SUCH AS SHOPS AND RESIDENTIAL THAT'S DIRECTLYCONNECTED TO THE RETAIL, FOR EXAMPLE ACCOMMODATION FOR WORKERS ANDMANAGEMENT.

Erf 7533 is 6 990 m² in extent. The respective erf is zoned 'Industrial' with a bulk of 1.0 and the existing buildings on the erf are being used for the proposed consent use. In terms of Table B of the Windhoek Town Planning shops and residential activities are primary uses on industrial zoned erven. The application is an attempt to bring the existing activity in conformity with the requirements of the Town Planning Scheme. The shops are operated on the erf for a number of years now with fitness certificates.

Further take notice that the locality 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.

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 14 October 2022).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
Email: pafrica@mweb.com.na

DM0202200405647

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION PROCESS 23rd and 30th September 2022Plan Africa Consulting cc hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following activity:

Project Title: Construction and operation of a Fuel Retail Facility on one of the Portions of Erf 171 Pamue.

Project Description: The proposed subdivision of Erf 171 Pamue into Portions A, B, C, D and remainder. Construction and operation of a fuel retail facility on one of the portions of Erf 171 Pamue.

Project Location: Pamue is located at the entrance of Okakarara from Otjiwarongo via the C22 National Road. Erf 171 Pamue is located along the C22National Road. The erf is "Public Open Space" and measures 48, 0588ha.

Proponent: Benson Mekupi Zaaruka

Public meeting Venue and date will be notified to all registered Interested and Affected Parties by the consultant.

To register or request for documents please submit your name, contact information and interest in the project, in writing to:
Plan Africa Consulting CC
Town and Regional Planners
Environmental Consultant: Ms J. Linus
Phone: +264-853782174
Email: jasendalinus@gmail.com

DM0202200405648

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics.
They provide assistance for people who live with alcoholics.
Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229
VENUE: cnr Lüderitz and Kasino Street
DATE AND TIME: Thursdays at 19H00

035 Regskennisgewings Legal Notices

Estate of the Late
ANNE ROSE OCKHUIZEN
Identity Number: 540625 1004 9
of REHOBOTH
SURVIVING SPOUSE: MATHEUS PETRUS OCKHUIZEN
ESTATE NO: E 626/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court and the office of the MAGISTRATE REHOBOTH, for a period of twenty-one days from date of publication of this notice.

MR S MOUTON ESTATE PRACTITIONER
P O BOX 3628
REHOBOTH
081 261 4460

Estate of the Late
ERIC CORNIL BARTH
Identity Number: 930730 00291
of REHOBOTH
Date of Death: 28/06/2014
ESTATE NO: E 2104/2022

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned with in thirty days of the publication hereof.

MR S MOUTON ESTATE PRACTITIONER
P O BOX 3628
REHOBOTH
081 261 4460

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION Estate of the late
SHANE ANDRE BEUKES
of Erf 746, Aries street Dorado Park, Windhoek, Namibia.
ESTATE NO: E1942/2021

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie open for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from date of publication hereof.

OLD MUTUAL TRUST
P O BOX 165, Windhoek
Tel: 2993473
Ref: L van den Elst

OLDMUTUAL

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

035 Regskennisgewings Legal Notices

ESTATE LATE MARIA OPPERMAN
I.D: 41071900269
Occupation: PENSIONER
Date of Death: 8 AUGUST 2022
Last Address: KARL ALBRECT OLD AGE HOME, GROOTFONTEIN

All Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within 30 (thirty) days of the publication hereof.

L DU PLESSIS EXECUTIVE AGENT ENGLEO TRUST SERVICES
P O BOX 1447
GROOTFONTEIN
CELL: 081 240 7037
E-MAIL: emoleo@iway.na

ESTATE OF THE LATE LUSIA NDAPEWA NAIHOMA

Id No: 76092900157

Last address: OLUNKONO SETTLEMENT, ONDANGWA, NAMIBIA

Date of Death: 14 MAY 2021

ESTATE NO: E1809/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT73308/NF

ESTATE OF THE LATE FRANS KAMATI

Id No: 39040200157

Last address: ERF NO 6209, SAMUEL SHIKOMBA STREET, KATUTURA, WINDHOEK, NAMIBIA

Date of Death: 9 AUGUST 1999

ESTATE NO: E1827/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MA75486/NF/STRAUSS

ESTATE OF THE LATE PIETER JAKOBUS PIENAAR

Id No: 45041800158

Last address: ERONGO REGION

ESTATE NO: E 807/2022

NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek, and at the Magistrate's Court – Swakopmund for a period of twenty-one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT75431/hs/STRAUSS

035 Regskennisgewings Legal Notices

ESTATE OF THE LATE HENNING ASMUS SEELENBINDER

Id No: 40123000327

Last address: LUDWIGSDORF, WINDHOEK

Date of Death: 2 JUNE 2022

ESTATE NO: E 2005/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 80689/RS/STRAUSS

ESTATE OF THE LATE MARIA CHRISTINA BRUSSEL

Id No: 41112700145

Last address: KHOMASDAL, WINDHOEK

Date of Death: 5 DECEMBER 2020

ESTATE NO: E 1952/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 81098/RS/STRAUSS

FNB

Estate of the Late
ALWYN JOHANNES SMIT
Identity Number: 69052500193
Farmer of Karaburg
ESTATE NO: E637/2022

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a duplicate thereof at the Office of the Magistrate at Karasburg for a period of 21 days from the publication thereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK
NAMIBIA

DM0202200405633

FNB

Estate of the Late
KLAUS GUNTHER KANTAK
Identity Number: 34081600511
of WALVIS BAY
ESTATE NO: E1095/2022

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a duplicate thereof at the Office of the Magistrate at Walvis bay for a period of 21 days from the publication thereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK
NAMIBIA

DM0202200405634

LOSING CONTROL?
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business.
If you want to stop, that's ours.
WINDHOEK: 081-325 6144
SWAKOPMUND: 081 243 2649
E-MAIL:
alcoholicsanonymousna@gmail.com

Multiple Sclerosis NAMIBIA
Office hours from Monday - Friday
Between 09h00 - 17h00
Info@msnamibia.org
WHAT IS MULTIPLE SCLEROSIS?

NOTICE

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

- REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0
- CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS IS PROCESS.
- CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME.

Erf 9094 is 3 084m^2 in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.

Further take notice that the locality 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.

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 14 October 2022)

PLAN AFRICA CONSULTING CC
TOWN and REGIONAL Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212095 Cell: 0812716189
Fax (061) 213051
Email: planafrica@mweb.com.na

NOTICE

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

- REZONING OF ERF 9094 WINDHOEK, NO 12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0
- CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL ESPECIALLY WHILE THE REZONING TO BUSINESS IS PROCESS.
- CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23 (1) OF THE WINDHOEK TOWN PLANNING SCHEME.

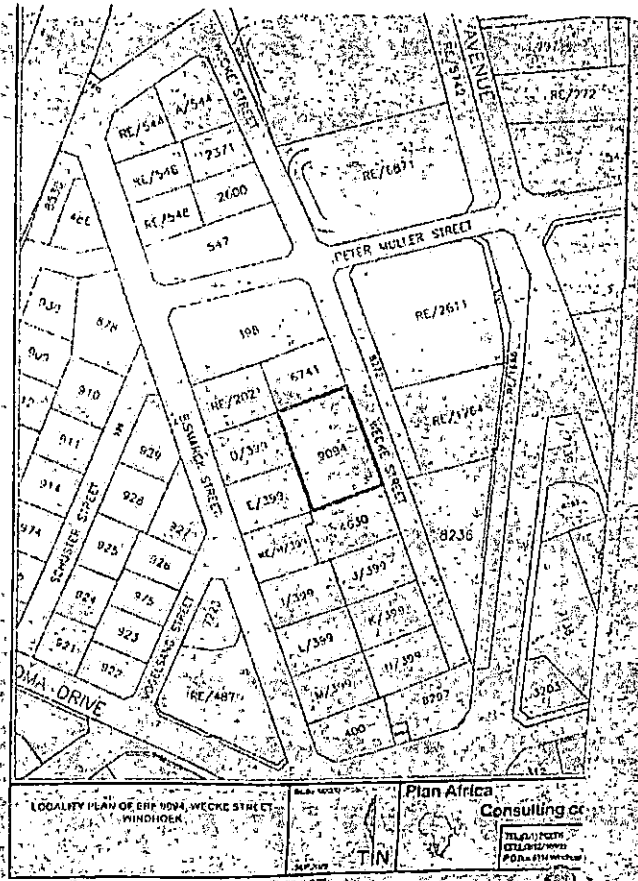
Erf 9094 is 3 084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.

Further take notice that the locality 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.

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 14 October 2022).

PLAN AFRICA CONSULTING CC

CITY OF WINDHOEK
2022-09-23
URBAN PLANNING



759

1760

Plan Africa Consulting CC
Town and Regional Planners

Box 4114
WINDHOEK
8 Delius Street
Tel: (061) 212096 Cell: 081716189
Fax: (061) 213051

23/09/2022

Certified Mail:

- REZONING OF ERF 9094 WINDHOEK, NO.12 WECKE STREET FROM 'OFFICE' WITH A BULK OF 1.0 TO 'BUSINESS' WITH A BULK OF 1.0
- CONSENT TO USE THE ERF FOR A PUBLIC RESTAURANT AND HOTEL, ESPECIALLY WHILE THE REZONING TO BUSINESS IS IN PROCESS.
- CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF C WINDHOEK TOWN PLANNING SCHEME.

Erf Re/2021 Windhoek:

Embassy of Spain
P.O. Box 13348
Windhoek

Nº 182073 CERTIFIED MAIL

Erf 6741 Windhoek:

Haus TalBlock 11911
P.O. Box 40024
Klein Windhoek

Nº 182074 CERTIFIED MAIL P1/98

Erf B//399 Windhoek:

Congo Embassy
P.O. Box 9140
Eros

Nº 182075 CERTIFIED MAIL

Erf E/399 Windhoek:

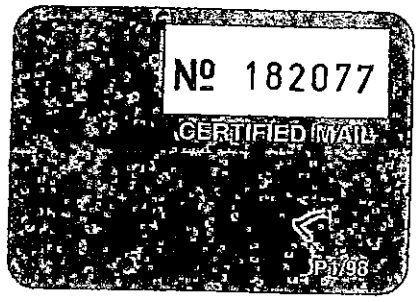
Wince- Pro (Pty) Ltd
P.O. Box 45
Windhoek

Nº 182076 CERTIFIED MAIL P1/98

761-8

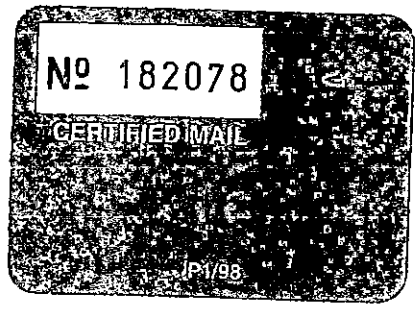
Erf 4630 Windhoek:

S Hotel Pension Steiner
P.O. Box 20481
Windhoek



Erf Re/2611 Windhoek:

WVM Properties Ltd
P.O. Box 16
Windhoek



CITY OF WINDHOEK

762

Department of Finance
Revenue Management Division
PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Jindan First name(s) Lin

Erf/stand no 9094 Township Windhoek

If company or registered under cc Dream China Investment Close Corporation

Namibian I. D / Possport no.

Postal/Private Bag address Township of address Windhoek

Physical Residential or Business address 9094 Windhoek, Wecke Street

Tel no (H) Cell

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No Arrears on Service Acc

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Credit Control

CITY OF WINDHOEK
20 10 2022 Date Stamp
CREDIT CONTROL

LAND SALES

Comments:

City of Windhoek
Approved

Acc. Technician Credit Control E. Johannes

Signature Acc. Tech Credit Control

Accountant Land Sales

CITY OF WINDHOEK
20 OCT 2022
Date Stamp
Land Sales Finance Department

The locality plan of the erf lies for inspection on the town planning notice board at the Rehoboth Town Council, No. 25 Niklaas Olivier Street 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 Town Council 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 14 October 2022**).

Plan Africa Consulting CC
Town and Regional Planners
P.O. Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212 096 Cell: 081-271 6189
Fax: (061) 213 051
Email:pafrica@mweb.com.na

No. 538 2022

REZONING OF ERF 9094, WINDHOEK

Plan Africa Consulting CC, Town and Regional Planners, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for:

- **Rezoning of Erf 9094, Windhoek, No. 12 Wecke Street from 'Office' with a bulk of 1.0 to 'Business' with a bulk of 1.0;**
- **Consent to use the erf for a public restaurant and hotel, especially while the rezoning to business is in process; and**
- **Consent for free residential bulk in terms of Clause 23(1) of the Windhoek Town Planning Scheme.**

Erf 9094 is 3084m² in extent. A portion of Erf 9094 is vacant. The owner wishes to construct a building on the vacant portion of the erf with shops on the ground floor and residential units on the top floors.

The locality 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 14 October 2022**).

Plan Africa Consulting CC
Town and Regional Planners
P.O. Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212 096 Cell: 081-271 6189
Fax: (061) 213 051
Email:pafrica@mweb.com.na

MEMORANDUM

764

TO: Urban Policy

Date: 05 December 2022

FROM: Health and Environment Services

Ref: ERF 9094 WHK

SUBJECT: REZONING OF ERF 9094 WHK FROM OFFICE TO BUSINESS, CONSENT FOR A PUBLIC RESTAURANT & HOTEL.

The above subject matter has reference:

The Division has no objection to the application and the applicant is required to comply with the followings;

- ~~The rezoning of Office to Business is a listed activity which requires at an Environmental Clearance Certificate. However, the rezoning is taking place in central business area that is also built up. Thus~~, the applicant must apply for an Environmental Clearance Exemption from the Health and Environment Services Division as per Environmental Commissioner Delegated Authority to the Municipal Council of Windhoek.
- The Environmental Clearance Exemption will be issued if Council approves the application in it is entirety.

Regards,

765

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone: +264 61 248010. Fax: +264 61 248608. Mobile: +264 81 281 0836. Email: elmarie@dutoitplan.com

SUBMISSION: 10 JUN 2022

Rezoning of Erf 2757 W From 'residential' with density of 1/erf to 'residential' with a density of 1:700 & consent for more than one dwelling

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	✓
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	N/A
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	✓
	E) **Parking Layout**	N/A
3	**Conditions to be registered** *(if applicable)*	N/A
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	✓
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	N/A
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	N/A
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	N/A
8	**A) Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	Letters of Executorship
	B) Copy of Company Resolution *(if registered in the name of a Company)*	N/A
9	**Copy of Title Deed or Certificate of Registered Title**	✓
10	**Conditions of Establishment** attached to all copies *(if applicable)*	N/A
11	**Copy of Erf diagram at time of application**	✓
12	**Proof of Payment of CoW submission Fee**	✓
13	**Credit Clearance Certificate**	✓

Electronic copy – *date requested:*			**Sent**
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

766

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman
Tel: +264 81 835 2021
Ref: WHK/2757

Strategic Executive
Department of Urban and Transport Planning
Windhoek City Council
P O Box 59
WINDHOEK

10 June 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK FROM 'RESIDENTIAL' 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1:700m² AND CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF

Application is herewith submitted on behalf of Jens Christian Kuehhirt in his as Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, to the City Council of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²
- Consent to have more than 1 dwelling on Erf 2757, Klein Windhoek

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

The Executrix of the Estate, Mrs. Heidrun Renate von Koenen nominated, constituted, and appointed Jens Christian Keuhhirt as Agent to **'deal with the assets of the estate in Namibia for this purpose to pass transfer, cede or assign assets of the estate.** See attached the following documents in this regard:

- Special Power of Attorney from Jens Christian Kuehhirt, the Agent of the Executrix authorizing Du Toit Town Planning Consultants to attend to the rezoning of Erf 2757, Windhoek.
- Special Power of Attorney from Heidrun Renate von Koenen, the Executrix, appointing Jens Christian Kuehhirt as Agent to attend to the matters of resolving the Estate.

- A copy of the 'Letter of Executorship' from the Master of the High Court which certifies that Heidrun Renate von Koenen is appointed as Executrix of the Estate of Andreas Friedrich von Koenen.

1. Erf Information (size, zoning, use and topography)

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. See copy of Zoning Certificate attached. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is currently used for residential purposes and occupied by the spouse of the late Andreas Friedrich von Koenen, the registered owner of the Erf.

Erf 2757, Windhoek is situated in an established residential area surrounded by other residential and office properties. The land is situated above street level with an upward slope to the back. The property takes access from Chateau Street. See below and attached plan showing the locality of the Erf.



Figure 1: Locality of Erf 2757, Windhoek

The following buildings are on the Erf:

- **MAIN DWELLING:** The main dwelling has a floor area of ± 303m² and consists of an entrance hall, an open plan lounge-dining room (with fireplace), a kitchen, a scullery, four bedrooms, a bath-toilet, 2 x shower-toilet and a separate toilet.
- **SUPPLIMENTARY DWELLING:** There is a secondary dwelling on the erf which is ± 114m² in extent. The secondary dwelling is a separate building. And has a carport of ± 39m².
- **GARAGE:** There is a double garage of ±46m² is used by the tenants of the main dwelling.

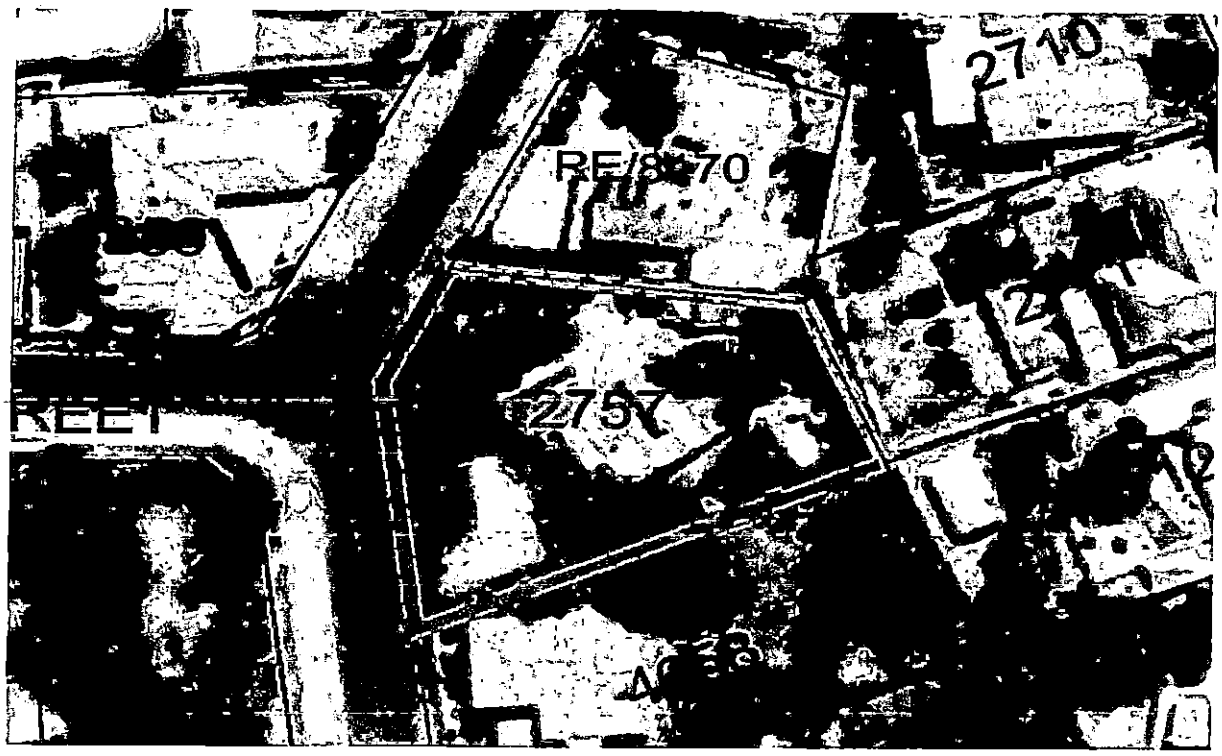


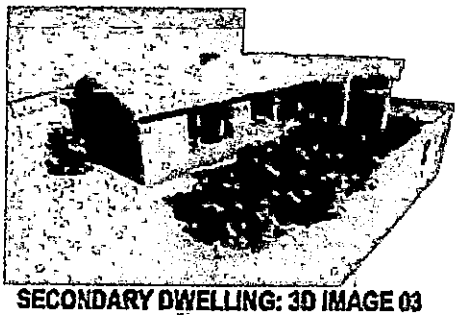
Figure 2: Photo of Erf 2757, Windhoek showing the buildings and surrounds.



MAIN DWELLING: 3D IMAGE 01



MAIN DWELLING: 3D IMAGE 02



SECONDARY DWELLING: 3D IMAGE 03

Figure 3: 3D Images of buildings on site

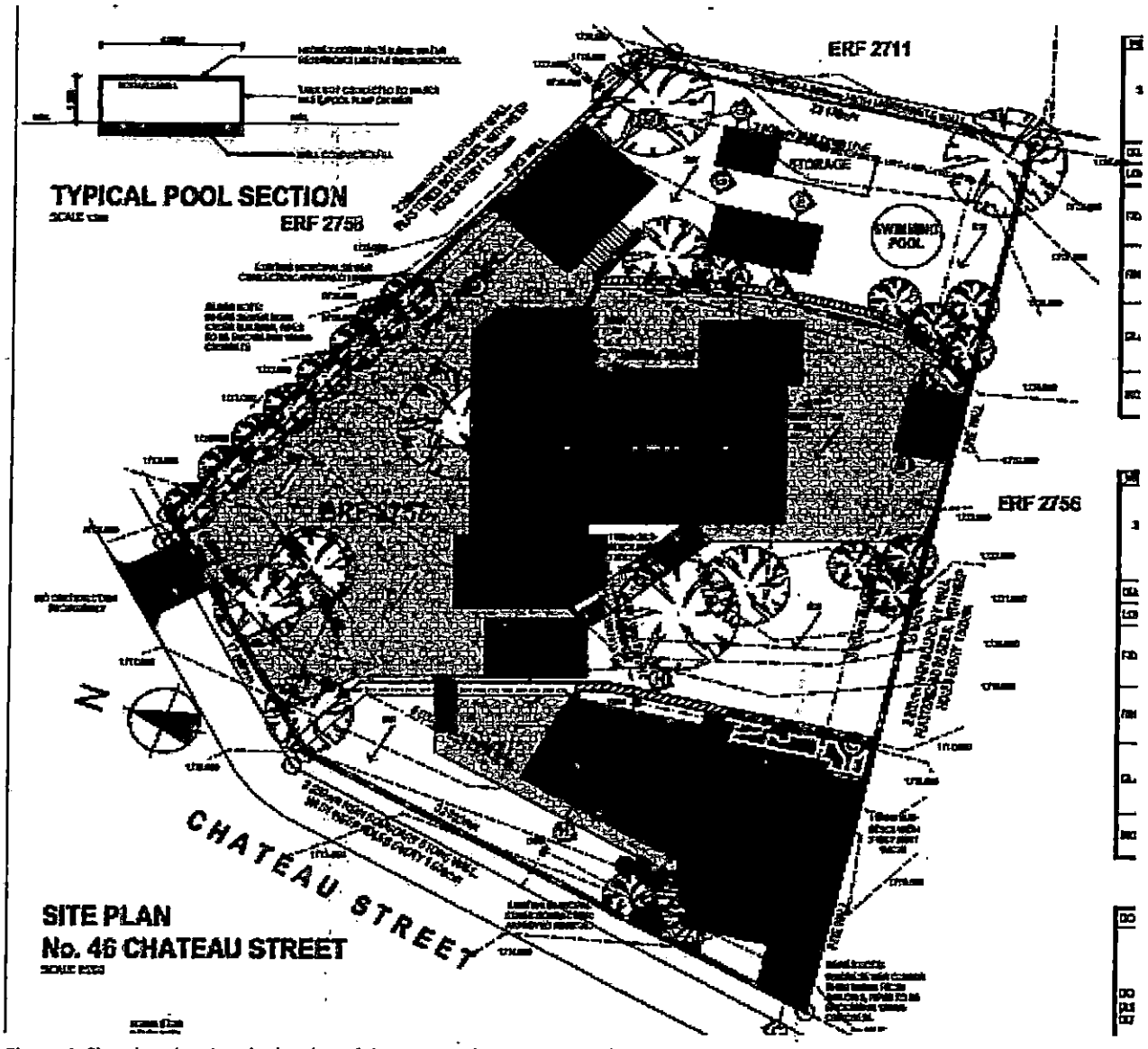


Figure 4: Site plan showing the locality of the main and secondary dwellings and outbuildings.

2. Town Planning considerations

The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme. Erf 2757, Windhoek is 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. Currently the following buildings are observed on the erf:

- A main dwelling of ±303m²
- A supplementary dwelling of ±114m²
- A garage of ±46m²

The Windhoek Town Planning Scheme defines a 'supplementary dwelling unit as follows:

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

The reasons why the existing buildings are not in compliance with the Town Planning Scheme Stipulations are the following:

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

3. Registered Conditions

The conditions registered against Erf 2757, Windhoek is contained in Deed of Transfer T1054/1990. The following conditions registered against Erf 2757, Windhoek must be noted:

Condition B.4 and 5

4. This erf shall be used for residential purposes only and not more than one dwelling house, for on family, together with the necessary outbuildings and appurtenances shall be erected thereon.

5. No semi-detached houses or flats or maisonettes may be erected on this erf.

The above conditions were the old Title Conditions before the implementation of the Windhoek Town Planning Scheme. The conditions do not have an influence on the proposed rezoning as the old Title Conditions got superseded once the Windhoek Zoning Scheme were promulgated. In this instance these conditions was carried over to the Scheme since Erf 2757, Windhoek zoning is 'residential' with a density of 1 dwelling per erf.

4. Proposal and Motivation

As stated under Paragraph 2 above the structures constructed on Erf 2757, Windhoek are not in compliance with the stipulations of the Windhoek Town Planning Scheme. This implicates that the Estate of the late owner of the Erf cannot be executed as City of Windhoek will not issue a Compliance Certificate. To obtain City of Windhoek's compliance and allow the execution of the estate the following options may be followed:

- The second dwelling can be demolished in total or sections of it can be demolished to bring its floor area to 100m² so that it qualifies as a supplementary dwelling.
- Erf 2752, Windhoek can be rezoned to residential with a density of 1 dwelling per 700m² and Council's consent can be obtained to have more than 1 dwelling on the Erf.

It is believed that the rezoning of Erf 2757 to 'residential' with a density of 1 dwelling per 700m² has merit, and that the development will not have a negative impact on the neighbourhood. The increase in density is motivated as follows:

Council's policy for development in this area

With the extension of the office policy area to include the area to the east of Robert Mugabe Avenue, Council per Resolution 392/10/2007(paragraph 10) inter alia resolved:

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

When considering the above policy, it was stated by the Municipality that:

"What is most relevant for town planning is the role that the neighbourhood known as 'Luxury Hill' has to play in the future development of the City. It is extremely well situated for access to the City Centre. Change is inevitable. The City's town planners would like to see the neighbourhood being redeveloped for higher density accommodation such as townhouses and flats. This would make better use of the existing infrastructure and would create more opportunities for accommodation closer to places of work. With this understanding in mind, earlier applications to approve pensions and hotels have been supported."

CR 392/10/2007 resolved that higher residential densities should be allowed.

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

11 That this resolution pertaining to policies be brought to the attention of the public.

RESOLUTION 392/10/2007

No indication was given as to what densities would be supported, but following this decision, a number of increases in density were already allowed by Council in this area eg:

- Erf 2623, No. 6 Heinitzburg Street, where Council per Resolution 170/06/2013 (paragraph 2) approved the increase in density to 1:500m²
- Erf 3353, Heinitzburg Street. The increase in density to 1:250m² was approved by Council per Resolution 348/09/2009
- Erf 5/169, Feste Street. Council approved the rezoning to 'general residential' with a density of 1:150m² per Resolution 110/104/2011

Based on Council's policy for this area, as well as previously approved applications, it is believed that the proposed increase in density is in line with the City's vision for future development of the Luxury Hill area.

Location between Windhoek office policy area and Klein Windhoek higher residential density policy area
The neighbourhood, in which Erf 2757 is located, lies between the demarcated Windhoek Office Policy Area and the Klein Windhoek higher residential density policy area which allows for a density of 1 dwelling per 500m².

It's location in close proximity of the CBD and surroundings, which include major shopping centers such as Maerua Mall Complex and Maerua Lifestyle Shopping Center, makes the area ideal for higher residential densities.

More people living in the areas closer to the CBD and shopping centers will not only be convenient to the residents for shopping and employment but will also strengthen the economic base of businesses in these areas.

Different densities were already approved for the area by Council, ranging from 1:900m² to 1:150m² (eg. Erf 5/169).

With a 1:500m² residential policy area on the one side, and the office policy area on the western side, the increase in density in 1:700m² is gradual and will not have a negative impact on this older existing neighbourhood.

Erf characteristics
Erf 2757 is very large: 1747m² and only 2 dwellings were erected on the erf. Even with the two dwellings the current coverage is only ± 27% which is well below 50% as is allowed on residential zoned erven.

Other considerations
The option of rezoning the erf and obtaining the consent is proposed as it does not make sense from a practical and financial perspective to demolish and or reduce the floor area of the second dwelling. Other consideration supporting the rezoning of the Erf are:

- The rezoning and consent will allow the execution of the Estate of the late owner.
- The rezoning is required to obtain compliance with the stipulations of the Windhoek Town Planning Scheme
- Council will earn additional income from betterment fee payable due to the rezoning to a higher density.
- City of Windhoek, especially in the area close to the CBD is in serious need of residential capacity. Retaining the second dwelling will preserve residential capacity in this area.
- The proposed rezoning will not have an impact on the existing neighborhood as no additional dwellings will be constructed.
- No additional municipal supporting infrastructure is required as no additional electricity, sewer facilities, water supply or road facilities are required. The current structures are already fully serviced by the existing facilities.

Rezoning of Erf 2757, Windhoek to 'residential' with a density of 1 dwelling per 700m² with consent for more than 1 dwelling on the Erf can thus be supported in accordance with the above motivation and Council's Policies.

5. Parking requirements

The Erf is linked with a paved driveway from Chateau Street and has a double garage and carport as can be seen from the site plan attached. Thus, ample onsite parking is available.

Onsite parking as per Council's requirements can thus be provided on the Erf.

6. Advertising procedures and comments

In accordance with the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), notice of the application will be given to the prescribed persons as well as the public upon receipt of a complete application by Council in terms of section 97 (Section 99, subsection (1)).

Council will be copied on the documents used for the public participation as well as the feedback received.

7. Conclusion

The second dwelling constructed by the late owner of Erf 2757, Windhoek is in contravention of the stipulations of the Windhoek Town Planning Scheme as its floor area exceeds 100m². The rezoning of the erf to a higher residential density of 1:700m² is required to accommodate the second dwelling and to obtain compliance with Council's Regulations. Rezoning the Erf as proposed will not impact negatively on the residential character of the neighbourhood as no additional structures will be added. It is still a relative low density category. The proposed rezoning is also in line with Council's vision for the future development to this area.

Council is therefore requested to support the application to rezone Erf 2757, Windhoek to 'residential', with a density of 1 dwelling per 700m² and to grant consent for more than one dwelling on the erf to allow the execution of the Estate.

8. Application

Application is herewith made for:

8.1 Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m², and

8.2 Consent in to have more than 1 dwelling on the Erf

9. Attachments

Attached 5 copies of the following documents

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Attached
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	**Not applicable**
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Zoning Plans and Zoning Certificate attached
	E) **Parking Layout**	**Not applicable**
3	**Conditions to be registered** *(if applicable)*	**Not applicable**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**Not applicable**
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	**Not applicable**
8	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	**Not applicable**
	B) Copy of Company Resolution (*if registered in the name of a Company*)	Copy of Executorship dated 8 Oct 2020
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T1054/1990
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	Attached

Based on the motivation and the supportive documents, it is trusted that Council will support the rezoning application. Please do not hesitate to contact our offices should you need any additional information concerning this application.

Kind regards

Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

Please take note that DU TOIT TOWN PLANNING CONSULTANT
(full names of applicant)

intends to apply to the local authority of City of Windhoek and/or the Board* to rezone Erf 2757 (erf number) No. 46 Chateau Street Klein Windhoek (street address)

(township area or other area) from 'residential' with a density of 1 dwelling per erf to 'residential' with a density of 1:700
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....

.....

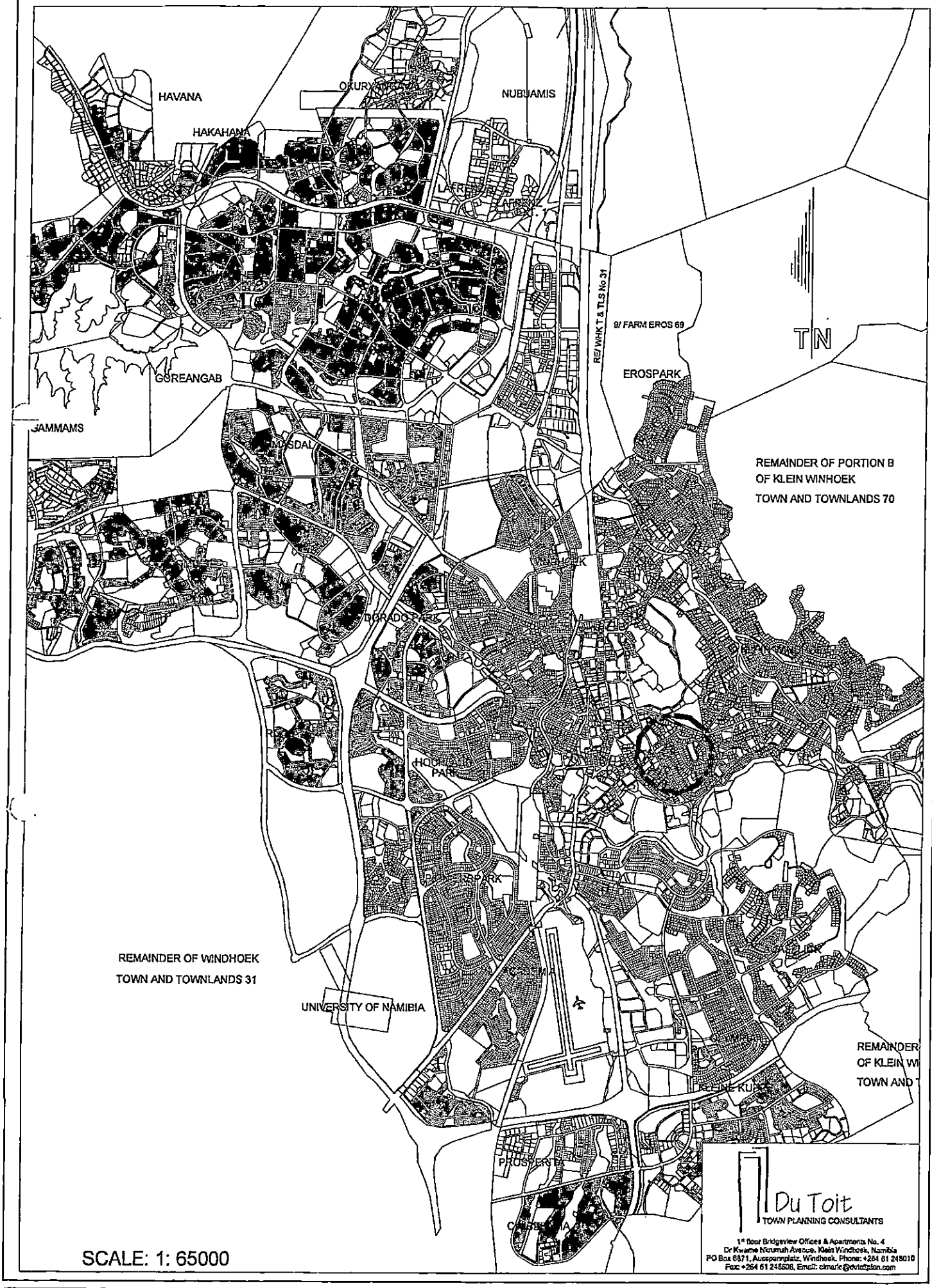
..... 10/06/2022

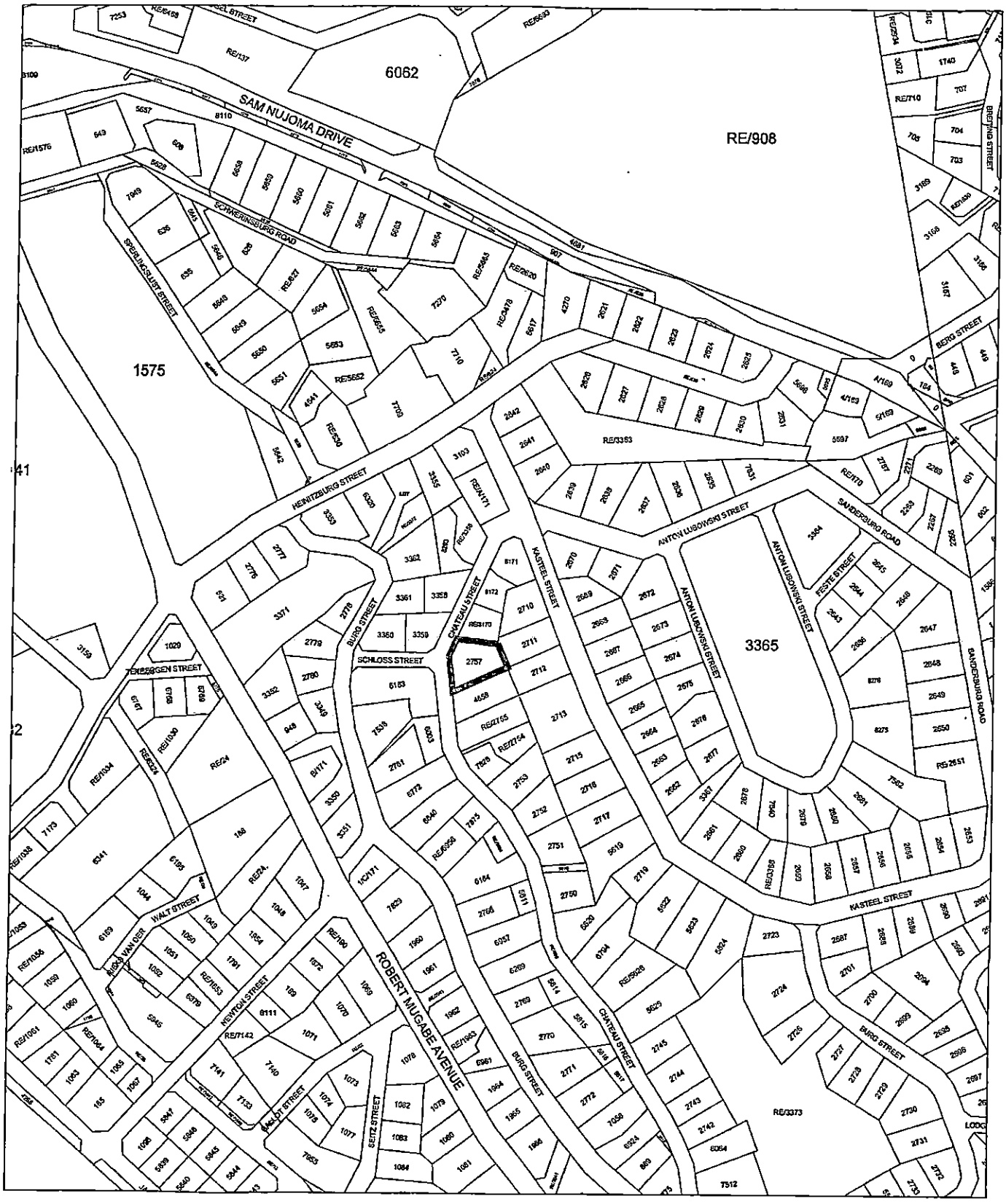
Signature of applicant Date

Address of applicant: 1st Floor Bridgeview building, Dr. Kwame Nkrumah Ave Klein Windhoek

* Delete whichever is not applicable.

LOCALITY PLAN OF ERF 27[illegible] ATEAU STREET WINDHOEK





Scale: 1/5000

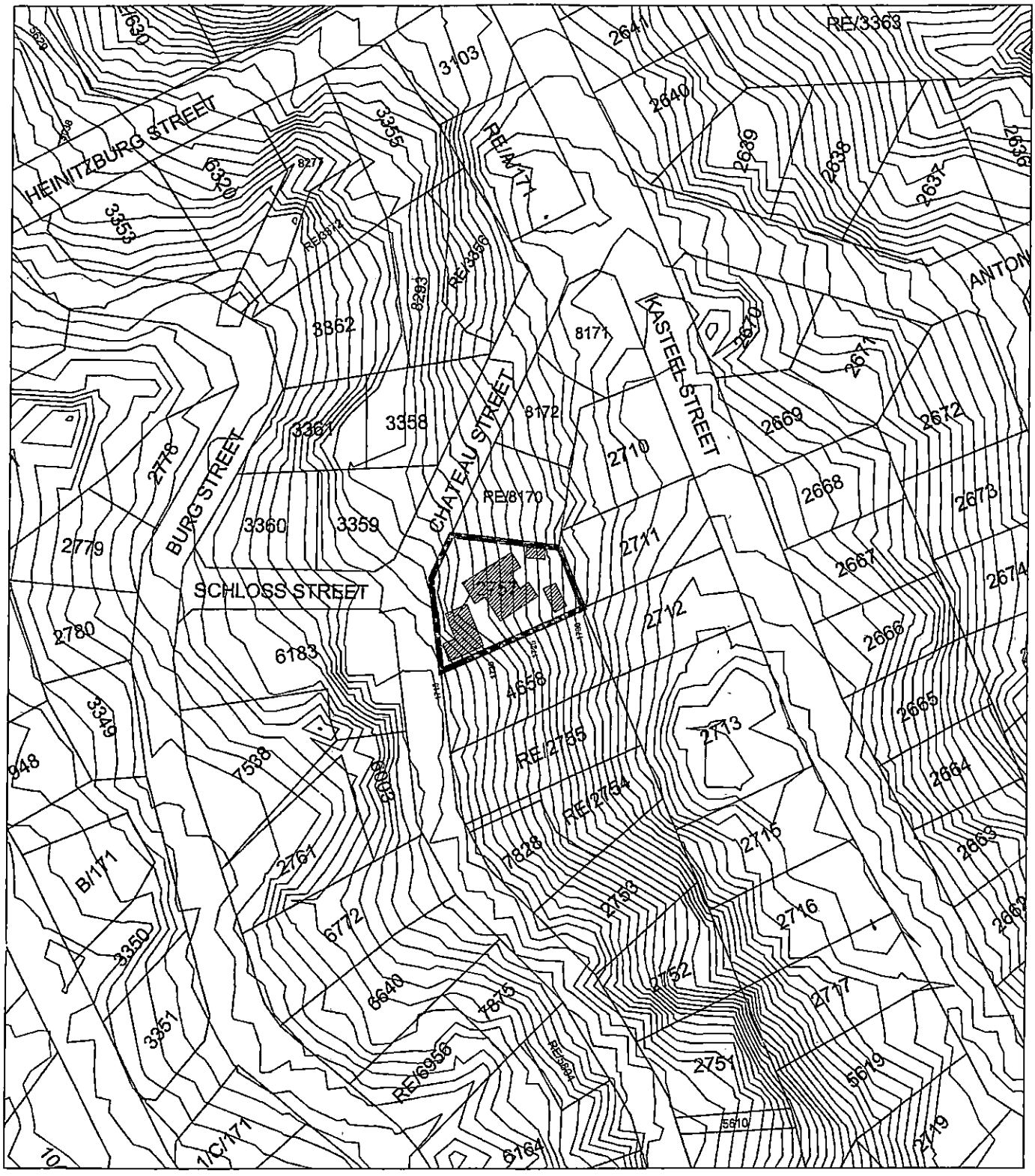
DATE: MAY 2022

PLAN NO. 2757WW_L

TN

LOCALITY PLAN OF ERF 2757 CHATEAU STREET WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com



Scale: 1/2000

DATE: MAY 2022

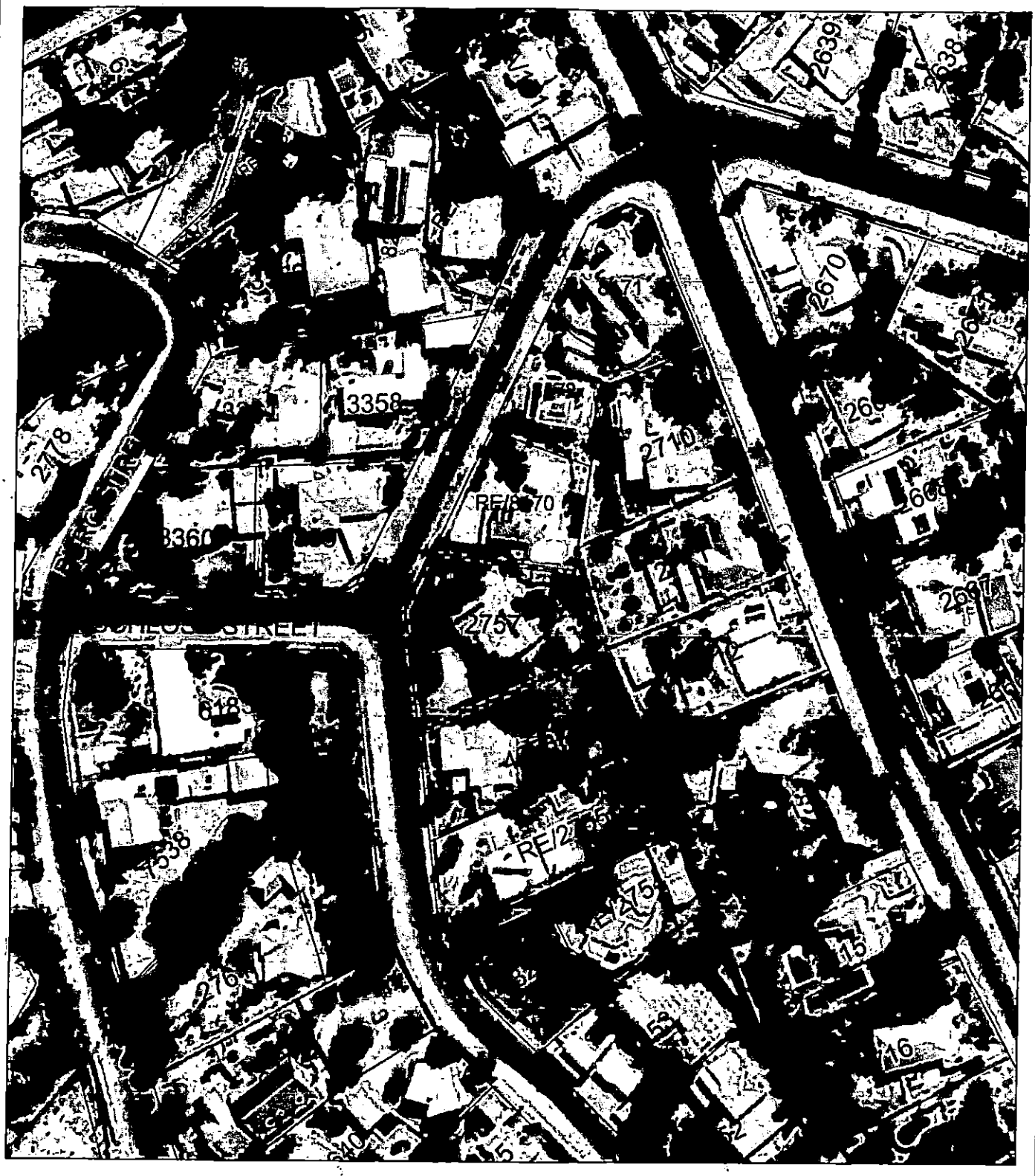
PLAN NO. 2757WW_R

TN

Rezoning of Erf 2757, Chateau Street Windhoek from 'Residential' with a density of 1 dwelling per Erf to 'Residential' with a density of 1 dwelling per 700m² & consent to have more than 1 dwelling on the erf.

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: almarie@dutoitplan.com

1046


2639
2638
2670
3358
2710
2757
2758
2759
2760
2761
2762
2763
2764
2765
2766
2767
2768
2769
2770
2771
2772
2773
2774
2775
2776
2777
2778
2779
2780
2781
2782
2783
2784
2785
2786
2787
2788
2789
2790
2791
2792
2793
2794
2795
2796

Town Planning Certificate No. 1:
Town Planning Scheme Information

780
1037

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 2757

Township : WINDHOEK/WINDHOEK BLOCKS

Street : CHATEAU STR

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

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / ERF — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,747 m²
6. Parking :

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines
8. Position Of Buildings :
9. Street Address : 46 CHATEAU 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.

781

1035



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	

CURRENT ZONING OF ERF 2757, CHATEAU STREET WINDHOEK

('RESIDENTIAL' WITH ONE DWELLING PER ERF)

TN

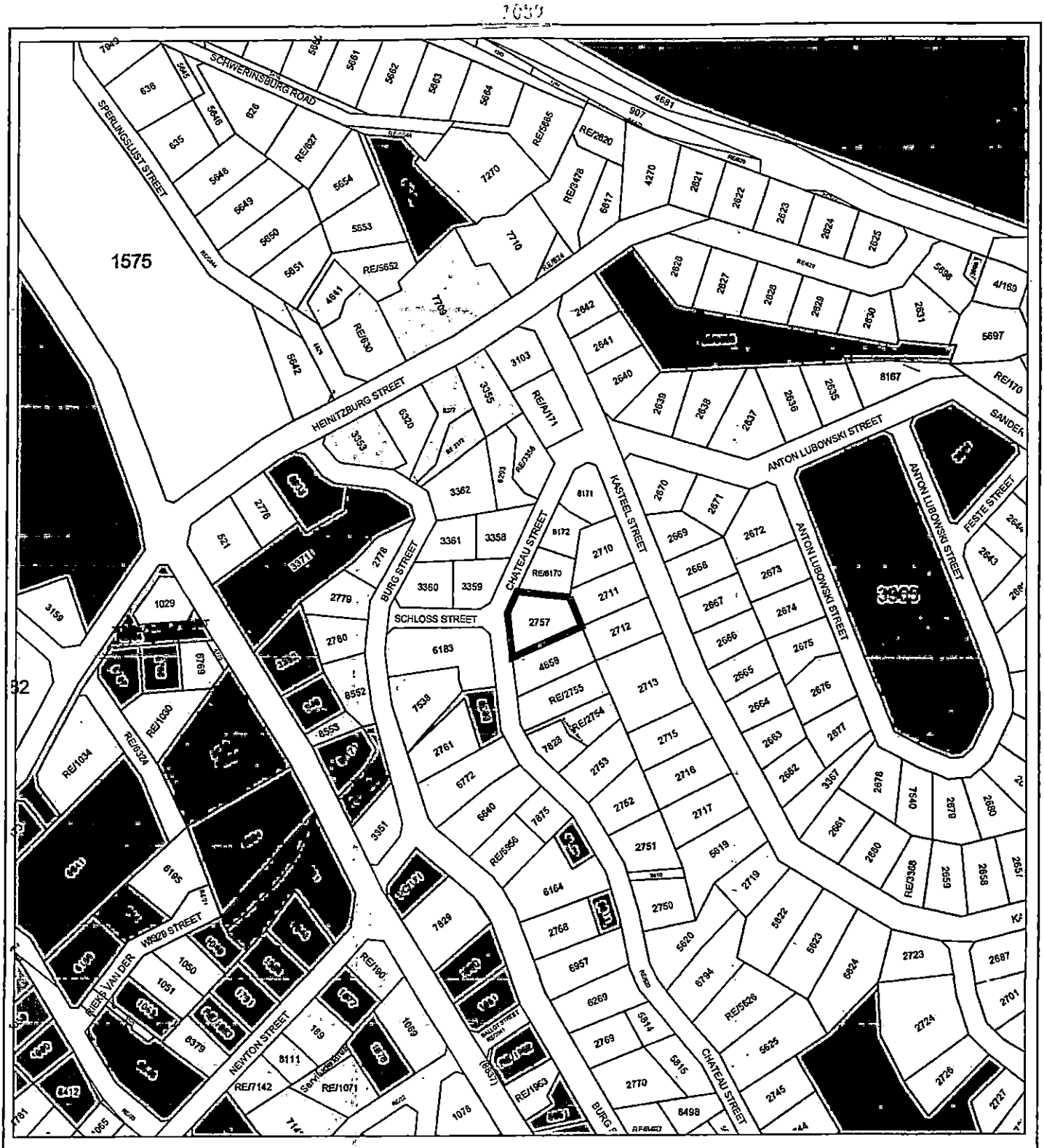
DATE: MAY 2022

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 246608, Email: almarie@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	

REZONING OF ERF 2757, CHATEAU STREET WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 700m² & CONSENT TO HAVE MORE THAN 1 DWELLING ON THE ERF.

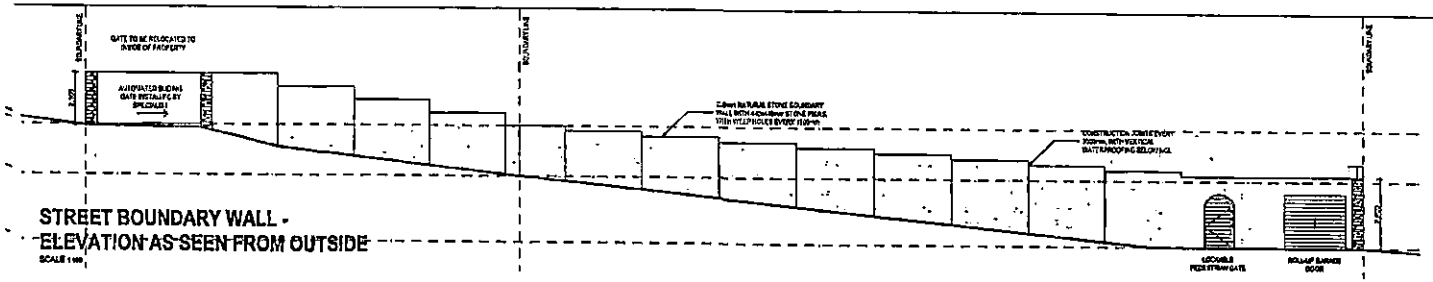
TN

DATE: MAY 2022

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248603, Email: almario@dutoitplan.com



STREET BOUNDARY WALL - ELEVATION AS SEEN FROM OUTSIDE

SCALE 1:100

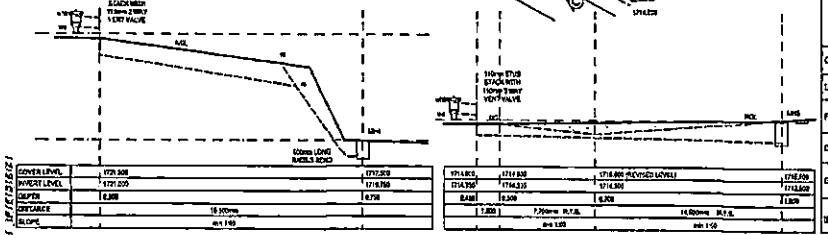


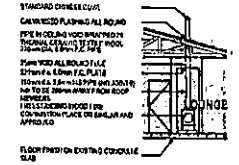
TYPICAL POOL SECTION

SCALE 1:100

SITE PLAN
No. 46 CHATEAU STREET

SCALE 1:200





FIRE PLACE DETAIL

SCALE 1:100



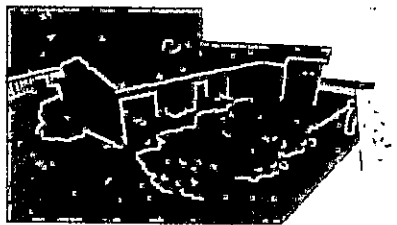
MAIN DWELLING: 3D IMAGE 01

not to scale



MAIN DWELLING: 3D IMAGE 02

not to scale



SECONDARY DWELLING: 3D IMAGE 03

not to scale

WINDOW NUMBER	W01	W02	W03	W04	W05	W06	W07	W08	W09
WINDOW SCHEDULE (AS SEEN FROM OUTSIDE)	1.500	1.200	1.800	1.800	1.800	1.800	1.800	2.400	2.400
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	—	—	—	—	—	—	—	—	—
FRAME	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT
FINISH	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT
GLAZING	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS
IRONMONGERY	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER

WINDOW NUMBER	W10	W11	W12	W13	W14	W15	W16	W17	W18
WINDOW SCHEDULE (AS SEEN FROM OUTSIDE)	1.200	1.067	2.400	1.200	1.677	1.200	1.200	675	1.800
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	—	—	—	—	—	—	—	—	—
FRAME		POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED COLOUR BY CLIENT	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED	WISPECO STEEL WINDOW OR SIMILAR AND APPROVED
FINISH	POWDERCOATED - COLOUR BY CLIENT	POWDERCOATED - COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT	PRIMED AND PAINTED COLOUR BY CLIENT
GLAZING	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS
IRONMONGERY	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER

DOOR NUMBER	D02	D03	D04	D05	D06	D07	D08	D09	D10
DOOR SCHEDULE (AS SEEN FROM OUTSIDE)	1.800	1.200	1.800	2.700	1.200	2.400	2.400	1.200	2.400
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	—	—	—	—	—	—	—	—	—
FRAME	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED	HARDWOOD TIMBER FRAME	POWDERCOATED CLIP 44 OR SIMILAR AND APPROVED	HARDWOOD TIMBER FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	HARDWOOD TIMBER FRAME	ALUMINIUM FRAME
DOOR	ALUMINIUM SLIDING DOOR	ALUMINIUM SLIDING DOOR	SOLID HARDWOOD TIMBER DOOR	ALUMINIUM SLIDING DOOR	SOLID HARDWOOD TIMBER DOOR	ALUMINIUM GARAGE DOOR, POWDERCOATED - COLOUR BY CLIENT	ALUMINIUM GARAGE DOOR, POWDERCOATED - COLOUR BY CLIENT	SOLID HARDWOOD TIMBER DOOR	ALUMINIUM GARAGE DOOR, POWDERCOATED - COLOUR BY CLIENT
GLAZING	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	NOT APPLICABLE	GLAZING TO COMPLY TO NAMSA, NBR, SANS 0400 AND TOWN PLANNING REGULATIONS	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
IRONMONGERY	AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER	AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER	COMPLETE AS SUPPLIED BY MANUFACTURER

TOWN PLANNING CALCULATIONS

EXISTING STRUCTURE		
GROUND FLOOR:		
MAIN DWELLING	:	62.50m²
SECONDARY DWELLING	:	33.70m²
TOTAL LOWER GROUND	:	96.20m²
FIRST FLOOR:		
MAIN DWELLING	:	193.30m²
SECONDARY DWELLING	:	80.10m²
TOTAL GROUND FLOOR	:	273.40m²
ADDITIONS/ALTERATIONS		
MAIN DWELLING ADDITION	:	17.80m²
MAIN DWELLING STOEP	:	20.30m²
MAIN DWELLING PATIO	:	9.50m²
MAIN DWELLING GARAGE	:	46.20m²
SECONDARY DWELLING CARPORT	:	39.10m²
GARDEN STOEP	:	17.90m²
WENDY HUT	:	7.50m²
SECONDARY DWELLING ADD	:	37.30m
TOTAL ADDITIONS	:	195.60m²
TOTAL STRUCTURE	:	565.20m²
ERF SIZE	:	1741.50m²
COVERAGE	:	26.90%

GENERAL NOTES:

ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS ACT, 1977 AND LOCAL AUTHORITY BY-LAWS AND ALL WORK TO COMPLY TO SABS SPECIFICATIONS.

CONTRACTOR TO VERIFY ALL LEVELS, HEIGHT AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST DRAWINGS BEFORE PUTTING ANY WORK IN HAND.

NOTE HAS TO BE TAKEN THAT IN CASE OF ANY DISCREPANCY BETWEEN CONTRACT AND DRAWINGS, THE CONTRACT WILL BE THE BINDING FACTORS.

THESE DIMENSIONS ARE NOT TO BE SCALED AND FIGURED DIMENSIONS ARE TO BE USED. ASK THE ARCHITECT IF UNCERTAIN OF DIMENSIONS.

THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT OF THE BUILDING.

ALL STRUCTURAL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER. ALL ELECTRICAL AND PLUMBING WORK TO BE DONE BY REGISTERED ARTISANS.

THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY WORK DONE BEFORE PLANS HAVE BEEN APPROVED BY LOCAL AUTHORITY.

PROJECT: AS-BUILT DRAWINGS

CLIENT: H'VON KOENEN

DRAWING: MUNICIPAL COMPLIANCE DRAWINGS 3

SITE: ERF 2757, CHATEAU STREET LUXURY HILL, WINDHOEK NAMIBIA

SCALE	DRAWN	DATE
AS SHOWN	HKK	05/08/2021
PROJECT NO:		REV:
0024/2021		

kuhlmann architecture
Hurbert K. Kuhlmann
P.O. Box 9039
Windhoek, 9000
Mobile: 081 636 2171
hurbert.kuhlmann@gmail.com

NAMIBIA REVENUE N$5

SPECIAL POWER OF ATTORNEY

I, the undersigned

Jens Christian Kuehhirt

in my capacity as

Agent of the Executrix Mrs Heidrun Renate von Koenen, being the Executrix in the Estate of the Late Andreas Friedrich von Koenen (Master's Reference E 1797/2020)

duly authorized thereto and acting on behalf of

Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

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

- **Rezoning of Erf 2757, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²**
- **Consent to have more than 1 dwelling on the Erf.**

at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and whatsoever my said Agent shall lawfully do or cause to be done, by virtue of these present.

Signed at WINDHOEK this 20TH day of MAY 2022, in the presence of the undersigned witnesses

WITNESSES:

1. _____

2. A. AUSSES

_____

SUBSCRIBER

AGENT OF THE EXECUTRIX

ESTATE LATE AF VON KOENEN

J238 0/363 (5)

REPUBLIC OF NAMIBIA

MINISTRY OF JUSTICE

MASTER OF THE HIGH COURT

LETTERS OF EXECUTORSHIP

No: **E 1797/2020**

THESE ARE TO CERTIFY THAT

HEIDRUN RENATE VON KOENEN
ID:62052300325

has been duly appointed

EXECUTRIX

and is hereby authorised as such to liquidate and distribute the Estate of the late

ANDREAS FRIEDRICH VON KOENEN
ID:51070500321

who died at

WINDHOEK, KHOMAS

on the

21 MAY 2020

MARRIED OUT OF COMMUNITY WITH ANC

TO

HEIDRUN RENATE VON KOENEN
ID:62052300325

Approval Date: **08 OCTOBER 2020**

MASTER OF THE HIGH COURT

Attention is invited to the provisions of section 102 of Act 66 of 1965

786

SPECIAL POWER OF ATTORNEY

I the undersigned **Heidrun Renate VON KOENEN**, ID 620523 0032 5

in my capacity as Executrix
in the **Estate of the late Andreas Friedrich VON KOENEN**

by virtue of **Letters of Executorship no.** E1797/2020 issued by the Master of the High Court

I certify that I have scrutinised the original document of which this is a copy and that:
1. The original document shows no signs of unauthorised erasure or alteration, and
2. This is a true, complete and accurate copy of the original document.

27/10/2020
MANAGER: BUSINESS BANKING
NEDBANK NAMIBIA LIMITED

hereby nominate, constitute and appoint

Jens Christian Kuehhirt
Namibian ID 500528 0019 9
trading as **JCK Consulting**

with power of substitution to be my lawful attorney and agent in my name, and place and stead:

- To sign and execute all documents necessary, including Death Notice, and Liquidation Accounts;
- To enter into a Bond of Security for the administration of the estate on my behalf (if so required);
- To deal with the assets of the estate in Namibia and for this purpose to pass transfer, cede or assign any assets of the estate, to sell by Public Auction or Private Treaty the assets of the estate whether movable or immovable and to grant acquittance or receipts for all payments received;
- To encash shares or marketable securities or to transfer to the duly appointed heirs in terms of the Will of the deceased to the best of our discretion, bearing in mind the will and/or wishes of the heirs any share or marketable securities held by the deceased;
- To open and conduct a Banking Account in the name of the estate and to operate thereon by the signing and endorsement of all instruments requisite and necessary in the premises;
- And generally for effecting the purpose aforesaid, to do or cause to be done whatever 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 confirming and promising and agreeing to ratify, allow and confirm whatever my said attorney and agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at Windhoek on 29 May 2020 in the presence of the undersigned witnesses:

As WITNESSES:

.....

.....

.....
Heidrun Renate VON KOENEN
EXECUTRIX

ELIZABETH NDESHIMATIFA UUTUNDU
COMMISSIONER OF OATHS
BY VIRTUE OF MY OFFICE AS
MANAGER CORPORATE AND BUSINESS BANKING
NEDBANK NAMIBIA LIMITED
REG. NO. 73/04561
55 REHOBOTHER ROAD, AUSSPANNPLATZ
P. O. BOX 1, WINDHOEK

1094

Prepared by me,

CONVEYANCER

SCRIBA C-H

T 1054 /1990

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT CARL-HEINZ SCRIBA

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 -

FRIEDGARD-HILDA VON KOENEN

Identity Number 170704 0100006 9

(Born Von Bothmer) Widow;

FOR INFORMATION ONLY

dated the 5th day of March 1990

and signed at WINDHOEK

which Power of Attorney was exhibited to me.

2. / .....

AND the said Appearer declared that his Principal truly and lawfully donated the undermentioned property on the 5th day of March, 1990 to ANDREAS FRIEDRICH HANS-KASPAR VON KOENEN which said donation having been accepted on the 5th day of March, 1990; ~~1990;~~

NOW THEREFORE he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of -

ANDREAS FRIEDRICH HANS-KASPAR VON KOENEN
Identity Number 510705 01 0016 9

His Heirs, Executors, Administrators or Assigns;

CERTAIN	Erf No. 2757 WINDHOEK TOWNSHIP;
SITUATE	In the Municipality of Windhoek, In the Registration Division "K"; ~~South West Africa~~;
MEASURING	1 747 (ONE SEVEN FOUR SEVEN) Square Metres;
FIRST TRANSFERRED	By Deed of Transfer No. 215/1959 with General Plan No. A 408 (K.138) sheet No. 2 relating thereto and held by Deed of Transfer No. T 2579/1982;
A. SUBJECT	To the following conditions imposed by the Administrator of the Territory of South West Africa in his certificate dated 20th August, 1957, concerning the subdivision of consolidated Erf No. 620, Windhoek and issued in terms of Section 22 of the Township Ordinance of 1928 (Ordinance No. 11 of 1928) and created in the said Deed of Transfer No. 215/1959, namely:-

FOR INFORMATION ONLY

3. / .....

A. IN FAVOUR OF THE ADMINISTRATOR

This erf shall not be further subdivided without the Administrator's consent and subject to such conditions as he may wish to impose.

B. IN FAVOUR OF THE MUNICIPALITY

1. No buildings or structures or any portion thereof, except boundary walls or fences shall be erected nearer than 5 metres to the street line which forms a boundary of the erf nor within 3 metres of any lateral or rear boundary common to an adjoining erf.

2. Outbuildings erected on this erf may not be occupied by any one except the domestic servants of the owner or his tenant.

3. In the event of the Council laying out and constructing the street at a level differing from the average level of any of the erven the owners or their successors in title, shall construct at their own cost a retaining wall at any street boundary of sufficient height and strength to prevent any portion of the erven falling into the street of vice versa. All such retaining walls shall be built in consultation with the Council and shall be subject to its approval.

4. This erf shall be used for residential purposes only and not more than one dwelling house, for on family, together with the necessary outbuildings and appurtenances shall be erected thereon.

5. No semi-detached houses or flats or maisonettes may be erected on this erf.

6. The minimum building value of the dwelling house to be erected on this erf shall be R8 000,00

FOR INFORMATION ONLY

B. AND FURTHER

SUBJECT To the following conditions imposed by the Municipality of Windhoek for its benefit, and created in the said Deed of Transfer No. 215/1959, namely:-

4. / .....

C. AND FURTHER

SUBJECT To a Life-long Usufruct in favour of FRIEDGARD-HILDA VON KOENEN (Identity Number 170704 01 0006 9)(Born von Bothmer) Widow;

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of and disentitled to, the same; and that, by virtue of these Presents, the said TRANSFEREE

His Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging that Transfer Duty has been paid on the sum of ~~R90 400,00 as determined by the Receiver of Revenue in terms of Section 5(b)~~ R28325,00 being the bare dominion as determined by the Receiver of Revenue

IN WITNESS WHEREOF, I, the said Registrar of Deeds, together with the Appearer, q.q., have subscribed to these Presents and have caused the Seal of Office to be affixed thereto.

FOR INFORMATION ONLY

THUS DONE AND EXECUTED, at the Office of the Registrar of Deeds at WINDHOEK on 1990-04-03

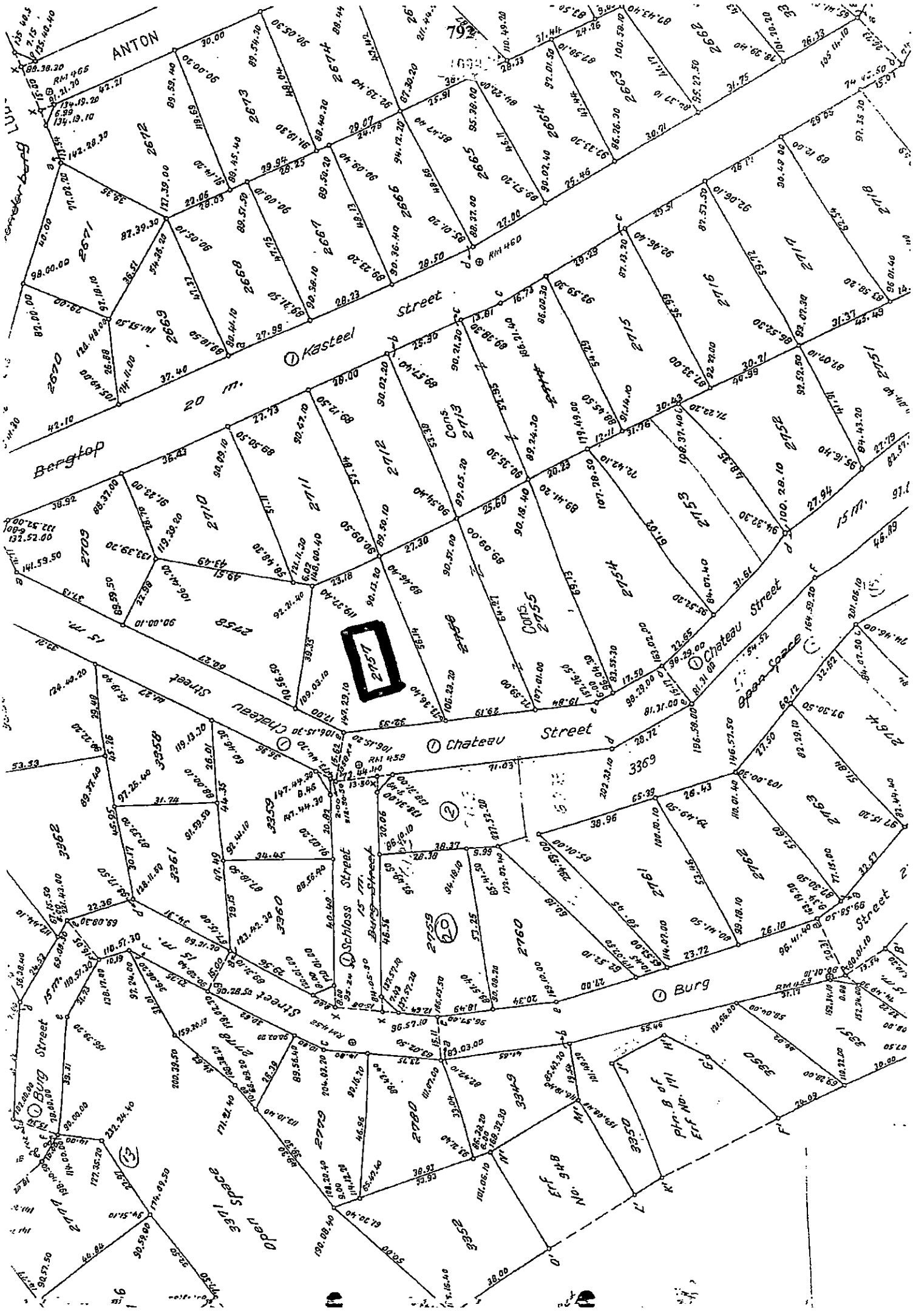
In my presence,

REGISTRAR OF DEEDS q.q.

1. Transfer Duty Receipt No. 0904525
   issued at Windhoek on 14/03/90
   for R283-25
2. Rates Clearance Certificates issued
   by Windhoek Municipality

Checked: 1. _____ 2. _____

FOR INFORMATION ONLY



ANTON
Kasteel Street
Berglop
20 m.
Chateau Street
Schloss Street
Burg Street
Open Space
Cons. 2713
Cons. 2755
Erf No. 948
Plr. B of Erf No. 171

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2022180727	**Date Issued :** 2022/06/01
Account Number : N/A	**Vote Number :** 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	**Reference Number :** 2757, WINDHOEK
Address : P O BOX 6871, AUSSPANNPLATZ	**System Reference :** INV322108
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517

Description : THE REZONING OF ERF 2757, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER ERF TO 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 700M²
• CONSENT FOR MORE THAN 1 DWELLING ON THE ERF.

PAYMENT DUE

Total Amount Excluding VAT	: N$ 3500.00
Total VAT Amount	: N$ 525.00
Total Amount Payable	: N$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 3500.00
Tariff Amount Excluding VAT	: N$ 3500.00
Tariff VAT Amount	: N$ 525.00
Tariff Total Amount	: N$ 4025.00
Service Code	: N/A

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 30926522 submitted successfully.

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
30926522

From
DU TOIT G

Date
Jun 10, 2022

Payment Priority
Normal

My Reference
COWAppFee Erf 2757Whk

Their Reference
2757 Whk rezoning

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname VON KOENEN First name(s) ANDREAS FRIEDRICH HANS KAS

Erf/Stand no 2757 Township WINDHOEK

If company or registered under CC N.A.

Namibian I. D / Passport no. 510705 01 00169

Postal address BOX 6483 Township of address AUSSPANNPLATZ

Physical Residential or Business address 46 CHATEAU STREET.

Tel no 0811273145 (H) Cell

10302107.

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No arrears on service accounts

CITY OF WINDHOEK 2022 -05- 20 CREDIT CONTROL

Acc. Technician Credit Control Nabila

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK Date stamp 2022 -05- 20 Land Sales Finance Department

ACCOUNTANT LAND SALES:

City of many faces

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584
Email: Classifieds@nepc.com.na

Notices

Legal Notices

SUBDIVISION OF THE REMAINDER OF ERF 5561, WINDHOEK TOWNSHIP, REZONING OF PORTION A/ RE/5561 AND SUBSEQUENT CONSOLIDATION OF PORTION A WITH ERF 8256 (A PORTION OF ERF 7496), WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the current owner of Erf 8256 (a portion of Erf 7496), Windhoek - Golf Estate Number Twenty Five CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **the subdivision of the Remainder of Erf 5561, Windhoek Township (Golf Course site) into Portion A (± 272m²) and Remainder;**
- **rezoning of Portion A of Erf Re/5561, Windhoek Township (Golf Course site) from 'private open space' to 'residential' with a density of 1 dwelling per 500m²;**
- **consolidation of Portion A of Erf Re/5561, with Erf 8256, (a portion of Erf 7496), Windhoek into Consolidated Erf X;**

Erf 8256, Windhoek is 651m² in extent and zoned 'residential' with a density of 1 dwelling per 500m². The erf is located in the Windhoek Golf Estate, on the eastern side of the development which borders with the Windhoek Golf and Country Club on Erf Re/5561, Windhoek. A portion of Erf Re/5561, Portion A (±272m²), has been fenced in with Erf 8256 since the establishment of the Golf Estate. This was a general practice and some encroachments have been rectified over the years.

Due to the encroachment, it is not possible to obtain compliance for as-built plans and ultimately transfer the properties. To rectify the encroachment, the portion of Re/5561, Windhoek needs to be subdivided and rezoned to the same zoning of Erf 8256, Windhoek. Thereafter it can be consolidated and registered. The intended statutory procedures will not result in any change to the existing situation.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **15 July 2022**).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and**
- **Consent to have more than 1 dwelling on Erf 2757, Windhoek**

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is currently used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.

To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit).

No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **15 July 2022**).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Employment

Offered

AREA AND REGIONAL MANAGER

We are looking for a qualified person with the following academic qualifications and experience:

Requirements:
- Grade 12
- Multilingualism
- +- 14 years' experience in management, sandblasting and coating
- +- 14 years of experience in abrasive blasting, industrial painting and insulation
- Experienced in excel and built-smart computer programs
- Medically Fit
- Excellent Communication Skills

Qualifications:
- Certificate in corrosion protection (industrial painting and spray painting)
- Certificate in Hot and cold insulation and cladding
- NOSA Certification in SAMTRAC
- NOSA Certificate in applying SHE principles
- Certificate in specific management

Responsibilities:
- Area and regional management
- Management of high pressure cleaning, specializing spray painting and grit blasting
- Manage and set goals and safety standards
- Management in the quality of products and services
- Analyse internal controls and reporting
- Preparing robots, environmental and safety standards
- Training Employees
- Investigate ways to improve profitability and costs

Should you meet the above requirements, please send a resume and cover letter, including all copies of relevant qualifications to: **namvacancies2019@gmail.com.**

Closing date: 02 July 2022

Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

Panam Investment cc is urgently looking for a

Deputy General Manager

Requirements:
1. Fluent Mandarin both in Spoken and writing
2. 10+ years relevant working Experience
3. Excellent computer skills
4. Conduct of certificate from police station
5. Basic Financial and marketing skill, be able to assist making strategic decision.

Please send your CV to KAIPAUPM@gmail.com

Republic of Namibia

OHANGWENA REGIONAL COUNCIL

DIRECTORATE OF EDUCATION, ARTS AND CULTURE

Division Human Resource Administration
Tel: (+264) 65 290200
Fax: (+264) 65 290224
Enquiries: Lidwine Mukulu

Harelbecke Street, Greenwell Complex Building
Private Bag, 88005
EENHANA

VACANT POST (RE-ADVERTISEMENT)

POST DESIGNATION	:	SENIOR EDUCATION OFFICER GRADE 6 (Biology 10-12 and Life Science 8-9)
SALARY SCALE	:	N$ 328 139 – 392 158
HOUSING ALLOWANCE	:	N$ 13 080.00 PER ANNUM
TRANSPORT ALLOWANCE	:	N$ 7 680.00 PER ANNUM
DIVISION	:	PROGRAMMES AND QUALITY ASSURANCE
SUBDIVISION	:	PROFESSIONAL DEVELOPMENT
SECTION	:	ADVISORY SERVICES
DUTY STATION	:	EENHANA

Prescribed requirements: An appropriate degree or equivalent qualification on NQF Level 7 plus five (5) years appropriate experience.

OR

An appropriate Degree or equivalent on NQF L8 plus three (3) years appropriate experience.

Supplementary Selection requirements: preference will be given to candidates who are specialized and experience in teaching Biology up to Advanced Subsidiary Level (proof must be attached) and Life Science 8-9. Applicant must be experience in Marking National Examination for Senior Secondary Phase (marking appointment letter must be attached), computer literate and a driver's license or be willing to obtain such within a reasonable time frame will be an added advantage.

Applicant should note the following:
Applicants must attach original certified copies of all qualifications, ID or proof of citizenship, academic records/transcripts of their qualifications. All foreign qualifications should be accompanied by an evaluation report from NQA. CV, letter of confirmation of probation and two recent testimonials from **2020 to date** must be attached on each application. Failure to complete all items on their application and not attaching all the necessary documents will disqualify the application.

Completed application forms 156043 and 156094, must be addressed to:

The Director
Ohangwena Regional Council
Directorate of Education, Arts and Culture
Private Bag 88005, Eenhana

OR

Hand Deliver:
Greenwell Complex, 1st floor
Eenhana

Closing Date: 08 July 2022

Enquiries: Lidwine N. Mukulu / Sara H.LT. Ndeshimona, TEL. NO.: 065-290381/065-290319

NOTICE TO LEASE

MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992) that the Municipality of Walvis Bay intends to lease, by private transaction, a portion of ERF 127 Walvis Bay to Mobile Telecommunications Limited.

Description	Area	Zoning	Lease Amount
Portion of Erf 127 Walvis Bay	81m2	Public Open Space	N$ 2 442.15 per month plus N$ 366.32 (15% VAT)

Full particulars pertaining to the lease will lie for inspection by interested persons until ***Tuesday 12 July 2022** at room 45, Municipal Offices, Kuisebmond. For more information Ms Merinda Matsuis can be contacted at telephone (064) 2013235 during office hours.

Any person objecting to the proposed lease, may in writing lodge an objection together with the grounds/motivation thereof, to the Manager: Housing and Properties at the below address or to Private Bag 5017, Walvis Bay, before or on **Friday, 15 July 2022** at 12:00.

Jack Manale
Manager: Housing and Properties
Tel: (064) 201 3338
Email: jmanale@walvisbaycc.org.na

MUNICIPALITY OF WALVIS BAY
Public Relations & Customer Service Division
Tel (+264 64) 201 3111Fax (+264 64) 205 590
Email pr@walvisbaycc.org.na

WALVIS BAY YOUR OASIS

CLASSIFIEDS

Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na

Notices

Legal Notice

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and**
- **Consent to have more than 1 dwelling on Erf 2757, Windhoek**

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is currently used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.

To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit).

No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **15 July 2022**).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

SUBDIVISION OF THE REMAINDER OF ERF 5561, WINDHOEK TOWNSHIP, REZONING OF PORTION A/ RE/5561 AND SUBSEQUENT CONSOLIDATION OF PORTION A WITH ERF 8256 (A PORTION OF ERF 7496), WINDHOEK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the current owner of Erf 8256 (a portion of Erf 7496), Windhoek - Golf Estate Number Twenty Five CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **the subdivision of the Remainder of Erf 5561, Windhoek Township (Golf Course site) into Portion A (± 272m²) and Remainder;**
- **rezoning of Portion A of Erf Re/5561, Windhoek Township (Golf Course site) from 'private open space' to 'residential' with a density of 1 dwelling per 500m²;**
- **consolidation of Portion A of Erf Re/5561, with Erf 8256, (a portion of Erf 7496), Windhoek into Consolidated Erf X;**

Erf 8256, Windhoek is 651m² in extent and zoned 'residential' with a density of 1 dwelling per 500m². The erf is located in the Windhoek Golf Estate, on the eastern side of the development which borders with the Windhoek Golf and Country Club on Erf Re/5561, Windhoek. A portion of Erf Re/5561, Portion A (±272m²), has been fenced in with Erf 8256 since the establishment of the Golf Estate. This was a general practice and some encroachments have been rectified over the years.

Due to the encroachment, it is not possible to obtain compliance for as-built plans and ultimately transfer the properties. To rectify the encroachment, the portion of Re/5561, Windhoek needs to be subdivided and rezoned to the same zoning of Erf 8256, Windhoek. Thereafter it can be consolidated and registered. The intended statutory procedures will not result in any change to the existing situation.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is **15 July 2022**).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email:
planner1@dutoitplan.com

Legal Notice

NOTICE

Take notice that **HARMONIC TOWN PLANNING CONSULTANTS CC**, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf No. Rehoboth Block D 311 from 'Single Residential' with a density of 1:600 into 'General Residential' with a density of 1:100;**
- **Consent to operate a Bed & Breakfast; and**
- **Consent to commence with the development while the rezoning is in progress.**

Erf No. 311 is located in Block D Rehoboth and measures ± 916 m2 in extent. It is zoned Single Residential and currently has a structure. The proposed rezoning to "General Residential" with a density of 1:100 is to enable the owner to develop and operate a Bed and Breakfast on the erf.

Sufficient parking for the proposed residential development will be provided for in accordance with the requirements of the Rehoboth Town Planning Amendment Scheme.

Further take notice that the plan of the Erf lies for inspection on the town planning notice board at the Rehoboth Town Council office and at Harmonic Town Planning Offices, 76B Pasteur 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 Rehoboth Town Council and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is 15 July 2022).

Contact: Harold Kisting
Harmonic Town Planning ConsultantsCC
Town and Regional Planners
P.O. Box 3216 Windhoek
Cell 081 127 5879
Fax 088646401
Email:
hkisting@namibnet.com

HARMONIC

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) INDILENI NDILIPELENGA WAPUNDUKA residing at ONAMUKALO, OHANGWENA REGION and carrying on business / employed a (2) STUDENT intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname NGHISHIKAMUKA for the reasons that (3) CHANGE FROM MY MOTHER'S SURNAME TO MY FATHER,S SURNAME. I previously bore the name(s) INDILENI NDILIPELENGA (4) I intend also applying for authority to change the surname of my wife and minor child(ren)(5) N/A to N/A Any person who objects to my/our assumption of the said surname of NGHISHIKAMUKA should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

WINDHOEK

Legal Notice

PUBLIC NOTICE

Please take note that **KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST** has been appointed by the owner of Erf 5800 Windhoek, to apply to the **CITY OF WINDHOEK** and the **URBAN AND REGIONAL PLANNING BOARD** for the following:

REZONING OF ERF 5800, OOIEVAAR STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1: 1:900 SQM TO "OFFICE" WITH A BULK OF 0.4
CONSENT TO USE ERF 5800, OOIEVAAR STREET, WINDHOEK FOR A RESTAURANT AND BUSINESS BUILDING (BARBER SHOP AND MOBILE CAR WASH)
CONSENT FOR FREE RESIDENTIAL BULK AND A HOTEL IN TERMS OF SECTION 23 OF THE WINDHOEK TOWN PLANNING SCHEME
CONSENT TO COMMENCE WITH CONSTRUCTION WHILE THE REZONING IS IN PROGRESS

Erf 5800 is located along Ooievaar Street and is the fourth Erf from the junction of Ooievaar and John Simms Street within the Windhoek township. The respective Erf is located opposite the Windhoek Central Hospital. The respective Erf measures 1 138sqm in extent, is currently zoned as "Residential" with a density of 1:900sqm and it lies on a flat terrain.

Please further take note that -

(a) For more inquiries regarding the rezoning, visit the Department of Town Planning, 5th floor, office number 522 at the City of Windhoek;

(b) any person having objections to the proposed 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. no later than 15 July 2022.

PUBLIC COMMENTS DEADLINE: 15 July 2022

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

KAMAU

No. 04 Wagner street | Windhoek west | c: +264 81 3290584 P.O. Box 22296 | Windhoek | t: +264 61251975 | f: +264 61 304219 | yeli@kamau-tpds.com w: www.kamau-architects.com

No. 80 Independence Avenue | Windhoek |P.O. Box 59 | Windhoek | t: 061 290 2104 |

Legal Notice

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATES

Estate of the Late:
Christa Erasmus
Estate Number:
E 566/2021
Date of Birth:
30 January 1964
Date of Death:
2 March 2021
Last Address:
Erf No. 20 Dorado Park, Extension 1

All persons having claims against the estate specified above, are called upon to lodge their claims with the Executor concerned within a period of 30 (thirty) days from the date of publication hereof.

Izoria Erasmus
Agent for Executrix
V T Van Wyk Attorneys
Hebron House, Plot 129, Block A
PO Box 4953 Rehoboth
Tel: 062-523337

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATES.

Estate of the Late:
Dawid Johannes Loubser
Estate Number: **E 1412/2022**
Date of Birth: **10 August 1950**
Date of Death: **28 July 2021**
Last Address:
Erf No. Rehoboth D 132

All persons having claims against the estate specified above, are called upon to lodge their claims with the Executor concerned within a period of 30 (thirty) days from the date of publication hereof.

Chrishilde Dolores Loubser and Loretta Antonia Van Wyk
Agent for Executors
V T Van Wyk Attorneys
Hebron House
Plot 129, Block A
PO Box 4953
Rehoboth
Tel: 062-523337

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) LUCAS INTJA KASHEKERE residing at SAUYEMWA EXTENSION 1, ERF 328, RUNDU and carrying on business / employed a (2) TEACHER AT RUUGA C.S UNDER THE MINISTRY OF EDUCATION, ARTS AND CULTURE intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname KASHEKELE AS MY SURNAME for the reasons that (3) THIS IMY PROPER SURNAME AS IT IS ON ALL MY SCHOOL CERTIFICATES AND DIPLOMA. I previously bore the name(s) KASHEKERE (4) I intend also applying for authority to change the surname of my wife and minor child(ren) KASHEKERE THERESIA MATKE KASHEKERE ELIAH MUKONGO KASHEKERE EDWARD MUHEMBO KASHEKERE VEIKKO – PROMISE KASHEKELE KASHEKERE SACKY – JOSEPH MUTHENGE KASHEKERE LUCAS INTJA KASHEKELE to KASHEKELEAny person who objects to my/our assumption of the said surname of KASHEKELE should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of

WINDHOEK
22 JUNE 2021

Legal Notice

NOTICE OF LOST LAND TITLE NO. G205

Notice is hereby given that we, Hendrina Katrina Swigelaar, intent to apply for a certified copy of:

CERTAIN:
Erf Nr. Rehoboth G205
MEASURING:
588 (Five Six Eight) Square Meters
SITUATE:
Town Council Area of Rehoboth
DATED:
30 November 2015
THE PROPERTY OF:
Late Rudolf Beukes

All persons who object to the issue of such copy are hereby required to lodge their objections with the Registrar within three weeks from the last publication of this notice.

Dated at Rehoboth this
14 June 2022.

Signature of Applicant
P O Box 4499
Rehoboth
Tel: 523447

NOTICE TO CREDITORS IN DECEASED ESTATES

All creditors and debtors in estates specified below, are called upon to lodge their claims and/or pay their debts with the administrators of these estates within a period of 30 days (or otherwise as indicated) from date hereof.

Estate Late:
Emilie Daphne Witbooi
Estate no.: **E 40/2016**
Date of birth: **10 May 1962**
ID no.: **62051000573**
Residence:
Windhoek, Khomas Region
Who died on:
17 August 2016

Kindly submit your claims to:
LT Trusts Estates Management / Harmony Capital Investments
264 Independence Avenue, ACME Corner Building; or
P.O. Box 6507, Ausspannplatz, Windhoek; and / or
Email: 1ttem10@gmail.com & hclestates@gmail.com

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 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: **OSHIKOTO**

1. Name and postal address of applicant, **JESAYA ICKUA P.O. BOX 99402, WINDHOEK**
2. Name of business or proposed Business to which applicant relates **KUUMEKETU – ONANKE BAR**
3. Address/Location of premises to which Application relates: **ONANKE VILLAGE OMUTHIYA DISTRICT**
4. Nature and details of application: **SPECIAL LIQUOR LICENCE**
5. Clerk of the court with whom Application will be lodged. **ONDANGWA MAGISTRATE**
6. Date on which application will be Lodged: **30 JUNE 2022**
7. Date of meeting of Committee at Which application will be heard: **10 AUGUST 2022**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of consideration of the

SPCA

Adoptions

DBV SPCA Windhoek

Adopt a Pet

Open your heart to those in need. Give them a warm & loving home!



CALL THE SPCA ON:
061 238645
OR
0811244520

DONATIONS:
SPCA Windhoek
FNB Account:

0035 Regskennisgewings Legal Notices

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) REGULATION 14 FOR INCREASE IN NUMBER OF GAMBLING MACHINES Notice is hereby given of the application for increase in number of gambling machines of which the details are given below. Any person who wishes to object to the application in terms of regulation 14 (6) may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.
Name of applicant: JS Slots Business Trust
Type of license: Gambling house license
Number of gambling machines for which the license has been granted: 5
Number of gambling machines now applied for: 15
Name of accommodation establishment or retail liquor business: LA Place 1 Gambling House, License No. 077

DM0202200403620

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 accounts (first and final, unless otherwise stated) in the estates specified below will be open for inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated.
Should no objection thereto be lodged with the Masters concerned during the specified period, the executors will proceed to make payments in accordance with the accounts.
Registered number of estate: E579/2019
Surname: BENADE
Christian names: MAGRIETHA JACOWA CORNELIA
Identity number: 70121200728
Last address: REHOBOTH
Complete only if deceased was married in community of property: N/A
Description of account other than First and Final: FIRST AND FINAL ACCOUNT
Period of inspection other than 21 days: 21 days
Magistrate's Office: REHOBOTH
Master's Office: WINDHOEK
Registered number of estate: E579/2019
Surname: BENADE
Christian names: MAGRIETHA JACOWA CORNELIA
Identity number: 70121200728
Last address: REHOBOTH
Complete only if deceased was married in community of property: N/A
Description of account other than First and Final: FIRST AND FINAL ACCOUNT
Period of inspection other than 21 days: 21 days
Advertiser, and address:
VAN DER MERWE GREEFF ANDIMA INC,
28 CHURCH STREET,
WINDHOEK
Date:
Tel. 061 225 497
Notice for the Publication in the Government Gazette on: 24 JUNE 2022

DM0202200403602

F M OEHL TRUST

ESTATE OF THE LATE EDUARD FAUSER
Id No: 510228 0050 7
widow and resident of Windhoek in the Republic of Namibia.
ESTATE NO: E1334/2022
Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 24 JUNE 2022.
F M OEHL – TRUST CC
P.O Box 90290
Tel 223680
Windhoek
11008

DM0202200403605

0035 Regskennisgewings Legal Notices

IN THE High Court Of Namibia
Main Division
Held At Windhoek
Case No: HC-MD-CIV-ACT-CON-2021/02484
In the matter between:
NEDBANK NAMIBIA LIMITED, Applicant and
PATIENCE MUCHECHE, Respondent
MANAGING JUDGE: HON. JUSTICE RAKOW
NEXT COURT DATE: 5th AUGUST 2022
ROLL TYPE: SECOND MOTION COURT (RULE 108)
NOTICE OF MOTION IN TERMS OF RULE 108
KINDLY TAKE NOTICE THAT on the 5th day of AUGUST 2022 at 10H00 or as soon thereafter as counsel may be heard application will be made on behalf of the above-named plaintiff for an order in the following terms:
1) Declaring the immovable property situated at:
Erf 1052 (a portion of Erf 208), Section 1, Somerton, Extension 2, Rocky Crest, Windhoek, Republic of Namibia; specifically executable;
2) Costs of this application;
3) Further and/or alternative relief.
TAKE NOTICE FURTHER that the Founding Affidavit of ELIZABETH TUKWATHABEN-ELUNGU will be used in support of this application.
KINDLY enrol the matter accordingly.
DATED at WINDHOEK on this day of JUNE 2022.
KOEP AND PARTNERS
LEGAL PRACTITIONERS FOR THE PLAINTIFF
33 SCHANZEN STREET
WINDHOEK
REF: SN/ma/78184/DEB712
TO: THE REGISTRAR
HIGH COURT OF NAMIBIA
CORNER LUDERITZ & JOHN MEINERT STREETS
WINDHOEK

DM0202200403583

IN THE High Court of Namibia
Main Division
Held at Windhoek
Case No: HC-MD-CIV-ACT-CON-2021/03626
In the matter between:
NEDBANK NAMIBIA LIMITED, Applicant and
HENRY DICKSON MUPOTSA, 1st Respondent
THE FIELDS INVESTMENTS NO 12 CC, 2nd Respondent
NOTICE OF MOTION IN TERMS OF RULE 108
MANAGING JUDGE: HON. JUSTICE RAKOW
NEXT COURT DATE: 5th AUGUST 2022
ROLL TYPE: SECOND MOTION COURT (RULE108)
KINDLY TAKE NOTICE THAT on the 5th day of AUGUST 2022 at 10H00 or as soon thereafter as counsel may be heard application will be made on behalf of the above-named plaintiff for an order in the following terms:
1. Declaring the immovable properties situated at: Erf 1174, Section 16, Uhland Heights, Windhoek, Republic of Namibia and Erf 8414, Section 12, Eros, The Fields, Windhoek, Republic of Namibia; specifically executable,
2. Costs of this application,
3. Further and/or alternative relief.
TAKE NOTICE FURTHER that the Founding Affidavit of ELIZABETH TUKWATHA BEN-ELUNGU will be used in support of this application.
KINDLY enrol the matter accordingly.
DATED at WINDHOEK on this 16th day of JUNE 2022.
KOEP AND PARTNERS
LEGAL PRACTITIONERS FOR THE PLAINTIFF
33 SCHANZEN STREET
WINDHOEK
REF: SN/ma/79415/DEB794
TO: THE REGISTRAR
HIGH COURT OF NAMIBIA
CORNER LUDERITZ & JOHN MEINERT STREETS
WINDHOEK

DM0202200403587

• ROOI • BLOU
• GROEN • ORANJE
Die opwindende nuwe manier om jou Klein-advertensie bo die ander te laat uitstaan, teen net N$5 00 meer word die opskrif in KLEUR gedruk!
Market Watch

0035 Regskennisgewings Legal Notices

SUBDIVISION OF THE REMAINDER OF ERF 5561, WINDHOEK TOWNSHIP, REZONING OF PORTION A/RE/5561 AND SUBSEQUENT CONSOLIDATION OF PORTION A WITH ERF 8256 (A PORTION OF ERF 7496), WINDHOEK DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the current owner of Erf 8256 (a portion of Erf 7496), Windhoek - Golf Estate Number Twenty Five CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:
* the subdivision of the Remainder of Erf 5561, Windhoek Township (Golf Course site) into Portion A (± 272m²) and Remainder;
* rezoning of Portion A of Erf Re/5561, Windhoek Township (Golf Course site)from 'private open space' to 'residential' with a density of 1 dwelling per 500m²;
* consolidation of Portion A of Erf Re/5561, with Erf 8256, (a portion of Erf7496), Windhoek into Consolidated Erf X;
Erf 8256, Windhoek is 651m² in extent and zoned 'residential' with a density of1 dwelling per 500m². The erf is located in the Windhoek Golf Estate, on the eastern side of the development which borders with the Windhoek Golf and Country Club on Erf Re/5561, Windhoek. A portion of Erf Re/5561, Portion A (± 272m²), has been fenced in with Erf 8256 since the establishment of the Golf Estate. This was a general practice and some encroachments have been rectified over the years.
Due to the encroachment, it is not possible to obtain compliance for as-built plans and ultimately transfer the properties. To rectify the encroachment, the portion of Re/5561, Windhoek needs to be subdivided and rezoned to the same zoning of Erf 8256, Windhoek. Thereafter it can be consolidated and registered. The intended statutory procedures will not result in any change to the existing situation.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 July 2022).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel. 061-248010
Email: planner1@dutoitplan.com

DM0202200403571

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) REGULATION 14 FOR INCREASE IN NUMBER OF GAMBLING MACHINES Notice is hereby given of the application for increase in number of gamblingmachines of which the details are given below. Any person who wishes to objectto the application in terms of regulation 14 (6) may submit his/her objectionin the prescribed manner to the Board not later than 21 days after thepublication of this notice.
Name of applicant: JS Slots Business Trust
Type of license: Gambling house license
Number of gambling machines for which the license has been granted: Fifteen(15)
Number of gambling machines now applied for: Five (5)
Name of accommodation establishment or retail liquor business: Lucky Dollar Gambling House: 148 Erf 2171
Mica Street
Kuisebmond
Walvis Bay
Erongo

DM0202200403633

0035 gewings Legal Notices

REZONING OF ERF 2757 NO 46 CHATEAU STREET WINDHOEK DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the Agent of the Executrix Mrs Heldrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, in terms of the Stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:
* Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and
Consent to have more than 1 dwelling on Erf 2757, Windhoek
Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is currently used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.
To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit). No additional structures are planned, and the density category is still considered low.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15July 2022).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200403572

NOTICE: ESTATE OF THE LATE JURGENS CHRISTOFFEL NEL
MASTER'S REFERENCE NO: E2112/2021
NOTICE is hereby given that the FIRST and FINAL Liquidation and Distribution Account in the above matter will be lying for inspection of creditors at the offices of THE MASTER OF THE HIGH COURT for a period of 21 days as from
24th JUNE 2022.
S. H. STEYN
AGENT FOR THE EXECUTRIX
S. H. STEYN
LIKWIDATEUR
L & B COMMERCIAL SERVICES (PTY) LTD
P.O. Box 40781
WINDHOEK

DM0202200403626

Market Watch
To advertise call:
The Classifieds
t: 061-297 2055

0035 Regskennisgewings Legal Notices

IN THE High Court of Namibia
MAIN DIVISION – WINDHOEK
CASE NO: HC-MD-CIV-ACT-CON-2021/01428
In the matter between:
BANK WINDHOEK LIMITED, Plaintiff and
PETRUS JOHANNES WESSELS, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a Judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Gobabis, at Remaining Extent of Erf 996, (Extension No. 07) Gobabis on 13th July 2022, at10h00, of the undermentioned property:
CERTAIN: Remaining Extent Of Erf No. 996 (Extension No 7)
SITUATED: In the Municipality of Gobabis, Registration Division "L", Omaheke Region
MEASURING: 884 (eight hundred and eighty-four) square metres
HELD: Under Deed of Transfer No. T5471/1997
IMPROVEMENTS: Single storey, lounge, kitchen, 3x bedrooms, bathroom, shower/WC/basin, garage, lapa
AUCTIONEER'S NOTE: REFUNDABLE REGISTRATION FEE OF N$5 000.00
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Gobabis and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 31st day of May 2021.
DR WEDER KAUTA & HOVEKA INC
Legal Practitioner for Plaintiff
WHK House
Jan Jonker Road
WINDHOEK
REF: MAT64051

DM0202200403576

IN THE High Court of Namibia
(Main Local Division)
Case No.: HC-MD-CIV-ACT-CON-2020/03386
In the matter between:
STANDARD BANK OF NAMIBIA LIMITED, Plaintiff and
NCS PROPERTIES (PTY) LTD, First Defendant
CHIU-MIN WANG KUO, Second Defendant
ICUAN KUO, Third Defendant
FORM 24 - Rule 108(2)(a)
NOTICE BY CREDITOR TO DEBTOR
KINDLY TAKE NOTE THAT STANDARD BANK OF NAMIBIA LIMITED (Plaintiff) (hereinafter called the judgment creditor) has obtained judgment against NCS PROPERTIES(PTY) LTD (1st Defendant) (hereinafter called the first judgment debtor),CHIU-MIN WANG KUO (2nd Defendant) (hereinafter called the second judgment debtor) and ICUAN KUO (3rd Defendant)(hereinafter called the third judgment debtor) on 26 October 2021 in this honourable court.
KINDLY ALSO TAKE NOTE that the judgment creditor will apply in terms of rule108(1)(b) for an order declaring the immovable property known as ERF 46,EROSPARK, WINDHOEK, REPUBLIC OF NAMIBIA executable and the debtors are hereby called to provide reasons to this honourable court within 10 days why such an order may not be granted.
KINDLY TAKE FURTHER NOTICE THAT that the judgment creditor will set down the Application on the Friday, 5th AUGUST 2022 in the High Court of Namibia, Main Division, at 10h00, in terms of rule 108(1)(b) for an order declaring the immovable property known as ERF 46, EROSPARK, WINDHOEK, REPUBLIC OF NAMIBIA executable.
Dated at Windhoek on this 17th day of June 2022.
SHUMIRAI NYASHANU
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR THE CREDITOR
33 SCHANZEN ROAD
WINDHOEK
(Ref: SN/ma/76697) (DEB517)
TO: THE REGISTRAR OF THE HIGH COURT
MAIN LOCAL DIVISION
CORNER LUDERITZ & JOHN MEINERT STREETS
WINDHOEK

DM0202200403581

0035 Regskennisgewings Legal Notices

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACTNO. 13 OF 2018) REGULATION 14 FOR INCREASE IN NUMBER OF GAMBLING MACHINES
Notice is herebygiven of the application for increase in number of gambling machines of which the details are given below. Anyperson who wishes to object to the application in terms of regulation 14 (6) may submit his/her objection in thepresecribed manner to the Board not later than 21 days after the publication of this notice.
Name of applicant: JS Slots Business Trust
Type of license: Gambling house license
Number of gambling machines for which the license has been granted: 5
Number of gambling machines now applied for: 15
Name of accommodation establishment or retail liquor business: Jackpot Okahandja, License No. 246

DM0202200403633

IN THE High Court of Namibia
Main Division
Case No. HC-MD-CIV-MOT-GEN-2021/00033
In the matter between:
SPAR GROUP LIMITED - Execution Creditor/Plaintiff
and
NAS INVESTMENT FORTY FIVE CC - Execution Debtor/Defendant
NOTICE OF SALE IN LIQUIDATION
In execution of a Judgement against the abovementioned Execution Debtor/Defendant by the above Honourable Court on 17 February 2021 in the above mentioned suit, the undermentioned goods will be sold by public auction by the Deputy Sheriff for the District of Rundu at premises: Spar, Rundu at stand1603, Markus Siwarongo Street, Rundu at 11h00 on 30 JUNE 2022.
Voetstoots to the highest bidder
Dated at Rundu 30 JUNE 2022
Representative of the plaintiff.
Executrust (PTY) LTD
Ref: HC-MD-CIV-MOT-GEN-2021/00033
BAKERY EQUIPMENT
Industrial Bread Ovens, mixers, bread slicers, dough moulders, bread trolleys and trays, etc.
BUTCHERY EQUIPMENT
Walk-in cold room, industrial saw, polony slicer, printing scales, mincer, vacuum sealer, etc.
TAKE AWAY EQUIPMENT
Gas Deep fryers, microwaves, gas stove, bain-marie display fridges, potato peelers, combi-steamer, warmers, etc.
GENERAL FLOOR AREA EQUIPMENT
Shelves, gondola ends, point of sale stations, steel and plastic trolleys, ozone water purifying system, Arcaboa
display fridges, bulk storage shelves, etc.
OFFICE EQUIPMENT
Printers, office desks, filing cabinets, stationery cabinets, conference table, office chairs, surveillance DVR recorder, etc.
VEHICLES
Mitsubishi 3ten truck (runner)
Ford Ranger 2.5 TDi (non-runner)
Forklift (non-runner)
VARIOUS OTHER EQUIPMENT
Diesel Generator (3-phase)
Water tank
Trolley jack
Various fridges, freezers and reefer containers.
Viewing on 28 and 29 June 2022 Contact Gunther for viewing:11.00 - 18:00
081 257 1717

DM0202200403628

ESTATE OF THE LATE Johanna Susanna Labuschagne
IDENTITY NUMBER: 40051200295
Retired of Gobabis
Estate No: E 672/2022
Notice is hereby served that the First and Final Liquidation and Distribution account in the above estate is lying forinspection at the office of the Master of the High Court, Windhoek and the Magistrate's Office, Gobabis for a period of twenty one days from date ofpublication of this notice. VAN WYK KIRSTEN FIDUCIARY SERVICES TRUST
P.O. BOX 31040
PIONIERS PARK
B.van Wyk
Tel. 081 8332623

DM0202200403631

ESTATE OF THE LATE PETRUS AMAKALI
Id No: 81101510223
Last address: Of Onathinge South, Oshikoto Region, Namibia
ESTATE NO: E 1570/2021 WHK
NOTICE is hereby given that the First and Final Liquidation Account in the above estate will be for inspection at the Master of the High Court, Windhoek and the Magistrate's Court - WINDHOEK, for a period of twenty-one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.
R. B STRAUSS
AGENT OF EXECUTOR FOR THE ESTATE c/o DR. WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WHK HOUSE, JAN JONKER ROAD AUSSPANNPLATZ, WINDHOEK
P.O. BOX 864, WINDHOEK
REF: MAT67534/NF

DM0202200403619

ESTATE OF THE LATE RUBEN ITENGULA
Id No: 630711 0079 5
Last address: Of Erf No 7578 Mast Street, Golgota, Katutura, Windhoek
ESTATE NO: E 522/2012
NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek and the Magistrate's Court - WINDHOEK, for a period of twenty-one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.
R. B STRAUSS
AGENT OF EXECUTOR FOR THE ESTATE c/o DR. WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WHK HOUSE, JAN JONKER ROAD AUSSPANNPLATZ, WINDHOEK
P.O. BOX 864, WINDHOEK
REF: RN10225/NF

DM0202200403617

ESTATE OF THE LATE ZHIFENG TENG
Id No: 80020511205
Last address: CHINA
Date of Death: 18 JANUARY 2022
ESTATE NO: E 1288/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 78066/RS

DM0202200403622

ESTATE OF THE LATE MARIA MAGDALENA STEENKAMP
Id No: 58051700527
Last address: RISTOOG, HARDAP REGION
Date of Death: 08 FEBRUARY 2022
ESTATE NO: E 1285/2022
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.B. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
MAT 76182/RS

DM0202200403630

035 Regskennisgewings Legal Notices

REZONING OF ERF 2757 NO 46 CHATEAU STREET WINDHOEK DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, in terms of the Stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018),to the Windhoek City Council and the Urban and Regional Planning Board for the:
* Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and

Consent to have more than 1 dwelling on Erf 2757, Windhoek

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is currently used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.

To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit).

No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15July 2022).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

DM0202200403572

NOTICE TO CREDITORS IN DECEASED ESTATE Estate of the Late Charmain Sondela Booysen, of Erf 1159, Soweto, Grootfontein, Republic of Namibia, who died at Grootfontein on the 30th day of May 2021.

ESTATE NO: E 1137/2022 (WINDHOEK)

Creditors and Debtors in the above estate, are called upon to pay their debts and to lodge their claims with the executor concerned within a period of 30days from the date of publication hereof.

Full Name of the Surviving Mother: Melka Booysen
Date of Birth: 10/04/1970
ID Number: 70041010256
Authorized Agent
Maronel du Plessis Legal Practitioner
Erf 515, Corner of Sam Nujoma Drive & Ndilimani Cultural Troupe Streets, Tsumeb
Tel: 067 227 694
Fax: 067 227 697
Advertiser and Address:
Maronel du Plessis Legal Practitioner
PO Box 29454 Tsumeb
Date: 3 March 2021
Tel. 067 227 694 (Maronel du Plessis)
Notice of publication in the Republikein on: 1 July 2022

DM0202200403614

035 Regskennisgewings Legal Notices

TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL FOR AMRAALSDUIN EXTENSION 2, LEONARDVILLE Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of Leonardville Village Council, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), intends to apply to the Urban and Regional Planning Board for the:
* Subdivision of the Remainder of Portion 26 of the Farm Pretorius No. 15 into Portion 8 and Remainder, in accordance with section 105 (1) (e) of the Urban and Regional Planning Act No. 5 of 2018;
* Need and Desirability for Township Establishment on Portion 8 (a Portion of Remainder Portion 26) of the Farm Pretorius No. 15, in accordance with section105 (1) (b) of the Urban and Regional Planning Act No. 5 of 2018;
* Township Establishment on Portion 8 (a Portion of Remainder Portion 26) of the Farm Pretorius No. 15 to be known as Amraalsduin Extension 2, in accordance with section 105 (1) (b) of the Urban and Regional Planning Act No. 5 of 2018;
* Approval of Layout Plan of Amraalsduin Extension 2

Further note that the application is lying open for inspection during norma l work hours at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No.237, GRN Office Park in Windhoek, Urban Green cc Office at No. 40, Berg Street, Klein Windhoek, and at the Office of the Chief Executive Officer, Leonardville Village Council.

Further take note that any person who wishes to object to the application mentioned above may lodge such objection, together with the grounds thereof, with the Secretary of the Urban and Regional Planning Board, Private Bag 13289,Windhoek, the CEO of the Leonardville Village Council and with *the applicant inwriting within* 14 days after the appearance of the last notice (final date for objection is 15 July 2022).

Applicant:
Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: urbangreen@iway.na

DM0202200403598

PUBLIC AUCTION INSOLVENT ESTATE: JOHANNES LUKAS VAN WYK AND MARIETTA CECILIA ANNA PETRONELLA VAN WYK

MASTER'S REF. NO: W 1/2019

Duly authorised by the Trustee in the above matter we shall sell by Public Auction:

On Wednesday, the 13th of July 2022 at 11h00 at the Premises at Erf No. 297 G, Rehoboth, Republic of Namibia.

CERTAIN: ERF NO. 297 G, REHOBOTH WITH A DWELLING / HOUSE CONSISTING OF:

3x Bedrooms, 2x Bathrooms, 1x Kitchen, 1x Lounge, 3x Garages, 1x Flat.

Viewing on the date of sale or by prior appointment with the Auctioneer.

CONDITIONS:

The property will be sold by the Auctioneer to the highest bidder with a reserve price of N$250 000.00 subject to the further conditions to be announce dat the time of the auction.

I. R. McLAREN: TRUSTEE
AUCTIONEER
BRUNI AND McLAREN TRUSTEES
MR. A. B. C. DIERGAARDT
P. O. BOX 11267
REHOBOTH
KLEIN-WINDHOEK
CELL: 081 129 3661
WINDHOEK
TEL: 061-237 030
DATED AT WINDHOEK ON THIS 10th DAY OF JUNE 2022.
BEHRENS & PFEIFFER
PER: R. P. BEHRENS
LEGAL PRACTITIONER FOR THE TRUSTEE
SUITE 141, MAERULA MALL, CENTAURUS ROAD
WINDHOEK
RPB/sh/S3152

DM0202200403249

035 Regskennisgewings Legal Notices

CONSENT USE NOTICE: Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owner of Erf 1195, Okahandja, intends to apply to the Okahandja Town Council for the:
* Consent to utilise Erf 1195 (a Portion of Erf 1188), Okahandja Extension 2,for noxious industry (i.e. abattoir) as defined and provided for by Table B of the Okahandja Town Planning Scheme

Erf 1195 (a Portion of Erf 1188), Okahandja is located to the northwestern side of the Okahandja Central Business District area within the Extension 2 Township, which is situated in the Industrial area, along Industrial West Street, located to the north-western parts of the larger Okahandja town. The Erf measures 5,396m² in extent and is currently zoned 'General industrial'. The requested consent use for noxious industry is for a "C" class abattoir for the purpose of livestock slaughter house and the processing of meat products. Access to the Erf will continue to be obtained from the existing and approved access of Industrial West Street located to the southern side of the Erf. Parking will be provided in accordance with the requirements of the Okahandja Town Planning Scheme.

Further note that the locality plan of the erf is available for inspection at the Town Municipal Offices' Notice Board, Martin Neib Avenue, Okahandja and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Further take note that any person objecting to the proposed consent use for noxious industry set out above may lodge such objection, together with the grounds thereof, with the Okahandja Town Council (Town Planning Department) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 15 July 2022).

Applicant:
Urban Gree[illegible]n and Regional Planning Cons[illegible]nts
PO Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: urbangreen@iway.na

DM0202200403599

KENNISGEWING AAN KREDITEURE RW [illegible]GISTICS CC (IN LIKWIDASIE[illegible])

MEESTERS VERWYSINGSNOMMER: W15/2022

Kennis geskied hiermee dat die EERSTE en TWEEDE VERGADERING VAN SKULDEISERS in die bogenoemde aangeleentheid gehou sal word op Woensdag, 27 Julie 2022 om10h00 voor die Meester van die Hooggeregshof, Windhoek vir die bewys van eise teen die beslote korporasie, voorlegging van die likwidateur se verslag in terme van die sake van die beslote korporasie, die aanvaarding van resolusies, ondervraging aangaande die sake van die beslote korporasie (indien nodig) en om die likwidateur instruksies te gee aangaande verdere administrasie van die beslote korporasie.

Likwidateur:Jacques Oosthuizen
1 Charles Cathral Street
P O Box 81588
Windhoek

DM0202200403735

Market Watch

Om te adverteer

Kleinadvertensies

t: 061-297 2055

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia, Main Division,
Held at Windhoek
On Tuesday, The 24th day of May 2022
Before the Honourable Justice Ueitele
Case No: HC-MD-CIV-MOT-GEN-2022/00121
In the matter between:
ALWYN PETRUS VAN STRATEN N.O. 1st APPLICANT
WILLIAM DE VILLIERS SCHICKERLING N.O. 2nd APPLICANT
and
OKAPUTA (PROPRIETARY) LIMITED RESPONDENT
COURT ORDER

Having heard CELESTE COETZEE, on behalf of the applicant and TSHUKA LUVINDAO, on behalf of the applicant to intervene and having read the pleadings and all other documents filed of record in respect of case number HC-MD-CIV-MOT-GEN-2022/00121:

IT IS HEREBY ORDERED THAT:

1. The applicants' non-compliance with the forms and service provided for by the Rules of this Court is condoned and that this application is heard as one of urgency as provided for in rule 73(1) as read with rule 73(3) of the Rules of Court.
2. Bank Windhoek Limited is granted leave to intervene in these proceedings and is joined as the second respondent to these proceedings.
3. The first respondent, Okaputa (Proprietary) Limited is placed under provisional order of Liquidation, into the hands of the Master of the High Court.
4. A rule nisi is issued calling upon the respondents and all or any interested parties to show cause (if any) on or before 26 July 2022 at 08h30, why:
4.1. the first respondent must not be placed under final order of liquidation; and
4.2. the costs of this application must not be costs in the winding-up of the first respondent.
5. Service of this ordered must be effected:
5.1. upon the first respondent, by delivering a copy thereof at the first respondents registered address being No. 61, Bismarck Street, Windhoek, Republic of Namibia; and
5.2. by publishing a copy of this order in one edition of each of the Government Gazette and the Namibian newspaper.

BY ORDER OF THE COURT
REGISTRAR
TO:
CELESTE COETZEE
On behalf of
1st Applicant and 2nd Applicant
Theunissen, Louw & Partners
1 Schutzen Haus Cnr Schutzen and
Sinclair Street Windhoek, Namibia
AND TO:
OKAPUTA (PROPRIETARY) LIMITED
Respondent
FARM OKAPUTA NO 334
OTJIWARONGO
Otjozondjupa
Namibia 9000
The Master of the High Court
John Meinert Street, Windhoek

DM0202200403587

NOTICE TO CREDITORS RW LOGISTICS CC (IN LIQUIDATION)

MASTER'S REFERENCE NUMBER W15/2022

Notice is hereby given that the FIRST and SECOND MEETING OF CREDITORS, in the above matter, will be held before the Master of the High Court, Windhoek, Republic of Namibia on WEDNESDAY, 27 JULY 2022 at 10:00, for the purposes of proving claims against the close corporation, receiving the liquidator's report, adoption of the resolutions, enquiry as to the affairs of the close corporation (if required) and giving directions as to the further winding up of the close corporation to the liquidator.

Liquidator:
Jacques Oosthuizen
1 Charles Cathral Street
P O Box 81588
Windhoek

DM0202200403736

Market Watch



Om te adverteer skakel:

Kleinadvertensies
t: 061-297 2055

035 Regskennisgewings Legal Notices

Claassen & Visser
Estate Practitioners cc
"Where there's a will, we have a way"

ESTATE OF THE LATE
AHMED ADAM MOHAMED
Identity Number: 530417 0061 7
Date of Death: 13 MARCH 2022
BUSINESS OWNER of Windhoek
Surviving Spouse.
JANAP MOHAMED
Identity Number: 650124 1010 7
Date of Birth: 24 JANUARY 1965
Nos E 1252/2022

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof

CLAASSEN & VISSER ESTATE PRACTITIONERS CC
Melinda Visser
Agent for Executrix
PO Box 895,
Okahandja

DM0202200403726

Liquidation and Distribution Account in Deceased Estate lying for inspection.
Estate of the late
CHARLES RAES
Of No 9, Toenesses Street
Grootfontein, Namibia.
Master's office: Windhoek.
Date of Death: 05/01/2022.
Date of Birth: 13/10/1970
Estate no: E 1064/2022

All persons having claims against the abovementioned estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof

OLD MUTUAL TRUST
P O BOX 165, Windhoek
Tel: 2993473
Ref: M.R Strauss
OLDMUTUAL

Standard Bank
EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
KRISTOF SHINGWILILA NIKODEMUS
ID No.: 811010 1016 9
OCCUPATIO[illegible]EACHER
D.O.D 1[illegible]022
LAST ADDRESS:
ERF 1462, OUTAPI
No.: E [illegible]/2022

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

STANDARD EXECUTORS & TRUSTEES,
PO BOX 2164,
WINDHOEK,
NAMIBIA
L BEZUIDENHOUDT

ADVANCE

IN THE
ESTATE OF THE LATE:
GERHARD MANS
I.D.: 620419 0002 4
LAST ADDRESS: NR. 12, ROBYN STREET, EROS PARK, WINDHOEK.
DATE OF DEATH: 04 MAY 2022
DATE OF BIRTH: 19 APRIL 1962
MASTER'S REF NO. E1258/2022

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

Advance Wealth Management (PTY) LTD
PO Box 86568, Eros, Windhoek
Tel. (061) 232 503
Ref CF Davids

DM0202200403791

035 Regskennisgewings Legal Notices

NOTICE
ESTATE OF THE LATE
PETER JÖRGEN AHRENS
(No. E 1514/2021)
I.D NUMBER: 4510100 0021 9
who was ordinarily resident at 20 Olof Palme Street, Windhoek and at date of death resided at Mare Couppies Frail Care Centre, Swakopmund, who died on 15 January 2021 (Master's Reference E 1514/2021), and who was unmarried.

In terms of Section 35 (5) of Act 66 of 1965, notice is hereby given that the FIRST AND FINAL Liquidation and Distribution Account in the above estate will be open for inspection of all persons interested therein for a period of twenty one (21) days from date of publication hereof at the office of the Master of the High Court, Windhoek and the Magistrate's Court of SWAKOPMUND, Namibia.

Should no objection thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payment in accordance with the account.

H E AHRENS, EXECUTRIX
c/o [illegible] Associates
P o Box 1455 [illegible]
(REFERENCE)
[illegible] EST 221/0001-50

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late.
DEON DANIEL LOUW
I.D. 61031300276
SUPERVISOR OF WINDHOEK
Date of death: 24 JUNE 2021
SURVIVING SPOUSE:
ELIZABETH MARTHA LOUW
NUMBER: E 1878/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Windhoek for a period of twenty-one days from date of publication of this notice

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
B IZAKS
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
JOHANNES PETRUS VAN NIEKERK
I.D. 48042810024
PENSIONER OF SWAKOPMUND
Date of death: 18 JULY 2021
NUMBER: E 2727/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at SWAKOPMUND for a period of twenty-one days from date of publication of this notice

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
W HENCKERT
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
CORNELIUS JOHANNES VAN DER MERWE
I.D. 54010700564
PENSIONER OF WINDHOEK
Date of death: 10 OCTOBER 2021
NUMBER: E 3523/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at WINDHOEK for a period of twenty-one days from date of publication of this notice

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15, WINDHOEK
W HENCKERT
Bank Windhoek

035 Regskennisgewings Legal Notices

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late.
THOMAS JOHANNES VRIES
I.D. 65051800572
PENSIONER OF REHOBOTH
Date of death: 05/07/2021
SURVIVING SPOUSE:
HERMIEN VRIES
I.D. 70042500196
NUMBER: E2302/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at REHOBOTH for a period of twenty one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
G DU TOIT
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
EUGENE GREGORY DESCARDE
I.D. 79091200359
MEDICAL TECHNICIAN OF REHOBOTH
Date of death: 06 JULY 2021
NUMBER: E 2292/2021

Notice is hereby served that the first and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at REHOBOTH for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
W HENCKERT
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
SARAH ELIZABETH HENDRIKS
I.D. 40061000256
PENSIONER OF WINDHOEK
Date of death: 18 JUNE 2021
NUMBER: E 3168/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at WINDHOEK for a period of twenty-one days from date of publication of this notice

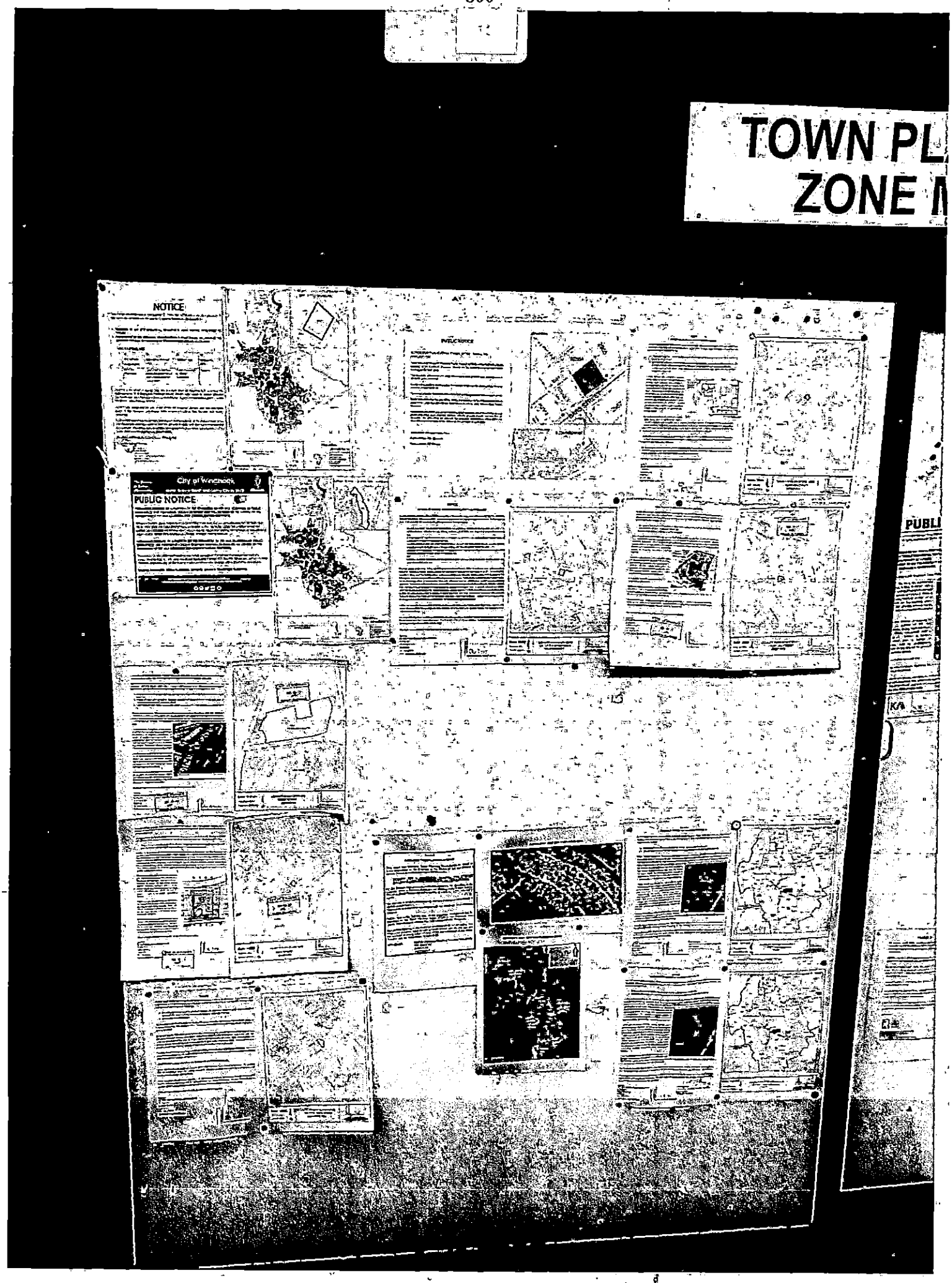
BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
W HENCKERT
Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late
MARIA HOUGH
I.D. 4110100060
PENSIONER OF WINDHOEK
Date of death: 01 JULY 2021
NUMBER: E 2230/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Windhoek for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
P. O. BOX 15,
WINDHOEK
B IZAKS
Bank Windhoek

LOSING CONTROL?
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business.
If you want to stop, that's ours.
WINDHOEK: 081-325 6144
SWAKOPMUND: 081 243 2649
E-MAIL: alcoholicsanonymousna@gmail.com


TOWN PL
ZONE
NOTICE
City of Winchester
PUBLIC NOTICE


416

802

109

ERF 2757, W

LIST OF REGISTERED ITEMS POSTED

by DU TOIT TOWNPLANNING CONSULTANTS

NAM POST

Sender's reference no.	Addressee's name and address	Registration no.
Re/8170, W	DB & EW Kopf PO BOX 5926 WHK	BA 001 842 427 NA
Erf 3359 W	Dr. E. Drews PO BOX 258 WHK	BA 001 842 435 NA
Erf 6183W	A. HUPPERTZ PO BOX 31356 WHK	BA 001 842 444 NA
Erf 4658W	DJ Singh PO BOX 29021 WHK	BA 001 842 458 NA
Erven 2711 & 2712 WHK	Dept of Works P/Bag 13348 WHK	BA 001 842 461 NA

studio anni 13647

Number of items 5

Received by [signature]

Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

No. 188 Notification of farming units offered for allotment: Agricultural (Commercial) Land Reform Act, 1995 .. 10

No. 189 Proposal that a road be declared a district road (number 3845): District of Otjinene 14

No. 190 Proposal that a portion of trunk road 9/1 be closed and a portion of trunk road (number 9/1) be proclaimed: District of Windhoek 15

No. 191 Proclamation of district roads and closing of district roads: District of Katima Mulilo 20

No. 192 Application that a portion of Farm Road 217 and Farm Roads 284 and 311 be closed: District of Karasburg 24

No. 193 Application that Farm Road 2122 be closed; District of Okahandja 25

No. 194 Change of surname: Aliens Act, 1937 26

GENERAL NOTICES

No. 295 Establishment of township: Otjomuise Extension 12 26

No. 296 Township establishment and layout approval for Amraalsduin Extension 2, Leonardville 27

No. 297 Application of rezoning for Erf 39, Bacon Street, No. 38 Academia 28

No. 298 Rezoning of Erf 1018, Extension 5, Katima Mulilo 28

No. 299 Rezoning of Erf 2604, Mondesa, Swakopmund 29

No. 300 Rezoning of Erf 317, Oshakati 30

No. 301 Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek 30

No. 302 Subdivision of the Remainder of Erf 5561, Windhoek and rezoning of Portion A/Re/5561 31

No. 303 Rezoning of Erf 5800, Ooievaar Street, Windhoek 32

No. 304 Rezoning of Erf 814, Nkurenkuru Extension 2 33

No. 305 Rezoning of Erf 25 Rehoboth, Block F 34

No. 306 Rezoning of Erf No. Rehoboth Block D 311 34

No. 307 Subdivision of the Town and Townlands No. 880 into two portions and the Remainder of Oshakati 35

No. 308 Rezoning of Erf 1649, Okahandja Extension 8 36

No. 309 Consolidation of Erven 117 and 118, Okahandja 36

No. 310 Rezoning of Erf 1464, Otjiwarongo Extension 5 37

No. 311 Okahandja Agricultural Development 37

No. 312 Township establishment of Oshetu Proper (Okahandja) 38

No. 313 Township establishment of Oshetu Extension 1 (Okahandja) 39

No. 314 Township establishment of Oshetu Extension 2 (Okahandja) 40

No. 315 Bank of Namibia: Statement of assets and liabilities at 31 May 2022 41

Department of Urban & Transp 804 Planning

59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2073 • Fax: (+264) 61 29[illegible] • www.cityofwindhoek.org.na

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$32.80 WINDHOEK - 1 July 2022 No. 7841

CONTENTS

Page

PROCLAMATION

No. 18 Announcement of appointment of Rika Pretorius as board member of Bank of Namibia: Bank of Namibia Act, 2020 3

GOVERNMENT NOTICES

No. 178 Amendment of Government Notice No. 61 of 31 March 2010: Relating to recognition of Zeraeua Customary Court as community court and appointment of assessors and justices: Community Court Act, 2003 3

No. 179 Amendment of Government Notice No. 89 of 20 May 2009: Recognition of King Morwe II Customary Court as a community court and appointment of assessors and justices: Community Court Act, 2003 ... 4

No. 180 Amendment of Government Notice No. 101 of 20 May 2009: Recognition of Oukwanyama Customary Court as a community court and appointment of assessors and justices: Community Court Act, 2003 ... 4

No. 181 Amendment of Government Notice No. 56 of 31 March 2010: Recognition of Ondonga Customary Court as a community court and appointment of assessors and justices: Community Court Act, 2003 .. 5

No. 182 Amendment of Government Notice No. 161 of 15 September 2014: Recognition of Ondonga Customary Court as a community court and appointment of assessors and justices: Community Court Act, 2003 6

No. 183 Notification of approval of amendment of Windhoek Zoning Scheme: Urban and Regional Planning Act, 2018 6

No. 184 Notification of approval of amendment of Keetmanshoop Zoning Scheme: Urban and Regional Planning Act, 2018 7

No. 185 Notification of approval of amendment of Karibib Zoning Scheme: Urban and Regional Planning Act, 2018 7

No. 186 Declaration of Rundu Extension 35 to be an approved township: Urban and Regional Planning Act, 2018 8

No. 187 Declaration of Ondangwa Extension 26 to be an approved township: Urban and Regional Planning Act, 2018 9

No. 300 2022

REZONING OF ERF 317, OSHAKATI

The owner of Erf 317, Oshakati, intends to apply to Oshakati Town Council for:

- **Rezoning of Erf 317, Oshakati from 'Single Residential' with a density of 1;600 to 'General Residential' with a 'density of 1:100'; and**
- **Consent to commence development while the rezoning is being finalized.**

Erf 317 is situated in Oshakati Proper. The erf is 938m² in extent and zoned 'Single Residential' with a density of 1:600. The proposed new zoning will allow the owner to construct a total of 4 units on the property. Access to the erf will be obtained from the existing entrance. Parking will be provided in accordance with the requirements of the Oshakati Town Planning Scheme.

Further note that the locality plan of the erf lies for inspection on the Town Planning Notice Board at Oshakati Council Office Building, at 906 Sam Nuyoma Road, Oshakati.

Further take note that any person objecting to the proposed use of land set out above may lodge such objection, together with the grounds therefore, with the Oshakati Town Council and with the applicant in writing within 14 days after the publication of this notice (final date for objections is **21 July 2022**).

Applicant: **NamLand Town and Regional Planning &**
Environmental Management Consultants
P.O. Box 55160
Rocky Crest
Contact details:
Tel: 061-213 641
Cell: 081-280 5501
Efax: 088 656 2044
Email: consultancy@namland.com.na

No. 301 2022

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757,Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and**
- **Consent to have more than 1 dwelling on Erf 2757, Klein Windhoek.**

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per erf. It is located in the Windhoek 'Luxury Hill Area' directly east of Chateau Street, southeast of the Windhoek CBD area. The erf is used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on

Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.

To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit).

No additional structures are planned, and the density category is still considered low.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the publication of this notice (final date for objections is **15 July 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871, Ausspannplatz, Windhoek
Tel: 061-248 010
Email: planner1@dutoitplan.com

No. 302 2022

SUBDIVISION OF THE REMAINDER OF ERF 5561, WINDHOEK
AND REZONG OF PORTION A/RE/5561

Du Toit Town Planning Consultants, are applying on behalf of the current owner of Erf 8256 (a portion of Erf 7496), Windhoek - Golf Estate Number Twenty Five CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **The subdivision of the Remainder of Erf 5561, Windhoek Township (Golf Course site) into Portion A (± 272m²) and Remainder;**
- **Rezoning of Portion A of Erf Re/5561, Windhoek Township (Golf Course site) from 'private open space' to 'residential' with a density of 1 dwelling per 500m²; and**
- **Consolidation of Portion A of Erf Re/5561, with Erf 8256, (a portion of Erf 7496), Windhoek into consolidated Erf X.**

Erf 8256, Windhoek is 651m² in extent and zoned 'residential' with a density of 1 dwelling per 500m². The erf is located in the Windhoek Golf Estate, on the eastern side of the development which borders with the Windhoek Golf and Country Club on Erf Re/5561, Windhoek. A portion of Erf Re/5561, Portion A (±272m²), has been fenced in with Erf 8256 since the establishment of the Golf Estate. This was a general practice and some encroachments have been rectified over the years.

807

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 8256 & Re5561W

The Owner : Erf 3359, Windhoek
Dr E. Drews
P O Box 258
Windhoek

27 June 2022

Dear Dr Drews

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK

Our office is currently applying on behalf of the Agent of the Executrix Mrs Heidrun Renate von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and**
- **Consent to have more than 1 dwelling on Erf 2757, Windhoek**

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 3359, Windhoek located opposite Erf 2757 is hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **15 July 2022.**

Erf 2757, No. 46, Chateau Street, Windhoek measures 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. The erf is currently used for residential purposes and occupied by the spouse of the late registered owner of the Erf. The buildings erected on Erf 2757, Windhoek are currently not in compliance with the stipulations of the Windhoek Town Planning Scheme as the area of the supplementary dwelling unit exceed the floor area of 100m² as stipulated.

To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be 'residential' with a density of 1 dwelling per 700m². This would allow for the main dwelling and a second dwelling (existing supplementary dwelling unit).

No additional structures are planned, and the density category is still considered low.

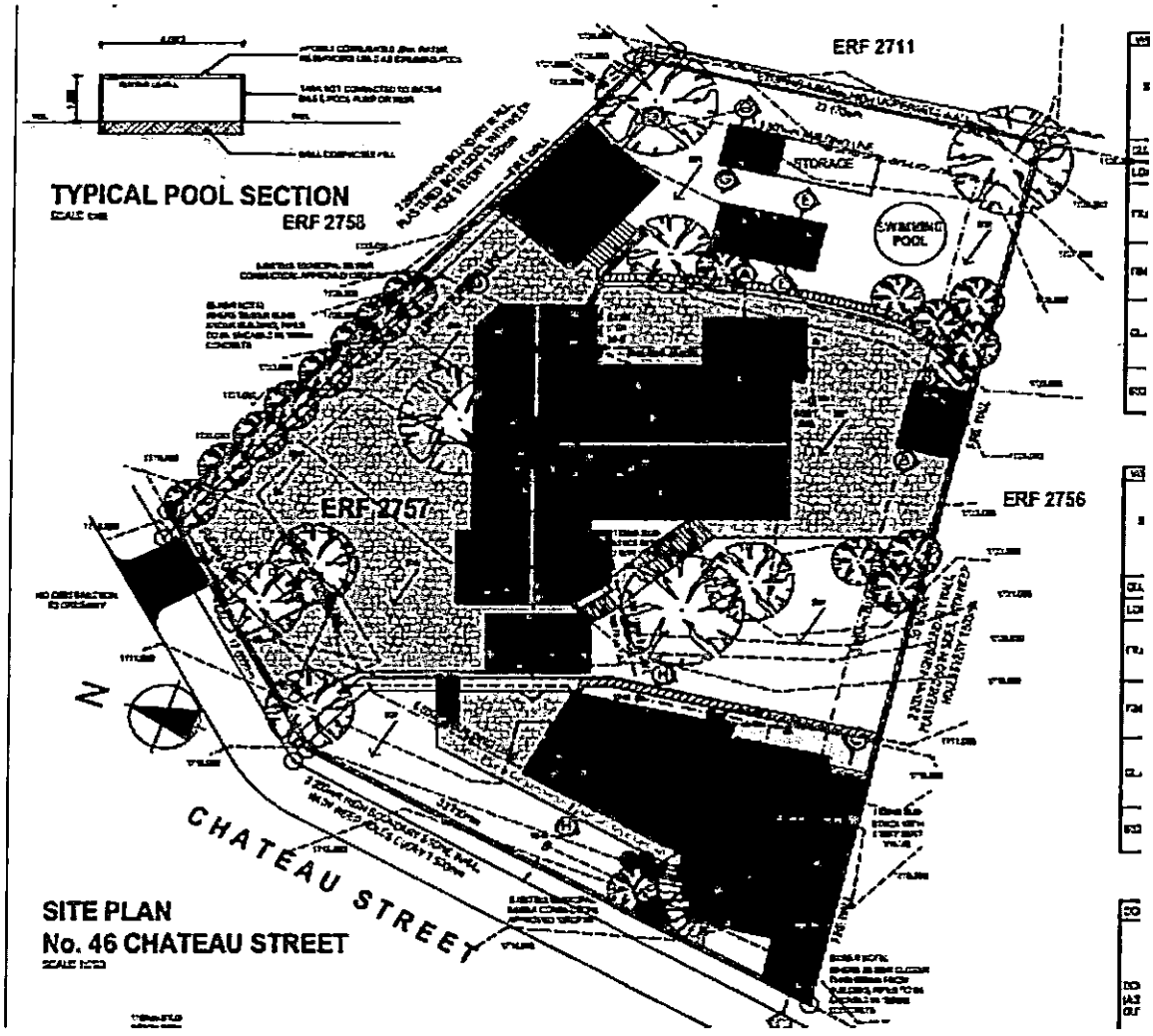


Figure 1 : Site plan with location of buildings

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 15 July 2022, we would assume you do not have any objection.

Kind regards

Dorette Opperman

809

REZONING OF ERF 2757, NO. 46 CHATEAU STREET, WINDHOEK

Name:.....

Address:.....

.....

Telephone :..... Email: .....

I, the owner of Erf .....,

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☐ **Do object to**

- Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek from 'residential' with a density of 1 dwelling per Erf to 'residential' with a density of 1 dwelling per 700m²; and
- Consent to have more than 1 dwelling on Erf 2757, Windhoek

If objecting, please state the reasons:

.....

.....

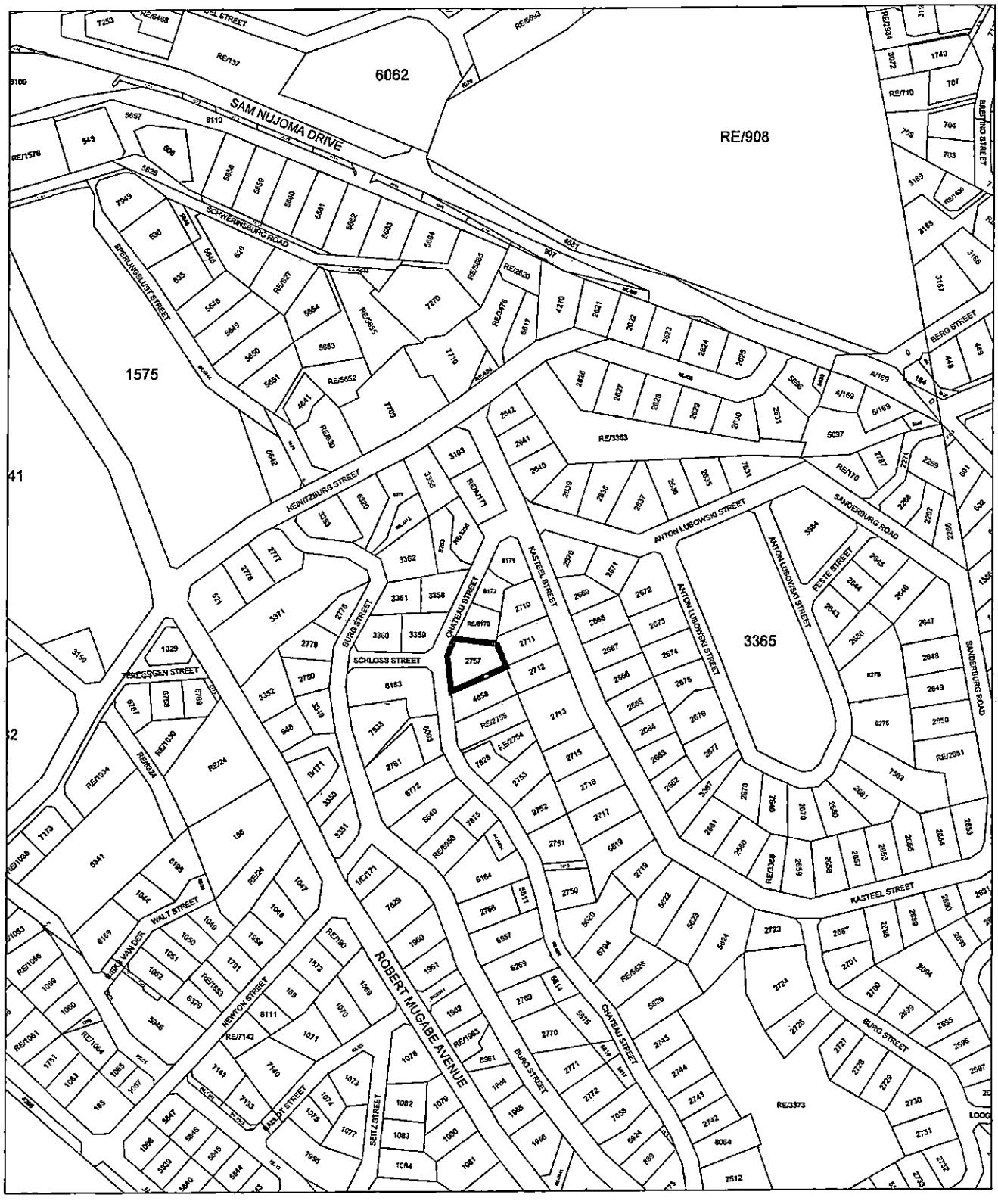
.....

.....

.....

Signature **Date**

Kindly take note that comments should reach our office by 15 July 2022
You can return the form to the following email address: planner1@dutoitplan.com



Scale: 1/5000

DATE: MAY 2022

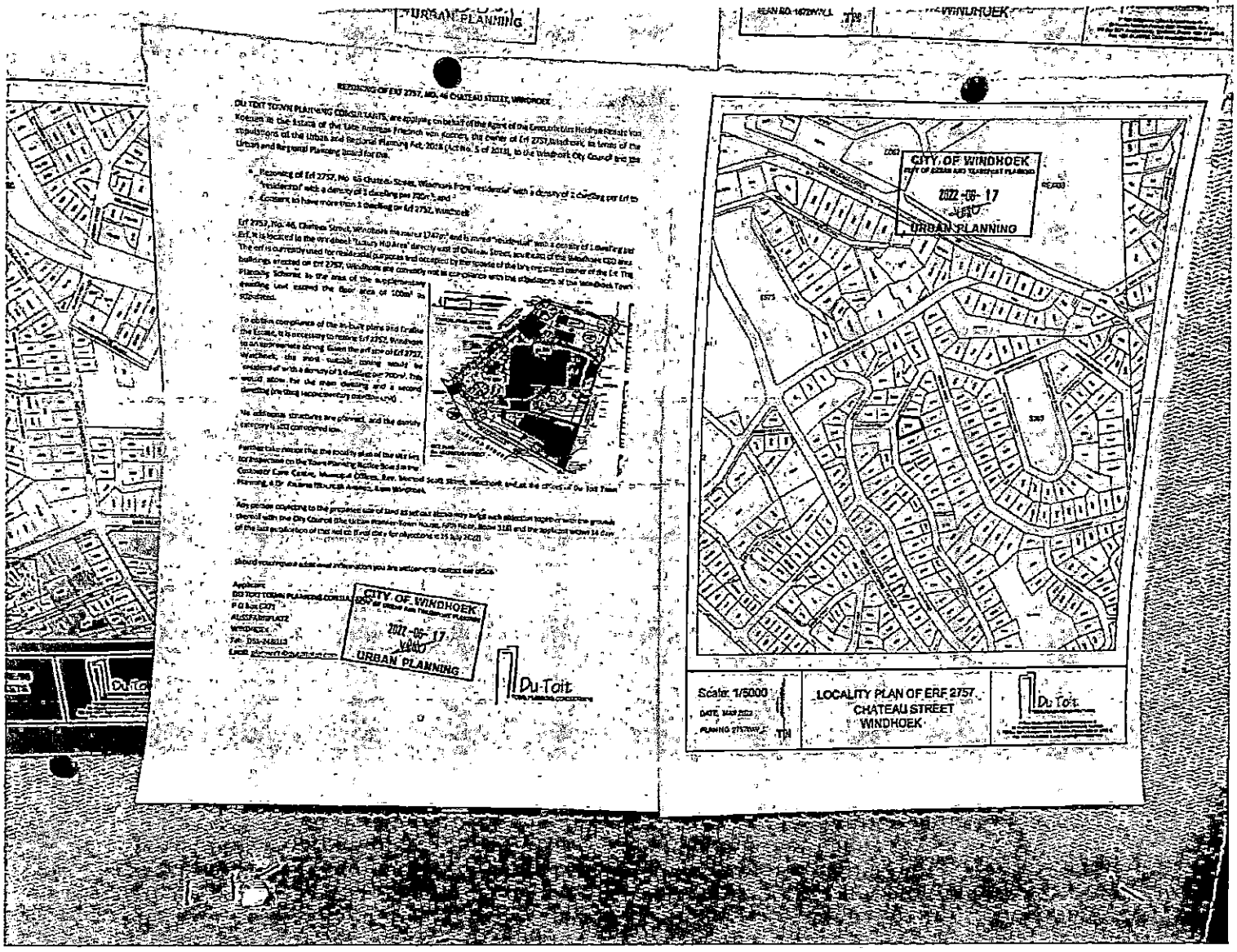
PLAN NO. 2757WW_L

TN

LOCALITY PLAN OF ERF 2757 CHATEAU STREET WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No.4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: esmarie@dutoitplan.com

118


URBAN PLANNING
REZONING OF ERF 2757, NO. 46 CHATEAU STEET, WINDHOEK
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the Agent of the Executors Holding Estate Von Koenen in the Estate of the Late Andreas Friedrich von Koenen, the owner of Erf 2757, Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the
Rezoning of Erf 2757, No. 46 Chateau Street, Windhoek From "residential" with a density of 1 dwelling per Erf to "residential" with a density of 3 dwelling per 750m²; and
Consent to have more than 1 dwelling on Erf 2757, Windhoek
Erf 2757, No. 46, Chateau Street, Windhoek is measur 1747m² and is zoned "residential" with a density of 1 dwelling per Erf. It is located in the well-established "Luxury High Area" directly east of Chateau Street, between the Windhoek CBD and The erf is currently used for residential purposes and occupied by the lessee of the property. The existing buildings erected on Erf 2757, Windhoek are currently not in accordance with the stipulations of the Windhoek Town Planning Scheme. In the case of the supplementary dwelling unit exceed the floor area of 100m² as
To obtain compliance of the as-built plans and finalise the Estate, it is necessary to rezone Erf 2757, Windhoek to an appropriate zoning. Given the erf size of Erf 2757, Windhoek, the most suitable zoning would be residential with a density of 3 dwellings per 750m², this would allow for the main dwelling and a second dwelling (no longer necessary) to the
No additional structures are planned, and the density
Further information may be obtained at the office of the Executive Director: Urban Planning, 4th Floor, Municipal Offices, Cnr. Mandume Ndemufayo Avenue and Lossen Street, Windhoek, and at the offices of Du Toit Town Planning, 6 Dr. Andreas Fillipus Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council the Urban Planner Town Planning, Room 3108 and the applicant within 14 days of the last publication of the notice. Final date for objections is 15 July 2022.
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 23171
ALEXA PARK PLATZ
WINDHOEK
Tel: 061-240113
Email: admin@dutoit.com.na
CITY OF WINDHOEK
2022 -06- 17
URBAN PLANNING
Du Toit
CITY OF WINDHOEK
2022 -06- 17
URBAN PLANNING
Scale: 1/5000
LOCALITY PLAN OF ERF 2757
CHATEAU STREET
WINDHOEK
Du Toit

812
533

IMPLEMENTATION AGREEMENT

BETWEEN

DEUTSCHE GESELLSCHAFT FÜR INTERNATIONALE ZUSAMMENARBEIT (GIZ) GMBH

Dag-Hammarskjöld-Weg 1-5
65760 Eschborn

(Hereinafter referred to as "GIZ")

AND

GOVERNMENT OF THE REPUBLIC OF NAMIBIA

THE MINISTRY OF URBAN AND RURAL DEVELOPMENT OF THE REPUBLIC OF NAMIBIA

Private Bag 13289
Government Office Park
Tel: +264 61 2975111

(Hereinafter referred to as "MURD")

(Individually referred to as the "Party" and jointly referred to as the "Parties")

CONCERNING THE TECHNICAL COOPERATION PROJECT

INCLUSIVE AND SUSTAINABLE URBAN DEVELOPMENT (ISUD)

(Hereinafter referred to as the "Project")

Contents

		Page
1.	**Basis of the Agreement**	3
2.	**Project objective and indicators**	3
3.	**Contributions by GIZ**	4
	3.2 Provision of experts	4
	3.3 Supply of materials and equipment	4
	3.4 Basic or further training outside the Project	5
	3.5 Construction measures	5
	3.6 Operating and administrative costs	6
	3.7 Other contributions	6
4.	**Contributions by MURD**	6
	4.1 Provision of experts and auxiliary personnel	6
	4.2 Costs	6
	4.3 Provision of sites, buildings and work premises	6
5.	**Other provisions**	7
	5.1 Evaluation	7
	5.2 Suspension of contributions and termination of Agreement for cause	7
	5.3 Term of Agreement	7
	5.4 Amendment of Agreement	8
	5.5 Notices and correspondence	8
	5.6 Agreements with individual implementing organisations	8
	5.7 Government arrangements	9
	5.8 Settlement of disputes	9
	5.9 Entry into force and termination for convenience	9
	5.10 Copies	9

1. Basis of this Agreement

1.1 The following shall form the basis of this Agreement:

1.1.1 the Agreement between the Government of the Federal Republic of Germany and the Government of the Republic of Namibia on Technical Cooperation dated 18.04.1991 (see Annex 1); and

1.1.2 the Arrangement by way of the Agreement/Exchange of Notes between the Government of the Federal Republic of Germany and the Government of the Republic of Namibia on Technical Cooperation dated 27.04.2020 (see Annex 2) with reference to the governmental negotiations of 17 – 18.09.2019.

1.2 In accordance with clause 2 of the Agreement referred to under clause 1.1.2 of this Agreement, the details of the Project are to be laid down in an agreement between GIZ and MURD.

1.3 GIZ is acting in execution of the commission with which it has been charged by the Government of the Federal Republic of Germany and MURD as political partner to this Project on behalf of the Government of the Republic of Namibia.

1.4 The Project budget stands at a grant commitment of EUR 5, 000, 000.00 (five million Euro) for the German contribution to be utilized for the activities under this Agreement. This is complemented by an additional EUR 1,500,000.00 earmarked for COVID-response measures, which were subsequently committed during August 2020 (EUR 500,000.00) and during the Governmental Consultations in February 2021 (EUR 1,000,000.00), increasing the overall commission value to EUR 6,500,000.00.

2. Project objective and indicators

2.1 The objective of this Project is to improve the human settlements conditions in urban informal settlements.

2.2 GIZ and MURD are jointly committed to this objective.

2.3 The following indicators have been agreed:

2.3.1 The processing time of town planning applications submitted to the Urban and Regional Planning Board (or its predecessor organisations) has been reduced to 3 months for 70 percent of the applications per year;

2.3.2 The number of households benefitting from registration of land titles under the Flexible Land Tenure Act, 2012 (Act No. 4 of 2012) (FLTA) has increased from 1700 Households to five thousand (5000) Households; at least 50 percent of the registered persons are women; and

2.3.3 80 percent of the households in informal settlements of the project partner towns which have benefitted from infrastructure measures, rate these with 4 on a scale of 1 to 5.

2.4 Additionally, GIZ and MURD agreed to join efforts in mitigating the impact and potential spread of the COVID-19 pandemic among the target group.

3. Contributions to the Project by the Government of the Federal Republic of Germany via GIZ

3.1 In accordance with the Agreement/Exchange of Notes dated 27.04.2020, the Government of the Federal Republic of Germany shall provide GIZ with up to EUR 6.500.000 (in words six million and five hundred thousand euros) for the German contribution. This amount shall include the costs incurred by the GIZ.

3.2 **Provision of experts**

3.2.1 GIZ shall make available for the project:

(a) A seconded expert whether local or international, on spatial planning and land management to be responsible for the contribution of GIZ and who shall at the same time be leader of the team of experts made available for this Project for the duration of the phase described in clause 5 of this Agreement;

(b) Up to two (2) international seconded experts;

(c) Up to eight (8) national technical experts;

(d) National project administration and support staff;

(e) Up to two (2) international Development Advisors, likely to be stationed decentrally in the partner towns; and

(f) National and international short-term experts, as needed.

3.3 **Supply of materials and equipment**

3.3.1 GIZ shall supply the following items to equip the technical infrastructure:

(a) project vehicles;

(b) IT equipment including software; and

(c) office equipment and furniture.

3.3.2 Equipment that is locally available in Republic of Namibia shall be procured locally.

3.3.3 The above fixed assets are procured on account of GIZ and to the benefit of MURD. They are depreciated after the following periods:

(a) Vehicles: six (6) years;
(b) IT equipment: three (3) years; and

(c) Office furniture above a procurement value of 1,000 Euro: ten (10) years.

3.3.4 Broken assets and assets that have been depreciated can be disposed by GIZ in line with the general objectives of the cooperation between the Republic of Namibia and the Federal Republic of Germany.

3.4 Basic or further training outside the Project

3.4.1 GIZ shall provide training for employees of MURD, of the partner towns and of the Ministry of Agriculture, Water and Land Reform (MAWLR) in accordance with jointly identified training needs necessary for the implementation of the Project.

3.4.2 GIZ shall assume the following costs in this connection:

(a) fees for training courses;

(b) travel expenses, including accommodation (in line with GIZ rules and regulations); and

(c) scholarships in study areas and for beneficiaries identified in consultation with MURD and relevant stakeholders.

3.5 Construction measures

3.5.1 To the extent that they are not borne by MURD (in the manner agreed upon by the Parties, in writing prior to the commencement of the construction project); GIZ shall assume and bear the costs for the planning, execution and site supervision of the following construction measures:

(a) new construction or rehabilitation of selected upgrading measures in the informal settlements of the partner towns, with a focus on prioritizing public space and neighbourhood development ; and

(b) shall arrange for handover of the structures to the relevant institution in charge of maintenance following completion.

3.6 Operating and administrative costs

GIZ shall bear the operating and/or administrative costs associated with the processing of the German contribution to the Project; which costs shall be deducted from the contribution referred to under clause 1 of this Agreement.

3.7 Other contributions

3.7.1 According to needs and availability of funds, GIZ shall make the following additional contributions:

(a) Support to research and dialogue on urban policy and development;

(b) Digitalisation of Land Rights Office(s)' business processes;

(c) Promotion of community involvement in the process of the informal settlement upgrading and housing.

3.7.2 The details of financial contributions shall be in addition to the contributions specified under clauses 3.2 to 3.6 of this Agreement and shall be laid down in financing agreements between GIZ and the recipients of the financial contribution.

3.7.3 GIZ shall provide local subsidies according to needs and availability of funds. The details of these local subsidies shall be laid down in agreements between GIZ and the recipients of the local subsidies.

4. Contributions by MURD

4.1 Provision of experts and auxiliary personnel

MURD shall provide a qualified manager to lead the overall Project. The manager shall be responsible for ensuring the smooth implementation of the joint project and supports the flow of communication between the participating partners, based on a mutually agreed project plan of operations.

4.2 Costs

MURD shall ensure that the costs to be specified in the plan of operations are budgeted for in due time.

4.3 Provision of sites, buildings and work premises

4.3.1 MURD shall make adequate office space available to the Project free of charge. If this is not sufficiently possible, office space shall be rented by GIZ and charged to the Project.

4.3.2 Subject to the Government budgetary situation, exemptions from the above contributions can be granted on request.

5. Other provisions

5.1 Evaluation

5.1.1 GIZ may undertake an evaluation of the Project during or after implementation of this Agreement.

5.1.2 GIZ shall second experts/appraisers to the Project and MURD shall participate in the evaluation by assisting the expert(s)/ appraiser(s) in their work by allowing them to examine all the necessary documents.

5.1.3 Both Parties shall be informed of the results of the evaluation by means of a report.

5.2 Suspension of contributions and termination of Agreement for cause

5.2.1 Either Party may suspend its contributions if:

(a) the other Party fails to fulfil obligations arising out of this Agreement or out of arrangements in respect of this Agreement; or

(b) any circumstances arise which preclude, or place in considerable jeopardy, the objective of the Project described in clause 2 of this Agreement.

5.2.2 If one of the circumstances described in clause 5.2.1 of this Agreement arises and is still in existence after a time-limit that was agreed upon by the Parties in writing prescribes, or if it is not remedied within this period; either Party may, by giving thirty (30) days' written notice to the other Party; terminate this Agreement.

5.2.3 GIZ may unilaterally terminate this Agreement if the commission with which it has been charged by the Government of the Federal Republic of Germany is withdrawn.

5.3 Term of Agreement

5.3.1 Save as provided in clause 5.2 of this Agreement, this Agreement shall be valid for the duration of the ongoing phase of the Project (currently scheduled to run from 01.05.2020 to 30.04.2023.

5.3.2 Notwithstanding clause 5.3.1 of this Agreement, the term of this Agreement may be extended in the event of a delay in the execution by either Party of any obligation undertaken in terms of this Agreement and which extension shall be confirmed in writing and signed by both Parties.

5.4 **Amendment of Agreement**

5.4.1 The Parties may amend the provisions of this Agreement by mutual consent at any stage during the implementation of the Project.

5.4.2 Any amendment to this Agreement shall be made in writing and signed by both Parties.

5.5 **Notices and correspondence**

5.5.1 All official notices and correspondences required or permitted under this Agreement shall be in writing and shall be deemed duly given when delivered by courier, registered mail, facsimile transmission, or confirmed by e-mail to each Party at the addresses set forth below, or at such other addresses as the Parties may designate to each others in writing to the following addresses and persons:

(a) GIZ Office in Namibia
The Country Director
88 John Meinert Street, Windhoek
P. O. Box 8016, Bachbrecht, Windhoek, Namibia
Tel.: +264 61 222447
Fax: +264 61 222427
Email: GIZ-Namibia@GIZ.de

(b) Ministry of Urban and Rural Development
Executive Director
Government Office Park
Luther Street, Windhoek
Private Bag 13289, Windhoek, Namibia
Tel: +264 61 2975111

5.5.2 In the case of declarations and communications to GIZ, it shall suffice for them to be received by the team leader of the experts provided for onward transmission to the Country Director.

5.6 **Agreements with individual implementing organisations**

The person responsible for the contribution by GIZ and the person(s) responsible for the contributions by the partner organisation or other implementing organisations, such as the project partner towns, may together conclude an agreement on additional details concerning execution of the Project (e.g. on the basis of a plan of operations), or in any other suitable way lay down those details in writing and, where necessary, adjust any such agreement to take into account developments in the Project.

5.7 Government arrangements

The provisions of the Agreement between the Government of the Federal Republic of Germany and the Government of the Republic of Namibia on Technical Cooperation (see Annex 1) and the Agreement/Exchange of Notes between the Government of the Federal Republic of Germany and the Government of the Republic of Namibia on commitments concerning Technical Cooperation (see Annex 2), both referred to under clause 1 of this Agreement, shall also apply to this Agreement.

5.8 Settlement of disputes

Any dispute resulting from the implementation or interpretation of this Agreement shall be resolved by negotiations between the Parties.

5.9 Entry into force

This Agreement shall enter into force on the date of the last Party signing it.

5.10 Copies

This Agreeement shall be drawn up in two original copies.

(place, date)

Dr. Thomas Kirsch
GIZ Namibia
Country Director

DEUTSCHE GESELLSCHAFT FÜR INTERNATIONALE ZUSAMMENARBEIT (GIZ) GmbH * GIZ Office Windhoek * Namibia *

Thomas Haenert
GIZ ISUD
Team Leader

(place, date)

29 OCT 2021

Nghidinua Daniel
MURD
Executive Director

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Naomi T. Simion
Tel: (+264+61) 297-5019; Fax: 297-5159
Email: nsimion@murd.gov.na Cell: 0811600179

Government Office Park
Luther Street
Our Ref.: 27/1 Your Ref.:

Private Bag 13289
Windhoek, 10001, Namibia

TO: Chief Executive Officer:
Windhoek Municipality
Ondangwa Town Council
Oniipa Town Council
Helao Nafidi Town Council
Opuwo Town Council
Otjiwarongo Municipality
Rehoboth Town Council
Mariental Municipality
Rundu Town Council
Katima Mulilo Town Council

Dear CEOs

SUBJECT: IDENTIFICATION OF PARTNER LOCAL AUTHORITIES FOR TECHNICAL COOPERATION PROJECT – INCLUSIVE AND SUSTAINABLE URBAN DEVELOPMENT (ISUD)

The Ministry of Urban and Rural Development (MURD) together with the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), would like to thank you very much for attending the consultative workshop held on 29th May 2020 and for your informative presentations

Pursuant to the aforementioned workshop, the Ministry and GIZ met to discuss and agree on the next step – the selection of five (5) partner local authorities who will benefit from the cooperation project (phase 1). The purpose of this letter is therefore, to notify you of the outcome of the MURD-GIZ Consultation.

The selection was made taking into account the limited available funds and to the extent possible a reasonable regional coverage. Due consideration was also given to the potential short-term collaboration impact, given both existing and needed capacities; the size of informal settlements in the local authority as well as perceived urban development potentials and challenges.

In view of the abovementioned, the selected p[illegible]cal authorities per geographical area are:

- Central: Windhoek
- East and North-East: Rundu
- Communal North: Helao Nafidi
- Middle-North and North-West: Opuwo
- South and South-West: Rehoboth

Each identified partner LAs are required and will be approached to enter into a Memorandum of Understanding. It is anticipated for this process to be completed by the end of July 2020. The ISUD project representatives would also like to visit the respective partner LAs in this timeframe, both as a matter of courtesy and for organisational purposes in the set-up of the local collaboration.

While it is noted that it is not possible to accommodate all the ten (10) local authorities in the current initial phase of the Project, the Ministry and GIZ have agreed that the remaining five (5) local authorities who are not identified as partners now will be considered as secondary partners and a separate support in the form of selected technical assistance will be mobilised for them. The specific support will be discussed with each town on an individual basis.

The Ministry and GIZ once again thank all of you for your preparation and attendance of the workshop, and look forward to a mutually beneficially collaboration with both the partner LAs and the secondary partners.

Yours Sincerely

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
26 JUN 2020
PRIVATE BAG 12239
WINDHOEK

NGHIDINUA DANIEL
EXECUTIVE DIRECTOR

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Naomi T. Haufiku
Tel: (+264+61) 297-5019; Fax: 297-5159
Email: naomi.haufiku@murd.gov.na Cell: 0811600179

Government Office Park
Luther Street
Our Ref.: 27/1 Your Ref..

Private Bag 13289
Windhoek, 10001, Namibia

TO: Chief Executive Officer:
Windhoek Municipality
Helao Nafidi Town Council
Opuwo Town Council
Rehoboth Town Council
Rundu Town Council

SUBJECT: MEMORANDUM OF UNDERSTANDING BETWEEN GIZ AND SELECTED PARTNER LOCAL AUTHORITIES: INCLUSIVE AND SUSTAINABLE URBAN DEVELOPMENT

Dear CEOs,

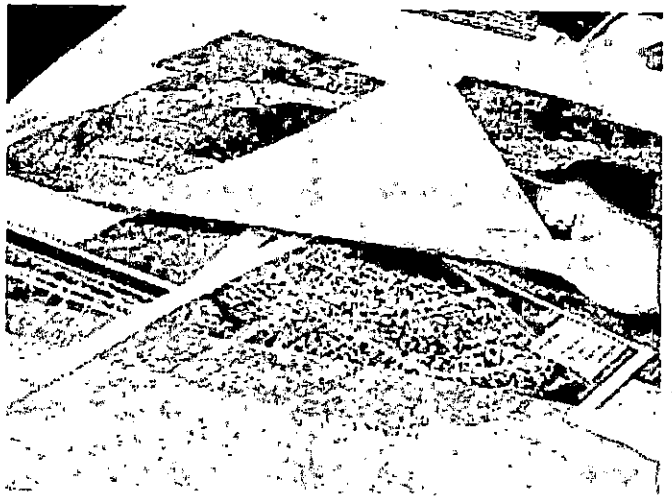
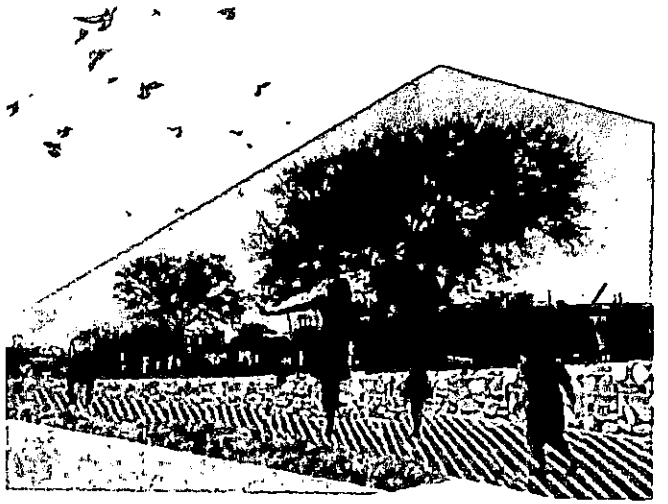
Following legal scrutiny of the Memorandum of Understanding (MoU) for the technical co-operation project: Inclusive and Sustainable Urban Development (ISUD) to be entered into between GIZ and your individual Local Authorities, the cleared MoU from AG's Office is hereby forwarded to you for your consideration.

The team from GIZ will visit your respective towns in due time to conclude the signing process and looking forward to fruitful collaboration as well as successful implementation of the project.

Yours Sincerely

MINISTRY OF URBAN AND RURAL DEVELOPMENT
EXECUTIVE DIRECTOR
01 DEC 2021
PRIVATE BAG 13289
WINDHOEK

NGHIDINUA DANIEL
EXECUTIVE DIRECTOR

Inclusive and Sustainable Urban Development

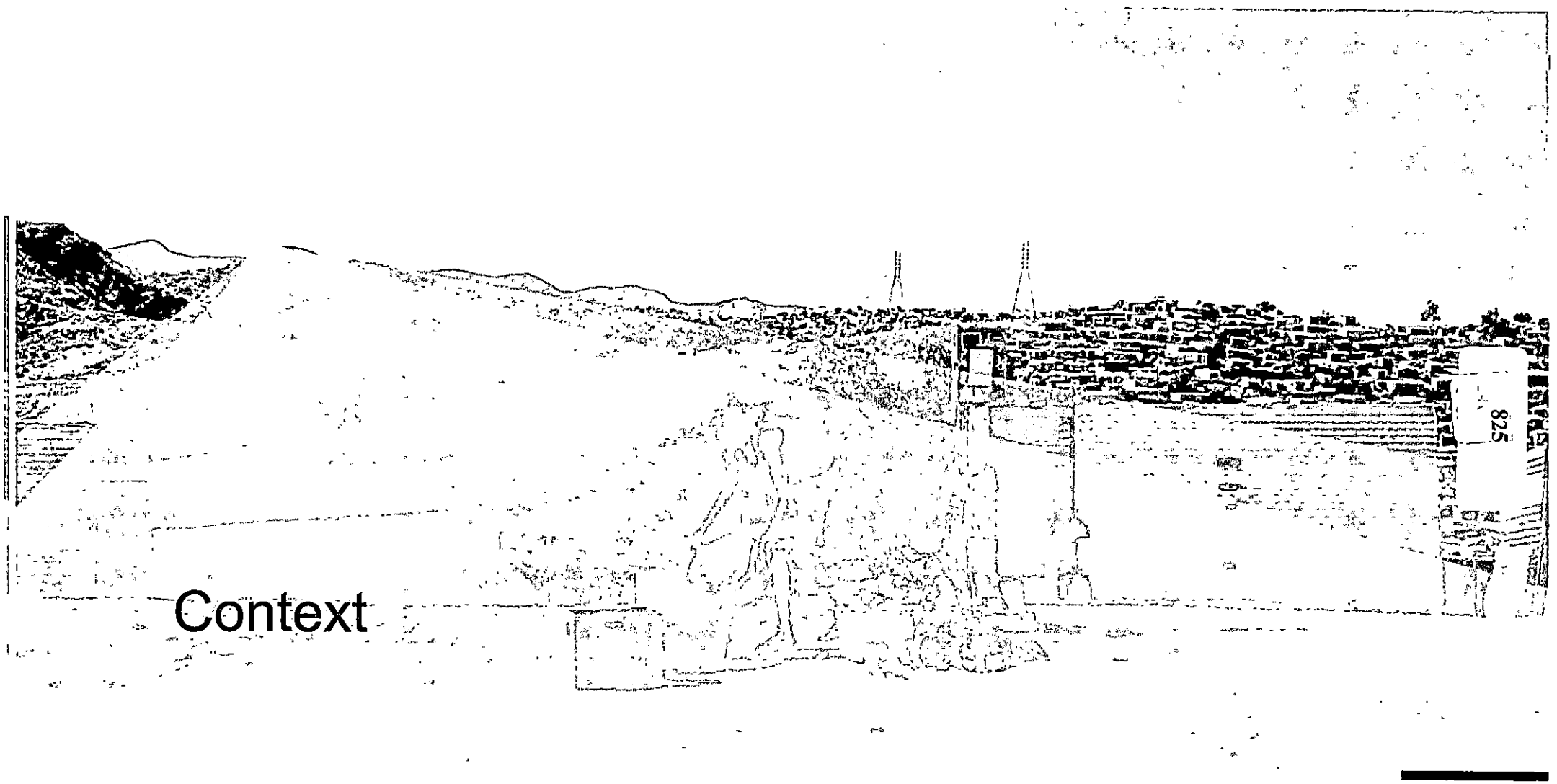
Area of Action: Sustainable Urban Mobility

Date, Location: 19 August 2022, Windhoek

Thomas Haenert, GIZ ISUD Team Leader

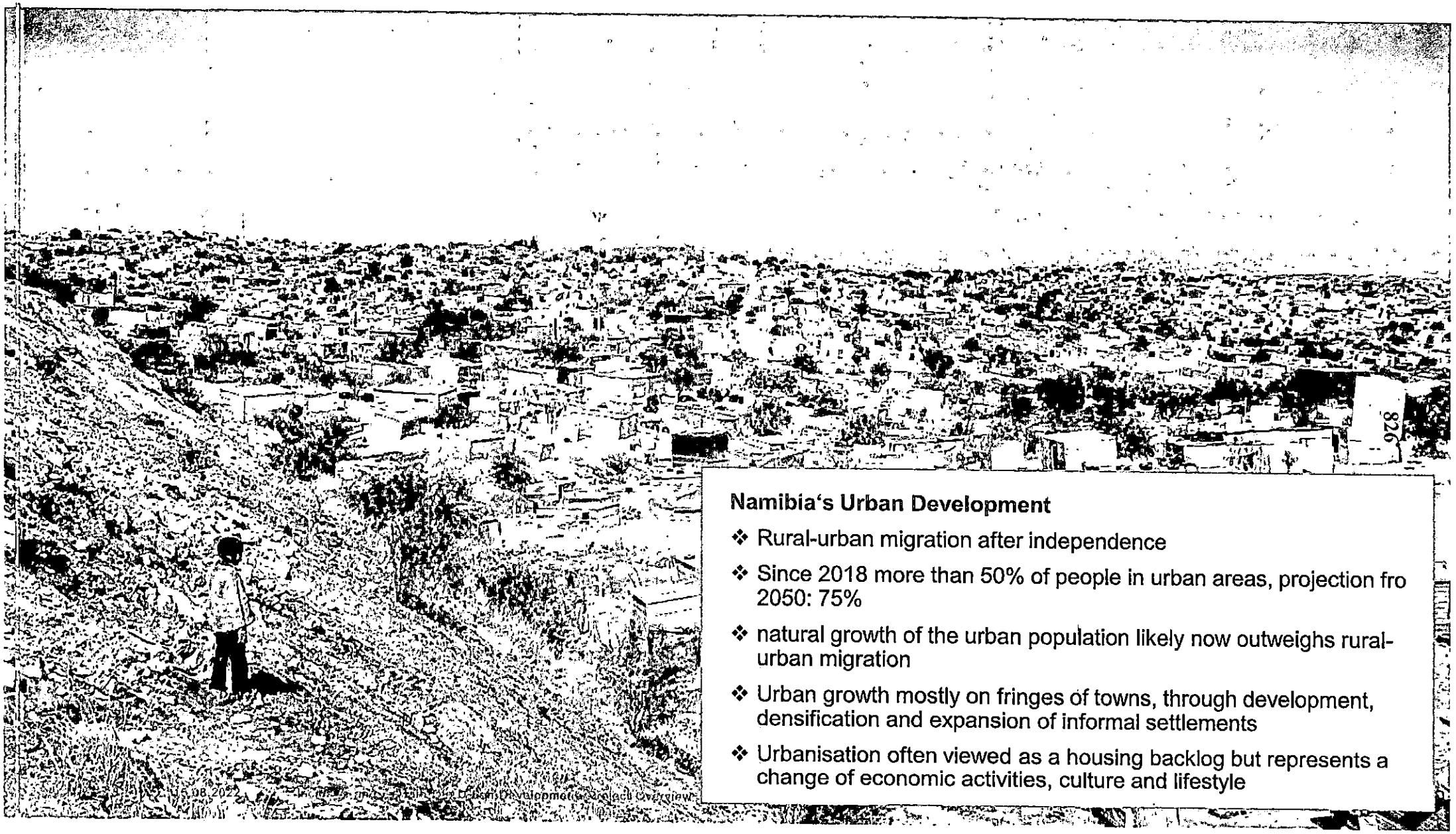
824

giz Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH



Context

giz



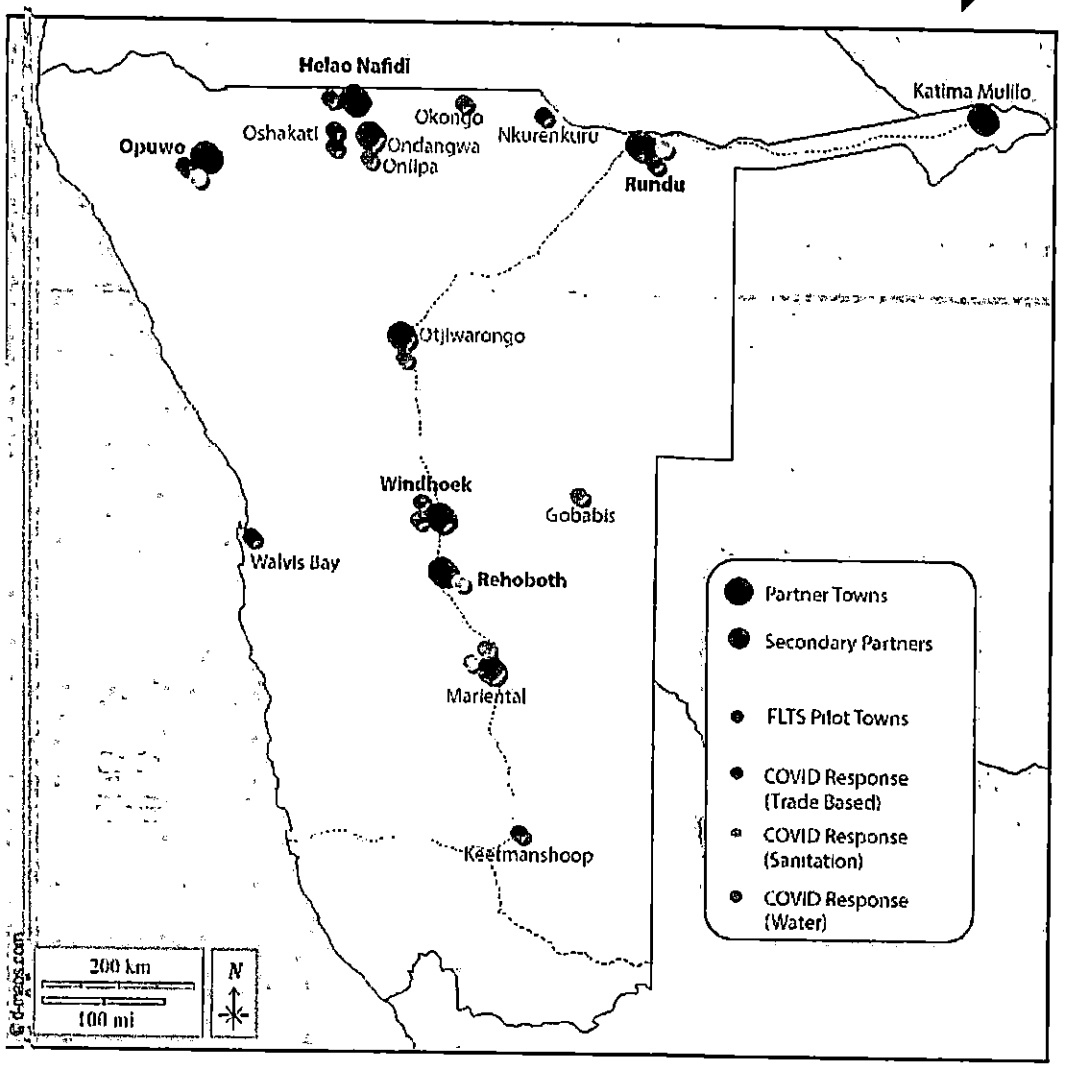
Namibia's Urban Development

- Rural-urban migration after independence
- Since 2018 more than 50% of people in urban areas, projection fro 2050: 75%
- natural growth of the urban population likely now outweighs rural-urban migration
- Urban growth mostly on fringes of towns, through development, densification and expansion of informal settlements
- Urbanisation often viewed as a housing backlog but represents a change of economic activities, culture and lifestyle



GIZ ISUD Project Overview

giz



Key Parameters of the ISUD Project

Goal: **Improving the Living and Housing Conditions in Informal Settlements**

Political Partner: **MURD**

Other Implementation Partners: **MAWLR, MWT*, and 5 Partner Towns**

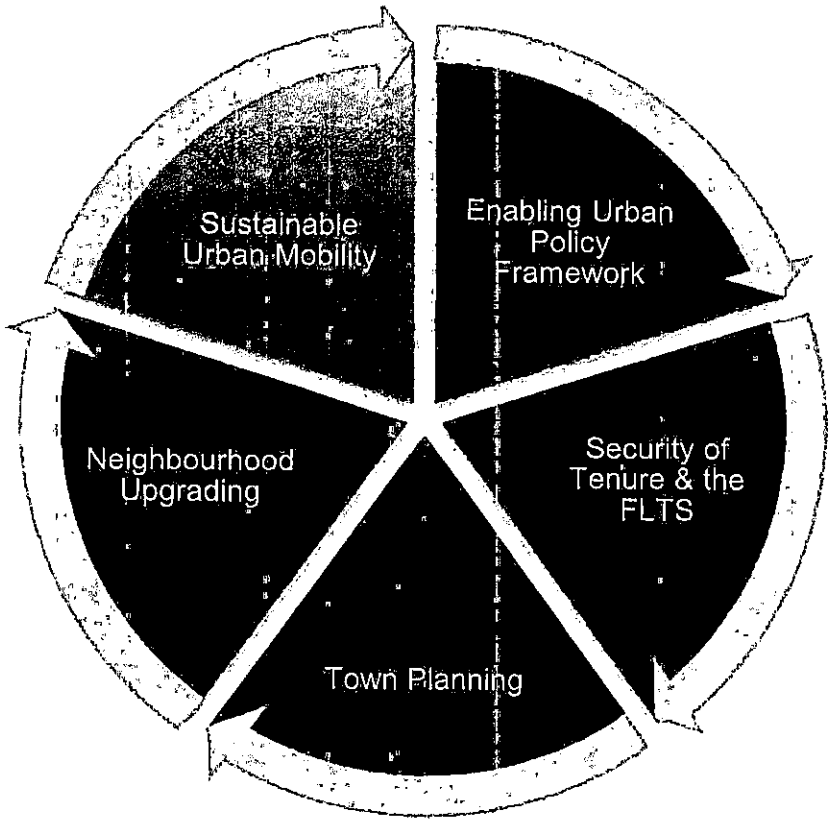
Operational Partners: **Civil Society, Academia, UN-Organisations, Private Sector**

Commission value: **8 Mio. Euro***
(including 1.5 Mio Euro COVID-earmarked funds)

Commission period: **May 2020 to December* 2023**

** effective since April 2022*

ISUD Component Set-up



829

giz

Output 1: Enabling Urban Policy Framework

Political & Implementation Partner:

Ministry of Urban and Rural Development

Key Objectives:

- Strengthening national level capacities for „ISUD“
- Supporting a cohesive and enabling policy and legal framework
- Enhancing the guidance for local level management of human settlements
- Improved land delivery

Selected Activities:

- Strategic collaboration with NUST on „ISUD“ capacities
- Supporting implementation of the Urban and Regional Planning Act
- Urban Policy Analysis and Advisory Services
- Process advice on a National Spatial Development Framework
- Development of Good Practice Guidelines for Local Authorities
- Improved data management for processing of applications
- Support to alternative, affordable and green housing solutions





giz

Output 2: Security of Tenure & the FLTS

Implementation Partner:

Ministry of Agriculture, Water and Land Reform

Key Objectives:

- Improved organisational performance of the Land Rights Office
- Optimising the Flexible Land Tenure System (FLTS)
- Support a successful roll-out of the FLTS

Selected Activities:

- Digitalisation of the business processes of the Land Rights Office (Collaboration with UN-HABITAT GLTN&Land Unit)
- Development of roll-out options and scale-up advisory
- Finalisation and evaluation FLTS piloting
- Capacity Development to Land Rights Office staff
- Awareness creation to the RA and communities through the FLTS-PMU





giz

Output 3: Participatory Town and Settlement Planning

Implementation Partner:

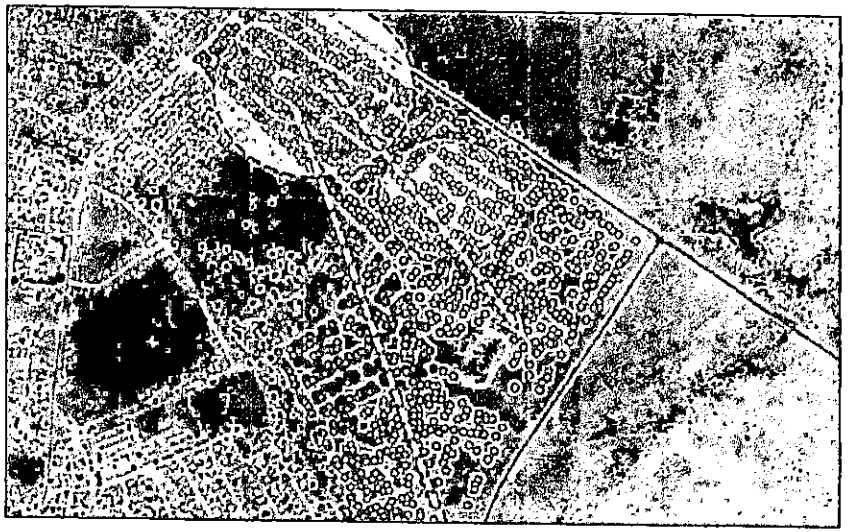
Partner Towns

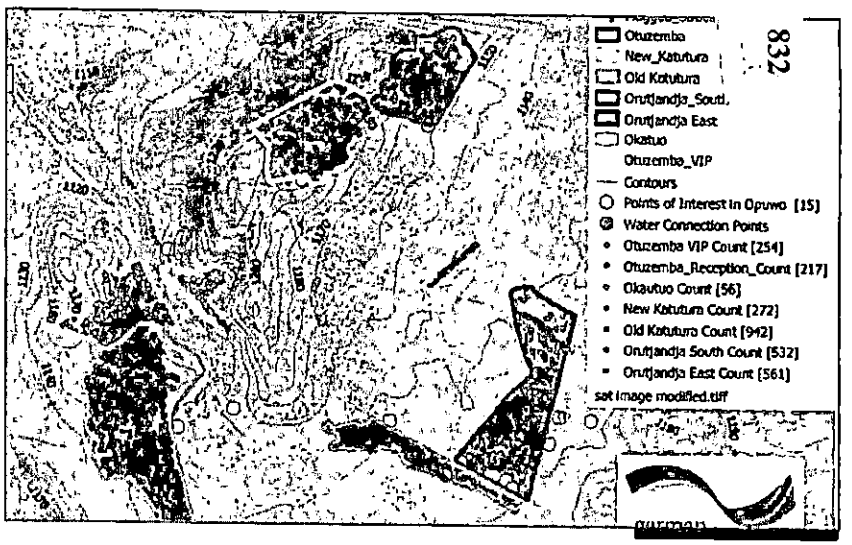
Key Objectives:

- Strengthened Urban Development Capacities of Partner Towns
- Improved planning and management of informal settlements
- People-centred planning of existing informal settlements
- Improving ability to access funding for infrastructure

Selected Activities:

- Townwide urban development analysis and settlement assessments
- Development of Urban Structure Plans
- Tailored analysis and planning of selected settlements, embedded within wider urban context
- Process-based learning





giz

Output 4: Co-creation of Sustainable Neighbourhoods

Implementation Partner:

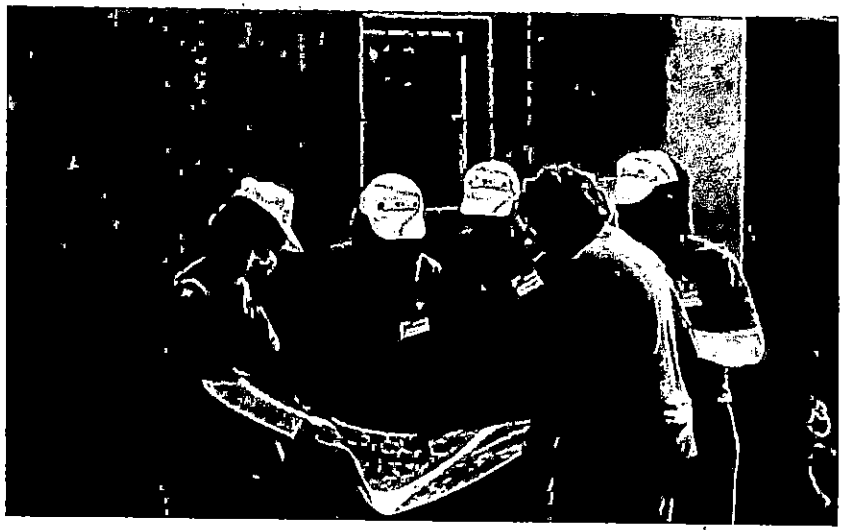
Residents of selected informal settlements (Beneficiaries)

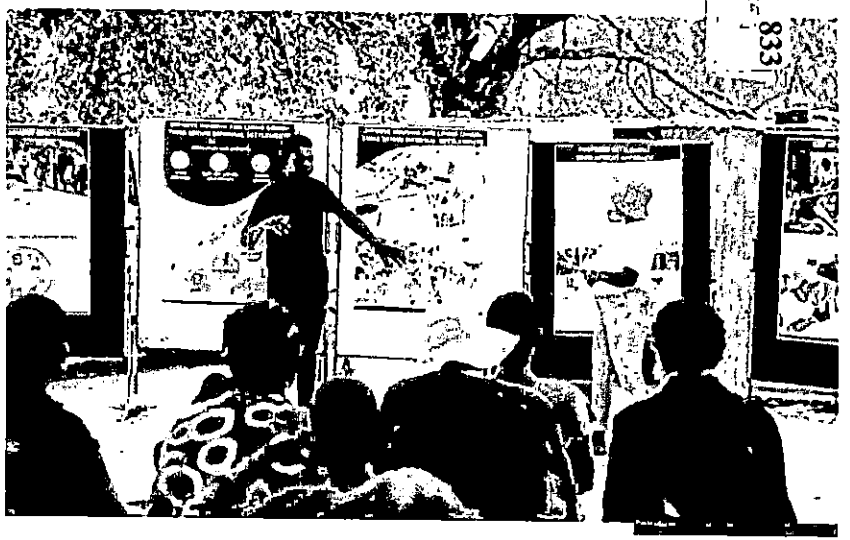
Key Objectives:

- Empowerment of residents to partake in the development of their settlements
- Affordable and secure tenure rights
- Gradual and integrated upgrade towards inclusive liveable neighbourhoods
- Support to community-driven infrastructure
- *COVID response*: trade-based livelihoods and improved access to water and sanitation

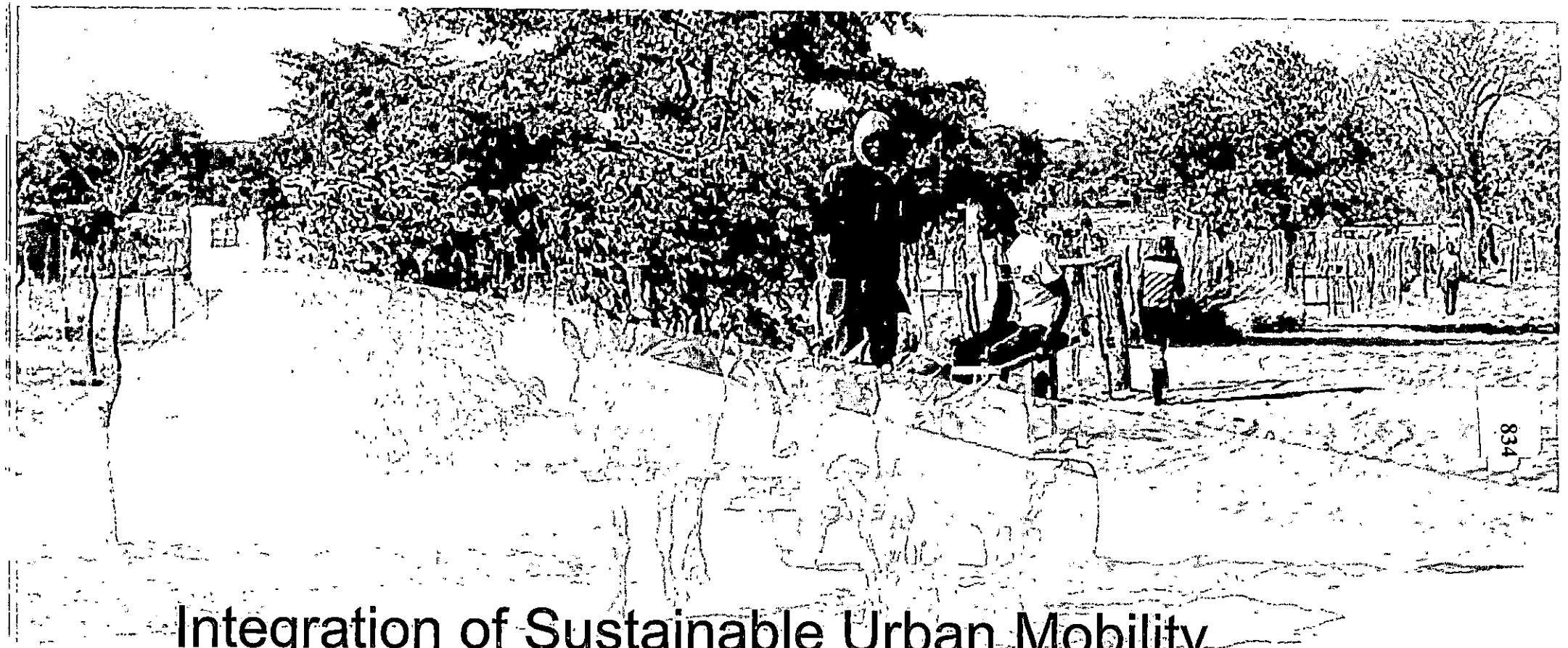
Selected Activities:

- Community awareness raising and involvement, Household Surveys
- Strategic Collaboration with NHAG / SDFN
- Funding of cost-efficient and impactful community-driven infrastructure
- Design, costing and construction of smaller integrated development measures





giz



Integration of Sustainable Urban Mobility

giz

Output 5: Sustainable Urban Mobility

Implementation Partner:

Ministry of Works and Transport

Assumptions:
potential of active mobility and public transport in Namibia barely realised; limited awareness for SUM and its relevance, in particular for urban poor; Namibian urban development model strongly car-based

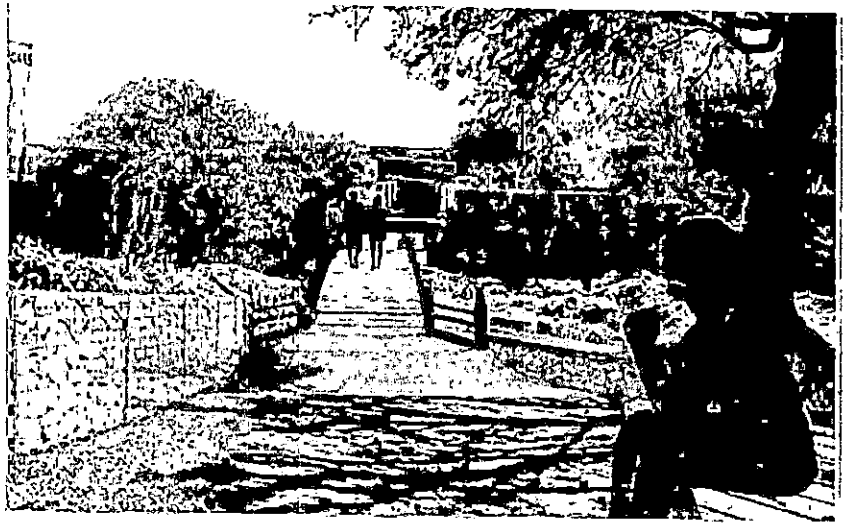
Intervention Logic:

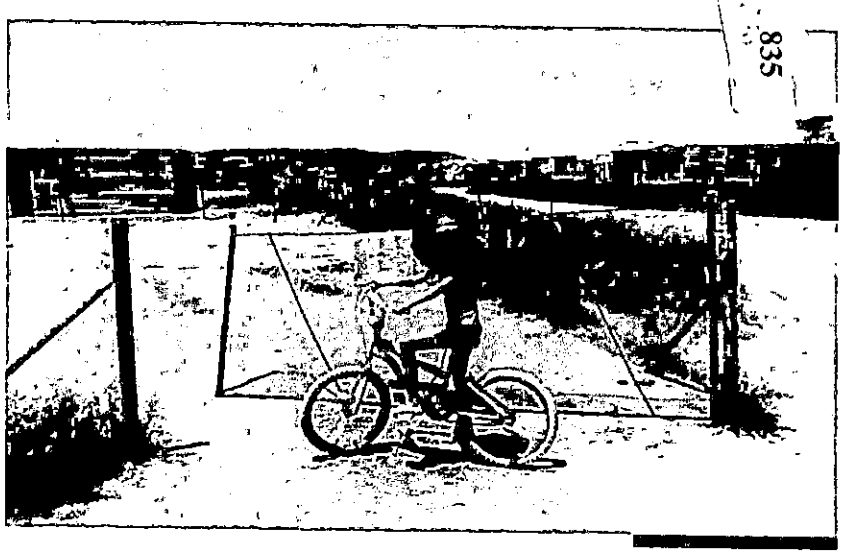
Across partner levels, increase awareness and understanding for walking, cycling and public transport for a more inclusive and more sustainable management of Namibia's Urbanisation.

Within the project town and settlements, a tangible improvement of the preconditions for accessing mobility infrastructure and services shall be achieved by integrating it with the ongoing ISUD activities on participatory town and settlement development.

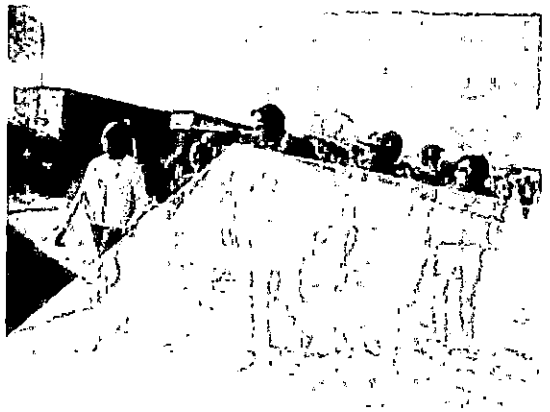
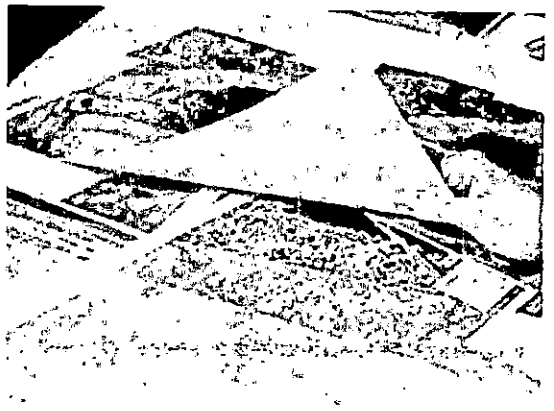
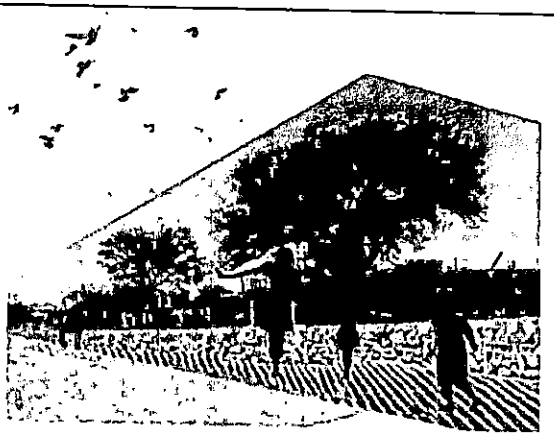
Output Objective:

The preconditions for the residents of selected informal settlements to access mobility infrastructure and services has improved.





giz

Inclusive and Sustainable Urban Development

Scope of Cooperation between GIZ-ISUD & CoW

Date, Location: 09.06.2022, Windhoek

GIZ ISUD Team

giz Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH

836

PRIORITY AREAS

* INCL. ADDITIONAL COVID-19 FUNDING

Management of Natural Resources

Environment and Climate Change

Climate Change and Inclusive Use of Natural Resources
Klemens Riha
01/2021 – 12/2024
EUR 9,000,000 (BMZ) / 3,670,000 (EU)

Biodiversity Economy in selected Landscapes in Namibia
Marc Gross
08/2019 – 04/2024
EUR 5,000,000 (IKI / BMU)

Benguela Marine Spatial Planning
Elisabeth Mauroff
08/2014 – 09/2022
EUR 10,600,000 (IKI / BMU)

Rural Development

Farming for Resilience
Tino Hass
10/2020 – 05/2024
EUR 8,900,000 (BMZ)*

Bush Control and Biomass Utilisation
Johannes Louis
01/2018 – 03/2022
EUR 10,000,000 (BMZ)

Economic Development

Business Development and Vocational Training

Promotion of Business Advisory and Economic Transformation Services
Christoph Oldenburg
04/2018 – 03/2022
EUR 13,500,000 (BMZ)*

Promotion of Vocational Education & Training
Jerry Beukes
06/2016 – 06/2022
EUR 6,875,800 (EU) / 14,028,000 (BMZ)

Start-up Namibia and Digital Center
Anna Vambe
04/2019 – 12/2023
EUR 8,000,000 (BMZ) *

Performance Monitoring of Public Enterprises
Ralf Panse
01/2019 – 05/2022
EUR 2,000,000 (BMZ)

Urban Development

Improving Living Conditions in Informal Settlements

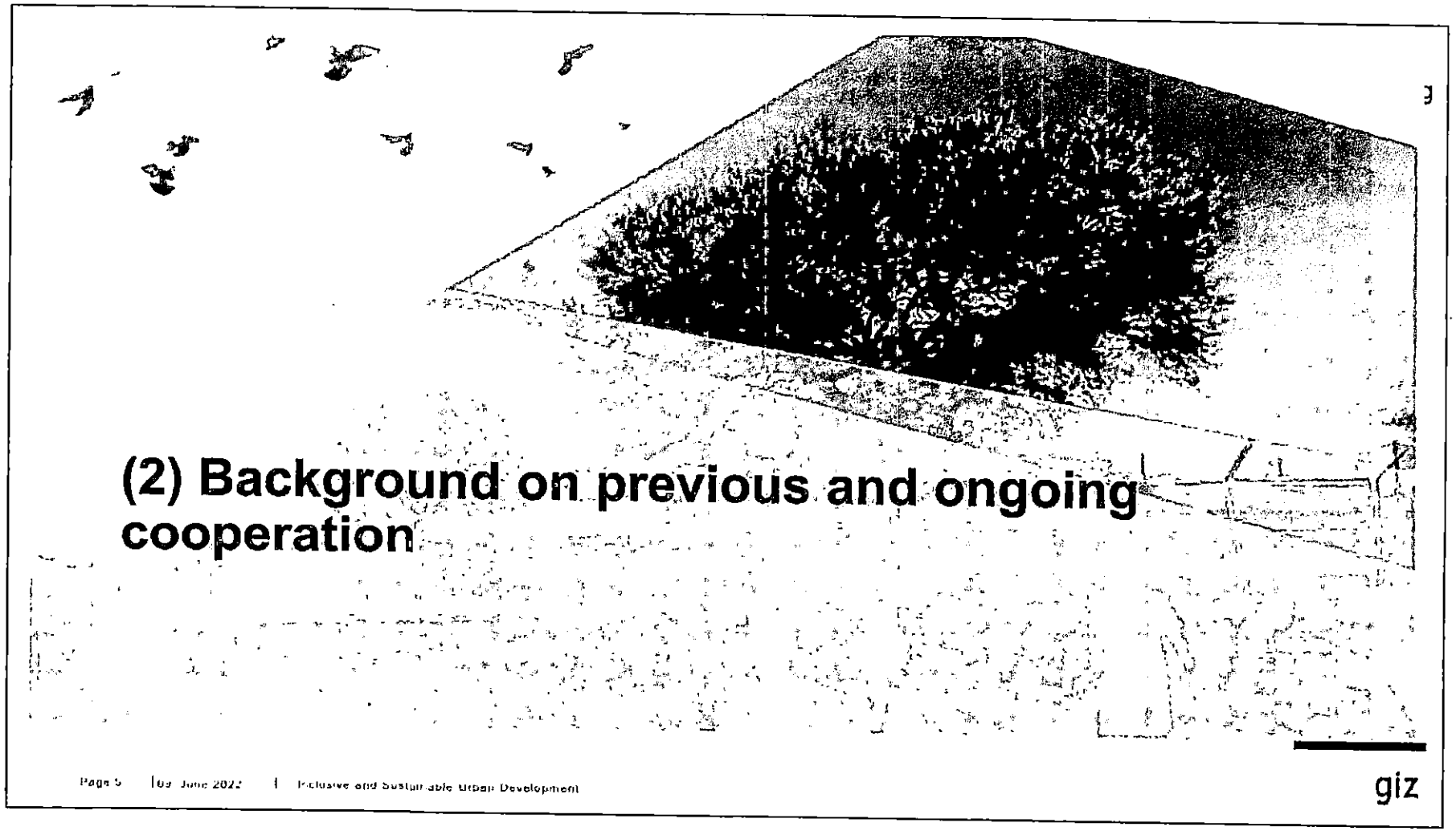
Inclusive and Sustainable Urban Development
Thomas Hänert
05/2020 – 04/2023
EUR 6,500,000 (BMZ) *

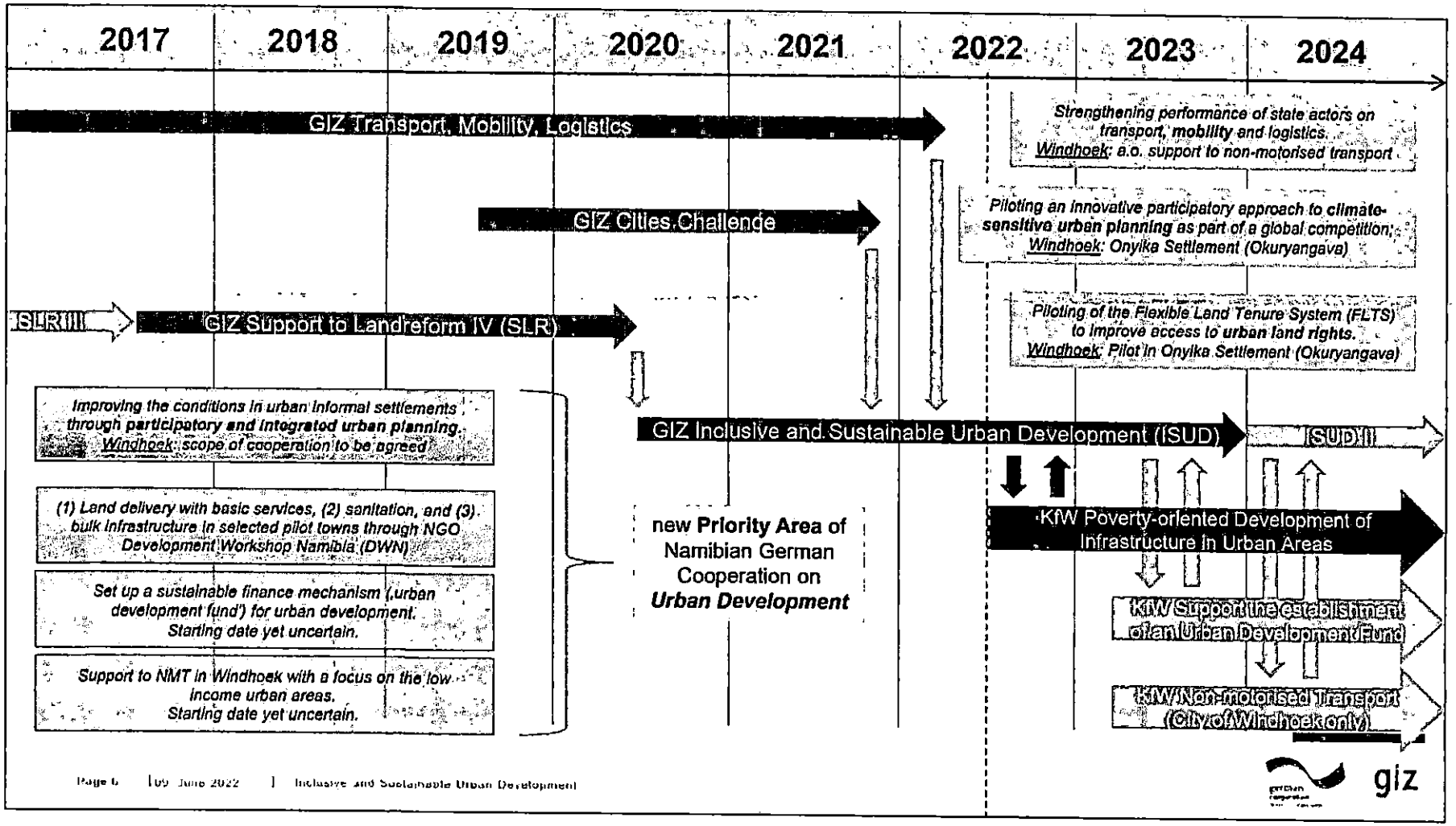
Cross-cutting

Sustainable Development Goals Initiative II
Dr John Steytler
07/2020 – 12/2023
EUR 3,500,000 (BMZ) plus

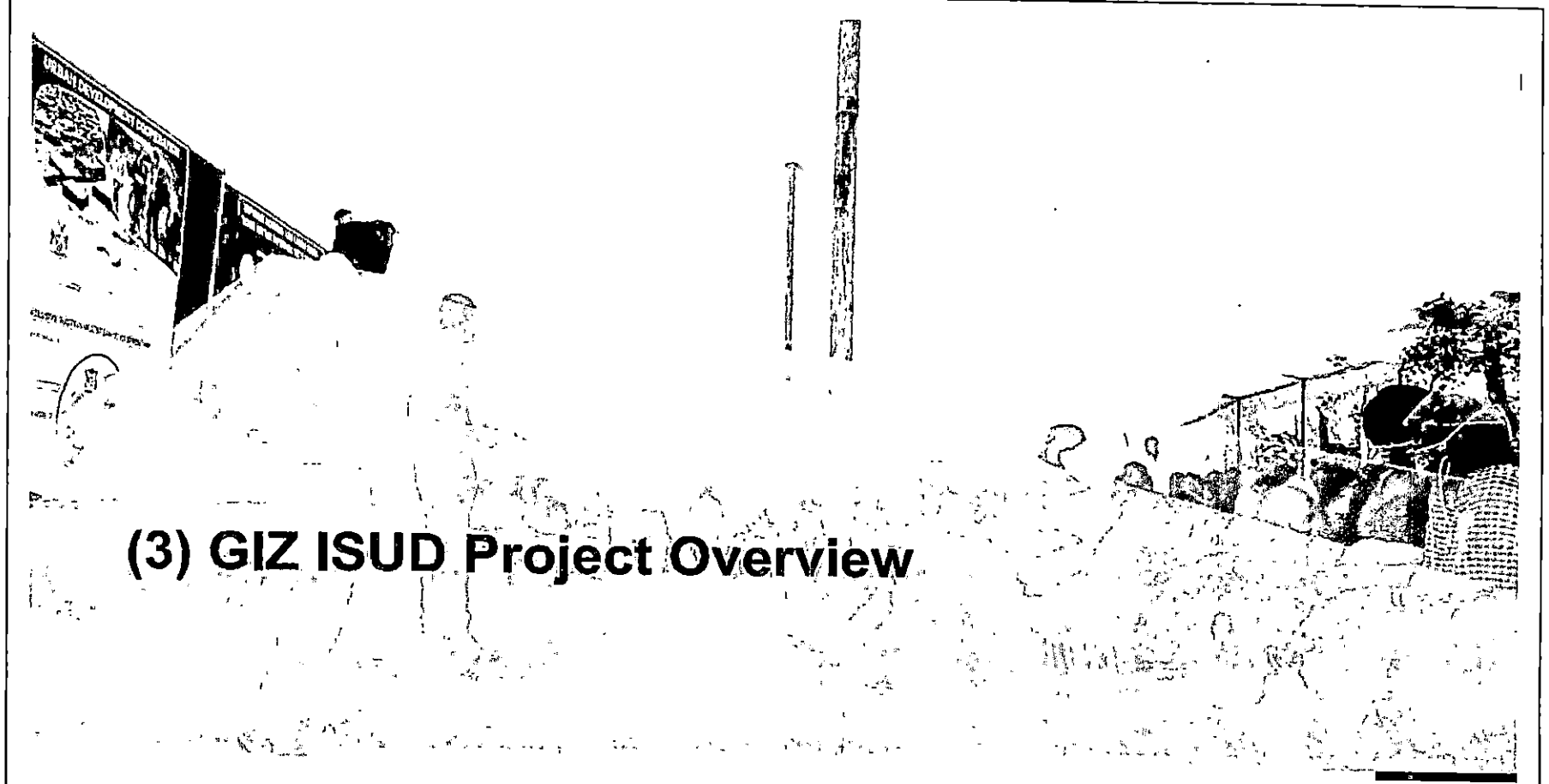
giz

837


(2) Background on previous and ongoing cooperation
Page 5 | 06 June 2022 | Inclusive and Sustainable Urban Development
giz


2017
2018
2019
2020
2021
2022
2023
2024
GIZ Transport, Mobility, Logistics
Strengthening performance of state actors on transport, mobility and logistics.
Windhoek: a.o. support to non-motorised transport
GIZ Cities Challenge
Piloting an innovative participatory approach to climate-sensitive urban planning as part of a global competition;
Windhoek: Onyika Settlement (Okuryangava)
SLR III
GIZ Support to Landreform IV (SLR)
Piloting of the Flexible Land Tenure System (FLTS) to improve access to urban land rights.
Windhoek: Pilot in Onyika Settlement (Okuryangava)
Improving the conditions in urban informal settlements through participatory and integrated urban planning.
Windhoek: scope of cooperation to be agreed
GIZ Inclusive and Sustainable Urban Development (ISUD)
ISUD II
(1) Land delivery with basic services, (2) sanitation, and (3) bulk infrastructure in selected pilot towns through NGO Development Workshop Namibia (DWN)
new Priority Area of Namibian German Cooperation on Urban Development
KfW Poverty-oriented Development of Infrastructure in Urban Areas
Set up a sustainable finance mechanism (urban development fund') for urban development.
Starting date yet uncertain.
KfW Support the Establishment of an Urban Development Fund
Support to NMT in Windhoek with a focus on the low income urban areas.
Starting date yet uncertain.
KfW Non-motorised Transport (City of Windhoek only)
Page 6 | 09 June 2022 | Inclusive and Sustainable Urban Development
giz

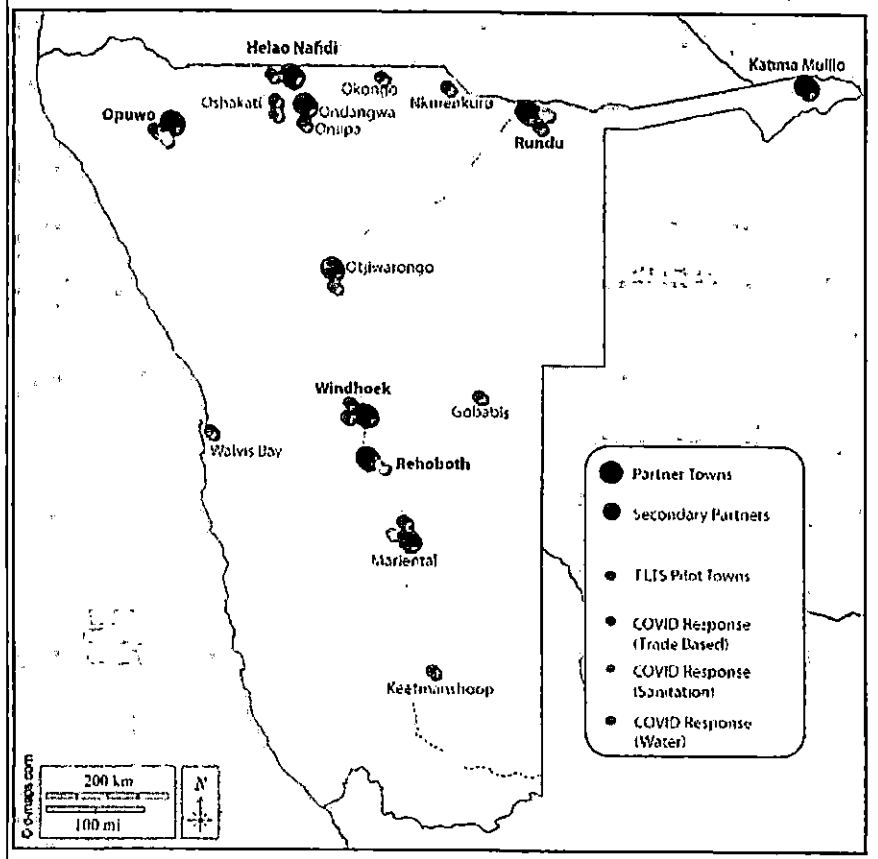
839



(3) GIZ ISUD Project Overview

giz

GIZ Inclusive and Sustainable Urban Development (ISUD)



Key Parameters of the ISUD Project

Goal: **Improving the Living and Housing Conditions in Informal Settlements**

Political Partner: **MURD**

Other Implementation Partners: **MAWLR, MWT*, and 5 Partner Towns**

Operational Partners: **Civil Society, Academia, UN-Organisations, Private Sector**

Commission value: **8 Mio. Euro***
(including 1.5 Mio Euro COVID-earmarked funds)

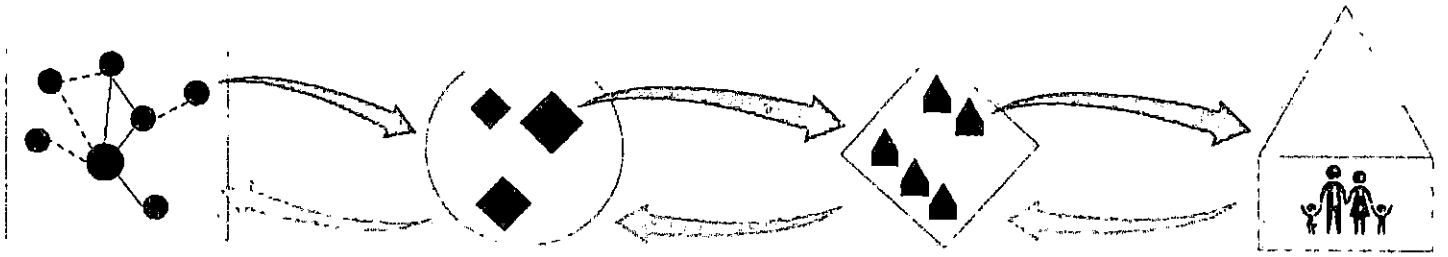
Commission period: **May 2020 to December* 2023**

**since April 2022*

giz

GIZ Inclusive and Sustainable Urban Development (ISUD)

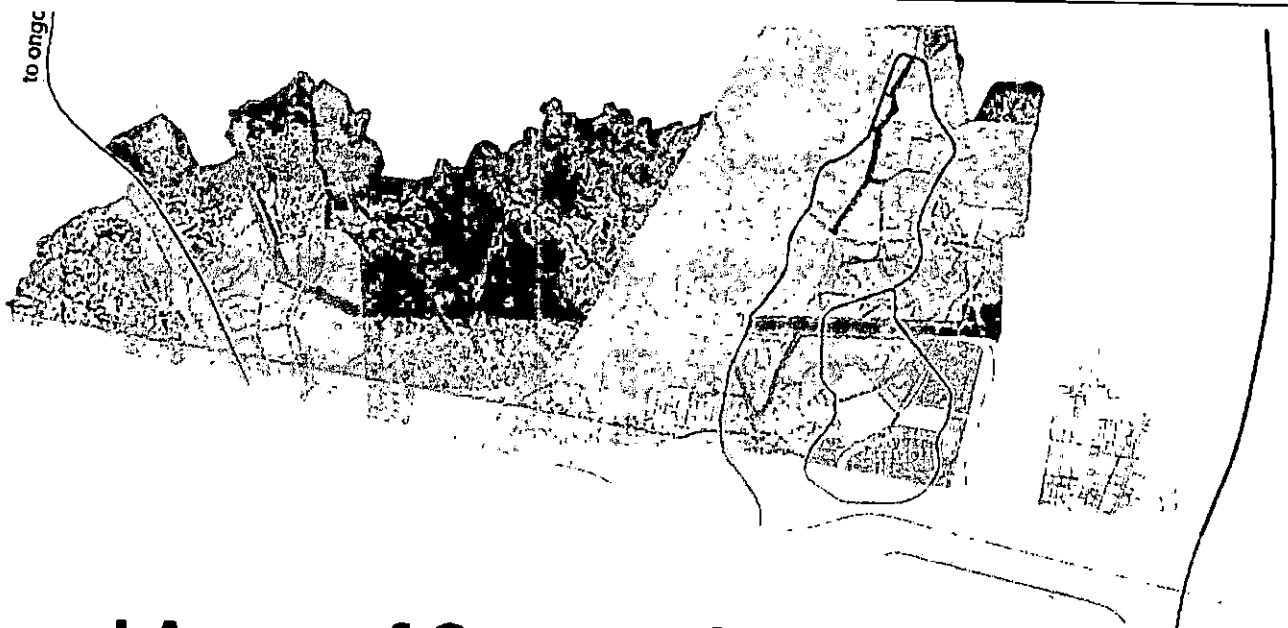
What we do, and to what end



Multi-level Integration

	Nation	Town	Settlement	Household
Goal	Namibia's Urbanization is managed more inclusive and sustainable	(Partner) Cities/Towns and (selected) Settlements are inclusive, safe, resilient and sustainable (SDG 11)		Households in selected settlements have improved housing conditions
Strategic Objectives	1) coherent, conduce policy and legal framework 2) Improved capacity of national stakeholders	1) Integrated, strategic and sustainable town-wide plans 2) Increased leadership & "ISUD capacities" of LA officials	1) Settlement-tailored, sustainable physical structure 2) Reliable, impactful, tailored upgrading concepts	1) Secure, affordable Land Rights 2) Empowered Communities
Selected Activities	Policy and legal analysis and advisory; BPR (Land Delivery); University Collaboration; FLTS Optimisation	Town wide analysis and strategic plans; Informing and advising decision-making (Integrated urban development)	Settlement-specific analysis and participatory planning; household surveys; integrated and inclusive planning; innovation & learning	Continuis awareness raising; gender-sensitive enumeration and registration of households;

giz

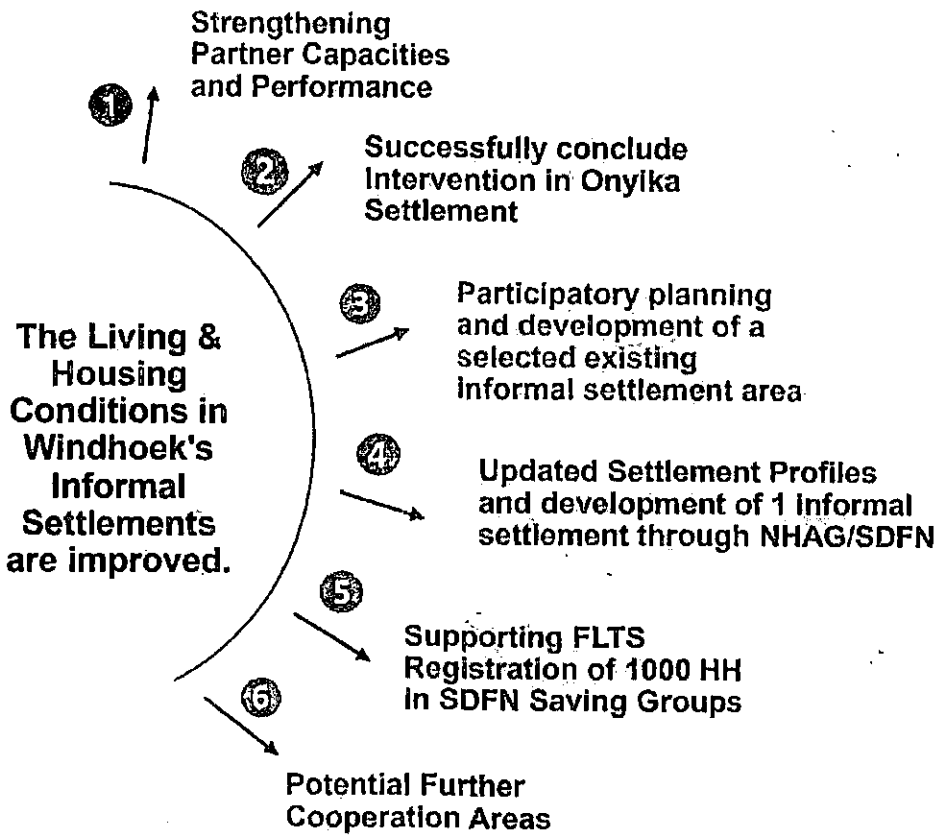


(4) Proposed Areas of Cooperation for Windhoek

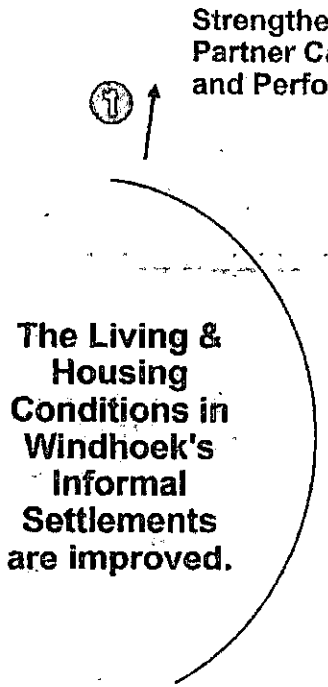
giz

343

Proposed Areas of Cooperation of GIZ ISUD and CoW



giz



What for?

- The ability to address the urbanization challenges in Windhoek in an inclusive and sustainable manner can only be achieved through the **leadership and capacities of the City Council and Administration**, with the **Department of Housing, Property Management and Human Settlement** as the focal unit.

How?

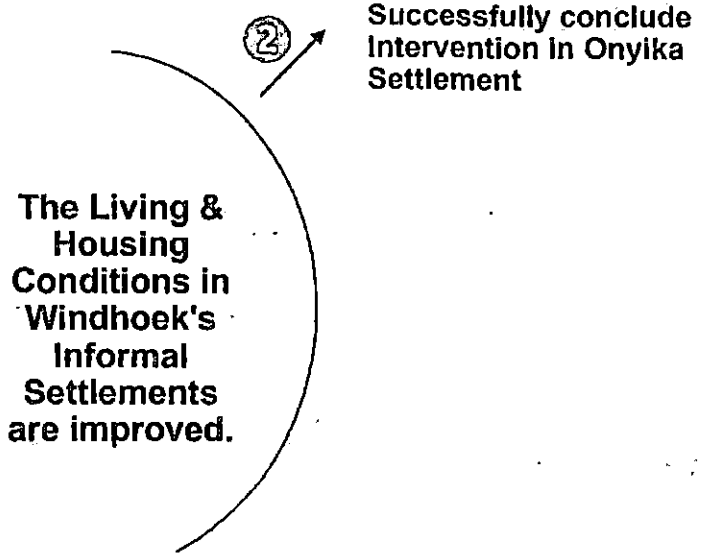
- Due to the complexity of the processes, capacity development shall happen through tailored and targeted process-accompanying interventions = **learning through the process**. This includes joint planning, implementation and reflection, the latter on both operational, strategic and political level.
- GIZ ISUD prepares and organises selected **topic-specific trainings** for it's partners (e.g. on FLTS)
- GIZ ISUD acts as an *honest broker* for it's partner in terms of individual competency development (technical, managerial, awareness), sharing and discussing **available and emerging opportunities**.

To what end?

- Individual and organisational performance is improved.

giz

845



What for?

- The Climate-sensitive settlement development project generates significant attention, and has potential as a **learning and demonstration site.** This will however only be successful, if the **community is satisfied** with the outcomes of the process.

How?

- **Engaging with the community** to understand challenges with the development measure in Onyika. Structured clarification of different interventions, **addressing of challenges** to the extent possible.
- Low-cost improvements to the development of the area, such as the implementation of recommendations from the **risk assessment, improved waste management and landscaping.**
- Possibly: Updated neighbourhood upgrading proposal.

To what end?

- Onyika serves as a **positive model for neighbourhood-specific urban upgrading,** covering aspects such as land rights, climate adaptation, public spaces and housing; Title-Handover.
- Seek **external funding** for continued upgrading.

giz

The Living & Housing Conditions in Windhoek's Informal Settlements are improved.

③ → **Participatory planning and development of a selected existing informal settlement area**

What for?

- A jointly implemented participatory planning process, resulting in improved living and housing conditions and a **liveable settlement**. Focus of the CoW - GIZ-ISUD cooperation shall be on **participatory innovation** (density, housing, mobility, socio-economic urban development).

How?

- Identify a settlement for formalization and upgrading (together with CoW based on selection criteria shared by GIZ); link with DWN Greenfield Development.
- "Regular" ISUD approach: **informed participatory planning**, **sustainably planned physical structure** and land use, **secure land rights** and **link to funding opportunities** for basic infrastructure and integrated/innovative upgrading; however, target smaller settlement to enable a **focus on innovation** (minimise resettlement, strengthen integration of functions, elicit different housing models with the community).

To what end?

- Sustainably planned physical layout and upgrading concepts and proposals for selected settlement, including land rights.

giz

847

The Living & Housing Conditions in Windhoek's Informal Settlements are improved.

④

Updated Settlement Profiles and development of 1 informal settlement through NHAG/SDFN

What for?

- The principles of the Agenda 2030 include the utilisation of **partnerships** towards achievement of the SDGs. SDFN/NHAG have existing MoUs with MURD, NSA, and GIZ-ISUD, amongst others, on the collection of data for informal settlement households.
- Their efforts update existing datasets for Windhoek and would assist one settlement in an upgrading process.

How?

- Under existing **Grant Agreement** between GIZ ISUD and NHAG (covering different towns):
- NHAG provides updated settlement profiles for 8 settlements, and agrees with CoW on 1 settlement for participatory upgrading process.
- Follow regular NHAG approach, with ISUD advisory

To what end?

- 8 updated informal settlement profiles
- 1 physically restructured settlement according to approved sustainable layout.

giz

The Living & Housing Conditions in Windhoek's Informal Settlements are improved.

⑤ **Supporting FLTS Registration of 1000 HH in SDFN Saving Groups**

What for?

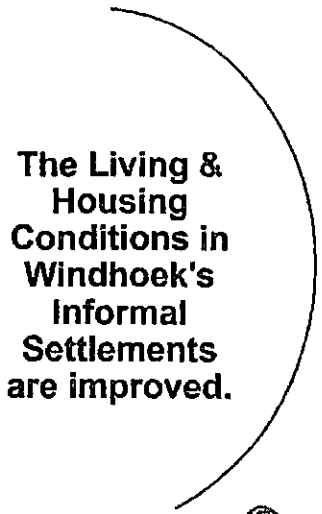
- According to SDFN, 30 Savings Groups in Windhoek are fulfilling the basic requirements for FLTS registration. By joining hands, CoW, SDFN and GIZ-ISUD should be able to assist the saving groups, to go through the FLTS registration process, thus increasing the number of **Households with secure and affordable land rights**, through means of the Flexible Land Tenure Act.

How?

- Investigate eligibility and gaps for interested saving groups and respective scheme areas (requirements of FLTA and CoW).
- Provide process advice, assist with community sensitization.
- Conclusion meeting with CoW on way forward.

To what end?

- Up to 1001 Households with Land Titles under the FLTS.



Potential Further Cooperation Areas

With the ISUD project advancing beyond halftime of the project commission period, a **focus on the previous 5 cooperation areas** is pursued to permit achievement of results within the remaining time.

A cooperation on **sustainable urban mobility** is currently being planned, and shall be agreed separately with CoW after agreeing on the general direction with MWT (August/September 2022).

However, a continuation through a successor project is envisioned after 2023. To address more **strategic, mid-term objectives and challenges**, the following measures have been pre-discussed and could be agreed at a later stage:

- Development of an Inclusive and Sustainable **Urban Vision** for **north-western development hub**: Ongos Development to develop a conceptual proposal with GIZ-ISUD advice for the develoPPP competition. Application is based on consent by CoW, and implementation by the three parties is based on successful award in the competition.
- Strategic approach to an **Urban Sprawl Area**: joint development of recommendations and design for inclusive and sustainable urban sprawl management (strategic factors analysis)

giz

850

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE GOVERNMENT OF THE REPUBLIC OF NAMIBIA

AND

DEUTSCHE GESELLSCHAFT FÜR INTERNATIONAL ZUSAMMENARBEIT (GIZ) GMBH

(Hereafter referred to as "GIZ")

ON

THE TECHNICAL COOPERATION PROJECT

INCLUSIVE AND SUSTAINABLE URBAN DEVELOPMENT (ISUD)

(Hereafter referred to as the "Project")

PREAMBLE

The Government of the Republic of Namibia through the Ministry of Urban and Rural Development (MURD) and the [Name of local partner organisation] (hereinafter referred to as "Partner Organisation or PO") together with the Deutsche Gesellschaft für International Zusammenarbeit (GIZ) GmbH (hereinafter referred to as "GIZ"), (hereinafter collectively referred as the "Parties" and individually as the "Party");

BASING on the principles of the agreement between the government of the Republic of Namibia and the government of the Federal Republic on Technical Cooperation dated 18.04.1991 (see Annex 1);

RECOGNISING principles of the arrangement by way of the Agreement/Exchange of Notes between the government of the Federal Republic of Germany and the government of the Republic of Namibia on Technical Cooperation dated 27.04.2020 (see Annex 2) with reference to the government negotiations of 17.-18.09.2019;

AND FURTHER RECOGNISING the implementation agreement between the Deutche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH and the Ministry of Urban and Rural Development (MURD) dated 29.10.2021 (see Annex 3);

CONSIDERING the provisions of Clause 4 of the aforementioned implementation agreement above, the person responsible for the contribution by GIZ and the person(s) responsible for the contributions by the partner organisation or other implementing organisations, such as the project partner towns, may together conclude an agreement on additional details concerning execution of the Project, or in any other suitable way lay down those details in writing and, where necessary, adjust any such agreement to take into account development in the Project.

PURSUANT to the prevailing laws and regulations in both countries,

HAVE REACHED THE FOLLOWING UNDERSTANDING:

ARTICLE 1: BACKGROUND AND OBJECTIVE OF THE MEASURE

1.1 Project Context: Namibia has seen a steady increase in people living in informal settlements, resulting in precarious living and housing conditions for the residents and posing significant challenges for the efforts of local authorities to improving these conditions. The ISUD Project aims to improve living and housing conditions of informal settlers in the country through a multilevel approach. On the local level the Project collaborates with selected partner towns and aims to improve their capacities in managing informal settlements through participatory town and settlement planning and by co-creating sustainable neighbourhoods with the beneficiaries;

1.2 The PO has been selected as one of the partner towns of the project by the Project's political implementation partner, the Ministry of Urban and Rural Development (MURD);

1.3 Common Objective: The PO and the Project are jointly committed to the objective of improving the living and housing conditions of the residents of informal settlements, including the participatory settlement planning and provision of land rights, as well as implementation of upgrading measures that benefit the neighbourhood as a whole and supporting the access to funding for technical infrastructure. The PO and the Project seek to collaborate with relevant stakeholders that can aid this cause;

1.4 MURD and GIZ have agreed to deploy project representatives in order to support the local POs in achieving the above mentioned joint strategic objective. The project representative are comprised of both international and national experts and collaborates across POs regarding their knowledge exchange and complementing each other's expertise and skills;

1.5 The local partner organisation is to be strengthened by means of advisory support from the project representative as well as complementing project services. The following functions and activities of the local partner organisation have been identified and will be addressed in the joint project:

- Participatory town and settlement planning:
  - Town-wide urban analysis
  - Statutory planning documents (where applicable)
  - Settlement specific analysis
  - Settlement formalisation
- Co-creating sustainable neighbourhoods
  - Awareness raising
  - Re-blocking of settlements and relocation (where applicable)
  - Coordination with greenfield development
  - Planning for implementation and access to funding
  - Neighbourhood upgrading and development

ARTICLE 2: ROLE AND CONTRIBUTION OF THE PROJECT

2.1 GIZ will make the following contributions:

- Recruitment, selection and preparation of the service contract and provision of preparatory training for the project representative;
- Cost of remuneration, social security and travel expenses for the project representative;
- Official vehicle, support to mobile communication and office equipment;
- Other inputs will be identified and specified when a detailed plan of activities has been jointly produced between the PO and the Project;

2.2 The project representative will advise the partner in sustainable and inclusive urban planning with focus on participatory settlement planning and

neighbourhood development. He/she will build the capacity of the partner in this regard;

2.3 In the case of personnel changes (e.g. early cancellation of the contract), GIZ will inform the PO in good time in order to ensure it has the opportunity to be involved.

ARTICLE 3: ROLE AND CONTRIBUTION OF THE PARTNER ORGANISATION

3.1 [Name of local partner organisation] undertakes to provide the project representative with a suitable office space, and to allow the project representative access to this during working hours;

3.2 The organisation also commits:

- To assign one of its own experience employees in the area of town planning to act as the counterpart and contact person for the project representative and the Project throughout the assignment;
- To plan the work assignments together with the project representative and the GIZ line manager;
- To hold regular planning, feedback and monitoring talks with the project representative and the GIZ line manager;
- To grant access to representatives of GIZ and the Federal Republic of Germany during visit to the project location.

ARTICLE 4: CONTRACTUAL ASPECTS FOR PROJECTS REPRESENTATIVE

4.1 GIZ is responsible for the recruitment of the project representative. While the national project representatives are contracted under Namibian law, the international project representatives are seconded under the terms of the German Development Workers' Act;

4.2 In case of international project representatives, GIZ will convey a proposal (including CV) for a qualified candidate for the position to the PO for written approval. The approval of the PO must be given in writing in the form of a letter of acceptance. After this, GIZ signs a contract with the project representative and provides preparatory training courses;

4.3 Under the contract the project representative is required:

- To perform his/her work at the respective PO as agreed in this document,
- To implement the agreed work plan,
- Not to assume duties other than those specified in the work plan unless approved by his/her GIZ line manager (see point 6 of this agreement) and the PO has been informed,
- To comply with the working hours of the PO, notwithstanding the necessity of working n weekends in order to participate in community meetings,
- To inform his/her GIZ line manager and the PO immediately in any cases of ability to work and to submit a doctor's note to his/her GIZ line manager in case of illness lasting more than three days,
- To consult GIZ and the PO when arranging leave and have due regard for their interests;

4.4 Within his/her contract, the project representative is entitled to annual leave as defined in the Namibian employment law and the German Development Worker's Act respectively. He/she is entitled to be granted special leave in cases of mandatory medical examinations (as might be required by GIZ), serious illness or death in the family and maternity leave in case of pregnancy. The project representative will inform the PO in advance about the required leave, before applying with his/her GIZ project line manager.

ARTICLE 5: RESPONSIBILITIES

5.1 The GIZ line manager for the staff and the contact person for the PO will be communicated once recruited. In the meantime, the ISUD Project Manager, Mr Thomas Haenert will be the supervisor of the project representative and the contact person for the PO;

5.2 The contact person at GIZ supports the PO in assuring the quality of the assignment of the project representative by holding regular joint planning, monitoring and management meetings and through annual discussion between the GIZ project manager with the partner organisation. He/she is the PO's contact person at GIZ in all matters of project representative deployment as well as in cases of dispute.

5.3 Within the PO the designated contact will be **Mr/Ms [name of the person]**, who will act as the project representative's manager on functional (i.e. task-related – not disciplinary) issues.

ARTICLE 6: FINAL REGULATIONS/DURATION/CANCELLATION

6.1 This Memorandum of Understanding on cooperation for the secondment of a project representative between **[name of partner organisation]** and GIZ will take effect once it has been signed by both parties. The assignment(s) of the project representative will commence as soon as the recruitment process and availability of the selected candidate allows and end no later than 30.04.2023.

6.2 This Memorandum of Understanding may be amended at any time by mutual consent in response to changing circumstances (e.g. if the project representative is

not adequately qualified or other important circumstances). Any such amendments must be made in written form.

6.3 If one party to this Memorandum of Understanding intends to cancel the Memorandum of Understanding unilaterally, it must state highly relevant grounds for doing so. A highly relevant ground is the cancellation of the commission of the ISUD Project by the Federal Government of Germany; of if one of the partners does not fulfil their obligations in this Memorandum of Understanding; or if circumstances arise that prevent achieving the agreed upon objectives.

IN WITNESSES WHEREOF, the undersigned being duly authorized thereto by their respective Governments, have signed this Memorandum of Understanding in two originals in the English language, all text being equally authentic.

DONE at.....on this..... day of.....2021

FOR: THE [NAME OF LOCAL PARTNER ORGANISATION]	**GIZ ISUD PROJECT MANAGER THOMAS HAENERT**



NOTES

Compiled by:

Date: 26/9/2022

N

1:1416

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions.
The Publisher, excludes all warrenties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

Department of Urban & Transport Planning

860

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

Enq I.H. Shinana
Tel: 290-2066
0812589114

Ref: L/3284/W
Date: 20/01/2022

B.T.G Enrich
P.O.Box
Windhoek
0814433222

BY HAND
Sir/Madam

BUILDING PERMIT 2497/2021, ERF 3284, WINDHOEK

The above permit issued on the 7th of October 2021 has reference.

It came to the attention of the City of Windhoek following a complaint by affected parties that permission for the relaxation of building lines towards Erf 3285 and 3283 is being disputed.

The Town Planning Scheme requires that any proposed building, encroaching into the 3 meter or 5 meter building restriction area for a single and double story building respectively, comments from direct and affected neighbors are needed in writing for consideration by Council during approval. Signatures in this regard presented by the applicant during the application process is currently being disputed.

In order to clarify the claims made you are hereby requested to verify all signatures together with the copy of the Identity Document identifying the signatories as confirmation of the legality of building permit issued. Failure to comply with the above within 7 days of receiving this notice will leave the Council no option but to take further action.

Kindly contact the writer hereof should you have further enquiries.

Trust that this will meet your serious consideration and soonest compliance.

Yours faithfully

CITY OF WINDHOEK
DEPARTMENT OF URBAN
& TRANSPORT PLANNING
20 JAN 2022
MANAGER: BUILDING CONTROL

Immanuel H. Shinana
Senior Building Inspector
Building Control Division

Received by ..... Date: 21-01-2022

Served by ..... Date: 21/01/2022

Department of Urban & Trans[illegible] Planning

861

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

Enq: D. Haikonda

Tel: 290 3517

Ref: L/3284/W

Date: 10 October 2022

RM DADA
P.O. Box 786 KAT
KATUTURA

Dear Sir/Madam,

NEIGHBOUR SIGNATURE FOR BUILDING / CONSTRUCTION ON ERF 3284 BANTING STREET, WINDHOEK.

The Town Planning Scheme of the City of Windhoek provides the opportunity for neighbouring erf owners to provide comments and to object / not object to construction of a neighbouring erf as per Clause 19, 20 and 21 of the Windhoek Town Planning Scheme in the following cases:

1. where a three-storey dwelling unit is to be built;
2. where the coverage of the erf is to be exceeded;
3. where the size of an outbuilding exceeds to provisions of the town planning scheme
4. where the 3 meters building lines are being encroached.

Please take note that only the rightful owner of **Erf 3285, Windhoek** being the adjacent neighbour to Erf **3284, Windhoek** can sign for comments and provide copy of ID.

Could you please upon receipt of this letter, indicate your availability to sign off the building plans for Erf **3284 Windhoek** and attach a copy of your ID. Kindly contact the owners on **0814433222.**

Should you have any objection to the erection of the proposed building and/or Building Lines Relaxation, your written comment and reason(s) for your objection must be forwarded or hand delivered to:

The Urban Planner (Town House, Fifth Floor, Room 517/519/513/524)
City of Windhoek
P.O. Box 59
WINDHOEK
Davidh@windhoekcc.org.na

Please note that should no response be received from within 21 working calendar days of the date of this letter, it will be presumed that you have no objection to the proposed building work and the building plan will be approved, provided that all other building requirements have been met.

Thank you for your cooperation.

Urban Policy Division
City of Windhoek

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
10 OCT 2022
URBAN PLANNING
BP2

-NAMPOST
VAT Reg No: 0024451015

Branch: Windhoek

Date: 10/10/22 Time: 12:29:56
Counter: 14 LANEYTJ STOCKUNIT08

Qty	Product	Price	VAT
1	Letter	$16.70	
	Registered Mail	$38.30	
	(Registered Item No:BA001113321NA)		
	(PI 185 Form No)		
	(Recipient Name:R [illegible])		
	(Address Line 1:P O BOX 786)		
	(Address Line 2:KATUTURA)		
	(Address Line 3:WINDHOEK)		
	(Address Line 4)		
	PrePaid	-$55.00	

Net -$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00

Total $0.00

BA 001 113 321 NA

Receipt No: 264-10001-14-751204-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

Department of Urban & Transport Planning

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 ◦ Fax: (+264) 61 290 2060 ◦ www.cityofwindhoek.org.na

Enq: D. Haikonda **Ref:** L/3284/W

Tel: 290 3517 **Date:** 10 October 2022

P.M STRAUSS
P.O.Box 96252
WINDHOEK

Dear Sir/Madam,

NEIGHBOUR SIGNATURE FOR BUILDING / CONSTRUCTION ON ERF 3284 BANTING STREET, WINDHOEK.

The Town Planning Scheme of the City of Windhoek provides the opportunity for neighbouring erf owners to provide comments and to object / not object to construction of a neighbouring erf as per Clause 19, 20 and 21 of the Windhoek Town Planning Scheme in the following cases:

1. where a three-storey dwelling unit is to be built;
2. where the coverage of the erf is to be exceeded;
3. where the size of an outbuilding exceeds to provisions of the town planning scheme
4. where the 3 meters building lines are being encroached.

Please take note that only the rightful owner of **Erf 3283, Windhoek** being the adjacent neighbour to Erf **3284, Windhoek** can sign for comments and provide copy of ID.

Could you please upon receipt of this letter, indicate your availability to sign off the building plans for Erf **3284 Windhoek** and attach a copy of your ID. Kindly contact the owners on **0814433222.**

Should you have any objection to the erection of the proposed building and/or Building Lines Relaxation, your written comment and reason(s) for your objection must be forwarded or hand delivered to:

The Urban Planner (Town House, Fifth Floor, Room 517/519/513/524)
City of Windhoek
P.O. Box 59
WINDHOEK
Davidh@windhoekcc.org.na

Please note that should no response be received from within 21 working calendar days of the date of this letter, it will be presumed that you have no objection to the proposed building work and the building plan will be approved, provided that all other building requirements have been met.

Thank you for your cooperation.

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
10 OCT 2022
URBAN PLANNING

Urban Policy Division
City of Windhoek

1124

[redacted]

Date: 10/10/22 Time: 12:38:16
Counter: 14 LANEYTJ STOCKUNIT08

Qty	Product	Price	VAT
1	Letter	$16.70	
	Registered Mail	$38.30	
	(Registered Item No:BA001113335NA)		
	(P1 185 Form No)		
	(Recipient Name:P M STRAUSS)		
	(Address Line 1:P O BOX 96252)		
	(Address Line 2:WINDHOEK)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$55.00	

Net	-$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00

Total	$0.00

Name:

BA 001 113 335 NA

Receipt No: 264-10001-14-751197-2

THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

[Municipal Council Minutes: 2019-09-26]

10.3.4 **FNS.3 [UTP] BUILDING LINE RELAXATION DISPUTE ON ERF 3274, WINDHOEK – OBJECTION FROM ADJACENT NEIGHBOUR ERF 3275, WINDHOEK** (L/3274/W)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.

2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

Athela Strauss (immediate neighbour)
15 Schonleinstreet, Erf 3283

Jose Julia Danda Piula (immediate neighbour)
12 Banting Street, Erf 3285

Patricia Kayser (concerned neighbour)
35 Simpsonstreet, Erf 3282

Drs. Eline van der Linden (concerned neighbour, and group representative)
12 Schonleinstreet, Erf 3186

c/o PO Box 24876
Windhoek
Eline@omuramba.com.na
081-1244202

Windhoek, 15 March 2022

"WITHOUT PREJUDICE"

TO: Kadhila Amoomo Legal Practitioners
Att. Natasha Ndilula-Ndamanomhata
By Email: khadhila@khadhilaamoomo.com.na

WITH COPY TO: Jennifer Comalie, Acting CEO, COW
By Email: Jennifer.Comalie@windhoekcc.org.na

Pierre van Rensburg, Strategic Executive, COW
By Email: Pierre.vanRensburg@windhoekcc.org.na

Mbaningira Rukoro, Chief Building Control, COW
By email: Mbaningira.Rukoro@windhoekcc.org.na

Ben Ngarorue, Head Legal, COW
By Email: Benedictus.Ngairorue@windhoekcc.org.na

Emma Muteka, Councilor for City of Windhoek
By WhatsApp: 081-4874824

Dear Ms. Ndilula-Ndamanomhata,

RE.: YOUR REQUEST FOR CONSENT TO RELAX THE BUILDING LINE FOR CONSTRUCTION PROJECT ON ERF 3284, ON BEHALF OF OWNER EDWARD NGHITUMBWA

Your letter received on 14 March 2022 by WhatsApp by one of the immediate neighbours of Erf 3284, namely Jose Julia Danda Piula, has reference.

We wish to respond as follows.

The immediate neighbours of Erf 3284, Ms. Athela Strauss and Mr. Jose Piula, **will not give consent to relax the building line** for the Building Plan on Erf 3284 (referred to as the "illegal project") as requested by you on behalf of your Client, Mr. Edward Nghitumbwa, for the following reasons:

1) In 2021 their names/signatures were forged on the original request form for the relaxation of the building line for the "illegal project". An attempt was made to use the name of the late husband of Ms. Strauss, by inserting "E.N. Strauss" on the request form. The late husband of Ms. Strauss is Piet Mattheus Strauss. Obviously, his signature was forged. The name of the owner of Erf 3285 was used on the request form though incorrectly, namely "R.N. Ndanda" instead of Raul Manuel Danda, and his signature was forged as well. Incorrect mobile numbers were also entered on the form. Ms. Strauss and Mr. Piula have each made a criminal case of fraud/forgery against the Owner of Erf 3284, Edward Nghitumbwa, with NAMPOL. NAMPOL is acting on these criminal cases, namely CR531/01/2022 and CR572/01/2022. Mr. Piula represents his uncle Raul Manuel Danda.

2) Despite Ms. Strauss and Mr. Piula's multiple objections with the City of Windhoek and City Police against the unwanted and illegal project and requests to stop the illegal project on the boundary of their erven (Erf 3285 and Erf 3283), your client continued with the illegal project. Your client defied the COW Notice of 28 January 2022 which ordered him (1) to stop construction on the illegal structures as being built on the boundary line for which no permission was granted by the owners of Erf 3285 and Erf 3283 and (2) to demolish these illegal structures within 28 days from receipt of the order, or by 1 March 2022.

3) Ms. Strauss and Mr. Piula do not want construction on their boundary line as this violates their respective property rights. Notably, (1) the chance of noise pollution increases significantly when structures are built on the boundary line; (2) cooking and other smells will more easily travel to the neighbouring erven; (3) the construction of multiple flats on the boundary line creates congestion; and (4) structures in such close proximity invades the private personal space of the immediate neighbours. Even if your Client had not committed forgery/fraud related to the building line relaxation consent form as submitted to COW Building Control in 2021, and even if he had approached Ms. Strauss and Mr. Piula in an honest and legal manner, they would not have agreed to and given their consent for the reasons mentioned.

4) Ms. Strauss and Mr. Piula also do not want the ridiculously high boundary walls that well exceed the maximum height as stipulated in the COW building regulations and bylaws. The boundary walls on Erf 3284 should be broken down to the stipulated level of 2.4 metres.

We have come to know your client as an aggressive person who does not abide by the laws of this country and the City of Windhoek. In fact, we are perplexed that your client is instructing you to seek consent from the neighbours **AFTER** he was found out to have committed fraud in the process of obtaining a Building Permit, which was consequently revoked by the City of Windhoek Building Control.

We are traumatized by the unruly and aggressive behaviour of your client and firmly request you to refrain from contacting any of us, collectively or individually, in support of this illegal project.

To avoid any confusion or doubt or misinterpretation of this response to your request, allow us to reconfirm and reiterate that the immediate neighbours of Erf 3284, namely Ms. Strauss of Erf 3282 and Mr. Piula of Erf 3285, will not give their consent for the relaxation of the building line in support of the illegal project on Erf 3284.

Yours Sincerely,

Athela Strauss (immediate neighbour)
15 Schonleinstreet, Erf 3283

Jose Julia Danda Piula (immediate neighbour)
12 Banting Street, Erf 3285

Patricia Kayser (concerned neighbour)
35 Simpsonstreet, Erf 3282

Drs. Eline van der Linden
(concerned neighbour, and group representative)
12 Schonleinstreet, Erf 3186

3129

KADHILA AMOOMO
LEGAL PRACTITIONERS
ATTORNEYS • EHAENDE • ADVOGADOS • 律师

P.O. Box 3105 Windhoek
Cell: +264 81 129 7310/ +264 81 320 8401
Email: kadhila@kadhilaamoomo.com.na
Tel: +264 61 227 271
Fax: +264 61 227 277
No. 18 Adler Street, Windhoek West

25th March 2022

Our Ref: N630/HN/2022

OFFICE OF THE CHIEF EXECUTIVE OFFICER
CITY OF CWINDHOEK
80 INDEPENDENCE
Windhoek
Jennifer.Comalie@windhoekcc.org.na

"WITHOUT PREJUDICE"

CC: HEAD: LEGAL
Mr. Ben Ngairorue
Benedictus.Ngairorue@windhoekcc.org.na

CC: STRETEGIC EXECUTIVE
Pierre van Rensburg
Pierre.vanRensburg@windhoekcc.org.na

CC: CHIEF: BUILDING CONTROL
Mbaningira Rukoro
Mbaningira.Rukoro@windhoekcc.org.na

Dear Madam,

RE: BUILDING PERMIT 249/2021- ERF 3284, WINDHOEK WEST- WINDHOEK- WITHDRAWAL OF BUILDING PERMIT- EDWARD NGHITUMBWA

The above captioned matter, and in particular our attendance to our client's premises on the 13th March 2022 refers.

Following the parties' attendance as aforementioned and the agreement reached thereat, particularly that our client will effect the necessary changes to various parts of his pending construction works in compliance with the building plans, and thereafter reach out to his neighbours for their comments (objection/approval), we wish to report to your office that the respective neighbours, Mr Jose and Mrs Strauss have withheld their consent.

I pause to record our baffling realization and learning of the unfounded grounds of objection recorded in their missive of 15th March 2022. Save for the cavalier attitude that is immediately evident from the letter's content, and the manner by which they taint our client and make speculative conclusions, it is clear that this whole matter is not only a collusive ploy aimed at the personal attack on our client, but an intentional attempt to frustrate and delay the construction process of our client's dwelling.

We wish not deal with every specific allegation as contained in the objection letter, which election should not be construed as any admission on our part. Instead, we wish to draw the Council's attention to the uncorroborated grounds of opposition. Clearly, the colleagues have failed to appreciate the essence behind obtaining consent from the neighbours in these circumstances, and the extent of such requirement. It is not the duty and neither is it within the right of the 'group' to render their unpopular opinion relating to our client beyond their comment on the building lines and drainage of storm waters.

Interestingly, our invitation as extended to the colleagues was for the parties to meet. However, before they could view the plan for their consideration, they had much to say about our client's character, alleged action and what we consider, with respect, nonsensical. We record that their conduct is far and beyond their limits in so far as this matter is concerned.

Be that as it may, we record with sternness that our client holds enforceable rights to own property and be free from any interference and infringement to such right, as clearly being demonstrated. Our client intends to take occupation of his property, which intention is

clearly, intentionally, unreasonably and without any basis being unnecessarily withheld and/or delayed.

We are pleased that Mr Jose and Mrs Strauss have actively taken up their concerns with the necessary authorities, and now implore them to remain within the ambits of their rights as neighbours. We further intend to ignore any participation herein by one Dr. Van der Linden and Patricia Kayser.

In light of the above and the occurring developments, we hereby afford Council the opportunity to pronounce itself on the matter and revert promptly to the parties.

Our client's rights remain herein fully reserved.

Yours faithfully

Ndilula

KADHILA AMOOMO LEGAL PRACTITIONERS
PER: NATASHA NDILULA-NDAMANOMHATA

AND TO: Althela Strauss- Erf 3283
straussa@ncaa.na

AND TO: Jose Danda Piula- Erf 3285
juliodanda@hotmail.com

MDS23 cc
P O Box 23260, Windhoek
Office Studio 51, KOCK SCHMIDT, BUILDING
Independence Avenue Street
+26487551470
+264810333333
mosseess@yahoo.com

Moses Design Services

From: Moses Shikongo
P.O.Box 23260
Windhoek
0817551470
mosseess@yahoo.ca
08-01-2022

To: CEO of the City
City of Windhoek

RE: CORNCEN OF SIGNATURE TO ERF 3284

Dear Sir/ Madam

I would like to respond to the issues of neighbor concern letter /form that the signature that appeared on the form is not her as the owner erf 3285. We can't dispute that but the clarity in this matter is, we got signature from lady from that house.

There were always two ladies and one men like to sit under the shade net. We went that house looking neighbor signature and lady came from that particular house an signature ,she didn't mention that she is the owner or not . If the owner of erf 3285 she didn't sign, we can apologized for the inconvenience of somebody from her house decided to represent the owner without her concern.

I understood the construction had commenced accordingly and Inspected , her side were clean as usual ,the owner of the house 3284 had no dispute with her ,either of not wanted to clear or whatsoever ,he co-operated accordingly .The owner of erf 3284 is will to take another concern letter/form to the neighbor to sign herself this time around .

It became as educational to us as services provided this that some tenants or home people can pretend and decision attend to issues pertain owner.

Above mention was the reflection of what happened in whole invent.

Thank you for your understanding

MDS 23 Cc
Reg no: cc / 2013 / 05409
P.O.Box 23260,Windhoek
Tel:081 755 1470

Department of Urban & Transport Planning

59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

Enq I.H. Shinana
Tel: 290-2006
0812589114

Ref: L/3284/W
Date: 28/01/2022

B.T.G Enrich
Windhoek

PER HAND

Dear Sir/Madam

BUILDING PERMIT 2497/2021, ERF 3284, WINDHOEK: WITHDRAWAL OF BUILDING PERMIT AND ORDER TO DEMOLISH ILLEGAL STRUCTURES

The above permit issued on the 7th of October 2021 as well as our notice dated 20 January 2022 has reference.

Kindly note that your failure to respond to the notice referred to above within the stipulated timeframe leaves us little option but to herewith formally retract Building Permit 2497/2021 in its totality with immediate effect.

You are to cease any building work pursuant to the aforementioned building permit and any structures so completed shall be demolished within 28 days from the date of this notice in terms of regulation 25 (b) of the Municipality of Windhoek Building Regulations.

A failure to comply with this notice will result in further action in this regard.

CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
28 JAN 2022
BUILDING CONTROL

Yours Faithfully

Ebson M Rukoro
Senior Building Inspector
Building Control Division

Delivered:.....

Received: .....Owner/ Tennant ..... Date:

6/2/2023

City of Windhoek

The Gateway to Endless Opportunities

To the Chief Executive Officer

I hereby submit a Financial Status Report to the Chief Executive Officer on the financial performance of the Windhoek Municipal Council as at 31 December 2022. Section 86 (1) of the Local Authorities Act requires that the Accounting Officer shall keep such accounting records as are necessary to reflect the transactions (revenue and expenditure) and financial state of affairs of the local authority. A Financial Status Report is designed to provide a reflection of the financial state of affairs of Municipal Council on a monthly and quarterly basis.

Jennifer Comalie
STRATEGIC EXECUTIVE: FINANCE AND CUSTOMER SERVICES



874

5-A

Table of Contents

1. Executive Summary 3
2. Financial Performance 4
3. Debtors age analysis Report 7
4. Creditors ageing 8
5. Loans report 9
6. Bank, Cash Balances, and Investment Report 9
7. Cash flow 10
7.1. Actual Cash Flow 10
7.2. Cash flow Projection 2022/23 ..... Error! Bookmark not defined.
7.3. Daily Cash Forecast Report 11

875

1. Executive Summary

Council have registered slight improvement in financial performance for the period ending 31 December 2022 compared to prior year 2021. Though the figures are draft, revenue generation have increased by 8% compared to expenses increase of 4%, resulting in reduction in financial losses of N$70 million. However, the increase in revenue did not translate into cash flow as the debtors increased by N$180 million i.e. N$1.266 billion on 31 December 2022 compared to N$1.086 billion on 31 December 2021. This increased in debtors became a stumbling block in the implementation of projects which were tied to the cash held by customers.

The increase in revenue is threefold, (1) tariff increases on rates and taxes, water and electricity, (2) customers reverting back to pre-covid-19 as part of new normal, (3) Introduction of Fire Brigade levy effective from February 2022.

2. Financial Performance

This report depicts the financial performance and status for the full year with comparatives to the previous year. The report accompanied by current year quarterly comparison schedule to illustrate the movements from one period to another.

2.1. Performance

Description	BUDGET 31 Dec 2022 N$	ACTUAL 31 Dec 2022 N$	ACTUAL 31 Dec 2021 N$	Δ BvA YTD N$	Δ ACTUAL YnY N$	ΔYTD %	ΔYnY %
Revenue	2 491 520 646	2 326 686 986	2 155 490 171	(164 833 660)	171 196 815	(7%)	8%
Expenditure @	2 628 512 646	2 400 417 039	2 299 681 103	228 095 606	(100 735 937)	4%	(4%)
Surplus (Deficit)	(136 992 000)	(73 730 054)	(144 190 932)	63 261 946	70 460 878	(46%)	49%

Budget to Actual

The actual revenue is below budget due to mainly land sales that did not materialise as hoped. The land sales is under budget by N$77m. Basic electricity charges were below budget with N$19m, whilst prepayment electricity was behind with N$13m. During the budget, a 5% electricity tariff increase was considered; however, the regulator only approved a tariff increase of only 3.4%, resulting in a difference of 1.6%. Furthermore, there was a reduction in industrial consumption because of closure or limited business operations due to the COVID-19 pandemic.

The late approval of the budget caused a delay in the implementation of the budget causing a favourable variance in general expenditure, and repairs and maintenance. Namwater charges were also below budget by N$42m for the first half of the financial year.

Year on Year Comparison

The Council generated an operating deficit of N$74m for the year compared to a deficit of N$144m the previous financial year which represents a 49% improvement. The decrease is because of an increase in revenue, from N$2,155m the previous year to N$2,326m, resulting in an increase of 8% (N$171m). Expenditure on the other hand increased by 4% (N$101m).

The 8% increase in revenue is attributed mainly to water consumption (N$68m), electricity consumption (N$52m), property taxes (N$26m) and prepaid electricity (N$21m). Water consumption charges increased due to a pick up in activities, as the economy started opening up after the lock downs due to the COVID-19 pandemic. The 8% increase in rates and taxes was a combination of increase in tariff of 5% and interim valuations. Electricity prepayment increased by 7% which is mainly attributed to a tariff increase of 3.4% and increased demand.

The current year actual expenditure is more than prior year due to a significant increase in bulk electricity charges and general expenditure which increased by N$90m and N$55m respectively. The bulk electricity increase is caused by increases by the supplier of 2.29%, in this case being Nampower. Savings of N$52m were realised from bulk water due to mainly ending of aquifer recharge.

878

2.2. Financial position

Report covers up to 30 June 2022. The Annual Financial Statement for the year ended 30 June 2022 (AFS2022) are in final stages of completion thus roll forward of balances into 2022/23 is yet to be effected.

Below is the summarised statement of financial position for the last four years.

	30 June 2022	30 June 2021	30 June 2020	30 June 2019
Status	Draft	Under Audit	Audited	Audited
Assets	N$	N$	N$	N$
Current assets	1,208,188,194	940,956,858	1 200 762 595	1 044 225 969
Non-current assets	17,875,256,987	18,363,063,101	18 942 068 470	19 315 624 475
Total assets	**19,083,445,181**	**19,304,019,959**	**20 142 831 065**	**20 359 850 445**
Liabilities				
Current liabilities	2,017,409,251	1,883,514,393	2 303 846 766	2 351 060 465
Non-current liabilities	1,048,898,660	1,076,837,450	950 773 788	1 052 111 853
Total Liabilities	**3,066,307,911**	**16,343,668,116**	**3 254 620 554**	**3 403 172 317**
Total assets and liabilities	**16,017,137,270**	**16,472,490,663**	**16 888 210 511**	**16 956 678 128**
Net Assets				
Statutory funds	206,376,725	206,370,493	206 362 649	206 353 283
Betterment fund	11,922,862	2,567,547	-	-
Accumulated surplus (deficit)	15,798,837,683	16;134,730,076	16 681 847 862	16 750 324 845
Total Net assets	**16,017,137,270**	**16,343,668,116**	**16 888 210 511**	**16 956 678128**

Though the current ratio improved to N$0.60 from N$0.49 of previous year, it remains a challenge at it is still below N$1. Quick ratio improved to N$0.53 from N$0.43. Overall the total asset base is health.

Notes:

1. Included in current assets is cash and cash equivalent of N$261m, N$217m and N$419m for the years 2022, 2021 and 2020 respectively.

2. Current liabilities include bank overdraft amounting to N$187m, N$154m and N$162m for the same years as above.

3. Debtors age analysis Report

3.1. Debtors age analysis

The Council total outstanding debtors as at 31 December 2022 amounted to N$ 1,266,236,309 of which N$ 996,111,093 was in arrears which represents 79% of the total outstanding debt. In comparison the total outstanding debtors on 30 September 2022 was N$ 1,189,900,636 with N$ 956,106,128 being in arrears. This represents an Increase of 6% and 4% in total outstanding debtors and arrears respectively. The increase is attributable to the following:

1. Interest charged on the N$89 million of free water still not paid by MURD
2. Kupferberg account of Ministry of Health still not paid, thus accumulating interest
3. Telecom and Namwater are strategic partner cannot be disconnected
4. Accounts with queries are mainly due to:
4.1. Incomplete consolidation of accounts of consolidated properties,
4.2. Water meters not updated timely
4.3. Back charges (e.g., due to interim valuations and stand audit)
4.4. Properties transferred without municipal accounts settled.
5. Signatories on annual leave
6. Most employees on annual leave

See attached debtors age report per segment.

Side note: The debtors' balance on 30 November and 30 October 2022 stood at N$1.25 billion and N$1.19 billion respectively.

4. Creditors ageing

Due to system challenges, Creditors' ageing report is not accurately presenting the ageing.
FCS have devised an alternative and it is reported as part of the Daily Cash flow below 7.2 dated 31 December 2022.
Though E-Venus was upgraded to Solar, the report is still in working progress.

5. Loans report

The Council has obligations towards the following loans to which payments are being effected as instalments become due.

DESCRIPTION	Purpose	INITIAL CAPITAL [NAD]	Monthly/ Quarterly/ Semi-annual [NAD]	OUTSTANDING [NAD] 31 December 2022
FNB Mortgage	*New Building*	*160 000 000.00*	*1 947 675.00*	*93,985,062*
FNB HP	*Staff Vehicles*	*56 757 634.00*	*1 238 069*	*33,490,557*
FNB HP	*COW vehicles*	*To be confirmed*	*231 563*	*10,200,357*
Ministry of Finance	*Servicing of Land*	*21 732 300.00*	*91 542.00*	*1,755,443*
NB, NHE Loans	*Servicing of Land*	*2 203 862.00*	*8 361.00*	*341,985*
TOTAL		*To be confirmed*	***3 517 210***	***139 773 404***

The loans have various remaining periods ranging from few months to number of years.
It should be noted that the above loans excludes On Lending loans with the Ministry of Finance which Council is not paying.

6. Bank, Cash Balances, and Investment Report

On 31 December 2022, the actual bank overdraft stood at N$174.8m while the financial investments held with various institutions stood at N$255.5m including equity investments (shares) of N$13.6m. Cash held in other transactional accounts (Mayoral Outreach, Build Together, Jazz Festival and Vantaa Cooperation) stood at N$5.7m.
For further detail, refer to the attached report.

7. Cash flow

7.1. Actual and Forecast Cash Flow

CASH FLOW FORECAST (USING HISTORICAL DATA)					
JULY 2022 - JUNE 2023	**Q1 ACTUAL**	**Q2 ACTUAL**	**Q3 FORECASH**	**Q4 FORECAST**	**Full Year**
EXPECTED RECEIPTS	1,217,759,928	1,223,110,428	1,217,884,309	1,221,149,807	4,879,904,472
EXPECTED EXPENDITURE	(1,210,600,457)	(1,235,478,726)	(1,231,337,706)	(1,229,282,677)	(4,906,699,567)
SURPLUS / (DEFICIT) FOR THE PERIOD	**7,159,470**	**(12,368,298)**	**(13,453,397)**	**(8,132,870)**	**(26,795,095)**
OPENING BANK BAL	(169,628,436)	(162,468,965)	(174,837,263)	(188,290,660)	(169,628,436)
CLOSING BANK BAL	**(162,468,965)**	**(174,837,263)**	**(188,290,660)**	**(196,423,531)**	**(196,423,531)**
OVERDRAFT FACILITY LIMIT	(200,000,000)	(200,000,000)	(250,000,000)	(250,000,000)	(250,000,000)
ADVANCE FACILITY (LAND & HOUSING FACILITY)			(50,000,000)	(50,000,000)	(50,000,000)
TOTAL FINANCING FACILITY	**(200,000,000)**	**(200,000,000)**	**(300,000,000)**	**(300,000,000)**	**(300,000,000)**
SURPLUS/ (SHORTFALL)	37,531,035	25,162,737	111,709,340	103,576,469	103,576,469

Commentary

- Quarter 2 experienced a shortfall due to 13th cheque payments in November 2022.
- Though the debtors increased significantly, it is hard to predict whether better collection will be experienced to bring back the debtors to June 2021 level (N$980m).

- The outstanding invoice on free water has not been included in the projections although there are talks that government is planning to pay the long outstanding invoice on free water.
- Should the last two points above become positive, it will bring a welcome boost to the cash flow, otherwise some other measures may need to be taken to avoid going above the overdraft limit.

7.2. Lates Daily Cash Forecast Report

On the morning of 30 January 2023, the bank overdraft stood at N$101.7m and cash with cashiers of N$1.2 with total available cash of N$99.5m. It is projected that N$58.6 will be received for the remain part of the month, bring total projected cash available to N$158.1m. On the same date total projected payments stood at N$234.9m resulting in a daily projected deficit of N$76.8m. at close of business on 31 January 2023.

See attached report.

MONTHLY VARIANCE REPORT

NOVEMBER 2022

City of Windhoek Monthly Variance Report, November

Variance = Budget - Actual

		Current Year to Date - December			Variance = Budget - Actual		
		Budget	Actual	Variance	Prior YTD Actual	Year on Year	
					Actual	Variance	% variance
Revenue							
Other Revenue	205	(267,837,054)	(218,423,378)	(49,413,676)	(209,684,519)	8,738,860	4%
Prepayment Electricity Sales	SUM	(321,382,236)	(308,709,955)	(12,672,281)	(287,620,213)	21,089,742	7%
	0615	(11,318,268)	(9,555,534)		(10,289,336)		0%
	0635	(310,063,968)	(299,154,421)		(277,330,877)		0%
Basic Electricity Charges	SUM	(112,328,370)	(93,119,405)	(19,208,965)	(85,097,251)	8,022,154	9%
Electricity Consumption Charges	SUM	(550,296,480)	(552,665,661)	2,369,181	(500,351,631)	52,314,029	10%
Basic Water Charges	SUM	(64,800,000)	(59,898,567)	(4,901,433)	(58,317,039)	1,581,528	3%
Water Consumption Charges	SUM	(381,000,000)	(429,394,977)	48,394,977	(361,102,386)	68,292,592	19%
Consumption - Public	0185	(162,000,000)	(179,988,330)		(155,500,558)		0%
Consumption - Domestic	0186	(219,000,000)	(249,406,647)		(205,601,827)		0%
Sanitation	003030	(200,989,086)	(197,555,261)	(3,433,825)	(193,105,058)	4,450,203	2%
Sewerage Charges	sum	(144,819,000)	(136,380,609)	(8,438,391)	(136,784,233)	(403,623)	0%
Land Sales	Sum	(97,500,006)	(20,852,184)	(76,647,822)	(35,133,384)	(14,281,200)	-41%
Rates and Taxes	Sum	(356,625,222)	(370,114,874)	13,489,652	(343,570,291)	26,544,583	8%
Revenue foregone: rebates on rat	280	6,086,808	5,434,662	652,146	2,302,198	(3,132,464)	-136%
Revenue Foregone: Dep Consumptio	285	(30,000)	54,993,224	(55,023,224)	52,973,636	(2,019,588)	-4%
Total Revenue		(2,491,520,646)	(2,326,686,986)	(164,833,660)	(2,155,490,171)	171,196,815	8%
					8%		
Operational Expenditure							
Salaries Wages and Allowances	105	769,240,138	781,165,655	(11,925,516)	778,082,287	(3,083,368)	0%
General Expenditure	110	302,711,688	200,871,527	101,840,161	145,738,622	(55,132,905)	-38%
Bulk - Electricity	SUM	823,533,312	796,178,828	27,354,484	706,099,631	(90,079,197)	-13%
- Demand Charges	*SUM*	*211,431,204*	*193,313,354*	*18,117,850*	*178,121,914*		*0%*
- Energy Charges	*SUM*	*487,101,558*	*483,010,252*	*4,091,306*	*420,932,215*		*0%*
- Other Nampower Charges	*SUM*	*125,000,550*	*119,855,222*		*107,045,502*		
Bulk Supply - Namwater	0140	250,000,002	208,296,828	41,703,174	260,175,805	51,878,977	20%
Bulk Supply - Wingoc	0145	57,000,000	46,223,465	10,776,535	53,537,294	7,313,829	14%
Repairs and Maintenance	115	120,799,166	67,018,146	53,781,020	59,138,238	(7,879,908)	-13%
Capital Charges	120	11,715,456	9,320,597	2,394,859	6,998,964	(2,321,632)	-33%
Grants and Subsidies	140	1,136,029	1,044,285	91,743	798,007	(246,278)	-31%
Losses on Other Continued Ops	142	15,000	-	15,000	-	-	
Provisions	125	292,361,856	292,361,856	-	292,361,856	-	0%
Subtotal Operational Expenditure		2,628,512,646	2,402,395,726	226,116,920	2,302,930,704	(99,465,022)	-4%
Job Expenses	150	-	(1,978,686)	1,978,686	(3,249,602)	(1,270,915)	39%
Total Operational Expenditure		2,628,512,646	2,400,417,040	228,095,606	2,299,681,103	(100,735,937)	-4%
(Surplus)/ Deficit		136,992,000	73,730,054	63,261,946	144,190,932	70,460,878	49%
Capital Expenditure							
Funding Source							
Capital Ex Revenue	310	215,053,870	9,643,129	205,410,740	8,045,222	(1,597,908)	
Capital Ex Hire Purchase	330	14,950,000	2,230,320	(12,719,680)	2,301,312	70,992	
Capital Ex GRN Grants	380	82,244,092	7,508,947	74,735,145	5,323,847	(2,185,100)	
Total Capital Expenditure		312,247,962	19,382,396	267,426,206	15,670,380	(3,712,016)	0%

88672

DEBTORS AGEING

DECEMBER 2022

CITY OF WINDHOEK

DEBTORS AGEING

	December-22			Previous Month		Percentage change	
Descriptions	Current Month	Balance	Total arrears	Balance	Total arrears	Balance	Total arrears
Normal Clients	127,854,288	242,923,537	113,206,348	229,643,216	105,002,810	6%	8%
Arrangements	258,189	41,350,380	41,084,940	45,902,734	45,583,499	-10%	-10%
Estate lates	1,826,898	32,797,878	30,741,469	32,060,781	30,053,518	2%	2%
Accounts with queries	762,645	9,186,507	8,423,287	8,974,510	8,191,229	2%	3%
Businesses	38,355,790	69,500,368	26,103,463	61,179,048	21,717,014	14%	20%
Handovers	6,140	26,766,459	26,760,319	26,927,497	26,921,136	-1%	-1%
Redforce Handovers	11,242,178	464,591,615	452,903,703	467,015,946	453,696,068	-1%	0%
Pensioners	8,909,484	109,414,017	100,188,290	107,780,174	98,434,970	2%	2%
Communal toilets	265,717	27,278,304	27,012,587	27,012,587	26,747,408	1%	1%
Body Corporates	4,357,148	5,946,045	1,572,472	6,017,222	1,781,007	-1%	-12%
Employees	1,767,546	2,938,911	1,165,388	3,143,405	1,279,142	-7%	-9%
Extended Boundary	870,431	2,560,001	1,689,150	2,603,176	1,454,643	-2%	16%
SOE's	16,097,170	24,957,653	8,640,160	24,946,659	8,955,143	0%	-4%
Government	38,098,591	165,650,992	127,068,289	156,131,151	92,966,399	6%	37%
Sundries and Land Sales	5,323,054	55,453,123	50,329,421	54,455,781	49,219,381	2%	2%
Others	5,074,910	-15,079,480	-20,778,192	-5,953,176	-18,699,526	153%	11%
TOTAL	261,070,181	1,266,236,309	996,111,093	1,247,840,709	953,303,841		

Total of Previous month	266,349,614	1,247,840,709	953,303,841
Percentage change	-1.98%	1.47%	4.49%

Comments

1. Interest charged on the N$89 million of free water still not paid by MURD
2. Kupferberg account of Ministry of Health still not paid, thus accumulating interest
3. Telecom and Namwater is strategic partner cannot be disconnected
4. Accounts with queries are mainly due to data integrity e.g.:
4.1. incomplete consolidation of accounts of consolidated properties,
4.2. water meters not updated timely
4.3. Back charges (including as a result of interim valuations and stand audit)
4.4. Properties transferred without municipal accounts settled.
5. Signatories on annual leave
6. Most employees on annual leave

Age Analysis Report for Government Ministries, State Offices and SOE's as at December 2022

Government Ministries & State Offices	Current Month	Total arrears	Balance	Previous Month		Percentage change	
				Total arrears	Balance	Total arrears	Balance
Ministry of Urban & Rural Development	1,636,043.70	91,553,066.99	93,189,110.69	60,908,728.75	91,971,625.06	50%	1%
Ministry of Health & Social Services	8,670,367.70	28,221,655.04	36,953,007.88	25,550,149.98	32,055,076.00	10%	15%
Ministry of Education, Arts & Culture	7,997,927.11	7,673,967.30	15,717,821.51	7,612,785.74	14,946,170.46	1%	5%
Ministry of Sport, Youth & National Service	906,315.80	1,881,707.49	2,788,039.04	1,133,860.82	1,950,286.83	66%	43%
Ministry of Works & Transport	3,325,594.79	644,471.10	3,974,658.60	1,584,159.81	4,447,377.58	-59%	-11%
Ministry of Defence	2,758,812.63	499,535.00	3,258,347.63	10,057.90	2,211,851.13	4867%	47%
Ministry of Agriculture, Water & Forestry	1,375,096.21	343,789.28	1,718,948.49	212,663.48	1,611,725.79	62%	7%
Ministry of Gender Equality & Child Welfare	568,423.69	312,178.50	880,680.94	(223,206.47)	315,774.81	-240%	179%
Ministry of Fisheries & Marine Resources	20,111.83	149,033.62	169,145.45	129,218.60	149,033.62	15%	13%
Ministry of Labour, Industrial Relations & Employment Creation	173,455.90	136,805.24	310,261.14	(13,571.36)	123,233.88	-1108%	152%
Office of the Attorney General	128,538.54	126,255.82	254,794.36	55,144.64	190,852.21	129%	34%
Ministry of Justine	261,657.73	106,358.30	368,016.03	70,248.25	336,018.65	51%	10%
Ministry of Home Affairs & Immigration	609,541.55	73,228.39	682,769.94	165,918.76	866,602.47	-56%	-21%
Ministry of Veteran Affairs	61,020.79	57,063.68	118,084.47	10,706.78	57,063.68	433%	107%
Namibia Central Intelligence Services	190,952.36	43,652.62	234,604.98	40,321.80	173,328.20	8%	35%
Khomas Regional Council	259,794.74	26,462.66	286,257.40	38,301.63	192,969.36	-31%	48%
Ministry of Land Reform	260,771.64	14,391.20	275,194.34	195,793.77	459,604.52	-93%	-40%
Electoral Commission of Namibia	276,143.51	-	276,143.51	(19,309.36)	99.50	-100%	277431%
Ministry of International Relations & Co-operations	6,994.91	(1,734.11)	5,260.80	-	29,467.71	#DIV/0!	-82%
National Council	122,339.39	(4,022.09)	118,317.30	(16,738.12)	(16,738.12)	-76%	-807%
National Assembly	55,763.98	(5,449.72)	367,094.72	(277,755.28)	77,343.37	-98%	375%
Ministry of Higher Education, Training & Innovation	31,325.55	(23,272.41)	8,053.14	(474.07)	(474.07)	4809%	-1799%
Ministry of Information & Communication Technology	36,921.79	(39,877.95)	(2,956.16)	(60,518.07)	(26,026.59)	-34%	-89%
Office of the Judiciary	979,485.63	(55,269.74)	924,215.89	80,221.98	1,136,984.21	-169%	-19%
Office of Employment Equity Commission	1,518.48	(155,149.87)	(153,631.39)	(39,230.39)	(39,230.39)	295%	292%
Office of the Auditor General	263,785.42	(263,769.72)	47.20	50,662.47	325,877.51	-621%	-100%
Ministry of Finance	315,431.90	(268,474.22)	46,957.68	(691,956.10)	(467,369.29)	-61%	-110%
Ministry of Industralization, Trade & SME Development	645,035.23	(346,077.35)	298,957.88	868,048.81	1,538,245.50	-140%	-81%
Office of the Prime Minister	412,237.98	(358,824.76)	53,413.22	(388,034.57)	5,114.30	-8%	944%
Office of the President	1,031,521.78	(410,822.91)	621,193.00	927,339.03	1,947,998.58	-144%	-68%
Ministry of Mines & Energy	424,974.15	(415,939.90)	9,034.25	(0.04)	6,822.21	1039849650%	32%
Ministry of Environment & Tourism	124,170.18	(534,490.16)	(410,319.98)	(593,037.40)	(532,786.14)	-10%	-23%
Ministry of Safety & Security	4,166,514.56	(1,912,158.71)	2,309,468.36	(4,354,102.50)	87,228.04	-56%	2548%
TOTAL BALANCE	38,098,591.15	127,068,288.61	165,650,992.31	92,966,399.27	156,131,150.58		

SOE's NAME	Current Month	Total arrears	Balance	Previous Month		Percentage change	
				Total arrears	Balance	Total arrears	Balance
TransNamib	2,572,715.92	4,572,361.69	7,145,077.61	2,232,953.82	4,747,732.87	105%	50%
Meat Corporation of Namibia (Meatco)	2,379,289.26	2,475,547.42	4,854,836.68	4,805,222.70	7,280,095.90	-48%	-33%
National Housing Enterprises (NHE)	124,392.03	1,316,256.10	1,440,648.13	1,261,256.71	1,328,456.31	4%	8%
Telecom Namibia	309,898.43	1,020,613.14	1,330,511.57	1,251,440.38	1,520,423.00	-18%	-12%
NamWater	317,773.41	404,592.71	722,366.12	66,190.14	392,553.10	511%	84%
Namibia Development Corporation	389,848.08	373,534.61	763,382.69	1,178,144.11	1,648,834.79	-68%	-54%
Namibia Airports Company	228,226.09	327,520.23	715,712.08	36,890.46	281,132.73	788%	155%
Namibia Institute of Public Management (NIPAM)	190,169.72	324,607.27	514,776.99	143,790.67	324,654.52	126%	59%
Social Security Commission	166,492.38	304,502.71	470,995.09	259,954.44	394,230.52	17%	19%

International University Management	412,642.33	214,529.07	627,171.40	238,153.99	641,179.91	-10%	-2%
Air Namibia	58,490.21	149,782.93	208,273.14	89,885.48	151,939.99	67%	37%
Namibia University of Science & Technology	189,513.51	52,387.09	241,900.60	(24,652.56)	161,489.63	-313%	50%
Electricity Control Board	97,065.80	47,143.75	144,209.55	53,094.32	130,478.81	-11%	11%
Namibia Statistics Agency	22,322.74	19,916.21	46,803.30	(0.03)	4,584,266.18	-66387467%	-99%
University of Namibia	4,477,485.16	10,493.53	4,522,349.06	(171,003.25)	10,493.53	-106%	42997%
Road Contractors Company	15,628.21	10,439.99	26,068.20	2,279.10	10,439.99	358%	150%
Government Institution Pension Fund	358.57	1,927.30	2,285.87	1,476.77	1,927.30	31%	19%
Namibia Tourism Board	131.25	380.61	543.36	251.44	412.11	51%	32%
Agricultural Bank of Namibia	154,075.75	-	154,075.75	(0.03)	(0.03)	-100%	-5135859333%
Bank of Namibia	32,707.87	-	32,707.87	(8,518.69)	(7,076.83)	-100%	-562%
Communications Regulatory Authority of Namibia	30,327.71	-	30,327.71	10,848.19	51,896.20	-100%	-42%
Motor Vehicle Accident Fund	4,064.64	-	4,064.64	-	13,240.76	#DIV/0!	-69%
Namibia Competition Commission	7,238.39	-	7,238.39	-	-	#DIV/0!	#DIV/0!
Namibia Institute of Pathology	281,702.56	-	281,702.56	-	226,203.80	#DIV/0!	25%
Namibia Student Financial Assistance Fund	36,808.36	-	36,808.36	(0.07)	19.91	-100%	184774%
Windhoek Machinen Fabrik	82,886.87	-	82,886.87	-	-	#DIV/0!	#DIV/0!
National Art Gallery of Namibia	146.44	(0.01)	146.43	(130.88)	15,422.32	-100%	-99%
Namibia Press Agency	6,612.42	(0.02)	6,612.40	-	6,818.20	#DIV/0!	-3%
Namibia National Reinsurance Corporation	0.00	(0.05)	(0.05)	(0.03)	(0.03)	67%	67%
Namibia College of Open Learning	0.00	(0.07)	(0.07)	(0.06)	(0.05)	17%	17%
Development Bank of Namibia	8,059.68	(0.10)	8,059.58	(0.07)	8,059.60	43%	0%
New Era Publication	44,667.93	(2,692.89)	41,975.04	(1,077.26)	37,938.34	150%	11%
Namibia Wildlife Resorts	57,057.13	(3,405.86)	53,651.27	4,395.22	52,096.30	-177%	3%
Nampost	0.00	(7,775.15)	(7,775.15)	(7,506.59)	(7,506.59)	4%	4%
Namibia Qualifications Authority	5,812.65	(10,249.96)	(4,437.31)	(10,249.95)	(4,687.59)	0%	-5%
Namibia Post & Telecom Holdings	179,597.36	(14,238.36)	165,374.75	(14,063.21)	165,656.09	1%	0%
National Petroleum Corporation	7,430.41	(14,394.33)	(6,963.92)	(13,710.21)	(6,279.80)	5%	11%
Meat Board of Namibia	98,335.03	(27,761.69)	70,573.34	(38,971.54)	(28,927.22)	-29%	-344%
Road Fund Administration	125,848.50	(30,229.76)	95,618.74	(114,118.97)	45,359.72	-74%	111%
Anti Corruption Commission	78,563.08	(71,340.66)	7,222.42	(2,022.44)	11,547.37	3427%	-37%
National Theatre of Namibia	1,892.55	(82,607.89)	(80,715.34)	(0.11)	1,465.26	75097982%	-5609%
NamPower	439,652.38	(131,312.84)	308,339.54	(139,442.13)	158,086.67	-6%	95%
Roads Authority	68,669.20	(295,719.08)	(205,674.12)	(281,292.70)	(104,345.34)	5%	97%
Namibia Broadcasting Corporation	504,254.56	(408,443.53)	95,811.03	46,500.05	580,938.14	-978%	-84%
Mobile Telecommunication	1,888,315.45	-1,886,204.25	2,111.20	(1,900,824.20)	119,992.51		
	16,097,170.02	8,640,159.86	24,957,653.37	8,955,143.01	24,946,658.89		

890 126

INVESTMENT ACCOUNTS

As at 31 DECEMBER 2022

City of Windhoek
Investment Accounts
As at 31 December 2022

Account number	Type of Account	Balance N$	Ceded N$	Available N$	Facility	Maturity Date	
LISTED SHARES							
SLMZ/C91330	Sanlam	7,189,870.26	-	7,189,870.26		Trading	1
SLMZ/U740608	Sanlam	60,916.68	-	60,916.68		Trading	1
BANK WHK HOLDINGS	Bank Windhoek	6,333,353.60	-	6,333,353.60		Trading	1
		13,584,140.54	-	13,584,140.54			
Call & 48 Hour notice deposit accounts							
74271987074	FNB 48hour Tipeeg Account	145,905,029.91	129,787,240.57	16,117,789.34	1. Overdraft facility 2. Guarantee of N$16,496,384.71 in favour of WINGOC	WINGOC - Expired in August 2022 - awaiting for the department's further instruction	2
74271986993	FNB 48hour Build Together Account	1,383,376.78	-	1,383,376.78			
74271987082	FNB 48hour Call Account (Cash Collateral)	13,088,325.53	7,375,961.49	5,712,364.04	Overdraft facility		
74271987024	FNB 48hour Call Account (Betterment)	13,844,597.72	-	13,844,597.72			
74267203583	FNB 48hour Call Account (Housing)	42,786,383.71	-	42,786,383.71			3
74273033932	FNB 48hour Call Account (Bremen)	2,857,981.54	-	2,857,981.54			
74273033924	FNB 48hour Call Account (Electricity)	100,701.36	-	100,701.36			
3000901337	Bank Whk Call Account	14,219,588.91	12,928,443.05	1,291,545.86	Overdraft facility		4
11900005077	Nedbank Call Account	7,728,586.09	-	7,728,586.09			
TOTAL		241,914,971.55	150,091,645.11	91,823,326.44			
		255,499,112.09	150,091,645.11	105,407,466.98			5
TOTAL INVESTMENTS EXCL SHARES		241,914,971.55	150,091,645.11	91,823,326.44			
CHEQUE ACCOUNTS							
62012146115	FNB Main Account	(174,837,263.49)					
62244029196	FNB Mayoral Outreach	2,567,234.86					
62242081785	FNB Build Together	1,979,453.40					
62242051537	FNB Build Together Receipt Account	3,640.41					
62065269328	FNB VANTAA Co-operation Account	55,193.98					
62269687102	FNB Jazz Festival Account	1,082,822.58					
		-169,148,918.26					
Net Investments		86,350,193.83					

When the Namib Building Society (Namib Bou) and Bank Windhoek merged in 1995, the investors in Namib Bou received shares in proportion to their investments at the building society out of the retained earnings of the building society. That is how the municipality 23 years ago received its shares in what is today Capricorn Group.
(City of Windhoek is not allowed to invest in certain products including share tradings)

1 Sanlam shares are as a result of City of Windhoek being the policy holder at the institution during that time.

2 A payment guarantee in favour of WINGOC in exchange for a performance guarantee. The agreement supposed tocome to an end in August 2022 (the department responded January 2023 and indicated the need for renewal. Awaiting for the renewal instructions)

3 Investment account for receipts from betterment fees in accordance with the applicable regislation requirements

4 Investment account for the electricity's network contribution - (funds will be made available and transferred to the account in the next financial year 2022-2023)

5 Overdraft Facility increased from N$164mil to N$200mil during December 2021

	Current
Falicity 1	200,000,000
Falicity 2	-
Total Facilities	200,000,000
Total cash Collateral (including guarantee)	150,091,645
Guarantee	16,496,385
Total cash Collateral (Excluding guarantee)	133,595,260
Unsecure	66,404,740

892.28

DAILY CASH FLOW FORECAST

ANNEXURE A

CITY OF WINDHOEK
DAILY CASH FLOW FORECAST

Bank account 62012146115

	Monday, January 30, 2023
OVERDRAFT FACILITY LIMIT	200,000,000.00
Utilised amount	(101,669,938.62)
Available Balance (as per bank i.e. after commitments not yet cleared)	98,330,061.38
Cashiers Income 27/01/2023	1,154,950.65
Available cash on report date	99,485,012.03
Estimated cash inflow for remaining part of the month	58,638,492.25
Estimated cash available for remaining part of the month	158,123,504.28
Estimated month end surplus/(shortfall)	(76,775,985.53)

894

CREDITORS AGEING

30 JAN 2023

CITY OF WINDHOEK

CREDITORS AGEING

30-Jan-23

Supplier Name	Due date	Reporting	Outstanding	Total Invoice	Current	30 Days	60 Days	90 Days+	Paid	Total due
TOTAL CREDITORS				518,961,412	288,683,452	151,248,830	20,411,179	58,617,950	284,061,922	234,899,490
Supplier Name	Due date	Reporting date	Outstanding days	Total Invoice	Current	30 Days	60 Days	90 Days+	Paid	Total due
CREDITORS PER ATTACHED ANNEX C		30-Jan-23		306,214,664	223,905,934	49,279,601	20,411,179	12,617,950	225,304,597	80,910,066.71
GRN Informal Settlements - Mr. Maad	3-Jan-23	30-Jan-23	27.00	2,608,051.85	-	2,608,051.85	-	-	-	2,608,051.85
GRN Grant - Emergency Services	3-Jan-23	30-Jan-23	27.00	658,125.24	-	658,125.24	-	-	-	658,125.24
GRN - Water Projects	3-Jan-23	30-Jan-23	27.00	1,888,027.42	-	1,888,027.42	-	-	-	1,888,027.42
GRN - Electricity (Informal settlement	3-Jan-23	30-Jan-23	27.00	14,430,255.71	-	14,430,255.71	-	-	-	14,430,255.71
GRN - Prepaid water meters	3-Jan-23	30-Jan-23	27.00	274,935.16	-	274,935.16	-	-	-	274,935.16
GRN - Housing Project	3-Jan-23	30-Jan-23	27.00	5,601,473.48	-	5,601,473.48	-	-	1,857,621.29	3,743,852.19
City Police - Road Fund	3-Jan-23	30-Jan-23	27.00	3,211,079.95	-	3,211,079.95	-	-	-	3,211,079.95
Land Sales - Transfer	3-Jan-23	30-Jan-23	27.00	14,499,607.42	-	14,499,607.42	-	-	-	14,499,607.42
UNDP funds	3-Jan-23	30-Jan-23	27.00	89,423.93	-	89,423.93	-	-	-	89,423.93
Bremen funds	3-Jan-23	30-Jan-23	27.00	1,075,663.93	-	1,075,663.93	-	-	-	1,075,663.93
Electricity - investment account	3-Jan-23	30-Jan-23	27.00	100,000.00	-	100,000.00	-	-	-	100,000.00
Hire purchases	3-Jan-23	30-Jan-23	27.00	1,476,425.29	-	1,476,425.29	-	-	1,476,425.29	-
Bond payment	3-Jan-23	30-Jan-23	27.00	1,947,674.78	-	1,947,674.78	-	-	1,947,674.78	-
Interest OD	3-Jan-23	30-Jan-23	27.00	665,130.33	-	665,130.33	-	-	665,130.33	-
Pension	4-Jan-23	30-Jan-23	26.00	16,056,786.89	-	16,056,786.89	-	-	16,056,786.89	-
Medical Aid	7-Jan-23	30-Jan-23	23.00	16,353,824.77	-	16,353,824.77	-	-	16,353,824.77	-
VET Levy	19-Jan-23	30-Jan-23	11.00	1,028,619.35	-	1,028,619.35	-	-	-	1,028,619.35
PAYE	19-Jan-23	30-Jan-23	11.00	20,004,124.10	-	20,004,124.10	-	-	20,004,124.10	-
Salaries	31-Jan-23	30-Jan-23	-	55,959,690.07	55,959,690	-	-	-	395,737.29	55,563,952.78
Salary creditors	31-Jan-23	30-Jan-23	-	8,817,828.17	8,817,828	-	-	-		8,817,828.17
NTA	31-Jan-22	30-Jan-23	364.00	46,000,000.00	-	-	-	46,000,000.00	-	46,000,000.00
							-	-	-	
				518,961,412	288,683,452	151,248,830	20,411,179	58,617,950	284,061,922	234,899,490

8962

[Municipal Council Minutes: 2019-02-28]

9.3.5 **FNS.1 [UTP] APPLICATION FOR THE DEPROCLAMATION OF A PORTION OF GOREANGAB EXTENSION 4, THE PARTIAL CANCELLATION OF GENERAL PLAN K321 (SGA606/99) AND APPROVAL OF THE NEW LAYOUT PLAN FOR THE DEPROCLAIMED PORTION**
(L/Ext. 4/GG)

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the approval for the required cadastral amendments of the Goreangab Extension 4 township layout, designated for the implementation of the Massive Urban Land Servicing (MULS) project in Windhoek, be noted.

2 That Clauses 3, 4, 5, 6 and 6.2 to 6.5 of Council 302/10/2015, attached as pages 7 - 8 to the agenda, which makes specific references to cadastral amendments, be rescinded.

3 That approval be granted for the deproclamation of a portion of Goreangab Extension 4 as depicted on the layout, attached as page 12 to the agenda.

4 That approval be granted for the partial cancellation of General Plan K321 (SG A606/99).

5 That approval be granted for the proposed township layout on the deproclaimed portion as depicted on drawing CA/GG4, attached as page 12 to the agenda.

6 That approval be granted for the permanent closure of private open space (Erf 3196, Goreangab Extension 4).

7 That approval be granted for the permanent closure of streets (a portion of the Remainder Portion No. 23 of Gammams No. 36 as street, namely Omuse, Ohama, Omukuku Streets and portions of Muhato and Kharos Streets in Goreangab Extension 4).

8 That the standard conditions of establishment in favour of the City of Windhoek be registered against all erven, excluding reserved erven, against which no conditions should be registered.

9 That all layout amendment proposals comply with the town planning requirements and the use of existing densities.

10 That all business erven be given a bulk of one (1) and that the secondary right to housing not be exercised unless in a mixed development.

11 That 'general residential' erven be zoned with a density of 1:300 m² respectively.

12 That 'single residential' erven be zoned 'residential' with the density of 1:300 m².

13 That institutional erven be reserved for a primary school as depicted on the plan, attached as page 12 to the agenda.

14 That erven zoned 'municipal' be reserved for municipal purposes.

15 That the proposed newly created erven on the deproclaimed portion of Goreangab Extension 4 and its proposed new zonings as depicted on the plan, attached as page 12 to the agenda, be included in the next Amendment Scheme.

16 That the Environmental Management Division under Department of Economic Development and Community Services undertake all the necessary statutory steps to renew the Environmental Management Clearance Certificate of 2015 for the proposed changes to the layout, (Goreangab Extension 4).

17 That it be noted that Phases 1 and 2 are partially serviced with water and sewer lines as per the previous layout plan.

18 That it be noted that where already installed water and sewer services are affected due to the new layout plan, that these be relocated to the correct locations as per municipal standards.

19 That the arterial roads be provided with a defined median to avoid shortcuts through.

20 That all intersections/access points off Arterial Roads be provided with right turning lanes.

21 That it be noted that lay-bys must be created in Omuramba and Kowas Streets to make provision for public transport.

21.1 That the public transport corridor be established and developed as part of the layout, amongst bicycle paths along major collectors, pedestrian paths, bus routes plus stops and taxi ranks where possible.

21.2 That these bus stops should be a maximum of ± 800 metres apart, the minimum lengths of the bus bays should be ± 105 metres on arterial roads, ± 80 metres on collector roads and ± 55 metres on local streets.

22 That the roundabout be provided where two (2) collector roads intersect with one another.

23 That authorisation be granted to the Strategic Executive: Urban and Transport Planning for amendments to the layouts, including zoning should the need arise, to accommodate the provision of services and changes as a result of the survey or any other requirements deemed fit by the Namibia Planning and Advisory Board (NAMPAB) or Townships Board.

24 That all development costs be carried by the Developer.

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

RESOLUTION 26/02/2019

Naruses (N) 900 -3

From: R Booysen <rbooysen@murd.gov.na>
Sent: Thursday, June 18, 2020 17:07
To: Endjala (V)
Cc: Naruses (N)
Subject: Approval: Item 69/2020_Goreangab Extension 4
Attachments: SRoom_23620061815361.pdf

From: dalfeus@murd.gov.na [mailto:dalfeus@murd.gov.na]
Sent: 18 June 2020 05:37 PM
To: rbooysen@murd.gov.na
Subject: Message from Room_236

901

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: R. Booysen
Tel: (+264+61) 297-5231
Fax: (+264+61) 297-5305
Email: rbooysen@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/4/1/W3/14 Ext.4
Your Ref.: (L/Ext.4/GG)

Date: 18 June 2020

Municipality of Windhoek
P.O Box 59
Windhoek
NAMIBIA

Dear Sir

SUBJECT: GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3079, 3080, 3092 TO 3093 AND SUBSEQUENT SUBDIVISION

1. Your letter dated 24 May 2020 has reference.
2. The attached Townships Board Resolution Item 68/2020 dated 09 June 2020 has been approved.
3. Attached please find the Original Subdivision Certificate for registration purposes.

Yours faithfully

Ministry of Urban and Rural Development
Division Planning
19 JUN 2020
P/Bag 13289

TOWNSHIPS BOARD SECRETARIAT

Item	Date
68/2020 17/4/1/W3/14 Ext.4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3079, 3080, 3092 TO 3093 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4 - MG-5AA-W18)

The Board recommended that –

a) Erven 3079, 3080, 3092 and 3093, Goreangab Extension 4 be consolidated into Erf 3780, Goreangab Extension 4 if all erven belong to the same owner;

b) Erf 3780, Goreangab Extension 4 be subdivided into Erven 3781 to 3783 and the Remainder of Erf 3780, Goreangab Extension 4 on condition that no erf be smaller than 300m²; and

c) the conditions registered against Erven 3079, 3080, 3092 and 3093, Goreangab Extension 4 be retained and registered against Erven 3781 to 3783 and Remainder Erf 3780, Goreangab Extension 4.

REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Township and Division of Land Ordinance, 1963

CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

Erf 3780

in the Township of

Goreangab Extension 4

Into **four** portions

designated.

Erven 3781 to 3783 and the Remainder of Erf 3780, Goreangab Extension 4.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto: Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

Min. Min. of Urban and Rural Development
Division Planning
19 JUN 2020

18-06-2020
Date

.....
Acting Deputy Director
Division Planning

From: R Booysen <rbooysen@murd.gov.na>
Sent: Thursday, June 18, 2020 17:09
To: Endjala (V)
Cc: Naruses (N)
Subject: Approval: Item 69/2020_Goreangab Extension 4
Attachments: SRoom_23620061815362.pdf

Ignore previous mail for Item 69/2020

From: dalfeus@murd.gov.na [mailto:dalfeus@murd.gov.na]
Sent: 18 June 2020 05:37 PM
To: rbooysen@murd.gov.na
Subject: Message from Room_236

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: R. Booysen
Tel: (+264+61) 297-5231
Fax: (+264+61) 297-5305
Email: rbooysen@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/4/1/W3/14 Ext.4
Your Ref.: (L/Ext.4/GG)

Date: 18 June 2020

Municipality of Windhoek
P.O Box 59
Windhoek
NAMIBIA

Dear Sir

SUBJECT: GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3131 TO 3132 AND SUBSEQUENT SUBDIVISION

1. Your letter dated 24 May 2020 has reference.
2. The attached Townships Board Resolution Item 69/2020 dated 09 June 2020 has been approved.
3. Attached please find the Original Subdivision Certificate for registration purposes.

Yours faithfully

Ministry of Urban and Rural Development
Division P...
19 JUN 2020
P/Bag 13289
WINDHOEK

TOWNSHIPS BOARD SECRETARIAT

Item	Date
69/2020 17/4/1/W3/14 Ext.4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3131 TO 3132 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4-MG-5AA-W18)

The Board recommended that –

a) Erven 3131 to 3132, Goreangab Extension 4 be consolidated into Erf 3784, Goreangab Extension 4 if both erven belong to the same owner;

b) Erf 3784, Goreangab Extension 4 be subdivided into Erf 3785 and the Remainder of Erf 3784, Goreangab Extension 4 on condition that no erf be smaller than 300m²; and

c) the conditions registered against Erven 3131 and 3132, Goreangab Extension 4 be retained and registered against Erf 3785 and the Remainder of Erf 3784, Goreangab Extension 4; and

d) the panhandle must be at least 4 metres wide.

REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Township and Division of Land Ordinance, 1963

CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

Erf 3784

in the Township of

Goreangab Extension 4

Into **two** portions

designated.

Erf 3785 and the Remainder of Erf 3784, Goreangab Extension 4.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto: Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

Ministry of Urban and Rural Development
Division Planning
12 JUN 2020
Private Bag 13289

18-06-2020
Date

.....
Acting Deputy Director
Division Planning

From: R Booysen <rbooysen@murd.gov.na>
Sent: Thursday, June 18, 2020 17:11
To: Endjala (V)
Cc: Naruses (N)
Subject: Approval: Item 70/2020_Goreangab Extension 4
Attachments: SRoom_23620061815370.pdf

From: dalfeus@murd.gov.na [mailto:dalfeus@murd.gov.na]
Sent: 18 June 2020 05:37 PM
To: rbooysen@murd.gov.na
Subject: Message from Room_236

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: R. Booysen
Tel: (+264+61) 297-5231
Fax: (+264+61) 297-5305
Email: rbooysen@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/4/1/W3/14 Ext.4
Your Ref.: (L/Ext.4/GG)

Date: 18 June 2020

Municipality of Windhoek
P.O Box 59
Windhoek
NAMIBIA

Dear Sir

SUBJECT: GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3133 TO 3139 AND SUBSEQUENT SUBDIVISION

1. Your letter dated 24 May 2020 has reference.
2. The attached Townships Board Resolution Item 70/2020 dated 09 June 2020 has been approved.
3. Attached please find the Original Subdivision Certificate for registration purposes.

Yours faithfully

Ministry of Urban and Rural Development
Division: Planning
19 JUN 2020
P/Bag 13289
WINDHOEK

TOWNSHIPS BOARD SECRETARIAT

Item	Date
70/2020 17/4/1/W3/14 Ext.4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3133 TO 3139 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4-MG-5AA -W18)

The Board recommended that –

a) Erven 3133 to 3139, Goreangab Extension 4 be consolidated into Erf 3786, Goreangab Extension 4 if all erven belong to the same owner;

b) Erf 3786, Goreangab Extension 4 be subdivided into Erven 3787 to 3789 and the Remainder of Erf 3786 (street free of conditions), Goreangab Extension 4; and

c) the conditions registered against Erven 3133 to 3139, Goreangab Extension 4 be retained and registered against Erven 3787 to 3789, and the remainder of Erf 3786 Goreangab Extension 4.

Office Note:

The Municipality of Windhoek to ensure that the rezoning be included in its next Town Planning Amendment Scheme.

REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Township and Division of Land Ordinance, 1963

CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

Erf 3786

in the Township of

Goreangab Extension 4

into four portions

designated.

Erven 3787 to 3789 and the Remainder of Erf 3786 (street free of conditions), Goreangab Extension 4.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto: Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

Ministry of Urban and Rural Development
Division Planning
19 JUN 2020
Private Bag 13289

16-06-2020
Date

.....
Acting Deputy Director
Division Planning

From: R Booysen <rbooysen@murd.gov.na>
Sent: Thursday, June 18, 2020 17:10
To: Endjala (V)
Cc: Naruses (N)
Subject: Approval: Item 71/2020_Goreangab Extension 4
Attachments: SRoom_23620061815363.pdf

Ignore previous mail for Item 71/2020

From: dalfeus@murd.gov.na [mailto:dalfeus@murd.gov.na]
Sent: 18 June 2020 05:37 PM
To: rbooysen@murd.gov.na
Subject: Message from Room_236

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: R. Booysen
Tel: (+264+61) 297-5231
Fax: (+264+61) 297-5305
Email: rbooysen@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/4/1/W3/14 Ext.4
Your Ref.: (L/Ext.4/GG)

Date: 18 June 2020

Municipality of Windhoek
P.O Box 59
Windhoek
NAMIBIA

Dear Sir

SUBJECT: GOREANGAB EXTENSION 4: PERMANENT CLOSURE OF OMUSE, OHAMA, OMUKUKU STREETS AND A PORTION OF MUHATO AND KHAROS STREETS ON GENERAL PLAN SG NO. A606/99 AND ERF 3196 (PUBLIC OPEN SPACE), CONSOLIDATION WITH ERVEN 2886 TO 2911, 2928 TO 2961, 2972 TO 2977, 2994 TO 3011, 3156 TO 3182 AND SUBSEQUENT SUBDIVISION

1. Your letter dated 24 May 2020 has reference.
2. The attached Townships Board Resolution Item 71/2020 dated 09 June 2020 has been approved.
3. Attached please find the Original Subdivision Certificate for registration purposes.

Yours faithfully

Ministry of Urban and Rural Development
Division Planning
19 JUN 2020
P/Bag 13289
WINDHOEK

TOWNSHIPS BOARD SECRETARIAT

Item	Date
71/2020 17/4/1/W3/14 Ext.4	09 June 2020

GOREANGAB EXTENSION 4: PERMANENT CLOSURE OF OMUSE, OHAMA, OMUKUKU STREETS AND A PORTION OF MUHATO AND KHAROS STREETS ON GENERAL PLAN SG NO. A606/99 AND ERF 3196 (PUBLIC OPEN SPACE), CONSOLIDATION WITH ERVEN 2886 TO 2911, 2928 TO 2961, 2972 TO 2977, 2994 TO 3011, 3156 TO 3182 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4 - MG-5AA-W18, W15)

The Board recommended that –

a) the permanent closure of Omuse, Ohama, Omukuku streets and a portion of Muhato and Kharos streets on General Plan SG No. A606/99, as approved by the Municipal Council of Windhoek is confirmed;

b) the permanent closure of Erf 3196 (public open space), Goreangab Extension 4 as approved by the Municipal Council of Windhoek is confirmed;

c) the closed street portions be converted into Erven 3790 and 3794 (formerly streets), Goreangab Extension 4;

d) Erven 3790 and 3794 (formerly streets), Erf 3196 (formerly public open space), Goreangab Extension 4 be consolidate with Erven 2886 to 2911, 2928 to 2961, 2972 to 2977, 2994 to 3011, 3156 to 3182, Goreangab Extension 4 be consolidated into Erf 3795, Goreangab Extension 4 if all erven belong to the same owner;

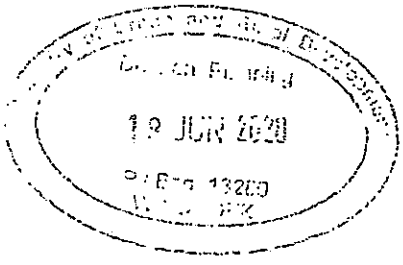
e) Erf 3795, Goreangab Extension 4 be subdivided into Erven 3796 to 3847, Erf 3848 (public open space) and Remainder Erf 3795 (street free of conditions), Goreangab Extension 4;

f) the conditions registered against Erven 2886 to 2911, 2928 to 2961, 2972 to 2977, 2994 to 3011, 3156 to 3182, Goreangab Extension 4 be retained and registered against Erven 3796 to 3847,Goreangab Extension 4; and

g) the panhandles must be at least 4 metres wide.

Office Note:

The Municipality of Windhoek to ensure that the rezoning be included in its next Town Planning Amendment Scheme.



REPUBLIC OF NAMIBIA

MINISTRY URBAN AND RURAL DEVELOPMENT

Township and Division of Land Ordinance, 1963

CERTIFICATE

I hereby certify, in terms of section 19 (7) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) that I have approved the subdivision of:

Erf 3795

in the Township of

Goreangab Extension 4

Into **fifty four** portions

designated.

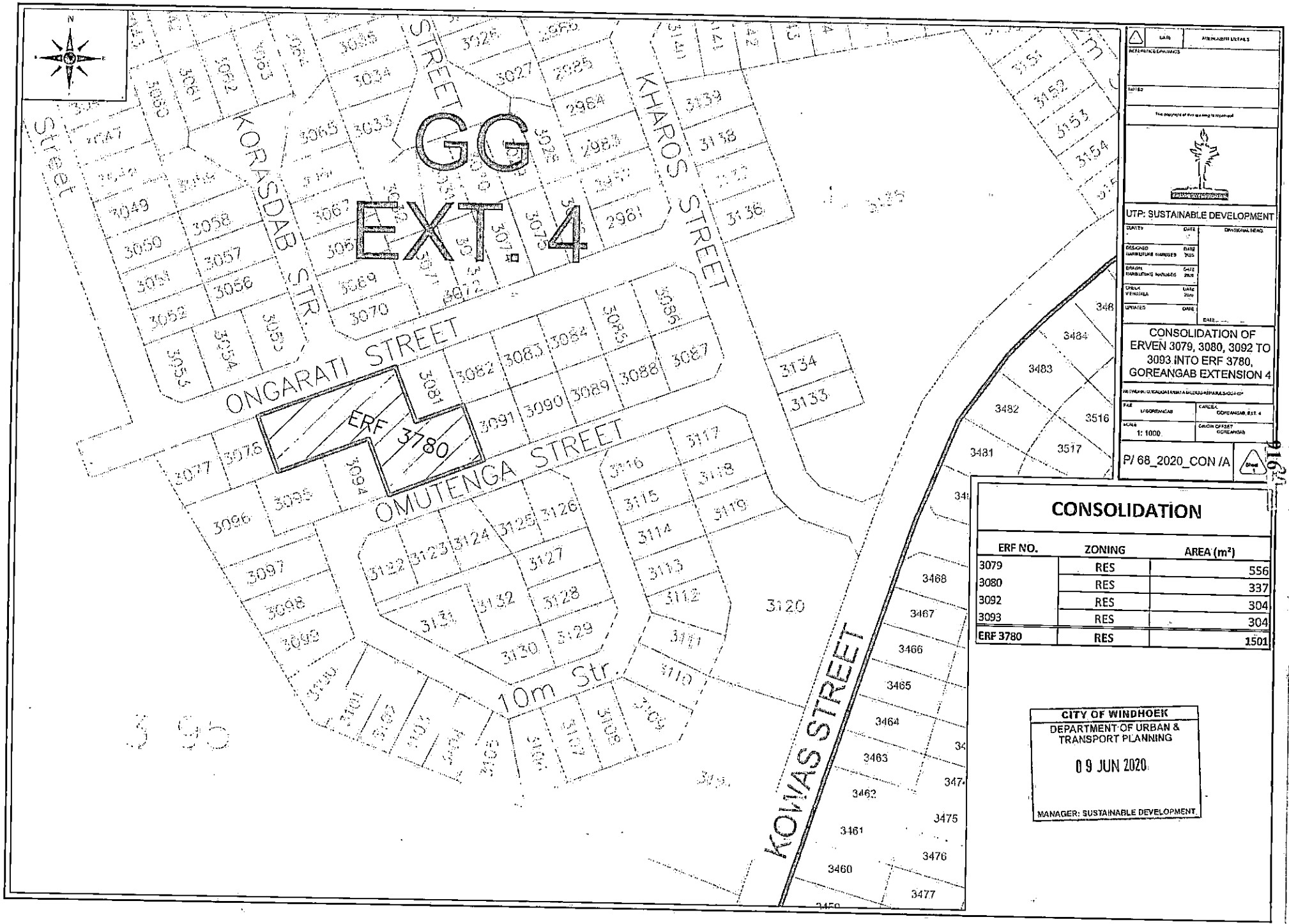
Erven 3796 to 3847, Erf 3848 (public open space) and Remainder Erf 3795 (street free of conditions), Goreangab Extension 4.

Please Note: This subdivision certificate is only valid for two years from date of notification in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto: Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

Ministry of Urban and Rural Development
Division Planning
19 JUN 2020
P/Bag 13289

18-06-2020
Date

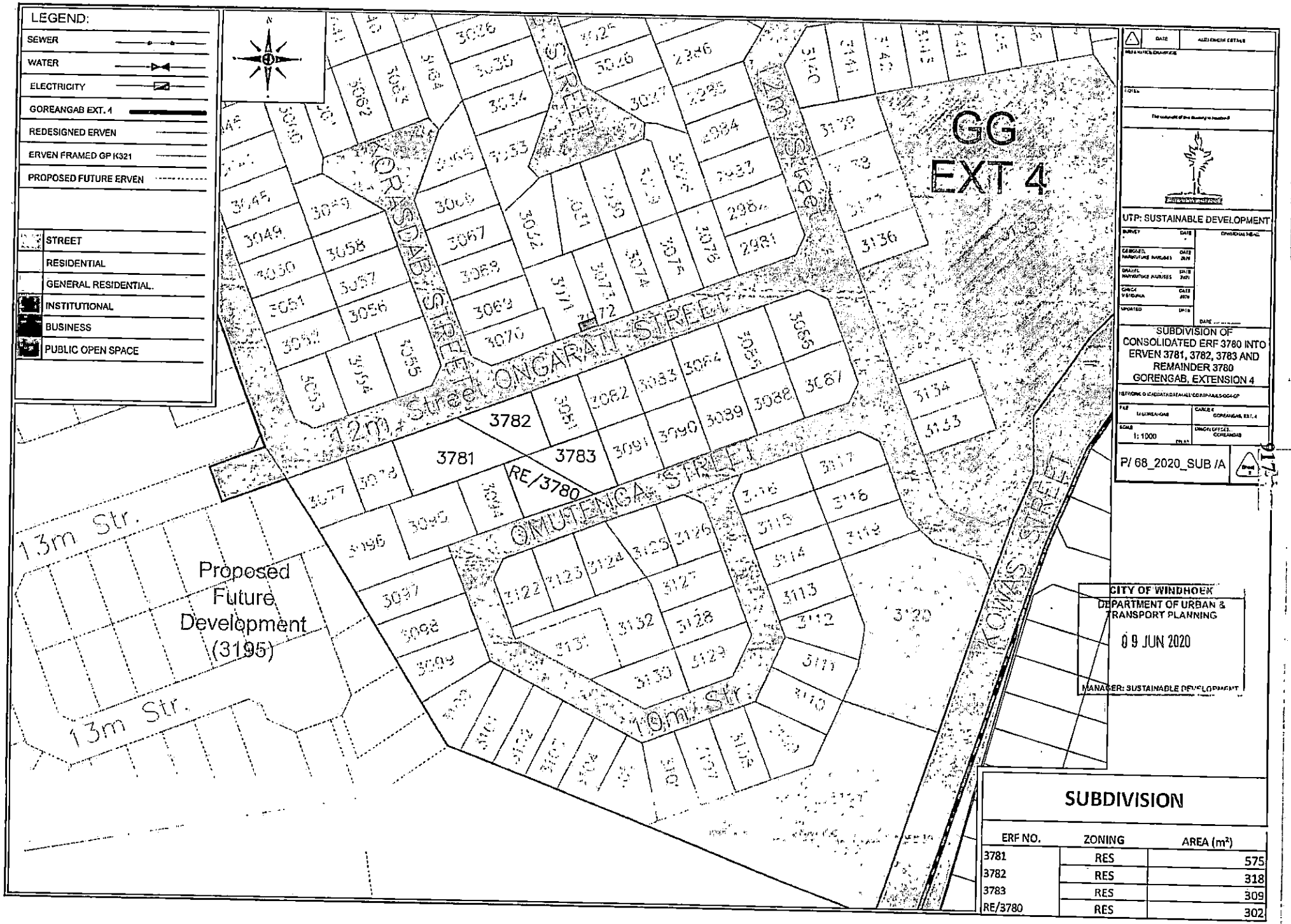
Acting Deputy Director
Division Planning



CONSOLIDATION

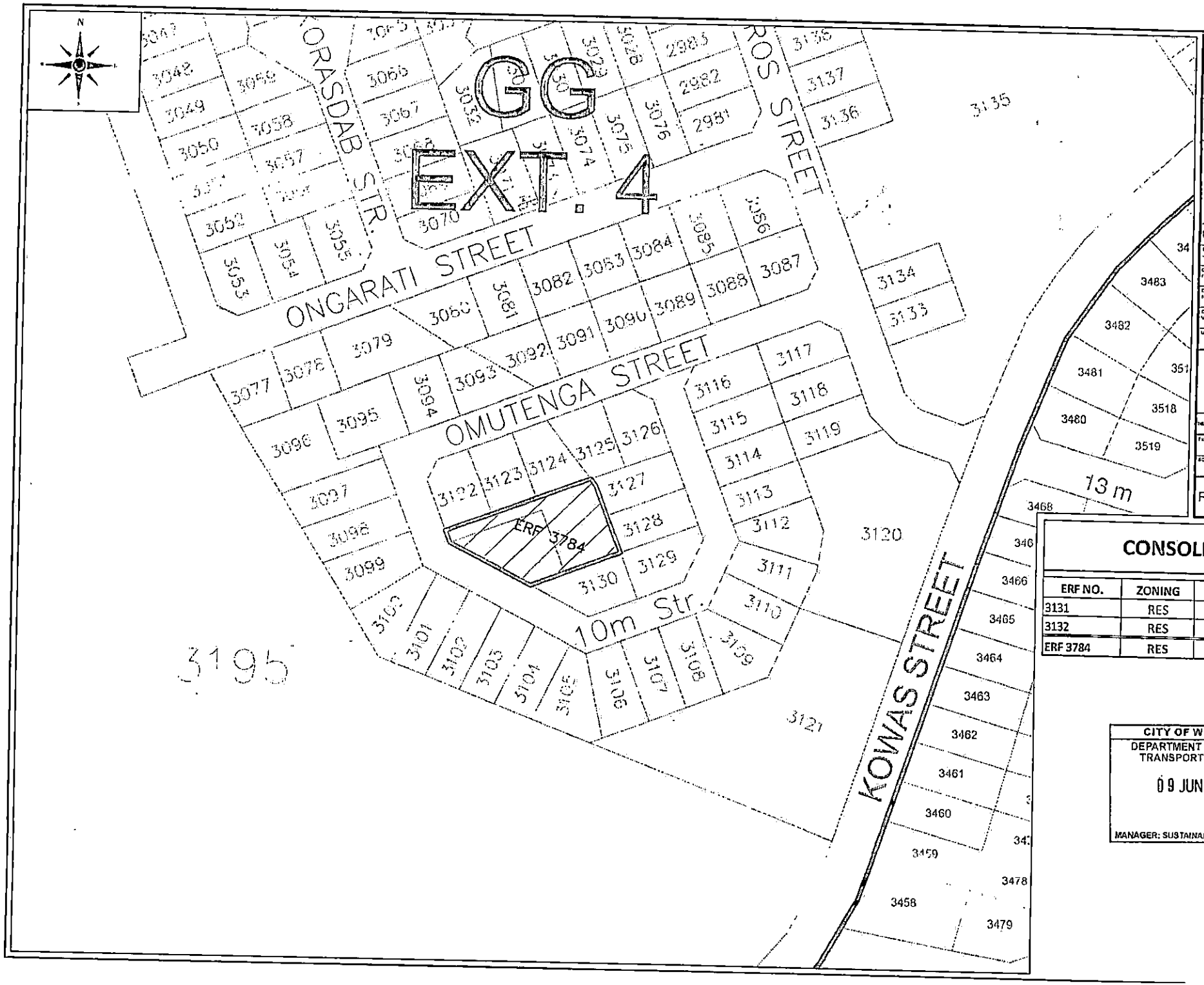
ERF NO.	ZONING	AREA (m²)
3079	RES	556
3080	RES	337
3092	RES	304
3093	RES	304
ERF 3780	RES	1501

CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT



SUBDIVISION

ERF NO.	ZONING	AREA (m²)
3781	RES	575
3782	RES	318
3783	RES	309
RE/3780	RES	302



DATE	AMENDMENT DETAILS

REFERENCE DRAWINGS

NOTES

The copyright of this drawing is reserved

UTP: SUSTAINABLE DEVELOPMENT

SURVEY	DATE	ORIGINAL HEAD
DESIGNED: TUMAUTUKE NARUSES	DATE 2020	
DRAWN: NARAUTUKE NARUSES	DATE 2020	
CHECK: V.ENDJALA	DATE 2020	
UPDATED	DATE	DATE

CONSOLIDATION OF ERF 3031 AND 3032 INTO ERF 3784, GOREANGAB EXTENSION 4

NETWORK: C:\CADDATA\CADAMALUGO\STPARLES\GG4.DP

FILE: 1* GOREANGAB	CANGEA: GOREANGAB, EXT. 4
SCALE: 1: 1000	DATUM CYPARS: GOREANGAB

P/ 69_2020_CON /A

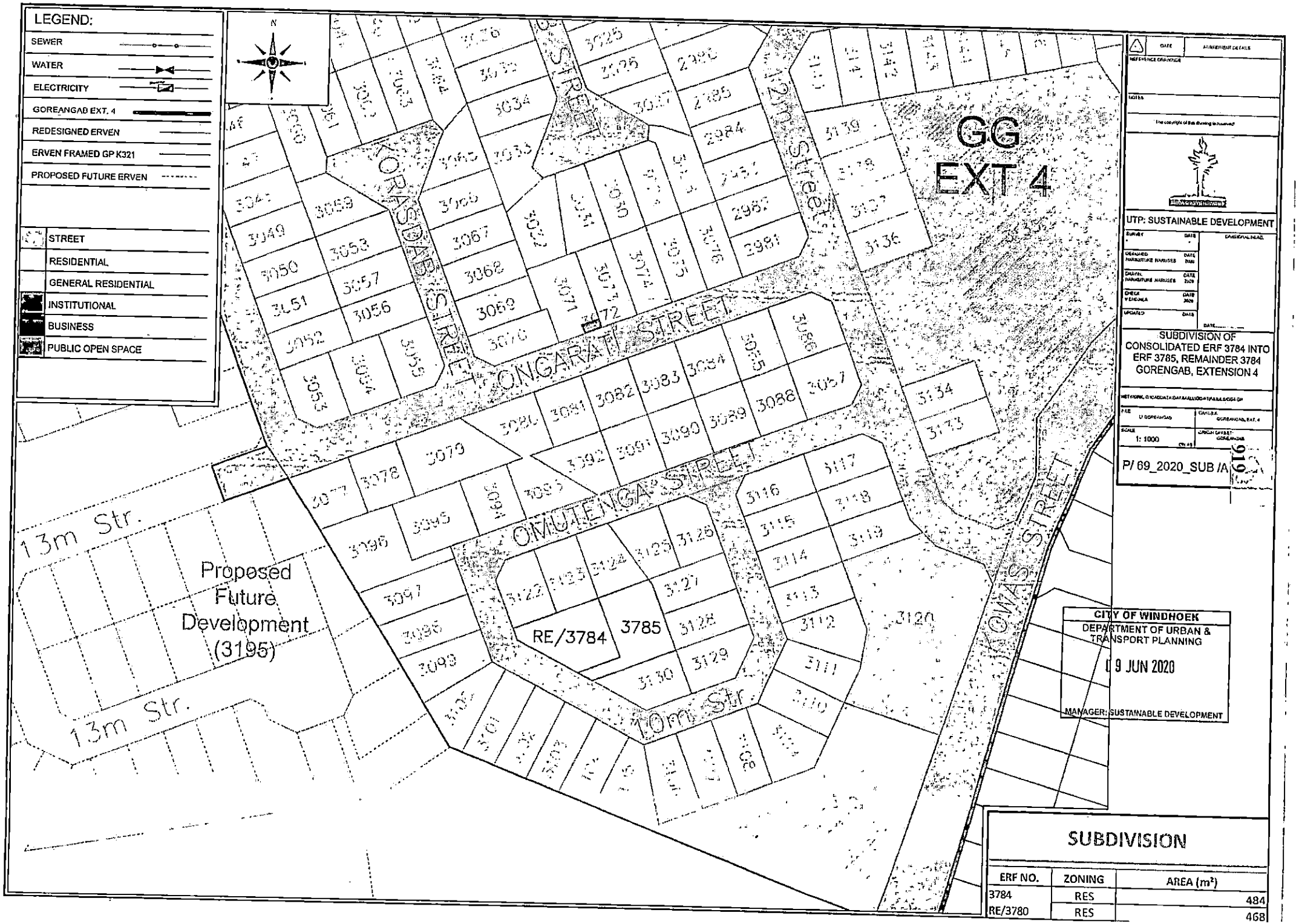
CONSOLIDATION

ERF NO.	ZONING	AREA (m²)
3131	RES	405
3132	RES	547
ERF 3784	RES	952

CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING

09 JUN 2020

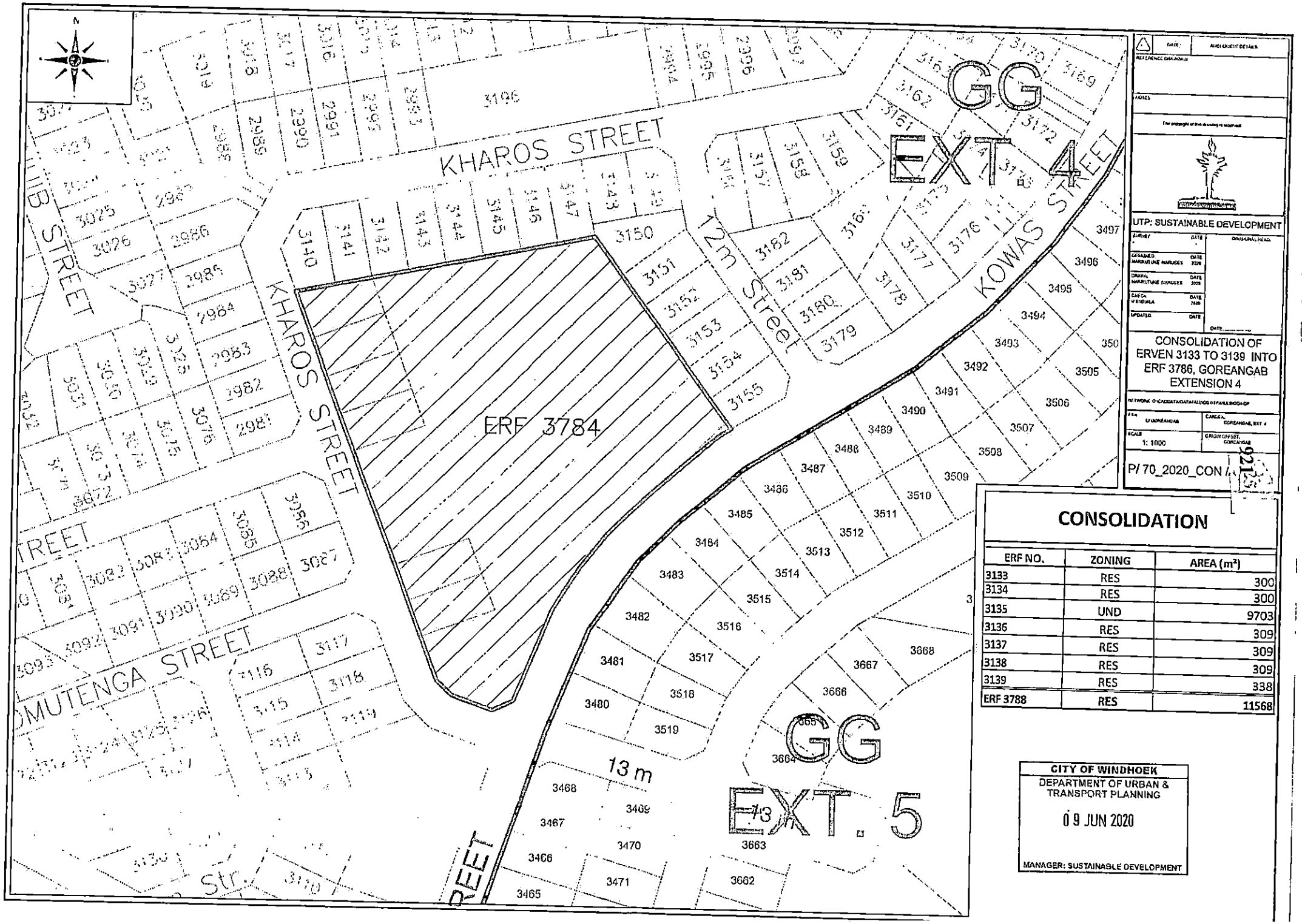
MANAGER: SUSTAINABLE DEVELOPMENT


LEGEND:
SEWER
WATER
ELECTRICITY
GOREANGAB EXT. 4
REDESIGNED ERVEN
ERVEN FRAMED GP K321
PROPOSED FUTURE ERVEN
STREET
RESIDENTIAL
GENERAL RESIDENTIAL
INSTITUTIONAL
BUSINESS
PUBLIC OPEN SPACE
N
GG
EXT 4
KONGARATI STREET
OMUTENGA STREET
OMAHEKE STREET
Proposed
Future
Development
(3195)
13m Str.
13m Str.
10m Str.
RE/3784
3785
UTP: SUSTAINABLE DEVELOPMENT
SURVEY
DRAWN
CHECKED
APPROVED
SUBDIVISION OF
CONSOLIDATED ERF 3784 INTO
ERF 3785, REMAINDER 3784
GOREANGAB, EXTENSION 4
SCALE
1: 1000
P/ 69_2020_SUB /A
919
CITY OF WINDHOEK
DEPARTMENT OF URBAN &
TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT
SUBDIVISION
ERF NO.
ZONING
AREA (m²)
3784
RES
484
RE/3780
RES
468



SUBDIVISION

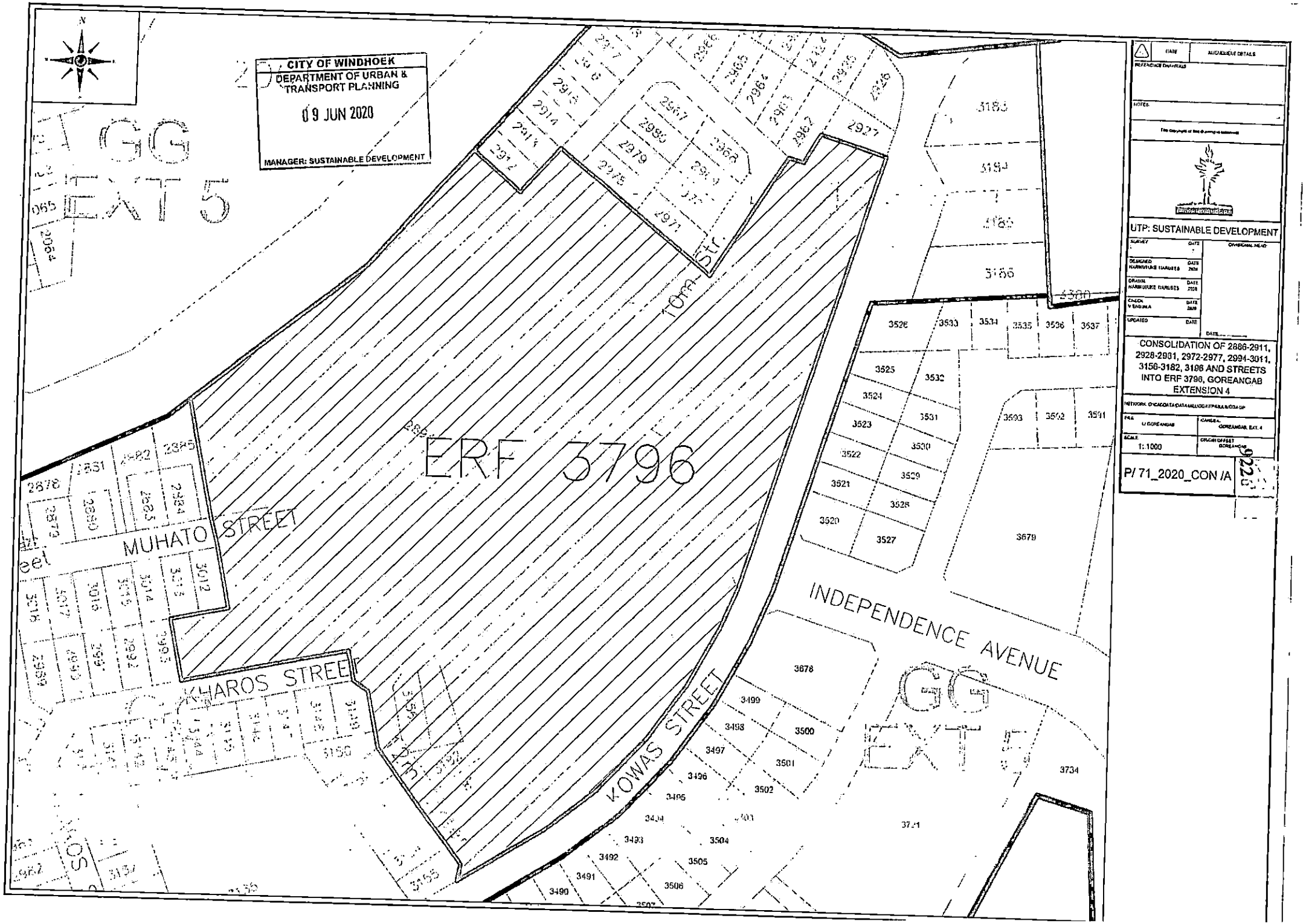
ERF NO.	ZONING	AREA (m²)
3787	GEN.RES	2171
3788	GEN.RES	1439
3789	INST	6226
RE/3788	STR	1267
3790	STR	465

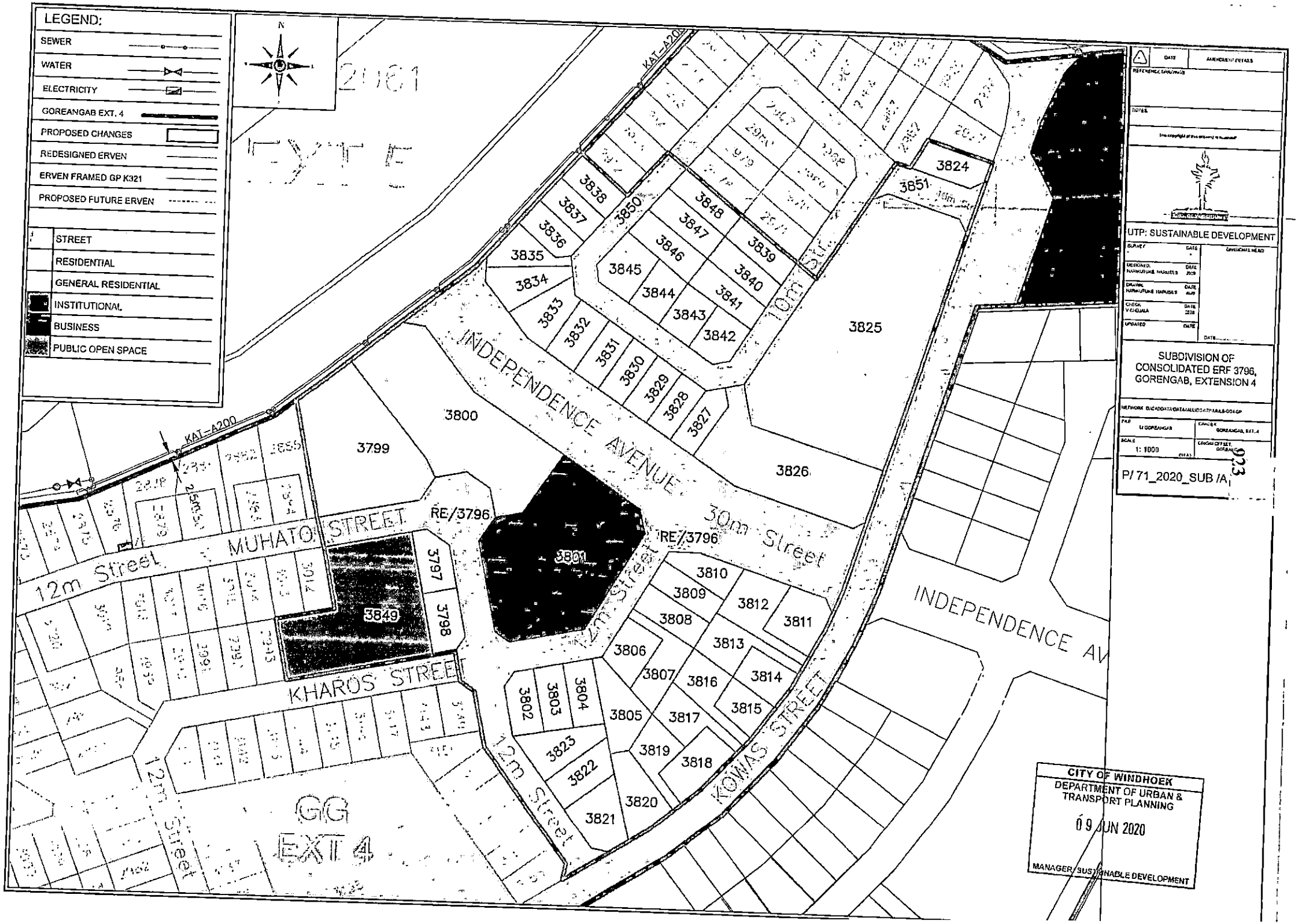


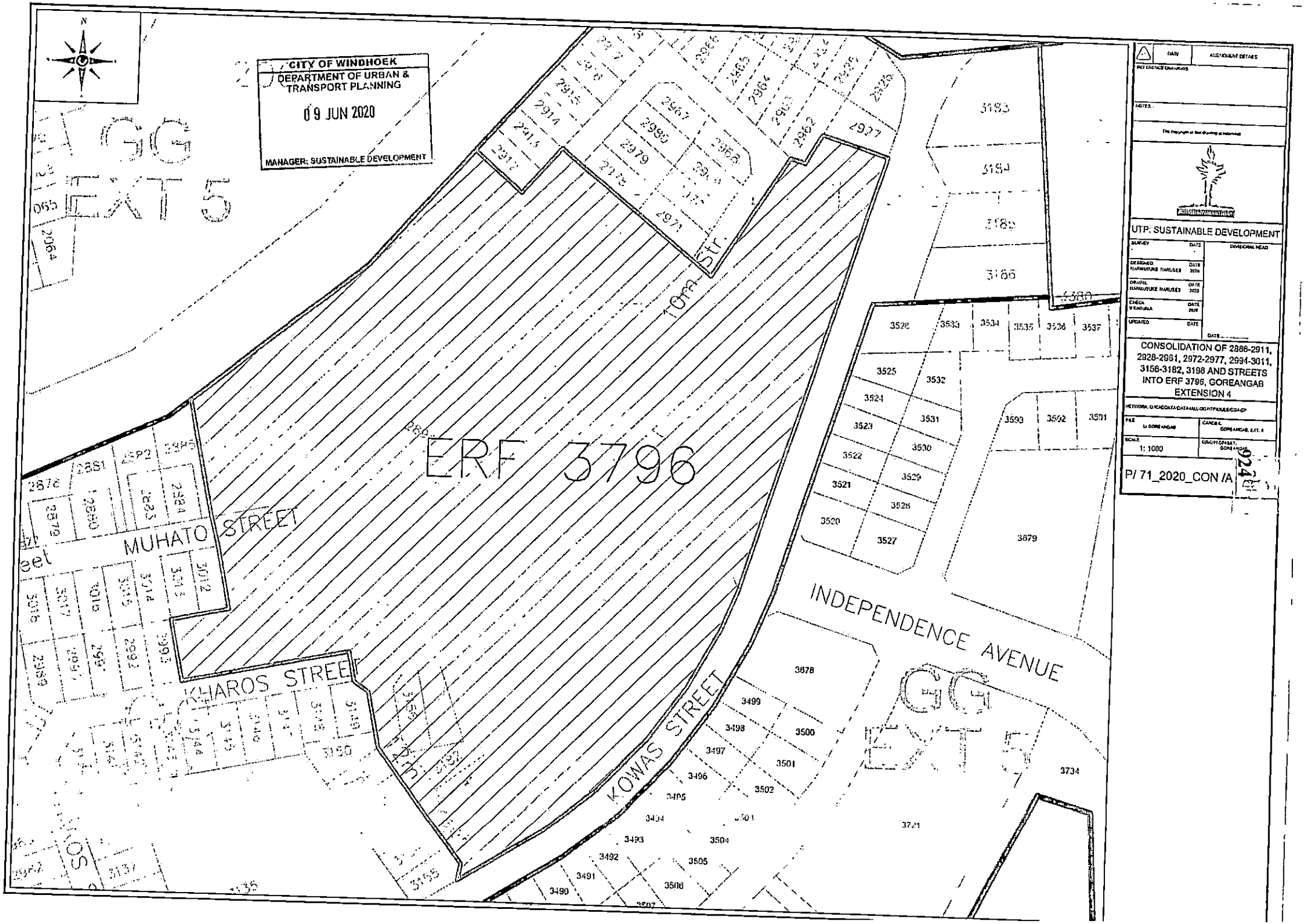
CONSOLIDATION

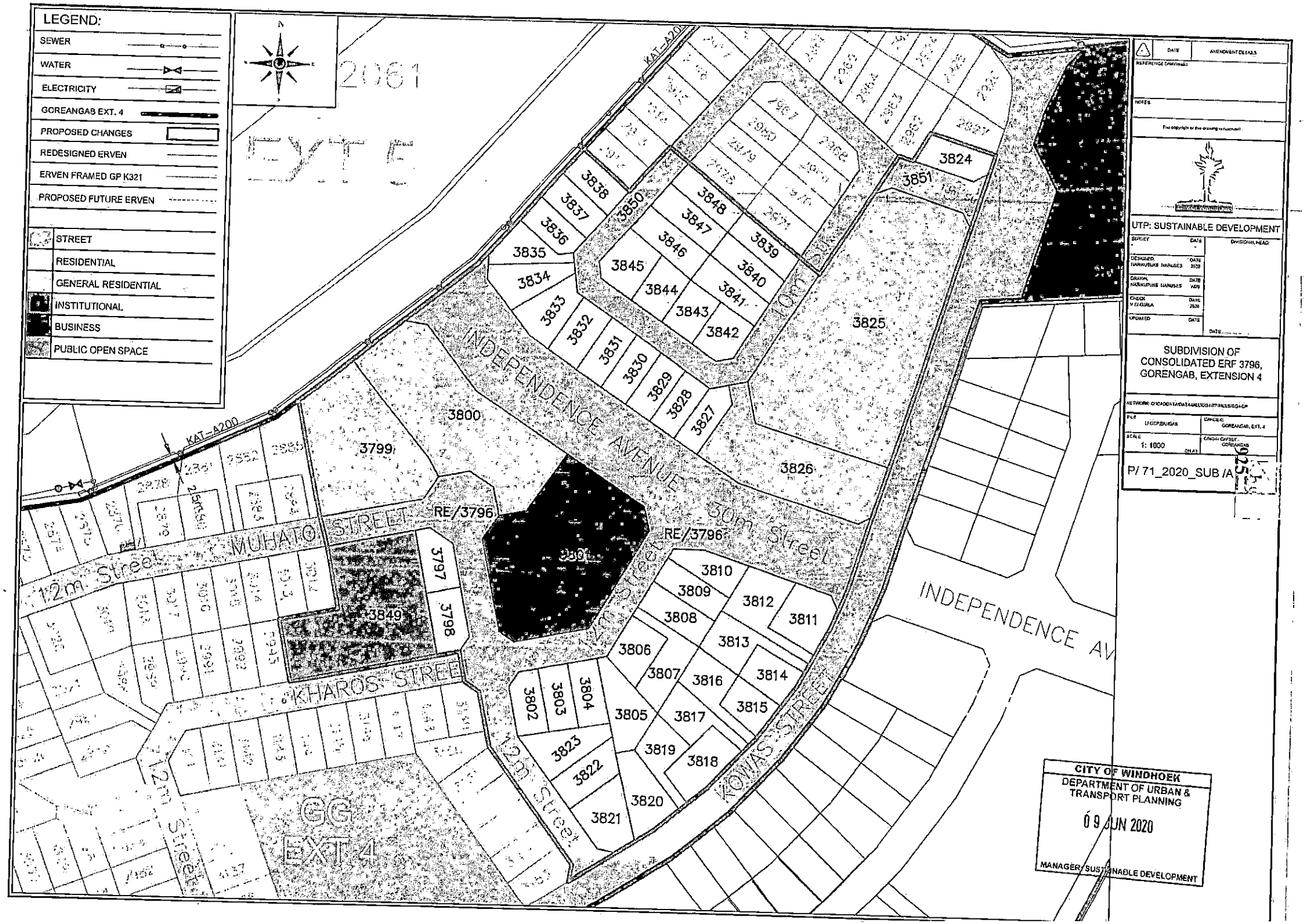
ERF NO.	ZONING	AREA (m²)
3133	RES	300
3134	RES	300
3135	UND	9703
3136	RES	309
3137	RES	309
3138	RES	309
3139	RES	338
ERF 3788	RES	11568

CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT


CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT
GG
EXT 5
ERF 3796
MUHATO STREET
KHAROS STREET
KOWAS STREET
INDEPENDENCE AVENUE
10m Str.
UTP: SUSTAINABLE DEVELOPMENT
CONSOLIDATION OF 2886-2911, 2928-2901, 2972-2977, 2994-3011, 3156-3182, 3196 AND STREETS INTO ERF 3796, GOREANGAB EXTENSION 4
1:1000
P/ 71_2020_CON /A


LEGEND:
SEWER
WATER
ELECTRICITY
GOREANGAB EXT. 4
PROPOSED CHANGES
REDESIGNED ERVEN
ERVEN FRAMED GP K321
PROPOSED FUTURE ERVEN
STREET
RESIDENTIAL
GENERAL RESIDENTIAL
INSTITUTIONAL
BUSINESS
PUBLIC OPEN SPACE
KAT-A200
INDEPENDENCE AVENUE
30m Street
10m Str.
MUHATO STREET
12m Street
KHAROS STREET
KOWAS STREET
INDEPENDENCE AV
GG EXT 4
RE/3796
3801
3849
3799
3800
3825
3826
3824
3851
3850
3838
3837
3836
3835
3834
3833
3832
3831
3830
3829
3828
3827
3848
3847
3846
3845
3844
3843
3842
3839
3840
3841
3797
3798
3810
3809
3808
3812
3811
3813
3806
3807
3816
3814
3815
3817
3805
3819
3818
3802
3803
3804
3823
3822
3821
3820
UTP: SUSTAINABLE DEVELOPMENT
SUBDIVISION OF CONSOLIDATED ERF 3796, GORENGAB, EXTENSION 4
1: 1000
P/ 71_2020_SUB /A
CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER/SUSTAINABLE DEVELOPMENT


CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT
GG
EXT 5
ERF 3796
10m Str.
MUHATO STREET
KHAROS STREET
KOWAS STREET
INDEPENDENCE AVENUE
UTP: SUSTAINABLE DEVELOPMENT
CONSOLIDATION OF 2886-2911, 2928-2961, 2972-2977, 2994-3011, 3156-3182, 3198 AND STREETS INTO ERF 3796, GOREANGAB EXTENSION 4
P/ 71_2020_CON /A
924


LEGEND:
SEWER
WATER
ELECTRICITY
GOREANGAB EXT. 4
PROPOSED CHANGES
REDESIGNED ERVEN
ERVEN FRAMED GP K321
PROPOSED FUTURE ERVEN
STREET
RESIDENTIAL
GENERAL RESIDENTIAL
INSTITUTIONAL
BUSINESS
PUBLIC OPEN SPACE
2061
EXT 5
KAT-A200
INDEPENDENCE AVENUE
30m Street
MUHATO STREET
12m Street
KHAROS STREET
KOWAS STREET
INDEPENDENCE AV
RE/3796
3799
3800
3801
3849
3797
3798
3802
3803
3804
3805
3806
3807
3808
3809
3810
3811
3812
3813
3814
3815
3816
3817
3818
3819
3820
3821
3822
3823
3824
3825
3826
3827
3828
3829
3830
3831
3832
3833
3834
3835
3836
3837
3838
3839
3840
3841
3842
3843
3844
3845
3846
3847
3848
3850
3851
GG
EXT 4
UTP: SUSTAINABLE DEVELOPMENT
SUBDIVISION OF CONSOLIDATED ERF 3796, GORENGAB, EXTENSION 4
1: 1000
P/ 71_2020_SUB /A
CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
09 JUN 2020
MANAGER: SUSTAINABLE DEVELOPMENT

From: R Booysen <rbooysen@murd.gov.na>
Sent: Friday, June 19, 2020 11:14
To: Endjala (V)
Cc: Naruses (N)
Subject: Item 68 to 71_2020 (COW)
Attachments: Item 68 to 71_2020 (COW).doc

Importance: High

Good Morning

Minor changes had been made to the minutes to accompany certificates provided. This was necessary to reflect the notification to council regarding the undertaking of the Townships Board approval. Make use of the attached minutes when appointing land surveyor.

Disregard approval sent yesterday amended approvals will be sent once the Council Resolution has been received as requested by Townships Board.

Reference is hereby made **Item 71/2020** office note.

Kind Regards

Renalde Booysen
Senior Administrative Officer
(Townships Board Secretariat)

Ministry of Urban and Rural Development
Government of Namibia
Private Bag 13289 Windhoek
NAMIBIA
Tel: +264 61-2975231
Cell: +264 81 4642696
Fax: +264 61-2975305

Item	Date
68/2020 17/4/1/W3/14 Ext 4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3079, 3080, 3092 TO 3093 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4 - MG-5AA-W18)

The Board recommended that –

a) Erven 3079, 3080, 3092 and 3093, Goreangab Extension 4 be consolidated into Erf 3780, Goreangab Extension 4 if all erven belong to the same owner;

b) Erf 3780, Goreangab Extension 4 be subdivided into Erven 3781 to 3783 and the Remainder of Erf 3780, Goreangab Extension 4 on condition that no erf be smaller than 300m²; and

c) the conditions registered against Erven 3079, 3080, 3092 and 3093, Goreangab Extension 4 be retained and registered against Erven 3781 to 3783 and the Remainder of Erf 3780, Goreangab Extension 4.

Item	Date
69/2020 17/4/1/W3/14 Ext 4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3131 TO 3132 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4-MG-5AA-W18)

The Board recommended that –

a) Erven 3131 and 3132, Goreangab Extension 4 be consolidated into Erf 3784, Goreangab Extension 4 if both erven belong to the same owner;

b) Erf 3784, Goreangab Extension 4 be subdivided into Erf 3785 and the Remainder of Erf 3784, Goreangab Extension 4 on condition that no erf be smaller than 300m²;

c) the conditions registered against Erven 3131 and 3132, Goreangab Extension 4 be retained and registered against Erf 3785 and the Remainder of Erf 3784, Goreangab Extension 4; and

d) the panhandle must be at least 4 metres wide.

Item	Date
70/2020 17/4/1/W3/14 Ext 4	09 June 2020

GOREANGAB EXTENSION 4: CONSOLIDATION OF ERVEN 3133 TO 3139 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4-MG-5AA -W18)

The Board recommended that –

a) Erven 3133 to 3139, Goreangab Extension 4 be consolidated into Erf 3786, Goreangab Extension 4 if all erven belong to the same owner;

b) Erf 3786, Goreangab Extension 4 be subdivided into Erven 3787 to 3789 and the Remainder of Erf 3786 (street, free of conditions), Goreangab Extension 4; and

c) the conditions registered against Erven 3133 to 3139, Goreangab Extension 4 be retained and registered against Erven 3787 to 3789, Goreangab Extension 4.

Office Note:

The Municipality of Windhoek to ensure that the rezoning be included in its next Town Planning Amendment Scheme.

Item **Date**

71/2020
17/4/1/W3/14 Ext 4

09 June 2020

GOREANGAB EXTENSION 4: PERMANENT CLOSURE OF OMUSE, OHAMA, OMUKUKU STREETS AND A PORTION OF MUHATO AND KHAROS STREETS ON GENERAL PLAN SG NO. A606/99; AND PERMANENT CLOSURE OF ERF 3196 (PUBLIC OPEN SPACE); CONSOLIDATION WITH ERVEN 2886 TO 2911, 2928 TO 2961, 2972 TO 2977, 2994 TO 3011 AND 3156 TO 3182 AND SUBSEQUENT SUBDIVISION (MUNICIPALITY OF WINDHOEK) (Gor.A/4 - MG-5AA-W18, W15)

The Board recommended that –

a) the permanent closure of Omuse, Ohama, Omukuku streets on General Plan SG No. A606/99 and Erf 3196 (public open space) as approved by the Municipal Council of Windhoek is confirmed;

b) the permanent closure of a portion of Muhato and Kharos streets on General Plan SG No. A606/99 as approved by the Municipal Council of Windhoek is confirmed;

c) the closed street portions be converted into Erven 3790 to 3794 (formerly streets), Goreangab Extension 4;

d) Erven 3790 to 3794 (formerly streets), Erf 3196 (formerly public open space), Goreangab Extension 4 be consolidated with Erven 2886 to 2911, 2928 to 2961, 2972 to 2977, 2994 to 3011 and 3156 to 3182, Goreangab Extension 4 into Erf 3795, Goreangab Extension 4 if all erven belong to the same owner;

e) Erf 3795, Goreangab Extension 4 be subdivided into Erven 3796 to 3847, Erf 3848 (public open space, free of conditions) and the Remainder of Erf 3795 (street, free of conditions), Goreangab Extension 4;

f) the conditions registered against Erven 2886 to 2911, 2928 to 2961, 2972 to 2977, 2994 to 3011 and 3156 to 3182, Goreangab Extension 4 be retained and registered against Erven 3796 to 3847,Goreangab Extension 4; and

g) the panhandles must be at least 4 metres wide.

Office Note:

The Municipality of Windhoek:-

- To ensure that the rezoning be included in its next Town Planning Amendment Scheme; and

- Be informed in writing that none of the items of Goreangab Extension 4 will be submitted to the Minister before an amended Council Resolution is received by the Board.

931 35

No Advert/PP at all

Application: For the Rezoning of Re/8161 (a portion of erf 6719) Julius Nyerere street, Windhoek from 'Government' to 'Industrial' with a bulk of 1 as well as consent to use the erf for business, restricted business, office, restaurant and warehousing land use activities respectively while the rezoning is being processed.

	Application by Consultant or Owner of the Erf / Portion/ Farm including the prescribed URP Board Form(s).	**YES**
1.	**A) Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made) **B) Existing Zoning Plan** **C) Intended Zoning Plan** **D) Service Plan** **E) Parking Layout**	**YES**
2.	**Conditions to be registered**	**YES**
3.	**Special Power of Attorney** including Revenue Stamps with relevant initials	**YES**
4.	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**N/A**
5.	**Previous URP Board approvals (Townships Board or NAMPAB)** (*if applicable*)	**N/A**
7.	**Roads Authority approval together with the sketch plan indicating the access point (s)** (*if applicable*)	**N/A**
8.	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	**YES**
	E) Copy of Company Resolution (*if registered in the name of a Company*)	**YES**
9.	**Copy of Title Deed or Certificate of Registered Title**	**NO**
10.	**Conditions of Establishment** attached to all copies (*if applicable*)	**N/A**
11.	**Copy of Approved Erf diagram at time of application**	**NO**
12.	**Proof of Payment of City of Windhoek Submission Fee**	**YES**
13.	**Credit Clearance Certificate**	**YES**
14.	**Deed of Transfer**	**YES**

GPA Oct-TK

CITY OF WINDHOEK
DEPT OF URBAN AND REGIONAL PLANNING
03 AUG 2022
URBAN PLANNING

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: rkhiba@gmail.com
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

9326

RITTA KHIBA Planning Consultants

Ref: L/8161/W **04 August 2022**

The Chief Executive Officer
City of Windhoek
P O Box 59
Windhoek

Department of Urban and Transportation Planning

Attention: Mr. H. Rust

Dear Sir,

APPLICATION FOR THE REZONING OF RE/8161 JULIUS NYERERE STREET, WINDHOEK FROM 'GOVERNMENT' TO 'INDUSTRIAL' WITH A BULK OF 1 AS WELL AS CONSENT TO USE THE ERF FOR BUSINESS, RESTRICTED BUSINESS, OFFICE, RESTAURANT AND WAREHOUSING LAND USE ACTIVITIES RESPECTIVELY WHILE THE REZONING IS BEING PROCESSED.

INTRODUCTION

Messrs. Namibia Post & Telecom Holdingss (Pty) Ltd , the owner of RE/ 8161 (a portion of 6719), Julius Nyerere Street, Windhoek), which is held by Deed of Transfer No. T. 1121/2020, has appointed Ritta Khiba Planning Consultants CC to apply for rezoning of Erf RE/8161 (a portion of 6719) Windhoek.

1. APPLICATION

In terms of the Windhoek Town Planning Scheme Clause 9(3) "No person shall use or cause or allow to be used any building or portion thereof for a use other than that for which it has been erected unless such building has been altered for any such proposed new use and any necessary consent of the Council has been obtained therefor" and Clause 9(5) "On application by the owner, Council may consent to the changes in land use rights for erven as shown in Table B (VIII)".

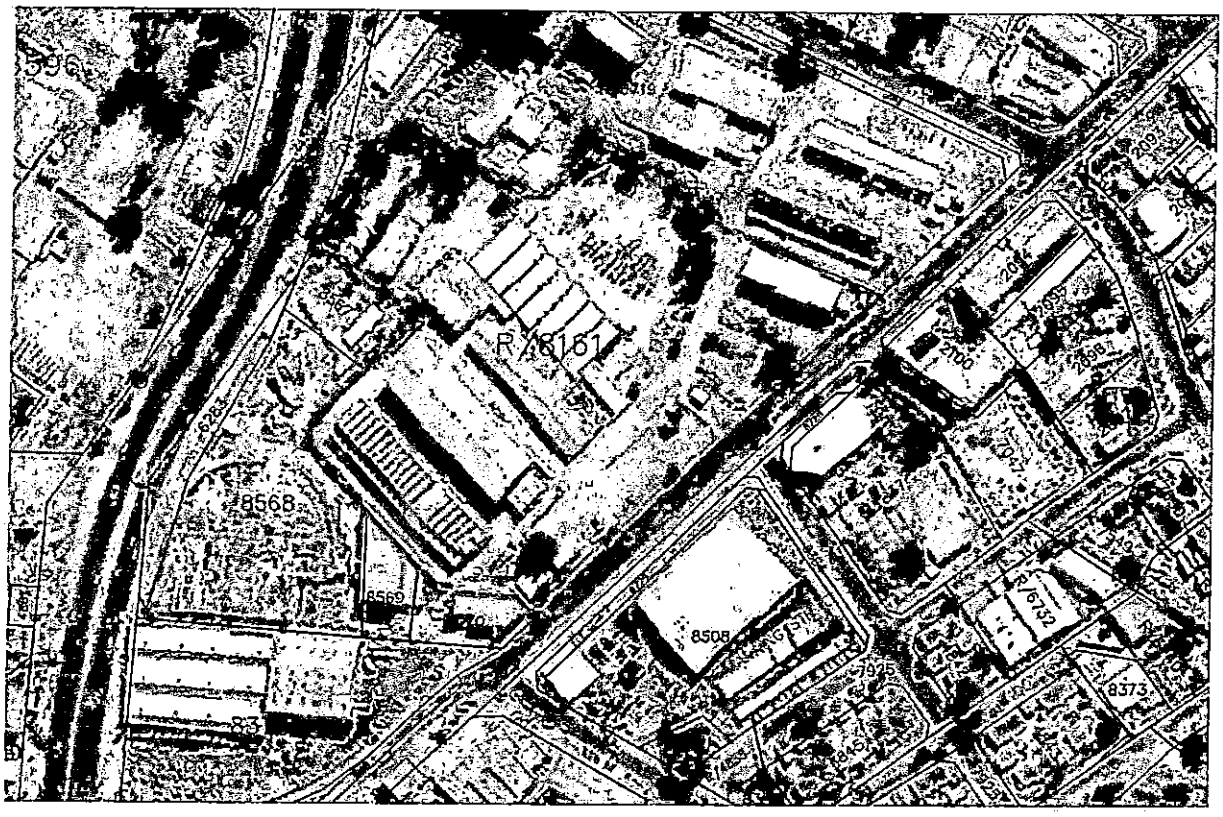
- Pursuant to the Windhoek Town Planning Scheme, the application for the rezoning of RE/8161 (a portion of 6719), Julius Nyerere Street, Windhoek from 'Government' to 'Industrial' with a bulk of 1 as well as consent to use the erf for business, restricted

business, office, restaurant and warehousing land use activities respectively while the rezoning is being processed is submitted.

ERF/ SITE INFORMATION

2.1 Location

RE/8161 (a portion of erf 6719) is located in Julius Nyerere Street, Windhoek



The subject property has existing buildings on it, all of which are used for business, industrial, restricted business,office, restaurant and warehousing land use related activties.

2.6 Access

RE/8161 (a portion of 6719) Windhoek gains access from Julius Nyerere Street.

2.7 Existing Infrastructure

The RE/8161 (a portion of 6719) is located Julius Nyerere Street, Windhoek is fully serviced and is connected to the municipal reticulation system of the City of Windhoek.

2.8 Exisiting Title Deed Conditions

"(a) The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all time be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended."

" (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing municipal valuation of the land."

3. DEVELOPMENT PROPOSAL

3.1 Intended development

The owner, Namibia Post & Telecom Holdings (Pty) Ltd of RE/8161 (a portion of 6719) Julius Nyerere Street, Windhoek intends to obtain consent for a rezoning from Government to Industrial zoned erf. This is to allow for the alignment of activities to comply with the zoning which will allow operations that are of an industrial nature as primary use as well as consent for all other uses such as business, restricted business, office, restaurant and warehousing land use activities respectively conducted from the subject property.

3.2 Future access and parking provision

RE/8161 (a portion of 6719) Windhoek will continue gaining access from the existing street network, which has enough capacity to accommodate the activities conducted from the subject property as well as the surroundings. Nothing is going to change in terms of the existing activities. This is mainly to get the zoning compatible with the existing activities.

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

3.3 Future Infrastructure

The existing services are expected to be adequate to accommodate the existing activities. 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

The primary land use of the erf is currently government. This government zoning is incompatible with the existing land use activities. As a result, rezoning is being sought to change the primary use to Industrial with a bulk of 1, which allows for consent of all other land uses. The change in use falls within the permitted use category and the area is predominantly industrial, business, restricted business by nature.

4.1 Need and Desirability

RE/8161 Julius Nyerere Street, Windhoek, is located in a predominantly industrial, business, and restricted business land use area. The owner is seeking a rezoning to encourage the efficient use of the property in the context of accommodating the site's tenant mix land uses , which includes offices, businesses, restaurants, car washes, mechanical engineering, upholstery, and storage warehouses. The zoning will blend in with the existing zonings of the neighboring erven and will have a positive impact on the character of the surroundings. The proposed change in zoning will complement the surrounding neighbors and the larger community.

4.2 Windhoek Town Planning Scheme

RE/8161 (a portion of 6719) Windhoek has a 'government' zone. As previously stated the government zoning is incompatible with the land use activities on the erf. As defined by the Windhoek Town Planning Scheme, the following table is an excerpt from the Windhoek Town Planning Scheme Land Use Zones. It emphasizes the underlined land uses, indicating that Industrial use zone, its primary and consent uses. The rezoning application complies with the Windhoek Town Planning Scheme's requirements.

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
VIII Industrial	Industrial buildings and business buildings	All other uses	No noxious industrial buildings may be erected, no noxious activities may be undertaken and no hazardous substances may be stored in quantities exceeding 200 litres, saving for a quantity of 1000 litres of fuel, specifically and only to cater for on-site standby generator installations, on land located South of the Southern edges of Academia, Windhoek, Olympia and Klein Windhoek Townships.

Source: Table B: Land Use Zones - Windhoek Town Planning Scheme

5. PUBLIC PARTICIPATION

On receipt of a complete application and in terms of Section 105(1) (a) of the Urban and Regional Planning Act, Act No. 5 of 2018, the Chief Executive officer of the local authority or the authorized planning authority 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 input as per the City of Windhoek requirements.

6. TRAFFIC IMPACTS

RE/8161 (a portion of 6719) Windhoek is in one of the busiest neighborhoods of Windhoek's Southern industrial area. Having an industrial or business building in this area is a great initiative. The subject property positively impacts the surrounding environment that is characterized by industrial, business, restricted business buildings. Customers will enter the

subject property from Julius Nyerere Street. On-site parking is provided. Also, despite the fact that RE/8161 (a portion of 6719) Windhoek is in a busy area, there is plenty of parking nearby. The zoning and all its ancillary was allocated by taking into account the anticipated goods and services network inclusive of the existing traffic volume generated as a result of Industrial type of activities.

7. APPLICATION

The owner of Erf RE/8161 (a portion of 6719) Windhoek intends to operate various businesses from the premise. The rezoning to Industrial with a bulk of 1 can accommodate all other land uses under consent uses. Thus, the proposed zoning and all ancillary services were assigned based on the current activities on the premises mainly to get the zoning compatible with the activities.

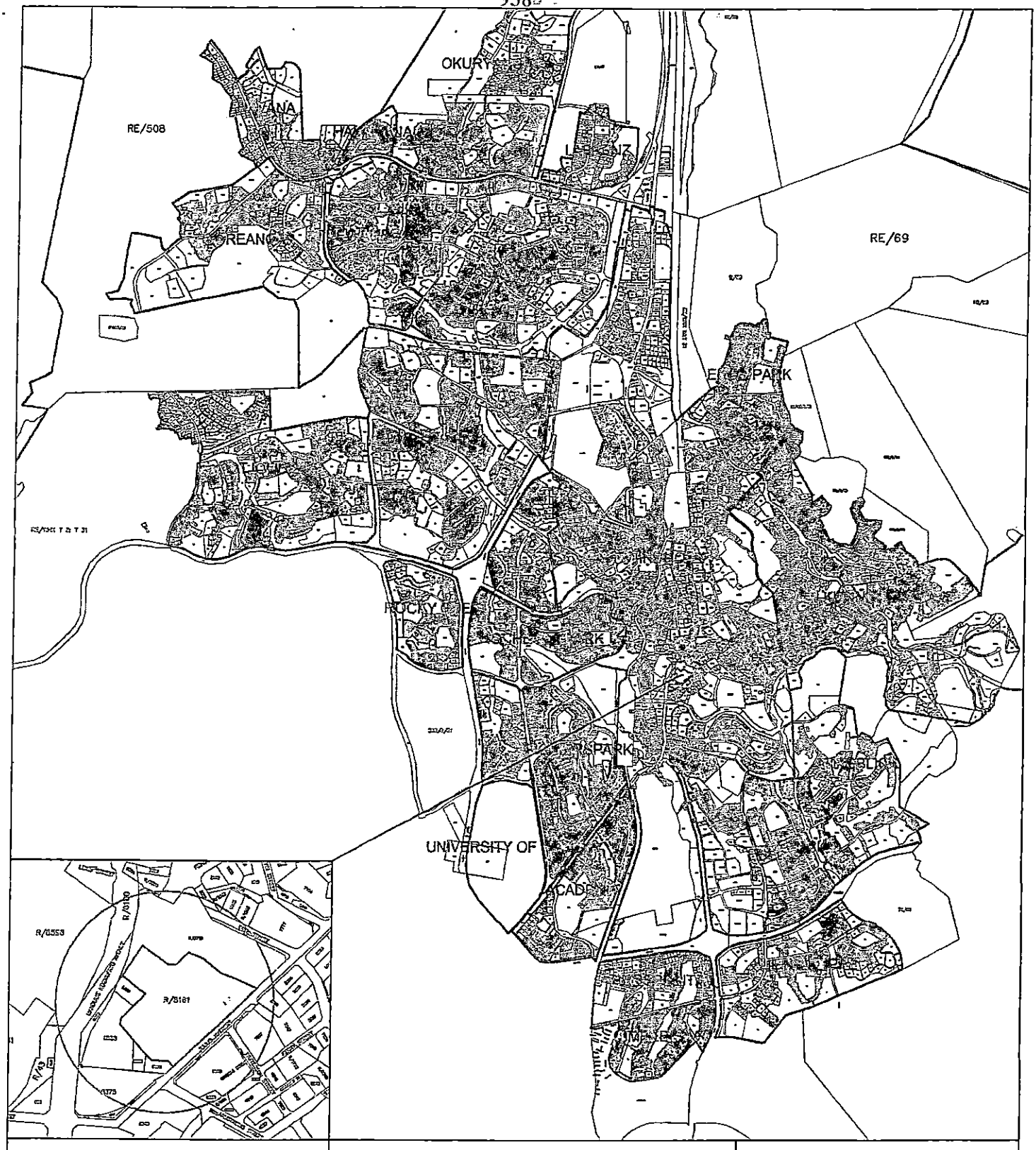
It is against this background that application if made for:

- **Application for rezoning of RE/8161 Julius Nyerere Street (a portion of Erf 6719), Windhoek, from 'Government' to 'Industrial' with a bulk of 1 as well as consent to use the erf for business, restricted business, office, restaurant and warehousing land use activities respectively while the rezoning is being processed.**

We hope that you will consider this application favorably, and if you require any additional information, please contact us at one of the numbers listed above.

Yours faithfully,

RITTA KHIBA
PRINCIPAL MEMBER



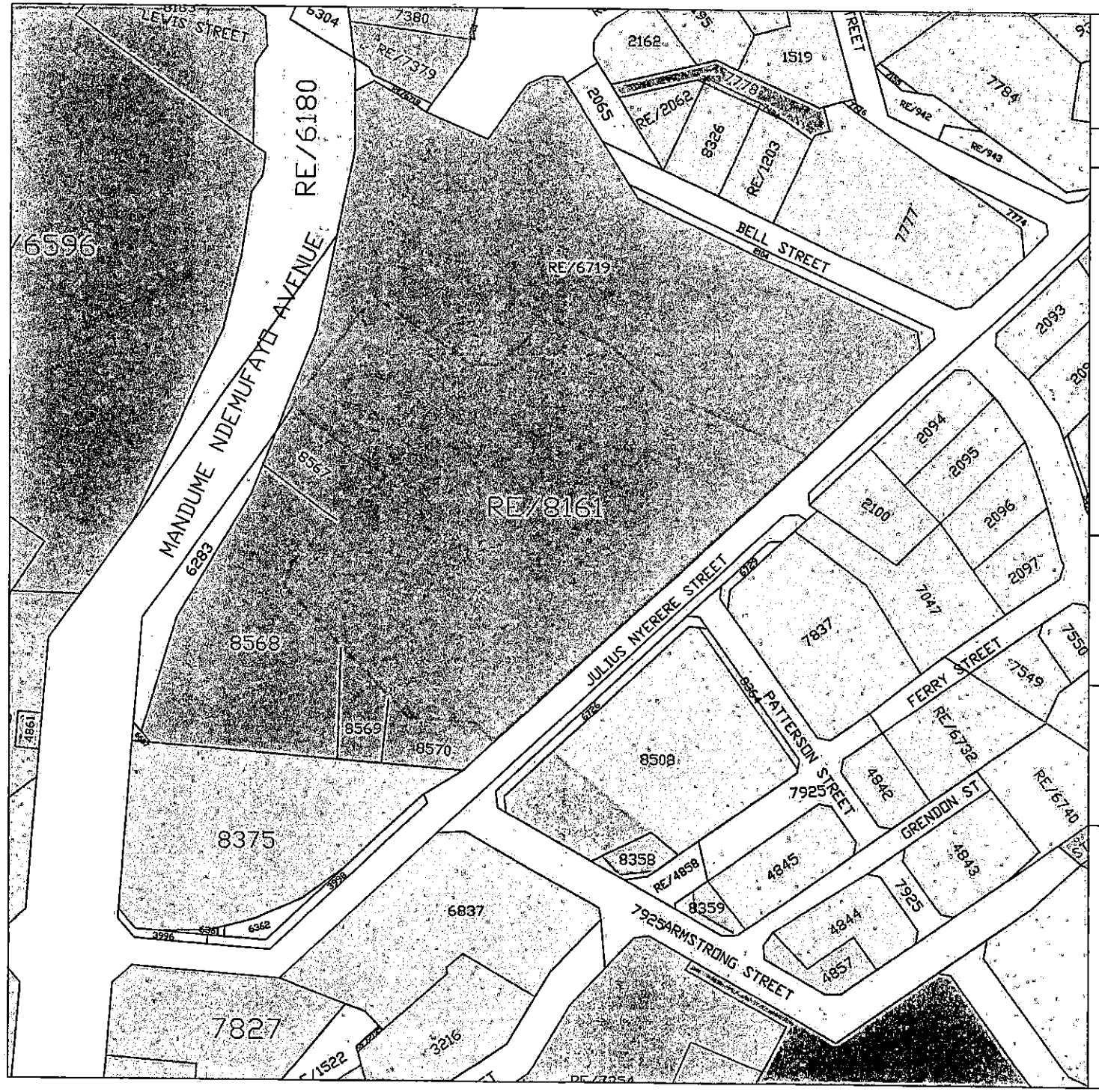
LOCALITY MAP OF ERF RE/8161, JULIUS NYERERE STREET, WINDHOEK

N
W E
S

SCALE: NOT TO SCALE
DATE: 23 JUNE 2022
PLAN NO: 8161/WHK/-1

ERF RE/8161 = ± 38 121 m²

RITTA KHIBA Planning Consultants
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC
TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com/info@rkpc.com.na



EXISTING ZONING OF ERF RE/8161, JULIUS NYERERE STREET

WINDHOEK

LEGEND

- Restricted Business
- Industrial
- Office
- Business
- Street
- Local Authority
- Public Open Space
- Undetermined
- Government

RITTA KHIBA Planning Consultants

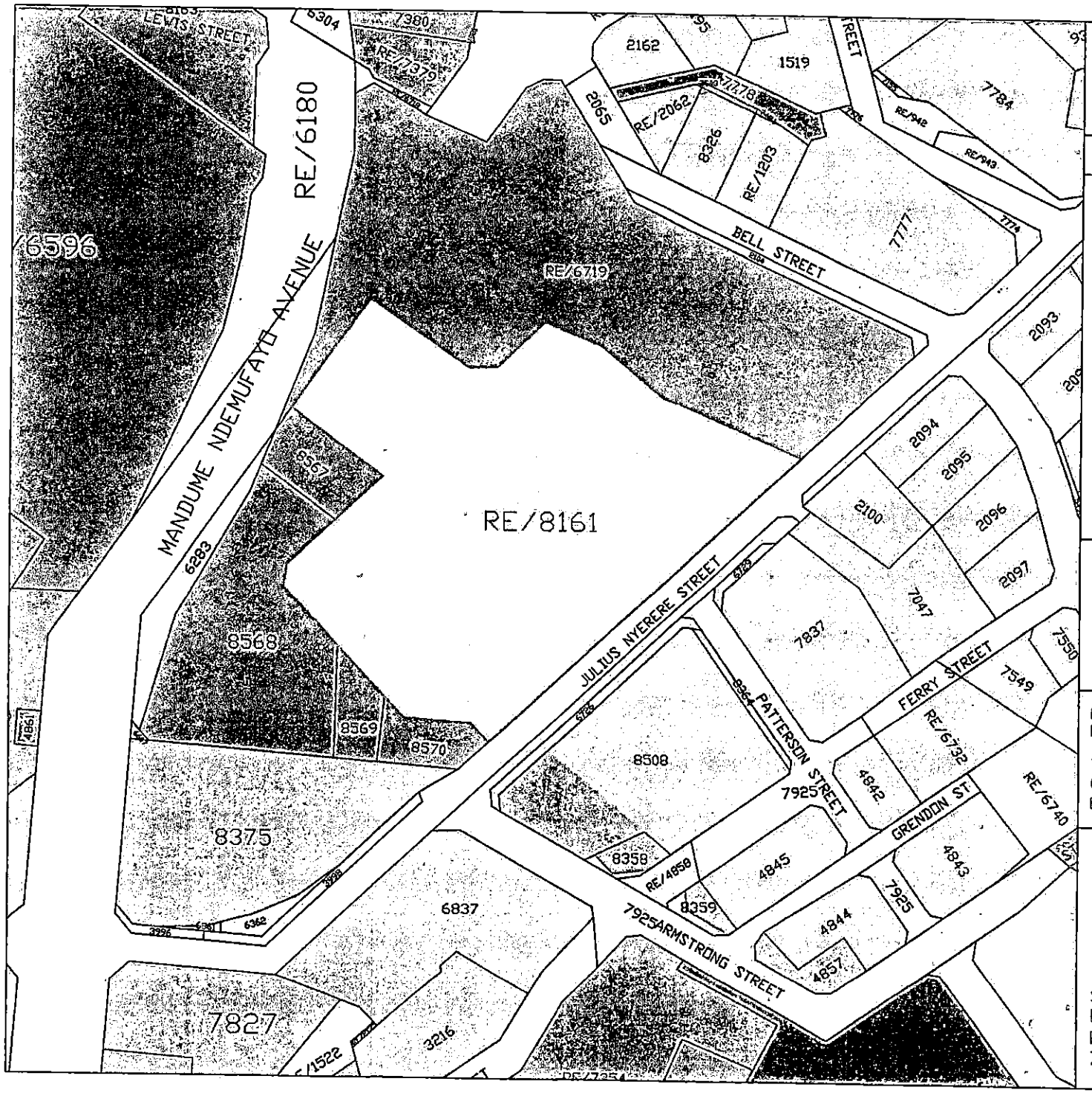
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rkpc.com/rkhiba@gmail.com

N
W E
S

SCALE: 1:3 000 (A4)
DATE: 20 JUNE 2022
PLAN NO: 8161/WHK/EXT ZONING

939
13



FUTURE ZONING OF ERF RE/8161, JULIUS NYERERE STREET

WINDHOEK

LEGEND

- Restricted Business
- Insdustrial
- Office
- Business
- Street
- Local Authority
- Public Open Space
- Undetermined
- Government

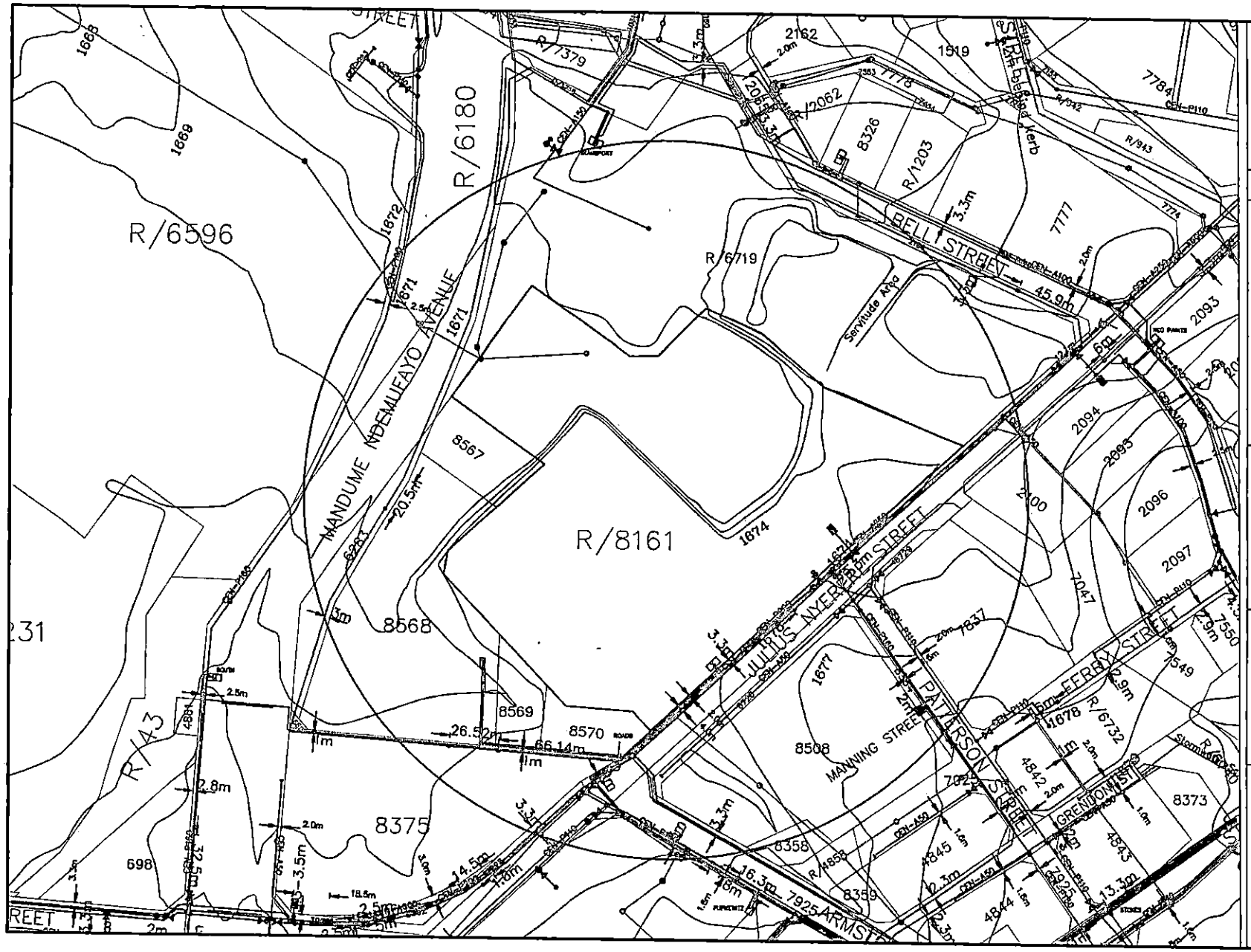
RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rkpc.com/rkhiba@gmail.com

N
W E
S

SCALE: 1:3 000 (A4)
DATE: 20 JUNE 2022
PLAN NO: 8161/WHK/FUT ZONING



LOCALITY PLAN OF ERF R/8161, JULIUS NYERERE STREET, WINDHOEK

SERVICES & CONTOURS

Legend

- Water
- Sewer
- Contours
- Electricity

RITTA KHIBA Planning Consultants

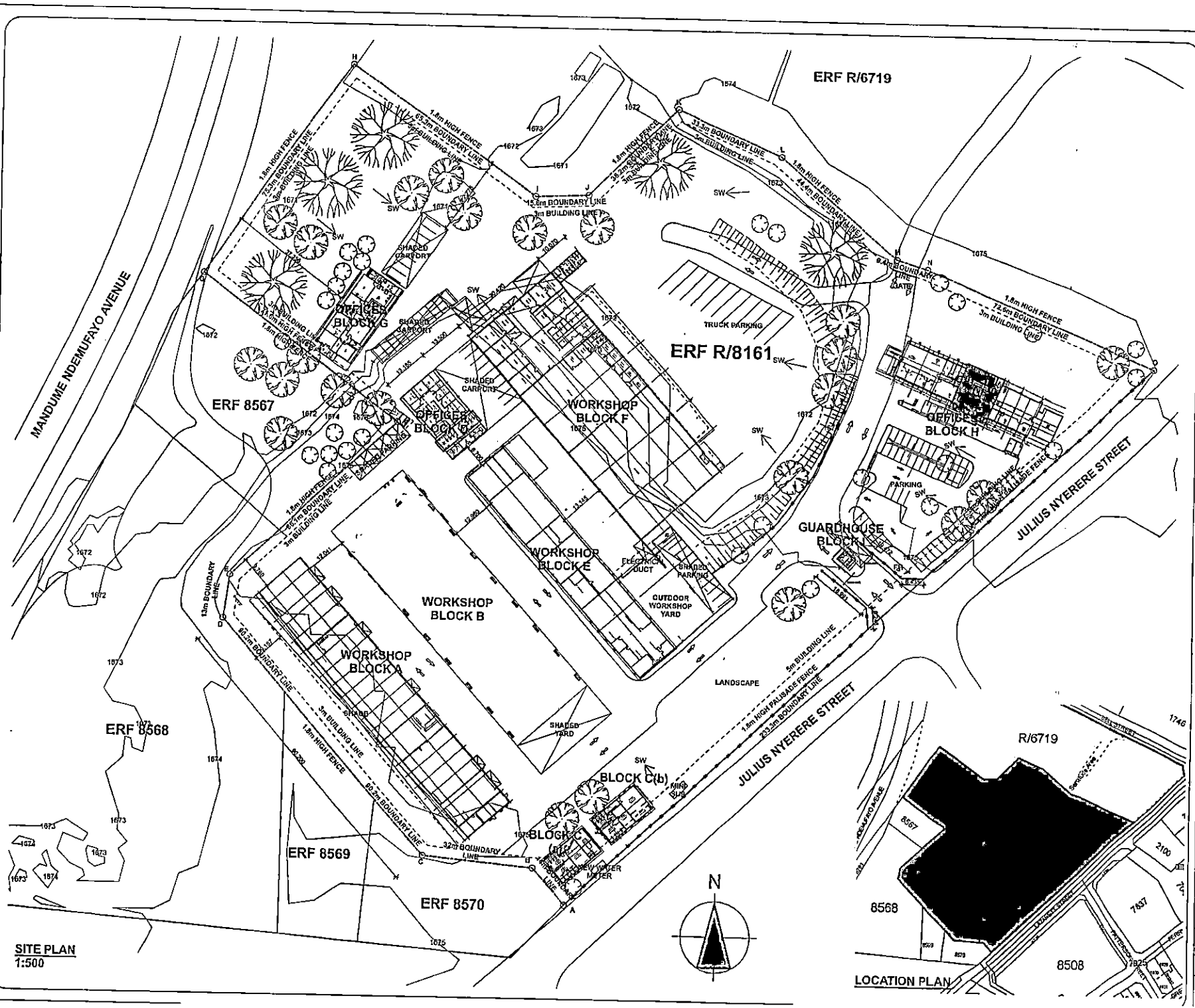
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com/info@rkpc.com.na

Scale 1:3000 (A4)

Date: 29 JUNE 2022

Plan No: 8161/WHK/ SER-1



NOTES:

ALL DIMENSIONS ARE IN MILIMETERS UNLESS OTHERWISE STATED.

DIMENSIONS TO BE READ & NOT TO BE SCALED FROM THIS DRAWING.

CONTRACTORS TO CONFIRM ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO THE PROJECT ARCHITECT.

REVISION	DATE: NO

TOTAL AREA & COVERAGE	
LAND AREA	36 960 m²
CARPORT AREA	1308.08 m²
GROUND COVERAGE	[illegible]
COVERAGE PERCENTAGE	

942

NAMIBIA POST AND TELECOM HOLDINGS LTD

Telecom International/ ICT Building,
First Floor, Room D101,
Independence Avenue
P.O. BOX 3913, WINDHOEK
TEL. (264 61) 201 2646 • FAX (264 61) 248 248

PROJECT CO-ORDINATOR:.....

SIGNED:..... DATE:...../...../.....

MUNICIPAL APPROVAL

CONSULTANTS:

ARCHITECT

JACK MUTUA ARCHITECTS

PROJECT TITLE

AS BUILT DRAWINGS FOR ERF R/8161
JULIUS NYERERE STREET, WINDHOEK,
FOR NAMIBIA POST & TELECOM HOLDINGS PTY LTD

DRAWING TITLE	REF
SITE PLAN	SITE PLAN

SCALE:	DRAWN:	CHECKED:	DATE:
1:500	J.C	M.J.A	08/04/2021

APPOINTMENT NUMBER

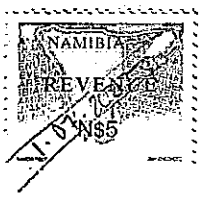
PROJECT NUMBER	DRAWING NUMBER	REVISION
SCIRP NPTH - 07/2020	SCIRP NPTH-07/2020-R/8161-1	

CONDITIONS TO BE REGISTERED

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with and use of or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared in terms of the Urban and Regional Planning Act, No. 5 of 2018.

B. The building value of the main buildings, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the Erf.



POWER OF ATTORNEY

I, the undersigned **Kristofine .A. Naunyango** in my capacity as the **Acting Chief Executive Officer** of **Namibia Post & Telecom Holdings (Pty) Ltd (owner of Erf 8161 (a portion of 6719), Julius Nyerere Street, Windhoek)** – do hereby constitute, nominate and appoint,

Ritta Khiba Planning Consultants CC
1012 Virgo Street
P.O. Box 22543
Windhoek

with power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the Windhoek Municipal Council, Ministry of Urban & Rural Development and the Urban and Regional Planning Advisory Board (URPB) for the:

REZONING OF ERF RE/8161 WINDHOEK FROM 'GOVERNMENT' TO 'INDUSTRIAL' AND PERMISSION TO USE THE ERF FOR INDUSTRIAL PURPOSES WHILE REZONING IS IN PROCESS.

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 28/06/2022 on this 28 day of June in the presence of the undersigned witnesses.

SUBSCRIBER

AS WITNESSES

1. Kambinda

2.

REPUBLIC OF NAMIBIA
Companies Act 1973
(Section 64)

945

Form CM 1

Registration No. of Company
92 283

Certificate of Incorporation

of a Company having a share capital

This is to certify that

NAMIBIA POST AND TELECOM HOLDINGS LIMITED

was this day incorporated under the Companies Act, 1973 (Act 61 of 1973), and that the Company is a company having a share capital.

Signed and sealed at Windhoek this 31st day of July, 1992.

Registrar of Companies

Seal of the Companies Registration Office.
This certificate is not valid unless sealed by the seal of the Companies Registration Office.

SOUTH WEST AFRICA

COMPANIES ACT , 1973 Form CM44A

ARTICLES OF ASSOCIATION

of a company having a share capital
not adopting Schedule 1

[Section 60(1); regulation 18]

Registration No. of Company
92/283

Name of Company NAMIBIA POST AND TELECOM HOLDINGS LIMITED

A. The Articles of Table A contained in Schedule 1 to the Companies Act, 1973 shall not apply to the Company.

B. The articles of the company are as follows:

INTERPRETATION

Interpretation

1. In the interpretation of these presents, and unless contrary to the context, words signifying the singular number shall include the plural and vice versa, and words importing persons shall include companies and corporations and words signifying the masculine shall include the feminine and words defined in the Act or in the Statutes shall have the meaning there assigned to them and the following words and expressions shall have the following meanings unless excluded by the subject or the context, namely -

(a)	"the Act"	means the Companies Act, 1973 (as amended);
(b)	"capital, "shares" and "debentures"	mean respectively the capital, shares and debentures from time to time of the Company. "Shares" and "debentures" include stock, options, notes and the like which are deemed to be marketable securities in terms of the Statutes; -

(c) "company" when used .....

(c)	"company"	when used generally means a company and includes a corporation;
(d)	"Company"	when used with reference to the Company means Namibia Post and Telecom Holdings Limited;
(e)	"Directors"	means the Directors for the time being of the Company and the Alternate Directors appointed by them, or as the case may be, the Directors assembled at a Board Meeting;
(f)	"dividend"	includes a bonus;
(g)	"the Establishment Act"	means the Posts and Telecommunications Companies Establishment Act, 1992;
(h)	"Gazette"	means the Official Gazette of Namibia;
(i)	"general meeting"	means according to the context an annual general meeting or an extraordinary general meeting of the Company duly constituted and any adjournment thereof;
(j)	the "Holding Company"	means Namibia Post and Telecom Holdings Limited as established by the Establishment Act;
(k)	"members"	means the registered holders of shares or stock in the Company;
(l)	"Minister"	means the Minister of Works, Transport and Communication;
(m)	"month"	means a calendar month;
(n)	"the office"	means the registered office for the time being of the Company;

(o) "Annual General .....\

(o)	"Annual General Meeting" and "Extraordinary Meeting"	mean respectively an annual general meeting and an extraordinary general meeting of the Company as defined in Article 30 of these presents, duly called and constituted or any adjournment thereof;
(p)	"Power of Attorney"	means the original or a notarially certified copy thereof or a copy certified in a manner approved of by the Directors;
(q)	"proxy"	means a person duly appointed in accordance with the provisions of these presents to represent a member at any meeting or any adjournment thereof, and "proxy form" means the written instrument appointing a person to represent a member at any specified meeting or any adjournment thereof in the form provided for in pursuance of Article 42 of these presents;
(r)	"these presents"	means the Articles of Association of the Company from time to time in force:
(s)	"record date"	shall be the day on which members must be registered in order to qualify for a dividend or return of capital;
(t)	"the register"	means the register of the members of the Company kept at the registered office of the Company, or at the office of the Transfer Secretary and includes any branch or duplicate register;
(u)	"Secretary"	means the person or persons acting as the Secretary or Secretaries of the Company for the time being;
(v)	"sign" and "signature"	include respectively lithography, printing and names impressed with an indiarubber or other kind of stamp, or by a mechanical process;

(w) "the Statutes" mean ..... ,

(w) "the Statutes" means the Companies Act, 1973 (as amended)[949] and any and every other Ordinance or Act from time to time in force concerning joint stock companies and necessarily affecting the Company;

(x) "Transfer Secretary" means the person or persons for the time being appointed to act as Transfer Secretary or Transfer Secretaries of the Company;

(y) "writing" includes printing, typewriting or any mechanical process or partly one and partly the other.

2. The Company may, subject to the provisions of the Establishment Act, by special resolution alter the provisions of its Memorandum with respect to the objects and powers of the Company. *Alteration to Memorandum*

FINANCIAL

3. The Company shall not give, whether directly or indirectly, and whether by means of a loan, guarantee, the provision of security or otherwise, any financial assistance for the purpose of or in connection with a purchase or subscription made or to be made by any person of or for any shares in the Company or in any company to which it is subsidiary, and no part of the funds of the Company shall be employed directly or indirectly in loans to any company which is its holding company unless all its members consent to the loan, but nothing in this Article shall prohibit transactions permitted by the Statutes. *Financial*

SHARES

4. (a) No person, except the State, shall, whether directly or indirectly, hold any shares in the Company. *Issue of shares*

(b) Shares shall, whether in the initial or in any increased capital, be issued on such terms and conditions and with such rights and privileges and conditions attached thereto as the Company in general meeting may determine; provided that the Company may by resolution passed at a general meeting direct that the shares shall, subject to the provisions of

the Statutes, be issued by the Directors on such terms and conditions and with such rights and privileges attached thereto as the Directors may determine.

Redeemable preference shares

5. Subject to the provisions of the Statutes, any preference share may with the sanction of a special resolution be issued on the terms that it is, or at the option of the Company is to be liable to be redeemed and the terms and manner of redemption of the said redeemable preference shares shall be fixed by the said special resolution by way of an addition to these presents.

Special rights applying to shares

6. Any shares in the Company may be issued with such preferred, deferred or other special rights or such restrictions, whether in regard to dividend, voting, return of capital or otherwise, as the Company may from time to time by ordinary resolution determine.

Allotment to comply with Statutes

As regards all allotments of shares from time to time made, the Directors shall comply with the Statutes.

Shares issued for construction works

8. If any shares of the Company shall be issued for the purpose of raising money to defray the expenses of the construction of any works or buildings or the provision of any plant which cannot be made profitable for a lengthy period, the Company may, subject to the approval of the Minister, as defined in the Act, first being had and obtained, pay interest at a rate not exceeding six per centum (6%) per annum or such lower rate as may for the time being be prescribed by the Minister, on the share capital paid-up on such shares, for the period and subject to the conditions and restrictions specified in the Statutes, and may charge the same to capital as part of the cost of construction of the works or buildings or the provision of the plant.

CERTIFICATES

Certificates

9. The certificates of title of shares and debentures shall be issued under the authority of the Directors or the Transfer Secretary when authorised thereto by the Directors, in such manner and form as the Directors may from time to time prescribe, and shall bear the signatures of two (2) Directors and of the Secretary or Transfer Secretary or alternatively shall be under the Seal of the Company and shall bear the signature of one 1) Director and of the Local

Secretary or Transfer Secretary. All such signatures shall be autographic unless the Directors by resolution shall determine that the signatures generally or in any particular case or cases shall be affixed by mechanical means provided that such mechanical means be approved by the internal or external auditors or transfer auditors or bankers of the Company.

Certificates to be issued for shares

10. Each member shall be entitled to one certificate for all the shares registered in his or her name, or if the Directors so agree, to several certificates, each for a part of such shares. Every certificate of shares shall specify the number of shares in respect of which it is issued, and the nominal value per share, where applicable, and if the shares of the class concerned are numbered then also the distinctive numbers of the shares in respect of which it is issued, but if the shares of any class are not numbered the relative share certificates shall each be distinguished by its appropriate number and by such endorsement as is required under the Statutes. Every member shall be entitled to one certificate of shares gratis, but for every subsequent certificate issued other than a balance certificate, or replacement certificate pursuant to Article 11 hereof, the Directors shall be at liberty except in Namibia to make such charge as they may from time to time see fit not exceeding one Rand (R1,00) per certificate.

Worn out or defaced certificates

11. If any certificate is worn out or defaced, then upon production thereof to the Company, the same may be cancelled and a new certificate in lieu thereof be issued, and if any certificate be lost or destroyed, then upon proof thereof to the satisfaction of the Directors, and, on such indemnity being given and after such advertisement (if any) of the loss or destruction as the Directors deem adequate at the expense of the party claiming the new certificate, a new certificate in lieu thereof may be given to the party entitled to such lost or destroyed certificate. In case of loss or destruction, the member to whom the new certificate is given shall repay to the Company all expenses incidental to the investigation by the Company of the evidence of such destruction or loss and to such indemnity.

Payment for replaced certificates

12. The Directors shall be at liberty except in Namibia to make such charge, not exceeding one Rand (R1,00), as they may from time to time see fit for every certificate issued under the last preceding Article, together with any stamp duty payable on such certificate.

TRANSFER AND .....\

TRANSFER AND TRANSMISSION OF SHARES

Transfer of shares

13. No shares in the Company shall be capable of being transferred save under authority of an Act of the National Assembly.

CONVERSION OF SHARES INTO STOCK

Conversion of shares into stock

14. The Company may by special resolution convert any paid-up shares into stock, and may re-convert any stock into paid-up shares of any denomination, and may by a resolution provide that any shares shall, when they are issued and fully paid-up, be automatically converted into stock.

Transfer of stock

15. No stock in the Company shall be capable of being transferred save under authority of an Act of the National Assembly.

Privileges of stock-holders

16. The stock shall confer on the holders respectively the same privileges and advantages as regards participation in profits and voting at meetings of the Company, and for other purposes, as would have been conferred by shares of equal amount, but so that none of such privileges or advantages, except the participation in the profits of the Company, shall be conferred by such aliquot part of stock as would not, if existing in shares, have conferred such privileges and advantages and save as aforesaid all the provisions herein contained shall, so far as circumstances will admit, apply to stock as well as to shares. No such conversion shall affect or prejudice any preference or other special privilege.

Regulations applicable to stock

17. Such of the regulations of the Company as are applicable to paid-up shares shall apply to stock.

INCREASE AND REDUCTION OF CAPITAL

Increase of capital

18. (a) The Company may from time to time by special resolution increase the share capital by such sum divided into shares of such amount, or may increase the number of its shares of no par value to such number, as the resolution shall prescribe;

(b) The Company may increase its share capital constituted by shares of no par value by transferring reserves or profits to the stated capital, with or without a distribution of shares;

(c) Except insofar .....\

(c) Except insofar as is otherwise provided by the conditions of issue or by these presents, any capital raised by the creation of new shares shall be considered part of the original capital, and shall be subject to the provisions herein contained with reference to transfer and transmission and otherwise.

Reduction of capital

19. (1) The Company may from time to time by special resolution reduce its share capital, stated capital, any share premium account and any capital redemption fund in any way, and in particular, without prejudice to the generality of the power hereby conferred, may cancel any paid-up share capital which is lost, or unrepresented by available assets, or pay off any paid-up share capital which is in excess of the wants of the Company.

(2) Any share capital which is in excess of the wants of the Company may be paid off either wholly or in part, by the distribution of specific assets, and in particular of paid-up shares or debentures of any other company or in cash, or in any one or more of such ways as the special resolution reducing the capital of the Company may determine and direct, and where any difficulty arises in regard to the distribution, the Directors may settle the same as they think expedient, and in particular may fix the value for distribution of such specific assets or any part thereof, and may determine that cash payments shall be made to any members upon the footing of the value so fixed in order to adjust the rights of all parties and may vest any such assets in trustees upon such trusts for the persons entitled to the capital which is being paid off as may seem expedient to them. In addition, if as a result of a reduction of capital, any members become entitled to fractions of any specific assets of the Company, the Directors may sell the assets represented by such fractions and after deducting the expenses of such sale distribute the balance of the proceeds of the sale amongst the members entitled to the fractions in proportion to their entitlements. In the event of any member not claiming any specific assets he or she may have become entitled to as a result of a reduction of capital within a period of six (6) calendar months from the date he or she became entitled to such assets the Directors may sell such assets and after deducting the expenses of such sale hold the balance of the proceeds of the sale for the account of the member.

Forfeiture of .....

Forfeiture of unclaimed returns of capital

20. All unclaimed amounts due as a result of a reduction of capital or a consolidation of any shares in terms of Article 23 hereof may be invested or otherwise made use of by the Directors for the benefit of the Company until claimed. In the event of a resolution being passed providing for the Company to be wound up voluntarily or authorising the Directors to apply for the name of the Company to be struck off the Register of Companies in terms of the Act, the Directors may resolve that any such amounts unclaimed for a period of not less than three (3) years from the date on which such amounts became payable and not previously forfeited may be forfeited by the Directors for the benefit of the Company. No claims for any amounts so forfeited shall be entertained by the Company or the liquidators from and including the date of the resolution effecting such forfeiture.

Cancellation of shares

21. The Company may also by special resolution cancel shares which, at the date of passing of the resolution in that behalf, have not been taken or agreed to be taken by any person, and diminish the amount of its share capital by the amount of the shares so cancelled.

Payment to trustees

22. Upon the passing of a resolution authorising the Directors to apply for the name of the Company to be struck off the Register of Companies in terms of the Act, the Directors may nominate a trustee or trustees as paying agent for the final repayment of capital and may pay to such trustee or trustees for distribution to members in accordance with their rights the full amount of such final repayment of capital, and may also pay to such trustee or trustees all amounts unclaimed in respect of dividends and repayments of capital not forfeited pursuant to the provisions of Article 20 of these presents, to be held by such trustee or trustees for the benefit of the persons entitled thereto until the said amounts are claimed by such persons, or until such amounts become liable to or qualify for payment into the Guardians Fund in accordance with the provisions of the Administration of Estates Act. Upon payment to the trustee or trustees pursuant hereto, the Company shall be absolved from all or any claims which any member may have had in respect of such dividends or repayments of capital and the said member's rights shall thenceforth be confined to making claim upon the said trustee or trustees or the Guardians Fund as the case may be.

ALTERATIONS OF CAPITAL

23. The Company may by special resolution -

Consolidation of.....

(a) consolidate and divide all or any part of its share capital into shares of larger amount than its existing shares or consolidate and reduce the number of issued shares of no par value to such number as the resolution shall prescribe; or

Consolidation of shares

(b) divide its share capital or any part thereof into shares of smaller amount than is fixed by its Memorandum of Association by subdivision of its existing shares or any of them, subject nevertheless to the provisions of the Statutes and so that, as between the resulting shares, one or more of such shares may by the resolution by which such subdivision is effected be given any preference or advantage as regards dividend, capital, voting or otherwise over the other or any other of such shares;

Subdivision of shares

(c) increase the number of its issued no par value shares without an increase of its stated capital;

Increase of no par value shares

(d) convert all of its ordinary or preference share capital consisting of shares having a par value into stated capital constituted by shares of no par value;

Conversion of par value shares to no par value shares

(e) convert its stated capital constituted either by ordinary or preference shares of no par value into share capital consisting of shares having a par value;

Conversion of no par value shares to par value shares

(f) subject to the provisions of Section 99 of Act, convert its issued preference shares into shares which can be redeemed;

Conversion of preference shares into redeemable preference shares

(g) to vary the rights attached to any shares not yet issued;

Variation of rights

(h) convert any of its shares, whether issued or not, into shares of another class.

Conversion of shares

BORROWING POWERS

24. (a) Subject to the provisions of the Memorandum and of sub-article (b) hereof, the Directors may borrow or raise from time to time for such purposes of the Company such sums as they deem fit.

Borrowing powers of Directors

(b) The Directors .....\

(b) The Directors shall procure (but as regards subsidiary companies only insofar as by the exercise of voting and other rights or powers of control exercisable by the Company they can procure) that the aggregate principal amount at any one time outstanding in respect of moneys so borrowed or raised by the Company and/or any of its subsidiary companies for the time being of the Company (excluding monies borrowed or raised by any such companies from any other of such companies and excluding also any monies received in the ordinary course of business by the Company or any of its subsidiary companies on deposit or current account) shall not, without the previous sanction of an ordinary resolution of the Company, exceed the aggregate of:

(i) the nominal amount of the issued and paid-up share capital for the time being of the Company (subject to any variations therein since the date of the last accounts referred to in this clause); and

(ii) the aggregate of the amounts standing to the credit of all capital and revenue reserve accounts (other than reserves created by the writing up of any assets of the Company or of any of its subsidiaries after acquisition thereof by the Company or any provision for taxation), any share premium accounts and the income statement as set out in the consolidated balance sheet of the Company and its subsidiaries certified by the Company's Auditors and forming part of the last annual financial statements of the Company which shall have been drawn up to be laid before the Company in general meeting at the relevant time;

provided that no such sanction shall be required to the borrowing of any monies intended to be applied and actually applied within ninety (90) days in the repayment (with or without any premium) of any monies then already borrowed and outstanding and notwithstanding that the new borrowing may result in the abovementioned limit being exceeded.

No lender or other person dealing with the Company shall be concerned to see or enquire whether these limits are observed.

Security for borrowed moneys

25. The Directors may raise or secure the payment or repayment of such monies in such manner and upon such terms and conditions in all respects as they think fit, and in particular by mortgage bond or by the issue of debentures or debenture stock of the Company, either unsecured or charged upon all or any part of the property of the Company (both present and future).

Assignment of debentures

26. Debentures, debenture stock and other securities may be made assignable free from any equities between the Company and the person to whom the same may be issued.

Debentures issued at discount or premium

27. Any debentures, debenture stock, bonds or other securities may be issued at par or at a discount or at a premium, and with any special privileges as to redemption, surrender and drawings provided that no special privileges as to allotment of shares or stock, appointment of Directors or otherwise shall be given save with the sanction of the Company in general meeting.

Register of mortgages

28. The Directors shall cause a proper register to be kept in accordance with the provisions of the Statutes of all mortgages and charges specifically affecting the property of the Company, and they shall cause to be entered in such register in respect of each mortgage or charge a short description of the property mortgaged or charged, the amount of the charge created, the name of the mortgagee or person entitled to such charge and such further particulars as the provisions of the Statutes require.

GENERAL MEETINGS

General Meetings

29. Save as is provided for in the Statutes, an annual general meeting shall be held not later than six (6) months after the end of each financial year of the Company, and not more than fifteen (15) months shall elapse between the date of one annual general meeting of the Company and that of the next. The annual general meeting of the Company shall be held at such place and at such time as the Directors may from to time determine.

Names of general meetings

30. The abovementioned annual general meetings shall be called "annual general meetings" and all other meetings of the Company shall be called "extraordinary meetings".

Convening of .....

31. The Directors may, whenever they think fit, convene an extraordinary meeting, and the Directors shall forthwith proceed to convene an extraordinary meeting if and when required so to do in accordance with the provisions of the Statutes. *Convening of extraordinary meetings*

32. An annual general meeting and a meeting called for the passing of a special resolution shall be called by not less than twenty-one (21) clear days' notice in writing and any other general meeting shall be called by not less than fourteen (14) clear days' notice in writing. The notice shall be exclusive of the day on which it is served or deemed to be served and of the day for which it is given, and shall specify the place, the day and the hour of the meeting and shall be given in manner hereinafter mentioned or in such other manner, if any, as may be prescribed by the Company in general meeting, to such persons as are, under these Articles, entitled to receive such notices from the Company; provided that a meeting of the Company shall, notwithstanding the fact that it is called by shorter notice than that specified in this Article, be deemed to have been duly called if it is so agreed by a majority in number of the members having a right to attend and vote at the meeting, being a majority holding not less than ninety-five per centum (95%) of the total voting rights of all the members. *Notice of meetings*

33. The notice shall be given in the manner hereinafter provided to such persons as are entitled under these presents to such notice from the Company. *Persons to whom notice given*

34. In every notice calling a general meeting of the Company and upon the face of every proxy form issued at the expense of the Company, there shall appear with reasonable prominence a statement that a member entitled to attend and vote thereat is entitled to appoint one person as his or her proxy (or if the Company is a public company, one or more proxies) to attend, speak and vote in his or her stead and that a proxy need not be a member of the Company.

35. The accidental omission to give any such notice to any of the members or the non-receipt of such notice by any member shall not invalidate any resolution passed at any such meeting. *Accidental omission to give notice*

PROCEEDINGS AT GENERAL MEETINGS

36. The business of an annual general meeting shall be to receive and consider the annual financial statements and to elect Directors, Auditors and other officers in the place of those retiring by rotation or otherwise. Unless due notice thereof has been given, no other business shall be transacted at an annual general meeting and only such business of which due notice has been given shall be transacted at an extraordinary meeting. *Business of ordinary meetings*

37. The quorum for a general meeting shall be a representative of the Minister. *Quorum*

38. No business shall be transacted at any general meeting unless the quorum requisite shall be present. *No business transacted unless quorum present*

The chairperson of the Board of Directors shall be entitled to take the chair at every general meeting, or if there be no chairperson or if at any meeting he or she shall not be present within ten (10) minutes after the time appointed for holding such meeting, or if he or she shall have notified his or her inability to be present at the meeting, the members personally present and the representatives of members which are bodies corporate shall choose another Director as chairperson: and if no Director be present, or if all the Directors present decline to take the chair, then such members and representatives shall choose one of their number to be chairperson. *Chairperson*

40. The chairperson of a general meeting may, with the consent of the meeting, adjourn the same from time to time and from place to place, and he or she shall adjourn the same if duly required so to do in accordance with the provisions of the Statutes, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. *Adjournment*

41. Any member of the Company may appoint one or more persons whether a member/s or not, to act as his or her proxy/proxies at any meeting of the Company or any adjournment thereof. The appointment of a proxy shall be made either by means of a proxy form or by a power of attorney or by such other means as may be acceptable to the directors. *Proxies*

/..... *Form of*

42. Every proxy form whether for a specified meeting or otherwise shall be in such form as the directors shall from time to time approve and shall comply with the provisions of the Statutes. *Form of proxies*

43. The instrument or other authority appointing a proxy to attend and vote at any general meeting shall be deposited at the registered office of the Company as may be determined by the directors not less than twenty-four (24) hours before the time for the holding of the meeting or adjourned meeting, as the case may be, at which such proxy or person proposes to vote, or at such other places and within such time as the directors may from time to time direct and unless such instrument or authority is so deposited such proxy or person shall not be entitled to attend and vote at the meeting. In calculating the aforesaid period, Saturdays, Sundays and public holidays shall not be taken into account. No instrument of proxy shall be valid after the expiration of twelve (12) months from the date of its execution unless specifically so stated on the instrument itself. *When and where proxies must be lodged*

44. A vote given by a proxy in accordance with the terms of the instrument appointing him or her shall be valid, unless an intimation in writing (which shall include facsimile, cable or telex) of the death, insanity, revocation or transfer shall have been received at the office of the Company before the meeting. *Proxies - revocation*

DIRECTORS

45. The board shall consist of not less than three nor more than five directors. *Number of directors*

46. The directors shall fulfil a non-executive function. *Non-executive directors*

47. The directors shall not be obliged to hold any shares to qualify them as directors. *Qualification of directors*

48. (a) A director shall hold office upon such conditions, including conditions as to remuneration and allowances, as may be determined by the board. *Directors' remuneration*

(a) An alternate director shall be remunerated, as determined by the board, out of the remuneration which is due to the director in whose place he or she is acting or which would have become due to such director if he or she had acted as director.

/..... (a) If a

(a) If a director or alternate director performs any work on behalf of the Company other than his or her work as a director or holds any office in the employ of the Company other than his or her office of director, such director may be paid such additional remuneration as the board may determine.

Directors' expenses

49. The directors shall be paid all their travelling and other expenses properly and necessarily incurred by them in and about the business of the Company, and in attending meetings of the directors or of committees thereof, and if any director shall be required to perform extra services or to go or to reside abroad or otherwise shall be specially occupied about the Company's business, or who otherwise performs services which, in the opinion of the directors, are outside the scope of the ordinary duties of a director, he or she may receive such extra remuneration as determined by a disinterested quorum of the directors and such extra remuneration may be either in addition to or in substitution for the remuneration provided for in the last preceding Article.

Directors to continue to act in the event of vacancies

50. If at any time the number of directors holding office is less than three, the directors holding office shall for all purposes constitute the board of directors of the Company.

Vacation of directors' offices

51. A director shall cease to hold office as such:

(a) if he or she becomes insolvent, or assigns his or her estate for the benefit of his or her creditors or suspends payment or files a petition for the liquidation of his or her affairs, or compounds with his or her creditors; or

(a) if he or she becomes unsound of mind; or

(a) if he or she is absent from meetings of the directors for six (6) consecutive months without leave of the directors and is not represented at any meetings held during such six (6) consecutive months by an Alternate director, and the directors resolve that the office be vacated, provided that the directors shall have power to grant any director leave of absence for any or an indefinite period; or

(a) one (1) month, or, with the permission of the directors, earlier, after he or she has given notice in writing of his or her intention to resign; or

/..... (a) if he

(a) if he or she shall pursuant to the provisions of the Statutes be disqualified or cease to hold office or be prohibited from acting as director.

Disqualification of directors

52. (a) No director, or intending director, shall be disqualified by his or her office from contracting with the Company, either with regard to such office or as vendor, purchaser, or otherwise, nor shall any such contract or any contract or arrangement entered into by or on behalf of the Company, in which any director shall be in any way interested, be or be liable to be avoided, nor shall any director so contracting or being so interested be liable to account to the Company for any profit realised by any such contract or arrangement by reason of such director holding that office, or of the fiduciary relationship thereby established, but the nature of his or her interest shall be declared by him or her in accordance with the provisions of the Statutes and of these Articles.

(a) A director who has, directly or indirectly, an interest or duty which is material and which conflicts or may conflict with the interests of the Company shall disclose that interest or duty to the Board in the manner provided by sections 234 to 237 of the Companies Act, and such disclosure shall be deemed to constitute disclosure to the Company.

(a) Notwithstanding anything hereinbefore contained, the Company shall not make any loan to a director or enter into any guarantee or provide any security in connection with a loan made to a director by any other person if and so far as any such loan, guarantee or provision of security is at any time prohibited by the Statutes;

(a) A director shall not vote at a meeting of directors or of a committee of directors on any resolution concerning a matter in which he or she, directly or indirectly, has an interest or duty which is material and which conflicts or may conflict with the interests of the Company, and he or she shall not be counted in the quorum present at a meeting in relation to a resolution on which he or she is not entitled to vote.

(a) Any general notice given to the directors of the Company by a director to the effect that he or she is a member of a specified company or firm shall comply with the provisions of the Statutes;

/..... (a) For the

(a) For the purpose of this Article, an alternate director shall not be deemed to be interested in any contract or arrangement merely because the director for whom he or she is an alternate is so interested;

(a) Nothing in this Article contained shall be construed so as to prevent any director as a member from taking part in and voting upon all questions submitted to a general meeting whether such director shall be personally interested or concerned in such question or not.

Register of directors

53. The Company shall keep at the office a Register containing the particulars of its directors, manager and secretaries as are required by the Statutes, and shall furnish the Registrar of Companies with particulars thereof as provided for in the Statutes.

ROTATION OF DIRECTORS

Period of office of directors

54. At the first annual general meeting of the company all the directors shall retire from office, and at the annual general meeting in every subsequent year one-third of the directors for the time being, or if their number is not three or a multiple of three, the number nearest to one-third, shall retire from office.

55. The directors to retire in every year shall be those who have been longest in office since their last election, but as between persons who became directors on the same day, those to retire shall, unless they otherwise agree among themselves, be determined by lot.

56. The company, at the annual general meeting at which a director retires in the manner aforesaid or at any other general meeting may fill the vacancy by electing a person thereto.

57. If at any meeting at which an election of directors ought to take place the offices of the retiring directors are not filled, unless it is expressly resolved not to fill such vacancies, the retiring directors or such of them as have not had their offices filled shall be deemed to have been re-elected at such adjourned meeting unless a resolution for the re-election of any such director shall have been put to the meeting and negatived.

Persons eligible for election

58. A director shall be eligible for re-appointment or re-election, as the case may be, after the expiration of his or her term of office.

/..... *Directors continuing*

59. If at any annual general meeting at which an election of directors ought to take place, the place of any retiring director is not filled, he or she shall, if willing, continue in office until the dissolution of the annual general meeting in the next year, and so on from year to year until his or her place is filled, unless it shall be determined at such meeting not to fill such vacancy. *Directors continuing to act*

PROCEEDINGS OF DIRECTORS

60. The directors may meet for the despatch of business, adjourn and otherwise regulate their meetings as they think fit, and may determine the quorum necessary for the transaction of business. Until otherwise determined, two (2) directors shall form a quorum. A director may at any time and the Secretary upon the request of a director shall convene a meeting of the directors. *Proceedings of directors*

Quorum

61. Questions arising at any meeting shall be decided by a majority of votes, and in the case of an equality of votes, the chairperson shall have a second or casting vote, provided that if at any time the quorum is two (2) and only two (2) directors are present at a meeting, the chairperson shall not have a casting vote. *Voting and casting vote*

62. (a) The directors shall appoint one of their number as chairperson of the board who shall preside at all meetings of the board at which he or she is present and who, in the event of an equality of votes on any matter, shall have a casting vote in addition to his or her deliberative vote. *Chairperson of the Board*

(a) If at any meeting the chairperson is not within ten minutes of the time appointed for holding the same present or willing to act as chairperson thereof, the directors present shall choose someone of their number to be chairperson of such meeting, and the person so acting shall have a casting vote in addition to his or her deliberative vote.

63. A meeting of the directors at which a quorum is present shall be competent to exercise all or any of the authorities, powers and discretions by or under these presents or the regulations of the Company for the time being vested in or exercisable by the directors generally. *Powers of Meetings*

64. A resolution in writing signed by all the directors who may at the time be present in the town where the registered office of the Company is situated, being not less than are sufficient to form a quorum, shall be as valid and *Resolution in writing*

/..... effectual as

effectual as if it had been passed at a meeting of the directors duly called and constituted; provided that where a director is not so present, but has an alternate who is so present, then such resolution must be signed by such alternate. Such a resolution may consist of several documents in like form each signed by one or more directors.

Delegation of powers

65. The directors may delegate any of their powers to an executive or other committee consisting of such member or members of their body or any other person or persons as they think fit. Any committee so formed shall, in the exercise of the powers so delegated conform to any regulations that may from time to time be imposed on it by the directors.

Proceedings of Committees

66. The meetings and proceedings of any such committee consisting of two (2) or more members shall be governed by the provisions herein contained for regulating the meetings and proceedings of the directors so far as the same are applicable thereto and are not superseded by any regulations made by the directors under the last preceding Article.

Validity of acts of directors

67. All acts done at any meeting of the directors or of an executive or other committee of the directors, or by any person acting as a director shall, notwithstanding that it shall afterward be discovered that there was some defect in the appointment of the directors or persons acting as aforesaid, or that they or any of them were disqualified or had vacated office or were not qualified to vote be as valid and effectual as if every such person had been duly appointed and was qualified to be and to act and vote as a director.

ALTERNATE DIRECTORS

Appointment of Alternate directors

68. The Minister may appoint an alternate director to act in the place of any director during his or her absence or inability to act as a member of the board.

Powers of Alternate directors

69. An Alternate director whilst acting in the place of the director who appointed him, shall exercise and discharge all the duties and functions of the director he or she represents. The appointment of an Alternate director shall be cancelled and the Alternate director shall cease to hold office whenever the director who appointed him or her shall cease to be a director or shall give notice in writing to the Secretary that the Alternate director representing him or her shall have ceased to do so. A director retiring at any annual general meeting and being re-elected shall not, for the purposes of this Article, be deemed to have ceased to be a director.

/..... POWERS OF

POWERS OF DIRECTORS

Management and control of Company vested in directors

70. The management of the business and the control of the Company shall be vested in the directors who, in addition to the powers and authorities by these presents expressly conferred upon them, may exercise all such powers and do all such acts and things as may be exercised or done by the Company in general meeting, but subject, nevertheless, to such management and control not being inconsistent with these presents nor with any resolution passed at any general meeting of the members in accordance therewith; but no resolution passed by the Company in meeting shall invalidate any prior act of the directors which would have been valid if such resolution had not been passed. The general powers given by this Article shall not be limited or restricted by any special authority or power given to the directors by any other Article. The directors shall have power to delegate to any person or persons any of their powers and discretions and to give to any such person or persons power of sub-delegation.

Express powers of directors

71. Without in any way limiting or restricting the general powers of the directors to grant pensions, allowances, gratuities and bonuses to officers or ex-officers, employees or ex-employees of the Company or the dependents of such persons, it is hereby expressly declared that the directors may from time to time without any further sanction or consent of the Company in general meeting grant pensions, gratuities or other allowances to any person or to the widow or dependents of any deceased person in respect of services rendered by him or her to the Company as General Manager or Manager, or in any other office or employment under the Company, notwithstanding that he or she may continue to be elected as director or may have been a director of the Company, of such amounts, for such period, whether for life or for a definite period or for a period terminable on the happening of any contingency or event, and generally upon such terms and conditions as the directors in their discretion may from time to time think fit.

STATUTORY RECORDS

Records

72. The directors shall comply with all the requirements of the Statutes as to the keeping of statutory books including those relative to a Register of Members, a Register of interests of directors and others in shares and

/..... debentures of

debentures of the Company, a Register of directors and Officers, a Register of Pledges and Bonds, a Register of Debentureholders, a Register of the interests in contracts of directors and Officers, a Register of Fixed Assets, a Register of Allotments, a directors' Attendance Book and a Minute Book or Books. The minutes shall record inter alia the name of all directors present at each meeting of directors or of any committee, all appointments of officers and all resolutions of general meetings and of meetings of directors and committees.

Any minutes of any meeting of the directors or of any committee or of the Company, and of the resolutions in pursuance of Article 64 of these presents, if purporting to be signed by the chairperson of the meeting or by the chairperson of the next succeeding meeting of directors or the Company, as the case may be, and any extract from such minutes or extract from any resolution in writing passed in terms of Article 64, if signed by any director or by the Secretary or by any duly authorised person acting in the place of the Secretary, shall be receivable as evidence of the matters stated in such minutes or extracts.

Appointment of attorneys

73. The directors may at any time and from time to time by power of attorney appoint any person or persons to be the attorney or attorneys of the Company for such purposes and with such powers, authorities and discretions (not exceeding those vested in or exercisable by the directors under these presents) including the right of sub-delegation, and for such period and subject to such conditions as the directors may from time to time think fit, and any such appointment may, if the directors think fit, be made in favour of any company or the members, directors, nominees, or managers of any company or firm, or otherwise in favour of any fluctuating body or persons, whether nominated directly or indirectly by the directors, and any such power of attorney may contain such provisions for the protection or convenience of persons dealing with such attorneys as the directors may think fit.

Form CM 44C

SIGNATORY TO ARTICLES OF ASSOCIATION

Full names	MARCOS MUKOSO HAUSIKU
Occupation	Minister of Works, Transport and Communication
Residential Address	3490 Agreepa Street, Wanaheda, Windhoek,
Business Address	Ministry of Works, Transport and Communication, Snyman Circle, Rehobother Road, Windhoek.
Postal Address	P.O. Box 7345, Katutura.
Date and signature	28th July, 1992 .....

PARTICULARS OF WITNESS

Full names	VALERIE ELIZABETH TURNER
Occupation	Secretary
Residential address	29 Frieden Street, Klein Windhoek. Windhoek
Business address	Standard Bank Chambers Independence Avenue. Windhoek
Postal address	P.O. Box 85, Windhoek
Date and signature	28th July, 1992 .....

NAMIBIA POST AND TELECOM HOLDINGS LTD

P.O. BOX 3913, WINDHOEK ◦ TEL. (264 61) 201 2646 ◦ FAX (264 61) 248 248

RESOLUTION

RESOLUTION OF THE NPTH BOARD PASSED ON 23 JUNE 2022

1.1 REZONING OF ERF 8161 - CONTRACT NO. SC/RP/NPTH-05/2022

Be it resolved that:

- The full NPTH Board authorises the Acting Chief Executive Officer, Kristofine A. Naunyango, to act as signatory and transact on behalf of the NPTH on all matters pertaining to the rezoning of the NPTH complex Erf Re/8161, Windhoek, Namibia.

Signed this 23rd day of June 2022

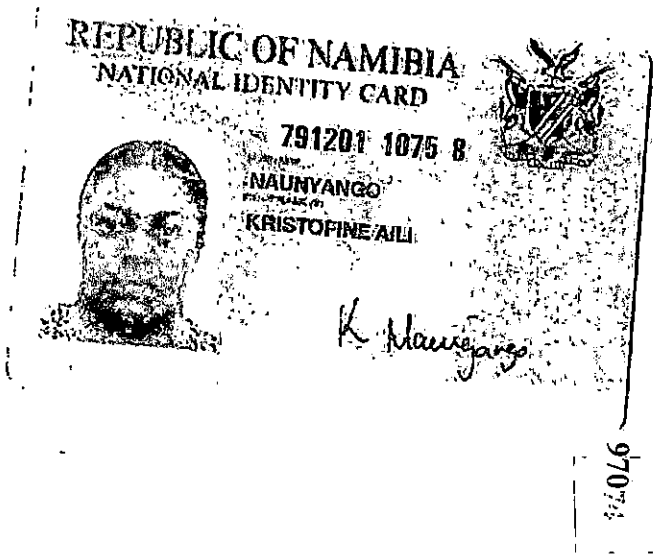
SENCIA KAIZEMI-RUKATA

NORMAN TJOMBE

DENNIS SHINDUME

LENA KAULUMA-KANGANDJELA

Directors: Sencia Kaizemi-Rukata (Chairperson), Norman J. Tjombe (Deputy Chairperson), Lena N. Kangandjela, Dennis M. Shindume
Acting CEO: Kristofine A. Naunyango
Acting Company Secretary: Saveria N. Nikanor
Registration Number: 92/283



970

MEMORANDUM
It is hereby certified that this is a true copy of the original document and there is no indication that alterations have been made thereof by an unauthorized person.

2022 -04- 06

1979-12-01

ONDANGWA

CITIZEN

FEMALE 1.75

BROWN

2021-11-17

Q62050

IDNAM2543EQ<<<279120110758<<<<
7912012F4111179NAMQ6205O<<C<<<2
NAUNYANGO<<KRISTOFINE<AILI<<<<

INV2022186238

971

CITY of WINDHOEK

2022-08-02 12:06:59
SI Invoice Number: INV2022186238
SI Ref: INV328413
Receipt No.: 13429
General Payment
Vote No.: 5000132050048
Name: RITTA KHIBA PLANNING CONSULTA
C.Card Amount Pd N$*******4025.00
Dupl. Amt Tend N$*******4025.00
Change N$*********0.00
Processed by: 000049-Lucia Muluti
Comment :

Y OF WINDHOEK

O Box 59, WINDHOEK NAMIBIA
Telephone No: (061) 290 2911

TAX INVOICE

AT Reg. Number 2646057-01-5

2186238

Date Issued : 2022/07/29

Vote Number : 5000132050048

Name : RITTA KHIBA PLANNING CONSULTANTS CC

Address : N/A

Reference Number : RE/8161, WINDHOEK

System Reference : INV328413

Issued By : 17304 - HAIKONDA (D)

Contact Details : +264 61 290 3517

Description : REZONING OF ERF RE/8161 (PTN OF 6719) WINDHOEK FROM GOVERNMENT TO INDUSTRIAL AND CONSENT TO USE ERF FOR INDUSTRIAL PURPOSES WHILE REZONING IS IN PROGRESS

PAYMENT DUE

Total Amount Excluding VAT	**: N$** 3500.00
Total VAT Amount	**: N$** 525.00
Total Amount Payable	**: N$** 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	**: N$** 3500.00
Tariff Amount Excluding VAT	**: N$** 3500.00
Tariff VAT Amount	**: N$** 525.00
Tariff Total Amount	**: N$** 4025.00
Service Code	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) I I

Erf/stand no 8161 Township (SOUTHERN INDUSTRY) WINDHOEK

If company or registered under cc NAMIBIA POST & TC

Namibian I. D / Passport no. 92/283

Postal/Private Bag address 3913 Township of address WINDHOEK

Physical Residential or Business address _____

Tel no 225062 (H) _____ Cell 081 39 11 346

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: Noted

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

CITY OF WINDHOEK
2022 -07- 05
Date stamp
CREDIT CONTROL

LAND SALES

Comments:

Approved

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
05 JUL 2022
Date stamp
Land Sales Finance Department

ACCOUNTANT LAND SALES: _____

City of many faces

2020 -01- 2 2

2020 -02- 2 6

DEED OF TRANSFER

NO.

T. 1121/ 2020

ROADS CONTRACTOR COMPANY LIMITED

TO

NAMIBIA POST AND TELECOM HOLDINGS LIMITED

OVER ERF NO. 8161 (A PORTION OF ERF 6719), WINDHOEK

LODGED BY:

SISA NAMANDJE & COMPANY
LEGAL PRACTITIONERS
P O BOX 4240, WINDHOEK
NAMIBIA
TEL: 061 - 259848
FAX: 061 – 259849

REF: R 143/MJS/19-ea

Prepared by me

CONVEYANCER
JANKIE M

I hereby certify that in terms of Section 5(4)(a) of the Stamp Duties Act (Act No. 15/1993) Stamp Duty to the value of **N$1,248,000-00** has been paid and that Receipt No 0200033951
Dated 04-02-2020 has been issued.

RECEIVER OF REVENUE
WINDHOEK

SISA NAMANDJE & COMPANY
Attorneys, Conveyancers
P O BOX 4240
WINDHOEK

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN: 1121 / 2020

THAT **MATHILDA JANKIE**

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

ROADS CONTRACTOR COMPANY LIMITED
COMPANY NUMBER: 2000/107

dated the **13TH** day of **NOVEMBER 2019** and signed at **WINDHOEK**

AND THE SAID APPEARER declared that her said principals had truly and legally sold on the **15TH** day of **OCTOBER 2019.**

NOW THEREFORE, the said Appearer in her capacity aforesaid did, by these presents, cede and transfer, in full and free property to and on behalf of

NAMIBIA POST AND TELECOM HOLDINGS LIMITED
COMPANY NUMBER: 92/283

Its successors in title or Assigns

CERTAIN	REMAINDER OF ERF NO. 8161 (A PORTION OF ERF 6719), WINDHOEK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" **KHOMAS REGION**
MEASURING	3,8122 (THREE COMMA EIGHT ONE TWO TWO) HECTARES
FIRST REGISTERED AND STILL HELD BY	Certificate of Registered Title No T 1474/2003 with Diagram No. A.569/2002 relating thereto
A. SUBJECT	to the following conditions imposed in terms of Town Planning Ordinance, 1954 [Ordinance 18 of 1954] as amended, and created in the said Certificate of Registered Title No. T 1474/2003, namely-

IN FAVOUR OF THE LOCAL AUTHORITY

(a) The Erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved terms of the Town Planning Ordinance, 1954 [Ordinance 18 of 1954].

(b) The building value of the main building, excluding the outbuilding, to be erected on the erf shall be at least four times the prevailing municipal valuation of the land.

B. **FURTHER ENTITLED TO:** A 10 metres wide right of way over the Remainder of Erf 6719, Windhoek, created by Notarial Deed of Servitude of Right of way No. K 46/2003 S and endorsed on Certificate of Registered Title No. 1474/2003

WHEREFORE the Appearer, renouncing all the rights and title the **TRANSFEROR** heretofore had to the premises, did, in consequence, also acknowledge the said **TRANSFEROR** to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said, **TRANSFEREE**, its successors in title or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights; and finally acknowledging the fair market value of the property amounting to the sum of **N$104 000 000.00 (One Hundred and Four Million Namibia Dollars).**

Signed at WINDHOEK, on 2020 -03- 04 together with the Appearer and confirmed my seal of Office.

SIGNATURE OF APPEARER

In my presence,

REGISTRAR OF DEEDS

REGISTRAR OF DEEDS
MINISTRY OF LAND REFORM

REPUBLIC OF NAMIBIA
DEPARTMENT OF FINANCE

978:2

INLAND REVENUE

TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller):	ROADS CONTRACTOR COMPANY LIMITED - 2519134-01-5
TRANSFEREE (Purchaser):	NAMIBIA POST AND TELECOM HOLDINGS LIMITED - 0480992011

DESCRIPTION OF PROPERTY:

CERTAIN: ERF NO. 8161 (A PORTION OF ERF 6719), WINDHOEK

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

MEASURING: 3,8122 (THREE COMMA EIGHT ONE TWO TWO) HECTARES

(value accepted for Stamp Duty purposes)

Date of transaction: 15 OCTOBER 2019	Consideration: N$ 104 000 000-00
TRANSFER DUTY PAID BY: SISA NAMANDJE & COMPANY INCOPORATED – 4658625-015	
Postal Address: P O Box 4240 WINDHOEK	

FOR OFFICIAL USE

Transfer duty paid on N$:	Being
Act under which duty claimed	

Steel defacing stamp of office of issue
JAN 2020
Namibia Revenue

PURCHASED PRICE
CASH REGISTER RECEIPT

RECEIVER OF REVENUE
WINDHOEK
Receiver of Revenue

REPUBLIC OF NAMIBIA

MINISTRY OF FINANCE

INLAND REVENUE DEPARTMENT

Revenue 13 JAN 2020 Namibia Revenue

PAYMENT RECEIPT

Receipt Number: 0200032148

Office Code	TIN	Taxpayer Name	Postal Address	Received by
01	00480992	Namibia Post & Telecom Holdings Ltd	Box 3913; Windhoek; Namibia;	Moira , Vries

Transfer Duty Details:

Transferor Name(Seller)	Roads Contractor Company Limited.		
Transferee Name Purchaser)	Namibia Post & Telecom Holdings Ltd		
Conveyance Name	Sisa Namandje And Company Incorporated		
Physical Address of Property	ERF NO 8161 (A PORTION OF ERF 6719), WINDHOEK		
Town	WINDHOEK	Region	KHOMAS
Size of Property	3.8122	Date of Transaction	15-10-2019
Consideration Purchase Price)(N$)	104 000.000.00	Transfer Duty paid on (N$)	104,000,000.00

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N$)
Transfer Duty	2020		13-01-2020	Duties & Levies	Direct Deposit	12,480,000.00
Total Amount(N$)						**12,480,000.00**

This is the original receipt

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate: E 1553/2022
Master's Office: WINDHOEK
Surname: BOOIS
First Names: LENA
Date of Birth: 19 NOVEMBER 1953
Identity Number: 5311190900274
Last Address: ERF NO.858 WANAHEDA (EXTENSION NO. 3) WINDHOEK NAMIBIA
Date of Death: 25 OCTOBER 2018
First Names and Surnames of Surviving Spouse
Complete only deceased was married incommunity: N/A
Name and (only one) address of executor or authorized agent: ELMARIE THOMPSON INCORPORATED
P.O. BOX 40387 AUSSPANNPLATZ
Period allowed for lodgement of claims if other than 30 days
Name and (only one) address of executor or authorized agent:
ELMARIE THOMPSON INCORPORATED
P.O. BOX 40387 AUSSPANNPLATZ
Date: 25TH AUGUST 2022
Notice for publication in the Government Gazette on: 19TH AUGUST 2022

DM0202200405063

Market Watch
Om te adverteer
skakel:
Kleinadvertensies
T: 061-297 2055

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2018/01697
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
ANNA-LIISA NANKELO NGHIPANDULUA N.O (ESTATE LATE: DAVID NUUYOMA ASHIKOTO), Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
Pursuant to Judgment of the above Honourable Court granted on 20 MAY 2022, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Oshikuku on the 14th of September 2022 at10H00 in the forenoon at ERF 319, Oshikuku, Republic Of Namibia
CERTAIN: ERF 319, Oshikuku
SITUATED: In the town of Oshikuku, Registration Division "A", OmusatiRegion
MEASURING: 630 (six hundred and thirty) square metres
CONSISTING OF: 1 x Lounge; 1x Kitchen; 3 x Bedrooms; 1 x Full Bathroom; 1 x Sh/wc/hwb
The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at OSHIKUKU and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.
Dated at WINDHOEK this 13th day of JULY 2022
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK
FPC/be/239444

DM0202200404132

WEBCAST/AUCTION
AucorNamibia
Guest House in Otjiwarongo on Auction
27 September 2022
Duly instructed by the client, Aucor Namibia (Pty) Ltd will be selling the following Property on Auction.
#PROPERTY #PROPERTY
Erf 475, 21 Industrial Street, Otjiwarongo
Erf Size:1 662 m²
Main Building: 412 m²
Entrance Hall, Reception, Dining area, Kitchen, Pantry, Scullery, Guest Toilet, eleven rooms (Three single & Eight Double), each with an en-suit bathroom (nine shower-toilet & two bath-toilet) Furthermore, there is a conference room.
Dwelling: 146 m²
The dwelling comprises of four rooms/offices and two bathrooms, lounge, and kitchen
Others:
Entertainment, Storerooms, and Swimming pool
Registration & Bidding on www.aucor.auction
Online Bidding Starts: Monday 19 September 2022 @ 10:00
Webcast Auction: Tuesday 27 September 2022 @ 12:00
Viewing: By Appointment Only
T & C apply Buyer's premium will be charged.
Details subject to change without prior notice.
Contact Us At:
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
For More Information visit: www.aucornamibia.com

LIVE WEBCAST AUCTION
AucorNamibia
BANK REPO & SALVAGE AUCTION
8 September 2022 @ 10:00
Ondangwa
Duly instructed by the bank, in terms of the credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction.
#AUTOMOTIVE #AUTOMOTIVE
SEDAN'S, SUV'S & OTHER:
2019 TAFE TRACTOR 5900 2WD
2015 TOYOTA COROLLA 1.6
2009 TOYOTA YARIS 1.0
VARIOUS SALVAGE VEHICLE ie.: TOYOTA, NISSAN, ISUZU, AUDI, GWM, FORD,VW, JEEP, CHEVROLET, & MANY MORE!!
Registration & Bidding on: www.aucor.auction
Online Bidding Starts: Monday 5 September 2022 @ 10:00
Webcast Auction: Thursday 8 September 2022 @ 10:00
Viewing: Ondangwa 5 - 7 September 2022 @ 09:00 - 16:00
TRUCK & SALVAGE AUCTION
15 September 2022
Brakwater
Duly instructed by the bank, in terms of credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction.
#AUTOMOTIVE #AUTOMOTIVE
TRUCKS, TRAILERS & BUSSES:
2014 SCANIA R410 6X4 TRUCK
2 X 2012 AFRIT TIPPER TRAILER
BAKKIES,SEDAN'S & SUV'S
2017 FORD RANGER 3.2 4X4
2015 VW GOLF 7 R/LINE
2012 HYUNDAI H-1 2.4
VARIOUS SALVAGE VEHICLE ie.: IVECO, TOYOTA, NISSAN, ISUZU,HYUNDAI, BMW, FIAT, AUDI, GWM, VW, JEEP,FORD, VOLVO, HONDA,M/BENZ, CHEVROLET, & MANY MORE!!
Registration & Bidding on: www.aucor.auction
Online Bidding Starts: Monday 12 September 2022 @ 10:00
Webcast Auction: Thursday 15 September 2022 @ 10:00
Viewing: Brakwater 12 - 14 September 2022 @ 09:00 - 16:00
T & C apply Buyer's premium will be charged.
Details subject to change without prior notice.
Contact Us At:
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
www.aucor.auction

IN THE High Court of Namibia
Main Division - Windhoek
Case No.: HC-MD-CIV-ACT-CON-2020/03019
In the matter between:
DAVID JOHN BRUNI and IAN ROBERT McLAREN of
Bruni & McLaren in their capacity as liquidator
of the SMALL AND MEDIUM ENTERPRISES
(SME) BANK LIMITED (in liquidation), Plaintiff and
DELUXE TRADING ENTERPRISES CC, First Defendant
CHARLES MICHAEL OCHURUB, Second Defendant
FORM 24: RULE 108(2)(A) AND (B) NOTICE BY JUDGEMENT CREDITOR TO JUDGEMENT DEBTOR(S) OR LESSEE(S) HAVE IMMOVABLE PROPERTY DECLARED EXECUTABLE
PLEASE TAKE NOTICE THAT the Plaintiff (hereinafter called the Judgement Creditor) has obtained judgement against the First - and Second Defendant (hereinafter called the Judgement Debtor) on 27 August 2020 in this Court.
FURTHER TAKE NOTICE THAT the Judgement Creditor will apply in terms of Rule 108 (1)(b) for an order declaring the immovable property situated at Erf No 7607, Katutura, Extension No 18, situate in the Municipality of Windhoek, Registration Division "M", Khomas Region, measuring: 279 (two seven nine) Square Metres, held by Deed of Transfer No T 190/2015 be declared specifically executable.
Take further notice that the Judgement Debtor (or any Lessee(s) of the aforementioned immovable property - which Lessee(s) the Plaintiff is not aware of) is hereby called to provide reasons to this Honourable Court within 10 days of receipt of the summons, alternatively this notice, why such an order may not be granted.
Dated at Windhoek on this the 17th day of AUGUST 2022.
J C VAN WYK
J C VAN WYK ATTORNEYS
LEGAL PRACTITIONER FOR PLAINTIFF/
JUDGEMENT CREDITOR
18 LOVE STREET
P.O. BOX 3273, WINDHOEK
TEL: 225438/225184
(REF: JCvW/4555)
TO: THE REGISTRAR OF THE HIGH COURT OF NAMIBIA
MAIN DIVISION - WINDHOEK
LUDERITZ STREET
WINDHOEK

DM0202200405043

IN THE High Court Of Namibia
Main Division - Windhoek
Case No: HC-MD-CIV-ACT-CON-2020/03765
In the matter between:
BANK WINDHOEK LIMITED, Plaintiff and
LABAN ALFEUS KASHAMAKO, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a Judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Swakopmund, at Erf No. 51 Mondesa, Extension No. 08, Swakopmund on 15 September 2022, at 10h00, of the undermentioned property:
CERTAIN: Erf No. 51, Mondesa, Extension No. 08
SITUATED: In the municipality of Swakopmund, (Registration Division "G") Erongo Region
MEASURING: 262 (Two Six Two) Square metres
HELD under Deed of Transfer T6425/2006
IMPROVEMENTS:
6x Outside Rooms, 1x Outside Bathroom with toilet and shower,
Main Building: 1x Kitchen with built-in cupboards, 1x Living Room, 2x Bedrooms, with shower and toilet.
AUCTIONEER'S NOTE: Refundable Registration Fee of N$5 000.00
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Swakopmund and at the offices of the execution creditor's attorneys.
Dated at Windhoek this 02nd day of August 2022.
DR WEDER KAUTA & HOVEKA INC
Legal Practitioner for Plaintiff
WHK House
Jan Jonker Road
WINDHOEK
Ref: MAT56237

DM0202200404625

REZONING OF RE/8160 Take notice that RP[illegible] PLANNING CONSULTANTS (TOWN, REGIONAL PLANNERS ANDENVIRONMENTAL CONSULTANTS) on behalf of the owner of RE/8161 (a portion of erf6719), Julius Nyerere Street Windhoek, intends applying to the Municipal Council of Windhoek for:
THE REZONING OF RE/8161 JULIUS NYERERE STREET, WINDHOEK FROM 'GOVERNMENT' TO 'INDUSTRIAL' WITH A BULK OF 1 AS WELL AS CONSENT TO USE THE ERF FOR BUSINESS, RESTRICTED BUSINESS, OFFICE, RESTAURANT AND WAREHOUSING LAND USE ACTIVITIES RESPECTIVELY WHILE THE REZONING IS BEING PROCESSED.
RE/8161 (a portion of erf 6719), Julius Nyerere Street Windhoek is zoned "Government" and is approximately 38,122m² in extent. There are existing buildings (improvements) situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings, for industrial, business, restricted business, office, restaurant and warehousing land use activities respectively.
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 there of, with the Municipality and with the applicant in writing within 14 days of the last publication of this notice on 22th September 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061- 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na

DM0202200405033

ESTABLISHMENT OF A TOWNSHIP AND LAYOUT APPROVAL ON ERF 2260 RUNDU EXTENSION 5 Notice is hereby given in terms of Section 105(1)(b) the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that Dunamis Consulting (Pty) Ltd has applied to the Municipal Council of Rundu and intends to further apply to the Urban and Regional Planning Board (URPB) and on behalf of the owner of Erf 2260 Rundu Extension 5 for the following:
" Township Establishment (need and desirability) and Layout approval on Erf 2260 Rundu Extension 5;
" Approval of the proposed zonings for the new Erven on Erf 2260 Rundu Extension5 in terms of Section 105(1)(a) of the Urban and Regional Planning Act, 2018(Act. No. 5 of 2018).
Erf 2260 is located in Rundu, Extension 5 and measures about 49664m² in extent. The Erf is currently zoned 'Public Open Space' and is occupied by informal Erven. The surrounding area of this Erf is characterized by single residential Erven.
The purpose of the application is to formalize the layout of the informal Erven on the site which will allow the registration of individual titles.
Take note that the application, locality plan and its supporting documents lie open for inspection at the Rundu Town Council (Town Planning Office) and Dunamis Consulting Office, 107 Ondangaura Street, Cimbebasia.
Further take note that 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 Municipal Council of Rundu and with the applicant (DC) in writing on or before Friday, 16 September 2022).
Applicant:
Dunamis Consulting (Pty) Ltd
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia
Tel: +264 833 302 241
Cell: +264 855 512 173
The Chief Executive Officer
Municipal Council of Rundu
P. O. Box 2128 Rundu,
Namibia
Tel: +264 66 266 400

DM0202200404895

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:
REZONING OF ERF 212 EVELINE STREET, GOREANGAB EXTENSION 1 FROM 'RESIDENTIAL'WITH A DENSITY OF 1:250M² TO 'BUSINESS' WITH A BULK OF 0.4 CONSENT FOR FREERESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) OF THE WINDHOEK TOWN PLANNING SCHEME.
REZONING OF ERF 1596 GREEN MOUNTAIN STREET, ERF 691 HELEN STREET AND ERF 1203SALT SPRING STREET, GOREANGAB EXTENSION 2 FROM 'RESIDENTIAL 'WITH A DENSITY OF1:150M² TO 'BUSINESS' WITH A BULK OF 0.4
REZONING OF ERF 2135 COFFEE DAM STREET, GOREANGAB EXTENSION 3 FROM'RESIDENTIAL' WITH A DENSITY OF 1:250M² TO 'BUSINESS' WITH A BULK OF 0.4 ANDCONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) OF THE WINDHOEK TOWNPLANNING SCHEME.
Erf 212 is 300m² in extent. The proposed zoning and bulk will allow the owner to construct a business building with a floor area of approximately 120m² and a residential building with a floor area of 60m² which is 50% of the proposed bulk.
Erven 1596, 691 and 1203 are 200m², 220m² and 217m² respectively in extent. The proposed zoning and bulk will enable the owner to construct a business building with a total floor area of 80m², 88m², 87m² respectively.
Erf is 356m² in extent. The proposed zoning and bulk will allow the owner to construct a business building with a floor area of 142m² and a residential building with a floor area of 71m² which is 50% of the proposed bulk.
Further take notice that the locality plans of the erven lies for inspection on the Town Planning Notice board at the Windhoek City Council and at Plan Africa Consulting CC, No 8 Delius 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 Council 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 15 September 2022).
PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
E-mail: pafrica@mweb.com.na

DM0202200404990

IN THE Magistrate's Court
The District Windhoek
Case No. 202/2022
In the matter between:
LUXURY INVESTMENTS 22 (PTY) LTD, Plaintiff and
RIAAN HARAEB, Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Defendant granted by the above Honourable Court on the 21 June 2022, the following will be sold by public auction on 15 September 2022 at 10h00 with the live webcast starting at 10:00and stored at Aucor Plot H48 Brakwater, Windhoek, by the Deputy Sheriff, Windhoek:
1x Truck - MAN ECO 230
1x Truck (Registration Number - N 54248 W)
TERMS OF SALE: Voetstoots and Cash to the Highest Bidder
Dated and signed at Windhoek on this 10th day of August 2022.
DR WEDER, KAUTA & HOVEKA INC,
PER: MRS. S VENTER
LEGAL PRACTITIONER FOR THE PLAINTIFF
3RD FLOOR WKH HOUSE
JAN JONKER ROAD
WINDHOEK
[OUR REF MAT12113]

DM0202200404685

PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL 8796, KHOMAS & HARDAP 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 exploration activities on EPL8796.

Proponent: Mr. Wilhelm Nghidipohamba Kafidi

Commodities: Base & rare metals, dimension stone, industrial minerals and, precious metals

Locality: Approx. 10km Northwest of Rehoboth Townlands, covering portions of farms 251 Kwakwas, 840 Kaalvlak, 894 Arbeidsgenot, in the Khomas and Hardap Regions.

All Interested and Affected Parties (I&APs) are hereby invited to register and submit comments duly motivated in writing on or before the 30th of September 2022. Registration and Background Information Documents (BID) for the project can be requested from the email address given below.

Email: info@enviro-aec.com
Cell: +264 85 772 8929

Alliance

PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED EXPLORATION ACTIVITIES ON MINING CLAIMS 71775, 71776, 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 exploration activities on MCs 71775 & 71776.

Proponent: Mr. Okser T Muulongo & Mr. Abner H Frans

Commodities: Dimension stones.

Locality: Approx. 30km South of Usakos, on farm 75 Etusis, Erongo Region.

All Interested and Affected Parties (I&APs) are hereby invited to register and submit comments duly motivated in writing on or before the 30th of September 2022. Registration and Background Information Documents (BID) for the project can be requested from the email address given below.

Email: info@enviro-aec.com
Cell: +264 85 772 8929

Alliance

Multiple Sclerosis
NAMIBIA
WHAT IS MULTIPLE SCLEROSIS?
A chronic disease of the brain and central nervous system
OFFICE HOURS:
Monday - Friday:
09h00 - 17h00
info@msnamibia.org

LIVE WEBCAST AUCTION

#PROPERTY

MULTI PROPERTY AUCTION
4 OCTOBER 2022 @ 12:00
Aucor c/o Michelle Mclean & Platinum Street Prosperita

Duly instructed by our client, Aucor Namibia Properties (Pty) Ltd, will be selling the following Properties by Live Webcast Auction.

Erf 694: Markus Kooper Street, Academia Ext 2, Windhoek
Land Size: 1576 m², Building Size: 1712 m²
ACCOMMODATION INCLUDING:
Ground Floor - Pharmacy:
Display area, dispense area, ablution, office, kitchen, WC.
Clinic: Day Care / Consulting:
3 x Consulting rooms, staff ablution, cashier, office, ablutions, general reception with waiting area, basic theatre with waiting area, exchange rooms, sluice/cleaners store, scrub-up area, passage with ambulance entrance. Day ward area comprises nursing station, recovering room & observation room each with en suite shower/WC/hand wash basin, linen store.
Medical Imaging
Reception, waiting area, sonar room, passage, store/changing room, control & processing room, 1 x wc.
First Floor - Admin Office:
Reception, ablution, filing store, 2 x offices, boardroom, staff room.
Medical Diagnostics Laboratory:
Reception, kitchenette, 3 x offices / test labs, 1 x WC
Dental Clinic and Surgery / consulting room:
Balcony, examination area, 2 x ablutions, kitchen, 1 x admin office
Biokinetics
Residential Units:
1 x 3 Bedroom, Bathroom, Lounge, Kitchen Unit
9 x 2 Bedroom, Lounge, Kitchen and full bathroom Units

Erf 1975 c/o Mozart & Beethoven Street, Windhoek - West
Land Size: 1450 m², Building Size: 401 m²
The main building is used as an office consisting of a reception area, a large open office, a boardroom, 3 offices, a large kitchen, a full bathroom, & separate toilet. Below the main building is a basement store room.
9 x 1 Bedroom Flats

Erf 10472, No. 19 Bernabe De La Bat Street, Katutura, Windhoek
Land Size: 600 m² Building Size: 421 m²
Buildings:
Main Building: Entrance, reception/waiting area, office, filing room, kitchenette, male and female ablution, warehouse area, coolers, manager's office with an open office/meeting area, bathroom, kitchenette
Outbuilding: Storeroom/Office, ablution

Erf 6785 Unit 1 Design Park, Cullinan & Simmentaler Street
Land Size: 3325 m², Building Size: 302 m²
Reception/waiting area, 1 x ablution facility, Small Kitchen area, 1 x Consulting Room

Erf 5501 Extension 12 Ongwediva
Land Size: 1695 m² Building Size: 1220 m²
There are 6 industrial units on the site.
Unit 1 - 6: The ground floor has a reception, an office, bathroom, warehouse, & kitchenette. The first floor has 2 offices & a bathroom.
Unit 6: The ground floor has a workshop/retail area, a bathroom, & an open-plan kitchen/lounge.
The first floor has 3 bedrooms, kitchen & bathroom
VIEWING BY APPOINTMENT ONLY

Venue: c/o Michelle Mclean & Platinum Street, Prosperita, Windhoek
Live Webcast Auction: 4 October 2022 @ 12:00
Bidding and information on www.aucornamibia.com
7% Buyer's premium will be charged.
Property will be sold subject to confirmation. Finance must be approved prior to bidding. Details subject to change without prior notice. Pre-auction offers up to 7 days prior to auction will be considered. T & C's apply.

Contact Us At:
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
www.aucornamibia.com

LIVE WEBCAST AUCTION

AucorNamibia

TRUCK & SALVAGE AUCTION
Thursday 15 September 2022
Brakwater

Duly instructed by the bank, in terms of credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction

#AUTOMOTIVE
TRUCKS, TRAILERS & BUSSES:
2014 SCANIA R410 6X4 TRUCK
2 X 2012 AFRIT TIPPER TRAILER
BAKKIES, SEDAN'S & SUV'S
2021 M/BENZ A200
2018 GWM GREAT HAVAL H2 1.5T
2017 FORD RANGER 3.2 4X4
2017 FORD RANGER 2.2 T6
2015 VW GOLF 7 R/LINE
2012 HYUNDAI H-1 2.4

#AUTOMOTIVE
VARIOUS SALVAGE VEHICLE ie.:
IVECO, TOYOTA, NISSAN, VOLKSWAGEN, LAND ROVER ISUZU, HYUNDAI, BMW, FIAT, AUDI, GWM, JEEP, FORD, VOLVO, HONDA, CHEVROLET, MERCEDES BENZ, KIA, & MANY MORE!!

Registration & Bidding on: www.aucor.auction
Online Bidding Starts: Monday 12 September 2022 @ 10:00
Webcast Auction: Thursday 15 September 2022 @ 10:00
Viewing: Brakwater 12 - 14 September 2022 @ 09:00 - 16:00

SWAKOPMUND VEHICLE AUCTION
Thursday 22 September 2022 @ 10:00
25 Hidipo Hamutenya Street

Duly instructed by the bank, in terms of the credit Agreement Act, Aucor Namibia (Pty) Ltd, will be selling the following Bank Repossessed Vehicles by Online & Webcast Auction

#AUTOMOTIVE
BAKKIES, SEDAN'S & SUV'S
2020 VOLKSWAGEN POLO TSI
2018 FORD RANGER XLT 3.2
2018 TOYOTA HILUX 2.4 GD-6
2016 MAZDA 3 DYNAMIC
2014 CHEV TRAILBRAILZER
2011 M/BENZ A200
2007 TOYOTA QUANTUM VVTI
2006 JEEP GRAND CHEROKEE
2006 BMW X5 3.0
2005 AUDI A4 3.0 V6
KIA SPORTAGE 2.0

#AUTOMOTIVE
TRUCKS, TRAILERS & BUSSES:
2015 SIDE TIPPER INTERLINK
2015 JCB DIGGER EXCAVATOR
2015 SCANIA R500LA V8
2014 BOX BODY TRAILER
2007 TOYOTA DYNA TRUCK
2006 UNIPOWER CAR TRAILER
VARIOUS SALVAGE VEHICLES:
TOYOTA, NISSAN, VW, HYUNDAI, BMW, CHEVROLET, KIA, M/BENZ & SO MUCH MORE !!

Registration & Bidding on www.aucor.auction
Online Bidding Starts: Monday 19 September 2022 @ 10:00
Webcast Auction: Thursday 22 September 2022 @ 10:00
Viewing: Swakopmund 19 - 21 September 2022 @ 09:00 - 16:00

T & C apply and a Buyer's premium will be charged.
Details subject to change without prior notice.

Contact Us At:
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
www.aucor.auction

Multiple Sclerosis
NAMIBIA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system.

OFFICE HOURS:
Monday - Friday: 09h00 - 17h00
info@msnamibia.org

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia
Case No. HC-MD-CIV-ACT-CON-2020/03855
In the matter between:
STANDARD BANK NAMIBIA LTD, Plaintiff and
MARCELLO SETH AMOUR JANUARY, First Defendant
CHRISTAL GRISELDA AUDREY JANUARY, Second Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
In Execution of a Judgment of the above Honourable Court in the above mentioned suit, a sale will be held on Thursday, the 22nd SEPTEMBER 2022, at 11:00 of ERF NO 4468 (A PORTION OF ERF1534) (EXTENSION NO 9), SWAKOPMUND:
CERTAIN: Erf No 4468 (a Portion of Erf 1534), Extension No 9
SITUATED: In the Municipality of Swakopmund, Registration Division "G", Erongo Region
MEASURING: 625 (six two five) square meters
HELD BY: Deed of Transfer No T1741/2009
SUBJECT: to such conditions as set out in the aforesaid Title Deed
ALLEDGED IMPROVEMENTS
DESCRIPTION: The following improvements are on the property (although nothing in this respect is guaranteed). The building comprising of:
1x Living room, 1x hallway, 1x dining room, 1x entertainment area with indoor braai, 1x small patio, 1x kitchen with built-in cupboards, built-in stove and double basin. 2x Bedrooms with built-in cupboards, 1x main room with separate closet room and en-suite bathroom with toilet, shower, bath and basin. 1x Double garage.
1. The property shall be sold by the Deputy-Sheriff of SWAKOPMUND subject to the Conditions of Sale that may be inspected at the Offices of the Deputy-Sheriff to the highest bidder on the auction and furthermore subject to approval by the preferent claimant.
2. The sale is subject to the provisions of the High Court Act No 16 of 1990, as amended, and the property will be sold "voetstoots" according to the existing title deed.
3. 10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy-Sheriff within 14 (fourteen) days after the date of Sale.
4. The full Conditions of Sale will be read out by the Deputy-Sheriff on the day of the sale, but may be inspected at any time prior to the sale at the offices of the Deputy-Sheriff or at the office of the Plaintiff's attorneys.
Dated at Windhoek this day of August 2022.
ENGLING STRITTER & PARTNERS
Attorneys for Plaintiff
12 LOVE STREET
WINDHOEK
EY/bp/sd8740
DM0202200404674

035 Regskennisgewings Legal Notices

NOTIC[illegible] **BOND** [illegible] 981 [illegible] RTGAGE [illegible]04 Notice is hereby given tnat, duly authorised thereto by STANDARD BANK NAMIBIA LIMITED (Reg No 78/1799)
Intends to apply for a certified copy of: MORTGAGE BOND NO. B441/2004 in respect of:
CERTAIN: ERF NO. REHOBOTH B1157
MEASURING: 1004 (ONE NIL NIL FOUR) SQUARE METRES
SITUATE: IN THE TOWN OF REHOBOTH
REGISTRATION DIVISION "M"
HARDAP REGION
DATED: 13 JULY 2004
The property of:
JACQUES ANTHONY ISAACS IDENTITY NUMBER: 600316 0038 7 AND PATRICIA SOPHIA ISAACS IDENTITY NUMBER: 590226 0033 5 MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER.
All persons, who object to the issue of such copy, are hereby required to lodge their objections in writing with the Registrar of Deed at Rehoboth, within three weeks from the last publication of this notice.
DM0202200405195

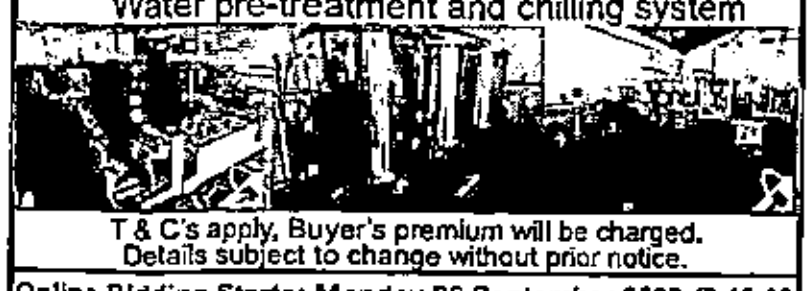
IN THE High Court Of Namibia
Main Division – Windhoek
Case No: HC-MD-CIV-ACT-CON-2022/01797
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Execution Creditor and
IMPERIO TECHNOLOGY INVESTMENTS CC, 1st Execution Debtor
SIMSON HASHIPALA, 2nd Execution Debtor
JEROBEAM TENGENI HAIPINGE, 3rd 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 July 2022, the following movable property will be sold by Aucor Windhoek by public online auction from the 28th of September 2022 starting at 10H00 and ending on the 3rd of October 2022 at https://aucor.auction and stored at ERF 49 Prosperita, corner Michelle Mclean & Platinum Streets, Windhoek, Republic of Namibia.
1x Fuji Racing Bicycle, 1x Wonder Core Exercise Bench, 1x Samsung Led TV, 1xSamsung DVD Player, 1x Dstv Explora, 2x queen size beds, 2x bar chairs, 1xBosch Front Loader, 1x Kambrook Microwave, 3x dining chairs, 1x wooden bar chair
TERMS OF SALE: Cash and "Voetstoots" to the highest bidder.
Dated at Windhoek on this 15th day of August 2022.
ELLIS SHILENGUDWA INC
LEGAL PRACTITIONERS FOR PLAINTIFF
1st Floor, 1@Steps Building
Corner Chasie & Grove Streets
Kleine Kuppe
WINDHOEK
Ref: (MJV/MAT20054)
DM0202200404867

AucorNamibia

BOTTLING PLANT AUCTION
Saturday 1 October 2022 @ 10:00
BEN AMATHILA STR, WALVISBAY

DULY INSTRUCTED BY THE BANK, AUCOR NAMIBIA WILL OFFER COMPLETE BOTTLING PLANT AND EQUIPMENT ON AUCTION IN WALVISBAY

2 x Complete bottling plants:
Produces carbonated drinks and water in various sizes.
Including:
Pre-Plant Mix Station
3-1 Plant One (washer, filler capper)
Conveyor and Labeling system
Automated Wrapper
PET bottle blowers with 19 x molds including;
Compressors and Air dryers
Water pre-treatment and chilling system



T & C's apply. Buyer's premium will be charged.
Details subject to change without prior notice.
Online Bidding Starts: Monday 26 September 2022 @ 10:00
Webcast Auction: Saturday 1 October 2022 @ 10:00
Viewing: By appointment Only
Address: Ben Amathila Str, Walvisbay
Contact Us At:
Windhoek: +264 61 257 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
For More Information visit: www.aucornamibia.com

035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 1825, John Meinert Street No.104, Windhoek, intends applying to the Municipal Council of Windhoek for:
REZONING OF ERF 1825, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A BUSINESS BUILDING AND A FREE RESIDENTIAL BULK AND TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS BEING PROCESSED.
Erf 1825 Windhoek is zoned 'Residential' with a density of 1:900 m² and is approximately 1071 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 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 Dorado Park.
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 22 September 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061- 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405032

REZONING NOTICE DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf285, Eulen Street, Hochlandpark intends to apply to the Municipal Council of Windhoek for the following:
* Rezoning of Erf 285 Eulen Street, Hochlandpark from 'Residential' with a density of 1:700 to 'Residential' with a density of 1:500,
* Consent to commence with the residential development while the rezoning process is being finalized.
Erf 285 Hochlandpark is located in Eulen Street. The property is currently zoned 'Residential' with a density of 1:700 and measures 1 234m². The new density of 1:700 will enable the owner to erect 2 dwellings on the Erf. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided.
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 comments or objections is 23 September 2022.
DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com
DM0202200405051

035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN, REGIONAL PLANNERS ANDENVIRONMENTAL CONSULTANTS) on behalf of the owner of RE/8161 (a portion of erf6719), Julius Nyerere Street Windhoek, intends applying to the Municipal Council of Windhoek for:
THE REZONING OF RE/8161 JULIUS NYERERE STREET, WINDHOEK FROM 'GOVERNMENT' TO 'INDUSTRIAL' WITH A BULK OF 1 AS WELL AS CONSENT TO USE THE ERF FOR BUSINESS, RESTRICTED BUSINESS, OFFICE, RESTAURANT AND WAREHOUSING LAND USE ACTIVITIES RESPECTIVELY WHILE THE REZONING IS BEING PROCESSED.
RE/8161 (a portion of erf 6719), Julius Nyerere Street Windhoek is zoned "Government" and is approximately 38,122m² in extent. There are existing buildings (improvements) situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings, for industrial, business, restricted business, office, restaurant and warehousing land use activities respectively.
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 Dorado Park.
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 there of, with the Municipality and with the applicant in writing within 14 days of the last publication of this notice on 22th September 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061- 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154
Email Address: rkhiba@gmail.com/info@rkpc.com.na
DM0202200405033

NOTICE OF LOST LAND TITLE NO. REHOBOTH B1157 Notice is hereby given that,
JACQUES ANTHONY ISAACS
IDENTITY NUMBER: 600316 0038 7
AND
PATRICIA SOPHIA ISAACS
IDENTITY NUMBER: 590226 0033 5
MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER
Intends to apply for a certified copy of: LAND TITLE NO. REHOBOTH B1157 in respect of:
CERTAIN: ERF NO. REHOBOTH B1157
MEASURING: 1004 (ONE NIL NIL FOUR) SQUARE METRES
SITUATE: IN THE TOWN OF REHOBOTH
REGISTRATION DIVISION "M"
HARDAP REGION
DATED: 13 JULY 2004
The property of:
JACQUES ANTHONY ISAACS IDENTITY NUMBER: 600316 0038 7 AND PATRICIA SOPHIA ISAACS IDENTITY NUMBER: 590226 0033 5 MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER.
All persons, who object to the issue of such copy, are hereby required to lodge their objections in writing with the Registrar of Deed at Rehoboth, within three weeks from the last publication of this notice.
DM0202200405192

TE KOOP
SKOON ROLL
KOERANTPA
VIR VELE GEBR
•PANEELKLOPPERS •NYWERHEDE
•RESTAURANTE •SKOLE
•VERPAKKINGSMATERIAAL
Prys op aanvraag
SKAKEL: +264 61 330 500 OF 330 502
2 - 4 EIDERSTRAAT, LAFRENZ INDUSTRIEEL

035 Regskennisgewings Legal Notices

IN THE High Court of Namibia
Held at Oshakati
Case No. HC-NLD-CIV-ACT-CON-2018/00201
In the matter between:
WAP PHARMA CARE WAP MEDICAL SUPPLIES, Plaintiff and
FREEDOM PHARMACY CC t/a NKURENKURE PHARMACY, Defendant
ONDANGWA PHARMACY, ONGUTA PHARMACY & OSHIKUKU PHARMACY
NOTICE OF SALE IN EXECUTION
In pursuance of a Judgment of the above Honourable Court dated 10 September 2018 and Writ of Execution dated 5 December 2019 the following goods will be sold in a sale in execution on 29 September 2022 at Advanced Refrigeration, Main Road, Oshakati at 12h00.
1. 1x Toyota Land Cruiser N10639SH
Terms of Sale: Voetstoots and cash to the highest bidder.
Dated at Oshakati this 30th day of August 2022.
AINGURA ATTORNEY
Legal Practitioners for Plaintiff
S AINGURA
Room101, Palms Complex
Cnr of Robert Mugabe
& Main Road
OSHAKATI
(Ref: S18119)
DM0202200405212

PUBLIC NOTICE

ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL 8796, KHOMAS & HARDAP 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 exploration activities on EPL8796.

Proponent: Mr. Wilhelm Nghidipohamba Kafidi

Commodities: Base & rare metals, dimension stone, industrial minerals and, precious metals

Locality: Approx. 10km Northwest of Rehoboth Townlands, covering portions of farms 251 Kwakwas, 840 Kaalvlak, 894 Arbeidsgenot, in the Khomas and Hardap Regions.

All Interested and Affected Parties (I&APs) are hereby invited to register and submit comments duly motivated in writing on or before the 30th of September 2022. Registration and Background Information Documents (BID) for the project can be requested from the email address given below.

Email: Info@enviro-aec.com
Cell: +264 85 772 8929

Alliance

Market Watch
To advertise call:
The Classifieds
061-297 2055

on September 1st and 8th, 2022. The newspaper advertisements are attached as part of the documentation.

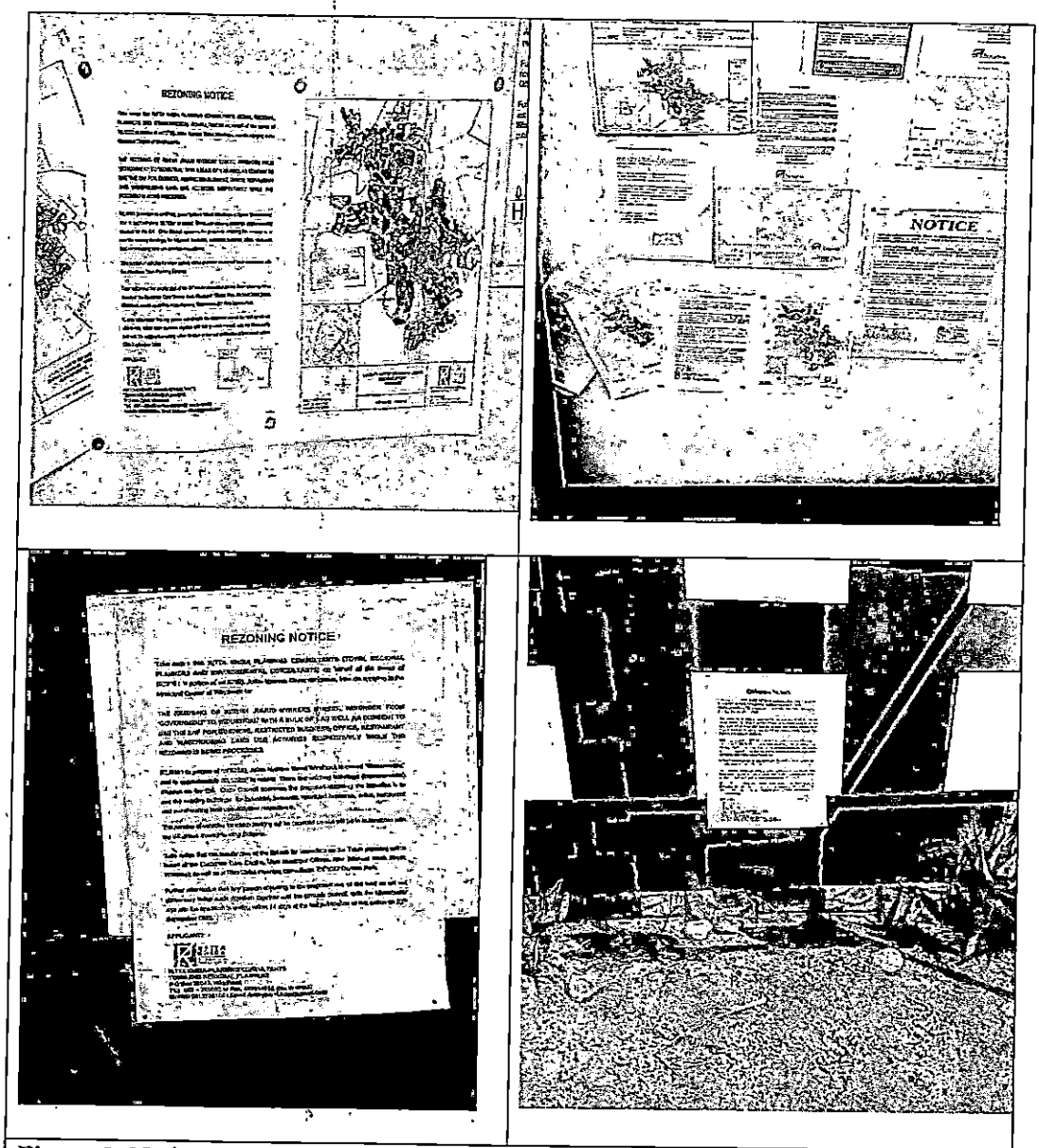


Figure 2: Notices as depicted at the Customer Care Notice Board at City of Windhoek and on the subject property (Erf 8161 Windhoek, Julius Nyerere Street).

In addition, 10 neighbour comment sheets were distributed via registered mail with the last date of objections set at 22 September 2022. The neighbours who received notices are depicted in Figure 3 below.

LIST OF REGISTERED ITEMS POSTED

by RITTA KHIBA PLANNING CONSULTANTS

nampost®

Sender's reference no.	Addressee's name and address	Registration no.
ERF 8567 WHK	BONSAI INVEST 18 PTY LTD P.O BOX 9952 BA 000798585 NA EROS	
ERF 8568 WHK	BONSAI INVEST 19 PTY LTD P.O BOX 13231 WHK	
ERF 8569 WHK	BONSAI INVEST 27 PTY LTD P.O. BOX 910 BA 000 798608 NA WHK	
ERF 8570 WHK	BONSEC INVEST 64 CC P.O. BOX 12011 BA 000 798639 NA AUSSPANNPLATZ	
RE/6819 & WHK R/8596	MINISTRY OF WORKS (DEPART OF GRN) PRIVATE BAG 13341 WHK	
ERF 8508 WHK	MENE & ZIEGLER P.O. BOX 239 BA 000 798656 NA WHK	
ERF 7847 WHK	LAZARETT INV SOUTHERN INDUSTRIAL P.O. BOX 90103 BA 0000 798642 N KLEIN WHK	
ERF 2100 WHK	ERONGO INVEST P.O. BOX 5804 BA 000 798625 NA WHK	
ERF 2094 WHK	WAREHOUSE PROPERTY PTY LTD P.O. BOX 1748 BA 000 798611 NA WHK	

BA 000 798 660 NA

PELICAN SQUARE 2022.08.15-A NAMIBIA

studio print 28054

Number of items 9 Received by Jnaire Date stamp

PELICAN SQUARE 2022.08.15-A NAMIBIA

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

P1/185

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
Cell: +264 815788154/+264 812505559 | Email: rkhiba@gmail.com.na
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

15 August 2022

COMMENTS OF AFFECTED NEIGHBOURS

Take notice that **RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)** on behalf of the owner of RE/8161 Julius Nyerere Street (a portion of Erf 6719), Windhoek, intends applying to the Municipal Council of Windhoek for:

The rezoning of Re/8161 Julius Nyerere Street, Windhoek from 'Government' to 'Industrial' with a bulk of 1 as well as consent to use the erf for business, restricted business, office, restaurant and warehousing land use activities respectively while the rezoning is being processed.

RE/8161 Julius Nyerere Street (a portion of Erf 6719), Windhoek, is zoned 'Government' and measures approximately 38,122 m^2 in extent. There are existing buildings situated on the Erf. Once Council approves the proposed rezoning the intention is to use the erf for industrial purposes.

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 Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the rezoning of RE/8161 Julius Nyerere Street (a portion of Erf 6719), Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I.....Metzi & Ziegler Limited.....

Owner of Erf **8508 Julius Nyerere Street Windhoek.**

✓ Have no objections to the proposed consent;

- Object to the consent for the following reasons:

.....

.....

.....

Signature.....Date .....15.9.2022.....

Further take note that this notice will expire on 22 September 2022 days of the receipt of this letter. Comments can be emailed, hand delivered or posted to the address specified in the top left corner of this document.

985

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 15:56:52
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000079864ZN)	
	(P1 185 Form No)	
	(Recipient Name:LAZETT INVESTMENT)	
	(Address Line 1:SOUTHERN INDUSTRIES)	
	(Address Line 2:P O BOX 90103)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80

Net		-$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71
Total		$0.00

Name: RITTA KHIBA PLANNING
Address: P O BOX 22543

Receipt No: 264-10012-1-2940686-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 15:54:21
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000798656NA)	
	(P1 185 Form No)	
	(Recipient Name:HETJE Z ZIEGLER P O BOX	
	(Address Line 1:P O BOX 239)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80

Net		-$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71
Total		$0.00

Name: RITTA KHIBA INVESTMENT
Address: P O BOX 223543

Receipt No: 264-10012-1-2940577-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 15:50:16
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000079866NA)	
	(P1 185 Form No)	
	(Recipient Name:MINISTRY OF WORKS AN D T	
	(Address Line 1:P BAG 13341)	
	(Address Line 2:DEPT FIXED ASSETS)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80

Net		-$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71
Total		$0.00

Name: RITTA KHIBA TRANSPORT
Address: P O BOX 22543

Receipt No: 264-10012-1-2940668-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 16:00:21
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$15.70	
	Registered Mail	$36.10	
	(Registered Item No:BA000798625NA)		
	(P1 185 Form No)		
	(Recipient Name)		
	(Address Line 1:ERONGO INVESTMENT)		
	(Address Line 2:P O BOX 5804)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$51.80	

Net -$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71

Total $0.00

Name: RITTA KHIBA
Address: P O BOX 22543

Receipt No: 264-10012-1-2940703-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 15:58:24
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$15.70	
	Registered Mail	$36.10	
	(Registered Item No:BA000798639NA)		
	(P1 185 Form No)		
	(Recipient Name:BONSEC INVESTMENT 64 CC)		
	(Address Line 1:P O BOX 12011)		
	(Address Line 2:AUSPANPLATZ)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$51.80	

Net -$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71

Total $0.00

Name:
Address:

Receipt No: 264-10012-1-2940696-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 16:02:40
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$15.70	
	Registered Mail	$36.10	
	(Registered Item No:BA000798611NA)		
	(P1 185 Form No)		
	(Recipient Name:WAREHOUSE PROP PTY LTD3)		
	(Address Line 1:P O BOX 1748)		
	(Address Line 2:WHK)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$51.80	

Net -$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71

Total $0.00

Name: RITTA KHIBA PLAN
Address: P O BOX 22543

Receipt No: 264-10012-1-2940712-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 16:04:21
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000798608NA)	
	(P1 185 Form No)	
	(Recipient Name:BONSAI INVESTMENT 27)	
	(Address Line 1:P O BOX 910)	
	(Address Line 2:WHK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80
Net		-$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71
Total		$0.00

Name: RITTA KHIBA PLANNING
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-2940721-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 15/08/22 Time: 16:06:39
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000798599NA)	
	(P1 185 Form No)	
	(Recipient Name:BONSAI INVESTMENT)	
	(Address Line 1:P O BOX 910)	
	(Address Line 2:WHK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80
Net		-$4.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$31.39	$4.71
Total		$0.00

Name: RITTA KHIBA P C
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-2940730-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

ate: 15/08/22 Time: 16:08:11
ounter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$15.70
	Registered Mail	$36.10
	(Registered Item No:BA000798585NA)	
	(P1 185 Form No)	
	(Recipient Name:P O BOX 9952)	
	(Address Line 1:EROS)	
	(Address Line 2)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$51.80
et		-$4.71

ax Code	Amount	Total Tax
AT A (0%)		
AT B (15%)	$31.39	$4.71
otal		$0.00

lame: RITTA KAIBA P C
ddress: P O BOX 22543
WHK

eceipt No: 264-10012-1-2940739-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$13.60 WINDHOEK - 1 September 2022 No. 7890

CONTENTS

Page

GOVERNMENT NOTICES

No. 257 Notification of appointment of members of Namibian Standards Council: Public Enterprises Governance Act, 2019 2

No. 258 Notification of approval of amendment of Ongwediva Zoning Scheme: Urban and Regional Planning Act, 2018 2

No. 259 Notification of registration and grading of local authority Council of Okahao to operate driving testing centre for local authority area of Okahao: Road Traffic and Transport Act, 1999 4

No. 260 Alteration of boundaries of local authority area of Windhoek: Local Authorities Act, 1992 4

No. 261 Determination of letters denoting registering authority of Okahao local authority area: Road Traffic and Transport Regulations, 2001 4

No. 262 Declaration of operations at China Henan International Cooperation Group (Pty) Ltd as continuous operations: Labour Act, 2007 5

No. 263 Declaration of operations at Whale Rock Cement (Pty) Ltd as continuous operations: Labour Act, 2007 5

No. 264 Prescription of Bachelor's Degree in Law obtained from Tambov State University, Russian Federation as sufficient qualification: Legal Practitioners Act, 1995 5

GENERAL NOTICES

No. 431 Notice of vacancy: Mariental Municipality 6

No. 432 Notice of vacancy: Outjo Municipality 6

No. 433 Establishment of a township and layout approval on Erf 2260, Rundu Extension 5 6

No. 434 Subdivision of Erf 6445, Ongwediva Extension 14, rezoning and consent to commence with the construction of flats on Portion A while subdivision and rezoning is in progress 7

No. 435 Subdivision of Portion 34 of the Farm Outjo Townlands No. 193, Incorporation of Portion A into Outjo Municipal area; Subdivision of Incorporated Portion A into 19 Portion; Amendment of title conditions of Portion 1 to 19 and the remainder 8

The number of vehicles for which parking will be provided on-site will be in accordance 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, Dorado Park.

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 **22 September 2022**.

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225 062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154
Email: rkhiba@gmail.com/info@rkpc.com.na

No. 441 2022

REZONING OF ERF 8161, WINDHOEK

Take notice that **Ritta Khiba Planning Consultants** (Town, Regional Planners and Environmental Consultants) on behalf of the owner of RE/8161 (a portion of erf 6719), Julius Nyerere Street Windhoek, intends applying to the Municipal Council of Windhoek for:

- **The Rezoning of RE/8161 Julius Nyerere Street, Windhoek from 'Government' to 'Industrial' with a Bulk of 1 as well as consent to use the erf for Business, restricted business, office, restaurant and warehousing land use activities respectively while the rezoning is being processed.**

RE/8161 (a Portion of Erf 6719), Julius Nyerere Street, Windhoek is zoned "Government" and is approximately 38,122m² in extent. There are existing buildings (improvements) situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing buildings, for industrial, business, restricted business, office, restaurant and warehousing land use activities respectively.

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, Dorado Park.

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 and with the applicant in writing within 14 days of the last publication of this notice on **22 September 2022**.

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225 062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154
Email: rkhiba@gmail.com/info@rkpc.com.na
