

## NOTE

\*\*\* **Pages 319 - 622 attached hereto** should be read with the agenda of the monthly meeting of the Municipal Council of Windhoek, scheduled to be held on **Thursday, 31 July 2025 at 17:30**, rescheduled to be held on **Thursday, 7 August 2025 at 17:30**, in the new Council Chambers, Windhoek.

**Compiled by: Ms MF Gous**

original

4/4/2024

SUBMISSION:

3 April 2024

Rezoning of Erf 956, Hochland Park from 'residential' 1:900 to 'hospitality' for a hotel/pension establishment with 11 rooms

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

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



FORM 1

**CHECKLIST FOR TOWN PLANNING APPLICATIONS**

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).	ANNEXURE A	YES
2.	Previous Council's Approval (if applicable)	ANNEXURE B	N/A
3.	A. Locality and Detailed Plans (Illustrating the whole boundary of the Local Authority area under which the application is made)	ANNEXURE C	YES
	B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable)		N/A
	C. Existing Zoning Plan		YES
	D. Intended Zoning Plan		YES
	E. Subdivision / Consolidation Plan (with contours)		N/A
	F. Approved Parking Layout (stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)		YES
	G. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		YES
4.	Conditions to be registered (if applicable – this is mandatory for all subdivision applications)	ANNEXURE D	N/A
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	Closure Certificate (if applicable)	ANNEXURE F	N/A
	Environmental Clearance Certificate (if applicable)		N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N/A
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)	ANNEXURE H	N/A
9.	1. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name)	ANNEXURE I	N/A
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		N/A
10.	Copy of Title Deed, Deed of Transfer or Certificate of Registered Title	ANNEXURE J	YES
11.	Conditions of Establishment (if applicable)	ANNEXURE K	N/A
12.	Proof of Payment of the City of Windhoek Application Fee	ANNEXURE L	YES
13.	Credit Clearance Certificate	ANNEXURE M	YES

Note: Any required additional documents that are not listed on the checklist may be attached after No. 13



1<sup>st</sup> 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: 956\_HP

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

3 April 2024

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

On behalf of the owner of Erf 956, Hochland Park (Mr and Mrs Gouveia) application is herewith made to the City of Windhoek and the Urban and Regional Planning Board for:

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

The Power of Attorney from the owners is attached.

**1. Erf information**

**1.1 Locality, ownership, size and zoning**

The Erf 956, Hochland Park is located at No. 28 Osprey Road, Hochland Park. It is located in the southern part of Hochland Park suburb close to David Hosea Merero Road which divide Hochland Park from Pionierspark. It is adjacent to a large undeveloped Erf R/1054. See attached plan showing the locality of Erf 956, Hochland Park.

The neighbourhood is an old, established one, characterised by single residential erven. The erf is 1434m<sup>2</sup> in extent and is zoned Residential with a density of 1:700m<sup>2</sup>. See copy of Zoning Certificate attached. The Erf is currently used for residential purposes.

The following structures are on the Erf:

- An existing dwelling of  $\pm 302\text{m}^2$
- An outbuilding of  $\pm 45\text{m}^2$

The building covers less than 50% of the erf.

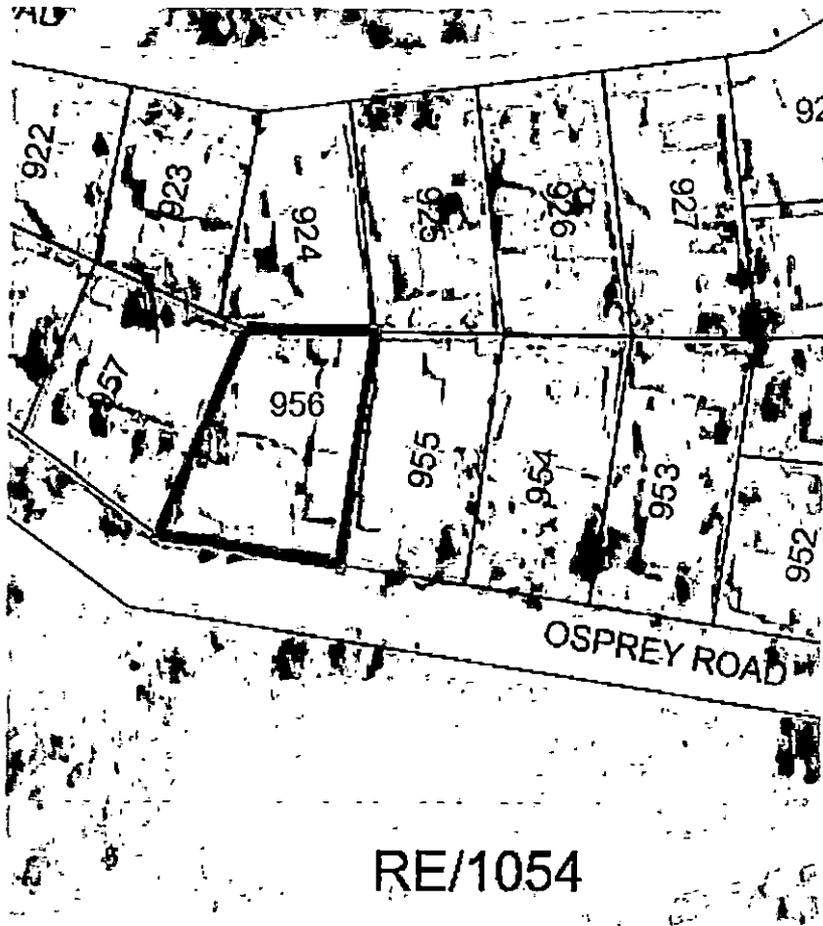


Figure 1 : Aerial image of Erf 956, Hochland Park

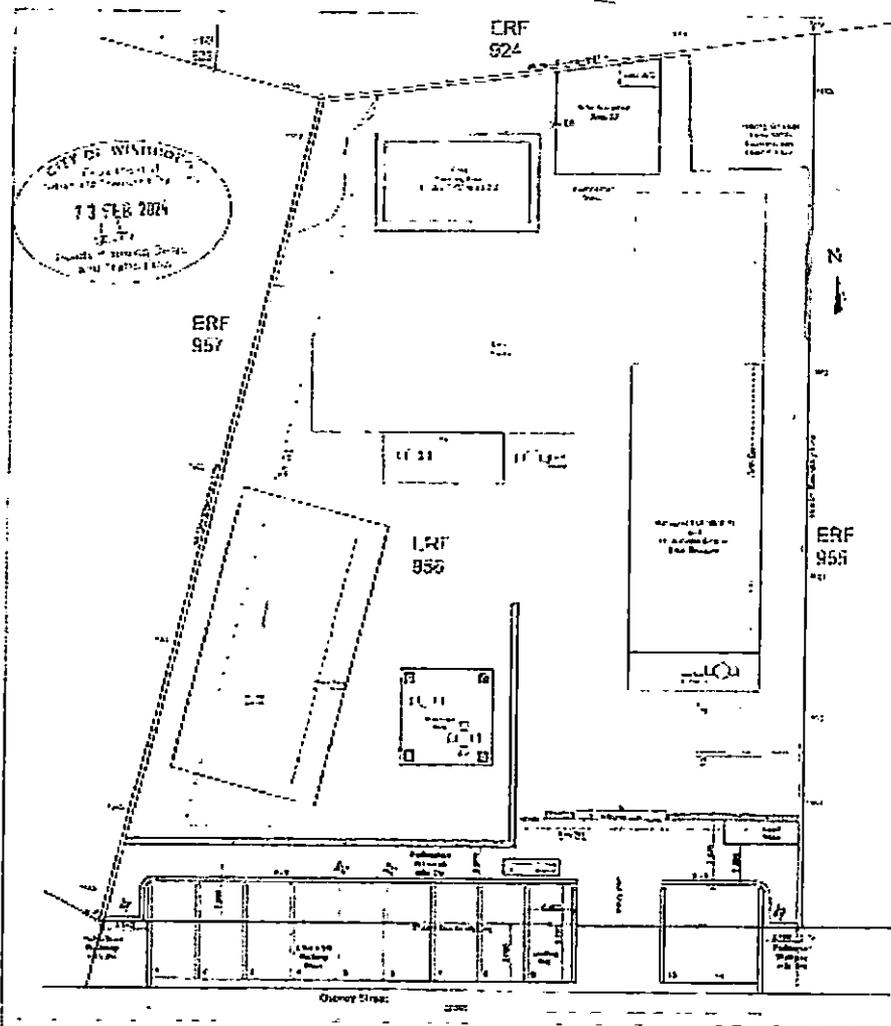


Figure 2 : Site Plan of Erf 956, Hochland Park with additions (still to be submitted)

### **Registered Conditions**

The conditions registered against Erf 956, Hochland Park, are contained in the Deed of Transfer 960/2010 - see copy attached. These conditions are 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. None of the registered conditions prevents the owner to use it as intended.

### **2. Development Proposal**

It is the intention of the owner of the erf to convert the current residence into a hotel pension accommodation establishment with 11 leasable bedrooms. The final conversion for the intended 11 rooms must still be done and is subject to providing sufficient parking. A manager's flat consisting of 2 bedrooms is also planned.

The parking layout was discussed with Department Transportation and would also involve a lease of the sidewalk. This will be submitted once the rezoning is approved.

### **3. Motivation for rezoning**

The owners of the Erf are of the opinion that there is a demand for another guesthouse accommodation establishment in Hochland Park.

From a Google search only two accommodation establishments show in the vicinity of Erf 956, Hochland Park.

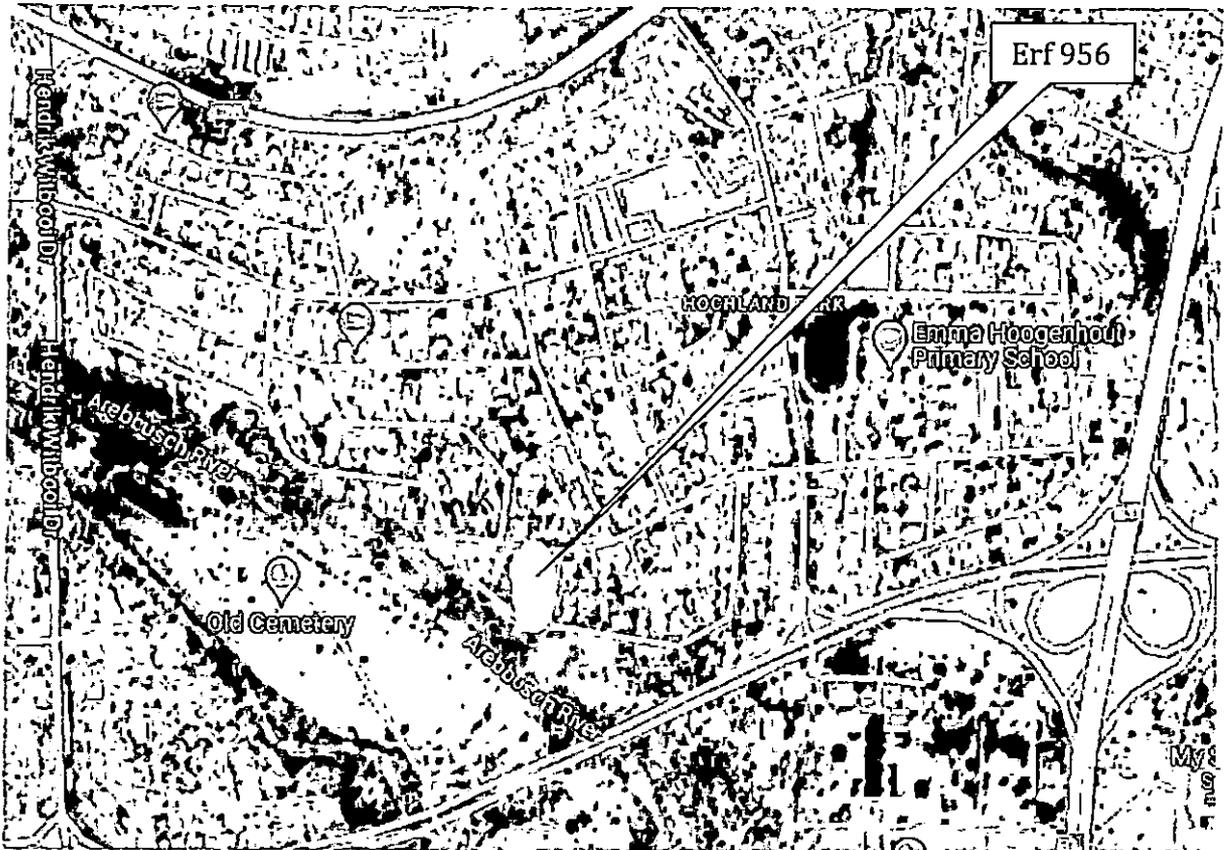


Figure 3: Google maps extract with other accommodation establishments

Erf 956 is easily accessible from the main arterials such as David Hosea Meroro Street, Hendrik Witbooi Drive and the Western Bypass. The accessibility also contributes to convenient access to the city centre and other commercial centres.

### 3.1 New Hospitality zoning category

The zoning category called 'hospitality' has been approved by Council per Resolution 401/11/2020. The definition of Hospitality, accommodation establishment and guesthouse are based on the following definitions as contained in Windhoek Amendment Scheme 103 as well as the Table B inclusion. The definitions read 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. "*

**Hotel Pension** means an accommodation establishment comprising of at least 10 but not more than 20 bedrooms for accommodation of guests and which complies with the provisions of the Namibian Tourism Board Act, 2000 (No. 21 of 2000) and its regulations and the Liquor Act, Act No. 6 of 1998, but excludes any off-sales department. A Restaurant, Place of amusement, place of entertainment and functions and events may only be undertaken with consent of Council as per Table B.

The specific creation of a definition the 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	PRIMARY USES	CONSENT USES	OWNER'S CONSENT	PROHIBITED USES
(1)	(2)	(3)	(4)	(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

No additional consent uses are applied for.

#### 4. Access and Parking

Access to Erf 956, Hochland Park is obtained from Osprey Road.

In the Council Resolution 401/11/2020 where the 'hospitality' zoning was approved, the following parking calculations/requirements 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 100m<sup>2</sup> open floor space (excluding reception area), plus loading zone

Since the plan for the renovation of the property is not yet finalised, only a provisional parking layout can be provided. The date stamped approved parking layout and calculations is indicated below.

Due to topographical constraints, almost all parking is provided on the sidewalk. There is a big level difference which is not financially viable to rectify.

Upon approval from Council of the rezoning, the application to lease the sidewalk area submitted.

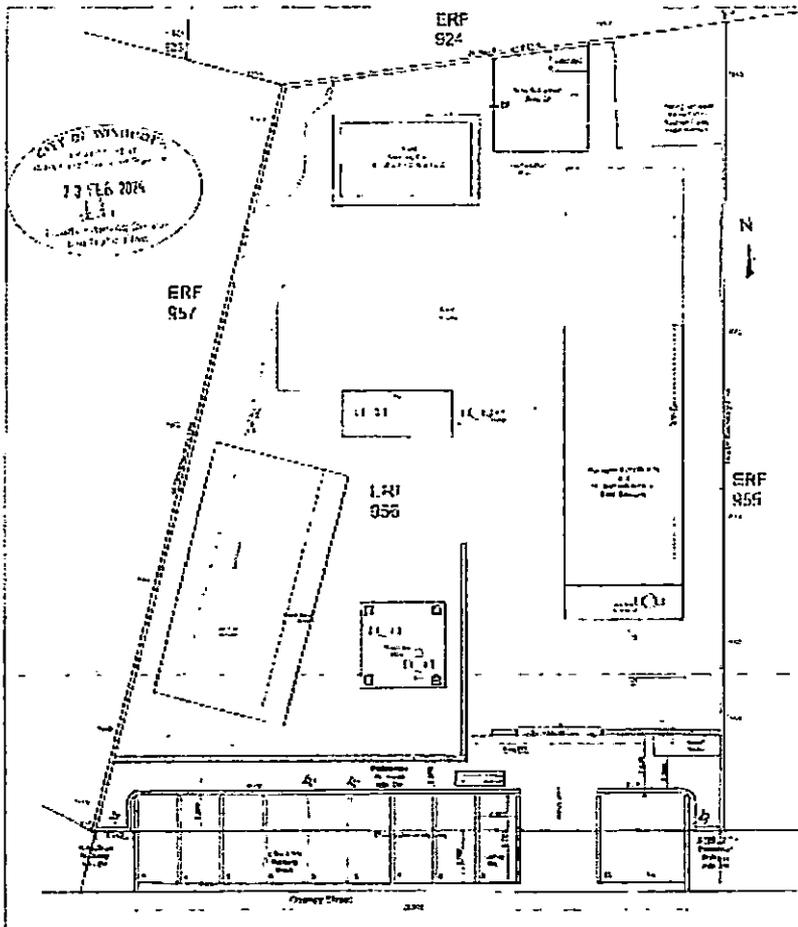


Figure 4: Date stamped approved parking layout

<u>Parking Calculations:</u>	
Managers Flat (BR 6-7)	= 1 Parking
11 Rooms @ x 0.66	= 7 Parking
Open Spaces = 58 m <sup>2</sup>	= 3 Parking
Loading Bay	= 1 Parking
Parking Required	= 12 Parking
Parking Shown	= 13 Parking
Proposed Parking Lease Area	= 3.0 x 2.5 m x 11 PB
	= 82.5 m <sup>2</sup>
Parking Inside Erf.	= 2.0 x 2.5 m x 11 PB
	= 55 m <sup>2</sup>
Total Square Parking Inside Erf.	= 55 m <sup>2</sup> + (5 x 2.5 m x 2 PB)
	= 80 m <sup>2</sup>

**5. Services**

Erf 956, Hochland Park 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 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 letter of exemption for an environmental clearance certificate will be requested upon receipt of the Council Resolution and before submission to the Urban and Regional Planning Board.

**8. Credit Check and application fee**

A Credit Check was conducted for Erf 956, Hochland Park, and the account was in good standing as per the attached annexure. See also attached proof of the payment of the application fee.

**9. Conclusion**

The rezoning of Erf 956, Hochland Park will allow the owners to operate a hotel pension accommodation establishment with 11 leasable rooms on the Erf. The Erf is large enough to accommodate the proposed establishment and for the provision of onsite parking.

Council is thus requested to support the rezoning of the Erf.

**10. Application**

Application is herewith made for:

- 10.1 Rezoning of Erf 956, Hochland Park 'Residential' with a density of 1:700m<sup>2</sup> to 'Hospitality' for an Accommodation Establishment (Hotel Pension for 11 rooms);
- 10.2 That the parking layout as attached be approved

**11. Attachments**

Please find attached 3 copies of the following

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
2	Previous Council approval (if applicable)	N/A
3	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	N/A
	C) Existing Zoning Plan/Zoning Certificate D) Intended Zoning Plan	Zoning Certificate attached
	E) Subdivision/Consolidation Plan	N/A
	F) Parking Layout	Attached
	G) Copy of diagram / Extract of General Plan	Attached
4	Conditions to be registered (if applicable)	Attached
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	B) Copy of Company Resolution (if registered in the name of a Company)	N/A
10	Copy of Title Deed or Certificate of Registered Title	Attached T960/2010
11	Conditions of Establishment attached to all copies (if applicable)	N/A
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

Based on the 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

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

Please take note that DUTOT TOWN PLANNING (full names of applicant)

intends to apply to the local authority of City of Windhoek and of the Board\* to rezone erf 956 (erf number) No 28

Osprey Rd (street address) Hochland Park

(township area or other area) for from 'residential' 1:900 to 'hospitality' for

a hotel/pension with 11 rooms (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:

.....

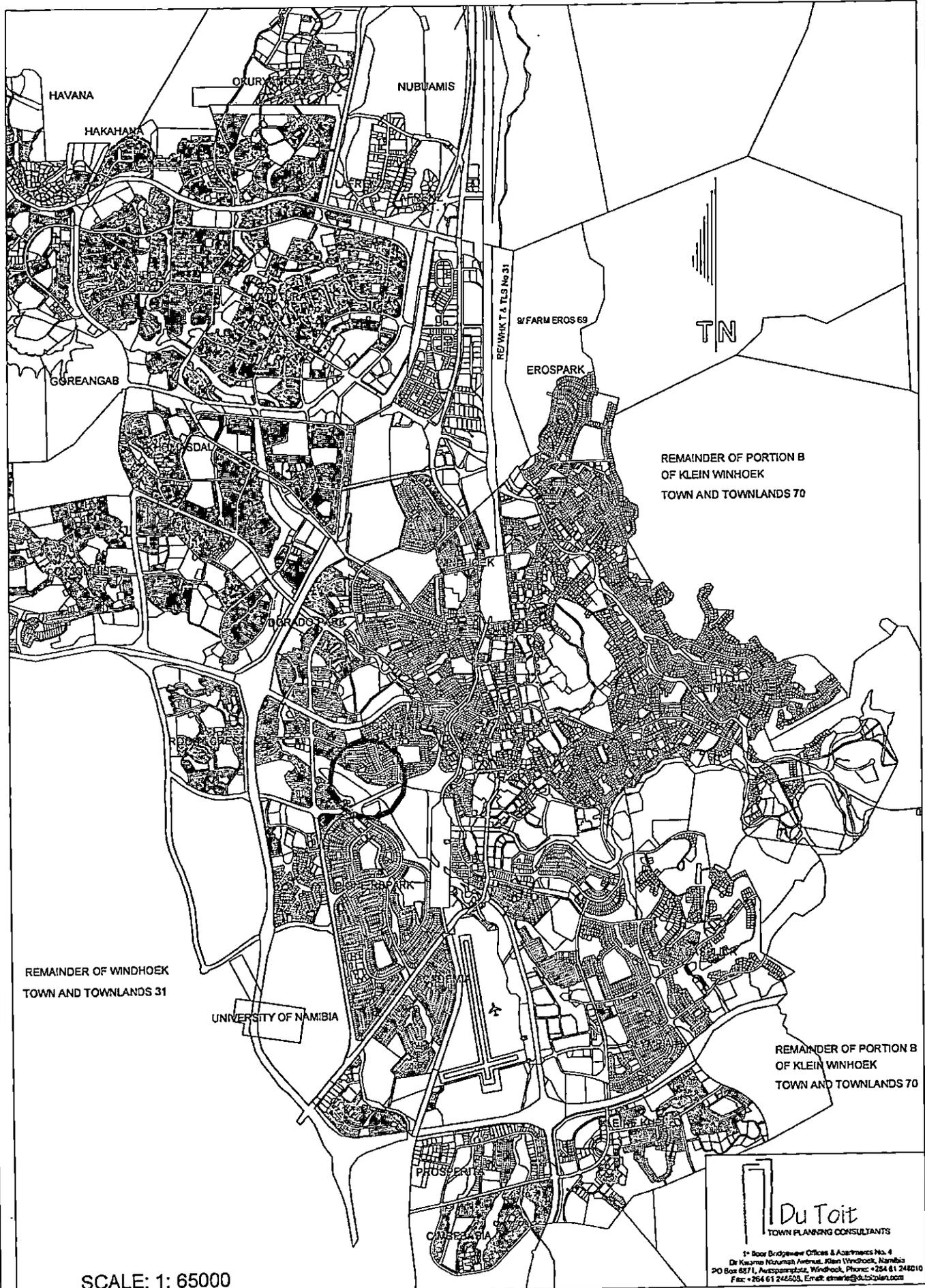
Signature of applicant

03/04/2024 Date

Address of applicant: 1st floor, Bridgview building, Dr. Kwame Nkrumah Ave

\* Delete whichever is not applicable. Klein WHK.

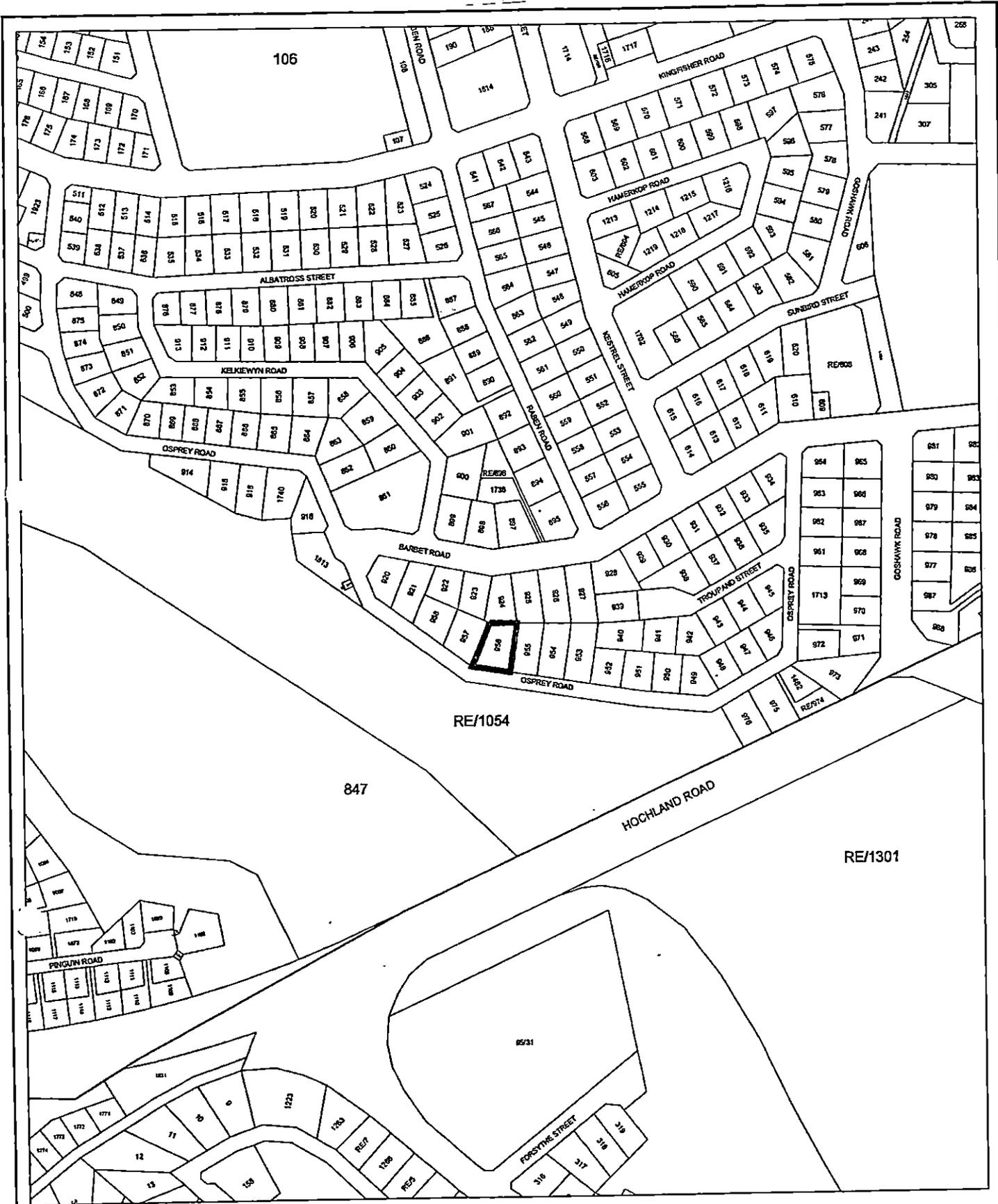
LOCALITY PLAN OF ERF 956 OSPREY ROAD, HOCHLAND PARK



SCALE: 1: 65000

**Du Toit**  
TOWN PLANNING CONSULTANTS

1<sup>st</sup> Store Bridgeway Offices & Apartments No. 4  
De Kwartier Ntshunsh Avenue, Klein Windhoek, Namibia  
PO Box 6871, Aussenplanitz, Windhoek, Phone: +254 61 248010  
Fax: +254 61 248503, Email: [dtm@du-toit.com](mailto:dtm@du-toit.com)



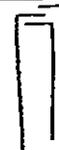
Scale: 1/5000

DATE: MARCH 2023

PLAN NO. 956HP\_L

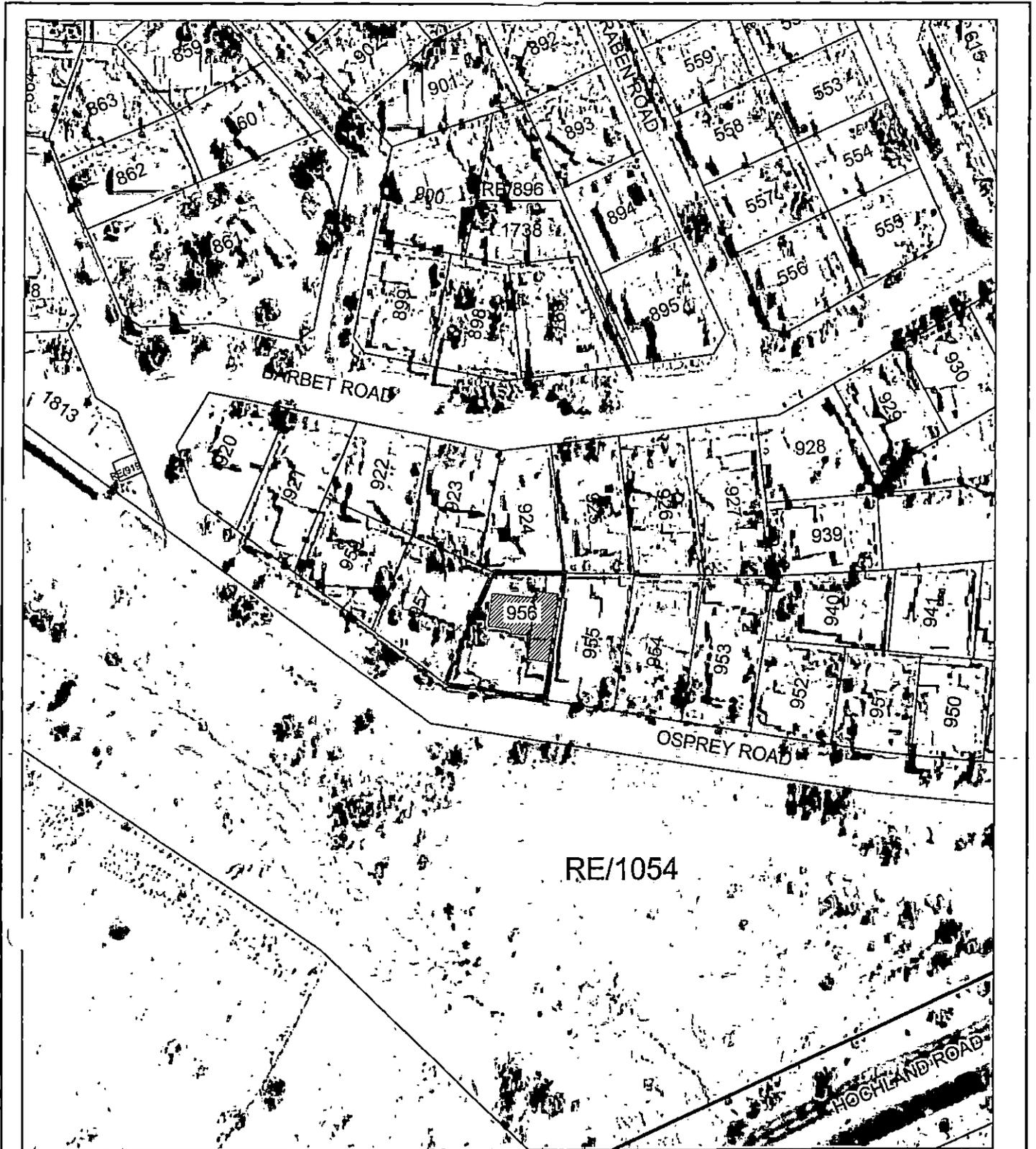


LOCALITY PLAN OF ERF 956  
 OSPREY ROAD  
 HOCHLAND PARK



**Du Toit**  
 TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
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 PO Box 6871, Aussparplatz, Windhoek, Phone: +254 61 248010  
 Fax: +254 61 248608, Email: etmarfe@duitoitplan.com



RE/1054



EXISTING BUILDINGS

Scale: 1/2000

DATE: May 2014

PLAN NO. 1045HP

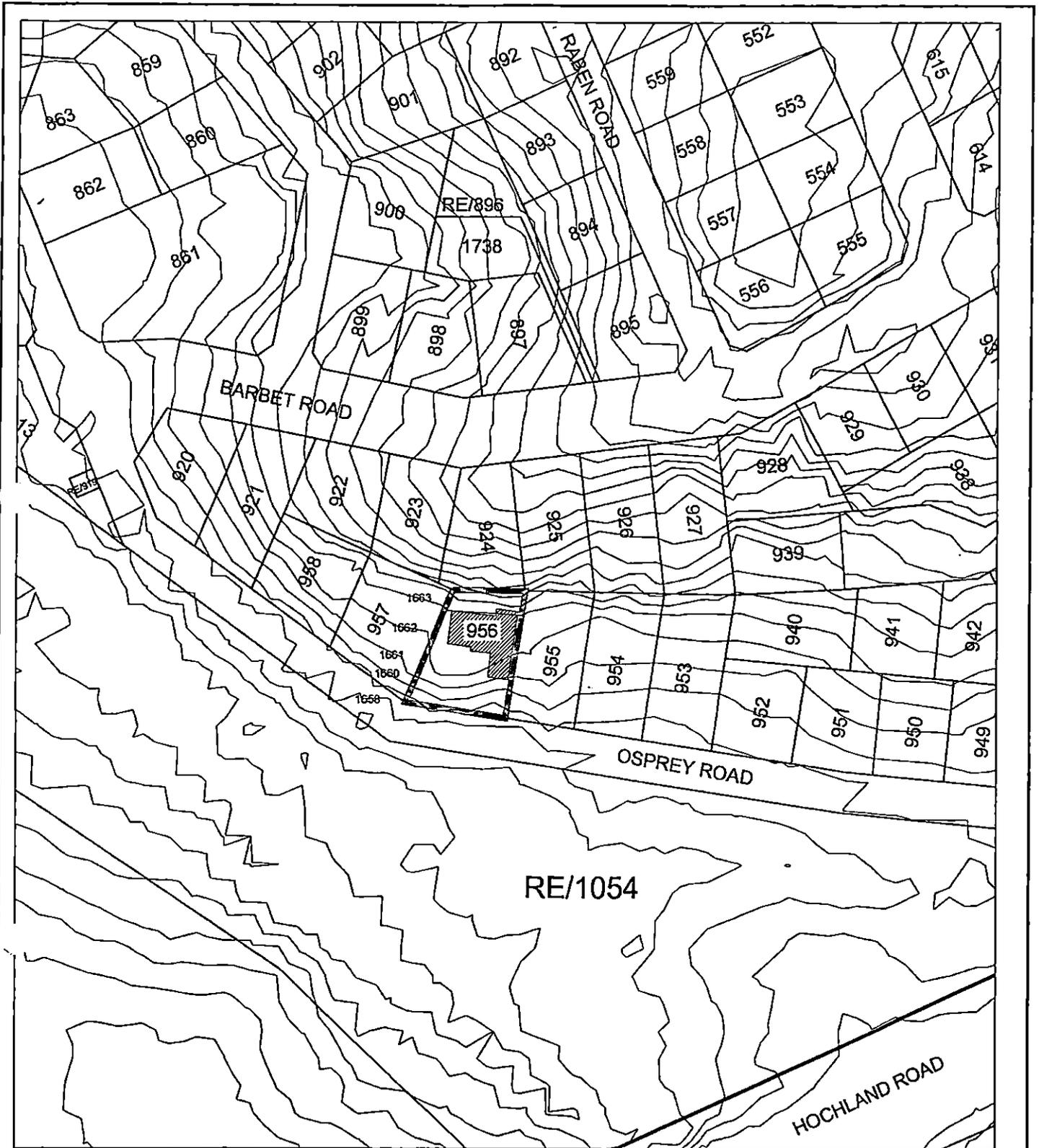


REZONING OF ERF 956, HOCHLAND  
 PARK FOR REZONING FROM  
 'RESIDENTIAL' 1:900 TO 'HOSPITALITY'  
 FOR A HOTEL PENSION  
 ACCOMMODATION ESTABLISHMENT



Du Toit  
 TOWN PLANNING CONSULTANTS

1<sup>st</sup> 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: dumarie@dutoitplan.com



EXISTING BUILDINGS

Scale: 1/2000

DATE: MARCH 2023

PLAN NO. 956 HP



REZONING OF ERF 956, HOCHLAND  
 PARK FOR REZONING FROM  
 'RESIDENTIAL' 1:900 TO 'HOSPITALITY'  
 FOR A HOTEL PENSION  
 ACCOMMODATION ESTABLISHMENT



Du Toit

TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
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 PO Box 6871, Ausspannplatz, Windhoek, Phone: +254 61 248010  
 Fax: +254 61 248608, Email: elmarie@duitoitplan.com

**Town Planning Certificate No. 1:**  
**Town Planning Scheme Information 334**

Ref : \_\_\_\_\_

Enq : \_\_\_\_\_

Tel : \_\_\_\_\_

**Applicants Address** \_\_\_\_\_

**Telephone Number :** \_\_\_\_\_

**Sir / Madam**

**Erf No:** 956

**Township :** HOCHLAND PARK

**Street :** OSPREY RD

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 / 700M <sup>2</sup> | Refer to Table E. |
| 3. Bulk Factor : | 0 00                           | Refer to Table F. |
| 4. Coverage :    | 50 %                           | Refer to Table G. |
| 5. Erf Size :    | 1,434 m <sup>2</sup>           |                   |
| 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 : 28 OSPREY RD \_\_\_\_\_

10. Flood Line : \_\_\_\_\_

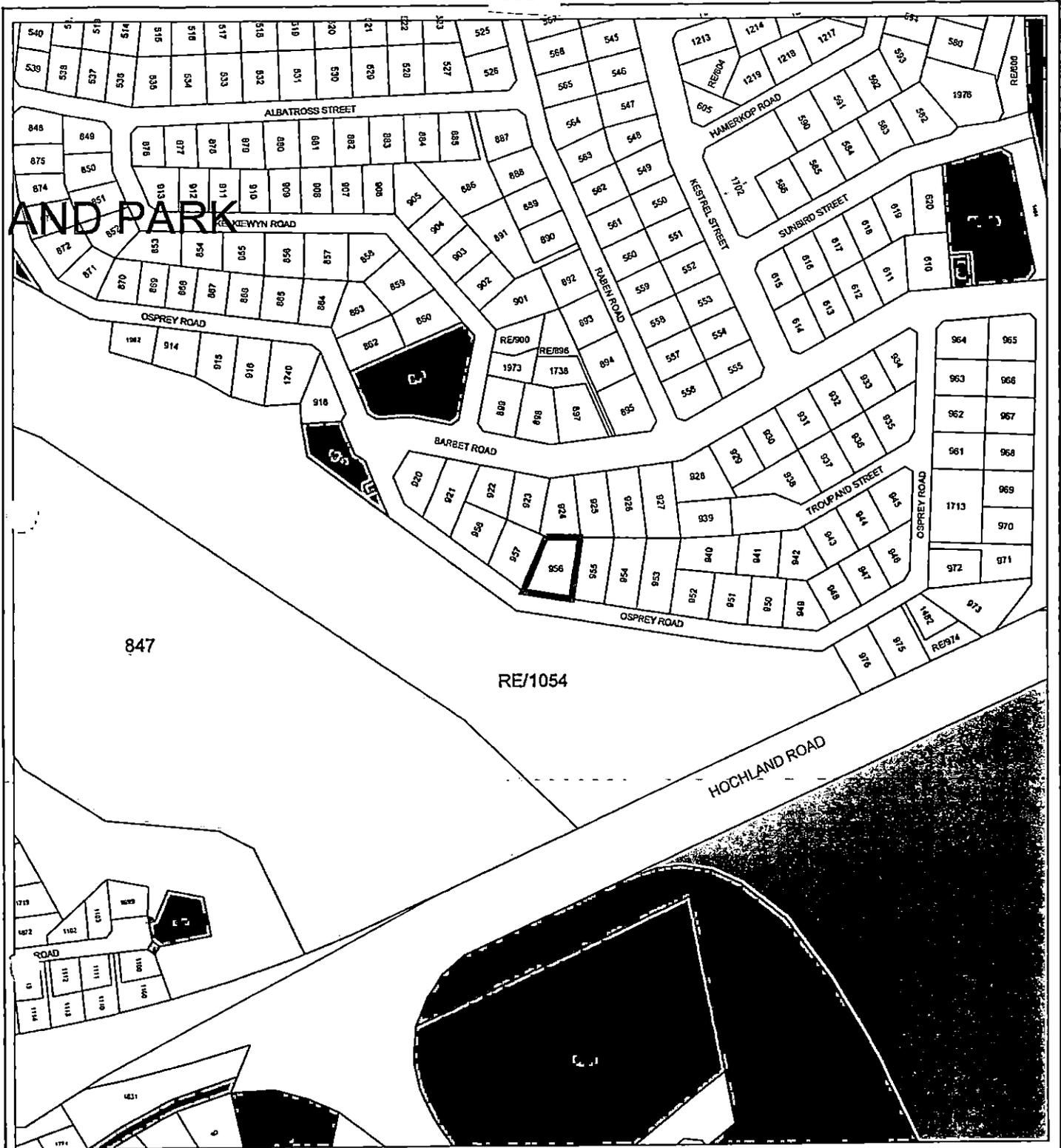
11. Height Restriction : \_\_\_\_\_ Refer to Table J.

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         | INSTITUTIONAL | HOSPITALITY | PUBLIC OPEN SPACE |
| GENERAL RESIDENTIAL | UNDETERMINED  | CEMETERY    | MUNICIPAL         |

CURRENT ZONING OF ERF 956  
 OSPREY ROAD  
 HOCHLAND PARK

(' RESIDENTIAL' WITH A DENSITY OF 1:900m<sup>2</sup>)



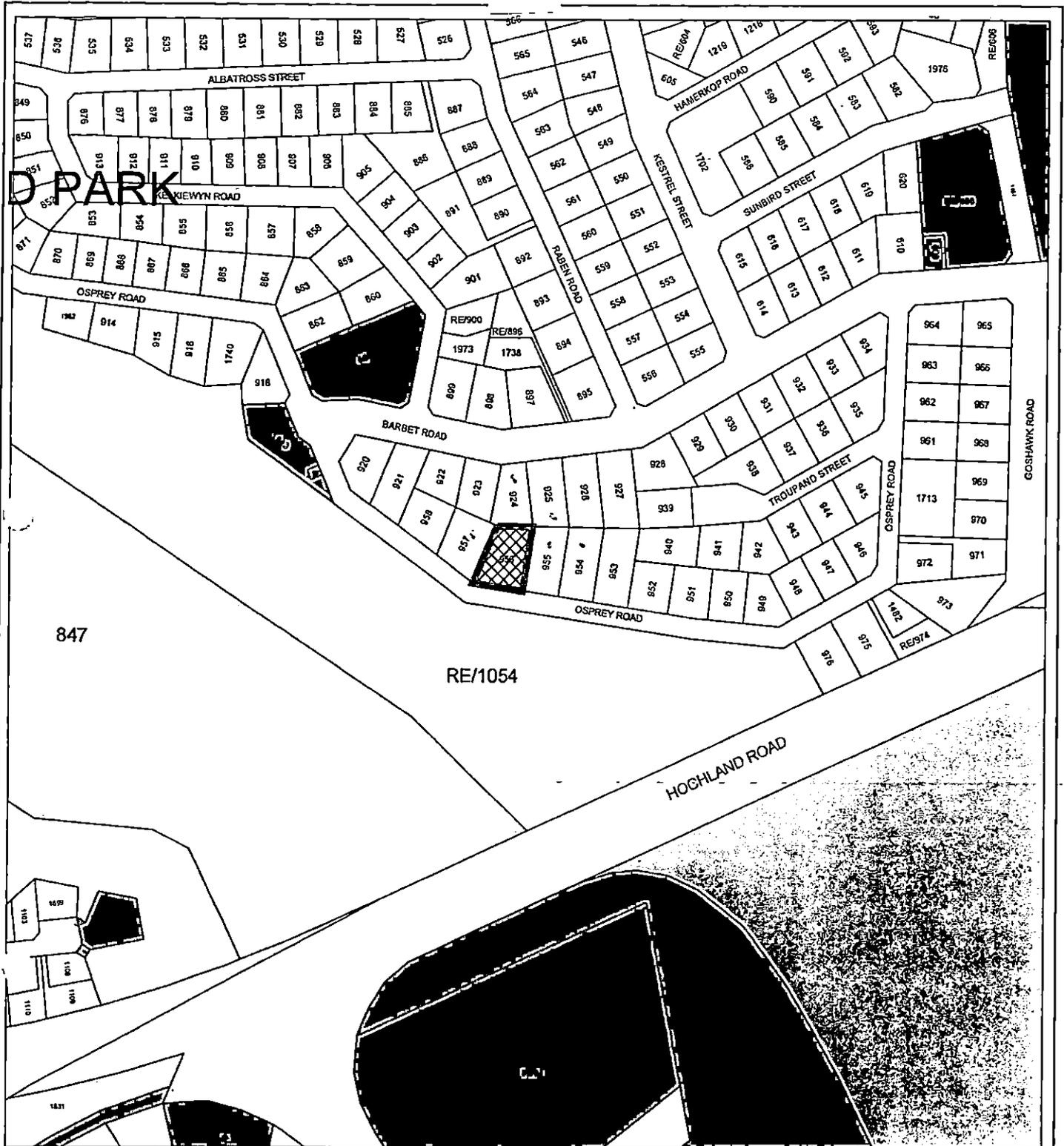
DATE: FEB.2023

SCALE: 1/4000

PLAN NO. AMS



1<sup>st</sup> floor Bridgview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6971, Ausspanplatz, Windhoek, Phone: 1264 61 248010  
 Fax: +264 61 248508, Email: cmarie@duoitplan.com



ZONING LEGEND

- |                     |               |             |                   |
|---------------------|---------------|-------------|-------------------|
| RESIDENTIAL         | INSTITUTIONAL | HOSPITALITY | PUBLIC OPEN SPACE |
| GENERAL RESIDENTIAL | UNDETERMINED  | CEMETERY    | MUNICIPAL         |

REZONING OF ERF 956, HOCHLAND  
 PARK FOR REZONING FROM  
 'RESIDENTIAL' 1:900 TO 'HOSPITALITY'  
 FOR A HOTEL PENSION  
 ACCOMMODATION ESTABLISHMENT



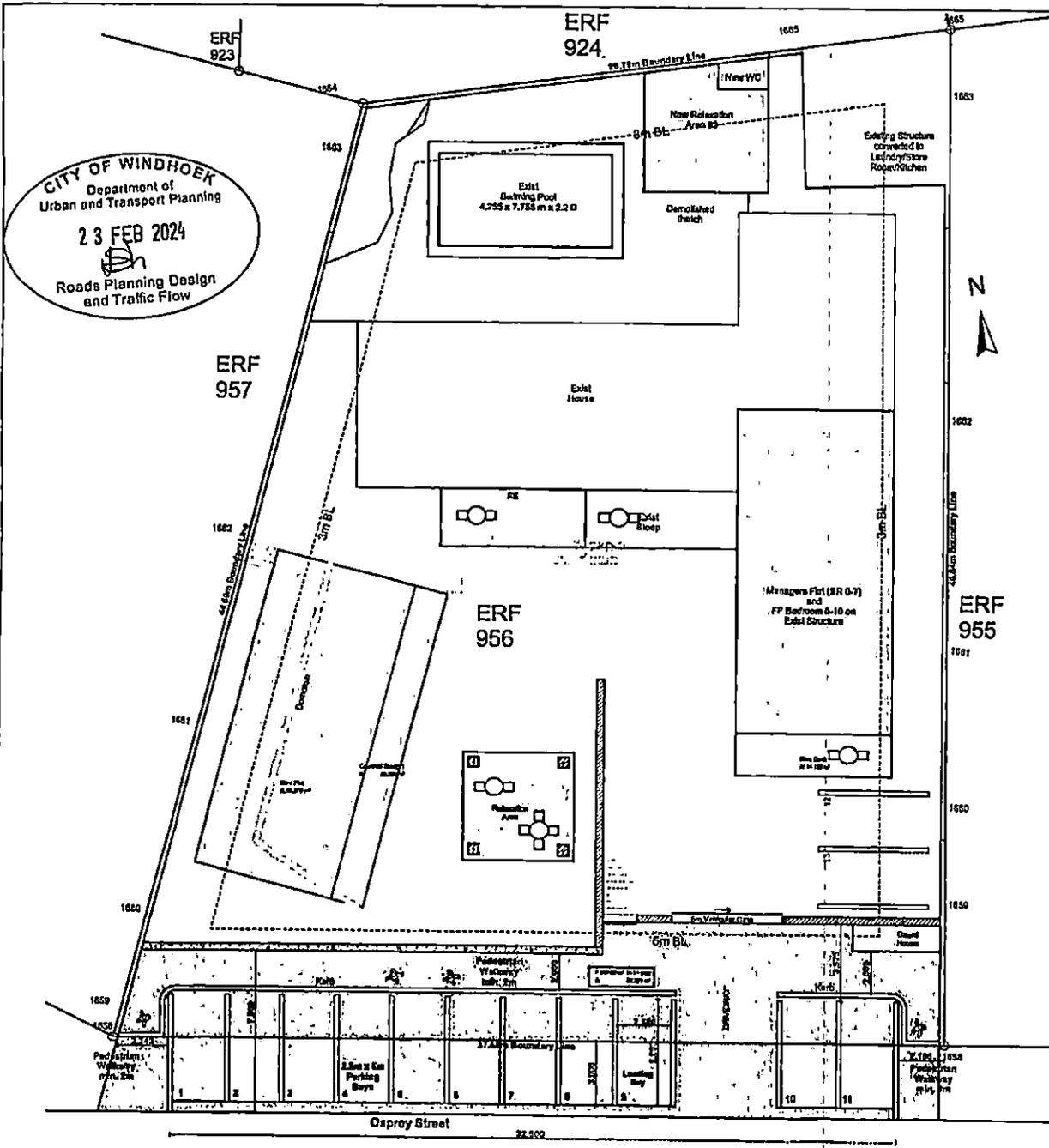
DATE: FEB. 2023

SCALE: 1/4000

PLAN NO. AMS



1<sup>st</sup> Floor Bridgeway Offices & Apartments No. 4  
 Dr Keesara Ntshumani Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phone: 1264 61 248010  
 Fax: +264 61 248608, Email: c@madu@duitoitplan.com



**CITY OF WINDHOEK**  
 Department of  
 Urban and Transport Planning  
**23 FEB 2024**  
 Roads Planning Design  
 and Traffic Flow

Areas Coverage:	
Erf. size	- 1434 m <sup>2</sup>
Exist Dwelling (Includes Old Garage)	- 302 m <sup>2</sup>
Exist Outbuilding	- 45 m <sup>2</sup>
New Additions:	
1st Floor (BR 8-10)	- 117 m <sup>2</sup>
New Bedroom 10 - 13	- 97.5 m <sup>2</sup>
New Covered Stoop 1	- 22.5 m <sup>2</sup>
New Security Booth	- 8.3 m <sup>2</sup>
New Relaxation Area 02	- 32.8 m <sup>2</sup>
New Relaxation Area 01	- 25 m <sup>2</sup>
Extended Stoop (Ma. Flat)	- 14 m <sup>2</sup>
Total New	- 316.9 m <sup>2</sup>
Total Bulk	- 649.9 m <sup>2</sup>
<b>TOTAL FOOTPRINT</b>	<b>- 546.9 m<sup>2</sup></b>
<b>(ALL EXTERIOR MEASUREMENTS)</b>	
Coverage	- 38%

Parking Calculations:	
Managers Flat (BR 6-7)	- 1 Parking
11 Rooms @ x 0.66	= 7 Parking
Open Spaces = 58 m <sup>2</sup>	- 3 Parking
Loading Bay	- 1 Parking
Parking Required	- 12 Parking
Parking Shown	= 13 Parking
Proposed Parking Lease Area	= 3.0 x 2.5 m x 11 PB
	= 82.5 m <sup>2</sup>
Parking Inside Erf.	= 2.0 x 2.5 m x 11 PB
	= 85 m <sup>2</sup>
Total Square Parking Inside Erf.	= 55 m <sup>2</sup> + (5 x 2.5 m x 2 PB)
	= 80 m <sup>2</sup>

NOTE: ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE SANS 10400 SERIES BY-LEGISLATION. ALL structural to be checked and approved by a registered structural engineer. All electrical to be checked and approved by a registered electrical engineer. All plumbing to be checked and approved by a registered plumber. All mechanical to be checked and approved by a registered mechanical engineer. All fire protection to be checked and approved by a registered fire protection engineer. All landscape to be checked and approved by a registered landscape architect. All civil to be checked and approved by a registered civil engineer. All other to be checked and approved by a registered professional. All drawings to be signed and stamped by the engineer for verification or certification. Copyright reserved.

Approved by: **Engineer**  
 Approved by: **Surveyor**  
 Approved by: **Planner**

**Proposed Additions & Alterations**  
 Erf. 958, on Opsey Street,  
 Hochland Park, Windhoek

Drawn by: **Drawn**  
 Checked by: **Checked**  
 Date: **2024-02-23**

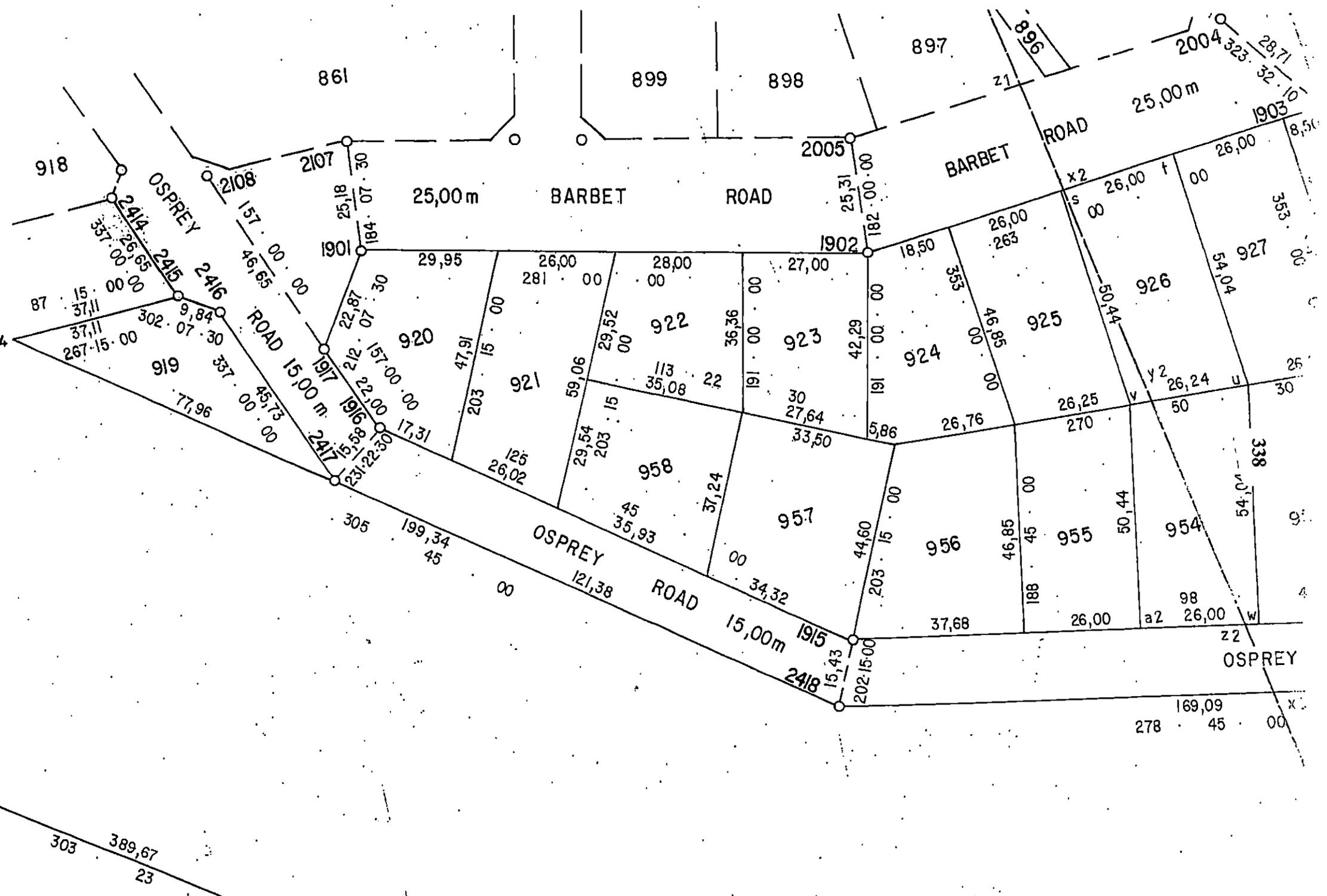
Scale: **1:200**

For Information Only

Site Plan

1:200

For Information Only



SPECIAL POWER OF ATTORNEY

We, the undersigned

Manuel Gouveia and Carla Deolinda Simão Gouveia  
married in community of property to each other

*Manuel Gouveia*  
NAMIIBIA REVENUE  
*Carla Deolinda Simão Gouveia*  
NAMIIBIA REVENUE

in our capacity as

owners of Erf 956 Hochlandpark

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultant

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

- Rezoning of Erf 956, Hochlandpark from 'residential' with a density of 1:900 to 'hospitality' for a Hotel Pension Accommodation Establishment

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

Consent

In terms of Sections 4 and 7 of the Married Persons Equality Act (Act 1 of 1996), I Manuel Gouveia, the undersigned, in my capacity as spouse of Carla Deolinda Simão Gouveia, hereby consent to the application made by her for the rezoning of Erf 956, Hochlandpark

Consent

In terms of Sections 4 and 7 of the Married Persons Equality Act (Act 1 of 1996), I Carla Deolinda Simão Gouveia, the undersigned, in my capacity as spouse of Manuel Gouveia, hereby consent to the application made by him for the rezoning of Erf 956, Hochlandpark.

Signed at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2023, in the presence of the undersigned witnesses

WITNESSES:

1.

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*Manuel Gouveia*  
\_\_\_\_\_  
SUBSCRIBER

WITNESSES:

1.

*[Signature]*  
\_\_\_\_\_

*Carla Deolinda Simão Gouveia*  
\_\_\_\_\_  
SUBSCRIBER

2.

*[Signature]*  
\_\_\_\_\_

*TJA Louw*  
CONVEYANCER  
LOUW TJA

ORIGINAL
STAMPED
DUTY 1152/400-0
FEES

*TJA*

*956 HP*

**LODGED BY:**

**T J A LOUW**  
THEUNISSEN, LOUW & PARTNERS  
Schutzen Haus, No. 1 Schutzen Street  
WINDHOEK

**DEED OF TRANSFER**

**T 960 72010**

*Be it hereby made known:*

That ~~TOBIAS JOHANNES ADRIAN LOUW~~

**JOHANNES JACOBUS JACOBS**

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

**HENDRIK WILLEM KRUGER**  
**IDENTITY NUMBER 541107 00302**  
**MARRIED TO ZANDRA KRUGER WHICH MARRIAGE IS GOVERNED BY**  
**THE LAWS OF THE REPUBLIC OF ZIMBABWE**



*FOR INFORMATION ONLY*



dated the 12 day of FEBRUARY 2010, and signed at WINDHOEK

|

*9*

*e*

And the said Appearer declared that  
 His Principal had truly and legally sold on the 28 NOVEMBER 2009  
 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and  
 free property, to and on behalf of

**MANUEL GOUVELA**  
**BORN ON 24 OCTOBER 1965**  
**AND**  
**CARLA DEOLINDA SIMÃO GOUVELA**  
**BORN ON 15 MARCH 1968**  
**MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER**

Their, Heirs, Executors, Administrators or Assigns

**CERTAIN:** ERF NO. 956 HOCHLANDPARK

**SITUATED:** In the Municipality of WINDHOEK

**REGISTRATION DIVISION "K"**

**KHOMAS REGION**

**MEASURING:** 1434 (ONE FOUR THREE FOUR) Square metres

**FIRST TRANSFERRED** and still held by Deed of Transfer No. T 1171/1988 with  
 General Plan No. LG A.335/76 relating thereto.

**SUBJECT** to the following conditions imposed in terms of Township Ordinance  
 18 of 1954 namely:

**IN FAVOUR OF THE LOCAL AUTHORITY**

1. The erf shall only be used or occupied for purposes which are in accordance with,  
 and the use or occupation of the erf shall at all 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.
2. The building value of the main building, excluding the outbuilding to be erected on  
 the erf shall be at least four times the municipal valuation of the erf.

FOR INFORMATION ONLY

|

9

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.

Their, Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price to the sum of N\$2 150 000.00.

Signed at WINDHOEK, on 17 MAR 2010, together with the appearer, and confirmed with my seal of office.

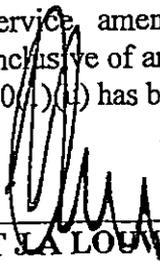
  
Signature of appearer



1. Transfer Duty Receipt No. 111052864  
Issued at Windhoek  
on 19 February 2010 for  
N\$151 000.00

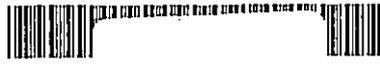
Checked 1. mmme 35 2. 

2. I, the undersigned, **TOBIAS JOHANNES ADRIAN LOUW** Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates, 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)(d) has been paid up to and including the date of registration hereof.

  
T J A LOUW (CONVEYANCER)

\*Delete which is not applicable.

\_\_\_\_\_  
If necessary, insert a Registrar Clause etc. approved by the Registrar.



343

# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2024236644	<b>Date Issued</b> : 2/13/2024
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : DU TOIT TOWN PLANNING CONSULTANTS	<b>Reference Number</b> : 956, HOCHLAND PARK
<b>Address</b> : N/A	<b>System Reference</b> : INV384515
	<b>Issued By</b> : 17304 - HAIKONDA (D)
	<b>Contact Details</b> : +264 61 290 3517
<b>Description</b> : REZONING OF ERF 956, HOCHLAND PARK FROM 'RESIDENTIAL' 1:700 TO 'HOSPITALITY' FOR A HOTEL PENSION WITH 11 ROOMS	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 1750.00
<b>Total VAT Amount</b>	: N\$ 262.50
<b>Total Amount Payable</b>	: N\$ 2012.50

### INVOICE DETAILS

**Department** : 5000 - URBAN & TRANSPORT PLANNING

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 1750.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 1750.00
<b>Tariff VAT Amount</b>	: N\$ 262.50
<b>Tariff Total Amount</b>	: N\$ 2012.50
<b>Service Code</b>	: N/A



# Receipt



Transaction with transaction id 44540875 submitted successfully.

NAD **2,012.50**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

44540875

From

DU TOIT

Date

Apr 3, 2024

Payment priority

Normal

Beneficiary

COWAppFee Erf 956, Hochland P

Beneficiary name

956 Hochland Park 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 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 checks.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Gouveia First name(s) Manuel

Erf/Stand no 956 Township Hochlandpark

If company or registered under CC \_\_\_\_\_

Namibian I.D. / Passport no. 50092373

Postal address Box 55119 Township of address Rocky Crest

Physical Residential or Business address 28 Osprey Street, HP

Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell \_\_\_\_\_

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

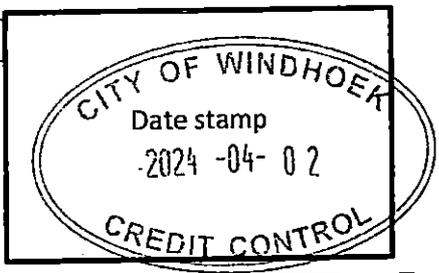
Credit Control Officer Comments: Proceed

Acc. Technician Credit Control

Guilob C Heitz

Signature Acc. Tech Credit Control





LAND SALES

Comments: No land sales Accounts

Acc. Technician Land Sales

Sharon

Signature Acc. Technician Land Sales





ACCOUNTANT LAND SALES: \_\_\_\_\_



Enquiries: T. Tjitemisa  
Tel: +264 81 416 6169  
Ref: 956\_HP Rep

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

04 June 2024

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

**PUBLIC PARTICIPATION REPORT: REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS)**

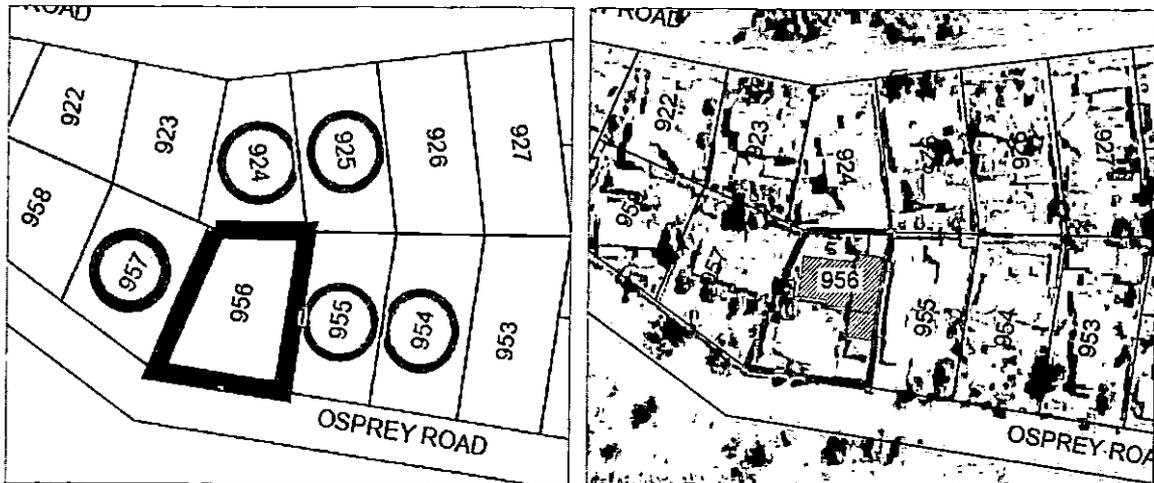
The abovementioned refers. The table below details the particulars of submission of the application as well as the public participation process that took place.

Electronic copy			Sent
Application in .doc format			03 April 2024
All annexures (pdf)			03 April 2024
All relevant plans and drawings (pdf)			03 April 2024
Advertisements & Notices	Dates placed	Date published	Closing date
Proof of Advertisements	GG	15 May 2024	03 June 2024
	New Era	23/04/2024	02/05/2024
	Namibian	23/04/2024	30/05/2024
Proof of Neighbour Notices (list of registered letters)	Sent per email 23/04/2024		20 May 2024
Proof of Notice on Site	Done – photo attached		956, 924, 925
Proof of Notice on LA Board	Done – photo attached		956, 924, 925
Copies of all objections received	Objections were received from the owners of Erf 924, 925, 954, 955 and 957		Find copies of the objections attached and a plan indicating the proximity of the objecting neighbours to Erf 956

956, 924, 925

## 1. OBJECTIONS

Objections have been received from some of the neighbours consulted for the rezoning. The neighbours of Erf 924, 925, 954, 955 and 957 lodged objections to the proposed rezoning of Erf 956, with Du Toit Town Planning Consultants and the City of Windhoek (Copy of objections attached as Annexure B). The figure below illustrates the proximity of these neighbours (in blue circle) to the subject Erf (in red).



*Figure 1: Proximity of objecting neighbours to project Erf*

All objections were received by Du Toit Town Planning Consultants and thorough evaluation thereof was made. Many objections share common themes, so they have been summarized (in red below). Following each objection, is our responses (in black). This summary aims to provide a clear understanding of the concerns raised and our approach in addressing these concerns. The objections were as follows:

### 1.1. Intentions of owner

Some neighbours feel misled by the intent of renovations and question the motives of the owner. Furthermore, they believe that they are not comprehensively consulted.

It is noted that some neighbours expressed dissatisfaction with the consultation method, preferring communication via WhatsApp rather than registered post. However, it's essential to emphasize that the method of consultation employed adheres strictly to the regulations outlined in the Urban and Regional Planning Act No. 5 of 2018. This Act explicitly mandates that neighbours must be contacted via registered post for such matters. Therefore, the consultant followed the prescribed procedure in accordance with the law.

Regarding the primary objection concerning the rezoning for hospitality purposes, specifically the establishment of a hotel pension with eleven rooms, it's crucial to underscore the owner's intentions. Based on the appointment our office was instructed to apply for a rezoning to 'hospitality' for a hotel/pension accommodation establishment of 11 rooms. No additional consent uses such as 'conference facilities, spa or restaurant were included. Nor were application made for student accommodation. It can also not be accommodated under the 'hospitality' zoning.

The owner wished to do some renovations beforehand and building plans for the renovations was approved. Based on this, the contractor commenced with building works. There were however deviations done from the approved plan for which the owner was instructed to cease construction (letter dated 7 May 2024). The intention was that a complete new set of plans would be submitted for approval after the rezoning application was approved whereafter the additions that needed to be done would have been done.

It should be noted that the construction of the stormwater channel of the stormwater for which the owner of Erf 957, Hochland Park gave approval for the relaxation of the building line, could also still be done at a later stage since the construction, renovation and additions are not yet finalised.

It's important to highlight that such a development is anticipated to not only enhance the property value of the surrounding area but also contribute positively to the local economy by generating significant revenue. The investment is estimated to be around 5.3 million for this proposed development. Which as such cannot negatively affect the values of the surrounding properties.

Therefore, the proposed development aligns with the broader goals of urban development and economic growth within the community.

### **1.2. Quality of life**

Objecting neighbours contend that the rezoning of the Erf to hospitality will negatively impact their quality of life as it has the potential to disrupt their privacy, peace and quiet. Furthermore, emphasis on the expected reduction of safety within the neighbourhood as a result of this development is made.

Firstly, it's imperative to acknowledge and prioritize safety concerns alongside noise and privacy issues. By implementing stringent safety measures, such as adequate lighting, surveillance systems, and trained security personnel, the hotel pension can ensure a secure environment for both residents and guests. This commitment to safety will help alleviate worries about potential disruptions to privacy and peace.

Moreover, addressing concerns about noise is paramount in mitigating potential disturbances to residents' daily lives. Through meticulous planning and thoughtful design, the proposed hotel pension can integrate measures to minimize noise pollution, such as soundproofing buildings, establishing designated quiet hours, and limiting outdoor activities that may disturb residents. The previous complaints for noise due to student accommodation that was available there, cannot be made applicable to this application.

Additionally, the establishment of a hotel pension can create employment opportunities for local residents, fostering economic stability and prosperity within the community. These job prospects span various roles, from hospitality and housekeeping to management and administration, offering meaningful employment and avenues for career advancement.

The impact of a hospitality establishment is usually dependant on its management. No one establishment have the same impact on their surroundings. It is also a possibility that the owners may opt to lease it to a corporate entity under a long-term agreement, transforming it into private

---

accommodation for their employees. Such a shift will certainly alter the establishment's impact on its surroundings compared to a typical accommodation establishment catering to the general public.

### **1.3. Traffic and parking concerns**

Neighbours expressed that the proposed hotel pension (11 rooms) would result in the anticipated increase in traffic within the street and as a result, parking is a concern.

While we appreciate the concern regarding potential traffic and congestion, it's essential to note that the proposed development has been evaluated with these factors in mind. The scale of the development, being a small hotel pension with only 11 rooms, is not anticipated to generate a significant increase in traffic volume compared to other potential land uses in the area.

Additionally, traffic management strategies, such as designated drop-off zones and parking facilities, can minimize congestion and disruption to the neighbourhood.

The parking layout was submitted to the Department of Transportation beforehand for provisional approval. Due to topographical constraints, a large number of parking bays will be provided for on the sidewalk (to be constructed at the cost of the owner) and leased from the City of Windhoek. Furthermore, the intention is to have 24-hour security available for the vehicles parked outside. This could be to the benefit of the immediate neighbours.

### **1.4. Residential nature of the area and property values**

Neighbours contend that the proposed establishment of a hotel pension is against the residential nature of the neighbourhood, and it will negatively affect the property values of the surrounding erven and should thus not be permitted.

Many modern urban planning principles advocate for mixed-use zoning, where residential, commercial, and hospitality properties coexist harmoniously. This approach fosters a sense of community by providing amenities and services within close proximity. By rezoning the property to hospitality, it aligns with this principle, contributing to the diverse fabric of the neighbourhood.

While it's understandable that residents may be concerned about changes to the neighbourhood's character, a well-designed hotel pension can actually enhance the area's appeal. By maintaining architectural coherence and adhering to design guidelines, the property can complement the existing built environment rather than detract from it. Additionally, strict regulations can be imposed by the Management to mitigate any potential negative impacts, such as noise pollution or excessive traffic.

Contrary to the belief that rezoning would lower property values, a well-managed and appropriately located hotel pension can actually increase surrounding property values. Studies have shown that proximity to amenities such as hotels, can enhance property desirability and, consequently, value. Moreover, by attracting visitors to the area, the hotel pension can increase demand for local services and amenities, further bolstering property values. The value of the proposed project, as mentioned in a paragraph above also would rather boost the neighbouring property values than decrease it.

The rezoning to hospitality aligns with sound planning principles, promoting economic vitality, mixed land use, architectural integrity, and community engagement. By addressing concerns and highlighting the potential benefits, the rezoning can contribute positively to the neighbourhood while respecting its residential character.

## 2. CONCLUSION

In summary, it is worth emphasising that the proposed establishment of a hotel pension aligns with existing land uses in the neighbourhood and follows a trend of diversified land use that has already been observed. The presence of Nizala Guesthouse, Hochland Pension, Katos Guesthouse, and Vono's Air BnB demonstrates that similar land uses not only exist but thrive in the area. These establishments operate successfully and have been recognized for enhancing the neighbourhood rather than detracting from its residential character.

It is also essential to acknowledge that the 'residential nature' of the neighbourhood has already undergone alterations due to several existing land uses in the area. This evolution reflects a broader adherence to town planning principles that guard against mono-functionality and the disadvantages associated with it. By embracing mixed-uses, communities can enjoy a variety of amenities and services, fostering a vibrant and sustainable environment.

In light of these, the proposed hotel pension represents a logical extension of the neighbourhood's development trajectory. It not only fits within the existing fabric of the area but also contributes positively to its vitality and liveability. Through thoughtful design and adherence to regulations, the establishment can integrate seamlessly into the community, preserving its residential charm while offering additional benefits to residents and visitors alike.

I trust that the above is in order. However, should further clarity be required, do not hesitate to contact me.

Kind Regards



Dorette Opperman



1<sup>st</sup> Floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6971, Ausspanplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 245008, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: T. Tjitemisa  
 Tel: +264 81 416 6169  
 Ref: Erf 956\_letters

The Windhoek City Council  
 P O Box 59  
 WINDHOEK

Dear Ms Stella

16 April 2024

**ERF OWNERS AND ADDRESSES: ERF 956, NO 28 OSPREY ROAD, HOCHLAND PARK**

Good day ma'am,

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
Erf 953 Osprey Road	Box 2805 WML Horizontale Commercial Lda	0811 276633
Erf 954 Osprey Road	C. Scheepers Box 5904 NUS	harry @ c-smurf.com
Erf 955 Osprey Road	C. van der berg Box 5600 WML	0811 295898 ✓ chc10@iway.na
Erf 957 Osprey Road	Dannika Property CC. Box 20020 WML	081 2578636 carm/9@iway.na
Erf 958 Osprey Road	L.J. Theroux Box 37364 PP	Levitt C. iway.na
Erf 921 Barbet Road	Body Corp Seven Palms Box 23748 WML	

Erf 920 Barbet Road	Tjama (G. 1950) Lot 98727 Melica Square	0816228831 lessingouw@gmail.com	
Erf RE/1054 Osprey Road	City		

Thank you  
Tijama Tjitemisa

**ERF 954, OSPREY RD**

E. SCHEEPERS

P O BOX 5904

AUSSPANPLATZ

WINDHOEK

23 April 2024

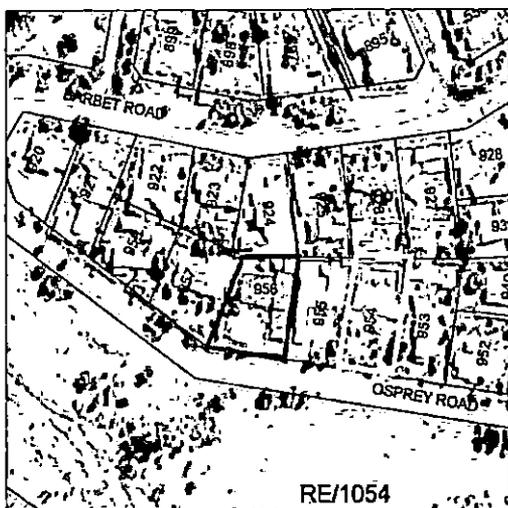
Dear Sir/ Madam

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

Our office is currently applying on behalf of the owner of Erf 956, Hochland Park (Mr and Mrs Gouveia), 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 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 954, Hochland Park (indicated in yellow) are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than 20<sup>th</sup> May 2024.

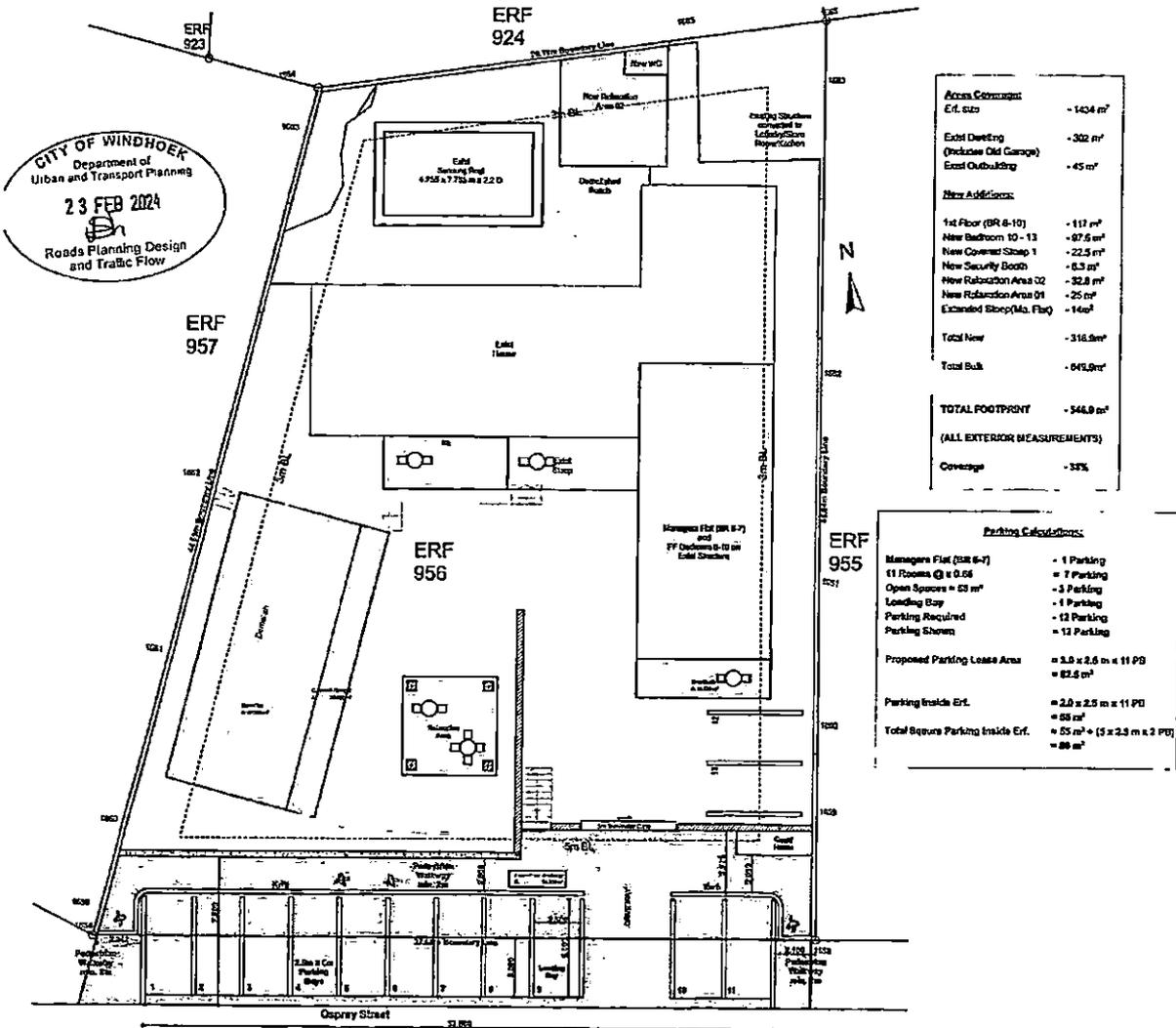


*Figure 1: Proximity of your erf to project erf*

The Erf 956, Hochland Park is located at No. 28 Osprey Road, Hochland Park. It is located within the southern part of Hochland Park suburb close to David Hosea Meroro Road which divide Hochland Park from Pionierspark. It is adjacent to a large undeveloped Erf R/1054. See attached plan showing the

locality of Erf 956, Hochland Park. Erf 956 accommodates an existing dwelling of ± 302m<sup>2</sup>, and an outbuilding of ±45m<sup>2</sup>. The building covers less than 50% of the erf.

It is the intention of the owner of the erf to convert the current residence into a hotel pension accommodation establishment with 11 leasable bedrooms. The final conversion for the intended 11 rooms must still be done and is subject to providing sufficient parking. A manager's flat consisting of 2 bedrooms is also planned. See the site plan below:



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 20<sup>th</sup> May 2024, we would assume you do not have any objection.

Please do not hesitate to contact our office if you require any further information.

Kind regards

*Dopperman*

Dorette Opperman

**DEPARTMENT OF URBAN AND TRANSPORT PLANNING**  
**Building Control Division**

☒ 59  
 80 Independence Avenue  
 WINDHOEK, NAMIBIA



Tel: (+264) 61 290 2244

Fax: (+264) 61 290 2060

www.cityofwindhoek.org.na

Enquiries: L.S. Mwikanda  
 Email: [Larry.Mwikanda@windhoekcc.org.na](mailto:Larry.Mwikanda@windhoekcc.org.na)  
 Tel nr: +264 61 290-22244

Date: 07 May 2024  
 Ref: 956 HP

M. Gouveia  
 P O Box 855119  
 Rocky Crest

BY HAND

Sir/Madam

**DEVIATION FROM THE APPROVED BUILDING PERMIT ON ERF 956 HOCHLANDPARK**

A site inspection was conducted on your premises on the on 3<sup>rd</sup> of May 2024.

A review of the building permit number 1230/2023 issued on the 06<sup>th</sup> of October 2023, shows that you have deviated from the approved building permit.

You have made internal alterations on the building and these internal alterations contravenes the Municipal of Windhoek's Town Planning Scheme. You have constructed 12 units on your premises which is zoned residential. The total number of units on your premises exceeds the total number permissible as per CoW's Town Planning Scheme.

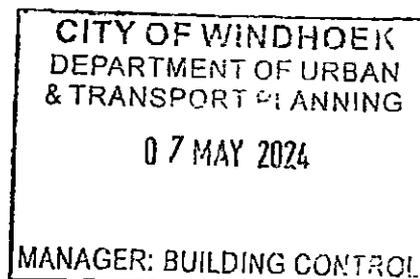
You are hereby instructed to demolish and restore the building as per approved building permit within 28 days from the date this notice is issued.

Failure to comply with the above instructions, a completion certificate shall not be issued, and further legal actions shall be taken against you and all legal costs incurred shall be debited against your municipal service account.

Should you have any further queries, please do not hesitate to contact the Manager Building Control, Mr. Larry Mwikanda, at telephone number (061) 290 2244 or 081 122 4683.

Yours faithfully

Larry Mwikanda  
 MANAGER: BUILDING CONTROL



0 356 924 HP

**Dorette Opperman**

---

**From:** Rickerts, Basil <brickerts@unam.na>  
**Sent:** Wednesday, May 8, 2024 11:35 AM  
**To:** Up.Applications@windhoekcc.org.na; planner1@dutoitplan.com  
**Cc:** barry@e-smurf.com  
**Subject:** Objection to application for rezoning of Erf 956, Osprey Str, Hochlandpark  
**Attachments:** Objection Rickerts.pdf

Good day

Please find attached my objection to application for rezoning of Erf 956, Osprey Road from residential to hospitality (11 rooms).

I am a neighbour at Erf 924, (48 Barbet Road), Hochlandpark, which will be very much affected should approval be granted. There have been instances in the past, where this particular residence had occupants/tenants who were very noisy, partied late at night, and caused a disturbance due to alcohol consumption as well.

I believe that the residence was and is still owned by the same person and with additional rooms, the chances of the mentioned concerns are likely to escalate.

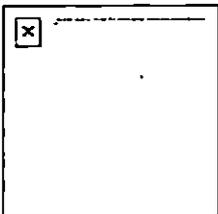
I have been living at the current address since 1998 and have experienced similar problems with a certain Hoperise College operating in Barbet Road which resulted in increased traffic, especially taxis, increased movement of persons in the street/area, and the City Police, at many occasions, had to be called to intervene as a result of fighting, noise, for example, at Hoperise College.

I am willing, together with other affected Neighbours, to meet with the CoW officials to raise our concerns regarding this matter.

I hope we will be informed of all decisions taken regarding the application for rezoning.

Thank you.

Dr Basil A Rickerts  
0811296996



**Basil Rickerts**  
Lecturer: Communication & Study Skills  
Language Centre  
University of Namibia  
Tel: 061-2063447  
Fax:  
E-mail: [brickerts@unam.na](mailto:brickerts@unam.na)  
Web: <http://www.unam.edu.na>  
*Private Bag 13301, 340 Mandume Ndemufayo Ave, Pionierspark, Windhoek, NAMIBIA*

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

Name: BASIL RICKERTS

Address: 48 BARBET ROAD

HOCHLANDPARK, WHK.

Telephone: 081 129 6996

I, the owner of Erf 924, BARBET RD, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

- I believe the real reason for improvement/building was not communicated to the neighbours. • It appears that there are more rooms and structures as was visible/indicated on the plans. • Property values are negatively affected by such an establishment.

B.A. Rickerts

Signature

6 MAY 2024

Date

Kindly take note that comments should reach our office by 20 May 2024.

You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

- From recent discussions with my neighbours my opinions are shared by all.
- This multi-accommodation dwellings are inconsistent with the type and purpose of existing ones in the neighbourhood.

ERF<sup>358</sup>-325 HP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: Christoph Kubi-ske

Address: 46 Barbel Str  
Hochland Park, Wkh

Telephone: 081 229 6263

I, the owner of Erf 925 Barbel Str, ~~Osprey Street~~, Hochland Park, Windhoek

(Please Indicated with "X" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

I am a neighbor behind the said  
ERF 956 to the right of it so our  
erf corners touch. This is a pure residential  
area and an establishment like this would be very  
noisy + attract unwanted issues to the area

  
Signature

30 April 2024  
Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

F 359954 HP

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

Name: Mr B Scheepers

Address: 24 Osprey Road

Hochlandpark

Telephone : 081 256 0299

I, the owner of Erf .....954....., Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

Neighbors were misled as to the intent of the renovations and construction has deviated significantly from approved plans - see accompanying letter from building control & additional comments.

This is a residential area & allowing a hotel here will negatively affect our quality of life and property values

B Scheepers  
Signature

10-05-24  
Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

9' 360 fP

Du Toit Town Planning Consultants  
P.O. Box 6871  
Ausspannplatz  
Windhoek

To whom it may concern:

I, Mr. Barry Scheepers, owner and occupant of 24 Osprey Road, am writing to you as a concerned resident of Hochlandpark to express my strong opposition to the proposed rezoning of Erf 956 from 'Residential' to 'Hospitality' for the purpose of operating a pension/hotel/student accommodation.

This decision, I believe, not only undermines the character and integrity of our community but also poses significant risks to our quality of life.

First and foremost, the introduction of such a pension/hotel/student accommodation near residential areas raises serious concerns regarding increased traffic and noise, which are bound to disrupt the peaceful environment we are entitled to in our own homes, on our own property. The influx of visitors and the operational demands of such a facility will inevitably lead to congestion and a strain on the local infrastructure, which is ill-equipped to handle such a load, especially considering that the erf is located at a significant curve in the road, making for a dangerous blind-spot.

Moreover, the proposed rezoning threatens to alter the fabric of our community, which is primarily residential. We as residents of Osprey Road must already contend with the traffic noise from Hochland Road as well as the incessant flyovers originating from the Eros Airport. We simply cannot be made to suffer additional noise and traffic pollution in our area. Considering that the foreman on site at Erf 956 informed me that the intent is to use the property as a 'student accommodation', it's highly likely that there will be no shortage of noise emanating from that property. We are hardworking people with families, some with small children, who depend on our municipal authority to ensure that we are afforded the privacy, peace & quiet and safety that we deserve in our neighborhoods.

Introducing commercial activities of this scale could potentially lead to increased crime rates and reduce the overall safety of our neighborhood, thereby devaluing our properties and detracting from our quality of life.

Furthermore, I am troubled by the lack of comprehensive consultation with the residents of this community. It is imperative that such a significant change, which has far-reaching implications for all of us, involves a transparent process with commensurate effort where community members are informed properly and given a meaningful opportunity to voice their concerns and contribute to the decision-making process, which this letter would make up a part of.

Page 2

Considering that the immediate neighbors were not clearly informed of the fact that the intent of the renovations were for an eventual hospitality operation is despicable and should be strongly considered as grounds for revision of the mechanism of this type of application, permitting and approval process.

Hence one cannot help but question the motives and intent of the owner/applicant such that this was an attempt to manipulate the process to be allowed to proceed with extensive renovations in contravention to what neighbors were informed about and consented to by signature; only to hope that the rezoning effort would be considered a mere formality and force the surrounding residents with no alternative other than to make due with having such a development essentially forced upon them.

As a matter of fact, the extent to which construction on the site has deviated from the approved plans leaves little to the imagination as to the true intent of the owner. Please take into serious consideration the accompanying formal letter from the City of Windhoek, dated 07 May 2024, instructing the owner to demolish the contravening renovations to correspond with what was approved by the City of Windhoek.

Thus, in closing I would like to again **voice my objection in the strongest possible terms to the proposed rezoning of Erf 965 in Hochlandpark.**

This letter will also be sent directly to the relevant authorities at the City of Windhoek to ensure that they are made aware of my objection and that the content thereof reaches them unadulterated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Scheepers', written in a cursive style.

Barry Scheepers

955 HP  
362

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: C. van den Berg

Address: Box 5600 - Windhoek

26 Osprey St, Hochland park

Telephone: 081 127 9977

I, the owner of Erf 955, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

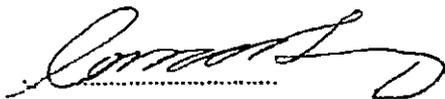
do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

Attached document of reasons for objecting



Signature

7/05/2024

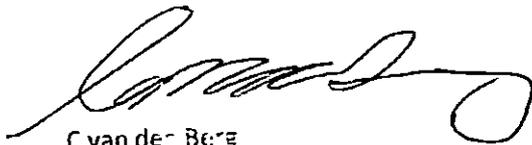
Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

363  
955 HP

**Objecting to rezoning of erf 956, Hochland Park.**

1. **Noise Pollution:** Guest houses often host visitors who may not be familiar with the quiet norms of a residential area. This can lead, like experienced previously when student housing was offered on the same premises, to disturbances such as loud conversations, music, or traffic, disrupting the peace and quiet day and night.
2. **Traffic Congestion:** Increased guest and residence traffic can lead to congestion especially on a dangerous corner of Osprey street, making it difficult for residents to navigate and increasing the risk of accidents.
3. **Parking Problems:** Guests may struggle to find parking spaces, leading them to park in front of residents' homes or block driveways, causing inconvenience and frustration for residents.
4. **Strain on Local Infrastructure:** A sudden influx of people, staying and guests can strain local infrastructure such as water and sewage systems, as we experience already regularly, as well as emergency services.
5. **Loss of Privacy:** Residents may feel uncomfortable with the constant flow of strangers in their neighbourhood, leading to a loss of privacy and a sense of security.
6. **Impact on Property Values:** The presence of a busy guest house can potentially lower property values in the area, as it may be perceived as less desirable due to the disturbances it brings.



C van der Berg

Owner, erf 955 Hochland Park



Applicant: M. G. ...  
 Erf No.: 956 HP  
 Tel. No.: Feb 923 or 55

## RELAXATION OF BUILDING LINES (LATERAL & REAR)

**COMMENTS REQUIRED FOR:**

- A: Exceeding of Lateral & Rear prescribed building lines
- B: Drainage of Stormwater discussed with neighbour and clarified

Please mark where applicable:

**(1) ADJACENT ERF OWNER'S COMMENTS:**

I, BASIL A. RICKETS the Owner of Erf 926, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected thereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the EFFECTED adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: B.A. Ricketts Tel: 081 129 6996 Date: 3-4-2023

**(2) ADJACENT ERF OWNER'S COMMENTS:**

I, ANNA CAROL ENGELBRECHT the Owner of Erf 957, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected thereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the EFFECTED adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: A.C. Engelbrecht Tel: 081 253 8636 Date: 04-07-2023

**(3) ADJACENT ERF OWNER'S COMMENTS:**

I, LEANNIS VAN DER BANG the Owner of Erf 955, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected thereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the EFFECTED adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: [Signature] Tel: 081 122 9922 Date: 3-4-2023

957HP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: Mrs Anna Carola Engelbrecht (DANNIKA PROPERTY CC)

Address: 30 OSPREY ROAD  
HOCHLAND PARK

Telephone : 081 253 8636

I, the owner of Erf 957, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

1) Building Contractor (Dolmen Construction) represented by Mr Wilber Slabber, had assured adjacent neighbours that the additions to ERF 956 were solely meant as residence of the owner and his immediate family. No Bed + Breakfast/hotel/pension would be operated from the premises.

2) The currently constructed buildings deviate considerably from the building plans I was requested to sign.

A. C. Engelbrecht

Signature

20-05-2024

Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [planner1@ducatplan.com](mailto:planner1@ducatplan.com)

3) The attached scanned copy of the City of Windhoek form titled "Relaxation of building lines (lateral + rear)" clearly states that: "B: Drainage + Stormwater discussed with neighbour + clarified!"  
Kindly refer to three photos taken of Engineer's drawing provided to me. However, no clarification from Contractor yet + nothing constructed accordingly - to the contrary built walls at street level deviate from the drawing.

957 HP  
366

**Anna Carola Engelbrecht**

P O Box 20020  
WINDHOEK

Tel: +264 61 224137  
Mobile: +264 81 253 8636  
Email: carola@mweb.com.na

---

20 May 2024

Du Toit Town Planning Consultants  
P.O. Box 6871  
Ausspannplatz  
Windhoek

Dear Sir/Madam

**REZONING OF ERF 956 (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION) – 11 ROOMS**

The announcement of the intended REZONING came as a terrible shock.

1. The tiny hard copy notice at an inconspicuous spot at Erf 956 was not helpful.
2. How many people subscribe to the Government Gazette?
3. How often do people these days check their P O Boxes, while they receive all important correspondence via email?
4. You had our cell phone numbers – provided to you by the City of Windhoek. Why not use a WhatsApp or sms to alert us?

We were bamboozled into signing off on the RELAXATION OF BUILDING LINES. I had serious concerns about the magnitude of additional buildings as per the building plans we were given to sign under the pretext that they were only for residential purposes of one family.

The owner signed an undertaking with me that the stormwater would be properly taken care of as per City of Windhoek regulations and instructions. So far nothing...

The absence of transparency and honesty in this matter is really upsetting.

We have had to endure excessive noise pollution from the people residing at ERF 956 over the years. There has never been proper order and oversight. How will it be if even more people and a bar and much more traffic (parking) will be at the premises?

This is a residential area and should remain as such. Therefore I vehemently oppose the proposed rezoning.

Kind regards,



**Anna Carola Engelbrecht**

**Dorette Opperman**

---

**From:** Carola Engelbrecht <carola@mweb.com.na>  
**Sent:** Monday, May 20, 2024 4:37 PM  
**To:** planner1@dutoitplan.com  
**Cc:** Up.Applications@windhoekcc.org.na; 'Asino (KM)';  
 Larry.Mwikanda@windhoekcc.org.na; gheko@iway.na; brickerts@unam.na;  
 adelport2016@gmail.com; ltheron@rfsol.com.na; chris@deepcatch.com.na;  
 barry@e-smurf.com  
**Subject:** Objection to proposed rezoning of Erf 956, Hochland Park  
**Attachments:** OSPREY ROAD 28 REZONING - Objection A C Engelbrecht (Du Toit T-PI form).pdf;  
 DANNIKA PROPERTY CC - Founding Statement pg 1.jpg; DANNIKA PROPERTY CC -  
 Founding Statement pg 2.jpg; OSPREY ROAD 28 RELAXATION OF BUILDING LINES -  
 signed.pdf; OSPREY ROAD ERF 956 HP & ERF 957 HP STORMWATER CHANNEL.jpg;  
 Deviation\_956\_HP\_07\_05\_2024.pdf; OSPREY ROAD 28 REZONING - Objection Letter  
 A C Engelbrecht.pdf; #8357-Gov N65 -107- Gen N184-198 .pdf

**Importance:** High

Du Toit Town Planning Consultants,  
 and relevant City of Windhoek officials

Kindly herewith receive my formal objection to the proposed rezoning of Erf 956 in Hochland Park,  
 Windhoek, together with supporting documentation.

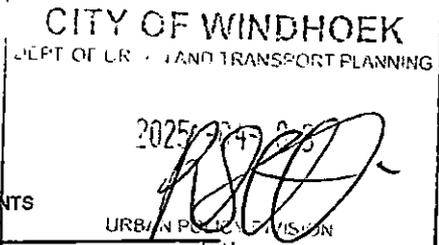
The following documents are attached hereto:

- 1) Completed & signed form received from 'Du Toit Town Planning Consultants', stating my objection.
- 2) Scanned copies pg 1 and 2 of Founding Document of Dannika Property CC identifying myself as the sole member of the Close Corporation
- 3) City of Windhoek Form: RELAXATION OF BUILDING LINES – signed by all immediate neighbours 2023
- 4) Scanned copy of A1 size engineer's drawing of the stormwater channel to be constructed between my property (ERF 957) and ERF 956.
- 5) Official letter from Mr. Larry Mwikanda, Manager of Building Control at the City of Windhoek, instructing the owner of Erf 956 to demolish construction contravening the approved plans.
- 6) My own letter with additional supporting comments and concerns regarding objecting to the proposed rezoning.
- 7) Government Gazette with notice of REZONING of ERF 956 on page 30

PLEASE NOTE: Relevant authorities at the City of Windhoek are copied in this email for reference, as well as affected neighbours.

Kind regards,

**Mrs Anna Carola Engelbrecht**  
 ERF 957, HOCHLAND PARK, WINDHOEK, Namibia  
 P O Box 20020, Windhoek, Namibia  
 Tel: +264 61 224137  
 Mobile: +264 81 253 8636  
 Email: carola@mweb.com.na



1<sup>st</sup> 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: T. Tjitemisa  
 Tel: +264 81 416 6196  
 Ref: 956\_HP Rep

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

8 April 2025

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

**REVISED PUBLIC PARTICIPATION REPORT: REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS)**

The abovementioned refers.

Our office receive notice on 22 July 2024 that our official consultation per registered post accidentally was not sent to all adjacent neighbours, even though they all objected based on a distribution of the notice amongst themselves.

The owners of Erven 924 and 925 were accidentally left out. We sent out new email correspondence to all the direct adjacent neighbours on 23 July 2024 with new letters and the closing date of 12 August 2024.

ERF 956, HOCHLAND PARK - NEIGHBOUR NOTIFICATION				
Erf number	Owner	Registered Post	Email	Response
953	Horizonte Commercial LDA	Yes	No	No
954	E Scheepers	Yes	Yes	Yes, both periods
955	C van den Berg	Yes	Yes	Yes, both periods
957	Dannika Property CC	Yes	Yes	Yes, both periods
958	LJ Theron	Yes	No	No
921	BC Seven Palms	Yes	No	No
920	TGM Windhoek	Yes	No	No
924	B Rickerts	No	Yes	Yes, from 1st notice
925	C Kubirske	No	Yes	Yes, from 1st notice

Attached to this revised report is the original Public Participation report as well as the second set of notification. The proof of emails to the owners as well as their responses. All of them have confirmed their objections, except the owners of Erven 924 and 925, Hochland Park.

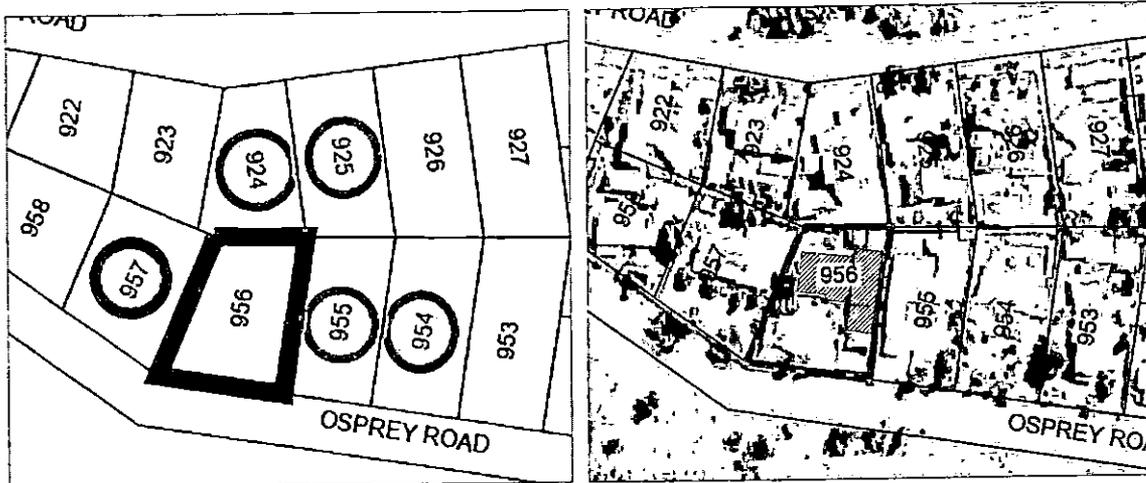
The table below details the particulars of submission of the application as well as the public participation process that took place.

Electronic copy			Sent	
Application in .doc format			03 April 2024	
All annexures (pdf)			03 April 2024	
All relevant plans and drawings (pdf)			03 April 2024	
Advertisements & Notices	Dates placed	Date published		Closing date
Proof of Advertisements	GG	15 May 2024		03 June 2024
	New Era	23/04/2024	02/05/2024	20 May 2024
	Namibian	23/04/2024	30/05/2024	
Proof of Neighbour Notices (list of registered letters)	Sent per email 23/04/2024 ( <i>see above for second period</i> )			20 May 2024
Proof of Notice on Site	Done – photo attached			
Proof of Notice on LA Board	Done – photo attached			
Copies of all objections received	Objections were received from the owners of Erf 924, 925, 954, 955 and 957			Find copies of the objections attached and a plan indicating the proximity of the objecting neighbours to Erf 956

### 1. OBJECTIONS

Objections have been received from some of the neighbours consulted for the rezoning. The neighbours of Erf 924, 925, 954, 955 and 957 lodged objections to the proposed rezoning of Erf 956, with Du Toit Town Planning Consultants and the City of Windhoek (Copy of objections attached as Annexure B).

The figure below illustrates the proximity of these neighbours (in blue circle) to the subject Erf (in red).



*Figure 1: Proximity of objecting neighbours to project Erf*

All objections were received by Du Toit Town Planning Consultants and thorough evaluation thereof was made. Many objections share common themes, so they have been summarized (in red below). Following each objection, is our responses (in black). This summary aims to provide a clear understanding of the concerns raised and our approach in addressing these concerns. The objections were as follows:

### **1.1. Intentions of owner**

Some neighbours feel misled by the intent of renovations and question the motives of the owner. Furthermore, they believe that they are not comprehensively consulted.

It is noted that some neighbours expressed dissatisfaction with the consultation method, preferring communication via WhatsApp rather than registered post. However, it's essential to emphasize that the method of consultation employed adheres strictly to the regulations outlined in the Urban and Regional Planning Act No. 5 of 2018. This Act explicitly mandates that neighbours must be contacted via registered post for such matters. Therefore, the consultant followed the prescribed procedure in accordance with the law.

Regarding the primary objection concerning the rezoning for hospitality purposes, specifically the establishment of a hotel pension with eleven rooms, it's crucial to underscore the owner's intentions. Based on the appointment our office was instructed to apply for a rezoning to 'hospitality' for a hotel/pension accommodation establishment of 11 rooms. No additional consent uses such as 'conference facilities, spa or restaurant were included. Nor were application made for student accommodation. It can also not be accommodated under the 'hospitality' zoning.

The owner wished to do some renovations beforehand and building plans for the renovations was approved. Based on this, the contractor commenced with building works. There were however deviations done from the approved plan for which the owner was instructed to cease construction (letter dated 7 May 2024). The intention was that a complete new set of plans would be submitted for approval after the rezoning application was approved whereafter the additions that needed to be done would have been done.

It should be noted that the construction of the stormwater channel of the stormwater for which the owner of Erf 957, Hochland Park gave approval for the relaxation of the building line, could also still be done at a later stage since the construction, renovation and additions are not yet finalised.

It's important to highlight that such a development is anticipated to not only enhance the property value of the surrounding area but also contribute positively to the local economy by generating significant revenue. The investment is estimated to be around 5.3 million for this proposed development. Which as such cannot negatively affect the values of the surrounding properties.

Therefore, the proposed development aligns with the broader goals of urban development and economic growth within the community.

### **1.2. Quality of life**

Objecting neighbours contend that the rezoning of the Erf to hospitality will negatively impact their quality of life as it has the potential to disrupt their privacy, peace and quiet. Furthermore, emphasis on the expected reduction of safety within the neighbourhood as a result of this development is made.

Firstly, it's imperative to acknowledge and prioritize safety concerns alongside noise and privacy issues. By implementing stringent safety measures, such as adequate lighting, surveillance systems, and trained security personnel, the hotel pension can ensure a secure environment for both residents and guests. This commitment to safety will help alleviate worries about potential disruptions to privacy and peace.

Moreover, addressing concerns about noise is paramount in mitigating potential disturbances to residents' daily lives. Through meticulous planning and thoughtful design, the proposed hotel pension can integrate measures to minimize noise pollution, such as soundproofing buildings, establishing designated quiet hours, and limiting outdoor activities that may disturb residents. The previous complaints for noise due to student accommodation that was available there, cannot be made applicable to this application.

Additionally, the establishment of a hotel pension can create employment opportunities for local residents, fostering economic stability and prosperity within the community. These job prospects span various roles, from hospitality and housekeeping to management and administration, offering meaningful employment and avenues for career advancement.

The impact of a hospitality establishment is usually dependant on its management. No one establishment have the same impact on their surroundings. It is also a possibility that the owners may opt to lease it to a corporate entity under a long-term agreement, transforming it into private accommodation for their employees. Such a shift will certainly alter the establishment's impact on its surroundings compared to a typical accommodation establishment catering to the general public.

### **1.3. Traffic and parking concerns**

Neighbours expressed that the proposed hotel pension (11 rooms) would result in the anticipated increase in traffic within the street and as a result, parking is a concern.

While we appreciate the concern regarding potential traffic and congestion, it's essential to note that the proposed development has been evaluated with these factors in mind. The scale of the development, being a small hotel pension with only 11 rooms, is not anticipated to generate a significant increase in traffic volume compared to other potential land uses in the area.

Additionally, traffic management strategies, such as designated drop-off zones and parking facilities, can minimize congestion and disruption to the neighbourhood.

The parking layout was submitted to the Department of Transportation beforehand for provisional approval. Due to topographical constraints, a large number of parking bays will be provided for on the sidewalk (to be constructed at the cost of the owner) and leased from the City of Windhoek. Furthermore, the intention is to have 24-hour security available for the vehicles parked outside. This could be to the benefit of the immediate neighbours.

#### **1.4. Residential nature of the area and property values**

Neighbours contend that the proposed establishment of a hotel pension is against the residential nature of the neighbourhood, and it will negatively affect the property values of the surrounding erven and should thus not be permitted.

Many modern urban planning principles advocate for mixed-use zoning, where residential, commercial, and hospitality properties coexist harmoniously. This approach fosters a sense of community by providing amenities and services within close proximity. By rezoning the property to hospitality, it aligns with this principle, contributing to the diverse fabric of the neighbourhood.

While it's understandable that residents may be concerned about changes to the neighbourhood's character, a well-designed hotel pension can actually enhance the area's appeal. By maintaining architectural coherence and adhering to design guidelines, the property can complement the existing built environment rather than detract from it. Additionally, strict regulations can be imposed by the Management to mitigate any potential negative impacts, such as noise pollution or excessive traffic.

Contrary to the belief that rezoning would lower property values, a well-managed and appropriately located hotel pension can actually increase surrounding property values. Studies have shown that proximity to amenities such as hotels, can enhance property desirability and, consequently, value. Moreover, by attracting visitors to the area, the hotel pension can increase demand for local services and amenities, further bolstering property values. The value of the proposed project, as mentioned in a paragraph above also would rather boost the neighbouring property values than decrease it.

The rezoning to hospitality aligns with sound planning principles, promoting economic vitality, mixed land use, architectural integrity, and community engagement. By addressing concerns and highlighting the potential benefits, the rezoning can contribute positively to the neighbourhood while respecting its residential character.

## 2. CONCLUSION

In summary, it is worth emphasising that the proposed establishment of a hotel pension aligns with existing land uses in the neighbourhood and follows a trend of diversified land use that has already been observed. The presence of Nizala Guesthouse, Hochland Pension, Katos Guesthouse, and Vono's Air BnB demonstrates that similar land uses not only exist but thrive in the area. These establishments operate successfully and have been recognized for enhancing the neighbourhood rather than detracting from its residential character.

It is also essential to acknowledge that the 'residential nature' of the neighbourhood has already undergone alterations due to several existing land uses in the area. This evolution reflects a broader adherence to town planning principles that guard against mono-functionality and the disadvantages associated with it. By embracing mixed-uses, communities can enjoy a variety of amenities and services, fostering a vibrant and sustainable environment.

In light of these, the proposed hotel pension represents a logical extension of the neighbourhood's development trajectory. It not only fits within the existing fabric of the area but also contributes positively to its vitality and liveability. Through thoughtful design and adherence to regulations, the establishment can integrate seamlessly into the community, preserving its residential charm while offering additional benefits to residents and visitors alike.

I trust that the above is in order. However, should further clarity be required, do not hesitate to contact me.

Kind Regards



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Dorette Opperman

374 } 24 HP - Second PP

**Dorette Opperman**

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**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:28 AM  
**To:** brickerts@unam.na  
**Cc:** Dorette Opperman  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** Erf 924\_Barbet Street\_Neighbour Consultation.pdf

Dear Dr Rickerts

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

**Please note** that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

The purpose of this communication is to formally confirm receipt of your objection within a new revised objection period of 14 working days as stipulated in the letter (12 August 2024).

Please do not hesitate to contact me should any uncertainties arise.

Best Regards

**TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169



1<sup>st</sup> 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: planner2@dutoitplan.com

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375 25 HP Second PP

**Dorette Opperman**

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**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:27 AM  
**To:** chris@deepcatch.com.na  
**Cc:** Dorette Opperman  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** Erf 925\_Barbet Street\_ Neighbour Consultation.pdf

Dear Mr Kubirske,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

**Please note** that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

The purpose of this communication is to formally confirm receipt of your objection within a new revised objection period of 14 working days as stipulated in the letter (12 August 2024).

Please do not hesitate to contact me should any uncertainties arise.

Best Regards

**TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169



1<sup>st</sup> 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: planner2@dutoitplan.com

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**Dorette Opperman**

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**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:27 AM  
**To:** barry@e-smurf.com  
**Cc:** Dorette Opperman  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** Erf 954\_Osprey Rd\_Neighbour Consultation.pdf

Dear Mr Scheepers,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

Please note that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

The purpose of this communication is to formally confirm receipt of your objection within a new revised objection period of 14 working days as stipulated in the letter (12 August 2024).

Please do not hesitate to contact me should any uncertainties arise.

Best Regards

**TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169



1<sup>st</sup> 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: planner2@dutoitplan.com

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954 + 377 : sponse to second PP

**Dorette Opperman**

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**From:** barry@e-smurf.com  
**Sent:** Tuesday, July 23, 2024 12:09 PM  
**To:** 'Planner2'  
**Cc:** 'Dorette Opperman'; carola@mweb.com.na; gheko@iway.na; brickerts@unam.na; ltheron@rfsol.com.na; chris@deepcatch.com.na; Kristofina.Asino@windhoekcc.org.na; Larry.Mwikanda@windhoekcc.org.na  
**Subject:** RE: Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** BScheepers\_954HP\_Objection\_to\_956HPRezoning\_10\_05\_2024.pdf; Objection\_RE\_Erf956\_DuToitTownPlanningConsultants.pdf; Deviation\_956\_HP\_07\_05\_2024.pdf

Good day TIJAMA,

Although noted that previously submitted objections do not need to be submitted again, for the sake of completeness and transparency, please find attached the previously submitted objection documents. I'm submitting these documents again to ensure that my objections reach the relevant authorities and that a formal, traceable record thereof exists and in an effort to avoid any additional 'procedural error'.

My fellow affected neighbors and officials at the City of Windhoek read in copy.

Also attached is a copy of the formal letter issued by Mr. Mwikanda, Manager of Building Control at the City of Windhoek, issuing notice of the deviation from approved plans on the property with instructions to rectify the matter. I do and will continue to insist that that this letter make up part of the official record for this property such that it can be exhibited formally that construction on Erf 956 has explicitly contravened the City of Windhoek's Town Planning Scheme.

Regards,

Barry Scheepers

**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:27  
**To:** barry@e-smurf.com  
**Cc:** Dorette Opperman <planner1@dutoitplan.com>  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park

Dear Mr Scheepers,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

**Please note** that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

9 378 TP - Second PP

**Dorette Opperman**

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**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:27 AM  
**To:** gheko@iway.na  
**Cc:** Dorette Opperman  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** Erf 955\_Osprey Rd\_Neighbour Consultation.pdf

Dear Mrs van den Berg,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

Please note that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

The purpose of this communication is to formally confirm receipt of your objection within a new revised objection period of 14 working days as stipulated in the letter (12 August 2024).

Please do not hesitate to contact me should any uncertainties arise.

Best Regards

**TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspanplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248608, Email: planner2@dutoitplan.com

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95-379 P - Response to Second objection

**Dorette Opperman**

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**From:** Hermien <gheko@iway.na>  
**Sent:** Monday, August 12, 2024 7:23 PM  
**To:** 'Planner2'  
**Cc:** 'Dorette Opperman'  
**Subject:** RE: Neighbour Consultation for the Rezoning of Erf 956, Hochland Park;  
**Attachments:** 28 Osprey Rd, erf 956, Hochlandpark objection letter.pdf; Osprey Erf 956 Hochlandpark CoW letter.pdf; Osprey erf 955 objection letter.pdf

Dear Mr **TJIJAMA TJITEMISA**

**ERF 956, 28 Osprey Rd, Hochlandpark**

Believe you are well and busy.

Attached the following documents:

- Letter from CoW
- Signed objecting letter - 7/05/2024
- Document for reason for objecting the rezoning on erf 956, Hochlandpark. – 7/05/2024 and 11/08/2024
- New signed objection letter – 11/08/2024

Please confirm by mail if you received above mentioned documents.

C van den Berg

**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** 23 July 2024 11:27  
**To:** gheko@iway.na  
**Cc:** Dorette Opperman <planner1@dutoitplan.com>  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park

Dear Mrs van den Berg,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: C van der Bels

Address: 26 Osprey St.  
Hochlandpark

Telephone: 081 127 9977

I, the owner of Erf 955, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

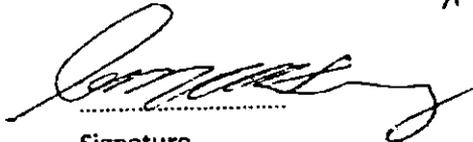
do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

Attached documents of reasons  
for objecting.

There are 12 rooms built already – on erf 956  
Is it still <sup>less than</sup> 50% cover of the erf?



Signature

11/08/2024

Date

Kindly take note that comments should reach our office by 12 August 2024.  
You can return the form to the following email address: [planner1@duraitplan.com](mailto:planner1@duraitplan.com)

**Dorette Opperman**

---

**From:** Planner2 <planner2@dutoitplan.com>  
**Sent:** Tuesday, July 23, 2024 11:27 AM  
**To:** carola@mweb.com.na  
**Cc:** Dorette Opperman  
**Subject:** Neighbour Consultation for the Rezoning of Erf 956, Hochland Park  
**Attachments:** Erf 957\_Osprey Rd\_neighbour Consultation.pdf

Dear Mrs Engelbrecht,

I hope this email finds you well. Our previous correspondence in this regard as well as your objection submitted refers.

While evaluating the application, the City of Windhoek contacted our office with the request to re-do the neighbour consultation due to a procedural error. You as the owner of an adjacent property are thus contacted again for completeness sake.

Attached herewith, kindly find the neighbour consultation letter concerning the **REZONING OF ERF 956 (NO. 28 OSPREY ROAD), HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION-11 ROOMS).**

**Please note** that the content of the letter remains unchanged from before, and the objections you have previously submitted have been duly forwarded to the City of Windhoek. Therefore, there is no need to resubmit those objections.

The purpose of this communication is to formally confirm receipt of your objection within a new revised objection period of 14 working days as stipulated in the letter (12 August 2024).

Please do not hesitate to contact me should any uncertainties arise.

Best Regards

**TJIJAMA TJITEMISA**  
Town Planning Consultant  
+264(0) 81-416 6169



1<sup>st</sup> 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: planner2@dutoitplan.com

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**Dorette Opperman**

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**From:** Carola Engelbrecht <carola@mweb.com.na>  
**Sent:** Monday, August 12, 2024 4:56 PM  
**To:** 'Planner2'; 'Dorette Opperman'  
**Cc:** Up.Applications@windhoekcc.org.na; 'Asino (KM)';  
Larry.Mwikanda@windhoekcc.org.na; gheko@iway.na; brickerts@unam.na;  
adelport2016@gmail.com; ltheron@rfsol.com.na; chris@deepcatch.com.na;  
barry@e-smurf.com  
**Subject:** Objection to proposed rezoning of Erf 956, Hochland Park  
**Attachments:** OSPREY ROAD 28 REZONING - OBJECTION Du Toit Town Planning Form 12 Aug  
2024.pdf; OSPREY ROAD 28 RELAXATION OF BUILDING LINES - signed.pdf; OSPREY  
ROAD 28 REZONING - Objection Letter A C Engelbrecht.pdf; OSPREY ROAD ERF 956  
HP & ERF 957 HP STORMWATER CHANNEL.JPG  
**Importance:** High

Dear Mr Tjitemisa, Dear Ms Opperman

Below is the email which I sent to Du Toit Town Planning Consultants – with the listed documents attached thereto – on 20 May 2024 (the first closing date for objections).

Today I am adding a typed OBJECTION FORM.

Attached hereto kindly receive the following documents:

- 1) Completed & signed form received from 'Du Toit Town Planning Consultants', stating my objection.
- 2) City of Windhoek Form: RELAXATION OF BUILDING LINES – signed by all immediate neighbours 2023
- 3) My letter of objection to the proposed rezoning.
- 4) Scanned copy of A1 size engineer's drawing of the stormwater channel to be constructed between my property (ERF 957) and ERF 956.

My sincere thanks to Ms Dorette Opperman for her patient explanations & clarifications!

Kind regards,

**Mrs Anna Carola Engelbrecht**

*ERF 957, HOCHLAND PARK, WINDHOEK, Namibia*

*P O Box 20020, Windhoek, Namibia*

*Tel: +264 61 224137*

*Mobile: +264 81 253 8636*

*Email: [carola@mweb.com.na](mailto:carola@mweb.com.na)*

**From:** Carola Engelbrecht [mailto:carola@mweb.com.na]  
**Sent:** 20 May 2024 04:37 PM  
**To:** 'planner1@dutoitplan.com'  
**Cc:** 'Up.Applications@windhoekcc.org.na'; 'Asino (KM)'; 'Larry.Mwikanda@windhoekcc.org.na'; 'gheko@iway.na'; 'brickerts@unam.na'; 'adelport2016@gmail.com'; 'ltheron@rfsol.com.na'; 'chris@deepcatch.com.na'; 'barry@e-smurf.com'  
**Subject:** Objection to proposed rezoning of Erf 956, Hochland Park  
**Importance:** High

Du Toit Town Planning Consultants,  
and relevant City of Windhoek officials

**REZONING OF ERF 956, (NO 28 OSPREY ROAD) HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOOD & BEVERAGE HOTEL PENSION – 11 ROOMS)**

Name: **Mrs Anna Carola Engelbrecht (DANNIKA PROPERTY CC)**

Address: **30 Osprey Road, Hochland Park, Windhoek  
P O Box 20020, Windhoek**

Telephone: **+264 81 253 8636**

I, the owner of **Erf 957**, Osprey Street, Hochland Park, Windhoek  
(Please indicated with "x" in appropriate box)

**do not object to**

**do object to**

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

1. The Building Contractor at ERF 956 HP (Dolmen Construction) represented by Mr Wilber Slabber, had assured adjacent neighbours that the additions & alterations to ERF 965HP were solely meant to be for the residence of the owner and his immediate family. **No bed & breakfast/hotel/pension would be operating from ERF 956 HP.**

This was the understanding with which the neighbours signed the attached scanned City of Windhoek form titled **RELAXATION OF BUILDING LINES (LATERAL & REAR) in 2023.**

2. The currently constructed buildings deviate so considerably from the building plans the Contractor presented to us to sign and makes our signed consent for the relaxation of building lines effectively null & void.

3. The attached scanned copy of the City of Windhoek form titled **RELAXATION OF BUILDING LINES (LATERAL & REAR)** clearly states at the top under

**B: drainage of Stormwater discussed with neighbour and clarified**

This was the understanding with which I signed the form in 2023.

However to date the stormwater channel has yet to be constructed. Only a trench has been dug over the past few days, but this trench can easily be filled again with sand.

I signed the abovementioned form **on the condition that the storm water channel be built** as a matter of urgency.

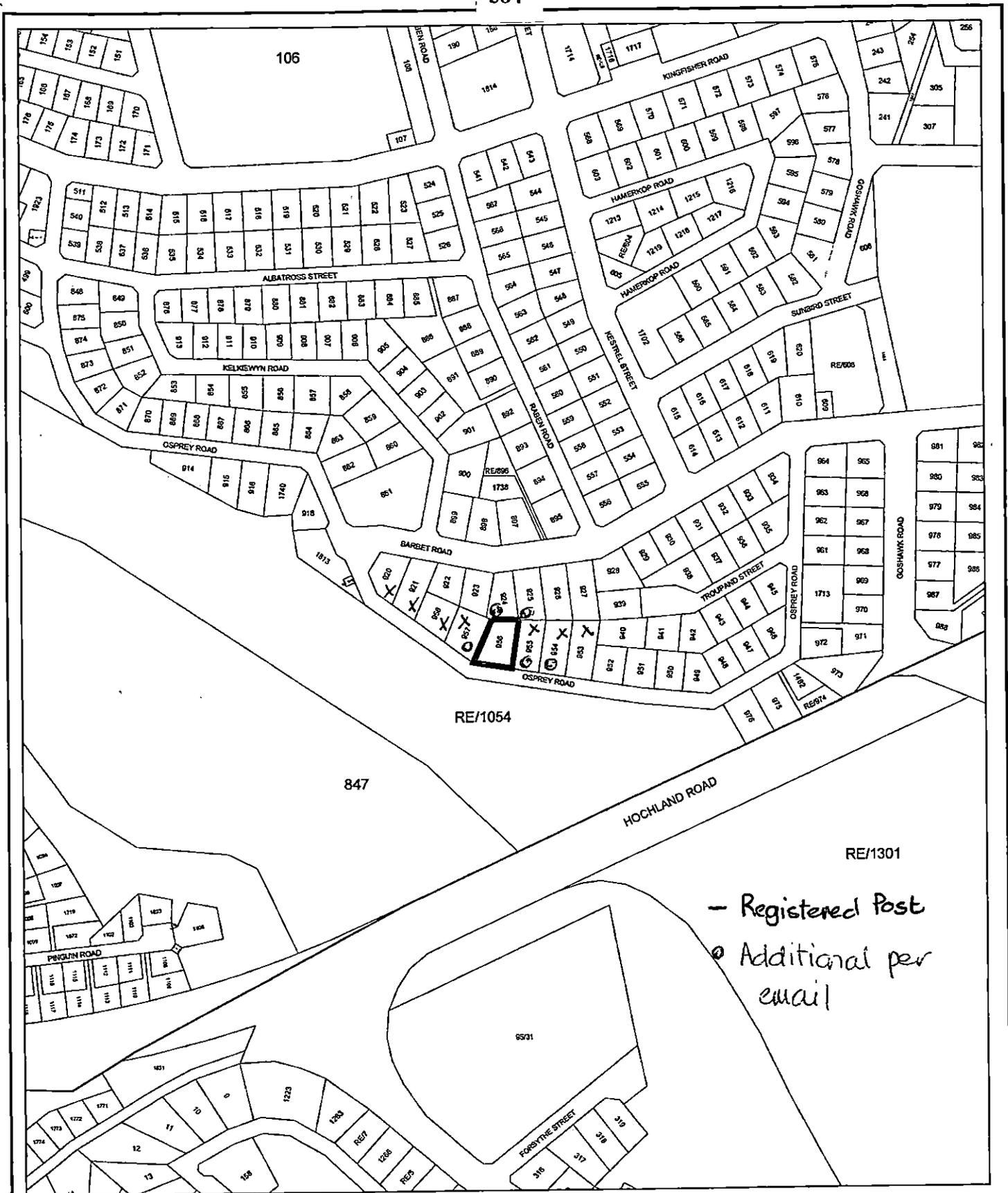
*A.C. Engelbrecht*

.....  
**Signature**

12 August 2024

.....  
**Date**

Kindly take note that comments should reach our office by 12 August 2024.  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)



- Registered Post  
 o Additional per email

Scale: 1/5000

DATE: MARCH 2023

PLAN NO. 956HP\_L



LOCALITY PLAN OF ERF 956  
 OSPREY ROAD  
 HOCHLAND PARK



Du Toit  
 TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Vondhoek, Namibia  
 PO Box 6871, Ausspannplatz, Windhoek, Phons: +264 61 248010  
 Fax: +264 61 248608, Email: elmarte@duitoitplan.com

# CLASSIFIEDS

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Fax: (061) 220 584

Email: classifieds@nepc.com.na

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Terms and Conditions Apply.

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For French fluent writing and speaking Tour Guide.

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- Valid First Aid Certificate
- 5 Years experience
- Closing 30/04/2024
- Send all CVs to asterias@pa.co.za



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- Position: Medical Doctor (GP)
- Requirements:**
- MBChB Degree
  - Minimum of 5 years' experience as a GP
  - Valid license to practice the profession, must be registered with HFCNA
  - Namibian citizen or eligible to work within Namibia
  - Have above-average intellectual ability and emotional stability
  - Have concern for the health and well-being of people

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents to P.O. Box 2775 Ondangwa or forward them via e-mail to recruitment@hlpcc.com.na

Closing Date: 03 May 2024

FOR Classifieds 061-2080800

### NOTICE

**REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 700M<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION - 11 ROOMS)**

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 956, Hochland Park, 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 956, No 28 Osprey Road, Hochland Park from residential with a density of 1 dwelling per 700m<sup>2</sup> to hospitality (for a hotel pension: 11 rooms)

Erf 956, No 28 Osprey Road, Hochland Park is situated in the southern part of Hochland Park suburb close to David Hossa Meroro Road which divides Hochland Park and Pionierspark. It is adjacent to the large undeveloped Erf RE/1054 The Hochland Park neighbourhood is an old, established one, characterized by single residential erven. Erf 956 is 1434m<sup>2</sup> in extent and zoned residential with a density of 1 dwelling per 700m<sup>2</sup>. It is the intention of the client to rezone the erf to 'hospitality' for an accommodation establishment with eleven (11) leaseable rooms.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City 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 20<sup>th</sup> May 2024).

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

Applicant:  
DU TOIT TOWN PLANNING CONSULTANTS  
P O Box 6871  
AUSSPANPLATZ  
WINDHOEK  
Tel: 061 246010  
Email: planner2@du-toit.com

### CONSENT USE NOTICE

I George Henok, identify No 75062000270 residing at Erf 235, Benguela herewith inform you that we intend to apply to the Lüderitz Town Council for the following:

**CONSENT TO OPERATE A SHEBEEEN ON ERF 235 BENGUELA**

Erf 235 Benguela is located along Diaz School Street, Benguela. The erf is currently occupied by a Shebeen known as Big Six and a house. According to the Lüderitz Town Planning Amendment Scheme the erf is currently zoned 'Residential 1'. A Shebeen can only operate on the Erf with the permission of Town Council. Should any person be objecting to the proposed consent and the change of ownership of the Shebeen may lodge such objection together with the grounds thereof, in writing to the Lüderitz Town Council within 21 days after the date of the last advertisement (i.e. before or on 20 May 2024).

Applicant: George Henock  
P.O. Box: 1226, Lüderitz  
Tel No: 081 426 5581/  
0812298211  
Council: Lüderitz Town Council  
P.O. Box 19, Lüderitz  
Email: tpo@ltdc.com.na  
Tel No: 063207 838

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### Form 2 MINISTRY OF TRADE AND INDUSTRY FORM 20 LIQUOR ACT, 1998 APPLICATION FOR TRANSFER OF A LICENCE

Notice is hereby given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Magistrate of the District of WINDHOEK

- Name and postal address of applicant: CHARLOTTE LUCILLE GILLE, P O BOX 3536, KLEINE KUPPE, WINDHOEK, ERF 537 GROOT AUB
  - Name of licensed business to which application relates: HOEKIES ENTERTAINMENT
  - Address/location of licensed premises to which application relates: ERF 537 GROOT AUB, DISTRICT OF WINDHOEK
  - Nature and details of application: APPLICATION OF THE TRANSFER OF A SPECIAL LIQUOR LICENCE
  - Where application will be lodged: WINDHOEK
  - Date on which application will be lodged: 02 MAY 2024
  - Date of meeting of Committee at which the application will be heard: 12 JUNE 2024
- Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate not later than 7 days after the date on which the application is lodged

### Form 2 REPUBLIC OF NAMIBIA MINISTRY OF TRADE AND INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

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 KHOMAS

- Name and address of applicant: BUSHWACKERS FISHING AND CAMPING EQUIPMENT CC, ERF 2938, NO 237 OHEVAAR STREET, RHINO PARK, WINDHOEK, NAMIBIA
  - Name of business or proposed business to which application relates: BUSHWACKERS BEER GARDEN
  - Address/location of premises to which application relates: ERF 2938, NO 237 OHEVAAR STREET, RHINO PARK, WINDHOEK, NAMIBIA
  - Nature and details of application: APPLICATION FOR THE GRANT OF A SPECIAL LIQUOR LICENCE
  - Clerk of the court with whom application will be lodged: WINDHOEK
  - Date on which application will be lodged: 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- Any objection or written submission in terms of Section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee 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

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 OMSHATI

- Name and postal address of applicant: SIMON OJUTOI, PO BOX 2771 WALVANS BAY
  - Name of business or proposed business to which application relates: ERF 3217 PARK
  - Address/location of premises to which application relates: OMULAMBA ONYALALA, UKWAMBALI, OTAMAZANI CONSTITUENCY
  - Nature and details of application: SHEBEEEN LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: OUTAPI MAGISTRATE COURT
  - Date on which application will be lodged: 13 APRIL - 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee 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 OMSHATI

- Name and postal address of applicant: WEIKO AMADHILA, PO BOX 166 TSANDI
  - Name of business or proposed business to which application relates: TANGI SHEBEEEN
  - Address/location of premises to which application relates: OSHKINDONGO, UKWALLUUDHI, TSANDI CONSTITUENCY
  - Nature and details of application: SHEBEEEN LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: OUTAPI MAGISTRATE COURT
  - Date on which application will be lodged: 13 APRIL - 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- 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 not less than 21 days before the date of the meeting of the Committee at which the application will be heard

### Form 2 REPUBLIC OF NAMIBIA MINISTRY OF TRADE AND INDUSTRY LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

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 KHOMAS

- Name and address of applicant: BUSHWACKERS FISHING AND CAMPING EQUIPMENT CC, ERF 2938, NO 237 OHEVAAR STREET, RHINO PARK, WINDHOEK, NAMIBIA
  - Name of business or proposed business to which application relates: BUSHWACKERS BOTTLE STORE
  - Address/location of premises to which application relates: ERF 2938, NO 237 OHEVAAR STREET, RHINO PARK, WINDHOEK, NAMIBIA
  - Nature and details of application: APPLICATION FOR THE GRANT OF A SPECIAL LIQUOR LICENCE
  - Clerk of the court with whom application will be lodged: WINDHOEK
  - Date on which application will be lodged: 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 14 JUNE 2024
- Any objection or written submission in terms of Section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee 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

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 OMSHATI

- Name and postal address of applicant: NYAMBO LOURENS SIMON, PO BOX 271 OKAHAO
  - Name of business or proposed business to which application relates: NYAMBO SHEBEEEN
  - Address/location of premises to which application relates: OTSHU TSHU, EGULU LYONDUBA, ELIM, CONSTITUENCY
  - Nature and details of application: SHEBEEEN LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: OUTAPI MAGISTRATE COURT
  - Date on which application will be lodged: 13 APRIL - 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- 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 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 OMSHATI

- Name and postal address of applicant: SHEYA ELIAS ALWEENDO, PO BOX 271 OKAHAO
  - Name of business or proposed business to which application relates: OSHITUTUMA PUB
  - Address/location of premises to which application relates: ETILYASA ONGANDJERA OTAMAZANI CONSTITUENCY
  - Nature and details of application: SHEBEEEN LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: OUTAPI MAGISTRATE COURT
  - Date on which application will be lodged: 13 APRIL - 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- 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 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

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 OMSHATI

- Name and postal address of applicant: NINDELAGO IPINGE I, PO BOX 939 OSKHAHO
  - Name of business or proposed business to which application relates: FAT JOE SHEBEEEN
  - Address/location of premises to which application relates: ONAANDA UUKWAMBALI, ELIM CONSTITUENCY
  - Nature and details of application: SHEBEEEN LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: OUTAPI MAGISTRATE COURT
  - Date on which application will be lodged: 13 APRIL - 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- 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 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

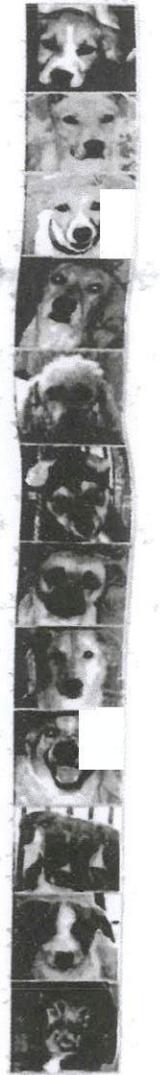
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region KHOMAS

- Name and postal address of applicant: NATHANIEL VASCO, PO BOX 27699 WINDHOEK
  - Name of business or proposed business to which application relates: RAND STREET LOUNGE AND BAR
  - Address/location of premises to which application relates: ERF 5452 SHOVELLER STREET, KHOMASDAL, WINDHOEK
  - Nature and details of application: SPECIAL LIQUOR LICENSE
  - Clerk of the court with whom application will be lodged: WINDHOEK MAGISTRATE COURT
  - Date on which application will be lodged: 02 MAY 2024
  - Date of meeting of Committee at which application will be heard: 12 JUNE 2024
- 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 not less than 21 days before the date of the meeting of the Committee at which the application will be heard



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**Notes and Deadlines**

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smaller 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\$450.00
- Lost Land Title N\$575.00
- Liquor License N\$450.00
- Name Change N\$450.00
- Birthdays from N\$200.00
- Death Notices from N\$200.00
- Tombstone Unwilling from N\$200.00
- Thank You Messages from N\$200.00

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**Heilongjiang Longyuan Engineering Namibia (Pty) Ltd**

We are urgently looking for the following positions to join our growing company. Candidates with more than 5 years of Road Construction are encouraged to apply.

**Construction Project Manager**

The project manager shall be professional of organizing, planning, and executing projects while working within restraints like budgets and schedules, as well as lead entire teams, define project goals. The specific requirements for this position are as follows:

- Bachelor Degree
- Experience with road construction skills of the entire procedure of construction site
- Be familiar with the construction specifications and engineering contracts
- Be familiar with the fundamentals and operation of Chinese instruments and equipment
- Be able to control and calculate cost of project during the entire procedure
- Managing all project resources and ensuring deliverables are delivered on-time
- 5 years Experience with Southern Africa and Western Africa Construction Market
- 5 years Experience with project bidding and company managing
- Fluent Chinese is required for attending meetings with management in China

**Enterprise Resource Planning (ERP) Department Manager**

The ERP Manager shall be responsible for making timely, effective decision at the project level and communicating those decisions both up and down the program structure, while approaching needed decisions in a logical and thoughtful manner and weighing conflicting information. The specific requirements for this position are as follows:

- Bachelor Degree
- Be extremely skilled with computer and ERP software system
- Update and manage ERP system to ensure it provides company with proper business solutions and accurate results
- Manage engagement risk, project economics, planning and budgeting and accounts receivable
- Be familiar with the construction specifications and engineering contracts
- Be familiar with all kinds of ERP regulations and principles
- 5 years Experience with Southern Africa and Western Africa Construction Market
- Fluent Chinese is required for operating and programming the ERP system in Chinese

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: P. HOFFMANN, PO BOX 1479 OKAHANDJA

2. Name of business or proposed business to which applicant relates: HOCHFELD SHOP

3. Address/Location of premises to which Application relates: HOCHFELD MAIN ROAD

4. Nature and details of application: GROCERY LIQUOR LICENSE

5. Clerk of the court with whom application will be lodged: OKAHANDJA MAGISTRATE COURT

6. Date on which application will be heard: 28 MAY 2024

7. Date of meeting of Committee at which application will be heard: 10 JULY 2024

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: FRIEDRICH SHIGWEDHA, PO BOX 3245 WALVIS BAY

2. Name of business or proposed business to which applicant relates: WIZZY MAN LOUNGE

3. Address/Location of premises to which Application relates: 5468 DR LIBERTINA AMADHILA STREET, ONGWEDIVA EXT. 12, INDUSTRIAL PARK

4. Nature and details of application: APPLICATION FOR EXTENSION OF EXISTING TRADING HOURS

5. Clerk of the court with whom application will be lodged: OSHAKATI MAGISTRATE COURT

6. Date on which application will be heard: 12 JUNE 2024

7. Date of meeting of Committee at which application will be heard: 12 JUNE 2024

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: GERHARD NEWILL, PO BOX 5129 OSHAKATI

2. Name of business or proposed business to which applicant relates: OLIVIE SHEEVEN

3. Address/Location of premises to which Application relates: OKAGONGO KALAACHI, OKAGONGO CONSTITUENCY

4. Nature and details of application: SHERBEN LIQUOR LICENSE

5. Clerk of the court with whom application will be lodged: ONDANGWA MAGISTRATE COURT

6. Date on which application will be heard: 13 APRIL - 02 MAY 2024

7. Date of meeting of Committee at which application will be heard: 12 JUNE 2024

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

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Laboratory Technical and Quality Assurance Manager  
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- BSc or BTEch Medical Laboratory Sciences Degree
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- A qualification in Quality or Business Administration
- At least 5 years of work experience of which 2 must be on quality management
- Ability to perform phlebotomy procedures
- Demonstrated knowledge and understanding of Stepwise laboratory quality improvement process
- Leadership: accreditation will be an added advantage
- Experience of working in an accredited laboratory will also be an added advantage

Closing date 17 May 2024

Address the applications to: Hr Dept., Medical Diagnostic Lab, Academia Medical Centre Windhoek

Email: whk@mdl.com.na

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**Mechanic Department Manager**

The Mechanic Department Manager shall be responsible for maintaining and repairing the company's various machinery and equipment, including daily-use vehicles and construction equipment. Manage and maintain equipment in good condition, and repair the above equipment professionally and promptly when fault occurs

- 8 years experience with repairing heavy duties and construction equipment
- Be familiar with the fundamentals and operation of instruments and equipment
- Be familiar with all kinds of Chinese instruments and equipment
- Be familiar with all kinds of Chinese tools and parts
- Basic Chinese Reading is required since the equipment and spare parts are imported from China

Please send your CV or Inquiries at: nicovang549@gmail.com or contact: 0813877461. Due Date for application: 03 May 2024

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Alocal Garments Manufacturing company in Windhoek has the following vacancies:

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- Senior Machinist x 2 post
- Sample Maker x 1 post
- Industrial Embroidery Machine Technician (Mechanical and electronics) x 1 post
- Industrial Sewing/ specialized Machine Technician
- Suit Maker x 1 post

Minimum 5/7 years of experience in their respective field of specialty. Must be Namibian citizen of PRP Holder

Please email your CV and copy of ID to: contact@descher-garments.com

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**WOENAI**

WUOENAI

**NOTICE**

REZONING OF ER1956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 700M<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL, PENSION - 11 ROOMS)

DJ TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Er1956, Hochland Park, 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 Er1956, No. 28 Osprey Road, Hochland Park, 'Residential' with a density of 1 dwelling per 700m<sup>2</sup> to 'hospitality' (for a hotel pension - 11 rooms)

Er1956, No. 28 Osprey Road, Hochland Park is situated in the southern part of Hochland Park suburb close to David Hossain Morris Road which divides Hochland Park and Pionierspark. It is adjacent to the large undeveloped Er1954. The Hochland Park neighbourhood is an old, established one, characterized by single residential erven. Er1956 is 1434m<sup>2</sup> in extent and zoned residential with a density of 1 dwelling per 700m<sup>2</sup>. It is the intention of the client to rezone the erf to 'hospitality' for an accommodation establishment with eleven (11) leaseable rooms.

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 Planning Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 20<sup>th</sup> May 2024).

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

Applicant: DJ TOIT TOWN PLANNING CONSULTANTS  
 P O Box 6671  
 AUSSPANPLATZ  
 WINDHOEK  
 Tel: 061-248010  
 Email: planner2@duitoitplan.com

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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PUBLICATION

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**Employment**

**Offered**

**Chimera Agriculture Development CC**  
Chief Technical Manager

- Master Degree in agriculture management.
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- Choose speaking will be a preference.

Contact us at 0814002638 before 26 April 2024

CLAQ240001250

**For Rent**

**Wahab's Real Estate**  
Windhoek: 3 Bed new 2 bedroom NS7,200  
Oshana: 1. Brand new 2 bedroom, 2 bathrooms NS7,500  
Oshana: 1. Brand new 3 bedroom, 2 bathrooms NS9,500  
Karas: B1 city. 34sqm shop NS55,000. 081653437

CLAQ240001259

**For Sale**

**Wahab's Real Estate**  
Windhoek: 3 Bedroom brand new house, 287 sqm NS1,25 million  
Rindhoek north: 3 Bedroom house strategically located, 1100sqm NS2.8 million  
Gambetsia: 4 Bedroom house, 300 sqm, NS1,780 million  
Karas: 3 Bedroom house NS1.7 million  
Gambetsia: 4 Bedroom house, 312 sqm with a backyard flat of NS5,000 income, NS1,850 million  
Karas: 2 Bedroom house, 500sqm, NS900,000  
Riversport: 2 Bedroom apartment NS850,000  
Wahab's Real Estate  
3 Bedroom house NS1.2 million. Call 0817878778

CLAQ240001228

Game Farm for sale: Over 25km from town, 3182ha, cc registered, NS20 million including all tractors and everything. NS19 million excluding. Call 0817878778

CLAQ240001229

**Notices**

**Legal**

**NOTICE OF APPLICATION TO A COMMITTEE TERMS OF THE LIQUOR ACT 1998 (regulations 14, 29 & 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: KHOMAS 1. Name and postal address of applicant: PATRICK NGHINYIKUWA, P O BOX 25840, WINDHOEK 2. Name of business or proposed business to which application relates: OSHANA TRADING SHEBEN 3. Address / location of premises to which application relates: SAMUEL SHIKOMBA STREET, KATUTURA, WINDHOEK 4. Nature and details of application: APPLICATION FOR GRANT OF SHEBEN LICENSE 5. Clerk of the court with whom application will be lodged: KATUTURA MAGISTRATE COURT, WINDHOEK 6. Date on which application will be lodged: 23 APRIL 2024 7. Date of meeting of committee of which application will be heard: 12 JUNE 2024 Any objection or written submission in terms of section 28 of the Act in relation

**Notices**

**Legal**

to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

CLAQ240001230

**IN THE HIGH COURT OF NAMIBIA** CASE NO: HC-MD-CIV-ACT-COIN-2020/04714

In the matter between: **FIRST NATIONAL BANK OF NAMIBIA LTD PLAINTIFF** and **EDDOO CONSTRUCTION & RENOVATIONS CC 1ST DEFENDANT AND ANDREAS NDOAHOMENWA SHAFOMBABI 2ND DEFENDANT** NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 21 MAY 2024, the following immovable property will be sold without a reserve price and voetstoel by the Deputy Sheriff of the District of WINDHOEK on 07 MAY 2024 at 16H00 at ERF NO 255, AUASBLICK, NO. 120 SEAN MACBRIDE STREET, WINDHOEK CERTAIN ERF NO 255, AUASBLICK SITUATE in the Municipality of WINDHOEK REGISTRATION DIVISION "K" MEASUREMENT 1108 (ONE THOUSAND ONE HUNDRED AND EIGHT SQUARE METRES CONSISTING OF MAIN FLOOR: 1 x Entrance Hall; 1 x Lounge; 1 x Family Room; 1 x Dining Room; 1 x Study; 1 x Kitchen; 5 x Bedrooms; 3 x Bathrooms; 3 x Showers; 6 x Water closets; 1 x Dressing Room

**OUT BUILDINGS:** 2 x Garages; 1 x Laundry The "Conditions of Sale-in-Execution" will be 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, Quenby & Pfeiffer, of the undermentioned address. Dated at WINDHOEK this 19TH DAY OF MARCH 2024. FISHER, QUENBY & PFEIFFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AA/VJZ/S5098

CLAQ240000841

**TOWNSHIP ESTABLISHMENT AND LAYOUT APPROVAL ON PORTION 19 OF THE FARM NO. 37 TO BE KNOWN AS GREEN VALLEY EXTENSION 6** Notice is hereby given that Stewart Planning - Town & Regional Planners intends to apply to the Walvis Bay Municipality and/or Ministry of Urban and Rural Development, and/or the Ministry of Environment, Forestry, and Tourism for the following statutory approvals:

- (1) Township establishment and layout approval on Portion 19 of Farm No. 37, to be known as Green Valley Extension 6 in terms of the Urban and Regional Planning Act of 2018.
- (2) Minister approval of the sale of Portion 19 of Farm No. 37 from the Municipal Council of Walvis Bay to Backyard Tenants Investments CC, by private transaction, in terms of the Local Authorities Act of 1992, as amended.
- (3) Minister exemption to create erven less than 300m<sup>2</sup> in terms of the National Housing Policy of 2009.
- (4) Application for an Environmental Clearance Certificate for the proposed township on Portion 19 of Farm No. 37 in terms of the Environmental Management Act of 2007.

Backyard Tenants Investments CC aim to secure land for the servicing of erven for its community-saving scheme members. To meet this objective, they have applied to purchase Portion 19 of Farm No. 37 (Green Valley) from the Municipal Council of Walvis Bay to establish a new residential township for its members. Portion 19 is a 464,754m<sup>2</sup> surveyed but unserviced portion of land situated about 10 km east of Walvis Bay and 2500 metres west of the D1983 Road, at coor-

ordinates -23.010228, 14.573895. The land is currently zoned "Undetermined" and has been earmarked to become a future township extension that will form part of the new Green Valley township. To support the applicant and members of the community-saving schemes, the Council intends to sell Portion 19 at a purchase price of NS5/m<sup>2</sup> or NS2,323,770.00 plus a 10% landscaping fee of NS232,377.00. The Council has granted conditional approval to the sale and proposed township development which are subject to public consultation and statutory approvals as listed above. The particulars of the sale of land are as follows:

Description: Portion 19 (a portion of Portion 3) of the Farm No. 37

Area: 464,754 m<sup>2</sup> (or 46,4754 hectares)

Zoning: Undetermined

Purchase price: NS2,323,770.00 (NS5/m<sup>2</sup>) All erven not zoned "Single Residential" will revert to the Council which will be reimbursed to the applicant at the actual development cost. Take note that -

- (a) the planning application, township layout plan, and all particulars of the sale are open for inspection during normal office hours by interested and/or affected parties at Room 101 of the Town Planning Section of the Walvis Bay Municipality, Civic Centre and Room 23 of the Kussabmond Municipal Offices. An electronic copy can also be requested from Mr J Otto: [otto@sp.com.na](mailto:otto@sp.com.na)
- (b) Interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.
- (c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before Thursday 23 May 2024. Stewart Planning - Town & Regional Planners P O Box 2055 Walvis Bay [otto@sp.com.na](mailto:otto@sp.com.na) +264 64 280 773 +264 85 754 4740

CLAQ240001248

**Notices**

**Legal**

requested from Mr J Otto: [otto@sp.com.na](mailto:otto@sp.com.na)

(b) Interested and/or affected parties are encouraged to register with Stewart Planning and to submit their written comments, representations, input and/or objections to the planning, sale, and/or environmental application.

(c) the deadline to register with Stewart Planning and to submit written comments, representations, input and/or objections will be on or before Thursday 23 May 2024. Stewart Planning - Town & Regional Planners P O Box 2055 Walvis Bay [otto@sp.com.na](mailto:otto@sp.com.na) +264 64 280 773 +264 85 754 4740

CLAQ240001248

**NOTICE** REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER 700M<sup>2</sup> TO "HOSPITALITY" FOR A HOTEL PENSION - 11 ROOMS

**DU TOIT TOWN PLANNING CONSULTANTS**, are applying on behalf of the owners of Erf 956, Hochland Park, 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 956, No. 28 Osprey Road, Hochland Park from "residential" with a density of 1 dwelling per 700m<sup>2</sup> to "hospitality" (for a hotel pension - 11 rooms) Erf 956, No. 28 Osprey Road, Hochland Park is situated in the southern part of Hochland Park suburb close to David Hoesa Mororo Road which divides Hochland Park and Pionierspark. It is adjacent to the large undeveloped Erf RE/1054. The Hochland Park neighbourhood is an old, established one, characterized by single residential erven. Erf 956 is 1434m<sup>2</sup> in extent and zoned "residential" with a density of 1 dwelling per 700m<sup>2</sup>. It is the intention of the client to rezone the erf to "hospitality" for an accommodation establishment with eleven (11) leaseable rooms.

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, Klau Windhoek. Any person objecting to the proposed use of land as set out together may lodge such objection together with the grounds thereof, in writing to the Luderitz Town Council within 21 days after the date of the last advertisement (i.e. before or on 20 May 2024). Applicant: George Henock Council: Luderitz Town Council

P. O. Box: 1226 Luderitz P. O. Box 19, Luderitz  
Email: [tpo@tita.com.na](mailto:tpo@tita.com.na)  
Tel No: 081 428 5561/081 2298211  
Tel No: 063 207 039

CLAQ240001174



## PUBLIC NOTICE

Sanlam and Swakop Striders Athletics Club wish to inform the public of Swakopmund, of the planned Sanlam Coastal Marathon, scheduled to take place on Saturday, 27 April 2024.

We foresee approximately over 700 runners, participating in the 42km, 21km and 10km run, as well as walkers participating in the Six Fun Walk.

Due to this high-volume number of participants, we hereby inform the public that a portion of Strand Street will be closed on the left side. Traffic officials will be on the ground to monitor and control the runners.

Dates: Friday 26 April 08h00am - 20h30pm  
Saturday 27 April 05h00am - 16h30pm  
Venue: Tennis Courts Parking area (Strand Street)

For more information contact: Frank Slabbert at +264 64 405 788 or +264 81 240 3383 or email: [fatslab@larfcca.com.na](mailto:fatslab@larfcca.com.na)

**DISCLAIMER**



CITY OF WINDHOEK  
 23 MAY 2024  
 URBAN PLANNING

Applicant  
 DU TOT TOWN PLANNING CONSULTANTS  
 AUSSANNPLATZ  
 P O Box 6871  
 WINDHOEK  
 Tel: 061-248010  
 Email: [planning@duotot.com](mailto:planning@duotot.com)

City of Windhoek  
 The Urban Planner  
 (Town House, 5th Floor, Room 516)  
 P.O. Box 59  
 WINDHOEK

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

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, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 20<sup>th</sup> May 2024).

The locality plan of the site lies for inspection on the Town Planning Nodes Board in the Customer Care Centre, Municipal Office, Rev. Michael Scott Street, Windhoek and at the offices of Du Tot Town Planning, 4 Dr. Kwame Nnamah Avenue, Main Windhoek.

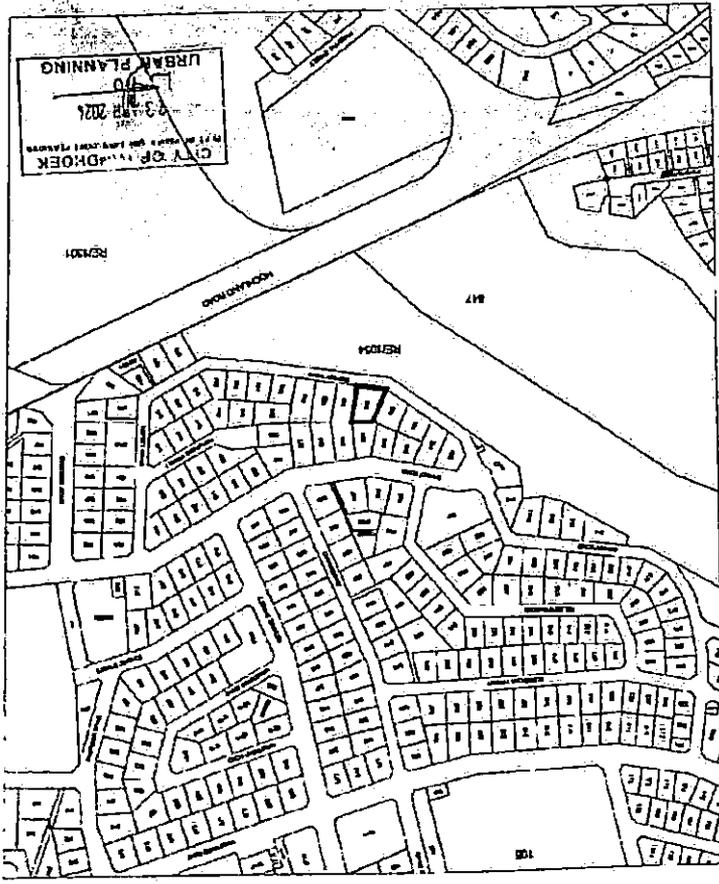
rezone the site for residential use with a density of 1 dwelling per 700m<sup>2</sup>, (11) leasehold plots.

Reasoning of Erf 956, No. 28 Osprey Road, Hochland Park from residential with a density of 1 dwelling per 700m<sup>2</sup> to hospitality (for a hotel pension - 11 rooms)

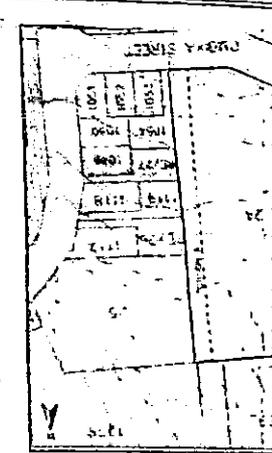
the stipulations of the Urban and Regional Planning Act 2016 (Act No. 5 of 2016), to the Windhoek City Council and of the Urban and Regional Planning Board for:

REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 700M<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION - 11 ROOMS)

NOTICE



CITY OF WINDHOEK  
 23 MAY 2024  
 URBAN PLANNING



NOTICE

REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 700M<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION - 11 ROOMS)

DU TOT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erf 956, Hochland Park, in terms of the stipulations of the Urban and Regional Planning Act 2016 (Act No. 5 of 2016), to the Windhoek City Council and of the Urban and Regional Planning Board for:

Reasoning of Erf 956, No. 28 Osprey Road, Hochland Park from residential with a density of 1 dwelling per 700m<sup>2</sup> to hospitality (for a hotel pension - 11 rooms)

The locality plan of the site lies for inspection on the Town Planning Nodes Board in the Customer Care Centre, Municipal Office, Rev. Michael Scott Street, Windhoek and at the offices of Du Tot Town Planning, 4 Dr. Kwame Nnamah Avenue, Main 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, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 20<sup>th</sup> May 2024).

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

Applicant  
 DU TOT TOWN PLANNING CONSULTANTS  
 AUSSANNPLATZ  
 P O Box 6871  
 WINDHOEK  
 Tel: 061-248010  
 Email: [planning@duotot.com](mailto:planning@duotot.com)

City of Windhoek  
 The Urban Planner  
 (Town House, 5th Floor, Room 516)  
 P.O. Box 59  
 WINDHOEK







1<sup>st</sup> 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 246688, Mobile: +264 61 281 0836, Email: elmarie@dutoitplan.com

Enquiries: T. Ijitemisa  
 Tel: +264 81 416 6169  
 Ref: Erf 956\_letters

The Windhoek City Council  
 P O Box 59  
 WINDHOEK

Dear Ms Stella

16 April 2024

**ERF OWNERS AND ADDRESSES: ERF 956, NO 28 OSPREY ROAD, HOCHLAND PARK**

Good day ma'am,

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
Erf 953 Osprey Road	Box 2805 WML Horizontale Commercial Lda	0811 276633
Erf 954 Osprey Road	C. Scheepers Box 5904 WML	barry @ c-scheepers.com
Erf 955 Osprey Road	C. van der Berg Box 5600 WML	0811 295898 c.van@wml.com
Erf 957 Osprey Road	Namnika Property CC Box 20020 WML	081 2575636 carol@namnika.com
Erf 958 Osprey Road	L.J. Theron Box 3136 WML	Levitt C. i way
Erf 921 Barbet Road	Body Corp Seven Palms Box 23748 WML	

Erf 920 Barbet Road	Tjama Tjitemisa	0816 228831	
Erf RE/1054 Osprey Road	hot 987272 City	lessingout bl.	9000 1000

Thank you  
Tjama Tjitemisa

**ERF 954, OSPREY RD**

E. SCHEEPERS  
P O BOX 5904  
AUSSPANPLATZ  
WINDHOEK

23 April 2024

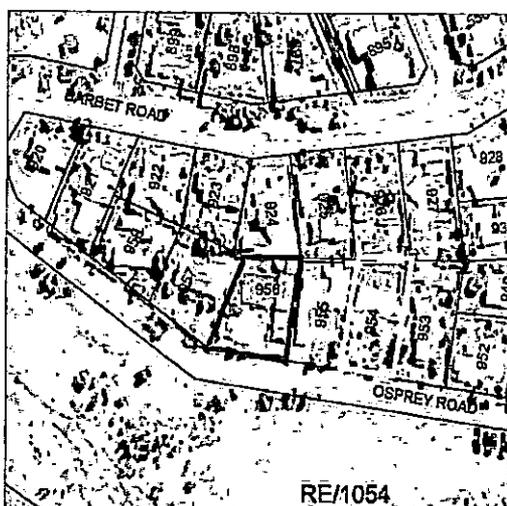
Dear Sir/ Madam

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

Our office is currently applying on behalf of the owner of Erf 956, Hochland Park (Mr and Mrs Gouveia), 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 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 954, Hochland Park (indicated in yellow) are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than 20<sup>th</sup> May 2024.

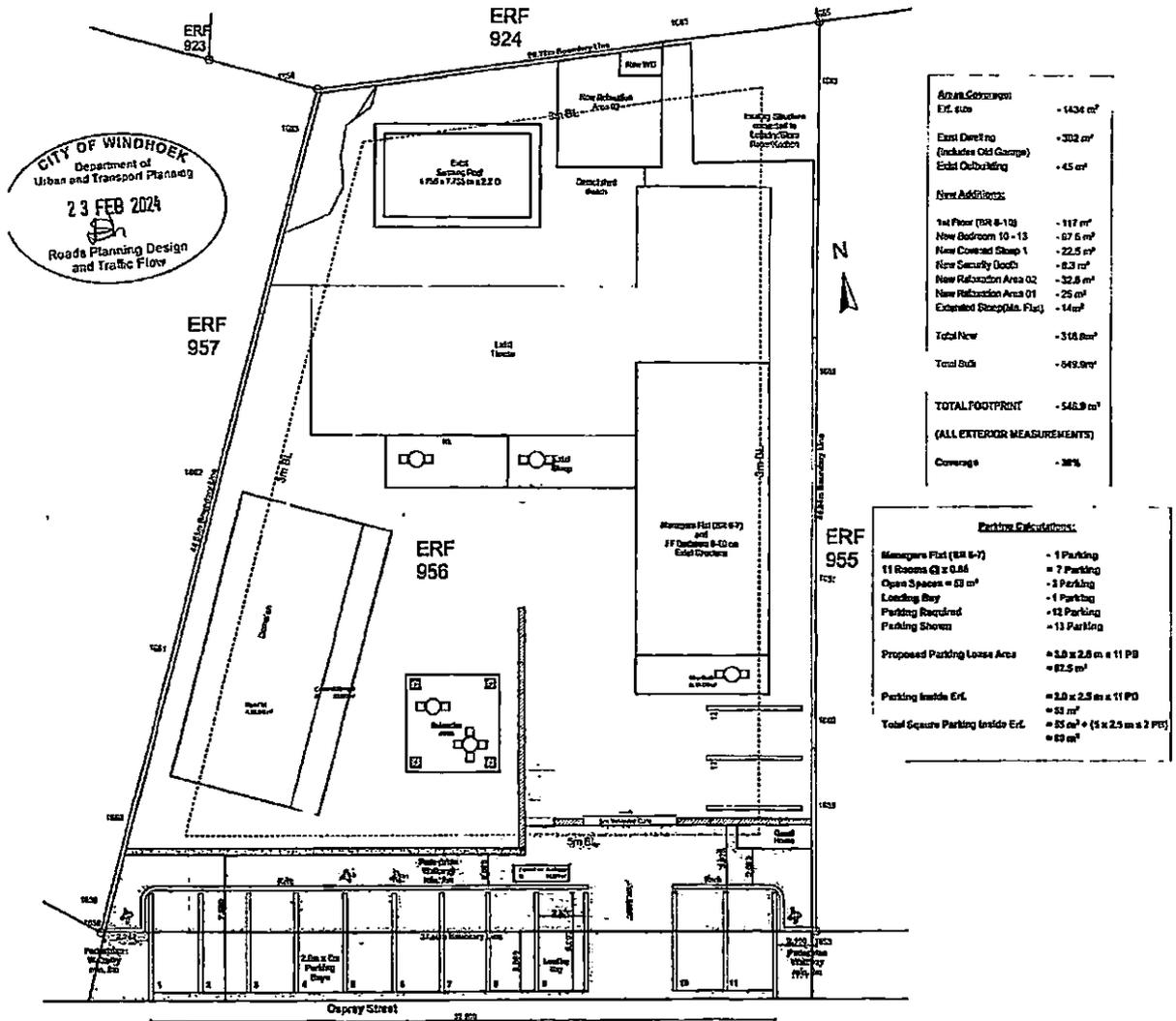


**Figure 1: Proximity of your erf to project erf**

The Erf 956, Hochland Park is located at No. 28 Osprey Road, Hochland Park. It is located within the southern part of Hochland Park suburb close to David Hosea Merero Road which divide Hochland Park from Pionierspark. It is adjacent to a large undeveloped Erf R/1054. See attached plan showing the

locality of Erf 956, Hochland Park. Erf 956 accommodates an existing dwelling of ± 302m<sup>2</sup>, and an outbuilding of ±45m<sup>2</sup>. The building covers less than 50% of the erf.

It is the intention of the owner of the erf to convert the current residence into a hotel pension accommodation establishment with 11 leasable bedrooms. The final conversion for the intended 11 rooms must still be done and is subject to providing sufficient parking. A manager's flat consisting of 2 bedrooms is also planned. See the site plan below:



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 20<sup>th</sup> May 2024, we would assume you do not have any objection.

Please do not hesitate to contact our office if you require any further information.

Kind regards

Dorette Opperman

**ERF 957, OSPREY RD**  
DANNIKA PROPERTY CC  
P O BOX 20020  
WINDHOEK

Sent via email: carola@mweb.com.na

**23 JULY 2024**

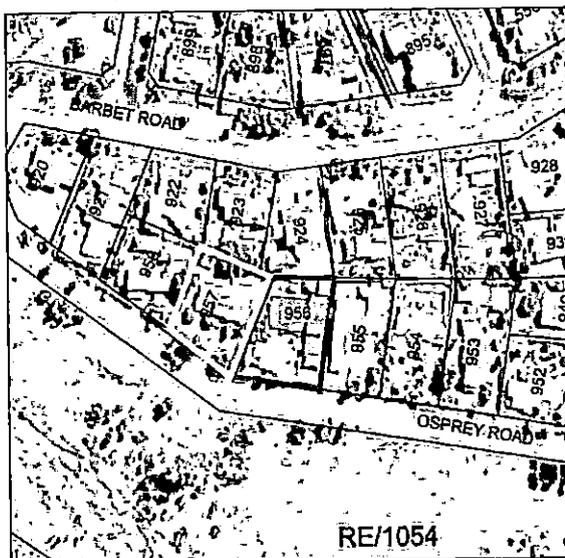
Dear Mrs A.C Engelbrecht

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)**

Our office is currently applying on behalf of the owner of Erf 956, Hochland Park (Mr and Mrs Gouveia), 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 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

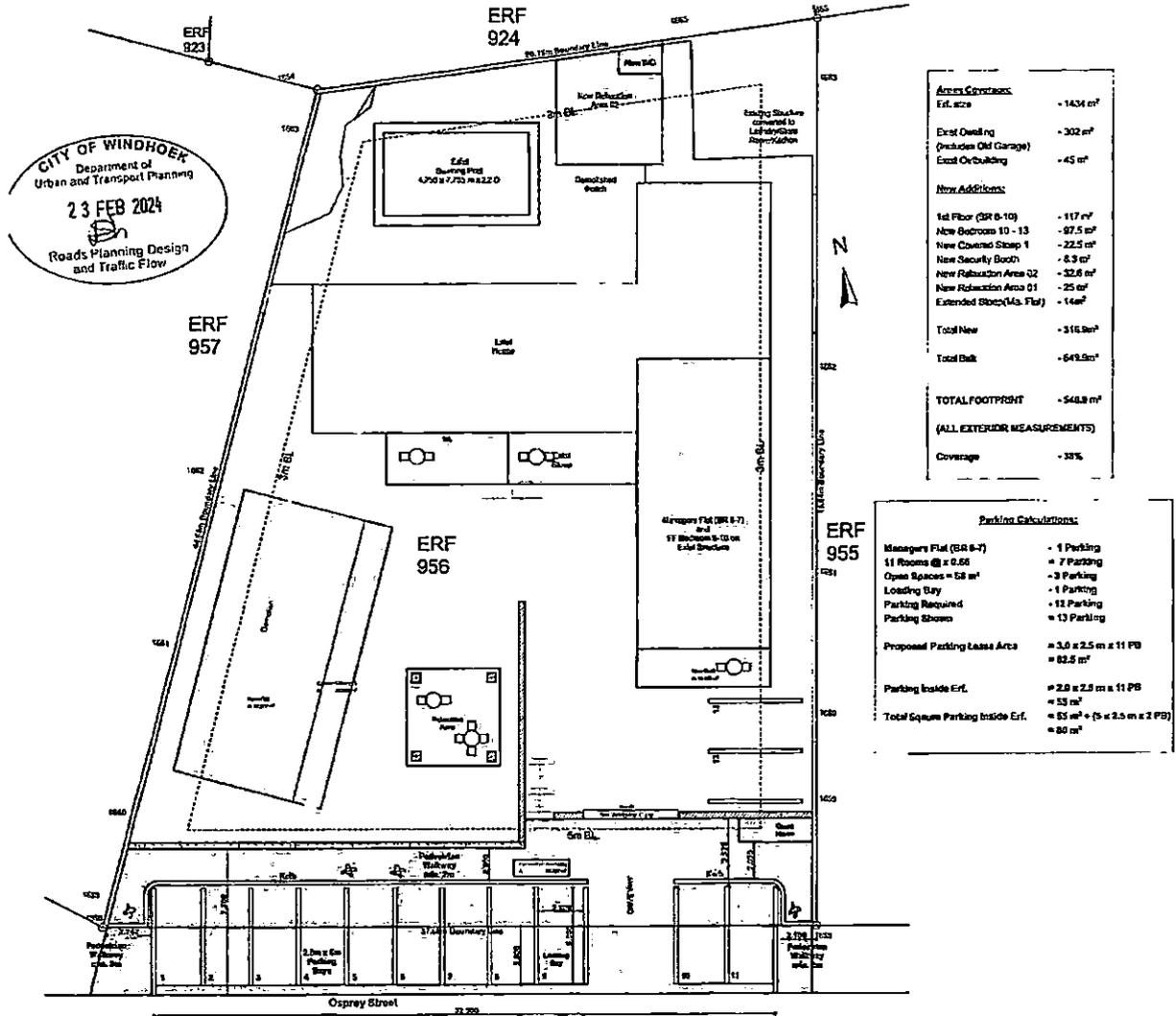
In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 958, Hochland Park (indicated in yellow) are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **12<sup>th</sup> August 2024**.



**Figure 1: Proximity of your erf to Erf 956**

The Erf 956, Hochland Park is located at No. 28 Osprey Road, Hochland Park. It is located in the southern part of Hochland Park suburb close to David Hosea Merero Road which divide Hochland Park from Pionierspark. It is adjacent to a large undeveloped Erf R/1054. See attached plan showing the locality of Erf 956, Hochland Park. Erf 956 accommodates an existing dwelling of ± 302m<sup>2</sup>, and an outbuilding of ±45m<sup>2</sup>. The building covers less than 50% of the erf.

It is the intention of the owner of the erf to convert the current residence into a hotel pension accommodation establishment with 11 leasable bedrooms. The final conversion for the intended 11 rooms must still be done and is subject to providing sufficient parking. A manager's flat consisting of 2 bedrooms is also planned. See the site plan below:

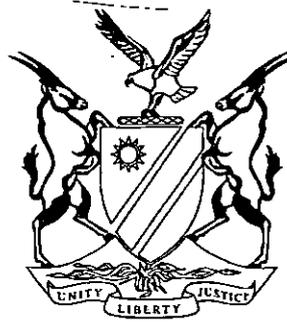


In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **12<sup>th</sup> August 2024**, we would assume you do not have any objection.

Please do not hesitate to contact our office if you require any further information.

Kind regards

Dorette Opperman



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$32.20

WINDHOEK - 15 May 2024

No. 8365

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## Proclamations

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by the

**PRESIDENT OF THE REPUBLIC OF NAMIBIA**

No. 15 2024

**ANNOUNCEMENT OF CONFERMENT OF CERTAIN HONOURS ON LATE  
LINDA SHEEPO: NAMIBIAN CONSTITUTION**

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that –

- (a) I have, under the powers vested in me by Sub-Article (3)(h) of that Article read with section 3(1) of the Conferment of National Honours Act, 2012 (Act No. 11 of 2012), directed that an official funeral be held in honour of the late Linda Sheepo, born 22 November 1925 and died 6 March 2024; and
- (b) the remains of the late Linda Sheepo were interred at Eenhana Memorial Shrine, Ohangwena Region on Saturday, 6 April 2024.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek, this 29th day of April, Two Thousand and Twenty Four.

**P. O. Box 2095, Walvis Bay**  
**+264 64 280 773, +264 85 754 4740**  
**otto@sp.com.na**

No. 228

2024

**REZONING OF ERF 956, NO. 28 OSPREY ROAD, HOCHLAND PARK**

**Du Toit Town Planning Consultants**, are applying on behalf of the owners of Erf 956, Hochland Park, 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 956, No. 28 Osprey Road, Hochland Park from ‘residential’ with a density of 1 dwelling per 700m<sup>2</sup> to ‘hospitality’ (for a hotel pension - 11 rooms)**

Erf 956, No. 28 Osprey Road, Hochland Park is situated in the southern part of Hochland Park suburb close to David Hosea Merero Road which divides Hochland Park and Pionierspark. It is adjacent to the large undeveloped Erf RE/1054. The Hochland Park neighbourhood is an old, established one, characterized by single residential erven. Additionally, Erf 956 is 1434m<sup>2</sup> in extent and zoned ‘residential’ with a density of 1 dwelling per 700m<sup>2</sup>. It is the intention of the client to rezone the erf to ‘hospitality’ for an accommodation establishment with eleven (11) leasable rooms.

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 3 June 2024).

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

**Applicant:**  
**Du Toit Town Planning Consultants**  
**P. O. Box 6871**  
**Ausspannplatz, Windhoek**  
**Tel: 061-248010**  
**Email: planner1@dutoitplan.com**

**REZONING OF ERF 651, SWAKOPMUND**

No. 229

2024

**Stewart Planning Town & Regional Planners** intends to apply, on behalf of registered owner, to the Municipal Council of Swakopmund, the Urban and Regional Planning Board and the Environmental Commissioner for permission for the following:

Rezoning of Erf 651, Swakopmund from “Single Residential” (1:100m<sup>2</sup>) to “General Business” with a bulk factor of 2.0 with consent to proceed with development while the rezoning is in progress. Application for an Environmental Clearance Certificate for the above rezoning.

The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme. The rezoning of land from residential to

402  
924 HP - 1st PP

**Dorette Opperman**

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**From:** Rickerts, Basil <brickerts@unam.na>  
**Sent:** Wednesday, May 8, 2024 11:35 AM  
**To:** Up.Applications@windhoekcc.org.na; planner1@dutoitplan.com  
**Cc:** barry@e-smurf.com  
**Subject:** Objection to application for rezoning of Erf 956, Osprey Str, Hochlandpark  
**Attachments:** Objection Rickerts.pdf

Good day

Please find attached my objection to application for rezoning of Erf 956, Osprey Road from residential to hospitality (11 rooms).

I am a neighbour at Erf 924, (48 Barbet Road), Hochlandpark, which will be very much affected should approval be granted. There have been instances in the past, where this particular residence had occupants/tenants who were very noisy, partied late at night, and caused a disturbance due to alcohol consumption as well.

I believe that the residence was and is still owned by the same person and with additional rooms, the chances of the mentioned concerns are likely to escalate.

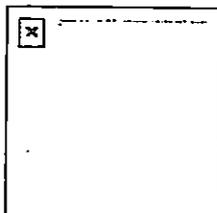
I have been living at the current address since 1998 and have experienced similar problems with a certain Hoperise College operating in Barbet Road which resulted in increased traffic, especially taxis, increased movement of persons in the street/area, and the City Police, at many occasions, had to be called to intervene as a result of fighting, noise, for example, at Hoperise College.

I am willing, together with other affected Neighbours, to meet with the CoW officials to raise our concerns regarding this matter.

I hope we will be informed of all decisions taken regarding the application for rezoning.

Thank you.

Dr Basil A Rickerts  
0811296996



**Basil Rickerts**  
Lecturer: Communication & Study Skills  
Language Centre  
University of Namibia  
Tel: 061-2063447  
Fax:  
E-mail: [brickerts@unam.na](mailto:brickerts@unam.na)  
Web: <http://www.unam.edu.na>  
*Private Bag 13301, 340 Mandume Ndemufayo Ave, Pionierspark, Windhoek, NAMIBIA*

Owner 924HP — first PP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: BASIL RICKERTS

Address: 48 BARBET ROAD  
HOCHLANDPARK, WHK.

Telephone: 081 129 6996

I, the owner of Erf 924 BARBET RD  
Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

• I believe the real reason for improvement/building was not communicated to the neighbours. • It appears that there are more rooms and structures as was visible/indicated on the plans. • Property values are negatively affected by such an establishment.

B.A. Rickert  
Signature

6 MAY 2024  
Date

Kindly take note that comments should reach our office by 20 May 2024.

You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

- From recent discussions with my neighbours my opinions are shared by all.
- This multi-accommodation dwellings are inconsistent with the type and purpose of existing ones in the neighbourhood.

Erf <sup>404</sup> 925 HP — first PP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: Christoph Kubirske

Address: 46 Barbel Str  
Hochland Park, Wlk

Telephone: 081 229 6263

I, the owner of Erf 925 Barbel Str  
~~Osprey Street~~, Hochland Park, Windhoek

(Please Indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

I am a neighbor behind the said  
ERF 956 to the right of it so our  
erf corners touch. This is a pure residential  
area and an establishment like this would be very  
noisy + attract unwanted issues to the area

  
Signature

30 April 2024  
Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [planner1@du:oitplan.com](mailto:planner1@du:oitplan.com)

1 405 954 HP — first PP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION – 11 ROOMS)

Name: Mr B Scheepers

Address: 24 Osprey Road

Hochlandpark

Telephone: 081 256 0299

I, the owner of Erf 954, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension – 11 rooms)

If objecting, please state the reasons:

Neighbors were misled as to the intent of the renovations and construction has deviated significantly from approved plans - see accompanying letter from building control & additional comments.

This is a residential area & allowing a hotel here will negatively affect our quality of life and property values

B Scheepers  
Signature

10-05-24  
Date

Kindly take note that comments should reach our office by 20 May 2024.  
You can return the form to the following email address: [ppp@wagap.co.za](mailto:ppp@wagap.co.za)

9106 IP - first PP

Du Toit Town Planning Consultants  
P.O. Box 6871  
Ausspannplatz  
Windhoek

To whom it may concern:

I, Mr. Barry Scheepers, owner and occupant of 24 Osprey Road, am writing to you as a concerned resident of Hochlandpark to express my strong opposition to the proposed rezoning of Erf 956 from 'Residential' to 'Hospitality' for the purpose of operating a pension/hotel/student accommodation.

This decision, I believe, not only undermines the character and integrity of our community but also poses significant risks to our quality of life.

First and foremost, the introduction of such a pension/hotel/student accommodation near residential areas raises serious concerns regarding increased traffic and noise, which are bound to disrupt the peaceful environment we are entitled to in our own homes, on our own property. The influx of visitors and the operational demands of such a facility will inevitably lead to congestion and a strain on the local infrastructure, which is ill-equipped to handle such a load, especially considering that the erf is located at a significant curve in the road, making for a dangerous blind-spot.

Moreover, the proposed rezoning threatens to alter the fabric of our community, which is primarily residential. We as residents of Osprey Road must already contend with the traffic noise from Hochland Road as well as the incessant flyovers originating from the Eros Airport. We simply cannot be made to suffer additional noise and traffic pollution in our area. Considering that the foreman on site at Erf 956 informed me that the intent is to use the property as a 'student accommodation', it's highly likely that there will be no shortage of noise emanating from that property. We are hardworking people with families, some with small children, who depend on our municipal authority to ensure that we are afforded the privacy, peace & quiet and safety that we deserve in our neighborhoods.

Introducing commercial activities of this scale could potentially lead to increased crime rates and reduce the overall safety of our neighborhood, thereby devaluing our properties and detracting from our quality of life.

Furthermore, I am troubled by the lack of comprehensive consultation with the residents of this community. It is imperative that such a significant change, which has far-reaching implications for all of us, involves a transparent process with commensurate effort where community members are informed properly and given a meaningful opportunity to voice their concerns and contribute to the decision-making process, which this letter would make up a part of.

Page 2

Considering that the immediate neighbors were not clearly informed of the fact that the intent of the renovations were for an eventual hospitality operation is despicable and should be strongly considered as grounds for revision of the mechanism of this type of application, permitting and approval process.

Hence one cannot help but question the motives and intent of the owner/applicant such that this was an attempt to manipulate the process to be allowed to proceed with extensive renovations in contravention to what neighbors were informed about and consented to by signature; only to hope that the rezoning effort would be considered a mere formality and force the surrounding residents with no alternative other than to make due with having such a development essentially forced upon them.

As a matter of fact, the extent to which construction on the site has deviated from the approved plans leaves little to the imagination as to the true intent of the owner. Please take into serious consideration the accompanying formal letter from the City of Windhoek, dated 07 May 2024, instructing the owner to demolish the contravening renovations to correspond with what was approved by the City of Windhoek.

Thus, in closing I would like to again voice my objection in the strongest possible terms to the proposed rezoning of Erf 965 in Hochlandpark.

This letter will also be sent directly to the relevant authorities at the City of Windhoek to ensure that they are made aware of my objection and that the content thereof reaches them unadulterated.

Sincerely,



Barry Scheepers

408 3 HP - first PP

REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION - 11 ROOMS)

Name: C. van den Berg

Address: Ba. Steun - Windhoek  
26 Osprey St. Hochland Park

Telephone: 081 127 9977

I, the owner of Erf 955, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension - 11 rooms)

If objecting, please state the reasons:

Attached statement of reasons for objecting

Signature

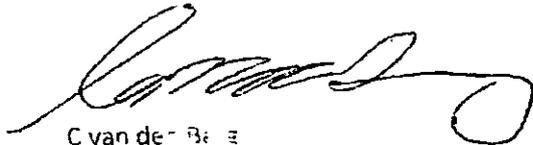
7/05/2024

Date

Kindly take note that comments should reach our office by 20 May 2024  
You can return the form to the following email address: [planner1@dutoxplan.com](mailto:planner1@dutoxplan.com)

**Objecting to rezoning of erf 956, Hochland Park.**

1. **Noise Pollution:** Guest houses often host visitors who may not be familiar with the quiet norms of a residential area. This can lead, like experienced previously when student housing was offered on the same premises, to disturbances such as loud conversations, music, or traffic, disrupting the peace and quiet day and night.
2. **Traffic Congestion:** Increased guest and residence traffic can lead to congestion especially on a dangerous corner of Osprey street, making it difficult for residents to navigate and increasing the risk of accidents.
3. **Parking Problems:** Guests may struggle to find parking spaces, leading them to park in front of residents' houses or block driveways, causing inconvenience and frustration for residents.
4. **Strain on Local Infrastructure:** A sudden influx of people, staying and guests can strain local infrastructure such as water and sewage systems, as we experience already regularly, as well as emergency services.
5. **Loss of Privacy:** Residents may feel uncomfortable with the constant flow of strangers in their neighbourhood, leading to a loss of privacy and a sense of security.
6. **Impact on Property Values:** The presence of a busy guest house can potentially lower property values in the area, as it may be perceived as less desirable due to the disturbances it brings.



C van der Berg

Owner, erf 956 Hochland Park



Applicant: M  
 Erf No.: 956  
 Tel. No.: 081 253 8036

## RELAXATION OF BUILDING LINES (LATERAL & REAR)

**COMMENTS REQUIRED FOR:**

- A: Exceeding of lateral & rear prescribed building lines
- B: Drainage of Stormwater discussed with neighbour and clarified

Please mark where applicable:

**(1) ADJACENT ERF OWNER'S COMMENTS:**

I, BASIL A. RICKERT the Owner of Erf 951, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected hereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the **EFFECTED** adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: B.A. Rickert Tel: 081 29 6996 Date: 3-4-2023

**(2) ADJACENT ERF OWNER'S COMMENTS:**

I, AMNA CAROL ENGLISH the Owner of Erf 957, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected hereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the **EFFECTED** adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: A.C. English Tel: 081 253 8036 Date: 04-07-2023

**(3) ADJACENT ERF OWNER'S COMMENTS:**

I, COGNOMIS VAN DER BEEK the Owner of Erf 955, which is adjacent to Erf 956 have seen the drawing showing the structure to be erected hereon, and I

Ground Floor (within 3 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
1st Floor (within 5 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>
2nd Floor (within 7 meters from boundary line)	AGREE <input checked="" type="checkbox"/>	OBJECT <input type="checkbox"/>

to the proposed building work. Site plan **MUST** be signed off on the duster by the **EFFECTED** adjacent neighbours and it is suggested that a copy of the building plan is kept by the neighbour for reference purposes.

Reason for objection, if any: .....

Signed: [Signature] Tel: 081 229 9927 Date: 3-4-2023

411 - HP - first PP

**REZONING OF ERF 956, (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION - 11 ROOMS)**

Name: Mrs Anna Carola Engelbrecht (DANNIKA PROPERTY CC)

Address: 30 OSPREY ROAD  
HOCHLAND PARK

Telephone: 081 253 8636

I, the owner of Erf 957, Osprey Street, Hochland Park, Windhoek

(Please indicated with "x" in appropriate box)

do not object to

do object to

- Rezoning of Erf 956, Hochland Park from Residential with a density of 1:700m<sup>2</sup> to Hospitality for an accommodation establishment (Hotel Pension - 11 rooms)

If objecting, please state the reasons:

1) Builder Contractor (Dolmen Construction) represented by Mr Wilber Slabber, had assured adjacent neighbours that the additions to ERF 956 were solely meant to be as residence of the owner and his immediate family. No Bed + Breakfast/hotel/pension would be operated from the premises.

2) The currently constructed buildings deviate considerably from the building plans I was requested to sign.

A.C. Engelbrecht

Signature

20-05-2024

Date

Kindly take note that comments should reach our office by 20 May 2024.

You can return the form to the following email address: [planner1@autoipplan.com](mailto:planner1@autoipplan.com)

3) The attached scanned copy of the City of Windhoek form titled "Relaxation of building lines (lateral + rear)" clearly states that: "B: Drainage + Stormwater discussed with neighbour + clarified!"  
Kindly refer to three photos taken of Engineer's drawing provided to me. However, no clarification from Contractor yet + nothing constructed accordingly - to the contrary built walls at street level deviate from the drawing.

412<sup>2</sup> HP - first PP

**Anna Carola Engelbrecht**

P O Box 20020  
WINDHOEK

Tel: +264 61 224137  
Mobile: +264 81 253 8636  
Email: carola@mweb.com.na

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20 May 2024

Du Toit Town Planning Consultants  
P.O. Box 6871  
Ausspannplatz  
Windhoek

Dear Sir/Madam

**REZONING OF ERF 956 (NO 28 OSPREY ROAD), HOCHLAND PARK FROM RESIDENTIAL WITH A DENSITY OF 1 PER 700m<sup>2</sup> TO HOSPITALITY (FOR A HOTEL PENSION) – 11 ROOMS**

The announcement of the intended REZONING came as a terrible shock.

1. The tiny hard copy notice at an inconspicuous spot at Erf 956 was not helpful.
2. How many people subscribe to the Government Gazette?
3. How often do people these days check their P O Boxes, while they receive all important correspondence via email?
4. You had our cell phone numbers – provided to you by the City of Windhoek. Why not use a WhatsApp or sms to alert us?

We were bamboozled into signing off on the RELAXATION OF BUILDING LINES. I had serious concerns about the magnitude of additional buildings as per the building plans we were given to sign under the pretext that they were only for residential purposes of one family.

The owner signed an undertaking with me that the stormwater would be properly taken care of as per City of Windhoek regulations and instructions. So far nothing...

The absence of transparency and honesty in this matter is really upsetting.

We have had to endure excessive noise pollution from the people residing at ERF 956 over the years. There has never been proper order and oversight. How will it be if even more people and a bar and much more traffic (parking) will be at the premises?

This is a residential area and should remain as such. Therefore I vehemently oppose the proposed rezoning.

Kind regards,



**Anna Carola Engelbrecht**

413 57 HP - first PP

**Dorette Opperman**

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**From:** Carola Engelbrecht <carola@mweb.com.na>  
**Sent:** Monday, May 20, 2024 4:37 PM  
**To:** planner1@dutoitplan.com  
**Cc:** Up.Applications@windhoekcc.org.na; 'Asino (KM)'; Larry.Mwikanda@windhoekcc.org.na; gheko@iway.na; brickerts@unam.na; adelport2016@gmail.com; ltheron@rfsol.com.na; chris@deepcatch.com.na; barry@e-smurf.com  
**Subject:** Objection to proposed rezoning of Erf 956, Hochland Park  
**Attachments:** OSPREY ROAD 28 REZONING - Objection A C Engelbrecht (Du Toit T-PI form).pdf; DANNIKA PROPERTY CC - Founding Statement pg 1.jpg; DANNIKA PROPERTY CC - Founding Statement pg 2.jpg; OSPREY ROAD 28 RELAXATION OF BUILDING LINES - signed.pdf; OSPREY ROAD ERF 956 HP & ERF 957 HP STORMWATER CHANNEL.jpg; Deviation\_956\_HP\_07\_05\_2024.pdf; OSPREY ROAD 28 REZONING - Objection Letter A C Engelbrecht.pdf; #8357-Gov N65 -107- Gen N184-198 .pdf

**Importance:** High

Du Toit Town Planning Consultants,  
and relevant City of Windhoek officials

Kindly herewith receive my formal objection to the proposed rezoning of Erf 956 in Hochland Park, Windhoek, together with supporting documentation.

The following documents are attached hereto:

- 1) Completed & signed form received from 'Du Toit Town Planning Consultants', stating my objection.
- 2) Scanned copies pg 1 and 2 of Founding Document of Dannika Property CC identifying myself as the sole member of the Close Corporation
- 3) City of Windhoek Form: RELAXATION OF BUILDING LINES – signed by all immediate neighbours 2023
- 4) Scanned copy of A1 size engineer's drawing of the stormwater channel to be constructed between my property (ERF 957) and ERF 956.
- 5) Official letter from Mr. Larry Mwikanda, Manager of Building Control at the City of Windhoek, instructing the owner of Erf 956 to demolish construction contravening the approved plans.
- 6) My own letter with additional supporting comments and concerns regarding objecting to the proposed rezoning.
- 7) Government Gazette with notice of REZONING of ERF 956 on page 30

PLEASE NOTE: Relevant authorities at the City of Windhoek are copied in this email for reference, as well as affected neighbours.

Kind regards,

**Mrs Anna Carola Engelbrecht**  
ERF 957, HOCHLAND PARK, WINDHOEK, Namibia  
P O Box 20020, Windhoek, Namibia  
Tel: +264 61 224137  
Mobile: +264 81 253 8636  
Email: carola@mweb.com.na



**FORM 1**

## CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).	ANNEXURE A	YES
2.	Previous Council's Approval (if applicable)	ANNEXURE B	N/A
3.	A. Locality and Detailed Plans (Illustrating the whole boundary of the Local Authority area under which the application is made)	ANNEXURE C	YES
	B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable)		N/A
	C. Existing Zoning Plan		YES
	D. Intended Zoning Plan		YES
	E. Subdivision / Consolidation Plan (with contours)		N/A
	F. Approved Parking Layout (stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)		N/A
	G. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		YES
4.	Conditions to be registered (if applicable – this is mandatory for all subdivision applications)	ANNEXURE D	NA
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	Closure Certificate (if applicable)	ANNEXURE F	N/A
	Environmental Clearance Certificate (if applicable)		N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N/A
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)	ANNEXURE H	N/A
9.	1. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name)	ANNEXURE I	N/A
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		N/A
10.	Copy of Title Deed, Deed of Transfer or Certificate of Registered Title	ANNEXURE J	YES
11.	Conditions of Establishment (if applicable)	ANNEXURE K	N/A
12.	Proof of Payment of the City of Windhoek Application Fee	ANNEXURE L	N/A
13.	Credit Clearance Certificate	ANNEXURE M	YES

CITY OF WINDHOEK  
DEPT. OF URBAN AND TRANSPORT PLANNING  
Received  
2025 -01- 16  
M. Bino  
URBAN POLICY DIVISION  
UP10

*R. Hugo* Jun 2  
Mog

PLAN AFRICA CONSULTING CC



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

09 December 2024

Urban Planner: Urban Policy  
Urban Planning and Transportaton  
City of Windhoek  
PO Box 59  
WINDHOEK

Attention: K. Asino

Dear Madam

- **REZONING OF THE REMAINDER OF ERF 603 ROCKY CREST FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 150; PROVIDED THAT NO BETTERMENT FEE BE CHARGED AND THE RATES AND TAXES NOT BE INCREASED AS A RESULT OF THE REZONING**

**1. Introduction**

Plan Africa Consulting CC was appointed by **L.Shinooshii, T.N.N Amutenya and Dr.B.F Maseke** in our capacity as trustees of the Body Corporate Adonai Court of the Remainder of Erf 603 Rocky Crest Extension 1 for the following:

- *Rezoning of the Remainder of Erf 603 Rocky Crest, Extension 1 from "residential" with a density of 1 dwelling unit per 250 to "general residential" with a density of 1 dwelling unit per 150; provided that no betterment fee be charged and the rates and taxes not be increased as a result of the rezoning*

## 2. Background and Arguments

MGM Properties CC developed a sectional title scheme on the Remainder of Erf 603 Rocky Crest, Extension in 2014. The scheme comprised of 57 dwelling units. The sectional title scheme named Adonai Court was approved by the City of Windhoek. The scheme was based on approved building plans. Building Compliance was obtained since 2014 for the sale of units, however with the proposed sale of Unit 57 a building compliance certificate was denied by the City of Windhoek. The building compliance was already requested the first time earlier than 2022.

The reason for denying the issuing of a building compliance was that the number of units are not in line with the density of the erf. The erf is zoned residential with a density of 1 dwelling unit per 250. Erf R/603 is 14026m<sup>2</sup> which equates to a development potential of 56 dwelling units but there're 57 dwelling units on the erf, which is not in line with the density of the erf as per Windhoek Zoning Scheme. The approval of the sectional title plan with 57 units were confirmed in a letter dated 18 October 2022 and its quite distributing the that some of the units the proposed sales were issued with *building compliance certificates* but not for unit 57.

One can argue that the members of the Body Corporate participated in a legal transaction as the building plans and sectional title plans were approved by the City of Windhoek as the local authority in terms of the Local Authorities Act, Act 23 of 1992. The building plans and sectional title plans were approved prior of the 5-year scheme making the development a *lawful existing use* in terms of the Windhoek Zoning Scheme as amended.

In a letter dated 4 November 2022 the City advised that the owner, Adonai Court Body Corporate explored two options either rezoned the erf to a density of 1 dwelling unit per 150 or purchase a portion of the adjacent public open space R/849 Rocky Crest. An application was submitted for the additional portion but apparently the City wants over N\$200 000. 00, which is not acceptable as it's the opinion that the City is at fault in this case and should be responsible for all cost and donated the land.

In a recent letter 12 September 2024, the City threatened that no compliance certificates would be issued for further sales of any unit on the erf until legal compliance has been achieved.

The Body Corporate, Adonai Court accepted the rezoning of the erf to a higher density and submitted a power of attorney co-signed Adonai Body Corporate, chairperson, Dr Maseke in this regard.

## 3. Erf Information and Exiting Development

The Remainder of Erf 603 Rocky Crest Extension 1 is zoned "residential" with a density of 1 dwelling unit per 250 and is what remained after the subdivision of the into the adjacent erven 1343 to1438 and Remainder (street). Erven 1343, 1346, 1347 and 1348 were rezoned to general residential with a density of 1:150 and developed to their

optimal potential accordingly with high density residential buildings. Erf R/603 was developed in a similar fashion with 57 dwelling units. See background to the application above.



**Figure 1: Existing and Surrounding Development**

It was proposed that the Erf be rezoned to "general residential" with a density of 1 dwelling unit per 150 in order to bring the existing number of dwelling units in line with the Zoning Scheme requirement the erf. The zoning can remain "residential" as dwelling units are primary uses under both zonings. There would be no new development as the development is already existing

#### **4. Public Participation**

That the requirement to advertise and comments be waived as development already exist. There would therefore be no need for public consultation, just unnecessary cost and time.

#### **5. Agreed Conditions.**

*The Body Corporate agreed to the rezone the erf provided that:*

- o provided that there is no betterment fee payable*
- o that there be no increase in rates and taxes as a result as the rezoning be instituted*
- o that Section 11 of the Windhoek Zoning Scheme applies, which reads as follows apply, and consent be granted accordingly:*

*11. Use of land (1) The provision of clause 9(1) shall apply mutatis mutandis in the case of the use of land, whether buildings are erected thereon or not: Provided that, subject to the provisions of clause 43, the Council may consent to the use of land with or without temporary ancillary and subordinate buildings, for uses for which buildings are prohibited in terms of Table B.*

*That the City must accept and acknowledge responsibility for the mismatch of residential density and the number of dwelling units on the Remainder of Erf 603, Rocky Crest, Extension 1.*

## **6. Application**

1. That the Remainder of Erf 603 Rocky Crest Extension 1 be rezoned from "residential" 1 dwelling unit per 250 to "residential" or "general residential" with a density of 1 dwelling unit per 150.
  - 1.1 That no betterment fee be charged as a result of the rezoning
  - 1.2 That the existing development (57 dwelling units) be condoned (consent be granted) in terms of in terms of Section 11 (1) of the Windhoek Zoning Scheme and building compliance be issue in respect of the sale of dwelling units.
  - 1.3 That no increase of rates and taxes be instituted as a result of the rezoning

I trust that the application would be considered in good spirit.

Yours faithfully



HA KROHNE

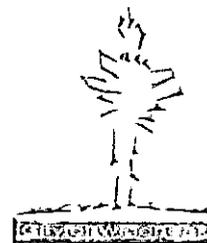
# Department of Urban & Transport Planning

☒ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)



Enq: Mr. G De Klerk

Tel: 290 2104

Ref: L/Re/603/RC

Date: 04 November 2022

Plan Africa Consulting CC

P.O. Box 4114

Windhoek

Dear Sir,

**SECTIONAL TITLE DEVELOPMENT SCHEME: ERF 603, SAO TOME STREET, ROCKY CREST: "ADONAI COURT".**

Your letter dated 6 October 2022 for condonation of Unit 57 "Adonai Court" on Erf Remainder 603, Sao Tome Street, Rocky Crest and the City of Windhoek response dated 18 October 2022 refers.

Records show that the Sectional Title Plan was signed off on 20 June 2014, despite the number of units which do not correlate with the density of the property.

In order to achieve compliance and legally effect the transfer of the property concerned the following options can be explored:

1. The rezoning of Erf 603 Rocky Crest to a density of 1:150, or;
2. The subdivision and purchase of a portion of neighboring public open space - Re/849 Rocky Crest.

The applicant should therefore investigate the preferable option and submit the relevant application to the City of Windhoek at his/her soonest convenience.

Yours faithfully,

  
ACTING SECTION PLANNER

CC Kali, Daniel [Daniel.Kali@debeersgroup.com](mailto:Daniel.Kali@debeersgroup.com); & [frauke.luhl@gmail.com](mailto:frauke.luhl@gmail.com)

CC Adonai Body Corporate [conprop@iway.na](mailto:conprop@iway.na)

## DEPARTMENT OF URBAN AND TRANSPORT PLANNING

☒ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA



*The Gateway to Endless Opportunities*

Tel: (+264) 61 290 2482

e-mail: [UTP@windhoekcc.org.na](mailto:UTP@windhoekcc.org.na)

[www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)

ENQ: K. Asino  
DATE: 12/09/2024

TEL: 061-290 2264  
REF: L/603/RC

Dr F. Maseke  
Adonai Court Body Corporate  
Erf 603 Rocky Crest  
[fmaseke@gmail.com](mailto:fmaseke@gmail.com)

Dear Dr Maseke,

**RE: REQUEST TO REZONE ERF 603, ROCKY CREST**

Reference is made to the attached letters from the owner of Unit 57, Adonai Court, Erf 603, Rocky Crest, and the City of Windhoek, dated 06 September 2024 and 04 November 2022, respectively.

We wish to inform you that, to proceed with further planning-related municipal approvals for developments on Erf 603, Rocky Crest, the Adonai Court Body Corporate is required to submit a formal application to rezone the property from "Residential" (with a density of 1 unit per 300m<sup>2</sup>) to "General Residential" (with a density of 1 unit per 150m<sup>2</sup>) to ensure compliance with the applicable legislation.

Kindly be advised that in line with the above no Compliance Certificates, Resident Occupation/Consent approvals and/or Fitness Certificates can be issued for any unit on Erf 603 until legal compliance has been achieved.

Should you require further clarification or assistance with the rezoning process, please do not hesitate to contact our Urban Policy office on the 5th Floor, Old Town House, City of Windhoek, or reach out to Ms K. Asino at [Kristofina.Asino@windhoekcc.org.na](mailto:Kristofina.Asino@windhoekcc.org.na) or 061 – 290 2264.

Yours sincerely

  
Mr P van Rensburg

STRATEGIC EXECUTIVE  
URBAN AND TRANSPORT PLANNING

12 SEP 2024

CC: *Frauke Lühl, Owner of Unit 57, Adonai Court, [frauke@luhl@gmail.com](mailto:frauke@luhl@gmail.com)  
F. Lund, Windhoek Residents & Ratepayers Association, [wrra.info@gmail.com](mailto:wrra.info@gmail.com)  
Indira Bezuidenhout, EON Property Services Pty Ltd, [eonprop@iway.na](mailto:eonprop@iway.na)*

**All official correspondence must be addressed to the Chief Executive Officer**

**Frauke Lühl**

P.O.Box 11794, Windhoek  
 Cell No.: 081 283 3198  
 E'mail: frauke.luhl@gmail.com

SE Urban & Transport Planning  
 Mr. P. van Rensburg  
 4<sup>th</sup> Floor New Bldg  
 Independence Ave 80  
 Windhoek

6 September 2024

**Re: Unit 57 F. Lühl**  
**Adonai Court Body Corporate Erf 603 Rocky Crest**

**Without Prejudice**

Dear Mr. van Rensburg,

This matter has been ongoing for many years now and still there is no result.  
 I have approached Larry, and now recently Kristi for advice, both employees of CoW.

We have come to the conclusion that it is best to kindly ask you to convene a meeting with ALL stakeholders, i.e the Trustees of Adonai Court BC, EON Property Managers, employees of your department, and myself assisted by Mrs F. Lund of the Windhoek Residents & Ratepayers Assoc. at the earliest convenience.

Contact: att.: Indira Bezuidenhout at EON Property Services Pty Ltd  
 e'mail: [eonprop@iway.na](mailto:eonprop@iway.na) cell: 081 487 7200

Contact: Dr. F. Maseke Trustee of Adonai Court BC  
 E'mail: [fmaseke@gmail.com](mailto:fmaseke@gmail.com) cell: 081 215 6199/081 279 3307

Contact: Frauke Lühl Owner of unit 57 Adonai Court BC  
 E'mail: [frauke.luhl@gmail.com](mailto:frauke.luhl@gmail.com) cell: 081 283 3918  
 Assisted by: Windhoek Residents & Ratepayers Assoc. Mrs F. Lund  
 E'mail: [wrra.info@gmail.com](mailto:wrra.info@gmail.com) cell: 081 261 8801

At my age I feel that I have to get my house in order as quickly as possible.

We discussed a suitable date with Kristi, and suggest the 24 September 2024, at your offices.

Thank you for your attention to this urgent matter.

Awaiting a favourable reply,

Sincerely

*Frauke Lühl*

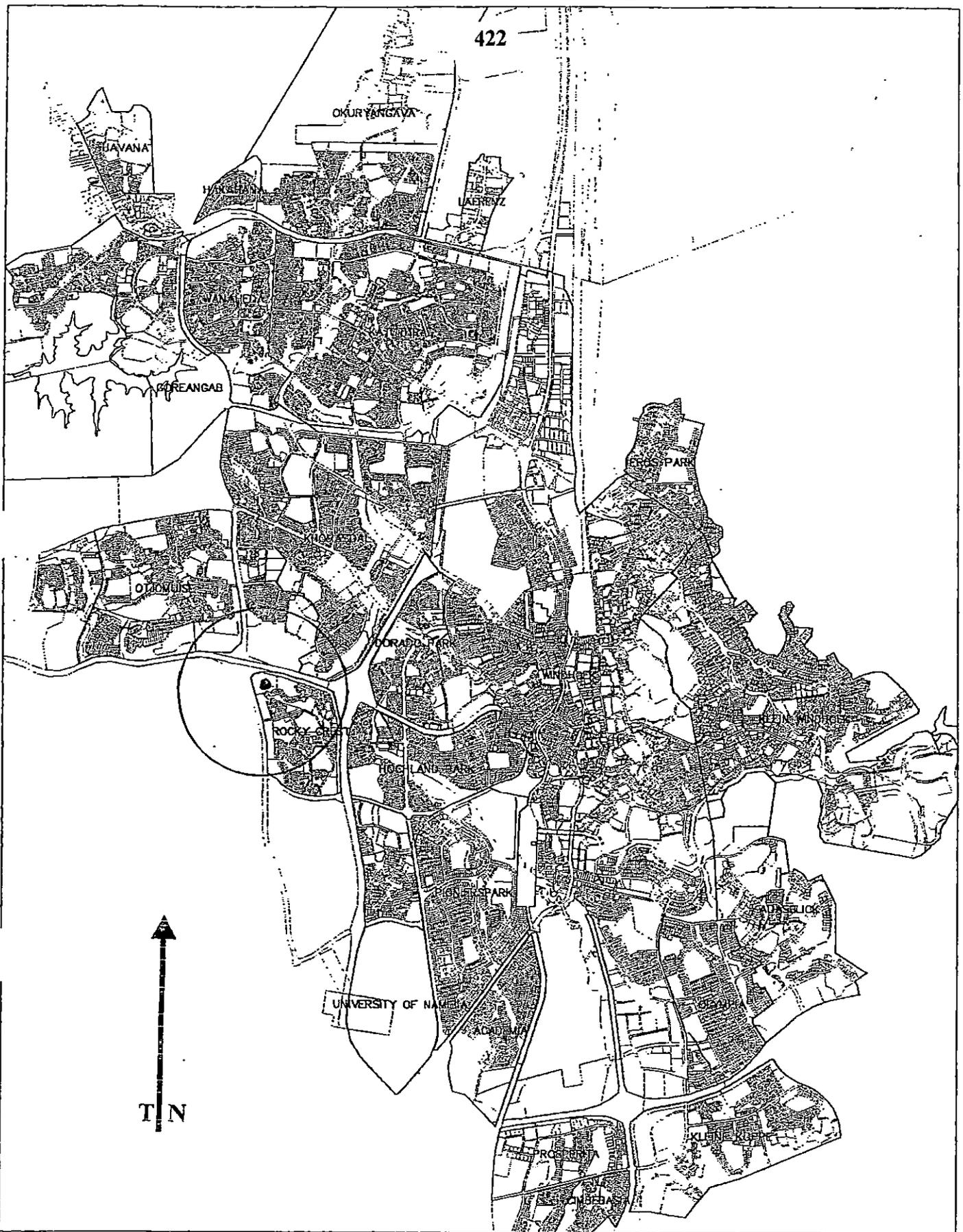
Frauke Lühl



Cc: K. Asino Manager Urban Policy Div  
 EON Property Services; Dr. F. Maseke

# LOCALITY PLAN : WINDHOEK

422

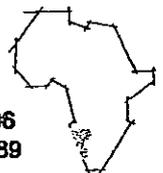


SCALE: 1: 70000

PLAN AFRICA CONSULTING cc

BOX 4114  
WINDHOEK

TEL: (061) 212096  
CELL: 0812716189



ERF RE/603 ROCKY CREST, EXTENSION 1

1440

R/603

SAD TOME STREET  
SAD ISLAND STREET

RE/207

606

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604

607

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CURRENT ZONING OF THE REMAINDER OF  
ERF 603, ROCKY CREST, EXTENSION 1

ZONING LEGEND	
	RESIDENTIAL
	GENERAL RESIDENTIAL
	PUBLIC OPEN SPACE
	PRIVATE PUBLIC OPEN SPACE

SCALE 1:1000

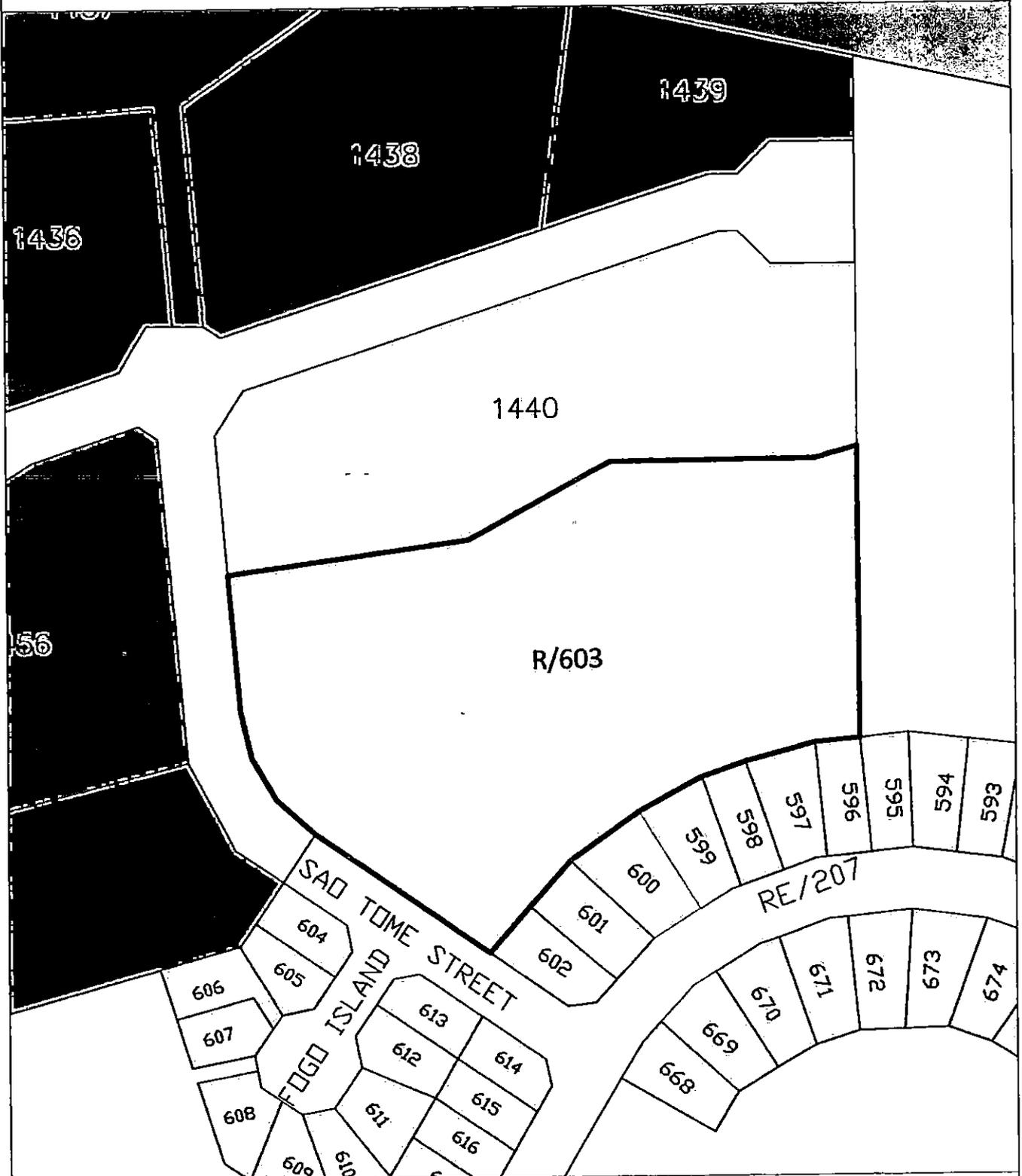


Plan Africa  
Consulting cc



Tel : (061) 212096  
Cell: 0812716189  
P.O.Box 4114 Windhoek  
Fax: 08611676

# REMAINDER ERF 603 ROCKY CREST, EXTENSION 1



CURRENT DENSITY ZONING OF REMAINDER ERF 603  
ROCKY CREST, EXTENSION 1

SCALE 1:1400

**Plan Africa  
Consulting cc**

KEY: RESIDENTIAL DENSITY ZONES



1:100



1:150

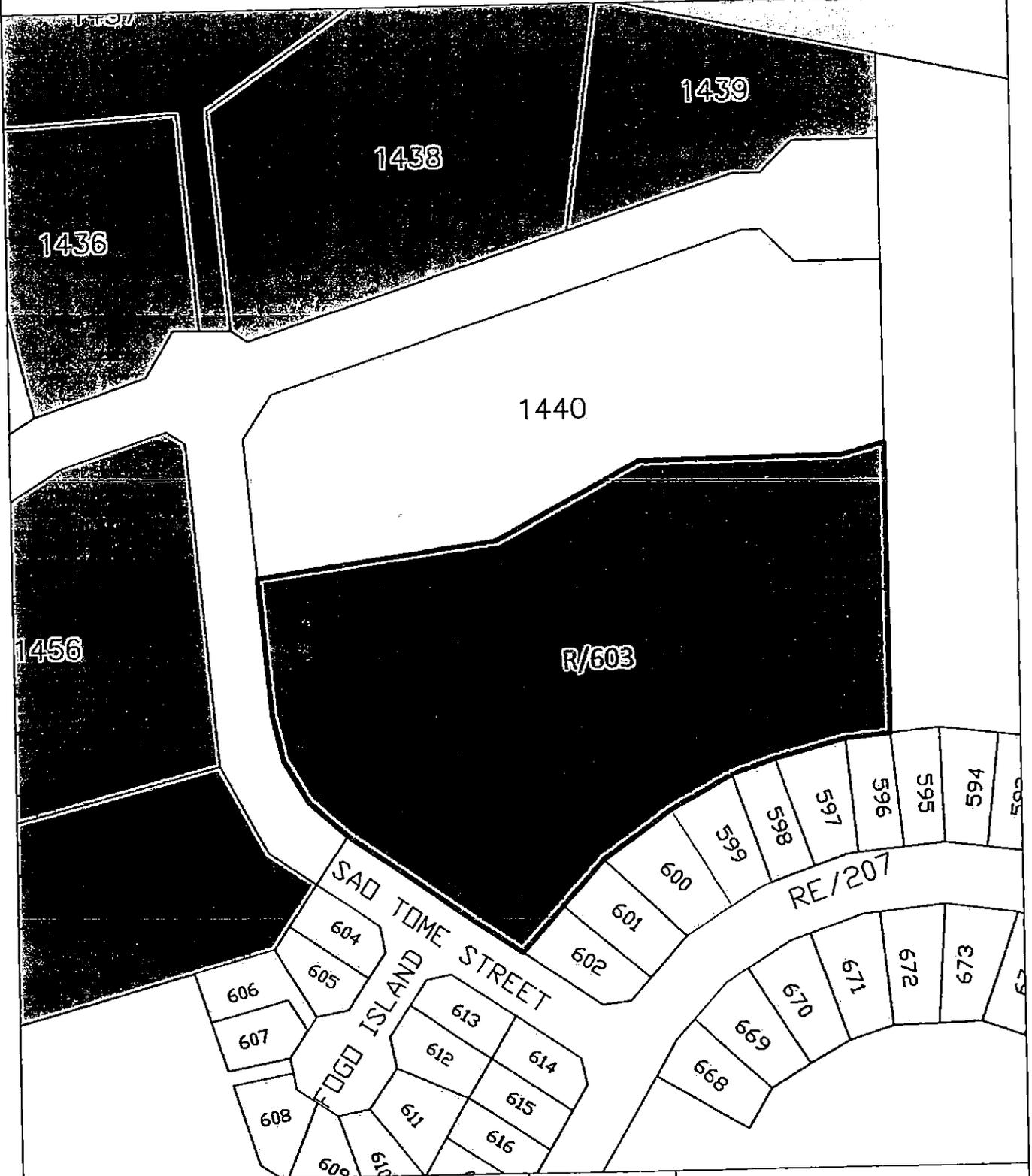


1:250



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

# REMAINDER ERF 603 ROCKY CREST, EXTENSION 1



PROPOSED DENSITY ZONING OF REMAINDER ERF 603  
 ROCKY CREST, EXTENSION 1 FROM A DENSITY OF  
 1:250 TO 1:150

SCALE 1:1400

Plan Africa  
 Consulting cc

KEY: RESIDENTIAL DENSITY ZONES



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

MAIN FIGURE						
DATA			CO-ORDINATES			
Sides	metres	Angles of Direction	System: 22/57 V	metres X	metres Y	Design.
			Constants +0,00	+0,00	+0,00	
A B	10,03	235 12 00	A	-3 820,00	+02 611,00	134
B C	104,03	154 28 40	B	-4 824,00	+02 585,00	545
C D	217,01	101 18 10	C	-6 134,14	+01 537,14	2020
D E	178,52	358 40 40	D	-4 221,18	+02 563,91	A02
E F	17,00	44 10 00	E	-4 124,71	+02 791,44	A00
F G	13,80	73 17 50	F	-4 334,76	+02 782,86	A59
G H	12,00	70 40 00	G	-4 290,72	+02 766,51	A58
H I	16,00	61 53 40	H	-4 185,00	+01 772,44	A04
I J	27,21	51 13 40	I	-4 264,14	+02 781,37	A00
J K	22,21	42 40 00	J	-4 210,14	+02 783,08	A06
K L	18,54	124 10 00	L	-4 121,41	+01 637,06	A09
L M	35,10	34 10 00	M	-4 382,46	+02 766,47	A20
M P	127,33	74 43 10	P	-6 161,54	+01 855,66	A117
P A	144,61	104 43 10	P	-4 044,92	02 648,99	A118

CO-ORDINATES		
Block	X	Y

BLOCK CORNERS		
1474A	-4 008,44	+02 715,66
1474B	-4 078,31	+01 707,83
1474C	-4 104,75	+02 686,53
1474D	-4 138,86	+02 678,47
1474E	-4 162,79	+02 663,73
1474F	-4 169,21	+02 767,88
1474G	-4 161,62	+02 790,44
1474H	-4 081,51	+02 868,10
1474I	-4 008,75	+02 903,44
1474J	-4 031,68	+02 892,00
1474K	-4 075,10	+01 887,40
1474L	-3 092,32	+02 816,84
1474M	-4 158,68	+02 452,43
1474N	-4 131,82	+01 805,31
1474O	-4 102,12	+02 675,01
1474P	-4 154,48	+02 616,50
1474Q	-4 154,10	+01 559,59
1474R	-4 124,76	+01 806,71
1474S	-4 103,77	+02 698,55
1474T	-4 196,27	+02 618,03
1474U	-4 287,83	+02 511,04
1440A	-4 156,74	+02 661,93
1440B	-4 164,48	+01 970,39
1440C	-4 290,19	+02 678,03
1440D	-4 291,23	+01 930,03
1440E	-4 193,77	+01 930,03
1440F	-4 118,81	+01 671,15
603P	-4 172,96	+02 717,37
603Q	-4 168,07	+01 704,17
603R	-4 163,11	+02 754,44
603S	-4 174,04	+02 794,80

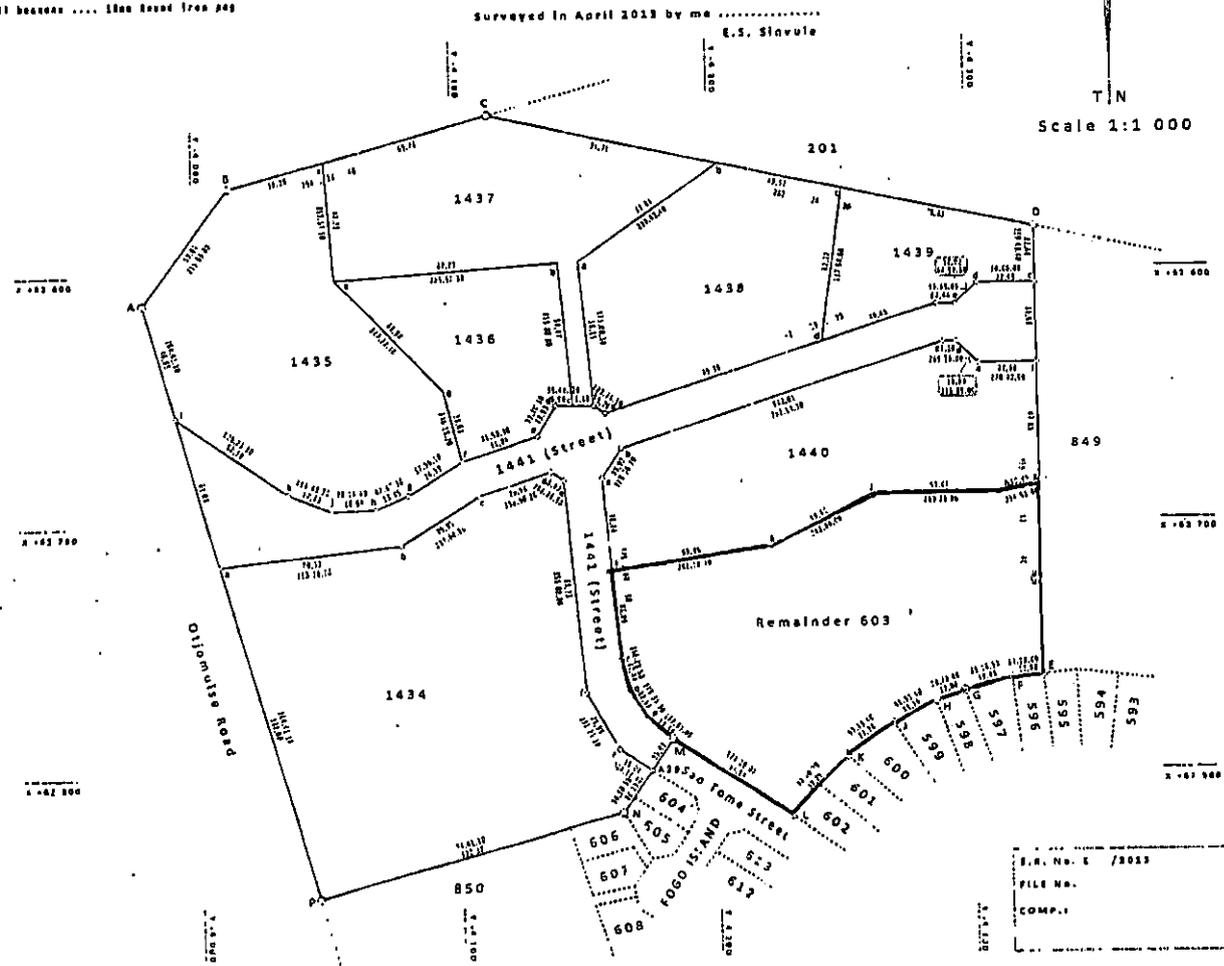
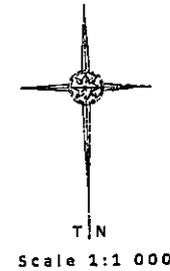
AREAS	
Erf number	Square metres
1434	1,7130 hectares
1435	9976
1436	4265
1437	7170
1438	7320
1439	7180
1440	8938
1440(Street)	6540
Rem. 603	1,0026 hectares

DESCRIPTION OF BEACONS  
All beacons .... Blue Round Iron peg

**GENERAL PLAN K \_\_\_**  
(COMPRISING 1 SHEETS)  
**BEING THE SUBDIVISION OF ERF 603**  
**ROCKY CREST EXTENSION 1**  
**INTO 8 ERVEN**  
**NUMBERED 1434 - 1440,**  
**1441 (STREET) AND REMAINDER**  
**VIDE DIAGRAM S.G. No.A /2013 annexed to T**  
**SITUATE IN THE MUNICIPAL AREA OF WINDHOEK**  
**REGISTRATION DIVISION K, KHOMAS REGION**  
**REPUBLIC OF NAMIBIA**

Surveyed in April 2013 by me .....  
E.S. Slavuta

SG No. A /2013		ENDORSEMENTS			
SHEET 1 OF 1		This plan has been amended as follows			
Approved	No.	Amendment	Authority	Date	Installed
for Surveyor-General					
Date:					



S.G. No. E /2013  
FILE No.  
COMP.:

Adonai Court Body Corporate  
Erf 603, Rocky Crest Ext.1, Windhoek

Resolution:

The Trustees of Adonai Court Body Corporate

L.Shinooshili, T.N.N.Amutenya and Dr. B. F. Maseke

resolved that a Power of Attorney should be given to

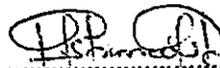
Plan Africa Consulting CC P.O.Box 4114, Windhoek,

to submit the necessary application to City of Windhoek, and/or whichever other authority, to attend to the Rezoning of the Remainder of Erf 603 Rocky Crest Ext 1 from "Residential" with a density of 1 dwelling unit per 300m<sup>2</sup> to "General Residential" with a density of 1 dwelling unit per 150m<sup>2</sup>.

Signed at Windhoek on this 16<sup>th</sup> day of May 2025.



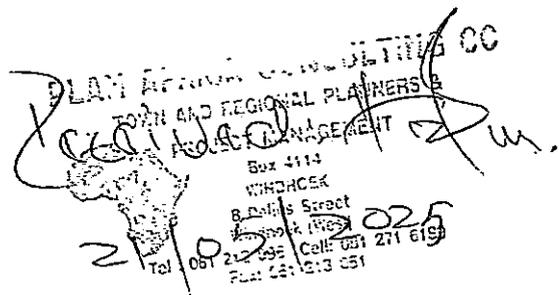
Dr.B.F.Maseke  
Trustee



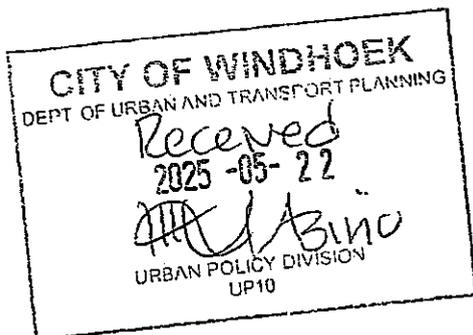
L.Shinooshili  
Trustee



T.N.N.Amutenya  
Trustee



PLAN AFRICA CONSULTING CC  
TOWN AND REGIONAL PLANNERS &  
PROPERTY MANAGEMENT  
Box 4114  
WINDHOEK  
B. Dalis Street  
Windhoek, Namibia  
Tel: 061 271 636 Cell: 081 271 619  
Fax: 061 271 651



CITY OF WINDHOEK  
DEPT OF URBAN AND TRANSPORT PLANNING  
Received  
2025-05-22  
URBAN POLICY DIVISION  
UP10



POWER OF ATTORNEY

We, the undersigned L.Shinooshili, T.N.N.Amutenya and Dr.B.F Maseke in our capacity as trustees of Adonai Court Body Corporate, Erf 603, Rocky Crest, Windhoek, hereby constitute and appoint,

PLAN AFRICA CONSULTING CC, P.O.Box 4114, Windhoek

With power of substitution to be our lawful Agent in our name, place and stead, to submit the necessary application to City of Windhoek and Namibia Planning and Advisory Board, Ministry of Urban and Rural Development for the:

REZONING OF THE REMAINDER OF ROCKY CREST, Erf 603 FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 300m<sup>2</sup> TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 150m<sup>2</sup>

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, a we might or could do if personally present and acting herein-hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm whatsoever our said agent shall lawfully do, or cause to be done, virtue of these present.

Signed at Windhoek on this 16<sup>th</sup> day of May 2025.

Dr B. F Maseke

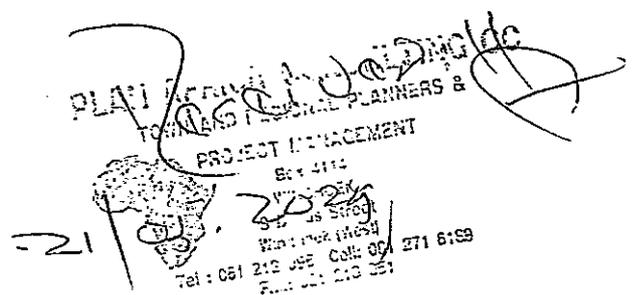
Witness

L.Shinooshili

Witness

T.N.N.Amutenya

Witness



Prepared by me

Convayancer  
WESSELS M

546 1000 21107-1002  
 Conditions  
 Municipal Council of Windhoek  
 30 AUG 2012

for further endorsements see page 4

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\$238 680,00 has been paid and that Receipt No. 8905599 dated 08/08/2012 has been issued.

RECEIVER OF REVENUE  
WINDHOEK



FRANCOIS ERASMUS AND PARTNERS  
 LEGAL PRACTITIONERS/CONVEYANCERS/ESTATE ADMINISTRATORS  
 NO. 5 CONRADIE STREET, WINDHOEK  
 P O Box 6202 WINDHOEK NAMIBIA

4020/201

FOR INFORMATION ONLY

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

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

THE MUNICIPAL COUNCIL OF WINDHOEK

dated the 30<sup>th</sup> day of JULY 2012 and signed at WINDHOEK;

AND THE SAID APPEARER declared that her said Principal on 17<sup>TH</sup> APRIL 2012 had truly and lawfully sold and that she, in her aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of

**MGM PROPERTIES CLOSE CORPORATION**  
**Registration Number: CC/2005/1171**

Its Successors in Title or Assigns

**CERTAIN** Erf No. 603 ROCKY CREST  
 (EXTENSION NO. 1)

**SITUATE** in the Municipality of WINDHOEK

**REGISTRATION DIVISION** "K", Khomas Region

**MEASURING** 8,0433 (Eight comma Nil Four Three Three)  
 Hectares as indicated on General Plan SG No.  
 393/1995; and

**HELD BY** Certificate of Registered Title No. T2715/1993

- A. **SUBJECT** to the following conditions imposed in terms of Town Planning Ordinance 18 of 1954, namely:-

**IN FAVOUR OF THE LOCAL AUTHORITY**

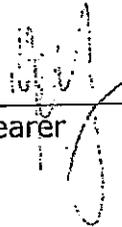
- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- (b) 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. **AND FURTHER SUBJECT** to the reservation by the Municipal Council of Windhoek of the right of access and use without compensation of the area 3 (three) meters parallel with any boundary of such erf for the cost and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operations on the erf or any adjacent erf.

FOR INFORMATION ONLY

M

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 **TRANSFEE**, 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 purchase price of the property to be **N\$19 890 000,00**.

SIGNED at **WINDHOEK**, on **10 AUG 2012**  
together with the Appearer, and confirmed with my seal of office.

  
\_\_\_\_\_  
Signature of Appearer

In my presence:



1. Transfer Duty receipt No. **101463111** issued at **WINDHOEK** on **6 AUGUST 2012** for **N\$2 386 800,00**

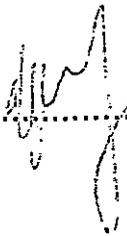
Checked

1.  .....

2.  .....

2. I the undersigned, **MARLE WESSELS**, 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 of 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.

**FOR THE REGISTRAR**

  
.....  
CONVEYANCER

REGISTRATION OF DEEDS

W.T.S. EISEB

REGISTRATION NO. 6000-000-000

REGISTRATION DATE 12/06/2013

REGISTRATION FEE 6000-000-000

REGISTRATION CHARGE 6000-000-000

REGISTRATION TOTAL 6000-000-000

REGISTRATION DATE 12/06/2013

REGISTRATION FEE 6000-000-000

REGISTRATION CHARGE 6000-000-000

REGISTRATION TOTAL 6000-000-000

SUBSTITUTED

REGISTRATION OF DEEDS

W.T.S. EISEB

REGISTRATION NO. 6000-000-000

REGISTRATION DATE 12/06/2013

REGISTRATION FEE 6000-000-000

REGISTRATION CHARGE 6000-000-000

REGISTRATION TOTAL 6000-000-000

REGISTRATION DATE 12/06/2013

REGISTRATION FEE 6000-000-000

REGISTRATION CHARGE 6000-000-000

REGISTRATION TOTAL 6000-000-000

SUBSTITUTED

FOR INFORMATION

REGISTRATION OF DEEDS

W.T.S. EISEB

REGISTRATION NO. 4000-000-000

REGISTRATION DATE 12/06/2012

REGISTRATION FEE 4000-000-000

REGISTRATION CHARGE 4000-000-000

REGISTRATION TOTAL 4000-000-000

REGISTRATION DATE 12/06/2012

REGISTRATION FEE 4000-000-000

REGISTRATION CHARGE 4000-000-000

REGISTRATION TOTAL 4000-000-000

SUBSTITUTED

REGISTER OF DEEDS  
**W.T.S. EISEN**  
 1 APR 2014  
 6 375 419  
 BOOK 123 & PAGE 1-177  
 IN REPLY OF DEED NO. 123 OF 1987  
 GENERAL 243  
 NO. 123 IN REPLY OF DEED NO. 123 OF 1987  
 REGISTER OF DEEDS

REGISTER OF DEEDS  
**W.T.S. EISEN**  
 1 APR 2014  
 and booked in a separate register under  
 DEED NO. 123-177 approved by the Surveyor-General on the  
 12/27/14 in accordance with General Plan S.G. No. 123/1987  
 SUBSTITUTION & OTHER  
 NUMERICAL INDEX 1940-1941  
 (S.G. NO. 123) THE BEMINGHAM

1660  
 12/27/14

REGISTER OF DEEDS  
**W.T.S. EISEN**  
 1 APR 2014  
 DEEDS OFFICE  
 APPROVED IN REPLY TO THE SAID ORIGINAL DEED, A COPY WHEREOF IS HEREBY ANNEXED  
 IN LAYOUT OF ORIGINAL DEED NO. 123 OF 1987 AS WILL BE MORE FULLY  
 APPARENT BY REFERENCE TO THE SAID ORIGINAL DEED, A COPY WHEREOF IS HEREBY ANNEXED  
 DEED NO. 123 OF 1987, DEED NO. 123 OF 1987  
 ABC DEFG H IJK L MNO P Q R S T  
 U VW X Y Z  
 FIVE METERS MAKE THE CENTRAL PART OF  
 SECTION TO THE NUMERICAL INDEX (S)  
 DEED NO. 123 OF 1987  
 DEED NO. 123 OF 1987

CERTIFICATE OF REGISTERED TITLE

No. T 1822 1224 Issued in terms of

Section 43 of Act 47 of 1987

In respect of REF 1431 (PART OF DEF 602)

ROCKY CRSE EXT 1 = 9974 m<sup>2</sup>

Remainder = 53229 HA

11 APR 2014

Deeds Office  
Windhoek

W. T. S. EISEN  
REGISTRAR OF DEEDS

11/10

CERTIFICATE OF REGISTERED TITLE

No. T 1823 1219 Issued in terms of

Section 43 of Act 47 of 1987

In respect of REF 1436 (PART OF DEF 602)

CRUSE EXT 1 = 4205 m<sup>2</sup>

Remainder = 4,9044 HA

11 APR 2014

Deeds Office  
Windhoek

W. T. S. EISEN  
REGISTRAR OF DEEDS

CERTIFICATE OF REGISTERED TITLE

No. T 1824 1214 Issued in terms of

Section 43 of Act 47 of 1987

In respect of REF 1437 (PART OF DEF 602)

CRUSE EXT 1 = 7170 m<sup>2</sup>

Remainder = 4,1874 HA

11 APR 2014

Deeds Office  
Windhoek

W. T. S. EISEN  
REGISTRAR OF DEEDS

CERTIFICATE OF REGISTERED TITLE

No. T 1825 1214 Issued in terms of

Section 43 of Act 47 of 1987

In respect of REF 1438 (PART OF DEF 602)

CRUSE EXT 1 = 7123 m<sup>2</sup>

Remainder = 3,4751 HA

11 APR 2014

Deeds Office  
Windhoek

W. T. S. EISEN  
REGISTRAR OF DEEDS



ENDORSEMENT ON T4020 | 2012  
 PROPERTY Lot 3 Rocky  
CREST EXT 1.

ENDORSEMENT UNDER SECTION 3 (2) (b), Act 69/1971

The land herein described is subject to a development scheme and is registered in a sectional title register which and any outfall g(s) are shown as will appear from Sectional plan and Main File No. SS 35 | 2014

Application filed in the card 35 | 2014

Deeds Registry:  
Mudhoetic  
08/08/2014

K.T.S. Eiseb  
 REGISTRAR OF DEEDS

FOR INFORMATION ONLY

\*INV2025265368\*

# CITY OF WINDHOEK

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

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2025265368	<b>Date Issued</b> : 1/14/2025
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : PLAN AFRICA CONSULTING CC	<b>Reference Number</b> : ERF R/603 ROCKEY CREST
<b>Address</b> : N/A	<b>System Reference</b> : INV423149
	<b>Issued By</b> : 17057 - SISAMU-KABOZU (V.K)
	<b>Contact Details</b> : +264 61 290 2299
<b>Description</b> : REZONING OF ERF R/603 ROCKEY CREST	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 1750.00
<b>Total VAT Amount</b>	: N\$ 262.50
<b>Total Amount Payable</b>	: N\$ 2012.50

### INVOICE DETAILS

**Department** : 5000 - URBAN & TRANSPORT PLANNING

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 1750.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 1750.00
<b>Tariff VAT Amount</b>	: N\$ 262.50
<b>Tariff Total Amount</b>	: N\$ 2012.50
<b>Service Code</b>	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

17:59

📶 🔋 🔒

← Accounts

×

### Transaction Details

Transaction Description  
SMART-AP PAYMENT TO ADONAI R  
EZONING FEE

Reference  
Adonai rezoning fee

Transaction Amount  
N\$-2,012.50

Transaction Date  
15 Jan 2025

Service Fee  
N\$3.50

Running Balance  
N\$50,021.76



Asino (KM)

From: Cloete (D)  
 Sent: Thursday, January 16, 2025 12:37  
 To: Asino (KM)  
 Subject: Confirmation of payment

Good day Ms. Asino,

Kindly see below print screen as confirmation of the funds received.

Regards

### IO090-Bank Statement Transfer Details



Bank No: 001      Statement Date: 20250116      Line Amt: 2012.50  
 Statement No: 016447      IR005 Recon Date: Outstand Captured Amt: 2012.50  
 Statement Line: 0017      IR005 Recon Period:      Difference:  
 Statement Ref: 000014  
 Statement Remarks: FNB APP PAYMENT FROM      REF 693 ROCKY CREST  
 Statement Desc:

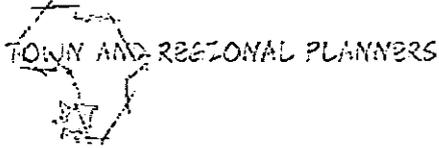
Line	Billing Account	Ledger Vole		T Date/	Interface
			Amt R	Date	Status
000001		5008202050105	<u>2012.50</u>	20250116	Income
	Receipt No: 659649		Receipt Amt: 2012.50	20250116	IR080Run

441

2025-03-11

*R. S. B.*

PLAN AFRICA CONSULTING CC



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

Enquiries: Michaella Kongeli  
[kongelimichaella98@gmail.com](mailto:kongelimichaella98@gmail.com)

10 March 2025

Chief Planner: Urban Policy  
Windhoek City Council  
PO BOX 59  
Windhoek

Attention: Mr Hugo Rust

PUBLIC CONSULTATION FOR REZONING OF THE REMAINDER OF ERF 603 ROCKY CREST FROM  
"RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A  
DENSITY OF 1 PER DWELLING UNIT PER 150; PROVIDED THAT NO BETTERRMENT FEE BE CHARGED  
AND RATES AND TAXES NOT TO BE INCREASED AS A RESULT OF THE REZONING

### PUBLIC CONSULTATION PROCESS

#### Newspaper

Published in the Republikein Market Watch on the 24<sup>th</sup> and the 31<sup>st</sup> of January 2025.

Objection Date: 20<sup>th</sup> February 2025

#### Government Gazette

Notice was placed in the Government Gazette on the 14<sup>th</sup> February 2025

Objection date was 06<sup>th</sup> March 2025

**Certified mail**

Certified mail was sent out on the 28<sup>th</sup> January 2025

**Notices**

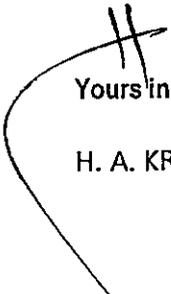
Notice was placed on the City of Windhoek's notice board on the 24<sup>th</sup> January 2025

Objection Date: 20<sup>th</sup> February 2025

Notice was placed on site 24<sup>th</sup> January 2025

Objection date: 20<sup>th</sup> February 2025

**Objections:** No objections was received



Yours in Planning

H. A. KRÖHNE

Registrensingsowings Legal Notices

NOTICE Take note that PLAN AFRICA CONSULTING CC on behalf of the owner of Erf 1071, Gobabis Extension 7 intends applying to the Municipal Council of Gobabis for: REZONING OF ERF 1071 GORABIS EXTENSION 7 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1900 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1300; AND

CONSENT TO START WITH CONSTRUCTION WHILE THE REZONING IS IN PROGRESS. Erf 1071, Gobabis, Extension 7 is located west of the Gobabis Golf Course and Nossobville Township. Erf 1071 is currently zoned for "Single Residential" with a density of 1900 and measures 1 125m x 1 125m in extent.

The erf is currently vacant and is primarily surrounded by developed residential erven. It is the intention of the owner to construct a sizable main dwelling house and two separated but semi-detached at the back of the erf. A total of 3 dwelling units on the erf (1x 3 bedroom house and 2x semi-detached one bedroom dwelling units with a garage) in line with this proposed zoning of "residential" with a density of 1300. Hence the requirement to rezone in order to bring the proposed development in line with the Gobabis Zoning Scheme. The intended development will enable the owner to make use of the two dwelling units for the purpose of AirBNB.

Take notice that the locality plan of the erf lies for inspection at the office of the Municipal Council of Gobabis and at Plan Africa Consulting CC, No 8 Deltus Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Council and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 14th FEBRUARY 2025.

PLAN AFRICA CONSULTING CC TOWN and Regional Planners Box 4114 8 Deltus Street Windhoek (West) Tel: (061) 212096 Cell: 0812716189 Fax: to Mail 088 614 626 pafrica@mweb.com.na

DM0202500419347

IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2022/01013

IN THE MATTER BETWEEN: STANDARD BANK NAMIBIA LIMITED EXECUTION CREDITOR and BENESUW KANDOROZU Execution Debtor

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY

In execution of a Court Order of the High Court of Namibia, given on 28th of OCTOBER 2022, and the WRIT OF EXECUTION issued on the 11th of NOVEMBER 2023, in the abovesaid case, a judicial sale by public auction will be held on the 06th of FEBRUARY 2025 at 12:00 at Erf 1652, (Extension No.8) OKAHANDJIA, of the following:

Certain: Erf No.1652, Okahandja (Extension No.8) Situated: In The Town Of Okahandja Registration Division "J" Otjozondjupa Region Measuring: 343 (three four three) square metres Held By: Deed Of Transfer No. T 7291/2016

Subject To: to all the conditions contained therein (Hereinafter referred to as "the mortgaged property")

CONDITIONS OF SALE: 1. The property shall be sold by the Deputy-Sheriff, OKAHANDJIA, on 06 rd of FEBRUARY 2025 at 12:00.

2. The Purchaser shall pay a deposit of TEN PERCENT of the purchase price IN CASH ON THE DAY OF SALE, the balance against transfer to be secured by a bank or building society guarantee

Registrensingsowings Legal Notices

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION - WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2024/01398

IN THE MATTER BETWEEN: BANK WINDHOEK LIMITED EXECUTION CREDITOR and HORATIUS SHARIFF ABRAHAMS EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honorable Court the following immovable property will be sold without reserve and vootstoots by the Acting Deputy Sheriff of the District of Okahandja on the 30 TH of January 2025 at 14:00 of the undermentioned property: Certain: Erf No: 25, Osona Village, Section 15, Ubuuntu Court Situate: In the Municipality of Okahandja Registration Division "J" Otjozondjupa Region Measuring: 67 (Sixty-Seven) Square Metres Held By Under Certificate of Registered Sectional Title No. 040/2021(15) Unit Subject To: All Conditions Contained Therein

Improvements: 2 bedrooms with BIC dwelling including a lounge, kitchen, shower /wc/ hwb. The Unit is a single-storey construction with plastered and painted brick walls, covered corrugated iron roofing, with aluminum window and door frames, herculite ceiling, and ceramic tile flooring. The Kitchen is fully fitted with built-in cupboards and all the bedrooms have built-in cupboards. TERMS: 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Acting Deputy Sheriff of the District of Okahandja and at the offices of the execution creditor's attorneys. DATED at WINDHOEK this 19th day of November 2024.

KATIARUA INCORPORATED Legal Practitioners for the Plaintiff Erf 63, Nelson Mandela Avenue Klein Windhoek Windhoek (BANZ/0008)

DM0202500419365

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, 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 Committee, Region: Erongo. Name and postal address of applicant: Karee Investment one eight three, P O Box 1107, Walvis Bay.

Name of business or proposed to which application relates: Protea Spar. Address/location of premises to which application relates: Erf 2019, Sam Nujoma Avenue, Walvis Bay, Erongo.

Nature and details of application: Application for removal of Grocery Liquor Licence to Erf 2019, Sam Nujoma Avenue, Walvis Bay. Condition for the late Publication of notice of the application.

Clerk of the court with whom application will be lodged: Clerk of the Magistrates Court, District Walvis Bay.

Date on which application will be lodged: 29 January 2025. Date of meeting of Committee at which application will be heard: 12 March 2025.

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

DM0202500419471

NOTICE TO CREDITORS In the ESTATE OF THE LATE ANNA ELIZABETH ENGELBRECHT, ID No. 58040700280, of Ojijawarongo, Namibia, married out of community of property to COR-

Registrensingsowings 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, 26 & 33)

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Clerk of the court with whom application will be lodged: Clerk of the Magistrates Court, District Walvis Bay.

Date on which application will be lodged: 29 January 2025. Date of meeting of Committee at which application will be heard: 12 March 2025.

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

DM0202500419470

NOTICE Take notice that PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS intends to apply to the City of Windhoek for REZONING OF THE REMAINDER OF ERF R/603 ROCKY CREST FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 150; PROVIDED THAT NO BETTERMENT FEE BE CHARGED AND RATES AND TAXES NOT BE INCREASED AS A RESULT OF REZONING ERF R/603 is located on the north-western edge of Rocky Crest close to Long Island Street, a main collector road. Erf R/603 Rocky Crest is 14026m2 in extent and zoned as "residential" with a density of 1 dwelling unit per 250. The owner intends to get the number of current units (57) in line with the density of the erf to ensure the successful issuing of a building compliance. The number of dwelling units on the erf currently exceeds the number of dwelling units (by 1 dwelling unit) as determined by the existing density restriction. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No 8 Deltus Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 20th February 2025).

PLAN AFRICA CONSULTING CC TOWN and Regional Planners Box 41148 Deltus Street Windhoek (West) Tel: (061) 212096 Cell: 0812716189 Fax: (061) 213051 Email: pafrica@mweb.com.na

DM0202500419464

NOTICE EXECUTORS AND TRUSTEES NAMIBIA ESTATE OF THE LATE CHRISTOPHER GEORGE MARINHEIRO LD: 809318250180

II TECHNICIAN OF ORANIEMUND

Registrensingsowings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the undermentioned estate must lodge it with the Executor concerned within 30 days (or as indicated from date of publication hereof).

A. Estate No: E 1794/2024 Master's Office WINDHOEK Surname: KADHEBA Christian Names: VICTORIA Date of Birth: 26 DECEMBER 1964

Identity No: 6412261100472 Last Address: ERF NO. 373 OTJOMUISE WINDHOEK Date of Death: 8 SEPTEMBER 2000

B. Only applicable if deceased was married "WIDOWER Christian names and surname of surviving spouse: C. Date of Birth: Identity No: D. Name and (only one) address of Executor or authorized agent: CONRADIE INCORPORATED, P.O. BOX 2607, WINDHOEK

E. Period allowed for lodgement of claims, if other 30 (THIRTY) DAYS F. Advertiser, and address: CONRADIE INCORPORATED, P.O. BOX 2607, WINDHOEK Date 22ND JANUARY 2025 Tel. No: 061-224415

Date to Publish in the THE REPUBLICAN ON 24TH JANUARY 2025

DM0202500419479

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS intends to apply to the City of Windhoek for REZONING OF THE REMAINDER OF ERF R/603 ROCKY CREST FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 150; PROVIDED THAT NO BETTERMENT FEE BE CHARGED AND RATES AND TAXES NOT BE INCREASED AS A RESULT OF REZONING ERF R/603 is located on the north-western edge of Rocky Crest close to Long Island Street, a main collector road. Erf R/603 Rocky Crest is 14026m2 in extent and zoned as "residential" with a density of 1 dwelling unit per 250. The owner intends to get the number of current units (57) in line with the density of the erf to ensure the successful issuing of a building compliance. The number of dwelling units on the erf currently exceeds the number of dwelling units (by 1 dwelling unit) as determined by the existing density restriction. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No 8 Deltus Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 20th February 2025).

PLAN AFRICA CONSULTING CC TOWN and Regional Planners Box 41148 Deltus Street Windhoek (West) Tel: (061) 212096 Cell: 0812716189 Fax: (061) 213051 Email: pafrica@mweb.com.na

DM0202500419480

ATTACH THE FOLLOWING DOCUMENTS: Certified copies of qualifications, CV and ID.

Only short listed candidates will be informed about the

INGLAW ESTATE NOTICE In the estate of the late JONANNES VAN STADEN

VACANCIES!!!

P.O. Box 25 Orongwa Settlement Emp: Mrs. N N Ndzaba Cell: 031 3660947 / 081 2875097 Endaba Circuit Ohangwena Region Reg: 7937

TEACHING POSTS QUALIFIED & EXPERIENCED

At least 3 years teaching experience. Diploma in primary education and a degree will be an added advantage. Well versed with the Junior phase/Senior phase Namibian curriculum. Good English language proficiency.

Should be an expert in any of the following co-curricular activities: Choral music, Physical Education/Gymnastics Coaching, Coaching Speeches, Debata, Budding Writers, Chess, Volleyball, Percussion, Drum Majorettes, Piano and Guitar coaching, Art and Design, Home Economics/Self-help skills.

DM0202500419479

ATTACH THE FOLLOWING DOCUMENTS: Certified copies of qualifications, CV and ID.

Only short listed candidates will be informed about the

INGLAW ESTATE NOTICE In the estate of the late JONANNES VAN STADEN

OFFICE HOURS Monday - Friday 09h00 - 17h00

Multiple NAMIBIA

WHAT IS MULTIPLE SCLEROSIS

A chronic disease of the brain and spinal cord

OFFICE HOURS Monday - Friday 09h00 - 17h00

**Registrierungsamt Legal Notices**

**FNB**

**MANAGER OF WINDHOEK**

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**FNB**

**PROPERTY ADMINISTRATOR OF SWAKOPMUND**

Notice is hereby given that the Estate is hereby called upon to lodge their claims with and pay their debts to the undersigned within this period of the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE High Court of Namibia Main Division - Windhoek**

Case No: HC-MD-CIV-ACT-CON-2022/03527

In the matter between: **BANK WINDHOEK LIMITED, Execution Creditor and CLEARENCE EDWIN GAINGOR, 1st Execution Debtor ALOYSIA ALBERTINA ESTER-HUYSEN, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honorable Court granted on 15th day of March 2024, the following immovable property will be sold without reserve and without bids by the Deputy Sheriff of Rehoboth, at Erf No. Rehoboth F332, Rehoboth, Namibia on 12th of February 2025, at 10h00, of the undermentioned property. Certain: Erf No Rehoboth F332 Situate: In the Town of Rehoboth Registration Division "M"

Handsp Region

Measuring: 815 (Eight Hundred and Fifteen) Square Metres

Held: Land title No Rehoboth F332 Endorsed in Term Of Section 13 Of Act 93 Of 1976 With Registration Number 2019

Subject: To The Conditions Contained Therein

Improvements: Single storey dwelling consisting of lounge, kitchen, 1 bedroom and 1 bath room

TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and for inspection at the office of the Deputy Sheriff of the Court, Rehoboth, and at the offices of the Execution Creditor's Attorneys. Dated at Windhoek on 12 of January 2025, the 12th day of January 2025.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**FNB**

**MANAGER OF WINDHOEK**

Notice is hereby given that the Estate is hereby called upon to lodge their claims with and pay their debts to the undersigned within this period of the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**NOTICE TO CREDITORS AND DEBTORS IN THE ESTATE OF THE LATE EGIAN MARTIN BANK OF ERF 1368 LUKAS STEPHANUSSECTON, GIBSON, MARIENTAL DISTRICT, NAMIBIA, IDENTITY NUMBER: 73082100317 WHO DIED ON THE 23 JUNE 2021. ESTATE NUMBER: E1398/2021**

Notice is hereby given that all persons having claims against the above Estate are required to lodge them with the undersigned within 30 (Thirty) days of the publication of this Notice. H.A. VAN ZYL VAN ZYL & PARTNERS LEGAL PRACTITIONERS AGENT FOR THE EXECUTOR PRO. BOX 5044-MARIENTAL

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE High Court of Namibia Main Division - Windhoek**

Case No: HC-MD-CIV-ACT-CON-2023/03202

In the matter between: **BANK WINDHOEK LIMITED, Execution Creditor**

**RUBEN HELENA HINDUKA, 1st Execution Debtor OKAHANGWEAT MARKET AND TAKEAWAY CC, 2nd Execution Debtor**

NOTICE OF SALE IN EXECUTION Pursuant to judgement of the above Honorable Court granted on 2nd day of August 2024 the following immovable property will be sold without reserve and without bids by the Deputy Sheriff of Okahangwe, Namibia on 12th of February 2025, at 12h00, of the undermentioned property.

Certain: Erf No. 300 Okahangwe (Extension No. D)

Situate: In the Town of Okahangwe Registration Division "A"

Okavango Region

Measuring: 672 (Six Hundred and Seventy-Two) Square Metres

Held By: Deed of Transfer No. 1107/2021

Improvements: Single storey dwelling consisting of open lounge, kitchen, dining room, bathroom area, separate WC, deck, veranda and covered BBQ area.

TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and for inspection at the office of the Deputy Sheriff of the Court, Okahangwe office situated in Tsumeb, and at the office of the Execution Creditor's Attorneys, based at Windhoek on 20 November 2024.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**GUSIA RICHARD KRIBSBACH**

LAST ADDRESS: HOUSE NO. 8 BEST STREET WINDHOEK WEST

B.D.D. 07 OCTOBER 2024

ESTATE NO. E2220/2024

All persons having claims against the above-mentioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**HANS KOTIKATI**

LAST ADDRESS: P.O. BOX 442, WINDHOEK, NAMIBIA

Date of Death: 27 OCTOBER 2015

TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and for inspection at the office of the Deputy Sheriff of the Court, Rehoboth, and at the offices of the Execution Creditor's Attorneys. Dated at Windhoek on 12 of January 2025, the 12th day of January 2025.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**ALCANTARA RICHARD**

SELF-EMPLOYED OF WINDHOEK

Notice is hereby given that the Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**MARTHA KATIKATI**

Notice is hereby given that the Estate is hereby called upon to lodge their claims with and pay their debts to the undersigned within this period of the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE Magistrate's Court for the District of Oshana**

Case No: 147/2022

In the matter between: **OSHANA INVESTMENTS CC, Plaintiff and WILHELM HAUWANGA, Defendant**

NOTICE OF SALE In pursuance of a Judgment in the Magistrate's Court granted on the 13 OCTOBER 2022 and Warrant of Execution dated 6 November 2024 the following goods will be sold in execution on 27 February 2025 at 12:00 at Advanced Refrigeration, Main Road, Oshana, Republic of Namibia.

GOODS: 1x Ford Ranger N 9999 5H.

CONDITION OF SALE: Vests

Dated at Oshana on (this day of January 2025).

**MUSAVU ATTORNEYS**

Legal Practitioners for Plaintiff

Office No. 9 OSHAKATI (Our ref: OI 014 GSH/HS)

TO: MESSENGER OF COURT OSHAKATI AND TO: THE CLERK OF THE CIVIL COURT

Magistrate's Court OSHAKATI

**Registrierungsamt Legal Notices**

**NOTICE**

**EXECUTORS AND TRUSTEES NAMIBIA**

ESTATE OF THE LATE: **ALEXANDRE KRYLOV**

L.D: 61012510042

PENSIÖNER OF WINDHOEK

DATE OF DEATH: AUGUST 2023

SURVIVING SPOUSE: **MARGALITA VIKTOROVNA**

L.D: 56093010331

ESTATE NO: E2169/2024

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be 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 21 days from the date of publication of this notice.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**THOMAS DORRIS PETA**

LAST ADDRESS: OF OTJANDARA REGION

ESTATE NO: E538/2021

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**ALCANTARA RICHARD**

SELF-EMPLOYED OF WINDHOEK

Notice is hereby given that the Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**

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 Otjomuho.

1. Name and postal address of applicant: Daniel Deon van Vuuren

2. Name of business or proposed business to which application relates: East Gate General Traders CC

3. Address/location of premises to which application relates: Farm Sandfontein 468, Buitpos

4. Nature and details of application: Bottle Store Liquor License

5. Clerk of the court with whom application will be lodged: Gobabis

6. Date on which application will be lodged: 10 February 2025

7. Date of meeting of Committee at which application will be heard: 9 April 2025

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**LAST ADDRESS SECTION NO 13, ROSSMUND TWO, SWAKOPMUND**

COMPLETE ONLY IF DECEASED WAS MARRIED IN COMMUNITY OF PROPERTY SURVIVING SPOUSE: **Glouanna Johanna Oppermann, ID NO 500127 0023 L**

ESTATE NO: E2232/2024

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.

**NAME AND ADDRESS OF EXECUTOR**

**MIRIAM VENTER LEGAL PRACTITIONERS**

P.O. BOX 1265, GOBABIS

TEL: 052 - 565226

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE High Court of Namibia (Main Division)**

NOTICE OF SALE

Case Number: HC-MD CIV-ACT-CON-2024/03175

In the matter between: **EAUVION ENERGY CC, Execution Creditor and GÖBÄSIS AUTO TRUCK AND TRACTOR CC, 1st Execution Debtor**

STEFAN LABUSCHAGNE, 2nd Execution Debtor

Pursuant to a Judgement of the above Honorable Court granted on 05 December 2024 the following movable property will be sold by the Deputy Sheriff for the district of Windhoek on Wednesday, 12 February 2025 at 10h00, at Gobabis Auto Truck and Tractor CC, 1286 Roesener Street, Gobabis, Republic of Namibia:

1. Whenever the Deputy Sheriff suspects that a bidder is unable to pay the full amount, he may refuse the bid of such a bidder, or he may accept the bid conditionally until the bidder has convinced him that he is able to pay the full amount. When the bid is refused under such circumstances, the property may immediately be again put up to auction.

Dated at Windhoek on this 27th day of January 2025.

**CRONIE INC.**

Legal Practitioner for Execution

1 Jan Jorker Street

Windhoek

Ref: KA/T/0321

**Registrierungsamt Legal Notices**

**NOTICE**

**EXECUTORS AND TRUSTEES NAMIBIA**

ESTATE OF THE LATE: **ALEXANDRE KRYLOV**

L.D: 61012510042

PENSIÖNER OF WINDHOEK

DATE OF DEATH: AUGUST 2023

SURVIVING SPOUSE: **MARGALITA VIKTOROVNA**

L.D: 56093010331

ESTATE NO: E2169/2024

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be 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 21 days from the date of publication of this notice.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**BRIAN HERGEN ABRAHAMS**

PENSIÖNER OF SWAKOPMUND

Notice is hereby given that the Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region Erongo.

1. Name and postal address of applicant: Natri Nshingwa, P.O. Box 199, Aranos

2. Name of business or proposed business to which application relates: Hotsopel No. 3

3. Address/location of premises to which application relates: Erf 159, Extension 1, Amraalsduin

4. Nature and details of application: Shebeen Liquor License

5. Clerk of the court with whom application will be lodged: Gobabis

6. Date on which application will be lodged: 10 February 2025

7. Date of meeting of Committee at which application will be heard: 9 April 2025

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**ESTATE OF THE LATE ADOLF BERNHARD REISSMAN**

DIRECTOR OF COMPANIES

Notice is hereby given that the Estate will be for inspection at the Office of the Master of the High Court, Windhoek and a Magistrate at Windhoek for a period of 21 days from the publication thereof.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**LAST ADDRESS SECTION NO 13, ROSSMUND TWO, SWAKOPMUND**

COMPLETE ONLY IF DECEASED WAS MARRIED IN COMMUNITY OF PROPERTY SURVIVING SPOUSE: **Glouanna Johanna Oppermann, ID NO 500127 0023 L**

ESTATE NO: E2232/2024

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.

**NAME AND ADDRESS OF EXECUTOR**

**MIRIAM VENTER LEGAL PRACTITIONERS**

P.O. BOX 1265, GOBABIS

TEL: 052 - 565226

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE High Court of Namibia (Main Division)**

NOTICE OF SALE

Case Number: HC-MD CIV-ACT-CON-2024/03175

In the matter between: **EAUVION ENERGY CC, Execution Creditor and GÖBÄSIS AUTO TRUCK AND TRACTOR CC, 1st Execution Debtor**

STEFAN LABUSCHAGNE, 2nd Execution Debtor

Pursuant to a Judgement of the above Honorable Court granted on 05 December 2024 the following movable property will be sold by the Deputy Sheriff for the district of Windhoek on Wednesday, 12 February 2025 at 10h00, at Gobabis Auto Truck and Tractor CC, 1286 Roesener Street, Gobabis, Republic of Namibia:

1. Whenever the Deputy Sheriff suspects that a bidder is unable to pay the full amount, he may refuse the bid of such a bidder, or he may accept the bid conditionally until the bidder has convinced him that he is able to pay the full amount. When the bid is refused under such circumstances, the property may immediately be again put up to auction.

Dated at Windhoek on this 27th day of January 2025.

**CRONIE INC.**

Legal Practitioner for Execution

1 Jan Jorker Street

Windhoek

Ref: KA/T/0321

**Registrierungsamt Legal Notices**

**NOTICE**

**EXECUTORS AND TRUSTEES NAMIBIA**

ESTATE OF THE LATE: **ALEXANDRE KRYLOV**

L.D: 61012510042

PENSIÖNER OF WINDHOEK

DATE OF DEATH: AUGUST 2023

SURVIVING SPOUSE: **MARGALITA VIKTOROVNA**

L.D: 56093010331

ESTATE NO: E2169/2024

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be 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 21 days from the date of publication of this notice.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Market Watch**

**ADVERTISE**

**ADVERTISE**

**Registrierungsamt Legal Notices**

**LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998**

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1. Name and postal address of applicant: Natri Nshingwa, P.O. Box 199, Aranos

2. Name of business or proposed business to which application relates: Hotsopel No. 3

3. Address/location of premises to which application relates: Erf 159, Extension 1, Amraalsduin

4. Nature and details of application: Shebeen Liquor License

5. Clerk of the court with whom application will be lodged: Gobabis

6. Date on which application will be lodged: 10 February 2025

7. Date of meeting of Committee at which application will be heard: 9 April 2025

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**ESTATE OF THE LATE ADOLF BERNHARD REISSMAN**

DIRECTOR OF COMPANIES

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**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**LAST ADDRESS SECTION NO 13, ROSSMUND TWO, SWAKOPMUND**

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ESTATE NO: E2232/2024

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**NAME AND ADDRESS OF EXECUTOR**

**MIRIAM VENTER LEGAL PRACTITIONERS**

P.O. BOX 1265, GOBABIS

TEL: 052 - 565226

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

**Registrierungsamt Legal Notices**

**IN THE High Court of Namibia (Main Division)**

NOTICE OF SALE

Case Number: HC-MD CIV-ACT-CON-2024/03175

In the matter between: **EAUVION ENERGY CC, Execution Creditor and GÖBÄSIS AUTO TRUCK AND TRACTOR CC, 1st Execution Debtor**

STEFAN LABUSCHAGNE, 2nd Execution Debtor

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1. Whenever the Deputy Sheriff suspects that a bidder is unable to pay the full amount, he may refuse the bid of such a bidder, or he may accept the bid conditionally until the bidder has convinced him that he is able to pay the full amount. When the bid is refused under such circumstances, the property may immediately be again put up to auction.

Dated at Windhoek on this 27th day of January 2025.

**CRONIE INC.**

Legal Practitioner for Execution

1 Jan Jorker Street

Windhoek

Ref: KA/T/0321

**Registrierungsamt Legal Notices**

**NOTICE**

**EXECUTORS AND TRUSTEES NAMIBIA**

ESTATE OF THE LATE: **ALEXANDRE KRYLOV**

L.D: 61012510042

PENSIÖNER OF WINDHOEK

DATE OF DEATH: AUGUST 2023

SURVIVING SPOUSE: **MARGALITA VIKTOROVNA**

L.D: 56093010331

ESTATE NO: E2169/2024

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will be 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 21 days from the date of publication of this notice.

**DR. WEDER, KAUTA & HOVEKALINC. LEGAL PRACTITIONERS FOR THE PLAINTIFF**

WINDHOEK

Multiple sclerosis

WHAT IS

MULTIPLE SCLEROSIS

OFFICE HOURS:

Monday - Friday:

08h00 - 17h00

info@msnamibia.org

Multiple sclerosis

# NOTICE

PLAN AFRICA CONSULTING CC, 11000 DELUX STREET, WINDHOEK WEST, WINDHOEK, SWANDBURG DISTRICT, REGIONAL PLANNING

RECOMMENDS THE REMAINDER OF THE 10500 RINCOY CREST FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 PROVIDED THAT NO BETRIFFMENT FEE BE CHARGED AND RATES AND TAXES NOT BE INCREASED AS A RESULT OF REZONING.

The site is located on the north-western side of the road close to Long Street. The site is bounded by the 10500 RINCOY CREST to the north, the 10500 RINCOY CREST to the east, the 10500 RINCOY CREST to the south and the 10500 RINCOY CREST to the west. The owner has applied for the rezoning of the site from residential with a density of 1 dwelling unit per 250 to residential with a density of 1 dwelling unit per 250. The rezoning is necessary to allow the site to be used for residential purposes. The rezoning is also necessary to allow the site to be used for residential purposes. The rezoning is also necessary to allow the site to be used for residential purposes.

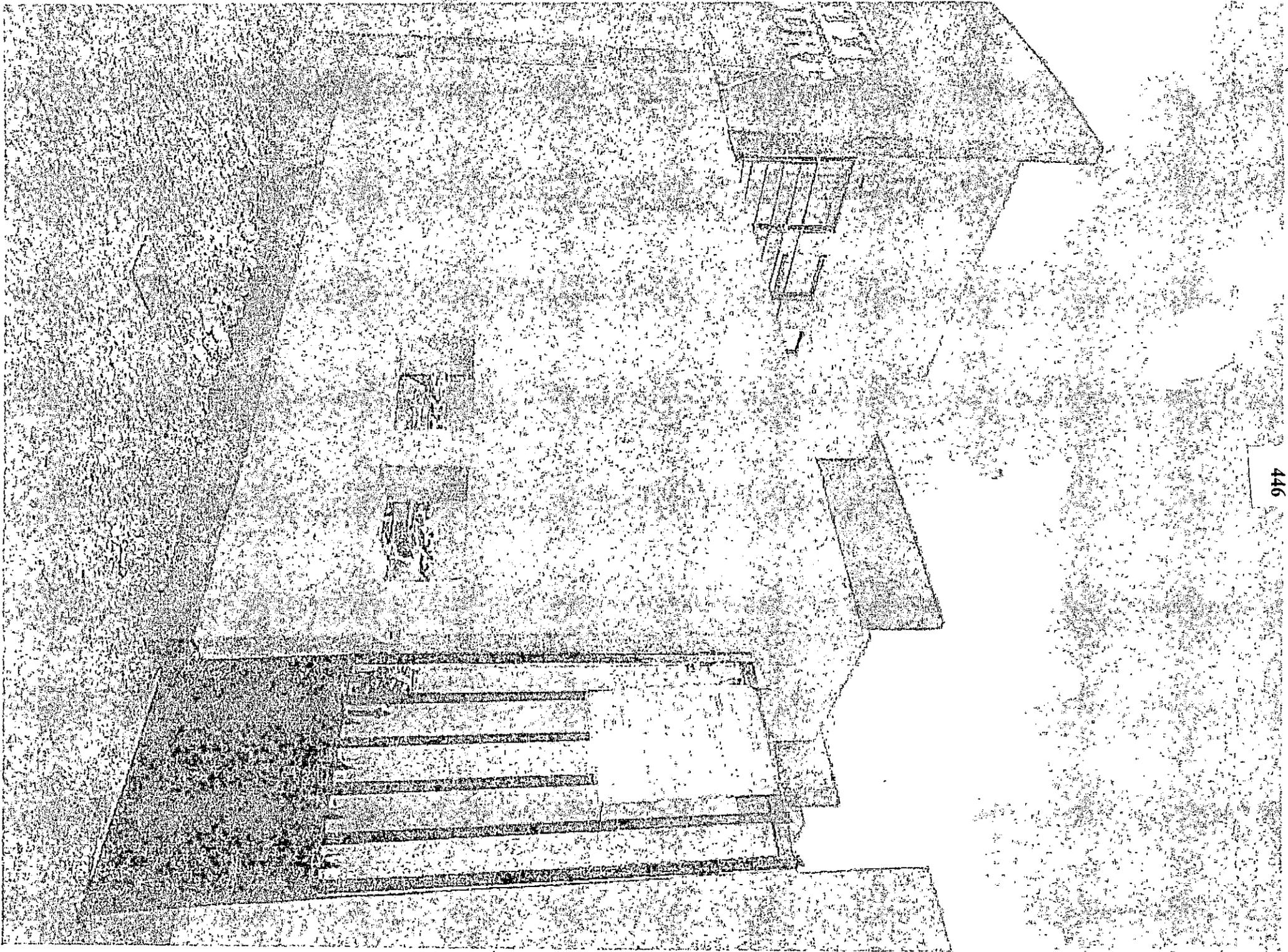
During the process of the rezoning plan of the site, the applicant has had the rezoning plan inspected by the City of Windhoek and Plan Africa Consulting CC, 11000 Delux Street, Windhoek West.

Further information that any person wishing to object to the proposed use of the land as set out above may contact the applicant 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 first publication of this notice (final date for objections is 30<sup>th</sup> February 2025).

## PLAN AFRICA CONSULTING CC

Regional Planners

11000 Delux Street  
Windhoek West  
10500 RINCOY CREST, WINDHOEK  
TEL: (06) 212100, CELL: 081 212100  
FAX: (06) 212101  
E: info@plan-africa.com



**PLAN AFRICA CONSULTING CC**  
TOWN AND REGIONAL PLANNERS



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

29/01/2015

**Certified Mail:**

- **REZONING OF THE REMAINDER OF ERF 603 ROCKY CREST FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING UNIT PER 250 TO "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER UNIT PER 150 PROVIDED THAT NO BETTERMENT FEE BE CHARGED AND THE RATES AND TAXES NOT BE INCREASED AS A RESULT OF THE REZONING**

ERF 1440 ROCKY CREST Body Coporate  
EXTENSION 1 P.O.BOX 310  
Windhoek

№ 182449

ERF 604 ROCKY CREST Fredrich Ei-gowab  
EXTENSION 1 P.O. BOX 994411  
Otjomuise

№ 182450

ERF 613 ROCKY CREST Kaueyozikua Kahipaire  
EXTENSION 1 P.O.BOX 601  
Keetmanshoop

№ 182451

ERF 601 & 602 ROCKY CREST Phiplomena Ochu  
EXTENSION 1 P.O.BOX 8795  
Windhoek

№ 182452

ERF 600 ROCKY CREST Kuwasabo Shioolo  
EXTENSION 1 P.O.BOX 22016  
Windhoek

№ 182453



ERF 599 ROCKY CREST Kennedy Mbanga  
EXTENSION 1 P.O.BOX 2980  
Windhoek

№ 182454

ERF 598 ROCKY CREST Brent Richardson  
EXTENSION 1 P.O.BOX 9117  
Eros

№ 182455

ERF 597 ROCKY CREST Emmanuel Nafete  
EXTENSION 1 P.O.BOX 98407  
Pelican Square  
Windhoek

№ 182456

ERF 596 ROCKY CREST Veikko Shitaatala  
EXTENSION 1 P.O.BOX 70178  
Khomsdal

№ 182457

ERF 1456 ROCKY CREST Body Corporate Rocky Valley  
EXTENSION 1 P.O.BOX 96526  
Khomsdal

№ 182458

ERF R/1456 ROCKY CREST Body Corporate Rocky Hills  
EXTENSION 1 P.O.BOX 31371  
Khomsdal

№ 182459



# NOTICE

Notice that Plan Africa Consulting CC, Town and Regional Planners  
is a member of the City of Windhoek.

REZONING OF THE REMAINDER OF ERE 602 ROCKY CREST FROM  
RESIDENTIAL WITH A DENSITY OF 1 DWELLING UNIT PER 350 TO  
RESIDENTIAL WITH A DENSITY OF 1 DWELLING UNIT PER 150 PROVIDED  
THAT NO PERMIT FEE BE CHARGED AND RATES AND TAXES NOT BE  
INCREASED AS A RESULT OF REZONING.

is located on the north-western edge of Rocky Crest close to Long Island Street,  
a main collector road. It is 11/102m in extent and zoned as  
"residential" with a density of 1 dwelling unit per 250. The owner intends to get the  
number of current units (57) in line with the density of the area to ensure the successful  
utilization of the existing space. The number of dwelling units on the site currently  
is 57. The number of dwelling units (by dwelling unit) as determined by the existing  
the site's location.

Further take note that the locality plan of the site has been inspected on the town  
planning office board at City of Windhoek and at Plan Africa Consulting CC, No 8 Bellus  
Street, Windhoek West.

Notice take notice that any person objecting to the proposed use of the land as set out  
herein may lodge such objection together with the grounds thereof with the City Pl  
Manager and with the applicant (Plan Africa Consulting CC) in writing within 14 days of  
the publication of this notice (final date for objections is 20 February 2025).

PLAN AFRICA CONSULTING CC

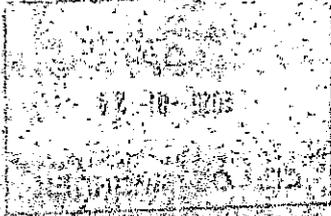
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PLAN AFRICA CONSULTING CC  
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No. 115

2025

## REZONING OF REMAINDER OF ERF 603, ROCKY CREST

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

- **Rezoning of the Remainder of Erf 603, Rocky Crest from “residential” with a density of 1 dwelling unit per 250m<sup>2</sup> to “residential” with a density of 1 dwelling unit per 150m<sup>2</sup>; provided that no betterment fee be charged and rates and taxes not be increased as a result of rezoning.**

Remainder of Erf 603 is located on the north-western edge of Rocky Crest close to Long Island Street, a main collector road. Remainder of Erf 603, Rocky Crest is 14026m<sup>2</sup> in extent and zoned as “residential” with a density of 1 dwelling unit per 250m<sup>2</sup>. The owner intends to get the number of current units (57) in line with the density of the erf to ensure the successful issuing of a building compliance. The number of dwelling units on the erf currently exceeds the number of dwelling units (by 1 dwelling unit) as determined by the existing density restriction.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at 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 6 March 2025**).

**Applicant:** Plan Africa Consulting cc  
Town and Regional Planners  
P. O. Box 4114, Windhoek  
8 Delius Street, Windhoek (West)  
Tel: (061) 212096, Cell: 0812716189  
Fax: (061) 213051  
Email: [pafrica@mweb.com.na](mailto:pafrica@mweb.com.na)

No. 116

2025

## REZONING OF ERF 1048, BLOCK B, REHOBOTH

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 Regional Planning Board for:

- **Rezoning of Erf 1048, Block B, Rehoboth from “single residential” with a density of 1:500 to “general residential” with a density of 1:100; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf 1048, Block B, Rehoboth measures ±3509m<sup>2</sup> in extent and is zoned “single residential” with a density of 1:500. The proposed rezoning to “general residential” with a density of 1:100 will enable the erf owner to develop flats on the erf. Parking to the development will be provided in accordance with the requirements of the Rehoboth Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board at the Rehoboth Town Council and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.



☒ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)

Enq: Mr. G De Klerk  
Tel: 290 2104

Ref: L/Re/603/RC  
Date: 04 November 2022

Plan Africa Consulting CC  
P.O. Box 4114  
Windhoek

Dear Sir,

**SECTIONAL TITLE DEVELOPMENT SCHEME: ERF 603, SAO TOME STREET, ROCKY CREST: "ADONAI COURT".**

Your letter dated 6 October 2022 for condonation of Unit 57 "Adonai Court" on Erf Remainder 603, Sao Tome Street, Rocky Crest and the City of Windhoek response dated 18 October 2022 refers.

Records show that the Sectional Title Plan was signed off on 20 June 2014, despite the number of units which do not correlate with the density of the property.

In order to achieve compliance and legally effect the transfer of the property concerned the following options can be explored:

1. The rezoning of Erf 603 Rocky Crest to a density of 1:150, or;
2. The subdivision and purchase of a portion of neighboring public open space - Re/849 Rocky Crest.

The applicant should therefore investigate the preferable option and submit the relevant application to the City of Windhoek at his/her soonest convenience.

Yours faithfully,

  
ACTING SECTION PLANNER

CC Kali, Daniel [Daniel.Kali@debeersgroup.com](mailto:Daniel.Kali@debeersgroup.com); & [frauke.luhl@gmail.com](mailto:frauke.luhl@gmail.com)

CC Adonai Body Corporate [eonprop@iway.na](mailto:eonprop@iway.na)

NEIGHBOURS' CONSENT

SALE OF A PORTION OF THE REMAINDER OF ERF 1052, DORADO PARK EXTENSION 1 TO THE OWNER OF ERF 983, DORADO PARK EXTENSION 1 FOR CONSOLIDATION PURPOSES

NAME/S\: Municipal Council of Windhoek.

PHYSICAL ADDRESS: 80 Independence Avenue

POSTAL ADDRESS: PO Box 59, Windhoek

I/We the owners of Erf 982, Dorado Park Extension 1

Indicate [x]

Do not object

Object

<p align="center"><b>CITY OF WINDHOEK ARCHITECTURE SECTION</b></p> <p align="center">2025-01-17</p> <p align="center"><b>APPROVED</b> NEIGHBOURS CONSENT ONLY Subject to approval/adherence by / to other Departments / Divisions comments</p> <p>Signed:.....</p>
--

If objecting, state reasons for objection

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

  
.....  
Signature

..... 22/01/2025 .....  
Date

.....  
Signature

.....  
Date

**NEIGHBOURS' CONSENT**

**SALE OF A PORTION OF THE REMAINDER OF ERF 1052, DORADO PARK EXTENSION 1  
TO THE OWNER OF ERF 983, DORADO PARK EXTENSION 1 FOR CONSOLIDATION  
PURPOSES**

**NAME/S\:** Ritta Khiba

**IDENTITY NUMBER/S:** 70052200248

**PHYSICAL ADDRESS:** 1509, Virgo Street, Dorado Park

**POSTAL ADDRESS:** P O Box 22543, Windhoek

**I/We the owners of Erf 1509, Dorado Park Extension1**

Indicate [x]

**Do not object**

**Object**

If objecting, state reasons for objection

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

*Ritta Khiba*

**Signature**

20 January 2025

**Date**

.....

**Signature**

.....

**Date**

**Ms. Adelheid Hamukondo**

P O Box 10369, Khomasdal, WINDHOEK

Cell: 081 250 5559 (081 2562931)

---

L/ 983/DP

5 June 2013

The Chief Executive Officer

P O Box 59

Windhoek

Department of Property Management

**Attention: Mr. Vries**

Dear Sir,

**RE: PURCHASE OF A TEN METRE STRIP OF LAND ADJACENT TO ERF 983  
DORADOPARK**

An application is hereby made for the purchase of a portion of Erf 1052 Doradopark for consolidation with Erf 983 Doradopark.

Erf 1052 Doradopark is reserved as an open space and has been vacant since the establishment of the residential area. This erf is currently posing challenges for us as the surrounding and adjacent even.

Some of the erf owners in the area dump their rubble right in the passage of the entrance of the erf, uses the erf when nature calls and it is not appreciated. The erf is constantly filled with rubble and we hardly open doors when cooking as flies are coming from where people dump the rubble.

As neighbours we would like to request permission also from the municipality to fence off the area so as to stop the dumping for we constantly hire street workers to clean and this has a huge financial burden on us. The closure will be done as an effort to keep the remainder clean.

The erf is very huge and the portion applied for will not have a negative effect on the usability of the remainder of the erf.

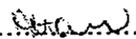
The ten - metre required is for further extending my boundaries to allow for further construction of my existing residential buildings.

It is against this background that an application is made for the following:

1. Subdivision of Erf 1052 Doradopark into Portion A and the Remainder,
2. Purchase of Portion A of Erf 1052 Doradopark,
3. Closure of Portion A as 'public open space' and
4. The consolidation of Portion A with Erf 983 Doradopark.
5. Fencing off the remainder of Erf 1052 Doradopark to stop the dumping of rubble.

I trust that you will consider this application favourably.

Yours truly,

.....

Adelheid Hamukonda

ORIGINAL  
STAMPED

DUTY N\$ 100-00

FEES N\$ 50-00

22

456

Prepared by me:

*[Signature]*  
CONVEYANCER  
CJW VAN DER MERWE

MORTGAGED (No. B. 2747 / 19 98)  
for N\$ 155 100-00 (with preference for)  
an additional amount not exceeding N\$ 38 775-00

REGISTRAR OF DEEDS  
*[Signature]*

ENDORSEMENT IN TERMS OF SECTION 31 B ORDINANCE  
11/1963 AS AMENDED

Condition/s *[Signature]* been imposed  
in terms of *[Signature]* has/have been  
cancelled/consent with *[Signature]*

Application with BC. 3905

05 SEP 2000  
DATE

T. S. EISEB  
REGISTRAR OF DEEDS  
WINDHOEK

*[Signature]*

LORENTZ & BONE  
Attorneys, Notaries & Conveyancers  
12<sup>th</sup> Floor, Frans Indongo Buildings  
Bülow Street,  
P O Box 85, WINDHOEK

DEED OF TRANSFER

2980 - 1998<sup>98</sup>



BE IT HEREBY MADE KNOWN:

MARINDA COLEMAN

THAT CAREL JACOBUS WICHARD VAN DER MERWE

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

KEITH THEODORE FRANSMAN  
(Born on 25 November 1955)

and  
ZENOBIA FRANSMAN  
(Born on 7 October 1957)

Married in Community of Property to each other

dated the 2 day of June 1998 and signed at WINDHOEK

ISSUED FOR INFORMATION ONLY

*[Handwritten mark]*

*[Handwritten mark]*

Certify a true copy of the original filed record in  
this office issued under provisions of regulation 51  
of Act 47/1937

Deeds Office  
Windhoek

AND  
REGISTRAR OF DEEDS

I hereby certify that receipt No. 9910930  
Dated 7/6/13 has been issued for N\$ 40.50  
office fees received

7/6/13  
Date  
WINDHOEK

ppc  
Registrar of Deeds

AND THAT APPEARER DECLARED THAT his said principal had on the 2 June 1998 sold, and that he in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

**ADELHEID HAMUKONDA**  
**(Born on 25 August 1970)**  
**- Unmarried -**

Her Heirs, Executors, Administrators or Assigns,

**CERTAIN** ERF NO. 983 (a Portion of Erf 313) DORADO PARK  
 Extension no 1

**SITUATE** in the Municipality of Windhoek  
 Registration Division "K"

**EXTENT** 484 (FOUR EIGHT FOUR) square metres

FIRST TRANSFERRED and still held by Deed of Transfer no. T 2979 /1998 with  
 General Plan No A 701/95 relating thereto.

SUBJECT to the following conditions imposed in terms of Section 19 of the Townships  
 and Division of Land Ordinance 1964 (Ordinance 11 of 1963), created in the said Deed  
 of Transfer no. T 2979 /1988, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:-

- (a) The erf is subject to the reservation by the Municipal Council of Windhoek of the right access and use without compensation of the area 3 metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage drainage electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated or used during such operations on the erf or a adjacent erf.
- (b) No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.
- (c) The minimum value of the main building, excluding the outbuilding, must be at least two times the current municipal valuation of the erf.

*AM*

|

§

*AM*

WHEREFORE the Appearer, renouncing all the Right and Title TRANSFERFOR heretofore had to the premises, did, in consequence, also acknowledge them to be entirely dispossessed of and disentitled to, the same, and that, by virtue of these Presents, the said TRANSFEREE her Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights; and finally acknowledging the purchase price amounting to the sum of N\$19 702,74

SIGNED AT WINDHOEK on 19 June 1998  
confirmed with my Seal of Office

together with the Appearer, and

REGISTRAR OF DEEDS  
In my presence  
*[Signature]*  
19 June 1998  
REGISTRAR OF DEEDS  
REPUBLIC OF NAMIBIA

SEAL FOR INFORMATION ONLY

*[Signature]*  
SIGNATURE OF APPEARER

1. Transfer duty exemption certificate issued by the Receiver of Revenue at WINDHOEK on 19 June 1998  
(Checked 1 Jerlangolo 2 St. Berg)
2. I, the undersigned, CAREL JACOBUS WICHARD VAN DER MERWE Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 that all rates, fees or charges leviable in respect of the immovable property contained in this Deed have been paid up to an including the date of registration thereof.

*[Signature]*  
CONVEYANCER

*[Handwritten mark]*

*[Handwritten mark]*

*[Handwritten mark]*

10 JAN 2006 B 5 06  
MORTGAGED.....(No.....)  
to: NB 45 800-00 (with preference for  
an additional amount not exceeding NB 11 400-00)  
DEEDS OFFICE  
WINDHOEK  
REGISTRAR OF DEEDS

ISSUED FOR INFORMATION ONLY

REPUBLIC OF NAMIBIA  
NATIONAL IDENTITY CARD



NO. 700825 0035 5

SURNAME  
HAMUKONDA

FIRST NAME(S)  
ADELHEID KETH



*Adelhaid*

DATE OF BIRTH  
1970-08-25

PLACE/COUNTRY OF BIRTH  
ONGWEDIVA

GENDER HEIGHT/IN  
FEMALE 1,65

DATE OF ISSUE  
2005-03-25

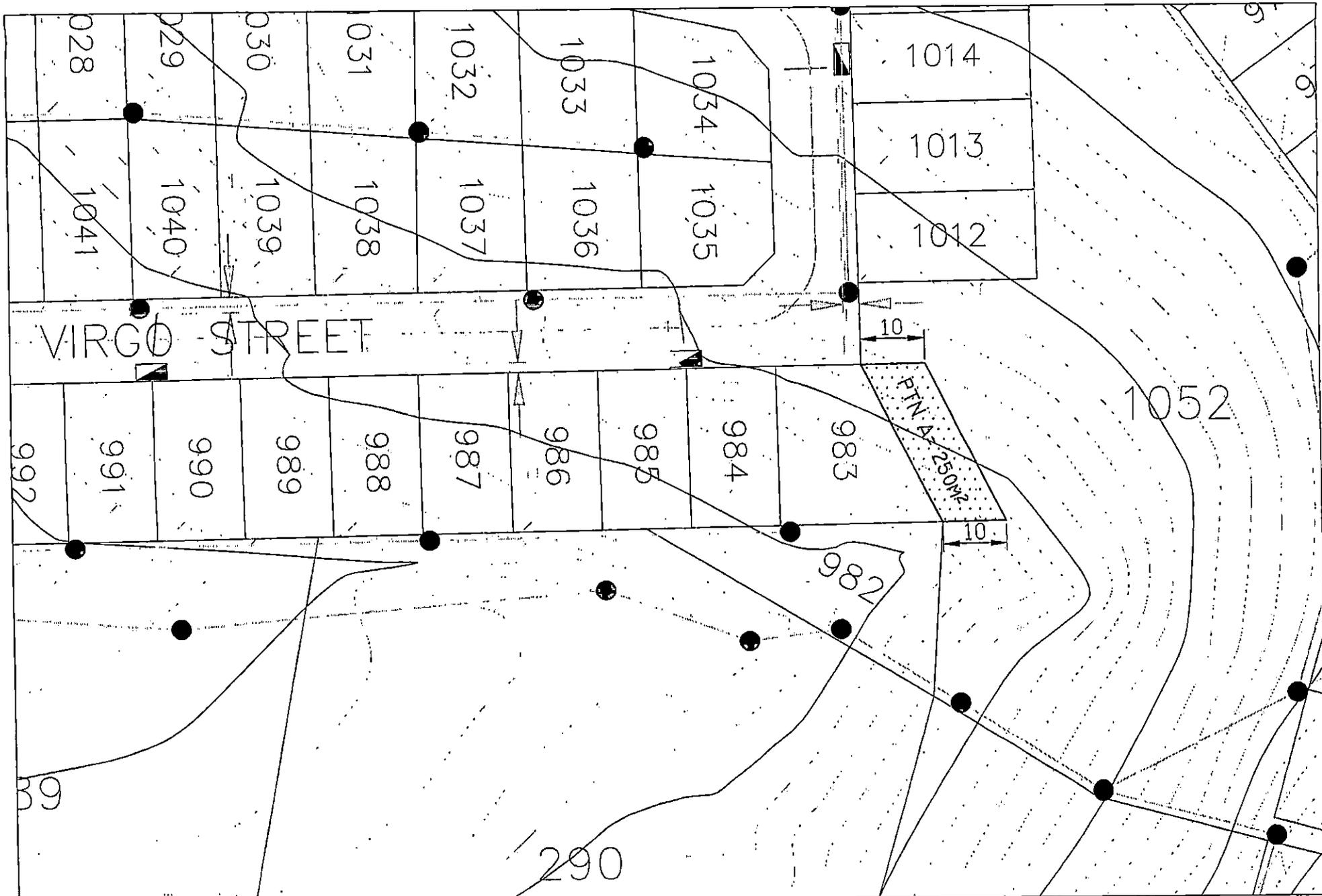
APPL-NO.  
K01421

CITIZENSHIP  
CITIZEN

EYE COLOUR  
BROWN



70082500355

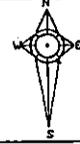


462



SUBDIVISION OF ERF 1052, AND CONSOLIDATION  
 OF PORTION A WITH ERF 983, DORADO PARK

29 APRIL 2014



PATH: o:\cad data\groups\geomatics\983 DP PLAN NO: 083-1

SCALE 1:1000

[Municipal Council Minutes: 2004-08-25]

8.3.4

**BRB.2 [PLA] CALCULATION OF PURCHASE  
PRICE – ADDITIONAL LAND SALES  
(16/15/2/2/1)**

**RESOLVED**

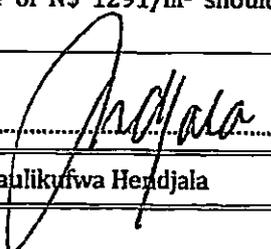
On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

That Council Resolution 405/08/95 be rescinded and replaced by the following:

- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

**RESOLUTION 276/08/2004 [POLICY]**

<b>VALUATION CERTIFICATE</b>		
<b>DIVISION: VALUATION SERVICES</b>		
<b>DATE OF VALUATION: 24/03/2025</b>		
		
<b>Erf No.:</b> 1052	<b>Suburb:</b> Dorado Park	<b>Street name:</b> Virgo
<b>Erf size:</b> 6 677m <sup>2</sup>	<b>Zoning:</b> POS	<b>Density:</b> N/A
<b>Required portion size:</b>	250 m <sup>2</sup>	
<b>Current use of the portion under consideration:</b> Vacant		
<b>Acquisition purpose:</b> To be sold for to the owner of Erf 983, Dorado park.		
<b>Current vacant land going price/ m<sup>2</sup></b>	N\$1291	
<b>Size of the portion Required</b>	250 m <sup>2</sup>	
<b>Estimated market Value</b>	N\$ 322 800	
Residential erven were sold by Council at a price of N\$1182/m <sup>2</sup> in 2016. The earlier mentioned price per square meter was escalated from 2017 to 2024 to arrive at a price of N\$ 1291/m <sup>2</sup> .		
Consequently, the price of N\$ 1291/m <sup>2</sup> should be applied to value the portion required.		
		
<b>Valued-by:</b>	Kaulikufwa Hendjala	<b>Date:</b> 24/03/2025

[Municipal Council Minutes: 2021-08-31(25)]

10.1.3

**FNS.1 [HPH] APPLICATION TO PURCHASE  
A PORTION OF ERF 878, CIMBEBASIA  
FOR CONSOLIDATION WITH ERF 792,  
CIMBEBASIA EXTENSION 2  
(13/2/1/1)**

On proposal by Councillor Ms N Larandja, it was

**RESOLVED**

- 1 That Erf 878, Cimbebasia Extension 2, be subdivided into Portion A ( $\pm 94 \text{ m}^2$  in extent) and the Remainder, as indicated on Plan CIM 792-1, attached as page 138 to the agenda.
- 2 That Portion A of Erf 878, Cimbebasia Extension 2, be closed as public open space in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 2.1 That the City prepare the closure notice and that the owner of Erf 792, Cimbebasia Extension 2, be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.
- 3 That the applicant be responsible for the town planning and cadastral procedures, being subdivision into Portion A of Erf 878, Cimbebasia Extension 2, consolidation of Portion A of Erf 878, Cimbebasia with Erf 792, Cimbebasia Extension 2, survey and registration of the new consolidated erf, and the costs involved.
- 4 That, subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A of Erf 878, Cimbebasia ( $\pm 94 \text{ m}^2$  in extent) be sold to the owner of Erf 792, Cimbebasia Extension 2, at an upset price of N\$645.00/m<sup>2</sup> being 50 % of N\$1 290.00 or N\$61 000.00 in total, as indicated on the Valuation Certificate dated 23 June 2021, attached as page 139 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 4.1 That henceforth, all funds generated from the sale of resulting from the subdivision of public open spaces be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.
- 4.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.
- 4.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.
- 5 That the applicant appoint a registered professional Engineer at its own cost to determine whether the western and south western boundaries of the proposed Portion A of Erf 878, Cimbebasia Extension 2 require protection against any potential flood damage.

- 6 That the sale of Portion A of Erf 878, Cimbebasia be subject to the following conditions:
  - 6.1 That Portion A of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 792, Cimbebasia Extension 2, simultaneously with transfer.
  - 6.2 That Portion A of Erf 878, Cimbebasia assume the same zoning as the abutting Erf 792, Cimbebasia Extension 2, being 'residential' with a density of 1:250 m<sup>2</sup>, in terms of clause 5(3) of the Windhoek Town Planning Scheme.
  - 6.3 That the existing conditions registered against Portion A of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation be registered against the consolidated erven.
  - 6.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme stating:
    - 6.4.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
      - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
      - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - 6.4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
  - 6.5 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.]
- 7 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.
- 8 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.
- 9 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.
- 10 That the applicant:

- 10.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.
- 10.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.
- 10.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
- 10.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.
- 11 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A of Erf 878, Cimbebasia Extension 2 to the owner of Erf 792, Cimbebasia Extension 2, beyond the eighteen (18) months be subject to a price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement. :
- 12 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale of Portion A of Erf 878, Cimbebasia Extension 2, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N\$508.33, further subject to annual escalation in line with the Namibia Inflation Rate.
- 13 That the sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 are subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 14 That the intended sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 ( $\pm 94 \text{ m}^2$  in extent), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 15 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.
- 16 That the resolution be implemented prior to confirmation of the minutes.

#### Financial implications

Service rendered	Funds required (N\$)	Funds available
Advertisements costs	4 000.00	Item 4000/20/1/10/0025

#### RESOLUTION 183/08/2021

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[Municipal Council Minutes: 2001-07-25]

8.3.28

**UPG.1 [PLA] POLICY FOR THE DISTRIBUTION  
AND FUTURE USAGE OF PUBLIC OPEN  
SPACE IN WINDHOEK  
(3/1/P) (16/15/1)**

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.
- 2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.
- 3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.
- 4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.
- 5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.
- 6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.
- 7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.
- 8 That the following guidelines be used for assessing applications for portions of public open space:
  - 8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

- 8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:
- Adoption of the 1:100 year flood line where this is available, or
  - Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.
- 8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.
- 8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.
- 8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.
- 8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.
- 8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.
- 8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:
- To assess groundwater vulnerability,
  - To recommend conditions for the development and
  - To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.
- 8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

- 8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:
- The extent of land taken would not undermine the value of the open space to the community;
  - Extraction of a portion will not damage or inhibit access of the public to the open space;
  - Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
  - Neighbours and other affected parties have no valid objection;
  - The new usage would not damage any scenic views of the hillside or any valuable natural features, and
  - Services are not adversely affected.
- 9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.
- 10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.
- 11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately 10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.
- 12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erosark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.
- 13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.
- 14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

developable erven along watercourses and other identified areas of groundwater vulnerability.

- 15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.
- 16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

**RESOLUTION 251/07/2001 [POLICY]**

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[Municipal Council Minutes: 2024-07-31]

10.1.3

**IND.1 [EDC] RECREATIONAL FACILITIES  
AND PUBLIC OPEN SPACES DEVELOPMENT  
MASTERPLAN  
(16/11/P)**

On proposal by Council Member Bernardus Araeb, it was

**RESOLVED**

- 1 That the Recreational Facilities and Public Open Spaces Development Masterplan, attached as pages 88 - 138 to the agenda, be approved.
- 2 That the need to allocate suitable additional unimproved sites to accommodate sport and recreational facilities in the City, be noted.
- 3 That the below listed sites for the accommodation of sport and recreational facilities in the City and the initial roll out of the Windhoek Public Open Spaces Master Plan, be approved:

**3.1 Public Open Spaces identified for Master Plan Development**

**Table 1: Existing facilities in Facility Maintenance East and West - Additional Development**

No.	Facility	Location	Size (m <sup>2</sup> )	Proposed Development	Category of Regional Park
<b>East facilities</b>					
1	Zoo Park	Erf C129	16 682	Total overhaul and landscaping designs inclusive of the amphitheatre.	A
2	Pionierspark Playground	Erf 1255, Gous Street	4 741	Combination of a Family and Workers Park.  Outdoor Gym/rehabilitation of Action Sports.	B and C
3	Southern Entrance Park	Remainder of Erf 5426 and the Remainder of Erf 888	9 056	Outdoor Fun Park, more seating space, and pop-up restaurant.	C
<b>West facilities</b>					
4	Brakwater Recreation Park	The Remainder of Erf 280 (A portion from the mountain)	1 800	A waterfall, small park with lawn, Trees and benches.  Relaxation and photo taking. (landscaping)	A/B

**Table 2: New Public Open Spaces development in Facility Maintenance East and West**

No.	Facility	Location	Size (m <sup>2</sup> )	Proposed Development	Category of Regional Park
<b>East facilities</b>					
1	Academia Playground	Erf 619, Jasper Street	7 208	Family Park: Play equipment Walkways/seating spaces	B
2	Pionierspark	Erf 1620	91 070	Dam/recreational facility	A and H
3	Eros	Erf 502	15 754	Suburban Park	E/ F/G
4	Cimbebasia, Otjozondjou Street	Erf 878	118 099	Playground with natural walkways, seating benches.	B and E
5	Frankie Frederick Street	Erf 791	12 993	Multipurpose Sports Complex	Sport
6	Matenkloof Street, Pionierspark	Erf 1227	14 371	Natural Park/walkways and benches	F/G/H
<b>West Facilities</b>					
7	Goreangab 'Public Open Space'	Erf 2373 Lucia Street	1 987	Family Park	B
8	Otjomuise 'Public Open Space'	Erf 1995, Santa Clara Street	5 778	Family Park, Play equipment and Action Sports.	B and Sport
9	Okuryangava 'Public Open Space'	Erf 376, Ekundi Street	2 4491	Relaxation, picnic and Barbeque areas	Partial B
10	Lafrenz	Erf 87, Eider Street	4 452	Workers and Leisure Park	C
11	Northern Industrial 'Public Open Space'	Remainder of Erf 7002 corner erf	2 789	Workers Park/Open Market.	C

**Table 3: Existing facilities in Facility Maintenance East and West - Sport and Recreation**

No.	Facility	Location	Size (m <sup>2</sup> )	Proposed Development	Category of Regional Park
<b>Facilities in the Eastern side</b>					
1	Gloudina Playground	Erf 478, Khomasdal 2481	5 934	Family Park: Decent Play equipment Walkways/additional seating spaces	B
2	Hochland Park, Edelvalk Street	Erf 1048	27 760	Walking trail, seating benches	E/F/G
3	Cimbebasia, Kasaya Street	Erf 857	1 430	Family Park, outdoor gym equipment.	B
4	Suiderhof Playground	Erf 2469 W, Tacoma Street	5 075	Combination of a Family and Workers Park Outdoor.  Gym/rehabilitation of action sports	B and C
5	Eros Playground	Erf 1293W, Eros Road	3 988	Combination of a family and workers Park outdoor gym / rehabilitation of action sports.	B and C

No.	Facility	Location	Size (m <sup>2</sup> )	Proposed Development	Category of Regional Park
6	Klein Windhoek Playground	Erf 1337, Josef Wood Street	2 004	Combination of a Family and Workers Park, outdoor gym / rehabilitation of action sports	B and C
7	Cimbebasia Playground	Erf 504, Tsondab	6 359	Family Park/Action Sports.	B
8	Windhoek North Playground	Erf 3082 W, John Simms Street	4 154	Combination of a Family and Workers Park, outdoor gym / rehabilitation of action sports.	B and C
9	Southern Entrance Park	Reminder of Erf 5426 and of Erf 888	9 056	Outdoor fun park, more seating space and pop-up restaurant.	C
10	Pionierspark	Erf 1620	91 070	Dam/recreational facility.	A and H
11	Klein Windhoek	Erf 1337	2 004	Family Park and Action Sport.	B / Sports
<b>Facilities in the Western side</b>					
12	UN Plaza	Erf 5384, Independence Avenue	86 860	Landscaping and re-surface of floors and Family Park and Leisure Park.	A
13	Northern Industrial Public Open Space	Reminder of Erf 7002 corner erf	2 789	Workers Park/Open Market.	C
14	Wanaheda Public Open Space	Erf 2619, Omoongo Street	8 550	Hilltop Park; relaxation space.	G/H
15	Hakahana	Reminder of Erf 934	4 421	Informal soccer field.	D
16	Tugela Playground	Erf 817, Tugela Street.	17 871	Outdoor gym, natural turf, additional seating benches.	B
17	Sukkot Playground	Erf 3395, Sukkot Street	4 163	Action Sports and Leisure Park.	B / Sport
18	Shanghai Public Open Space	Erf 1443, Shanghai Street	10 558	Family Park and Action Sport.	B / Sport
19	Otjomuise	Erf 918, Copenhagen Street	36 512	Family Park and Action Sport.	A/B/Sport
20	Otjomuise	Erf 3088, Dar es Salaam Street	9 429	Informal soccer field.	D

- 4 That the Chief Executive Officer (Strategic Executive: Economic Development and Community Services) be mandated to consider and invite proposals for Joint Venture Agreements, or other viable financing models from stakeholders to partner with Council to provide either finance or to develop 'public open spaces', sport and recreational facilities in line with applicable laws and guiding framework of Recreational and Open Spaces Development Masterplan.
- 5 That approval be granted for the rental income to be generated from 'public open space' development be ring-fenced and be reinvested in the Sport and Recreation Development Programme to facilitate the implementation of the Recreational and Open Spaces Development Masterplan and to address the challenge of illegal encroachment of 'public open spaces' in the City.

- 6 That the upgrading of sites with permanent structures be subjected to the submission and approval of building plans etc., as per internal procedures.
- 7 That the public open space development, with a commercial component, may be incentivised as follows:
  - 100 % Rebate on rental and rate and taxes for the first six (6) months (maximum period) during the construction phase. [Should the construction be completed in less than three months, the rebate will only be applicable to the construction period.]
  - 50 % Rebate on rental and rate and taxes for the first two (2) years of the project, whereafter full rental will be applicable for the duration of the Lease Agreement, subject to annual inflationary escalation.
  - 70 % and more of investments on project will be entitled to have naming rights and advertising around the facility in accordance with Outdoor Advertising Policy.
- 8 That where development of a commercial recreational facility and or sports field is envisaged, such opportunities be advertised in local media and evaluated as per the applicable criteria.
- 9 That in the event of community development of a family/play park, Council remain responsible for the provision of water and electricity (where applicable).
- 10 That should the development consist of a community garden, the community group will be responsible for the water and electricity costs (if applicable) after a minimum period of six (6) months (development period).
- 11 That the Chief Executive Officer be authorised to accept all once-off donations of horticultural products on condition that the latter provide Council with a Quarterly Report of such donations received.
- 12 That Council Members be encouraged to voluntarily adopt a park for the purpose of mobilising funds for developing or upgrading a park so adopted taking into consideration provisions of Council's Public Open Space Policy and relevant provisions of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), as it relates to donations.
  - 12.1 That the specific Council Member be part and parcel of the refurbishment project which will be executed in line with Council's Policies, Regulations and Development Plans.
  - 12.2 That the Strategic Executive: Economic Development and Community Services (Manager: Parks) through the Chief Executive Officer (Acting Manager: Mayoral and Council Affairs) provide administrative support to Council Members in the execution of this initiative.

- 13 That Ministerial exemption be obtained in terms of section 30(1)(z)(i)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) to receive donations for the upgrading or beautification of parks or public open spaces for the 2024/2025 Financial Year, subject to the submission of an Annual Report of all donations received at the end of the period.
- 14 That the resolution be implemented prior to confirmation of the minutes.

**RESOLUTION 153/07/2024**

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**MOTION**

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**ADOPTION OF PARKS IN LINE WITH COUNCIL RESOLUTION 153/07/2024**

**BY PROF JOB SHIPULULO AMUPANDA**  
MEMBER OF COUNCIL

**BACKGROUND**

Council, in resolution 153/07/2024, as passed at its meeting held on 31<sup>st</sup> July 2024 resolved as follows; *That Council Members be encouraged to voluntarily adopt a park for the purposes of mobilizing funds for developing or upgrading a park so adopted taking into provisions of Council 's Public Open Space Policy and Relevant provisions of the Local Authority Act, 1992 (Act 23 of 1992) (as amended), as it relates to donations. That the specific Council Member be part and parcel of the refurbishment project which will be executed in line with the Council's Policies, Regulations and development Plans.*

**MOTIVATION**

In line with the above-mentioned Council resolutions, two public open spaces were identified with the assistance of the Housing, Property and Human Settlement Department. It is on these public open spaces that public parks are to be established and adopted accordingly in line with resolution 153/07/2024.

The purpose of this motion is, therefore, to inform Council of the adoption of these two mention parks by Councilors Prof. Job Shipululo Amupanda, Ilse Keister and Clemencia Hanases.

**THIS MOTION THUS SUBMITS THE FOLLOWING;**

1. Council is hereby notified of the adoption of the envisaged parks by Councilors Amupanda, Hanases and Keister in line with Council resolution 153/07/2024.
2. The identified parks are to be located on reminder of Erf 7146 and Reminder of Erf 4247.
3. That the abovementioned Councilors submit detailed proposal and submission to Council on how this will be implemented.

Revolutionary Regards

**Dr. Job Shipululo Amupanda**  
07 March 2025



# Windhoek Recreational & Public Open Spaces (WRPOS) DEVELOPMENT MASTERPLAN

Legal Mandate: Local Authorities Act (Act No. 23 of 1992, as amended), Section 11 (5)(e); Section 30(1)(n); Section 48(1)(b)(d); CR 153/07/2024

**PROJECT NAME:** .....

**NAME OF PROPONENT:** .....

On behalf of/For (Community)\*: .....

**CONTACT DETAILS:**

**TEL/CELL:**..... **E-MAIL:**.....

**Date submitted:** .....

**DETAILS OF APPLICATION:**

<p><b>Accessibility:</b> Site; located within residential neighbourhood; walking distance or easily reachable by public transportation, shops, schools, industrial areas. The POS located in an area.</p>	
<p><b>Diversity and Variety:</b> CityPark/ Suburban Park / Neighbourhood/Workers park/ Informal Playing field/ Trail / Sport field/ Multi-purpose Access to the facility to differently abled persons. Seating</p>	
<p><b>Sustainability:</b> Use of environmentally friendly materials; indigenous plants; energy-efficient lighting, incorporation of permeable surfaces to manage stormwater runoff, and conservation of biodiversity; Waste management</p>	
<p><b>Community Engagement:</b> Supported by community; co-management opportunities (volunteers;</p>	

<p>private, corporate, youth groups, community groups) (attach Annexure A).          Naming of Park          Dates of meetings          Minutes of meetings (if any)</p>	
<p><b>Maintenance and Management:</b>          Use of recycled materials; Ablution facilities.</p>	
<p><b>Integration and Connectivity:</b>          Connection with surrounding neighbourhood and infrastructure, enhancing interconnectivity and integration of design with neighbourhood needs.</p>	
<p><b>Value of Investment (N\$)</b>          Once-off / Phased development (period)          Source of funding          Value of total investment</p>	
<p><b>Value of Maintenance (N\$)</b>          Once-off / 12 mnths/ 24 mnths / Specify</p>	

[Municipal Council Minutes: 2023-08-31]

10.3.5

**GOV.7 [EDC] IDENTIFICATION,  
NOMINATION AND CONSERVATION  
OF 1960'S KATUTURA AND KHOMASDAL  
HOUSES AS HERITAGE ASSETS REPORT  
(16/17/P)**

On proposal by Councillor SS Nujoma, it was

**RESOLVED**

- 1 That the submission in respect of the identification, nomination, and conservation of the first houses in Katutura and Khomasdal, be noted.
- 2 That seven (7) houses built between 1959 to 1960's (older than fifty (50) years), be identified with due consideration to the proposed guiding framework and criteria, attached as pages 382 - 383 to the agenda.
- 3 That permission be granted to the Strategic Executive: Economic Development and Community Services to spearhead the project by engaging homeowners of the identified houses in the following townships of Herero, Damara, Nama, Ovambo, Donkerhoek, Gemengde and Khomasdal respectively.
  - 3.1 Herero;
  - 3.2 Damara;
  - 3.3 Nama;
  - 3.4 Ovambo;
  - 3.5 Donkerhoek;
  - 3.6 Gemengde; and
  - 3.7 Khomasdal.
- 4 That the department develop an application form and include the donation/loan of artefacts of significance to substantiate the house's storyline, including and not limited to photographs, utensils, beddings, furniture and storage equipment.

- 5 That a Project Working Group be approved, chaired by the Strategic Executive: Economic Development and Community Services and consisting of members from the National Heritage Council of Namibia, National Museum, National Archives, Museums Association of Namibia, History Department of the University of Namibia (UNAM) and the Built Environment Division to assess the houses, motivate the selected houses by documenting the history attached to the latter and provide feedback to Management Committee/Council, in this regard.
- 6 That the sentimental value attached to these prospective houses be duly acknowledged and accounted for in the development of the sites moving forward, for example, through the granting of 'visitation rights.
- 7 That approval be granted to the Strategic Executive: Housing, Property Management and Human Settlement to avail seven (7) houses for an exchange between the Council Affordable Housing Project in any suburbs in line with the roll-out of the Affordable Housing Project and the old houses in Katutura and Khomasdal dating back to the 1959 - 1960.
- 7.1 That the Strategic Executive: Economic Development and Community Services, in conjunction with the Strategic Executive: Housing, Property Management and Human Settlement quantify financial implications on the exchange of these houses.
- 8 That public notices be placed in local newspapers for public consultations and that the Chief Executive Officer (Manager: Corporate Communication, Marketing and Public Participation) engage the community in the envisaged areas through public meetings.
- 9 That a cultural/historical route be developed, documented and promoted to boost heritage tourism to Katutura, Khomasdal and the Windhoek City Museum.
- 10 That budgetary provisions be made in the 2024/2025 Financial Year for the payment of transfer fees, for approval by Management Committee/Council.
- 11 That the resolution be implemented prior to confirmation of the minutes.

**Financial implications****Funds required**

N\$50 000.00 (Advertising)

**RESOLUTION 241/08/2023**

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**MOTION: CREATION OF THE WINDHOEK AFRICAN MARKET**

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**BY PROF JOB SHIPULULO AMUPANDA**  
MEMBER OF COUNCIL

**BACKGROUND**

Tourism is one of the greatest contributors to Namibia's GDP. Windhoek, Namibia's capital city, similarly contributes significantly to the country's GDP. Jointly considered, the enhancement of tourism in Windhoek stands to benefit the country as a whole. It has long been bemoaned that Windhoek appears to be a mere transit to other cities with several tourist attraction sites. A responsible leadership will not find comfort in this status quo. This point of departure finds expression in our Strategic Plan and key texts dealing with tourism and economic development.

**MOTIVATION**

Through travelling and benchmarking visits to several cities over the years, one noticed a consistent feature in cities being a **dedicated market that showcases and sells products that are unique to that particular city and country**. In Kenya, both in Nairobi and other cities, visitors and tourists are taken to Masai markets where they can buy goods and products, including food, that are uniquely Kenyan and African. What will be the answer when one is presented with this question by a tourist; "where can I go to buy Namibian products that I can take as gifts back home"? It is, therefore, not hard to understand the need of constructing and operating an African Market where Namibian and African products – from artifacts, artists, music, books, clothing, gifts – and food can be sold. A market whose target is tourist and visitors. A neat, well maintained and safe market that can be marketed internationally as a tourist attraction in Windhoek.

**THIS MOTION THUS CALLS FOR THE FOLLOWING;**

1. That the Chief Executive Officer and the Strategic Executive for Economic Development conceptualize the Windhoek African Market and submit it to Council for approval.
2. The Chief Executive Officer, with the assistance of the strategic Executives for Economic Development and Strategic Executive for Housing, Property and Human Settlement; identify a fitting land where the Windhoek African Market will be located.
3. The Windhoek African Market be a Capital Project in the 2025/26 Financial year.

Revolutionary Regards

**Prof. Dr. Job Shipululo Amupanda**  
07 March 2025







1/11/2024

FORM 1

CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).	ANNEXURE A	Y
2.	Previous Council's Approval (if applicable)	ANNEXURE B	Y
3.	A. Locality and Detailed Plans (Illustrating the whole boundary of the Local Authority area under which the application is made)	ANNEXURE C	Y
	B. Existing Zoning Plan		Y
	C. Intended Zoning Plan		Y
	D. Subdivision / Consolidation Plan (with contours)		N/A
	E. Parking Layout		N
	F. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		Y
4.	Conditions to be registered (if applicable – this is mandatory for all subdivision applications)	ANNEXURE D	Y
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	Y
6.	Closure Certificate (if applicable)	ANNEXURE F	N/A
	Environmental Clearance Certificate (if applicable)		N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)	ANNEXURE H	N/A
9.	1. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name)	ANNEXURE I	N/A
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		N/A
10.	Copy of Title Deed, Deed of Transfer or Certificate of Registered Title	ANNEXURE J	Y
11.	Conditions of Establishment (if applicable)	ANNEXURE K	Y
12.	Proof of Payment of the City of Windhoek Application Fee	ANNEXURE L	Y
13.	Credit Clearance Certificate	ANNEXURE M	Y

Note: Any required additional documents that are not listed on the checklist may be attached after No. 13

**CITY OF WINDHOEK**  
DEPT. OF URBAN AND TRANSPORT PLANNING

2024 -11- 01

*[Signature]*

URBAN POLICY DIVISION  
UP8

**G F DE KLERK T/A TOWN PLANNER**  
P O BOX 24192, WINDHOEK  
[gfdoffice63@gmail.com](mailto:gfdoffice63@gmail.com)

28 August 2024

The Chief Executive Officer  
City of Windhoek  
Department of Urban and Transport Planning (Urban Policy Division)

Att. Ms K Asino

Application**REZONING OF REMAINDER 58 OF PORTION H OF THE FARM BRAKWATER**

G F De Klerk t/a Town Planner was appointed by the owner of Remainder 58 of Portion H of the Farm Brakwater (RE/58/H/48 BW) for:

- The rezoning of Remainder 58 of Portion H of the Farm Brakwater from general residential with a density of 1:5ha to hospitality to use six tented rooms and two brick rooms in terms of delegated authority as per Council Resolution 190/09/2017.
- Consent for a restaurant, liquor license and associated purposes while the rezoning is in process.

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

Ownership is vested in the Estate of Late Gisela Maria Cavelius-Kriegsheim and Werner Kriegsheim as indicated in the Deed of Partition Transfer T4132/2023. These will be amended with the sale of the two new subdivisions.

Site Information

Remainder 58 of Portion H of the Farm Brakwater is zoned Residential with a density of 1:5ha.

The Remainder 58 of Portion H of the Farm Brakwater was subdivided and surveyed recently and the diagrams were approved in August 2024. The surveyed diagrams A403 and 404 2024 are attached. Prior to the aforementioned subdivision, another subdivision for the purpose of a right of way was done as indicate in the Deed of Partition Transfer T4132/2023 and still belongs to the owner.

Portions A and B, now Portions 564 and 565 of the Re/58/H/48 Brakwater still appears on the Deed of Partition. The remainders are never surveyed, but having deducted Portions 564 and 565, the Re/58/H/48 Brakwater should be 5 7562m<sup>2</sup> in extent.

The Remainder 58 of Portion H of the Farm Brakwater is located east of District Road 1491 and has access from there. The Remainder 58 of Portion H of the Farm Brakwater has all services. The site is still use for residential purposes with one main dwelling and outbuildings that are aimed to be converted into the new zoning that would include the sin tents. The main homestead is located on a elevated portion with only the northern portion to have a slope that could generate fast runoff stormwater away from the main buildings.

#### Development Proposal

The intention of the owner is to rezone to allow for the use of hospitality purpose. The owner intends to submit building plans and parking on approval of the new use and zoning as it is futile to do so now. Currently there are ample space within the fenced homestead, at least eleven. The owner intends to demolish the goat kraal and chicken pen.

#### Public Consultation

The Public consultation process will start after acceptance of this application.

#### Motivation

There is a market for accommodation outside the built-up areas, found even in rural areas, lodges, farms, etc. The Remainder 58 of Portion H of the Farm Brakwater has the location of outside the built-up area and a natural setting. Most of the main homestead was build with material found on the portion, representing such natural settings. The Remainder 58 of Portion H of the Farm Brakwater falls fall within the designated residential area of Brakwater, even though a government industrial park is planned adjacent to it.

A new zoning category called 'hospitality' has been approved by Council per Resolution 401/11/2020. The definition of Hospitality, as contained in the draft Amendment Scheme as well as the Table B inclusion. The Draft scheme 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.”*

The Windhoek Town Planning Scheme allows for a change in land use or residential densities, subject to the laws and regulations of the City Council.

This application aims to promote tourism I a less dense area and to register with the Namibian Tourism Board Act, 2000 (No. 21 of 2000) and its regulations and the Liquor Act, Act No. 6 of 1998, but excludes any offsales. A Restaurant, Place of amusement, place of entertainment and functions and events may only be undertaken with consent of Council as per Table B.

The 8 rooms fit within a small and tranquil establishment.

Betterment Fee

The owner losses a substantial portion of land in the right of way for Portion 536/58/H/48 Brakwater (7 208ha). The application is also for the waiver of the betterment fee and that the owner carries the transfer to the City.

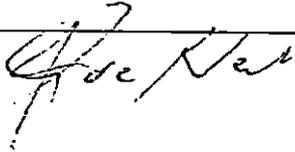
Conclusion:

The rezoning to hospitality still remains in essence residential as per guidelines for the greater Brakwater area. This zoning cannot be limited, especially in residential and business areas. one would find this all over the City.

Application is therefor made:

1. In accordance with the delegation of authority assigned to the Strategic Executive: Urban and Transport Planning to approve rezoning applications as resolved per Council Resolution 190/09/2017, that the Remainder 58 of Portion H of the Farm Brakwater from residential with a density of 1:5ha to hospitality for eight leasable rooms.
2. Consent for a restaurant and permission to apply for liquor licence for onsite consumption.
3. The waiver of the betterment fee (compensation) in lieu of Portion 536/58/H/48 Brakwater (7 208ha)

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59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2000 • www.dutp.windhoek.org.na

Enq: Ms R. Kwenani

Tel: 290 3428

Ref: L/58/H/48/BW

Date: 05 July 2023

Du Toit Town Planning Consultants

P O Box 6871

Ausspannplatz

Dear Madam,

**SUBDIVISION OF THE REMAINDER OF PORTION 58 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO. 48 INTO PORTION A, PORTION B AND REMAINDER**

In accordance with the delegation of authority for subdivisions as per Council Resolution 283/11/2017, the subdivision of the Remainder of Portion 58 (a Portion of Portion H), Farm Brakwater No. 48 into Portion A ( $\pm 5,9764$  ha), Portion B ( $\pm 5,5214$  ha) and Remainder ( $\pm 6,2906$  ha) is recommended for approval to the Urban and Regional Planning Board in accordance with Section 109 (2)(a) of the Urban and Regional Planning subject to the following conditions:

1. That the current conditions registered against the Remainder of Portion 58 (a Portion of Portion H), Farm Brakwater No. 48 be retained and be registered against Portion A, Portion B and Remainder (excluding conditions A, B and C which were cancelled as per Notarial Deed K579/2022).
2. That the standard conditions in favour of the local authority be registered against the proposed three portions be registered, which states as follows:
  - 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 5 of 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.
3. That the 25 meter servitude registered over the Remainder of Portion 58 (a Portion of Portion H), Farm Brakwater No.48 be retained on all the subdivided Portions, including the Remainder.
4. That endowment fee of 9% is payable for each newly created portion
5. That the applicant takes note of the collector road systems running along the northern and western boundaries of Remainder of Portion 58 (a Portion of Portion H), Farm Brakwater No.48 as depicted in Figure 1 (attached), such road portion should be registered as a "right of way". Exact coordinates of the servitude should be obtained from the Chief Engineer: Road Planning, Design & Traffic Flow.

*All official correspondence must be addressed to the Chief Executive Officer*

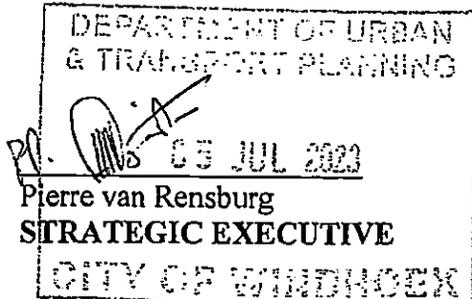
- 5.1 That the collector alignment be approved by the adjacent neighbouring properties.
- 5.2 The properties owners of which the collectors are running over the boundaries although not subdividing, must also approve and give written approval of the alignment of the collector.
- 5.3 That Collector roads are 25m wide.
- 5.4 That adjacent neighbouring properties should accept the collector alignment in writing or propose an acceptable one.
- 5.5 That applicant takes note of an Arterial Road, the Brakwater Service Road D1491 on the eastern, running outside the boundary. No direct access is allowed directly from the Arterial road. Access is only allowed from collector roads.
- 5.6 That no access or parking will be allowed 20 meters from the intersection, measured from the intersecting kerbs.
6. That the applicant submits a subdivision layout indicating distance between existing buildings and proposed new boundary lines prior to the submission of the application to the Urban and Regional Planning Board.
7. That the applicant appoints a registered professional Engineer to determine whether the south western corner of the proposed Portion A (a Portion of the Remainder of Portion 58 of Portion H) of Farm Brakwater No. 48 is required to be protected against any potential flood damage.
8. That the applicant's Engineer determine whether the south-eastern corner of the proposed Portion B of Farm Brakwater no. 48 is required to be protected against any potential flood damage.
9. That the applicant's Engineer, should it be required, submit detailed engineering plans as to how the southwestern part of the proposed Portion A (a Portion of the Remainder of Portion 58 of Portion H) of Farm Brakwater No. 48 is to be protected against any potential flood damage.
10. That the applicant's Engineer determine whether the full water level of the earth dam along the Southwestern corner of the proposed Portion A (a Portion of the Remainder of Portion 58 of Portion H) of Farm Brakwater No. 48 has potential to damage the southwestern part of the proposed Portion A of Farm Brakwater No.48.
11. That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.
12. That no development will be allowed within the 50-year flood level of any river or stormwater course.
13. That no development will be allowed onto or over any stormwater system or structure.
14. That any stormwater crossing be accommodative of at least a 50-year flood.

15. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme that states:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
    - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
    - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
16. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.
17. 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.
18. 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.
19. That no building plan will be approved until the above stormwater conditions are met.
20. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.
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 the 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.]
22. That roads and stormwater be planned, designed and constructed to municipal standard.
23. That access and "right of way" servitudes be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.
24. That confirmation for the proposed accesses from the DR 1491 from Roads Authority be submitted prior to the submission of the rezoning to the Urban and Regional Planning Board.
25. That it be noted that no existing bulk Water and Sewer Services are available for the Remainder of Portion 58 (a Portion of Portion H) of the Farm Brakwater No. 48.

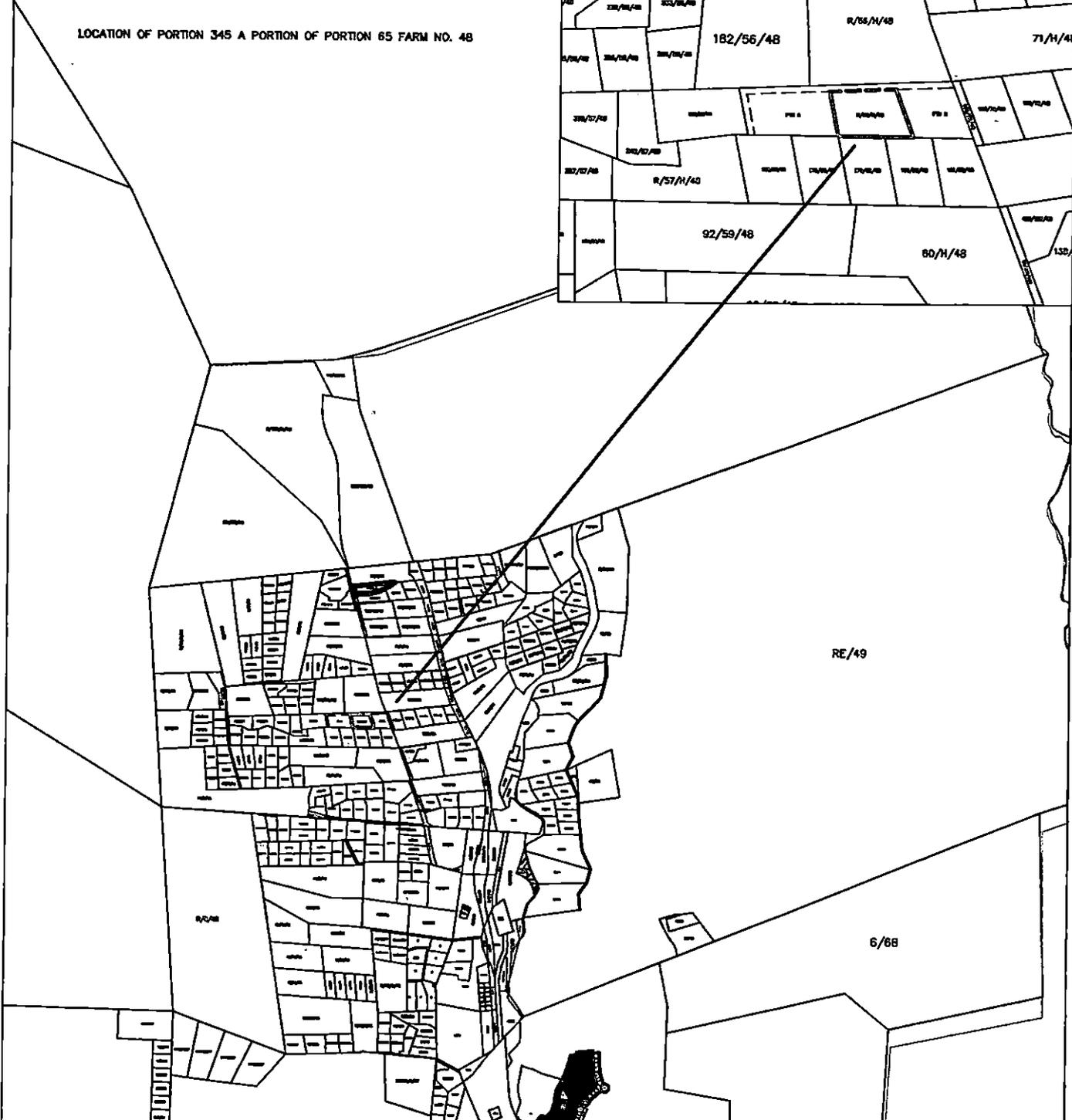
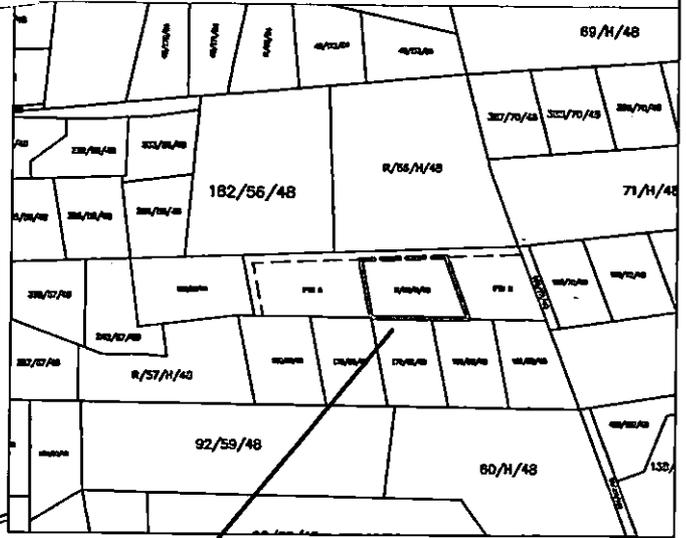
26. That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
27. That the supply of Bulk Water and Sanitation/Sewerage Services should be if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
28. 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.
29. 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.
30. 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.
31. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours, as well as sufficient storage for fire risk.
32. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
33. 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. Final effluent shall at all times comply with applicable legislation.
34. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval during the building plan approval process. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.
35. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.
36. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
37. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.

38. 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/](http://www.csir.co.za/Built_environment/RedBook/).
39. That Council does not have any electrical network in the area. However, there is electricity in the area under the operation of NamPower, and the applicant has indicated to approach NamPower.
40. That the Electricity Control Board has a proposal that council to possibly takeover the distribution in these areas, hence the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on council electricity specifications when designing for internal reticulations, and all design drawings to be submitted for approval by the Strategic Executive: Electricity.
41. That the applicant be takes note that in terms of Section 110 of the Urban and Regional Planning Act, 5 of 2018 any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister of Urban and Rural Development (the Minister). Notice of the appeal and the grounds for the appeal must be lodged within 21 days from the date of this Notice to the Minister and Local Authority whose decision is the subject of the appeal.
42. That the applicant acknowledges receipt of this Delegated Authority in writing, within 28 days of receipt of this letter.

Yours faithfully



LOCATION OF PORTION 345 A PORTION OF PORTION 65 FARM NO. 48

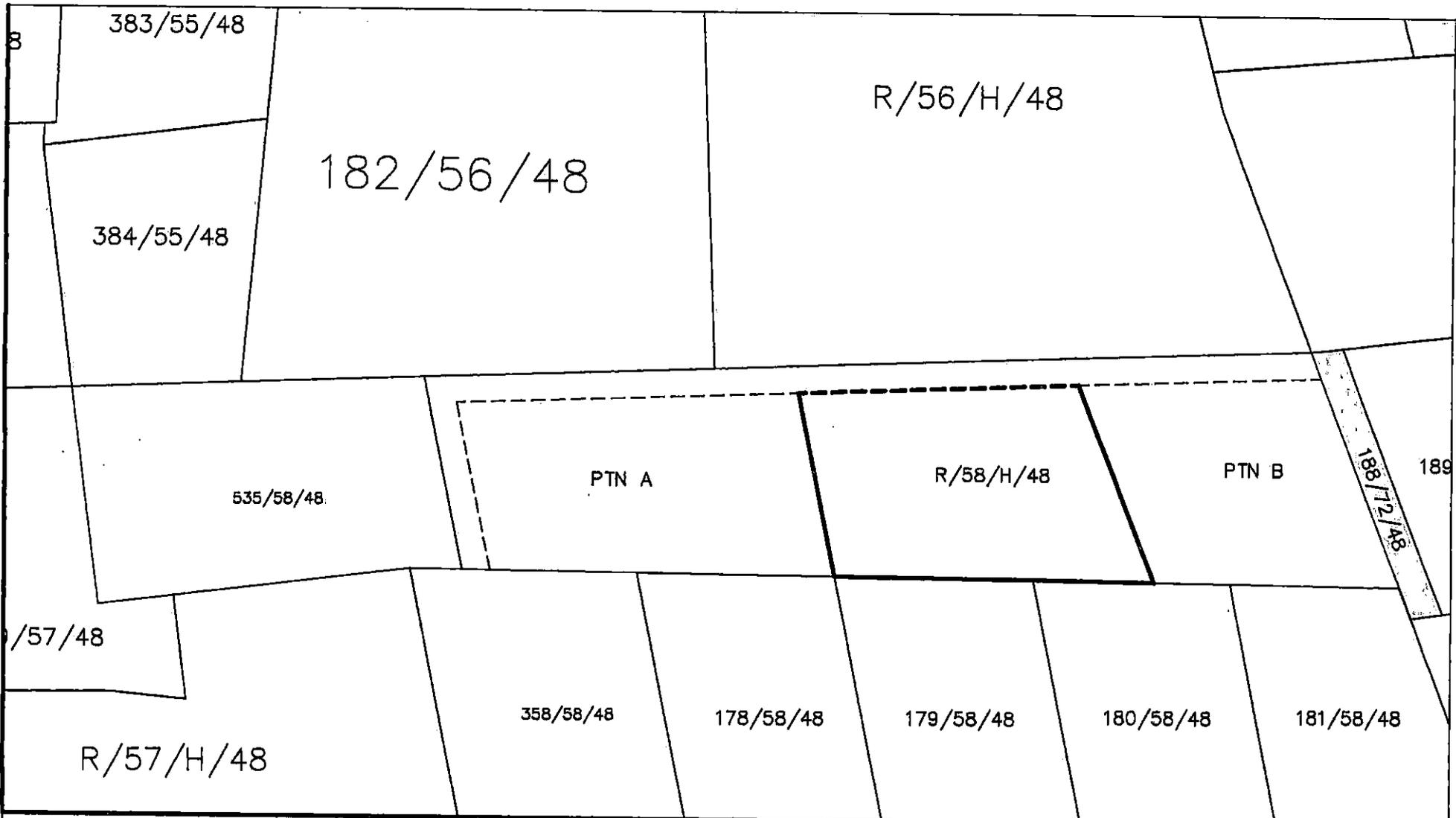


LOCALITY PLAN OF REMAINDER 58 OF THE OF THE FARM NO. 48 BRAKWATER

Plan Africa Consulting cc

Tel : (061) 212096  
 Cell : 0812716189  
 P.O.Box 4114 Windhoek  
 Fax : 088614626  
 8 Delfus Street  
 Email: pafrica@mvweb.com.na





496

**LEGEND**

 Hospitality	 Street	 Residential
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**Existing zoning of Remainder of Portion 58 of Farm No. 48  
Brakwater and Surrounded Areas zoned "Residential"**

SCALE 1:5000

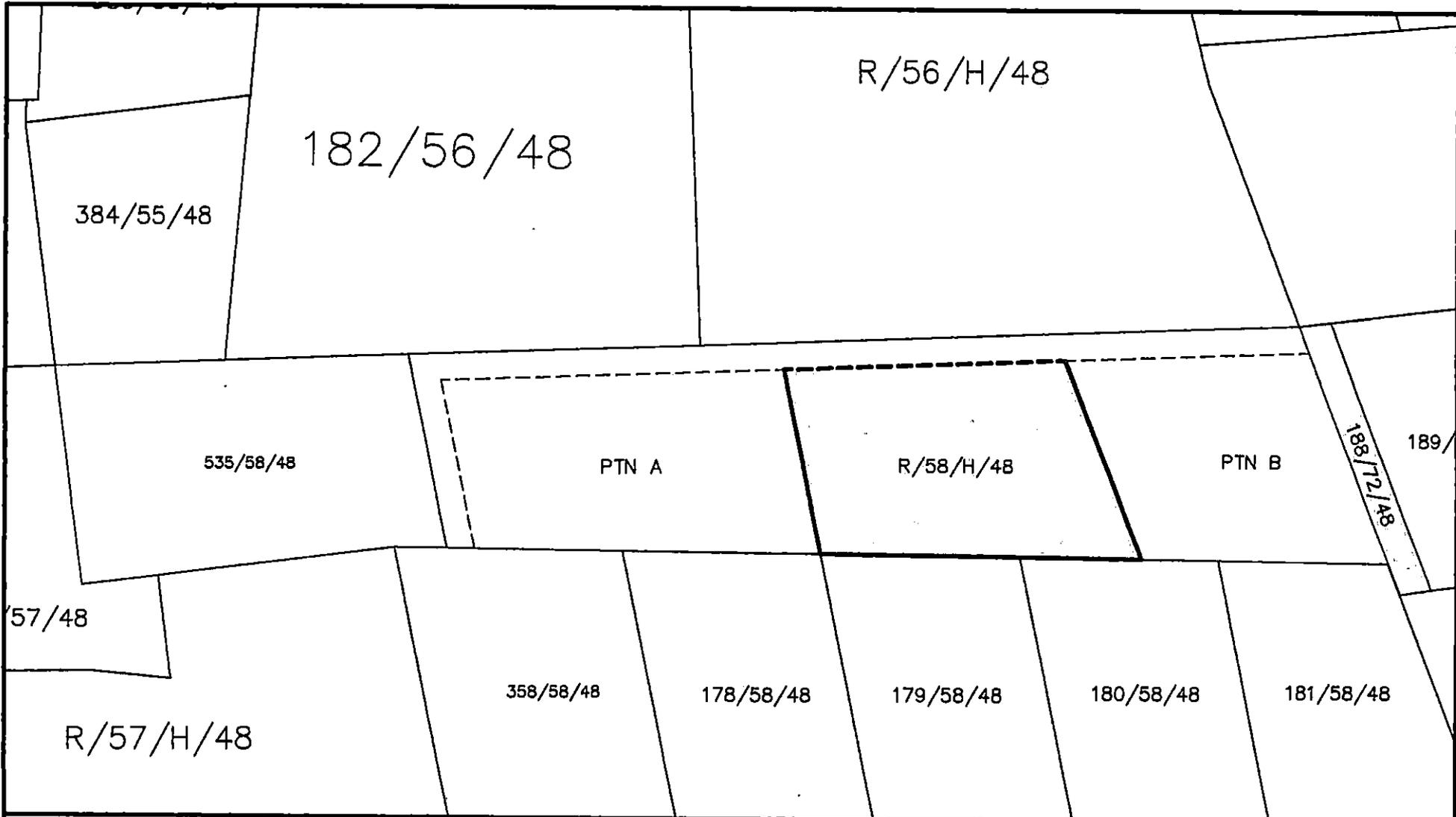


AUGUST. 2024 T N

**Plan Africa Consulting cc**



8 Delius Street Windhoek West  
P.O.Box 4114 Windhoek  
Tel : (061) 212096  
Cell : 0812716189  
Fax : (061) 213051  
email : pafrica@mweb.com.na



497

LEGEND



Hospitality



Street



Residential

**Proposed zoning of Remainder of Portion 58 of Farm No. 48  
Brakwater and Surrounded Areas from "Residential" to  
"Hospitality"**

SCALE 1:5000



AUGUST, 2024 T N

**Plan Africa Consulting cc**



8 Delius Street Windhoek West  
P.O.Box 4114 Windhoek  
Tel : (061) 212096  
Cell : 0812716189  
Fax : (061) 213051  
email : pafica@mweb.com.na

~~Part 1~~  
for Surveyor-General

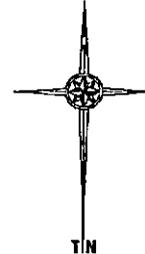
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		DESIGN		
		Y	X			
A B	340.36	267.52.40	A	-5 025.96	+43 715.78	BLM1
B C	201.12	349.49.10	B	-5 366.09	+43 703.17	BLM11
C D	343.00	90.33.40	C	-5 401.63	+43 901.12	BLM14
D A	184.90	169.49.10	D	-5 058.64	+43 897.77	Rbn5
				-5 740.21	+48 640.38	Brak 3
				-5 780.06	+41 806.29	Brak 4

BEACON DESCRIPTIONS

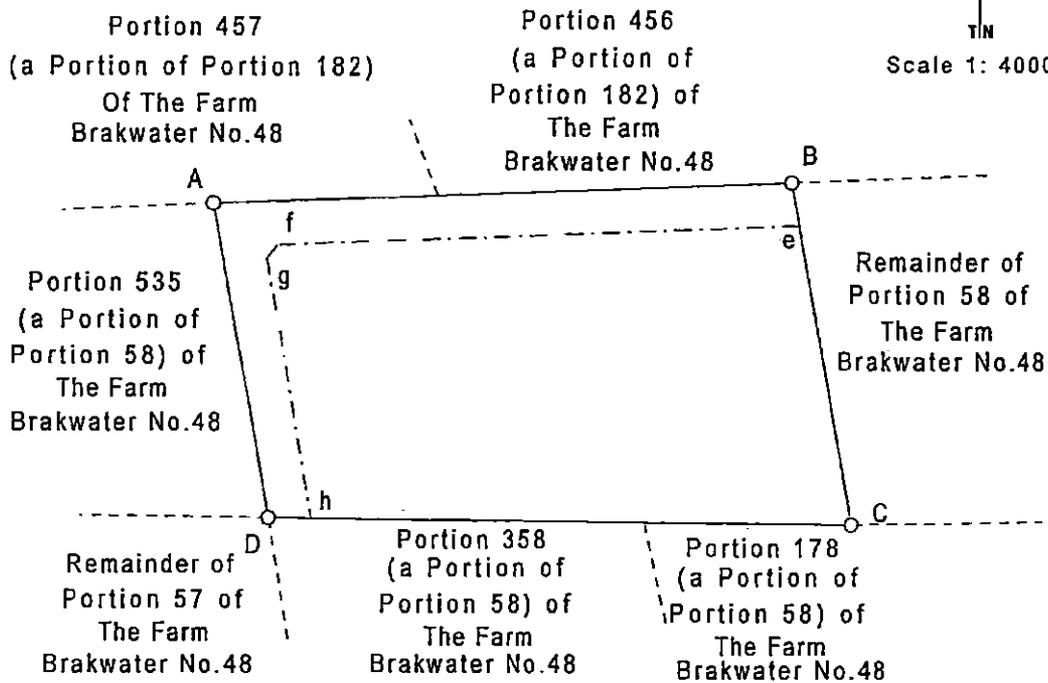
All beacons.....16mm round iron peg

Servitude note:

The figure A B e f g h D represents a Right of Way Servitude Vide Diagram No.A141/2022.



Scale 1: 4000



The figure A B C D represents 6.5044 hectares of land being

**Portion 564 (a Portion of Portion 58) of  
Portion H of  
the Farm Brakwater No.48**

Situate in the Municipal Area of Windhoek  
Registration Division K, Khomas Region  
Republic of Namibia  
Surveyed in May 2024 by me

H.L. Strydom  
Land Surveyor

This Diagram is annexed to No. Dated:  Registrar of Deeds	The original diagram is S.G No.A111/67	S.R. No.: E.132/2024
	Transfer/Grant: 1784/70 Dated: 21-09-1970	Noting Plan: MG-3CA File No.: K48

~~RAHWETH~~  
for Surveyor-General

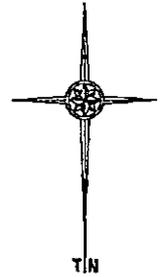
SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: LO22/17 X		DESIGN
A B	230.94	267.52.40	A	-5 645.65 +43 692.81	BLM12
B C	32.32	339.32.10	B	-5 876.43 +43 684.25	Ser3
C D	205.77	338.58.20	C	-5 887.73 +43 714.53	BLM8
D E	278.03	90.33.40	D	-5 961.57 +43 906.60	SER2
E A	214.45	169.49.10	E	-5 683.55 +43 903.88	BLM13
				-5 740.21 +48 640.38	Brak 3
				-5 780.06 +41 806.29	Brak 4

**BEACON DESCRIPTIONS**

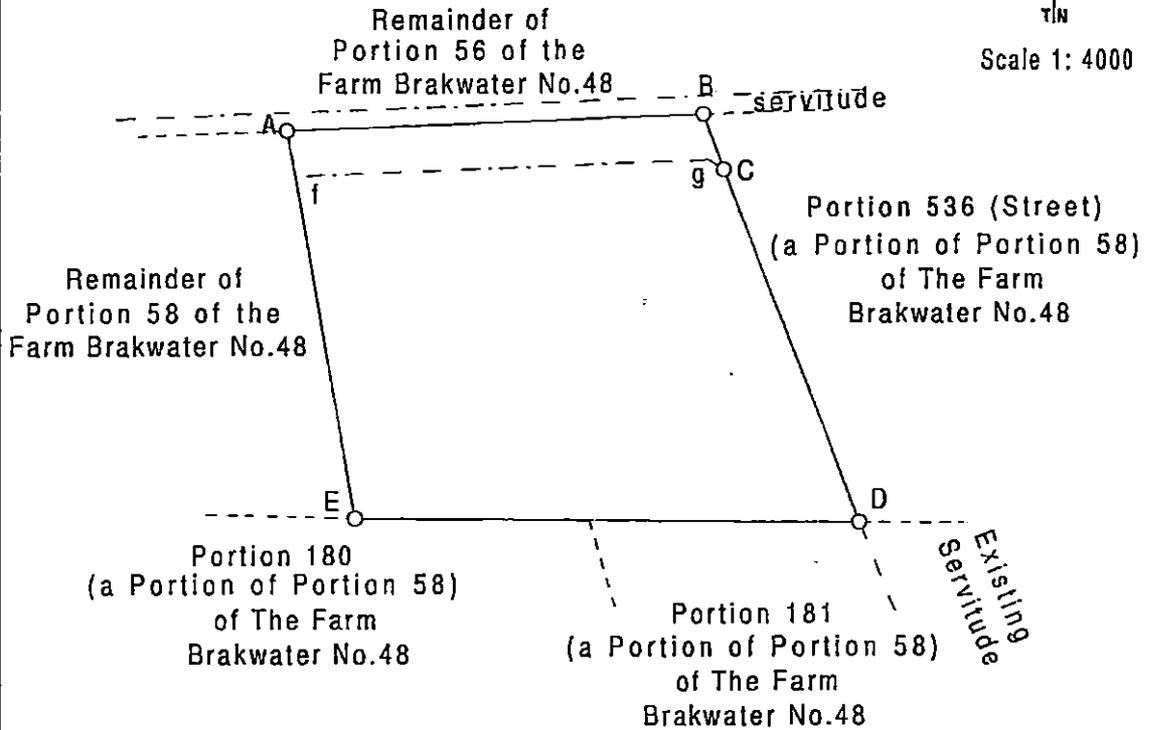
All Beacons : 16mm round iron peg

**SERVITUDE NOTE:**

The Figure A B C g f represents a Right of Way Servitude Vide Diagram No.A141/2022.



Scale 1: 4000



The figure A B C D E represents 5.5278 hectares of land being

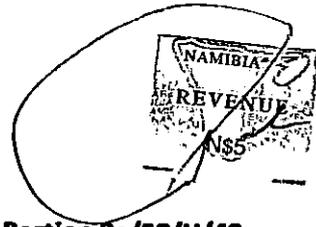
**Portion 565 (a Portion of Portion 58) of Portion H of the Farm Brakwater No.48**

Situate in the Municipal Area of Windhoek  
Registration Division K, Khomas Region  
Republic of Namibia  
Surveyed in May 2024 by me

H.L. Strydom  
Land Surveyor

This Diagram is annexed to  No. Dated:	The original diagram is S.G No.A111/67	S.R. No.: E132/2024
	Registrar of Deeds	Transfer/Grant:1784/70 Dated:21-09-1970

**POWER OF ATTORNEY**



I, the undersigned **Werner Kriegsheim** in my capacity as owner of **Portion Re/58/H/48 Brakwater**, hereby nominates, constitutes and appoint,

**Gerhard F De Klerk t/as a Registered Town Planner**

**P.O. BOX 24192**

**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 City of Windhoek, Ministry of Urban and Rural Development and the Urban and Regional Planning Board (URB) for the:

- **REZONING OF Portion Re/58/H/48 BRAKWATER FROM RESIDENTIAL WITH A DENSITY OF 1.5HA TO HOSPITALITY**
- **CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAINING A LIQUOR LISENCE WHILE THE REZONING IS IN PROCESS**

And generally, for effecting the purposes aforesaid, to so 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 whatsoever my said agent shall lawfully do, or cause to be done, by virtue of these presents.

Signed at **WINDHOEK** this **1<sup>st</sup>** day of **August 2024**, in the presence of the undersigned witnesses.

*W. Kriegsheim*  
.....  
**SIGNED**

**WITNESSES:**

1. *[Signature]*  
.....

2. *[Signature]*  
.....

2023-07-19

501

CQ/ck/244185

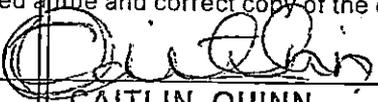
# DEED OF PARTITION TRANSFER

T 41.32 / 2023

NO.

1. ESTATE LATE GISELA MARIA CAVELIUS-KRIEGSHEIM
2. WERNER KRIEGSHEIM

Certified a true and correct copy of the original



CAITLIN QUINN  
COMMISSIONER OF OATHS  
LEGAL PRACTITIONER / CONVEYANCER / NOTARY PUBLIC  
FISHER, QUARMBY & PFEIFER ATTORNEYS  
C/O ROBERT MUGABE & THORER STREET  
ENTRANCE THEO-BEN GURIRAB STREET  
P.O. BOX 37, WINDHOEK

*In Favour Of*

**WERNER KRIEGSHEIM**

**PROPERTY: PTN 536 STREET (A PTN OF THE REMAINDER OF PTN 58)  
OF THE FARM BRAKWATER NO. 48 "K" & REMAINDER OF PTN 58 OF THE  
FARM BRAKWATER NO. 48 "K")**

*Caitlin Quinn*  
CONVEYANCER  
C. QUINN

para 1

TRANSFERRED TO MUNICIPAL COUNCIL OF WINDHOEK  
NO T 4133/2023 Remainder  
2023-07-31  
REGISTRAR OF DEEDS

By Notarial Deed No. K 293 2023, dated 7 December 2023  
The within-mentioned property is: Subject to a right of way  
25 metres wide along the northern and western boundary  
as indicated by the line A B C D E F G H on servitude  
Deeds W. NO. A141/2022 annexed to the Notarial Deed  
Registered in favour of the General Public and the  
Municipal Council of Windhoek over Remainder of  
Portion 5 (A 1/4 of Plot 11) of the Farm BAKWIJVER NO.  
12100/1971, situated together with  
with Kuxallery Nalms in favour of  
Appear on reference to ... as will more fully  
Appear on reference to ... a copy which is hereto annexed  
DEEDS OFFICE  
WINDHOEK  
2023-07-31  
REGISTRAR OF DEEDS

**DEED OF PARTITION TRANSFER**

T 4132ii/202

BE IT HEREBY MADE KNOWN:

THAT **JENS ROLAND** *~*

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

1. The Executor in the Estate of the Late **GISELA MARIA CAVELIUS – KRIEGSHEIM**
2. **WERNER KRIEGSHEIM**  
Born on 7 October 1944  
Unmarried

respectively dated 13 September 2022 and 19 October 2022 and signed at  
**WINDHOEK**

Certified a true and correct copy of the original  
*Caitlin Quinn*  
**CAITLIN QUINN**  
COMMISSIONER OF OATHS  
LEGAL PRACTITIONER / CONVEYANCER / NOTARY PUBLIC  
C/O ROBERT MUGABE & THORER STREET  
ENTRANCE THEO-BEN GURIRAB STREET  
P.O. BOX 37, WINDHOEK

*~*  
*~*

and the said Appearer declared that his/her said principals heretofore held and possessed in joint ownership the below mentioned property held by the said principals in undivided shares under Certificate of Registered Title No.T7790/2022.

AND WHEREAS the said joint owners did on 19 October 2022 agree to partition the said land by subdividing the same according to their respective interest therein and to receive transfer in severalty of such subdivided portions;

NOW, therefore, the said appearer, in the capacity aforesaid and in pursuance of the above part recited agreement, declared that he did by these presents, cede and transfer, in full and free property, to and on behalf of

**WERNER KRIEGSHEIM**

Born on 7 October 1944

Unmarried

His Heirs, Executors, Administrators or Assigns

- |            |  |
|------------|--|
| 1. CERTAIN | PORTION 536 STREET (A PORTION OF THE<br>REMAINDER OF PORTION 58) OF THE FARM<br>BRAKWATER NO. 48 |
| SITUATE    | IN THE MUNICIPALITY OF WINDHOEK<br>REGISTRATION DIVISION "K" KHOMAS REGION                       |
| MEASURING  | 7 208 (SEVEN TWO NIL EIGHT) SQUARE METRES  |

**FIRST REGISTERED** and still held by Certificate of Registered Title No. T7790/2022 with Diagram No. A140/2022 annexed thereto

- |            |  |
|------------|--|
| 2. CERTAIN | REMAINDER OF PORTION 58 (A PORTION OF<br>PORTION H) OF THE FARM BRAKWATER NO. 48 "K" |
| SITUATE    | IN THE MUNICIPALITY OF WINDHOEK<br>REGISTRATION DIVISION "K" KHOMAS REGION           |
| MEASURING  | 17,7884 (ONE SEVEN COMMA SEVEN EIGHT EIGHT<br>FOUR) Hectares                         |

Certified a true and correct copy of the original

  
**CAITLIN QUINN**  
COMMISSIONER OF OATHS  
LEGAL PRACTITIONER / CONVEYANCER / NOTARY PUBLIC  
FISHER, QUARMBY & PFEIFER MEASURING  
C/O ROBERT MUGABE & THORER STREET  
ENTRANCE THEO-BEN GURIRAB STREET  
P.O. BOX 37. WINDHOEK

**FIRST TRANSFERRED** by Deed of Transfer No.1784/1970 with Diagram No.T111/67 relating thereto and held by Deed of Transfer No. T2100/1997

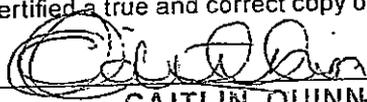
**A. SUBJECT** to the following conditions imposed in terms of Section 90 of the Urban and Regional Planning Act 2018 (Act 5 of 2018) and endorsed by Annexure "A" in the said Deed of Transfer No. T2100/1997, namely:

**IN FAVOUR OF THE LOCAL AUTHORITY**

- (a) The portion must only be used or occupied for purposes which are in accordance with and the use or occupation of the portion must at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018)
- (b) The minimum building value of the main building, excluding the outbuilding to be erected on the portion shall be least two times the valuation of the portion.

**B. FURTHER SUBJECT** to an electrical powerline servitude 11 metres wide from the centre line of any overhead line or cable in favour of the Namibia Power Corporation (Proprietary) Limited (Coy No. 2051) created by a Notarial Deed of Servitude No. K14/2014S subject to restrictions and with ancillary rights.

**C. AND FURTHER SUBJECT** to an electrical powerline servitude 3 metres wide from the centre line of any overhead line or cable in favour of Namibia Power Corporation (Proprietary) Limited (Coy No. 2051) created by a Notarial Deed of Servitude No. K612/2019S subject to restrictions and with ancillary rights.

<p>Certified a true and correct copy of the original</p>  <p><b>CAITLIN QUINN</b>          COMMISSIONER OF OATHS          LEGAL PRACTITIONER / CONVEYANCER / NOTARY PUBLIC          FISHER, QUARMBY &amp; PFEIFER ATTORNEYS          C/O ROBERT MUGABE &amp; THORER STREET          ENTRANCE THEO-BEN GURIRAB STREET          P.O. BOX 37, WINDHOEK</p>
---

Wherefore the appearer renouncing all the right and title which the said TRANSFERORS heretofore had to the premises, did, in consequence also acknowledge the said TRANSFERORS 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.

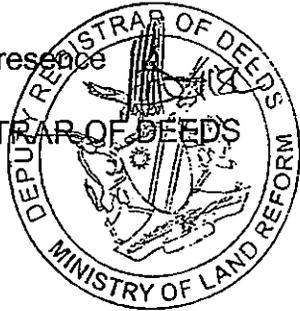
SIGNED at WINDHOEK on 2023-07-31

together with the Appearer, and confirmed with my seal of office.

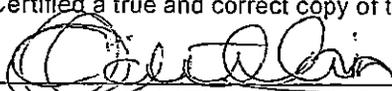
  
\_\_\_\_\_  
Signature of Appearer

In my presence

REGISTRAR OF DEEDS





Certified a true and correct copy of the original  
  
\_\_\_\_\_  
CAITLIN QUINN  
COMMISSIONER OF OATHS  
LEGAL PRACTITIONER / CONVEYANCER / NOTARY PUBLIC  
FISHER, QUARMBY & PFEIFER ATTORNEYS  
C/O ROBERT MUGABE & THORER STREET  
ENTRANCE THEO-BEN GURIRAB STREET  
P.O. BOX 37, WINDHOEK

**\*INV2024259803\***

506

**CITY OF WINDHOEK**

), WINDHOEK NAMIBIA

te No: (061) 290 2911

**X INVOICE**

Number 2646057-01-5



Invoice No: 2024259803  
Invoice Date: 30/10/2024  
Invoice Type: 293 07  
Invoice Payment  
Vote No: 5000132050048  
Name: G F DE KLERK  
Case Amount: N\$1750.00  
VAT Amount: N\$262.50  
Charge: N\$2012.50  
Prepared by: 001031-veronique ngond  
Comment:

<b>Invoice Number</b> : INV2024259803	<b>Date Issued</b> : 10/31/2024
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : G F DE KLERK	<b>Reference Number</b> : RE/58/48
<b>Address</b> : N/A	<b>System Reference</b> : INV415803
	<b>Issued By</b> : 17779 - AMPUTU (J)
	<b>Contact Details</b> : +264 61 290 2042
<b>Description</b> : REZONING OF PORTION RE/58/48	

**PAYMENT DUE**

<b>Total Amount Excluding VAT</b>	: N\$ 1750.00
<b>Total VAT Amount</b>	: N\$ 262.50
<b>Total Amount Payable</b>	: N\$ 2012.50

**INVOICE DETAILS**

**Department** : 5000 - URBAN & TRANSPORT PLANNING

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 1750.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 1750.00
<b>Tariff VAT Amount</b>	: N\$ 262.50
<b>Tariff Total Amount</b>	: N\$ 2012.50
<b>Service Code</b>	: N/A



# CITY OF WINDHOEK

Department of Finance and Customer Service  
Debt and Risk Management Division  
PO Box 59, Windhoek, Namibia

507

## DEBT MANAGEMENT CREDIT CHECK FORM

Surname: Krieghew First name(s): Werne  
 Erf/stand no: Porta Ref/58/48 Township: Barrwa  
 If company or registered under cc: -  
 Namibian I. D / Passport no.: U7676590  
 Postal/Private Bag address: Bg 20222 Township of address: Windhoek  
 Physical Residential or Business address: Porta Ref/58/48 Bw  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell 0811249750

### DEBT MANAGEMENT CREDIT CHECK

Service Accounts

Credit Control Officer Comments:

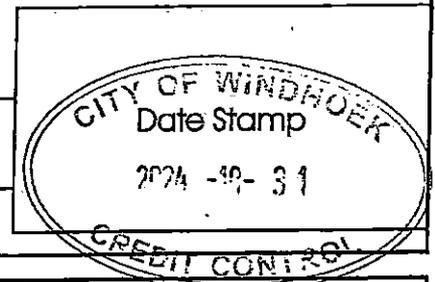
No ARREARS ON SERVICE A/C

Name of Credit Controller:

T. SIKRYWER

Signature:

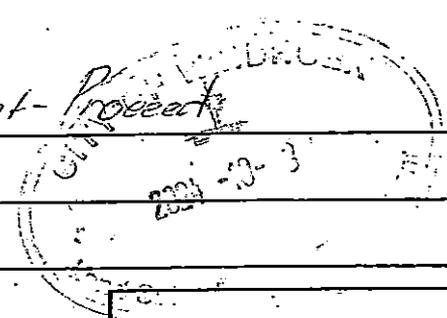
[Signature]



### LAND SALES

Comments:

No Land Sales Account - Proceed



Name of Credit Controller:

TSHABO EK

Signature:

[Signature]

Date Stamp

Accountant Land Sales:

**G F De Klerk t/s Town and Regional Planner  
P O Box 24192  
Windhoek**

03 March 2025

The Manager Division Urban Policy  
City of Windhoek

Att. Mr H Rust

Dear Sir

Kindly find the public process that was done for the below:

**PROPOSED REZONING OF REMAINDER 58 OF PORTION H OF THE FARM  
BRAKWATER**

Kindly take notice that the owner intends to apply to the City of Windhoek for:

- THE REZONING OF PORTION R/58/H/48 BRAKWATER FROM RESIDENTIAL WITH A DENSITY OF 1.5HA TO HOSPITALITY
- CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAINING A LIQUOR LISENCE WHILE THE REZONING IS IN PROCESS

Advertisement were places as follow:

1. The Namibian of 21 and 28 February 2025, attached.
2. The New Era of 21 February 21 and 28 February 2025, attached
3. Notices were sent to Portions R/56/H/48, 1780/58/49, 1709/58/40 and 8180/58/48, Brakwater, attached, attached
4. A notice was placed on the Customer Care Center on 21 February 2025, attached
5. A notice was also placed next to the gate of the property, attached

All the above notices were all place on the day the public participation started.

The notices end on **19 March 2025**. Up to now no comments were received, but will be included, if obtain.

Kindly proceed with the application.

Yours faithful

  
.....  
G F De Klerk

NOTICE TO CREDITORS  
In the High Court of Namibia  
In the matter of the estate of  
MRS. J. H. WINDHOEK  
deceased.  
I, the undersigned, being the executor of the last will and testament of the deceased, do hereby give notice to all persons who are creditors of the deceased, to present their claims to me, at my office, at the address mentioned hereunder, within the period of three months from the date of the publication of this notice, and to produce in support of their claims such evidence as may be required. Claims not presented within the said period shall be barred. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required.

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In the matter of the estate of  
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deceased.  
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deceased.  
I, the undersigned, being the executor of the last will and testament of the deceased, do hereby give notice to all persons who are creditors of the deceased, to present their claims to me, at my office, at the address mentioned hereunder, within the period of three months from the date of the publication of this notice, and to produce in support of their claims such evidence as may be required. Claims not presented within the said period shall be barred. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required.

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In the High Court of Namibia  
In the matter of the estate of  
MRS. J. H. WINDHOEK  
deceased.  
I, the undersigned, being the executor of the last will and testament of the deceased, do hereby give notice to all persons who are creditors of the deceased, to present their claims to me, at my office, at the address mentioned hereunder, within the period of three months from the date of the publication of this notice, and to produce in support of their claims such evidence as may be required. Claims not presented within the said period shall be barred. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required. I further give notice that I will not be bound by any claim which is not supported by such evidence as may be required.

# CLASSIFIEDS

(061) 208 0800/44  
(061) 220 584  
classifieds@nepc.com.na

## Notice

Take notice that PLAN AFRICA CONSULTING CC, Town and Regional Planners on behalf of the owners intends to apply to Osona Village Property Management Company (OPMC) the Municipality of Okahandja and the Urban and Regional Planning Board: Ministry of Urban and Rural Development, in terms of the Urban and Regional Planning Act, Act 5 of 2018 for the:

**SUBDIVISION AND PERMANENT CLOSURE OF PORTIONS A AND B OF THE REMAINDER PRIVATE ROAD AS INDICATED ON GENERAL PLAN J 105 AND ZONING OF PORTIONS FROM PRIVATE ROAD TO RESIDENTIAL FOR CONSOLIDATION WITH THE ADJACENT ERF 1406 AND THE REMAINDER OF ERF 389, OSONA VILLAGE EXTENSION 2.**

Application is hereby made for the subdivision and permanent closure of Portions A and B of the Remainder Private Road and zoning of portions from private road to residential for consolidation with the adjacent Erf 1406 and the Remainder of Erf 389, Osona Village Extension 2.

Further take notice that the plan of the erf lies for inspection at the Osona Village Property Management Company (OPMC) and on the town planning notice board at the Municipality of Okahandja, 65 Martin Nabu Street, Okahandja.

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 Okahandja and with applicant in writing within 14 days of the last publication of this notice (final date for objections 07 March 2025).

**PLAN AFRICA CONSULTING CC**  
Town and Regional Planners  
Box 414, 8 Delius Street,  
Windhoek (West)  
Tel: (061) 212096 Cell:  
0812715183  
Fax to Mail: 06142462  
Email: planfrica@comweb.com.na



**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 2313/2022  
Master's Office: Windhoek  
Surname: MIEZE  
First names: HULDA  
Date of birth: 1930-08-26  
Identity number: 300826 00090  
Last address: KHOMAS  
Date of death: 16/08/2016

Name and (only name) address of executor or authorized agent:  
**DM TRUST & ESTATE ADMINISTRATION**  
Office: 03-04 Continental Building, Second Floor, Independence Avenue, Windhoek  
Tel No.: 0818478710 / 0814076777

Period allowed for lodgment of claims if other than 30 days: 30 days only

Advertiser, and address:  
**DM TRUST & ESTATE ADMINISTRATION**  
Office: 03-04 Continental Building, Independence Avenue, Windhoek  
Tel No.: 0818478710 / 0814076777

Notice for publication in the Government Gazette on: 21 February 2025

## Notice

### 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 the Farm Arandis New Townlands No. 310 into Portion A and the Remainder;  
• Zoning of Portion A from "Undetermined" to "Special" for a Green Hydrogen Plant;  
• Registration of a 60m Right of Way Servitude over the Remainder of the Farm Arandis New Townlands No. 310 in favor of Portion A and the Remainder of the Farm Arandis New Townlands No. 310.

Proposed Portion A of the Farm Arandis New Townlands No. 310 will be located in the northern part of the Farm Arandis New Townlands No. 310. The portion will measure ±2400 hectares in extent. The Farm Arandis New Townlands No. 310 is currently zoned "Undetermined".

The purpose of the subject application is to allow the Proponent to allocate Portion A to a developer in renewable energy in order to construct and operate a Green Hydrogen Plant on the portion.

The Proponent: Arandis Town Council

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: bromeynn@spc.com.na, Tel: 06125 11 89 on or before 14 March 2025.



**CHANGE OF SURNAME - THE ALIENS ACT, 1937**  
**NOTICE OF INTENTION OF CHANGE OF SURNAME**  
I, (1) **MICHAEL SEKWEYA JOHANNES** residing at ONAWA VILLAGE, OMUSATI REGION and carrying on business / employed as (2) **UNEMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **ANDJAMBA JM** for the reasons that (3) **I AM USING MY GRANDFATHER'S NAME (JOHANNES) AS MY SURNAME. I WANT TO CHANGE TO MY FATHER'S SURNAME (ANDJAMBA).** I previously bore the name(s) (4) **MICHAEL SEKWEYA JOHANNES.** Any person who objects to my/our assumption of the said surname of **ANDJAMBA** should as soon as may be lodge his/her objection. In writing, with a statement of his/her reasons therefor, with the magistrate of **WINDHOEK MAGISTRATE COURT, 05 FEBRUARY 2025.**

## Notice

Take notice that Gerhard F Do Klerk / as a Registered Town Planner on behalf of the owner of the respective portion, intends to apply to the City of Windhoek for:

• **ZONING OF PORTION R/58/H/48 BRAKWATER FROM RESIDENTIAL WITH A DENSITY OF 15HA TO HOSPITALITY**  
• **CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAIN A LIQUOR LICENSE WHILE THE ZONING IS IN PROCESS**

The Remainder of Portion 5B is 5ha and is located adjacent to District Road 1491. The respective portion is zoned Residential with a density of 1 per 5 hectares. The applicant proposes that the portion be rezoned from Residential to Hospitality. The intent is to use the portion for bistro-restaurant overnight accommodation. The current seating arrangement is twelve at a time.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek, Customer Care Centre and also appears at the gate of the portion

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 below in writing within 14 days of the last publication of this notice (final date for objections is 19 March 2025).

G F De Klerk  
P O Box 24132, Windhoek  
gfdoffice63@gmail.com

### NOTICE OF LOST LAND TITLE NO. 9 1252

Notice is hereby given that I, **LEONARDO ROBERTO MOUTON** intend to apply for a certified copy of: **CERTAIN: Erf Nr. Rehoboth B 1252. MEASURING: 6235 SITUATE: Rehoboth DATED: 09 February 2010**

**THE PROPERTY OF: Emil Albertus and Leonina Emmenteria Mouton** All persons who object to the issue of such copy are hereby required to lodge their objections. In writing, with the Registrar within three (3) weeks from the last publication of this notice. Dated at Windhoek on this 12<sup>TH</sup> day of February 2025  
**SIGNATURE OF APPLICANT** P O Box 3502 Rehoboth Tel: 0812725268

**NOTICE OF LOST LAND TITLE NO. 695**  
Notice is hereby given that I, **LEONARDO ROBERTO MOUTON** intend to apply for a certified copy of: **CERTAIN: Farm Klein - Angous No. 495 MEASURING: 1523 SITUATE: In the Registration District "M" DATED: 03 October 2003**

**THE PROPERTY OF: Emil Albertus and Leonina Emmenteria Mouton** All persons who object to the issue of such copy are hereby required to lodge their objections. In writing, with the Registrar within three (3) weeks from the last publication of this notice. Dated at Windhoek on this 12<sup>TH</sup> day of February 2025  
**SIGNATURE OF APPLICANT** P O Box 3502 Rehoboth Tel: 0812725268

## Notice

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALIZATION AND TRADE, LIQUOR ACT 1998**  
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 25 & 31)**  
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

Name and postal address of applicant:  
**KRBO INVESTMENT CC**  
Name of business or proposed business for which applicant wishes: **KRBO BAR**  
Address/Location of premises to which Application relates: **UITSIMA OHAANDA, NAMIBIA**  
Nature and details of application: **SPECIAL LIQUOR LICENSE**  
Clerk of the court with whom Application will be lodged: **OUTAPI MAGISTRATE'S COURT**  
Date on which application will be lodged: **28 FEBRUARY 2025**

Z Date of meeting of Committee at which application will be heard: **09 APRIL 2025**  
Any objection or written submission in terms of section 23 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary no less than 21 days before the date of the meeting of the Committee at which the application will be heard

## Employment

**VACANCY:**  
Seeking a Married Couple for Remate **BLUEBERRY FARM**  
We have two key positions available for a married couple willing to live and work in a remote setting:  
• **Head of Blueberry Agricultural Technology**  
Leverage AI, precision irrigation, and data analytics to boost blueberry yields and sustainability.

Responsibilities:  
• Develop and implement tech-driven strategies.  
• Oversee irrigation systems for efficiency.  
• Integrate AI and data analytics for improved performance.  
• Lead and mentor agricultural teams.  
• Ensure compliance, sustainability, and budget management.

Requirements:  
• 8-15 years in agricultural tech (blueberry/trait experience preferred).  
• Expertise in irrigation, data management, and AI.  
• Proven leadership and problem-solving abilities.  
• Relevant tertiary education in agriculture or related field.  
• Procurement & Office Manager (blueberry farm).  
• Overseas procurement of supplies/services, vendor negotiations, and office operations.  
• Manage blueberry export/import processes and ensure regulatory compliance.  
• Maintain records and collaborate with teams for seamless operations.

Requirements:  
• 6+ years in procurement/office management (agriculture preferred).  
• Experience with export/import documentation.  
• Proficiency in advanced Excel.  
• Strong negotiation, organizational, and problem-solving skills.  
• High integrity and confidentiality.  
Kindly submit CV to: **hello@namibiblueberries.com** before 28 February 2024.

## Notice

### MUNICIPALITY OF HERTIESBAY NOTICE



### INTENTION TO ALIENATE A PORTION X (REMAINDER OF ERF 911 OMDEL EXTENSION 2) SITUATED IN OMDEL EXTENSION 2 BY MESSRS SKUBBE PROPERTIES PARTNERSHIP

By Virtue of Council Resolution C031/26/11/2024/08th/2024 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(c) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Heritesbaai Intends to alienate a portion X, remainder of erf 911 Omdel Extension 2, zoned "Education" measuring 952m<sup>2</sup> at a cost of NS 100,00 p/m<sup>2</sup>, at an estimated purchase price of NS 95,200,00 (Ninety-Five Thousand, Two Hundred Namibian Dollars) by way of private treaty to Messrs Skubbe Properties Partnership for purpose of rezoning portion X from "Educational" to "General Business" and subsequent consolidation of portion X with Erf 520 zoned General Business

Further take notice that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalspriet Road and Nckey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) duly motivated to the undersigned, within fourteen (14) days after the second placement of the advert.  
**Chief Executive Officer**  
P O Box 61  
Herites Bay

## Employment

### VACANCY POST

**WENDY PRIVATE SCHOOL** is looking for:  
Post 1: Science (Chemistry & Biology) Grade 10-11 - Permanent  
Post 2: Biology & Physics Grade 10-11 - Permanent XI  
Post 3: Grade 4 class Teaching XI  
Post 4: Secondary teachers (Part time) X5  
Post 5: Senior Primary teachers (Part Time) X5  
Post 6: Junior Primary teachers (Part time) X5

**REQUIREMENTS**  
• Be a Namibian citizen or permanent resident.  
• A 4-year qualification in Education with major in specific subject.  
• At least 3 traceable experience teaching the similar Grades in Namibia now.  
• Teach all the promotional subject in Grade 4 (Post 3)  
• Curriculum (for post 3 & 4) – Experience will be an added advantage but not a must (Post 4, 5, 6)  
• At least 2 traceable experience teaching the specific subjects.  
• Ability to teach Advanced Subsidiary (Post 1 & 2).  
• Experience in National marking (Post 1 & 2).  
• Mature and diligent as well as observing Christian standards.

Interested candidates to apply to:  
The Director or email to: **info@wendyprivateschool.com**  
Wendy Private School  
P.O. Box 2058 Oshanaengwa  
Hand Deliver to: Wendy Private School  
Not later than 28 February 2025  
Enquiries: 081 2631 558 / 081 4369 383

## Employment

### Property

### Offered

**PROPERTY WANTED**  
WEWAFA REAL ESTATE  
We are urgently in need of FOR SALE HOUSES in Windhoek  
0816334437  
info@wehafagroup.com

### EMPLOYMENT OPPORTUNITY / OMUSATI REGION

Clothing Company looking for the machinists (tailors) who can work on industrial machine.  
Contact: 0857461613  
Oshanaengwa ashondil, namakwethill yothokungula, iukufata bogodhil, Nyakata yoyokukata naves, trykatsingata ko Cimbabesha, Mbyaka yeshaloh naya-dhangwa ko 0857461613

**FOR Classifieds 061-2080800**

### Obituary

### In Memoriam

**A. K. ROOFTOP FARM**  
Dr. Sam Shafiqhuna Nujoma  
Rest in Power, Eminent Father of the Namibian Nation  
www.nepc.com.na  
reception@nepc.com.na  
+264 (65) 203 100





Please note that Section 7 of the Environmental Planning and Assessment Act 1979 applies to the City of Wundook.

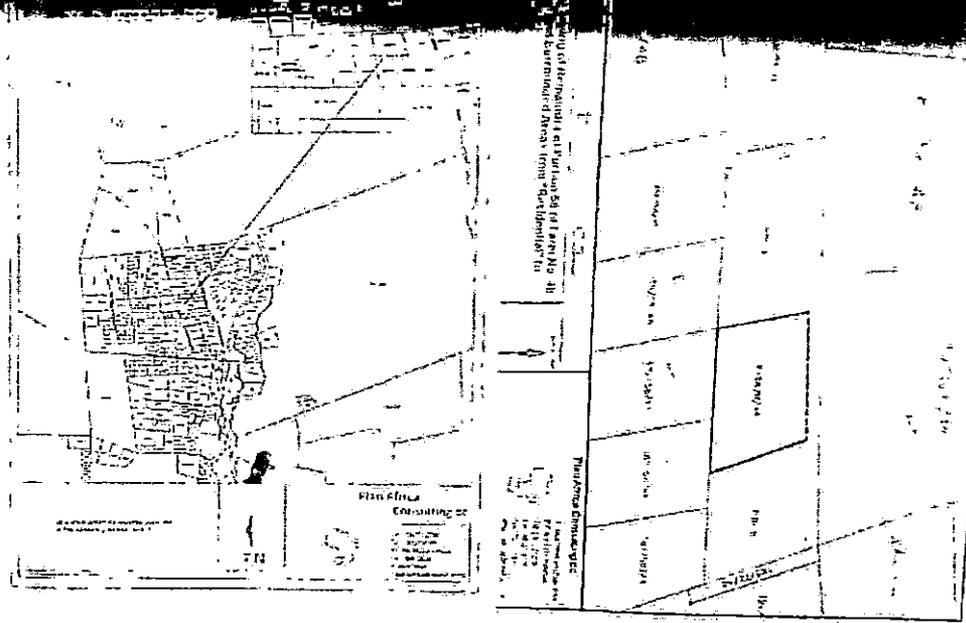
- REZONING OF PORTION 555/948 BRAMWATER FROM RESIDENTIAL WITH A DENSITY OF 1.5HA TO HOSPITALITY
- CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAINING A LIQUOR LICENCE WHILE THE REZONING IS IN PROCESS

The remainder of Portion 555/948 is located adjacent to District Road 1401. The respective portion is zoned Residential with a density of 1 per 5 hectares. The applicant proposes that the portion be rezoned from Residential to Hospitality. The intent is to use the portion for liquor-restaurant overnight accommodation. The current zoning arrangement is twelve 31 x 15m.

Further take notice that the locality plan of the site is for inspection on the town planning notice board at the City of Wundook, Customer Care Centre and also appears at the site of the borrow.

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 Wundook and with the applicant before it, writing within 14 days of the last publication of this notice (final date for objections is 10 March 2023).

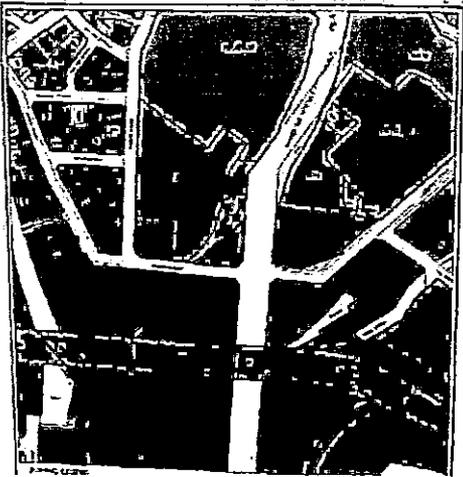
G F De Klerk  
 P O Box 24192  
 Wundook  
 1300 24192 (local call)



Planning Committee, 100  
 1000 24192 (local call)

**SHOEX ZONING SCHEME TO STATION WITH RETAIL SHOP, CASUAL AS SHOWROOMS AND BUSINESS ZONING**

1000 24192 (local call)



**REZONING NOTICE**

Please note that PUTTA KHUBA PLANNING CONSULTANTS (TOWN REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS) on behalf of the Council of the City of Wundook, Council of Suburbs and Shires of Wundook, are applying to the Municipal Council of Wundook to:

- Consent to use Lot 2427 Wundook as a place of public use (showroom)
- Re-zoned Wundook as a place of public use (showroom) there are existing buildings on the site that Council approves the proposed rezoning the use of existing buildings as a place of public use (showroom)

The purpose of which is to allow parking and to provide access to the site in accordance with the Wundook Local Planning Scheme.

Please note that the locality plan of the site is for inspection on the Town Planning notice board at the Customer Care Centre, Municipal Council of Wundook, 1000 24192 (local call) and also appears at the site of the borrow.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Wundook, 1000 24192 (local call) and with the applicant before it, writing within 14 days of the last publication of this notice (final date for objections is 10 March 2023).

G F De Klerk  
 P O Box 24192  
 Wundook  
 1300 24192 (local call)

# NOTICE

Take notice that Gerhard F De Klerk is a Registered Town Planner on behalf of the owner of the respective portion, intends to apply to the City of Windhoek for:

- REZONING OF PORTION R/58/H/48 BRAKWATER FROM RESIDENTIAL WITH A DENSITY OF 1.5/HA TO HOSPITALITY
- CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAINING A LIQUOR LICENCE WHILE THE REZONING IS IN PROCESS

The Remainder of Portion 58 is 6ha and is located adjacent to District Road 1491. The respective portion is zoned Residential with a density of 1 per 5 hectares. The applicant proposes that the portion be rezoned from Residential to Hospitality. The intent is to use the portion for bistro-restaurant overnight accommodation. The current seating arrangement is twelve at a time.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek, Customer Care Centre and also appears at the gate of the portion.

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 below in writing within 14 days of the last publication of this notice (final date for objections is 19 March 2025).

G F De Klerk  
P O Box 24192  
Windhoek  
[gfdoffice63@gmail.com](mailto:gfdoffice63@gmail.com)



1. 500 048 0000000H 00056 182R0000: R S & L RENOVATION, PO BOX 10083,  
KHOMASDAL: **10717331**
2. 048 0000000H 00056 000R0000: GOVERNMENT OF NAMIBIA, P/BAG ✓  
13341, WINDHOEK, **13039261**
3. 500 048 0000000H 00058 1780 0000: HUMAN DREAMS EV, PO BOX 97171, ✓  
MAERUA PARK, **13569554**
4. 500 048 0000000H 00058 1790 0000, AA ANGUWO, PO BOX 25107, ✓  
WINDHOEK, **13954466**
5. 5000480000000H0005818000000, PROGRESS PRIVATE SCHOOL CC, P O ✓  
BOX 8283BACHBREHT, **13896520** ✓

PLOT NR .....

OWNER .....

ADDRESS .....

EMAIL .....

**PROPOSED REZONING OF REMAINDER 58 OF PORTION H OF THE FARM BRAKWATER**

Kindly take notice that the owner intends to apply to the City of Windhoek for:

- THE REZONING OF PORTION R/58/H/48 BRAKWATER FROM RESIDENTIAL WITH A DENSITY OF 1.5HA TO HOSPITALITY
- CONSENT TO USE THE PORTION FOR HOSPITALITY AND ASSOCIATED USES SUCH AS RESTAURANT AND OBTAINING A LIQUOR LISENCE WHILE THE REZONING IS IN PROCESS

Your support for a above is highly appreciated

Supported

Not supported

Comments (if any)

.....

.....

.....

.....

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.....

.....

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 below in writing within 14 days of the last publication of this notice (final date for objections is **19 March 2025**).

G F De Klerk  
P O Box 24192  
Windhoek  
[gfdoffice63@gmail.com](mailto:gfdoffice63@gmail.com)

This notice dated 21 February 2025

The abovementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Take note that –

- (a) The subdivision pre-application draft (bid document) lies open for inspection at Room 101 of the Roads and Building Control Department of the Municipality of Walvis Bay situated at Civic Centre, Walvis Bay or can be requested from [mario@sp.com.na](mailto:mario@sp.com.na).
- (b) Potential interested and affected parties are invited to register with Stewart Planning, and any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within 14 days of the last publication of this notice.
- (c) Registration and written comments or objections must be submitted before or on **Friday, 16 May 2025**.

**Applicant:**  
Stewart Planning  
Town and Regional Planners  
P. O. Box 2095, Walvis Bay  
[mario@sp.com.na](mailto:mario@sp.com.na)  
064 280 773

**Local Authority:**  
Chief Executive Officer  
Municipality of Walvis Bay  
Private Bag 5017, Walvis Bay  
[townplanning@walvisbaycc.org.na](mailto:townplanning@walvisbaycc.org.na)  
064 201 3339

No. 241

2025

#### REZONING OF THE REMAINDER OF PORTION 58, BRAKWATER

**Gerhard F. De Klerk t/a a Registered Town Planner** on behalf of the owner of the respective portion, intends to apply to the City of Windhoek for:

**Rezoning of the remainder of Portion 58, Brakwater from “residential with a density of 1.5 to “hospitality”.**

The remainder of Portion 58 is 6ha and is located adjacent to District Road 1491. The respective portion is zoned “residential” with a density of 1 per 5 hectares. The applicant proposes that the portion be rezoned from “residential” to “hospitality”. The intent is to use the portion for bistro-restaurant and overnight accommodation. The current seating arrangement is twelve at a time.

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek, Customer Care Centre and also appears at the gate of the portion.

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 below in writing within 14 days of the last publication of this notice (**final date for objections is 2 May 2025**).

**G. F. De Klerk**  
P. O. Box 24192, Windhoek  
081 122 9235  
[gfdoffice63@gmail.com](mailto:gfdoffice63@gmail.com)

Reference: W/24040

23 May 2025

Enquires: Tulela Shikongo

The Chief Executive Officer  
City of Windhoek  
PO Box 59  
Windhoek

Dear. Mr. M. Matyayi

**ERVEN 822 – 825, AUASBLICK EXTENSION 1**

- (a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- (b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500; and
- (c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

Our office in an application dated 03 September 2024, applied to the Urban Policy Division of the City of Windhoek (CoW) for the subject Town Planning Procedures. Upon submission, our office was informed to proceed with the public participation process in line with the Urban and Regional Planning Act, 2018 and the City of Windhoek's Public Consultation Policy for Proposed Development. The public participation process concluded and the Public Participation Report was submitted to the Urban Policy Division on 11 November 2024.

Following the submission of the Public Participation Report, our office was advised to obtain Powers of Attorney (POAs) from the City of Windhoek, given that the properties in question remain under municipal ownership. Our office successfully obtained the POAs; however, the Urban Policy Division was unable to proceed with the tabling of the subject application due to the following concerns:

1. Presales Agreement Reference: The application incorrectly referred to a presales agreement between WCE Investments and the Municipal Council, which does not exist. SPC should clarify this.
2. Cost Allocation for Town Planning Procedures: The POAs issued by CoW state that all town planning procedures must be carried out at the applicant's cost. As such, SPC should indicate who will bear the costs of the procedure, ensuring compliance with the requirements set forth by CoW.

In response to Urban Policy Division's request for clarification, we confirm the following:

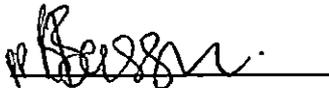
- There is no presales agreement between WCE Investments and the Municipal Council, as such the Urban Policy Division should disregard the Presales agreement attached to the as application initially submitted.
- All costs associated with the consolidation and rezoning procedure will be borne by WCE Investments.

To address these concerns and align with the Urban Policy Division's requirements, we have attached a revised application letter, which removes any reference to a presales agreement.

We appreciate your attention to this matter and kindly request that the necessary processes proceed accordingly.

Should you require any additional information in this regard or would further like to discuss this matter with us please do not hesitate to contact our office.

Yours faithfully

  
Günther Stubenrauch

# DEPARTMENT OF HOUSING, PROPERTY MANAGEMENT AND HUMAN SETTLEMENT

☒ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA



Tel: (+264) 61 290 2171

e-mail: HPH@windhoekcc.org.na

www.cityofwindhoek.org.na

*The Gateway to Endless Opportunities*

## SPECIAL POWER OF ATTORNEY

I, the undersigned Faniel Maanda in my capacity as the Strategic Executive: Housing, Property Management and Human Settlement of the Municipal Council of Windhoek, and as such duly authorised to act on behalf of and represent the said Municipal Council in terms of Section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, do hereby nominate, constitute and appoint,

**Stubenrauch Planning Consultants cc**  
P.O Box 41404  
Windhoek

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

1. Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
2. Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
3. Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

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

SIGNED at WINDHOEK on this 07 day of March 2025, in the presence of the undersigned witnesses.

**Mr FI Maanda**  
**STRATEGIC EXECUTIVE: HOUSING, PROPERTY**  
**MANAGEMENT AND HUMAN SETTLEMENT**



WITNESSES:

1.

2.

*All official correspondence must be addressed to the Chief Executive Officer*



FORM 1

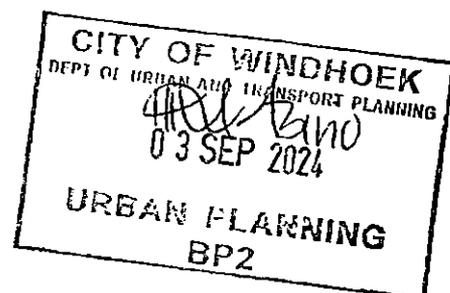
## CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

822-825 AR

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).	ANNEXURE A	YES
2.	Previous Council's Approval (if applicable)		N/A
3.	A. Locality and Detailed Plans (Illustrating the whole boundary of the Local Authority area under which the application is made)	ANNEXURE B	YES
	B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable)		N/A
	C. Existing Zoning Plan		YES
	D. Intended Zoning Plan		YES
	E. Subdivision / Consolidation Plan (with contours)		YES
	F. Approved Parking Layout (stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)		YES
	G. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		YES
4.	Conditions to be registered (if applicable – this is mandatory for all subdivision applications)		N/A
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE C	YES
6.	Closure Certificate (if applicable)		N/A
	Environmental Clearance Certificate (if applicable)		N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)		N/A
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)		N/A
9.	1. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name)		N/A
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		N/A
10.	Copy of Title Deed, Deed of Transfer or Certificate of Registered Title	ANNEXURE D	YES
11.	Conditions of Establishment (if applicable)		N/A
12.	Proof of Payment of the City of Windhoek Application Fee	ANNEXURE E	YES
13.	Credit Clearance Certificate		N/A

Note: Any required additional documents that are not listed on the checklist may be attached after No. 13



Our Ref: W/24040

03 September 2024

Enquiries: T. Shikongo

The Chief Executive Officer  
City of Windhoek  
PO Box 59  
Windhoek

Dear Mr. M. Matyayi

**ERVEN 822, 823, 824 & 825, AUASBLICK EXTENSION 1**

(a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;

(b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;

(c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

## 1. THE APPLICATION

Stubenrauch Planning Consultants cc has been appointed by Windhoek Consulting Engineers (WCE) that made and entered into a presales agreement with the Municipal Council of Windhoek for the purchase of Erven 822, 823, 824 & 825, Auasblick Extension 1. SPC herewith on behalf of WCE applies to the City of Windhoek for the following:

- a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

The purpose of this application is to obtain a formal approval from the Municipal Council of Windhoek whereafter, a formal submission for the approval of the application can be made to the Urban and Regional Planning Board as required by the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

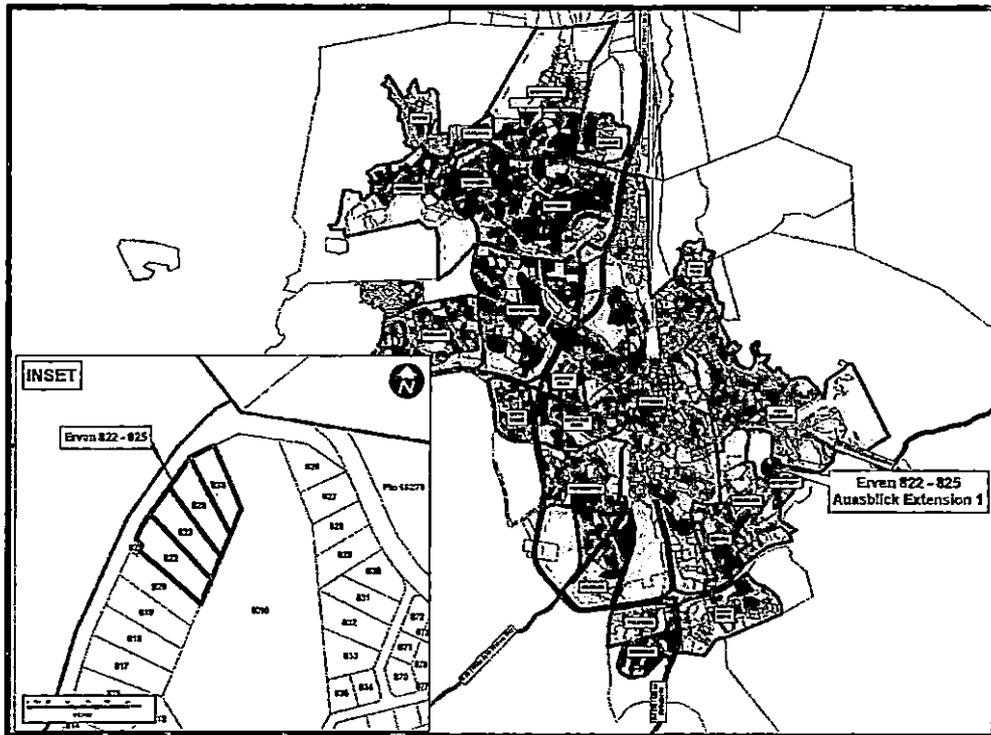
It should be noted that the formal Council Resolution for the subject rezoning and subdivision can only be taken once the public notification and consultation as outlined under Section 7 (f) of this application has been completed.

**2. SITE DESCRIPTION**

**2.1 Locality and size**

Erven 822, 823, 824 & 825, are located adjacent to one another in the predominantly residential neighbourhood of Auasblick Extension 1, as depicted in **Figure 1** below and SPC Drawing W/24035-1 attached. Erven 822, 823, 824 & 825, Auasblick Extension 1 are not located within any City of Windhoek Policy Area.

**Figure 1: Locality map of Erven 822, 823, 824 & 825, Auasblick Extension 1**



Erven 822, 823, 824 & 825, Auasblick Extension 1 measure as outlined in Table 1 below.

**Table 1: Sizes of Erven 822, 823, 824 & 825, Auasblick Extension 1**

Erf Number	Size (m <sup>2</sup> )
Erf 822, Auasblick, Extension 1	±3949
Erf 823, Auasblick Extension 1	±3592
Erf 824, Auasblick Extension 1	±3500
Erf 825, Auasblick Extension 1	±2812

## 2.2 Ownership and Zoning

The ownership and zoning of Erven 822 – 825, Auasblick Extension 1 are outlined in **Table 2** below.

**Table 2: Ownership and Zoning of Erven 822, 823, 824 & 825, Auasblick Extension 1**

Erf Number	Ownership	Zoning
Erf 822, Auasblick Extension 1	Municipal Council of Windhoek	Residential with a density of 1:1
Erf 823, Auasblick Extension 1	Municipal Council of Windhoek	Residential with a density of 1:1
Erf 824, Auasblick Extension 1	Municipal Council of Windhoek	Residential with a density of 1:1
Erf 825, Auasblick Extension 1	Municipal Council of Windhoek	Residential with a density of 1:1

Please be advised that a Presales Agreement has been executed between the Municipal Council of Windhoek and Windhoek Consulting Engineers (WCE). According to Condition 13.1.3 of the Presales Agreement, WCE intends to purchase the property, consolidate it, and rezone the erven to "General Residential" with a density of 1:500. WCE is required to appoint Gunther Stubenrauch of Stubenrauch Planning Consultants to submit the application for rezoning and consolidation to the City of Windhoek as such, this application is submitted in line with the Presales Agreement. Furthermore, the Presales Agreement stipulates that this application must be submitted to the City of Windhoek within two months from the date of signing the Presales Agreement. As such this application serves as a submission of the application to the City of Windhoek from Stubenrauch Planning Consultants as stated under Condition 13.1.3.

In light of this, we respectfully request that the Urban Policy Division of the City of Windhoek to review this application even in the absence of a Power of Attorney (To be provided by the City of Windhoek) and provide our office with the Instructions to Notify. The Power of Attorney will be provided to the Urban Policy Division along with the Public Participation Report. Please note that a request for the Power of Attorney has already been made as specified in Condition 13.1.3 of the Presales Agreement.

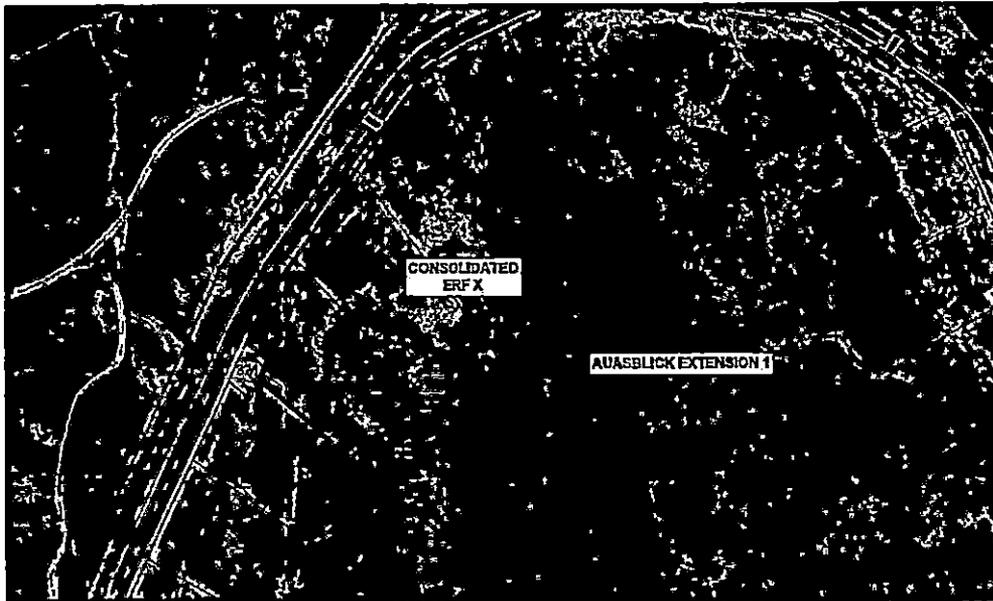
## 2.3 Servitudes or Conditions

There are neither restrictions nor servitudes registered against Erven 822, 823, 824 & 825, Auasblick Extension 1 that may prohibit the proposed consolidation and rezoning as set out above.

## 2.4. Status Quo

As depicted in Figure 2 below, Erven 822, 823, 824 & 825, Auasblick Extension 1 that are to be rezoned and consolidated are vacant.

Figure 2: Aerial Photo Clip of Erven 822, 823, 824 & 825 Auasblick Extension 1



## 2.5. Topography

As depicted by the contours on the attached maps, Erven 822, 823, 824 & 825, Auasblick Extension 1 are characterised by a moderate steep slope from the west to the east. The site has a slope of 1:4.2, which translates to a gradient of about 23.8%.

## 2.6. Policy Area

Erven 822, 823, 824 & 825, Auasblick Extension 1 do not fall within any City of Windhoek Policy Areas.

# 3. THE PROPOSED DEVELOPMENT

## 3.1. Development Proposal

Windhoek, the capital city of Namibia has experienced a significant population growth and urbanization in the recent years. This growth has intensified the demand for residential housing, creating challenges in terms of affordability and availability. Many areas are struggling with inadequate housing options, leading to overcrowding and the expansion of

informal settlements. Addressing these issues require a strategic approach to land use and zoning to enforce residential development and accommodate the growing population.

It is the intention of our client to construct “Dwelling units” by applying for the consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 and rezoning the “Consolidated Erf X” from “Residential” with a density of 1:1 to “General Residential” with a density of 1:500.

The City of Windhoek did not manage to sell individual erven, as the cost for a single dwelling is prohibitively too expensive. Consequently, the Municipal Council of Windhoek and Windhoek Consulting Engineers negotiated under their Presales Agreement that the Erven 822, 823, 824 and 825, Auasblick Extension 1 would need to be consolidated and rezoned before the sale could be completed. This consolidation will optimize the use of developable area of the consolidated erf and reduce certain restrictions, such as building lines.

As the city attracts a growing number of individuals seeking career opportunities and professional growth, the need for affordable, contemporary housing options becomes paramount. The development of these dwelling units as proposed by our client will play a role in providing affordable housing options for residents of Windhoek that are not in a position to afford all of the costs that are associated with owning a freestanding house. This is mainly targeted towards young professionals, who need a place to stay, but are not in a position to afford a free-standing home. These young professionals are usually middle-income earners, who earn too high to qualify for low-income housing but earn too little to be able to buy a free-standing home.

This development not only aligns with the changing demographic landscape of the City of Windhoek, but also stands as an essential step toward providing suitable affordable housing for the growing number of young professionals in the region.

With the new zoning and density, Consolidated Erf “X” can envisage the constructions of approximately 26 units. This rezoning and change in density not only optimize land utilization but will offer a modern living experience, equipped with amenities that cater to the preferences and lifestyles of young professionals. Moreover, the development will contribute to the creation of a vibrant community, fostering social interaction and networking opportunities among young professionals.

Although traffic flow is set to increase relatively with the “General Residential” zone, parking will be provided which is in accordance with the parking requirements of the City of Windhoek. The parking layout will be submitted simultaneously with the Building Plans once the subject application has been approved by the Urban and Regional Planning Board.

Although the property is said to be moderately steep, the owners can construct their dwelling units in the eastern side of the erf, while the western side can be utilised as a green space.

The proposed development is in line with the Windhoek Zoning Scheme, as dwelling units is a primary use under the General Residential zoning. An extract from Table B of the scheme is provided in **Table 4** below.

Table 4: Extract of the Land Uses from the Windhoek Zoning Scheme

USE ZONE (1)	PRIMARY USES (2)	CONSENT USE (3)	PROHIBITED USES (4)
II General Residential	Dwelling units, residential buildings	Places of public worship, Places of instruction, Institutions, Special buildings, Hotels, Resident occupations and Heritage buildings (For details refer to Table H)	Other uses not under columns 3 and 4

According to the Windhoek Zoning Scheme, "Dwelling unit" means a dwelling consisting of one primary unit with or without outbuilding or an entertainment area, where the primary unit consists of mutually adjacent rooms with a kitchen and with at least a bathroom with toilet facilities and where the said primary unit is designed for occupation by a single household, and may, subject to the provisions of this Scheme or any law or regulation, be with or without a supplementary dwelling unit:

The proposed dwelling units on "Consolidated Erf X" Auasblick Extension 1 will be constructed in line with the Building Measures as set out by the Windhoek Zoning Scheme, all other future developments on the property will also be in line with these Control Measures (including the coverage, parking floor area/bulk, height and building lines).

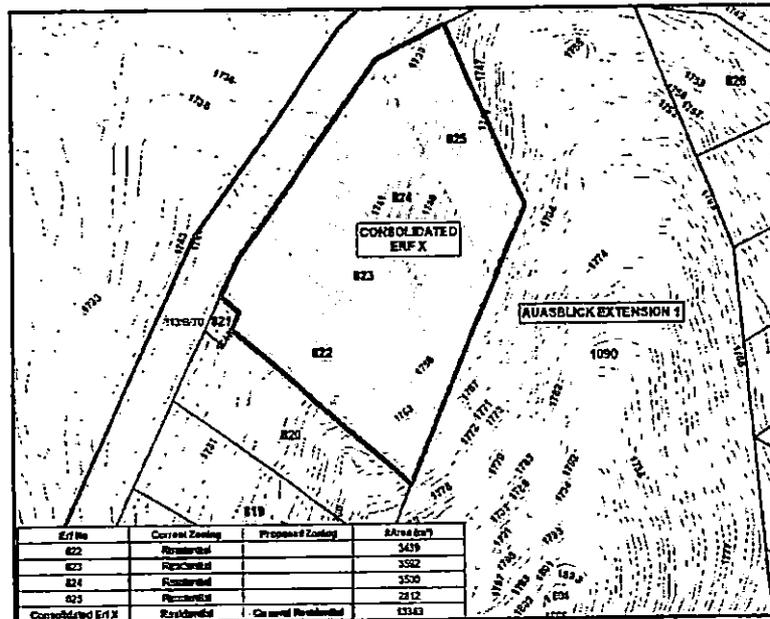
### 1.2. The Planning Process

Our office is seeking approval from the Municipal Council of Windhoek for the town planning procedure as outlined below.

#### (a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X

Erven 822, 823, 824 & 825, Auasblick are to be consolidated into Consolidated Erf X. This consolidation will enable the development potential of these four erven and allow for some of the restrictions such as building lines to be minimised. This means there can be more area for the children to play, and more space for the provision of onsite parking.

Figure 5: Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X



The consolidation of Erven 822, 823, 824 & 825 Auasblick Extension 1 will create an erf with the size outlined in Table 5.

Table 5: Proposed Consolidation

Erf No	Current Zoning	Proposed Zoning	±Area (m <sup>2</sup> )
822	Residential	General Residential	3439
823	Residential	General Residential	3592
824	Residential	General Residential	3500
825	Residential	General Residential	2812
Consolidated Erf X	Residential	General Residential	13343

**(b) Rezoning of Consolidated Erf X, Auasblick Extension 1 from “Residential” with a density of 1:1 to “General Residential” with a density of 1:500**

Consolidated Erf X is to be rezoned from “Residential” with a density of 1:1 to “General Residential” with a density of 1:500, as depicted in Figure 6 below. A density of 1:500 was selected to ensure that the that scale of the dwelling units that can be constructed remains compatible with the scale of the surrounding developments and as well as stipulated under Condition 13.1.3 of the Presales Agreement Made and Entered Into By Windhoek Consulting Engineers (WCE) and the Municipal Council.

Figure 6: Rezoning of Consolidated Erf X from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500

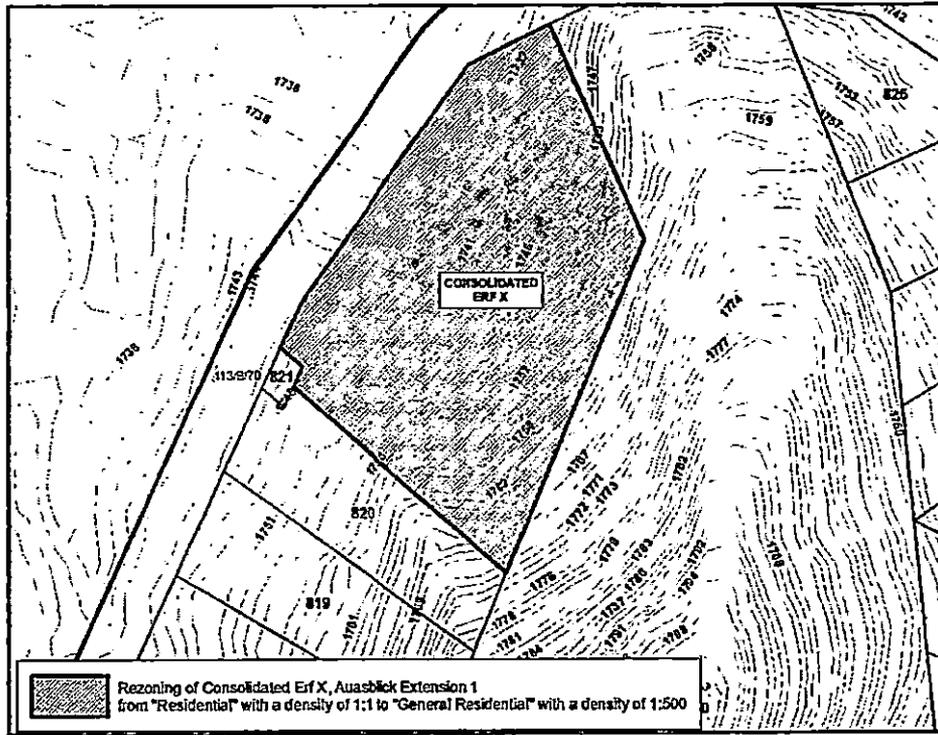


Table 5: Proposed Rezoning

Erf No	Current Zoning	Proposed Zoning	Density
Consolidated Erf X	Residential	General Residential	1:500

Once the application for the rezoning discussed above has been approved by the URPB, the subject rezoning is to be included in the next Zoning Scheme to be prepared for Windhoek.

**4. MUNICIPAL ENGINEERING SERVICES**

a) Electricity

Erven 822, 823, 824 & 825, Auasblick Extension 1 are already connected to City of Windhoek's distribution grid which currently provides electrical power to Windhoek. Consolidated Erf X will retain this connection once the subject application has been approved by the Urban and Regional Planning Board.

b) Water and sewer

Erven 822, 823, 824 & 825, Auasblick Extension 1 are already connected to the reticulation system of water and sewer of the City of Windhoek. Consolidated Erf X will retain this connection once the subject application has been approved by the Urban and Regional Planning Board.

c) Storm Water

The storm water on Erven 822, 823, 824 & 825, Auasblick Extension 1 follows the natural drainage paths on site. Further measures necessary to manage the storm water within the area are to be employed in accordance with the City of Windhoek's storm water drainage system.

## 5. ACCESS

Access to Erven 822, 823, 824 & 825, Auasblick Extension 1 is currently gained from the internal municipal street network of Auasblick. As such, no access approval from the Roads Authority is required for this application.

The proposed Consolidated Erf X will gain access from the existing municipal street network.

## 6. ENVIRONMENTAL CLEARANCE

The proposed rezoning of Consolidated Erf X from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500 as stipulated in this application is not listed amongst the activities that require an Environmental Impact Assessment (EIA) in accordance with the Environmental Management Act, 2007 (Act No. 7 of 2007).

However, as per the letter dated 14 August 2013 (attached) addressed to the City of Windhoek from the Office of the Environmental Commissioner, informing the Municipal Council of Windhoek that it has been delegated the power to manage certain rezonings, street and public open space closure activities lists the activity of Rezoning from Residential to Residential. As such in line with the delegated authority letter our office hereby requests the City of Windhoek to provide our office with an Environmental Clearance for the rezoning of Consolidated Erf X from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500.

Our office kindly request the Municipal Council of Windhoek for careful consideration of our application, which is grounded by the comprehensive reason that it is merely for the construction of dwelling units.

## 7. COMPLIANCE WITH THE URBAN AND REGIONAL PLANNING ACT (ACT 5 OF 2018)

Section 65 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) deals with the matters to be taken into account by the functionary authorised as contemplated in Section 56 and Section 88 when considering the subject application.

The subject application complies with the following relevant considerations:

### (a) Impact on the environment

The proposed consolidation and subsequent rezoning of Erven 822, 823, 824 & 825, Auasblick Extension 1 is expected to cause no undesirable impacts to the natural and urban

environment of Windhoek as no hazardous or irritant activities will be operated on any of the newly proposed rezoned and consolidated erf.

This development offers a special chance to improve the urban environment, especially in terms of aesthetics. The planned dwelling units architecture and design will be constructed to improve the neighborhood's aesthetic appeal and add to the urban landscape's overall character.

As outlined in Section 4(c) of this application, strong emphasis is placed on the neighborhood's respect to natural drainage patterns. Our client is strategically planning that the construction of the dwelling units to seamlessly connect with the existing drainage patterns on-site in compliance with this rule. This careful planning guarantees that the building will not interfere with the storm water's natural flow, protecting the foundation and the structure of the newly built structures as well as the neighborhood's drainage dynamics as a whole.

#### **(b) Socio-economic impact**

Beyond addressing the immediate housing shortage, this rezoning proposal carries positive economic and social implications for Windhoek, as the proposed infill development will make better use of municipal services and in the same vein, create compact liveable neighbourhoods.

The construction phase of the dwelling units will generate employment opportunities, injecting economic vitality into the community.

From a social perspective, the development aims to create a diverse and inclusive living environment. By accommodating a mix of residents, including young professionals, families, and individuals from different walks of life, the proposed block of flats will contribute to the social fabric of Auasblick. This diversity enriches community life, encourages cultural exchange, and promotes a sense of unity among residents.

Overall, this development has the potential to be a major catalyst for the development of the local economy.

#### **(c) Impact on cultural heritage**

Erven 822, 823, 824 & 825, Auasblick Extension 1 are not located in any known Heritage protection zone of Windhoek. As such, no undesirable impacts to the heritage resources of the area are anticipated to emerge from the proposed rezoning and subsequent consolidation development.

#### **(d) Impact on surrounding area**

The presence of these dwelling units would enhance the image of the local neighbourhood, making it a more attractive destination for visitors and those in search for opportunities. This rezoning can lead to improvements to the local infrastructure such as roads, sidewalks, and

public open spaces. This would not only make the area more attractive but would also provide tangible benefits to the local community.

The proposed development will lead to a mixed housing typologies. These varied housing types contribute to a balanced community, accommodating diverse needs and preferences while fostering a sense of inclusivity.

The surrounding environment can be enhanced with modern architectural designs and landscaping that complements the beauty of the neighbourhood when the dwelling units have been constructed. As such, there will be no negative impact on the surrounding area.

**(e) Servitudes and encumbrances**

There are no servitudes or encumbrances that have been registered against Erven 822, 823, 824, & 825, Auasblick Extension 1.

**(f) Notification Procedure**

The Urban and Regional Planning Act No. 5 of 2018 as promulgated set out the regulations that govern the Urban and Regional Planning fraternity. These regulations under Section 107 require that on receipt of a complete application in terms of Section 105 of the Urban and Regional Planning Act, 2018, the Chief Executive Officer of the Local Authority or the authorised planning authority must request the applicant to give notice of the application in the prescribed manner to –

- a) Prescribed persons
- b) General Public

To comply with the Urban and Regional Planning Act and its Regulations of September 2020, we hereby request the Municipal Council of Windhoek to instruct our office in writing to give notice of the application in the prescribed manner.

**(g) Compliance with relevant legislation**

The subject application complies with the regulations of the Urban and Regional Planning Act 5 of 2018, the Environmental Management Act, 2007 as well as with the Windhoek Zoning Scheme.

**8. CONCLUSION**

Stubenrauch Planning Consultants herewith request approval from the City of Windhoek for the following:

- a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;

- b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

**9. ANNEXURES**

Attached in support of this application please find:

**Annexure A:** Full Application

**Annexure B:** Relevant Maps

Locality Map

Existing Zoning Map

Intended Zoning Map

Consolidation Map

Aerial Image

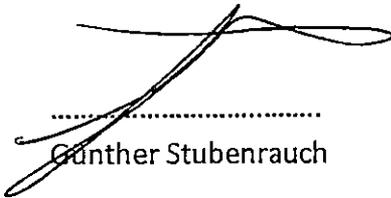
**Annexure C:** Special Power of Attorney to be signed by City of Windhoek

**Annexure D:** Copies of Deeds of Sale

**Annexure E:** Proof of payment

I trust that the Council will be in support of this proposal.

Yours faithfully



.....  
Günther Stubenrauch



**CONSOLIDATION OF ERVEN 822, 823, 824 & 825,  
AUASBLICK EXTENSION 1, INTO CONSOLIDATED ERF X**



**WINDHOEK**

**Legend**

-  Cadastral Boundary
-  Extension Boundary
-  Consolidated Erf X
-  1m Contours (COW Aerial Survey)

536



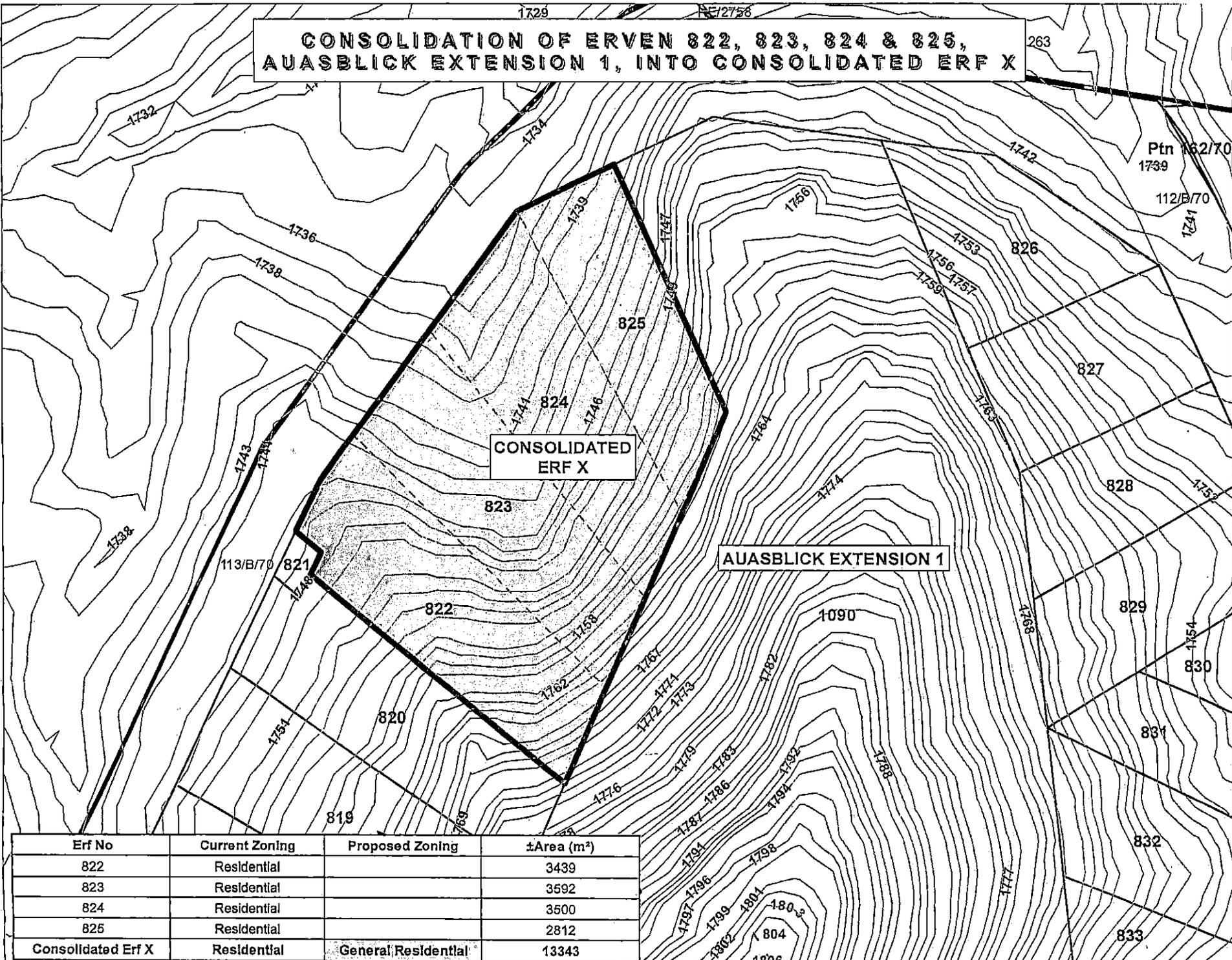
**STUBENRAUCH  
PLANNING CONSULTANTS  
TOWN AND REGIONAL PLANNERS**

po box 41404  
windhoek  
namibia  
email: B.mwinyim@spc.com.na Tel: 061-251189

**WINDHOEK**

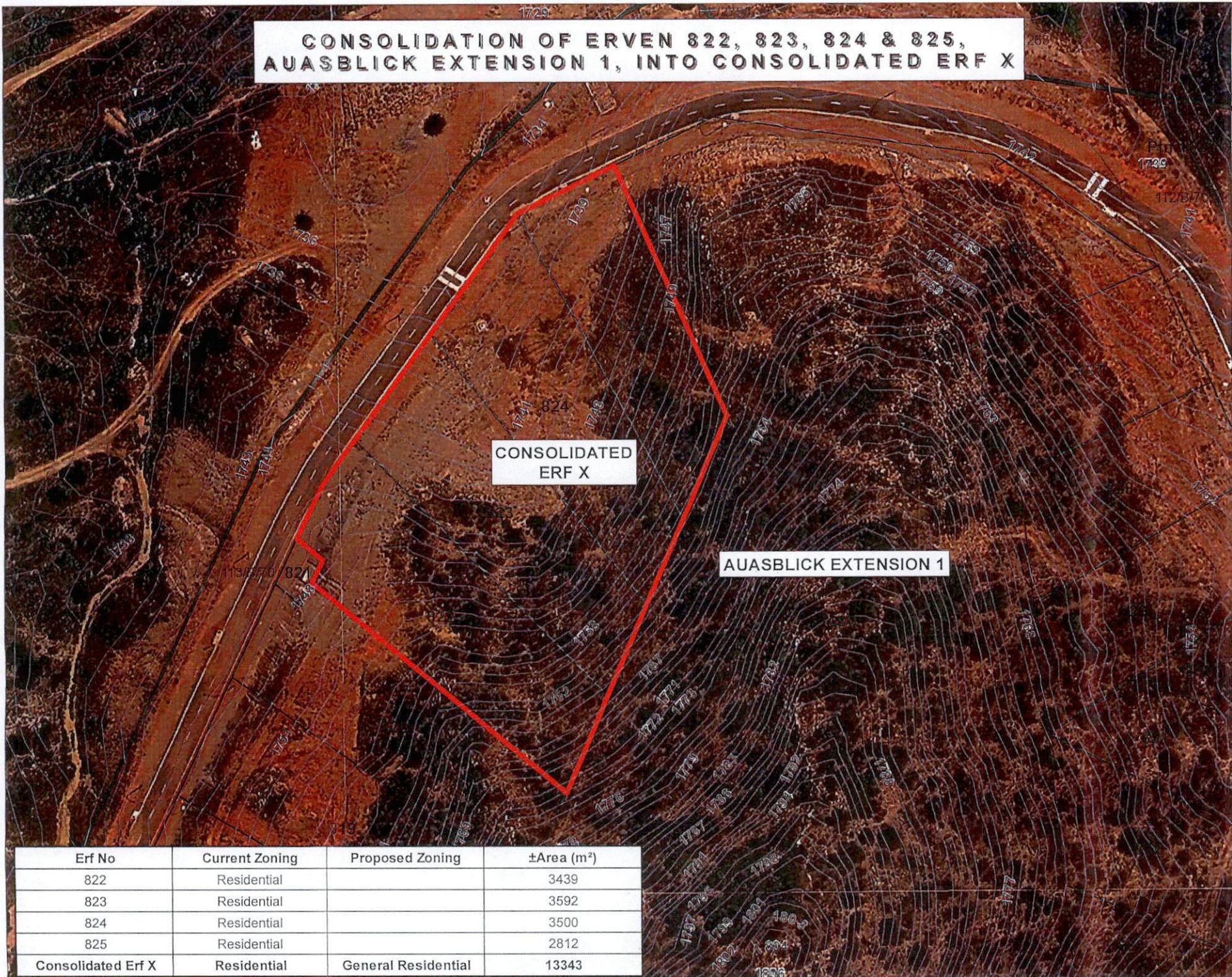
Consolidation Map

DATE	DRAWN	CHECKED	DRAWING NO.
August 2024	BS		W24040-2



Erf No	Current Zoning	Proposed Zoning	±Area (m <sup>2</sup> )
822	Residential		3439
823	Residential		3592
824	Residential		3500
825	Residential		2812
<b>Consolidated Erf X</b>	<b>Residential</b>	<b>General Residential</b>	<b>13343</b>

**CONSOLIDATION OF ERVEN 822, 823, 824 & 825,  
AUASBLICK EXTENSION 1, INTO CONSOLIDATED ERF X**



CITY OF WINDHOEK

WINDHOEK

**Legend**

Cadastral Boundary

Extension Boundary

Consolidated Erf X

1m Contours  
(COW Aerial Survey)

537



STUBENRAUCH  
PLANNING CONSULTANTS  
TOWN AND REGIONAL PLANNERS

po box 41404  
Windhoek  
Namibia  
email: Bronwynn@spc.com.na Tel: 051-251189

WINDHOEK

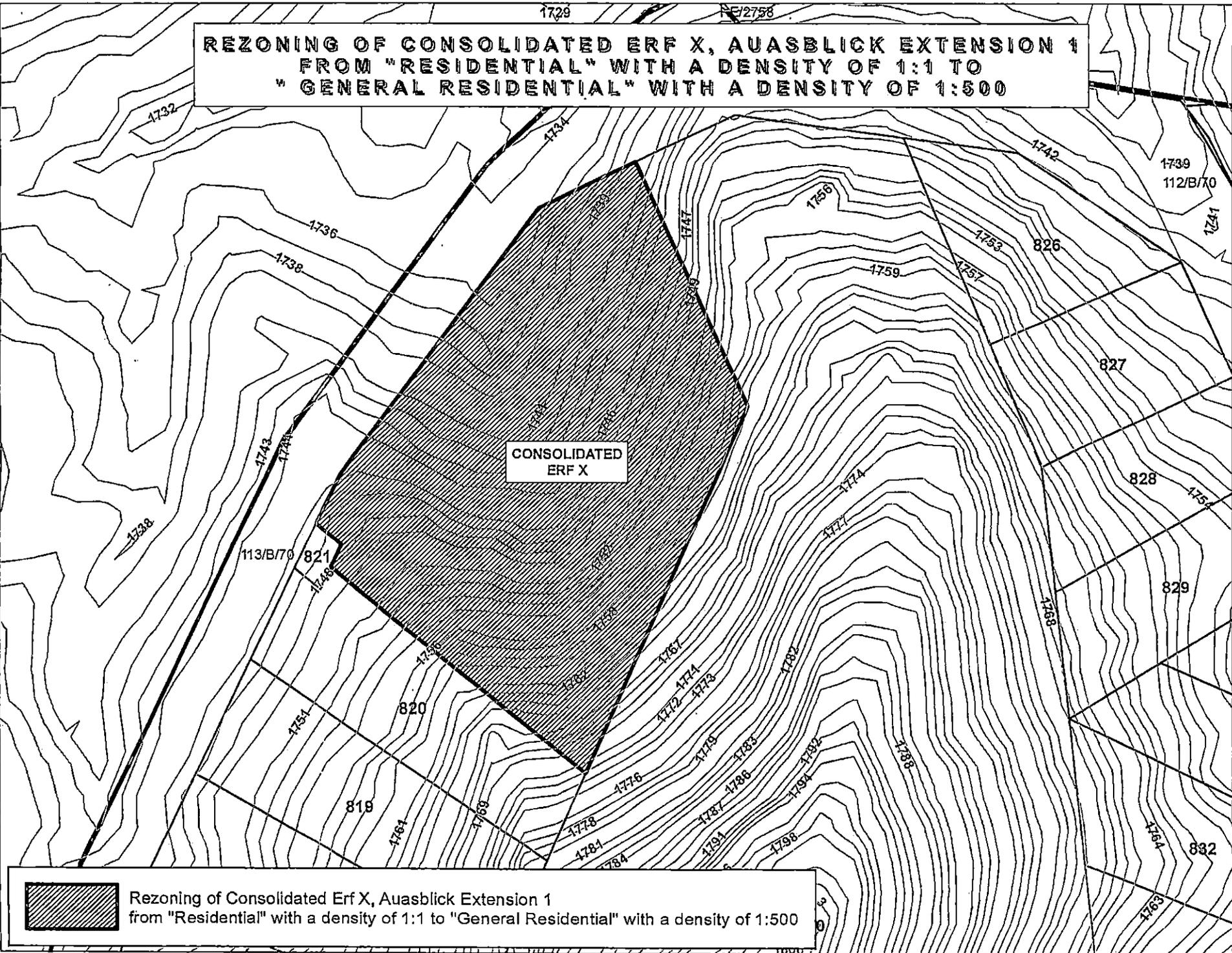
Consolidation Map

DATE	DRAWN	CHECKED	DRAWING NO
August 2024	BB		W24040-3



Erf No	Current Zoning	Proposed Zoning	±Area (m <sup>2</sup> )
822	Residential		3439
823	Residential		3592
824	Residential		3500
825	Residential		2812
Consolidated Erf X	Residential	General Residential	13343

**REZONING OF CONSOLIDATED ERF X, AUASBLICK EXTENSION 1  
FROM "RESIDENTIAL" WITH A DENSITY OF 1:1 TO  
"GENERAL RESIDENTIAL" WITH A DENSITY OF 1:500**



**WINDHOEK**

**Legend**

-  Cadastral Boundary
-  Extension Boundary
-  Consolidated Erf X
-  1m Contours (COW Aerial Survey)

538

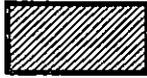


**STUBENRAUCH  
PLANNING CONSULTANTS  
TOWN AND REGIONAL PLANNERS**  
po box 41404  
Windhoek  
rsm@spa  
email: Bronwyn@spa.com.na Tel: 001-251189

**WINDHOEK**

Rezoning Map

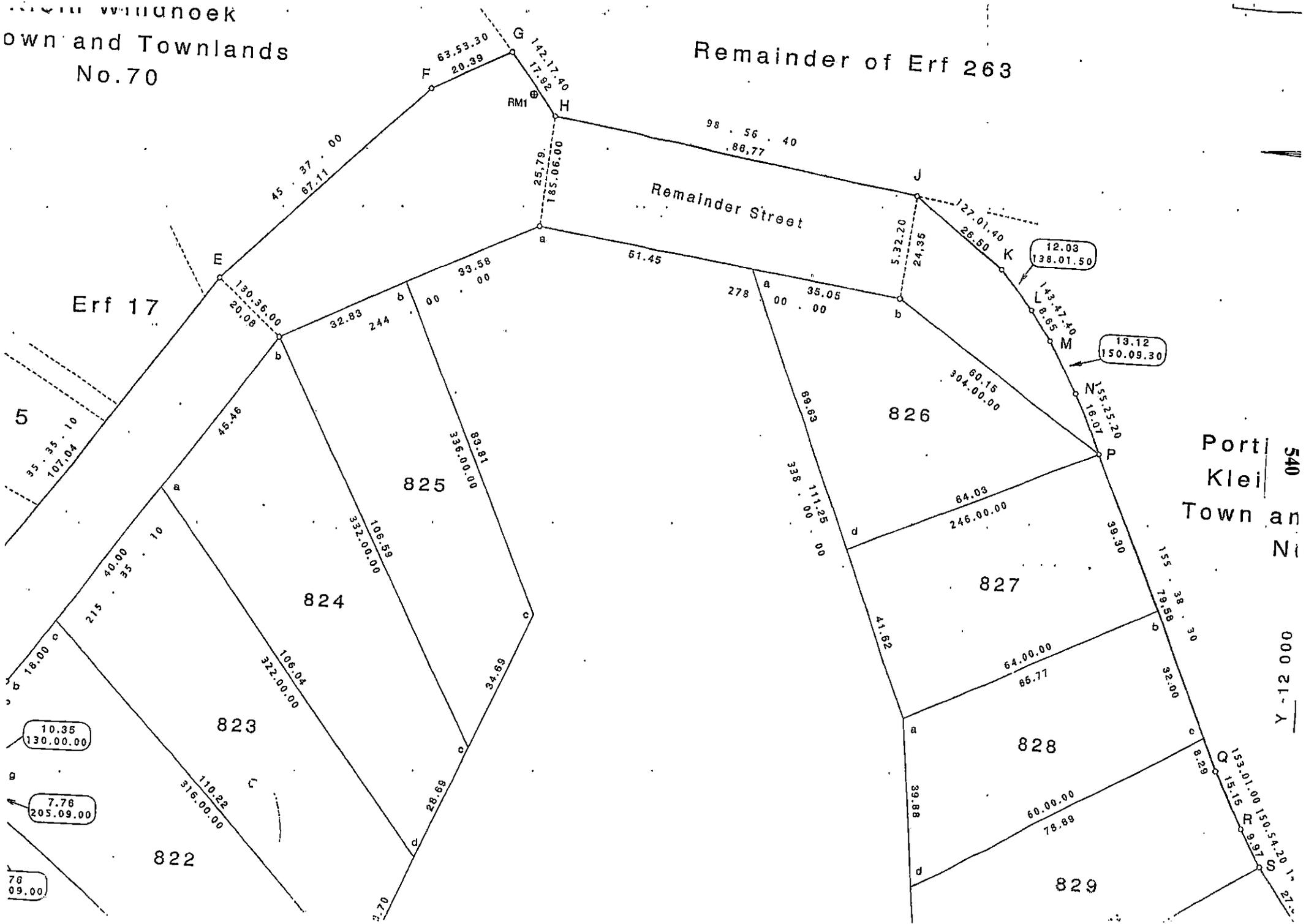
DATE	BY	DATE	BY
July 2024	BS	W24040-4	

 Rezoning of Consolidated Erf X, Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500

810	1572	858	3151	906	1592	954	1100	1003	824	1051	990
811	1466	859	3467	907	1396	955	1109	1004	899	1052	1015
812	9735	860	2081	908	1080	956	1144	1005	773	1053	1040
813	1615	861	2433	909	2564	957	1083	1006	1598	1054	1066
814	1747	862	1204	910	1545	958	1059	1007	1222	1055	1091
815	2423	863	1114	911	906	959	1268	1008	927	1056	1116
816	3341	864	1734	912	857	960	1200	1009	1164	1057	1097
817	3964	865	1830	913	770	961	1200	1010	1012	1058	1683
818	3880	866	1629	914	726	962	1200	1011	1090	1059	2493
819	3838	867	1594	915	831	963	1200	1012	875	1060	824
820	3666	868	1684	916	874	964	1200	1013	1093	1061	828
821	155	869	1574	917	309	965	1200	1014	957	1062	917
822	3949	870	1402	918	648	966	1347	1015	863	1063	917
823	3592	871	982	919	837	967	1347	1016	1113	1064	780
824	3500	872	1341	920	810	968	1200	1017	1177	1065	780
825	2812	873	1245	921	864	969	1200	1018	1072	1066	780
826	2690	874	1132	922	1453	970	1200	1019	870	1067	780
827	2623	875	1113	923	1284	971	1200	1020	1004	1068	780
828	2485	876	1128	924	2012	972	1200	1021	924	1069	887
829	2982	877	1212	925	911	973	1331	1022	1002	1070	887
830	2506	878	1487	926	1594	974	1331	1023	1022	1071	780
831	2672	879	1108	927	1250	975	1260	1024	1043	1072	780
832	3312	880	837	928	1185	976	1260	1025	1064	1073	780
833	2763	881	837	929	1016	977	1285	1026	1175	1074	780
834	1187	882	775	930	1147	978	1188	1027	1155	1075	780
835	1319	883	976	931	1081	979	1223	1028	357	1076	1108
836	1625	884	895	932	1871	980	5968	1029	935	1077	594
837	1429	885	872	933	1157	981	642	1030	780	1078	724
838	900	886	923	934	1855	982	1006	1031	780	1079	807
839	904	887	877	935	1527	983	1207	1032	780	1080	793
840	856	888	910	936	1203	984	1288	1033	780	1081	1197
841	750	889	217	937	1143	985	1128	1034	780	1082	816
842	720	890	1,6513 ha	938	1655	986	1140	1035	780	1083	883
843	1567	891	1585	939	1318	987	1064	1036	780	1084	832
844	1050	892	1585	940	1474	988	1434	1037	780	1085	832
845	2068	893	1415	941	1342	989	1496	1038	706	1086	832
846	1565	894	1594	942	1084	990	1260	1039	749	1087	832
847	1435	895	1563	943	1460	991	1220	1040	780	1088	768
848	1024	896	1638	944	1209	992	1300	1041	780	1089	6521
849	1094	897	2016	945	1203	993	1260	1042	780	1090	6,1805 ha
850	1030	898	1900	946	1427	994	1260	1043	780	1091	3217
851	897	899	1852	947	1492	995	1993	1044	780	1092	1,6466ha
852	1144	900	1774	948	1272	996	4913	1045	780		
853	1486	901	1157	949	1369	997	1,5248 ha	1046	780		
854	1268	902	1371	950	1298	998	234	1047	780		
855	1228	903	1245	951	1574	999	4831				

Port of Natal  
Town and Townlands  
No. 70

Remainder of Erf 263



Port of Natal  
Town and Townlands

540  
Y 12 000



## ZONING CERTIFICATE

1-A

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

ERF DESCRIPTION:	ERF 825 OF AUASBLICK	
TOWNSHIP EXTENSION:		
STREET NAME:	UNSPECIFIED STR	
STREET ADDRESS:	0 UNSPECIFIED STR	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
CITY:	1 DWELLING / ERF	- Refer to Table E
BULK FACTOR:		- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	2812 m <sup>2</sup>	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

**PLEASE NOTE:**

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

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# ZONING CERTIFICATE

In accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

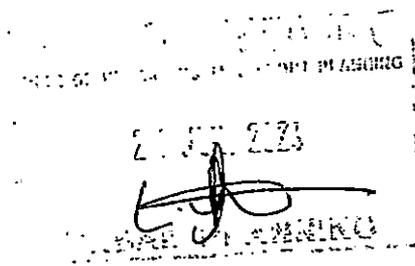
ERF DESCRIPTION:	ERF 822 OF AUASBLICK	
TOWNSHIP EXTENSION:		
STREET NAME:	UNSPECIFIED STR	
STREET ADDRESS:	0 UNSPECIFIED STR	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
L CITY:	1 DWELLING / ERF	- Refer to Table E
BULK FACTOR:		- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	3949 m <sup>2</sup>	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

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# ZONING CERTIFICATE

In accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

ERF DESCRIPTION:	ERF 823 OF AUASBLICK	
TOWNSHIP EXTENSION:		
STREET NAME:	UNSPECIFIED STR	
STREET ADDRESS:	0 UNSPECIFIED STR	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
LOT CITY:	1 DWELLING / ERF	- Refer to Table E
BULK FACTOR:		- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	3592 m <sup>2</sup>	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for even in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

**PLEASE NOTE:**

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*[Faint signature and stamp area]*



## ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

ERF DESCRIPTION:	ERF 824 OF AUASBLICK	
TOWNSHIP EXTENSION:		
STREET NAME:	UNSPECIFIED STR	
STREET ADDRESS:	0 UNSPECIFIED STR	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
L. CITY:	1 DWELLING / ERF	- Refer to Table E
BULK FACTOR:		- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	3500 m <sup>2</sup>	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for even in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

**PLEASE NOTE:**

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

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Your attention is further directed to any condition which may be registered against your property in the title deeds or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.

*[Handwritten signature and stamp]*



**POWER OF ATTORNEY**

I, the undersigned,.....

In my capacity as the ..... of the City of Windhoek

the owner of the Erven 822, 823, 824 & 825, Auasblick Extension 1

and as such duly authorised to act on behalf of and represent the said Municipal Council in terms of Section 31(1) of the Local Authorities Act, 1992 ( Act 23 of 1992) as amended,

do hereby nominate, constitute and appoint

**Stubenrauch Planning Consultants cc  
P O Box 41404  
Windhoek**

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

- a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

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

SIGNED at ..... this ..... day of .....2024 in the presence of the undersigned witnesses.

**WITNESSES:**

1. ....

.....  
**Chief Executive Officer**

2. ....

**PRESALES AGREEMENT  
MADE AND ENTERED INTO BY AND BETWEEN**

**THE MUNICIPAL COUNCIL OF WINDHOEK**

herein represented by **SHERIDAN SIMPSON** as the **Manager: Property Management** acting on behalf of the Chief Executive Officer in terms of section 27(5) of Act 23 of 1992 and **ELIA TUHAFENI SHAPOPI** as the **Section Head: Property Sales and Acquisitions** acting on behalf of the chairperson of the Management Committee in terms of section 31A(a) of act 23 of 1992

of

**The office of the  
Chief Executive Officer  
c/o Chief Legal Officer  
City of Windhoek  
No. 80 Independence Avenue (TOWNHOUSE)  
Windhoek**

(hereinafter referred to as "THE SELLER")

and

**SINCO INVESTMENTS SIXTY- ONE ( PTY) LTD**

Company Reg number: 2013/0874

Tax registration number: 6997310-01-1

Herein represented by **PAMENI HANGALA** and/or **DIINA SHITUULA**, being duly authorized thereto

of

**Postal Address: PO Box 27911, Windhoek**

**Residing/Office at: 333 Sam Nujona Ave, Windhoek**

**Contact Numbers: Tel: 061 410 700 / Fax: 061 400 155 / Cell: 081 144 2048**

**E-mail: [diina@hangala.com](mailto:diina@hangala.com)**

(hereinafter referred to as "THE DEVELOPER")

and

Name	WCE INVESTMENTS OR NOMINATRA
Identity/Registration Number	2000/071

*Handwritten signatures and initials:*  
 JS  
 FG  
 JA

Tax Number	3052090-01-5
Postal Address	PO BOX 2484 WINDHOEK
Physical Address	51 FELD STREET WINDHOEK
E-mail Address	Herman.VanderMerwe@wce.com.na
Cellphone Number	081 683 6857
For legal entity - herein represented by, warranting to be duly authorised thereto	HIRMAN VANDER MERWE

(Hereinafter referred to as the "PURCHASER")

(hereinafter referred to as "THE PURCHASER")

### RECORDAL

#### WHEREAS

- A The **Seller** is the registered owner of certain undeveloped erven and situated in Auasblick in the Town of **WINDHOEK**, as listed on Annexure "A" hereto (hereinafter referred to as the "**DEVELOPMENT ERVEN**").
- B The **Developer** has entered into a Development Agreement in terms of which Development Agreement the Developer will provide municipal services to the erven at the costs of the Developer.
- C The **Purchaser** wishes to purchase an erf/erven in the said development from the **Seller** and on the further terms and conditions set forth in this agreement.
- D It is recorded that the services have been completed and the Developer has received a Take Over Certificate from the Seller. The Seller and the Developer have agreed that the Developer can launch the project in order to secure presales and enter into this presales agreement.
- E The Developer and the Purchaser have reached agreement on the terms and conditions that will given this presale agreement.

### NOW THEREFOR IT IS AGREED AS FOLLOWS:

#### 1. DEFINITIONS

*[Handwritten signatures and initials]*  
 JH FQ JMA

- 1.1 In this agreement and its annexures the following words shall have the meaning as set out unless inconsistent with the context:
- 1.1.1 **"the Conveyancers"** shall mean **FISHER, QUARMBY & PFEIFER** (Chris Gouws/Manuela Steenkamp), No. 43 Dr. Theo-Ben Gurirab Street, Windhoek, Tel: 061 -- 233 171; Email: manuela@fqp.com.na or chris@fqp.com.na
- 1.1.2 **"the Deed of sale"** shall mean a comprehensive Deed of Sale to be entered into between the Municipality of Windhoek and the Purchaser following the reservation;
- 1.1.3 **"the Development"** shall mean the provision of municipal services to the Awasblick erven as set out on Annexure "A" hereto, in accordance with the approved layout thereof as it appears from the general plan by construction of municipal related infrastructural services and residential dwellings thereon;
- 1.1.5 **"the Developer"** shall mean **SINCO INVESTMENTS SIXTY-ONE (PROPRIETARY) LIMITED, COMPANY REGISTRATION NUMBER 2013/0874**
- 1.1.6 **"the Effective date"** shall mean the date of registration of transfer of the property in the name of the purchaser;
- 1.1.7 **"Municipality"** shall mean the Municipality of Windhoek;
- 1.1.8 **"the Property"** means the following Erf/erven, **which erven are fully serviced of municipal services;**

**CERTAIN ERF 822 AUASBLICK (EXTENSION NO. 1)**

**SITUATE** In the Municipality of Windhoek, Khomas Region, Registration Division "K"

**MEASURING 3949 Square Metres** in extent as will more fully appear from General Plan SG No. A 710/2019 filed at the offices of the Surveyor General and Registrar of Deeds in Windhoek.

**CERTAIN ERF 823 AUASBLICK (EXTENSION NO. 1)**

**SITUATE** In the Municipality of Windhoek, Khomas Region, Registration Division "K"

**MEASURING 3592 Square Metres** in extent as will more fully appear from General Plan SG No. A 710/2019 filed at the offices of the Surveyor General and Registrar of Deeds in Windhoek.

*[Handwritten signatures]*

JA FP JVA

**CERTAIN ERF 824 AUASBLICK (EXTENSION NO. 1)****SITUATE** In the Municipality of Windhoek, Khomas Region, Registration Division "K"**MEASURING 3500 Square Metres** in extent as will more fully appear from General Plan SG No. A 710/2019 filed at the offices of the Surveyor General and Registrar of Deeds in Windhoek.**CERTAIN ERF 825 AUASBLICK (EXTENSION NO. 1)****SITUATE** In the Municipality of Windhoek, Khomas Region, Registration Division "K"**MEASURING 2812 Square Metres** in extent as will more fully appear from General Plan SG No. A 710/2019 filed at the offices of the Surveyor General and Registrar of Deeds in Windhoek.

1.1.9 "the Purchaser" shall mean WCE HOLDINGS (PROPRIETARY) LIMITED

1.1.10 "the Seller" shall mean The Municipal council of Windhoek;

1.1.11 "the Services" means the infrastructural bulk and other local Authority related services the seller is obliged to construct and which comprise the following:

1.1.11.1 Water and Water installation;

1.1.11.2 Sewer;

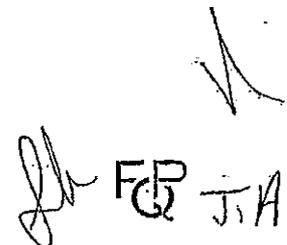
1.1.11.3 Electrical reticulation required by the Local Authority for developments of this nature;

1.1.11.4 Road Infrastructure.

**2. PRESALE AND METHODOLOGY**

2.1 Subject to the provisions of this presales agreement, the Developer hereby offers to reserve the property to the Purchaser who accepts the presale offer.

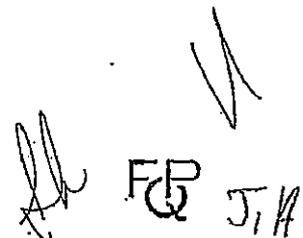
2.2 Potential Purchasers shall have the right to enter into a presale agreement in respect of a maximum of properties on the condition that a reservation fee for each property is paid into the Trust Account of FQP in terms of the provisions of sub clauses 2.3 and 3.1 hereof.



Handwritten signatures and initials, including 'FQP' and 'JJA'.

- 2.3 This presale offer shall only become valid and enforceable once the reservation fee of N\$ 200 000.00 (Two Hundred Thousand Namibia Dollars) has been deposited into the Trust Account of Fisher, Quarmby & Pfeifer as more fully set out in sub clause 3.1 hereunder. The Purchaser shall have 7 (seven) calendar days, from date of signature hereof, to deposit the reservation fee. Purchasers shall be obliged to note the time and date on their proof of payment as properties will be sold on a first come first serve basis. Should any dispute arise on the time and date of payment of the reservation fee, the erf shall be allocated to the potential purchasers whose payment appears first on the Trust Account of FQP.
- 2.4 The presales agreement will only be signed after confirmation that the funds have reached the account and there is proof of payment by the Developer and the preferred erf is allocated.
- 2.5 The presales agreement will be signed at the Developer's Offices and the following certified documentation must be supplied and included in the signature:
- 2.5.1 ID of buyer / Company Registration documents;
- 2.5.2 Proof of payment of the N\$200 000.00 into the account.
- 2.6 The Developer shall procure that a comprehensive deed of sale be drafted / finalized between the Seller and the Purchaser once the presale agreement becomes binding. This presale agreement shall on the conditions normally included in the standard Deed of Sale that the Municipality enters into with prospective Purchasers. A standard Municipal Deed of Sale is attached hereto marked Annexure "B".
- 2.7 Without limiting the generality hereof it is specifically agreed that the Municipality may include the following clauses:
- 2.7.1 That the Purchaser/s will have 60 (Sixty) calendar days to secure the Purchase Price either in cash or by furnishing acceptable bank guarantees to the Seller; and
- 2.7.3 A voetstoots clause; and
- 2.7.4 Special conditions pertaining to the Property purchaser (see clause 15 of the Municipal Deed of Sale); and
- 2.7.5 Restrictive clause on resale in the event of the property not being improved (see clause 13 of the standard Municipal Deed of Sale)

3. **PURCHASE PRICE AND PAYMENT:**


 W  
 FQP  
 J, H

The Purchase Price for the property shall be **N\$10 389 750.00 (Ten Million Three Hundred and Eighty Nine Thousand Seven Hundred and Fifty Namibia Dollars) (excluding Value Added Tax)**, payable as follows:

- 3.1 A reservation fee of N\$ 200 000.00 (Two Hundred Thousand Namibia Dollars) shall be paid into the Trust Account of Fisher, Quarmby & Pfeifer within 7 (Seven) days from date hereof. The particulars of the Trust Account being as follows:

**FISHER, QUARMBY & PFEIFER TRUST ACCOUNT**

1. **FIRST NATIONAL BANK WINDHOEK  
BUSINESS BRANCH  
ACCOUNT NUMBER: 555 0203 9338  
BRANCH CODE: 281872**

or

2. **NEDBANK NAMIBIA  
MAERUA MALL BRANCH  
ACCOUNT NUMBER: 1199 0023 516  
BRANCH CODE: 461-041**

or

3. **STANDARD BANK NAMIBIA  
WINDHOEK BRANCH  
ACCOUNT NUMBER: 600 000 361 95  
BRANCH CODE: 082-372**

**REF: MS/Erf Number**

- 3.2 The balance Purchase Price shall be payable on the date of registration. The Purchaser shall be obliged to secure the purchase price either in cash or by furnishing acceptable bank guarantees to the Seller or the Seller's Conveyancers within 60 (Sixty) calendar days from date of Deed of Sale.

- 3.3 The reservation fee shall form part of the purchase price. It is specifically agreed that the reservation fee of N\$ 200 000.00 (Two Hundred Thousand Namibia Dollars) shall be deposited in an interest bearing account for interest

*JA* *FP* *JJA*

earned for the Purchaser and the Parties authorise and instruct Fisher, Quarmby & Pfeifer to invest the reservation fee in an interest bearing account according to Section 26(3) of the Legal Practitioners Act.

3.4 The reservation fee will be refunded to the Purchaser in the event of the suspensive conditions not being fulfilled timeously, the Developer failing to provide the services timeously or should the Purchaser fail to provide guarantees for the balance Purchase Price, as more fully set out in clause 13 hereof

3.5 The reservation fee shall be non-refundable and be forfeited in favour of the Developer if the Purchaser is Breach of the conditions of this agreement and the sales agreement which results in the cancellation of the agreement by the Seller and/or Developer.

4. **POSSESSION AND OCCUPATION:**

Possession and occupation of the said property shall be given to the purchaser on date of registration of transfer unless agreed to the contrary between the parties in writing.

5. **TRANSFER AND COSTS:**

It being the Seller's and the Developer's prerogative to do so, the developer hereby appoints FISHER, QUARMBY & PFEIFER to effect all Conveyancing work in connection with the transfer of the property to the purchaser. The purchaser shall pay transfer duty, stamp duty on the transfer and all expenses of transfer, including conveyancer's charges. Transfer shall be effected as soon as possible after all required documents have been signed by the purchaser.

6. **VARIATION:**

The purchaser hereby acknowledges that there are no undertakings or agreements with the developer, that no warranties have been given by or on behalf of the developer and that no representations have been made by or on behalf of the developer, either in writing or verbally, except as contained in this presale Agreement, that the terms of this presale Agreement constitute the whole Agreement between the developer and the purchaser and that no variation, alteration,

Handwritten initials and date: J.A., F.P., 31/11

modification or suspension of any of the terms of this Presales Agreement shall be of any force or effect unless reduced to writing and signed by the Seller, the Developer and the Purchaser.

**7. VOETSTOOTS:**

- 7.1 The developer and the Seller shall not be liable for any deficiency in extent which may be revealed on any re-survey, nor shall the developer benefit by any possible surplus.
- 7.2 The property will be sold "voetstoots" and as it stands, the developer giving no warranty in any regard.
- 7.3 The developer shall not be required to indicate to the purchaser the position of the beacons or pegs upon the property and/or boundaries thereof, nor shall the developer be liable for the costs of locating same.

**8. BREACH:**

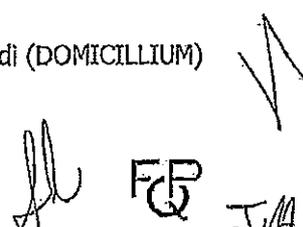
In the event of the purchaser committing a breach of any of his obligations under this Agreement and failing to remedy such breach within 7 (Seven) days after the date of posting of a registered letter calling upon him to do so, then in such event the developer shall be entitled without prejudice to any other rights available to him in law to cancel the sale without further notice to the purchaser and to obtain repossession of the said property.

**9. WAIVER:**

Notwithstanding any express or implied provisions of this Deed of Sale, any latitude or extension of time which may be allowed by the developer to the purchaser in respect of any payment provided herein or any matter or thing that the purchaser is bound to perform or observe in terms hereof, shall not under any circumstances be deemed to be a waiver of the developer's rights at any time, to require strict and punctual compliance with each and every provision or terms thereof.

**10. DOMICILIA AND NOTICES:**

- 10.1 The parties do hereby choose their Domicilium citandi et executandi (DOMICILLIUM) as set out above.



10.2 Any notice required to be given by either party to the other shall either be delivered at or be given by prepaid registered letter to the DOMICILLIUM.

10.3 Any notice given by either party to the other shall –

10.3.1 if delivered to the *domicillium citandi et executandi* of such person, be deemed to have been received upon such delivery;

10.3.2 if posted by letter, be deemed to have been received seven (7) days after delivery of such letter to the Post Office for posting.

**11. BUILDING COMPLIANCE CERTIFICATE**

The parties warrant that the Property is unimproved and as such in terms of Section 78(i)(bb) of the Local Authorities Amendment Act, 2018 no building compliance certificate is required.

**12. AGENT'S COMMISSION**

It is recorded that \_\_\_\_\_ of \_\_\_\_\_ was the effective cause of this transaction. The Developer shall be liable to pay the agents commission in the Amount of N\$ \_\_\_\_\_ ( \_\_\_\_\_ Namibia Dollar) and authorize the Conveyancing firm attending to the transfer to subtract the commission from the purchase price and deposit the amount on date of registration into the following account:

Estate Agents Tax Registration number: \_\_\_\_\_

Name of Account: \_\_\_\_\_

Bank: \_\_\_\_\_

Branch Name & Number: \_\_\_\_\_

Account number: \_\_\_\_\_

Reference: \_\_\_\_\_

**13. SUSPENSIVE CONDITIONS:**

13.1 This agreement is in its entirety subject to the following suspensive conditions, namely:-

*[Handwritten signatures and initials]*  
JH FQ JVA

- 13.1.1 That the reservation fee of N\$ 200 000,00 (Two Hundred Thousand Namibia Dollars) be paid into the Trust Account of Fisher, Quarmby & Pfeifer within 7 (Seven) days of signature of this presales agreement by the Developer and the Purchaser.
- 13.1.2 That the Purchaser obtains a loan for the balance purchase price within 7 (seven) days from the date of the Deed of Sale and furnishes guarantees to the satisfaction of the Seller and the Conveyancing Firm within 60 (Sixty) days from the Deed of Sale, alternatively deposits the purchase price into the Trust Account of Fisher, Quarmby & Pfeifer or secure the full purchase price to the satisfaction of the Seller within 60 (Sixty) days from the date of signing of the Deed of Sale by the Seller.
- 13.1.3 The Purchaser intends to purchase the Property, consolidate same, rezonè the erven to "General Residential" with a density of 1:500. The Purchaser shall forthwith appoint Gunther Stubenrauch from Stubenrauch Planning Consultants (SPC) and other professionals necessary, at its own cost, to make application therefore to the City of Windhoek for the rezoning, density change, subdivision and consolidation within 2 (two) months from date of signature of this Agreement. The Developer and City of Windhoek shall assist the Purchaser therewith and provide any documentation/information necessary for the said application. Should the said application be denied by the City of Windhoek in the Council minutes within 8 (eight) months or by the Urban and Regional Planning Board within (12) months from date of application, the Purchaser shall be entitled to refund of the reserve price as mentioned in clause 2.3 above.
- 13.1.4 The Developer shall procure that a Deed of Sale between the Seller and the Purchaser be entered into within 30 (Thirty) days from confirmation of the successful fulfilment of the suspensive condition 13.1.3 indicate above, being the approval of the said town planning applications by the Urban and Regional Planning Board.
- 13.2 Failure to meet the suspensive conditions or to waive the benefit thereof shall result in lapse of this agreement.

SIGNED AT WINDHOEK, THIS

DAY OF

2024.

**AS WITNESSES:**

*[Handwritten signatures]*

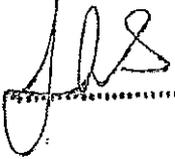
1. ....

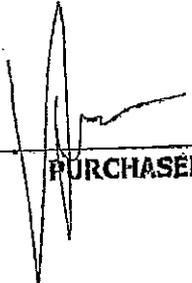
DEVELOPER

2. ....

WALUFS <sup>SM</sup>  
SIGNED AT WINDHOEK, THIS 12TH DAY OF JULY 2024.

**AS WITNESSES:**

1.  .....

  
PURCHASER

2.  .....

557

CITY

Office of the Chief Executive Officer



City of New Haven

Routing Slip Date: 22 Aug / 20 13

To: Mr. W. NAPLES - SE; ALN

From: OCTO CC - Mr. B. Motafa / J. Cupido

Subject: See below for power to allow to manage parking activities of the low

For signature		For your action	<input checked="" type="checkbox"/>
For approval		For your study and advice	
For comment		For Committee's attention	
For discussion		Please file	
For information		For photocopying	
As requested		Please convene a meeting	
As discussed		Please draft a reply	
Typing		Please by Fax	
For noting		Other: See Notes	

Notes:

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## REPUBLIC OF NAMIBIA

# MINISTRY OF ENVIRONMENT AND TOURISM

Tel: +264 61 2842701  
 Fax: +264 61 240339  
 Enquiry: Ms. Saima Angula

Capital Centre, 6<sup>th</sup> Floor  
 Private Bag 13306  
 Windhoek

### OFFICE OF THE ENVIRONMENTAL COMMISSIONER

Chief Executive Officer  
 City of Windhoek  
 P.O. Box 59  
 Windhoek

Dear Sir

**SUBJECT: DELEGATION OF POWER TO THE CITY OF WINDHOEK TO MANAGE THE FOLLOWING REZONING ACTIVITIES WITHIN THE JURISDICTION OF THE CITY OF WINDHOEK, KHOMAS REGION**

The above subject matter has reference;

The power of the Environmental Commissioner is hereby delegated to the City of Windhoek to manage the following rezoning activities as per Section 49 of the Environmental Management Act.

- (a) Rezoning from residential to office;
- (b) Rezoning from residential to business in business corridors and within the built up environment;
- (c) Rezoning from office to office;
- (d) Rezoning from commercial to commercial;
- (e) Rezoning from residential to residential;
- (f) Rezoning from business to business;
- (g) Rezoning from public open space to residential;
- (h) Rezoning from business to residential;
- (i) Rezoning from office to business;
- (j) Closure of streets and public open space involving 10 meter strips purchases
- (k) Rezoning from industrial to industrial within a built up environment only.

This Ministry reserves the right to attach further legislative and regulatory conditions during the management of these rezoning activities by the City of Windhoek. On the basis of the above, this letter

*All official correspondence must be addressed to the Permanent Secretary*

serves as the delegation of power to City of Windhoek to manage the above mentioned rezoning activities. This delegation does not in anyway hold the Ministry of Environment and Tourism accountable of any wrong doing, for insufficient information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponents.

Yours Sincerely,



Teofilus Nghitila

ENVIRONMENTAL COMMISSIONER





# CITY OF WINDHOEK

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

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2024254077	<b>Date Issued</b> : 9/2/2024
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : STUBENRAUCH PLANNING CONSULTANTS	<b>Reference Number</b> : ERF 822/823/824/825 AB
<b>Address</b> : N/A	<b>System Reference</b> : INV405677
	<b>Issued By</b> : 89687 - IIPINGE (L)
	<b>Contact Details</b> : +264 61 290 2264
<b>Description</b> : CONSOLIDATION OF ERVEN 822, 823, 824 & 825, AUASBLICK EXTENSION 1 INTO CONSOLIDATED ERF X	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 950.00
<b>Total VAT Amount</b>	: N\$ 142.50
<b>Total Amount Payable</b>	: N\$ 1092.50

### INVOICE DETAILS

**Department** : 4010 - URBAN PLANNING

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 950.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 950.00
<b>Tariff VAT Amount</b>	: N\$ 142.50
<b>Tariff Total Amount</b>	: N\$ 1092.50
<b>Service Code</b>	: N/A



# CITY OF WINDHOEK

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

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2024254092	<b>Date Issued</b> : 9/2/2024
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : STUBENRAUCH PLANNING CONSULTANTS CC	<b>Reference Number</b> : ERF X AB
<b>Address</b> : N/A	<b>System Reference</b> : INV405692
	<b>Issued By</b> : 89687 - IIPINGE (L)
	<b>Contact Details</b> : +264 61 290 2264
<b>Description</b> : REZONING OF "CONSOLIDATED ERF X", AUASBLICK EXTENSION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1:1 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:500	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 1750.00
<b>Total VAT Amount</b>	: N\$ 262.50
<b>Total Amount Payable</b>	: N\$ 2012.50

### INVOICE DETAILS

**Department** : 4010 - URBAN PLANNING

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 1750.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 1750.00
<b>Tariff VAT Amount</b>	: N\$ 262.50
<b>Tariff Total Amount</b>	: N\$ 2012.50
<b>Service Code</b>	: N/A



## Payment Confirmation

Date : 03/09/2024 05:35:06

This is a notification from Nedbank Namibia Limited that the following payment has been made.

### Transaction Details

Date of Payment : 03-09-2024  
Transaction Reference Number : 756886470429365

### Beneficiary Details

Beneficiary Name : City of Windhoek  
Transfer Amount : 2,012.50 NAD  
Beneficiary Reference : INV405692 SPC  
Beneficiary Bank : FIRST NATIONAL BANK  
Beneficiary Bank Code : 281872  
Beneficiary Account : 62012146115  
Channel : Internet Payment

### Payer Details

Paid By : STUBENRAUCH PLANNING CONSULTANTS CC

This notification of payment is sent to you by Nedbank Namibia Limited, Reg No 73/04561, Authorised Financial Services and Registered Credit Provider in The Republic of Namibia (NCRCP16), Freedom Plaza, Erf 8764, c/o Fidel Castro & Rev Michael Scott Street, Windhoek, Namibia. ("Nedbank Namibia"). Our customer (the Payer) has requested Nedbank Namibia to send this notification of payment to you. Please therefore contact the payer for enquiries regarding the contents of this notification. Any other enquiries should be directed to the Nedbank Namibia Contact Centre at Tel: +264819592222..

Nedbank Namibia will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information conveyed in this notification, or from any claims, losses, damage, expenses, whether direct, indirect or consequential, arising or resulting from the transmission of this notification. Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: Nedbank Namibia will never send you an e-mail requesting you to enter your personal details or private identification and/or authentication details.

### Disclaimer

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## Payment Confirmation

Date : 03/09/2024 05:35:56

This is a notification from Nedbank Namibia Limited that the following payment has been made.

**Transaction Details**  
 Date of Payment : 03-09-2024  
 Transaction Reference Number : 193508470430291

**Beneficiary Details**  
 Beneficiary Name : City of Windhoek  
 Transfer Amount : 1,092.50 NAD  
 Beneficiary Reference : INV405677 SPC  
 Beneficiary Bank : FIRST NATIONAL BANK  
 Beneficiary Bank Code : 281872  
 Beneficiary Account : 62012146115  
 Channel : Internet Payment

**Payer Details**  
 Paid By : STUBENRAUCH PLANNING CONSULTANTS CC

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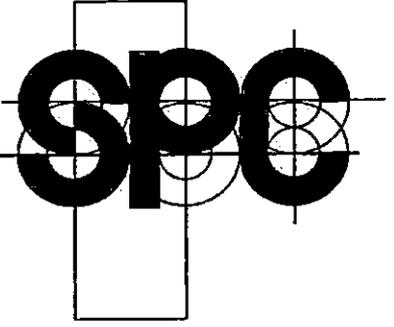
This notification of payment is sent to you by Nedbank Namibia Limited, Reg No 73/04561, Authorised Financial Services and Registered Credit Provider in The Republic of Namibia (NCRCP16), Freedom Plaza, Erf 8764, c/o Fidel Castro & Rev Michael Scott Street, Windhoek, Namibia. ("Nedbank Namibia"). Our customer (the Payer) has requested Nedbank Namibia to send this notification of payment to you. Please therefore contact the payer for enquiries regarding the contents of this notification. Any other enquiries should be directed to the Nedbank Namibia Contact Centre at Tel: +264819592222..

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 Payments may take up to three business days. Please check your account to verify the existence of the funds.

**Note:** Nedbank Namibia will never send you an e-mail requesting you to enter your personal details or private identification and/or authentication details.

### Disclaimer

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Our Ref: W/24040

22 October 2024

Enquiries: T. Shikongo

 The Chief Executive Officer  
 City of Windhoek  
 PO Box 59  
 Windhoek

*PP Report*
*H. F. F.*

Dear Mr M Matyayi

**ERVEN 822 – 825, AUASBLICK EXTENSION 1**

- (a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- (b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- (c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

**1. INTRODUCTION**

Stubenrauch Planning Consultants cc has been appointed by Windhoek Consulting Engineers (WCE) that made and entered into a presales agreement with the Municipal Council of Windhoek for the purchase of Erven 822, 823, 824 & 825, Auasblick Extension 1. SPC herewith on behalf of WCE applies to the City of Windhoek for the following:

- (a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- (b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- (c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

**2. NOTIFICATION**

In line with the stipulations of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, the City of Windhoek instructed our office to commence with the notification of the subject application to the general public and to the surrounding neighbours.

In compliance with the stipulations of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, notification of the subject application was done in the following manner:

- (a) A notice was placed in the Namibian Newspaper on 24<sup>th</sup> of September 2024 and the 01<sup>st</sup> of October 2024.
- (b) A notice was placed in the New Era newspaper on 24<sup>th</sup> of September 2024 and the 01<sup>st</sup> of October 2024.
- (c) A notice was placed in the Government Gazette on the 01<sup>st</sup> of October 2024.
- (d) A notice was placed on site.
- (e) A notice was placed on the notice board of the City of Windhoek Customer Care Centre.
- (f) Letters were sent to the surrounding property owners via registered post and hand delivery.

This application notification was to allow the affected persons the opportunity to view the subject application as submitted to the Local Authority and to allow them to comment or object against the proposed development for a period of 14 working days.

A summary of the letters delivered (as mentioned in Paragraph 2, (f)) and the responses received from the letters sent out to the surrounding property owners is outlined in **Table 1** below.

**Table 1: Responses received during the notification period**

Erf Number	Owner	Letter Delivery Method	Response
Erf 826, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 827, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 828, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 1090, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 829, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 831, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 832, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 833, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 820, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received
Erf 821, Auasblick Extension 1	City of Windhoek	Hand delivery	No response received

**Kindly note that as per the attached letters and comment forms sent to the owners of the surrounding properties, neighbours are encouraged to respond to the letters of notification, and that if our office does not receive any response from them, our office will assume that they do not object to the proposed development.**

Based on the understanding that no objections were lodged with our office or with the Office of the Chief Executive Officer of the City of Windhoek from the public by the time the objection period lapsed on 22 October 2024, we herewith lodge the subject application as set out above for approval.

### 3. CITY OF WINDHOEK APPROVAL

Stubenrauch Planning Consultants cc herewith recommends the City of Windhoek to approve the application for the following:

- (a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- (b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- (c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

### 4. CONCLUSION

Should Council be in support of this application, please provide our office with a copy of the formal approval.

### 5. ANNEXURES

Kindly find attached the following documentation in support of this application.

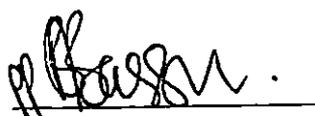
**Annexure A:** Proof of Notices

**Annexure B:** Proof of acknowledgement of receipt

**Annexure C:** Letters delivered to the surrounding neighbours.

Should you require any further information in this regard please do not hesitate to contact our office.

Yours faithfully



Günther Stubenrauch

# Classifieds

567



Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

INDEX	
Personal	
1210	Anniversaries
1220	Weddings
1230	Announcements
1240	Birthdays Wishes
1250	Reunions
1260	Graduations
1270	Special Messages
1280	Thank You Messages
1290	Valentine's Messages
Business & Finance	
1410	Opportunities
1420	Business for Sale
1430	Taxi Licences
Services	
7420	House & Garden
1810	General
7440	Communications & Security
7450	Lost & Missing
7460	Transport Wanted & Offered
Education & Training	
2810	Education & Training
Employment	
2710	Wanted
2720	Offered
Food & Beverage	
3210	Food & Beverages
Goods	
3610	Wanted
3630	For Sale
3700	Auctions
Health & Beauty	
3910	Health & Beauty
Hospitality	
4010	Hospitality (See also Travel & Tourism)
Housing & Property	
4110	Wanted
4210	For Rent
4310	For Sale
Leisure & Entertainment	
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5010	Livestock & Pets
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Motoring	
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5610	Legal
5620	Public
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5710	Churches
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**Requirements:**

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- The candidate should have at least 2 years experience as a general medical practitioner post internship and should be able to function independently in most medical capacities.
- Salary package to be negotiated.
- Citizens will be given priority.

Interested candidates can send their CVs and certificates to: [hr@dacomedical.com](mailto:hr@dacomedical.com) and only shortlisted candidates will be contacted.

## Notice Legal Notice

**SUBDIVISION OF ER 8471, WINDHOEK INTO PORTION A AND REMAINDER; PORTION A OF PORTION A OF ER 8471, WINDHOEK FROM "RESIDENTIAL" TO "OFFICE" WITH A BULK OF 0.4 AND CONSOLIDATION OF PORTION A WITH ER 8673, WINDHOEK**

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, is applying on behalf of the owners of the erven, Mr Kevin Keith Daviner and Mrs. Brigitte Daviner, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), in the City of Windhoek and the Urban and Regional Planning Board for the:

- Subdivision of Erf 8471, Windhoek into Portion A (a 838m<sup>2</sup>) and Remainder of Erf 8471, Windhoek (a 2387m<sup>2</sup>);
- Remainder of Erf 8471, Windhoek with "residential" with a density of 1 dwelling per 900m<sup>2</sup> to "office" with a bulk of 0.4
- Consolidation of Portion A of Erf 8471, Windhoek with Erf 8673, Windhoek into Consolidated Erf X (a 3126,33m<sup>2</sup>)

Erf 8471, located at Werth Crescent, Windhoek, is situated in the older, established area of Windhoek, northeast of the City Centre. Adjacent to the east is Erf 8573, located on Sinda's Street. While Erf 8471 remains residential, Erf 8673 has been developed into office space and is surrounded by other office complexes. Currently, Erf 8471 is zoned as "Residential", with a density of 1:900 m<sup>2</sup> and has an area of 3,225 m<sup>2</sup>. A building located on the northern boundary of Erf 8471 will be demolished and renovated upon the transfer of the site to the new zoning. In contrast, Erf 8673, situated at No. 8 Sinda's Road, covers 2,288,38 m<sup>2</sup> and is zoned for "Office" with a bulk of 0.4. This property houses the offices of Eiks & Partners Legal Practitioners and the Head Office of B2Gold Namibia.

The owner of Erf 8673 approached the owners of Erf 8471 to purchase the eastern, less developed portion of Erf 8471, to consolidate it with Erf 8673. This consolidation aims to expand the existing office building and provide adequate parking. Erf 8471 is a large residential property that is not being used to its full potential.

The size of Portion A would be a 838m<sup>2</sup> and the Remainder of Erf 8471, Windhoek will be a 2387m<sup>2</sup>. With Erf 8673 being 2,288,38m<sup>2</sup> in extent, the Consolidated Erf X would be a 3126,33m<sup>2</sup>. In order to allow for the consolidation, Portion A, needs to be rezoned to "office" with a bulk of 0.4. Furthermore, please note that both Erf 8471 and Erf 8673 fall within the Windhoek Office and High-Density Policy area. Further take notice that the local copy plan of the sites for application to the Town Planning Board in the Community Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 De Kameze Memorial 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 316) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 October 2024).

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

**Applicant: DU TOIT TOWN PLANNING CONSULTANTS**  
 P O Box 6871, AUSAAPPANPLATZ, WINDHOEK  
 Tel: 061-248010, Email: [planner@duoitplan.com](mailto:planner@duoitplan.com)

## Rectification of Cadastral Irregularities on Erven 6626 - 6638, 6650 - 6682 and ER/2246, Oudangwa Extension 28 (ONGUTA)

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

- Subdivision of Erf ER/2246, Ondangwa Extension 28 into Erf ER/2246 and the Remainder;
- Remainder of Erf ER/2246 as a "Street";
- Rezoning of Erven 6626, 6629, 6633, 6637 and 6660 - 6662, Ondangwa Extension 28 from "Business" to "Undetermined";
- Rezoning of Erven 6630 - 6632, 6634 - 6636, 6663 - 6682, Ondangwa Extension 28 from "Single Residential" with a density of 1:900 to "Undetermined";
- Consolidation of Erf ER/2246, 6628 - 6638, 6650 - 6682, Ondangwa Extension 28 into Consolidated Erf X;
- Subdivision of the Consolidated Erf X into 33 erven and the Remainder (Street);
- Rezoning of Erven 1/X and 30/X from "Undetermined" to "Business" with a bulk of 0.5;
- Rezoning of Erven 3/X - 25/X, 31/X - 32/X from "Undetermined" to "Single Residential" with a density of 1:300;
- Rezoning of Erven 2/X and 29/X from "Undetermined" to "General Residential" with a density of 1:350 and 1:100, respectively;
- Reservation of Erf 33/X and the Remainder of the Consolidated Erf X as "Street".

The subject erven are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is a popularly known as Onguta Location. The subject erven are currently occupied by different individuals and are utilized for either business or residential purposes.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township. Further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents be open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Chief Executive Officer  
 Ondangwa Town Council  
 Private Bag 2032

## Notice Legal Notice

**RECTIFICATION OF BUILDING ENCROACHMENT ON ERVEN 6782 - 6785 AND 6789, OUDANGWA EXTENSION 28 (ONGUTA)**

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

- Rezoning of Erf 6782, Ondangwa Extension 28 from "General Residential" with a density of 1:300 to "Undetermined";
- Rezoning of Erven 6782 - 6785 and 6789, Ondangwa Extension 28 into Consolidated Erf Z;
- Subdivision of the Consolidated Erf Z into 4 erven and the Remainder;
- Rezoning of Erven 1/Z - 4/Z from "Undetermined" to "Single Residential" with a density of 1:300;
- Rezoning of Erf Z from "Undetermined" to "General Residential" with a density of 1:300.

Erven 6782 - 6785 and 6789 and RE/1246 are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6782 - 6785 and 6789, Ondangwa Extension 28 are zoned "Single Residential" with a density of 1:300, whereas Erf 6789, Ondangwa Extension 28 is zoned "General Residential" with a density of 1:100 in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents be open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Chief Executive Officer  
 Ondangwa Town Council  
 Private Bag 2032  
 Ondangwa, Namibia  
 Our Ref: W/19032 - 15

## CAADASTRAL RECTIFICATIONS ON ERVEN 6724 - 6727, 6745, 6755, 6767 - 6769, OUDANGWA EXTENSION 28 & ER/RE/2246, OUDANGWA EXTENSION 3 (ONGUTA)

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

- Subdivision of the Remainder of Erf 1246 (Street), Ondangwa Extension 3 into Erf A and Remainder, Ondangwa Extension 28;
- Remainder of Erf ER/2246 as a "Street";
- Consolidation of Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768 & 6769, Ondangwa Extension 28 and Erf ER/2246, Ondangwa Extension 3 into "Consolidated Erf Y";
- Subdivision of "Consolidated Erf Y" into 21 erven and the Remainder, Ondangwa Extension 28;
- Rezoning of Erven Y1 - Y11 and RE/Consolidated Erf Y from "Single Residential" with a density of 1:300 to "Single Residential" with a density of 1:300.

Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769 and RE/2246 are located adjacent to one another in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769, Ondangwa Extension 28 are zoned "Single Residential" with a density of 1:300, whereas Erf ER/2246, Ondangwa Extension 3 is reserved for "Street" purposes in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents be open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Chief Executive Officer  
 Ondangwa Town Council  
 Private Bag 2032  
 Ondangwa, Namibia  
 Our Ref: W/19032 - 6

## PUBLIC NOTICE CONSOLIDATION AND DEEDING OF ERVEN 823 TO 825, AUSBUCK EXTENSION 1

Take notice that Stubbensrach Planning Consultants cc hereby informs you in terms of the Urban and Regional Planning Act, 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by Windhoek Consulting Engineers (WCE) that made an entrance into a pre-sales agreement with the Municipal Council of Windhoek for the purchase of Erven 823, 824 & 825, Ausbuck Extension 1. SPC hereby on behalf of WCE applies to the City of Windhoek and intend on applying to the Urban and Regional Planning Board for the following:

- Rezoning of Erven 823, 824 & 825, Ausbuck Extension 1 into Consolidated Erf X;
- Consolidation of Erf X, Ausbuck Extension 1 from "Residential" with a density of 1:300 to "General Residential" with a density of 1:500;
- Inclusion of the rezoning in the set zoning scheme to be prepared for Windhoek.

Erven 823, 824 & 825, are located adjacent to one another in the predominantly residential neighbourhood of Ausbuck Extension 1. These erven do not fall within any City of Windhoek Policy Area. Erven 823, 824 & 825 Ausbuck Extension 1 are zoned "Residential" with a density of 1:300 and Erf X measures approximately 34m<sup>2</sup>, 350m<sup>2</sup>, 350m<sup>2</sup> & 200m<sup>2</sup> respectively, hence "Consolidated Erf X" will measure approximately 1332m<sup>2</sup> in extent.

The purpose of this application is to enable the construction of dwelling units that will play a role in providing variety of housing options for the residents of Windhoek. With the new zoning and density, Consolidated Erf X can envisage the construction of approximately 26 units.

Parking for the proposed development will be provided in accordance with the City of Windhoek Parking Requirements.

Please take notice that the plan of the erf is for inspection on the town planning notice board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also be open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices - 5th floor) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before Tuesday, 22 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Chief Executive Officer  
 City of Windhoek  
 Private Bag 59  
 Windhoek  
 Tel: (061) 251189  
 Our Ref: W/24040

## Notice Legal Notice

**RECTIFICATION OF BUILDING ENCROACHMENTS AND CADASTRAL IRREGULARITIES IN OUDANGWA EXTENSION 28 (ONGUTA)**

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

- Subdivision of Erf 6730, Ondangwa Extension 28 into Erf A and Remainder;
- Consolidation of Erf A/6730 and Erf 6729, Ondangwa Extension 28 into "Erf Y";
- Remainder of Erven RE/6730 and Consolidated Erf Y from "Single Residential" with a density of 1:300 to "Single Residential" with a density of 1:300.

Erven 6730, 6738 and 6739 are located in the neighborhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are all zoned "Single Residential" with a density of 1:900 in accordance with the Ondangwa Zoning Scheme, and they respectively measure approximately 668m<sup>2</sup>, 778m<sup>2</sup> and 718m<sup>2</sup> in extent. These properties are legally owned by the Ondangwa Town Council and are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents be open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Chief Executive Officer  
 Ondangwa Town Council  
 Private Bag 2032  
 Ondangwa, Namibia  
 Our Ref: W/19032 - 1/2/3

## CREATION OF INDUSTRIAL PORTIONS, LIDERTZ

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

- Subdivision of the Remainder of Portion B of the Farm Lidertiz Town and Townlands No. 11 into Portion A - K and Remainder;
- Rezoning of Portions A - J of Portion B of the Farm Lidertiz Town and Townlands No. 11 from "Undetermined" to "General Industrial";
- Reservation of Portion K of Portion B of the Farm Lidertiz Town and Townlands No. 11 as a "Street";
- Alteration of the boundaries of Lidertiz Extension 2 to include the newly created Portions A - K as erven;
- Inclusion of the rezoning in the next Zoning Scheme to be prepared for Lidertiz.

The area on the Remainder of Portion B of the Farm Lidertiz Town and Townlands No. 11 which is to be subdivided for the creation of Portions A - K is located north of Lidertiz town.

The purpose of this application is to enable the Lidertiz Town Council to create the additional industrial portions that will cater to the anticipated demand for industrial land as a result of the various energy sources that have been discovered in the vicinity of Lidertiz. These new discoveries have a potential to transform the town of Lidertiz into a logistics and industrial hub of the /Karas Region, a development opportunity which requires proactive planning and preparedness.

Please take notice that the application, locality map and the supporting documents be open for inspection during normal office hours at the Lidertiz Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Acting Chief Executive Officer of the Lidertiz Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

**Applicant: Stubbensrach Planning Consultants**  
 The Acting Chief Executive Officer  
 Lidertiz Town Council  
 P O Box 4104  
 Windhoek  
 Tel: (061) 251189  
 Our Ref: W/23054

## ESTABLISHMENT OF A TOWNSHIP (TO BE KNOWN AS TSAMBE VILLAGE) AND LANDUIT APPROVAL ON TO BE CREATED PORTION 29 OF PORTION 111 (A PORTION OF PORTION 39) OF THE CONSOLIDATED FARM TSAMBE NO. 750 (COMPRISING APPROXIMATELY 169 ERVEN)

Notice is hereby given that DU TOIT TOWN PLANNING CONSULTANTS, has submitted an application on behalf of the owner of the property, Rany Bey Investments (Pty) Ltd, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) to the Tsumbe Municipality and intends to further apply to the Urban and Regional Planning Board for the following:

Township establishment and approval of the layout on (to be created) Portion 29 of Portion 111 (a portion of Portion 39) of the Consolidated Farm Tsumbe No. 751 to be known as "Tsumbe Village" comprising of approximately 169 erven. The (to be created) Portion 29 of Portion 111 (a portion of Portion 39) of the Consolidated Farm Tsumbe No. 751 is located to the west of the town of Tsumbe, along and parallel to the western side of Tsumbe Road 1/10. This area is located in the Local Authority Area of Tsumbe. It is a 20,524ha in extent, zoned "undetermined" and still undeveloped.

It is the intention to establish a new township comprising 169 erven and streets to offer a mixture of urban uses such as various densities of residential, institutional, business, hospitality, urban-agriculture, light industrial and a number of public open spaces.

A copy of the application together with the relevant plans for inspection at the Tsumbe Municipal Offices, Moses J (Dorobis) Street, Tsumbe. Take notice that any person objecting to the application, locality map and the supporting documents may lodge such objection together with the grounds thereof with the Tsumbe Municipality and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 21 October 2024).

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

**Applicant: DU TOIT TOWN PLANNING CONSULTANTS**  
 P O Box 6871, AUSAAPPANPLATZ, WINDHOEK  
 Tel: 061-248010  
 Email: [elmarie@duoitplan.com](mailto:elmarie@duoitplan.com)

## Notice Legal Notice

**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, 25 & 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: HARDAF

1. Name and postal address of applicant:  
**HANNILIE GERENICE KUNZE**  
 PO BOX 70039 KHOMASDAM, WINDHOEK

Name of business or proposed business to which applicant relates:  
**SPECIAL LIQUOR LICENSE**

Address/Location of premises to which Application relates:  
**ERF 18 KLEIN ALB.**

2. Nature and details of application:  
**SPECIAL LIQUOR LICENSE**

Application will be lodged:  
**REHOBOTH MAGISTRATE COURT**

6. Date on which application will be lodged:  
**01 OCTOBER 2024**

7. Date of meeting of Committee at which application will be heard:  
**13 NOVEMBER 2024**

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, 25 & 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: GSBKOTO

1. Name and postal address of applicant:  
**JOSEF TEDIUS**  
 PO BOX 3237 OUDANGWA

Name of business or proposed business to which applicant relates:  
**PRIVATE LIQUOR LICENSE**

Address/Location of premises to which Application relates:  
**ELAVI VILLAGE**

2. Nature and details of application:  
**SPECIAL LIQUOR LICENSE**

Application will be lodged:  
**TSAMBE MAGISTRATE COURT**

6. Date on which application will be lodged:  
**26 SEPTEMBER 2024**

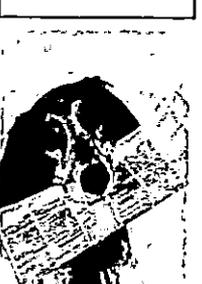
7. Date of meeting of Committee at which application will be heard:  
**13 NOVEMBER 2024**

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

## Property Offered

**TWAHAFA REAL ESTATE**

PROPERTY WANTED  
 Twaifa's Real Estate  
 We are urgently in need of FOR SALE HOUSES  
 in Windhoek 0615534437  
[twaha@twaha.com](mailto:twaha@twaha.com)



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DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT



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## Business & Finance

**• Opportunities •**

**DO YOU URGENTLY NEED CASH?**  
Get up to 75% of your vehicle's value in 45 min! Just a car! Max cash when you need it. Aushob 061 409 676.  
CLAQ240003543

## Education & Training

**• Education & Training •**

Firearm training & basic security guard training in Windhoek at Dikuan security college. Registration date 30 September - 5 October 2024. Duration for firearm training 9-12 October 2024 & Duration for basic security guard training 9-18 October 2024. We also do job placement. Contact us: 0816540987  
CLAQ240003497

## Employment

**• Offered •**

**Professional Car Repair Shop** is seeking for Senior Mechanic. Requirements:  
1.N3 Level Certification.  
2.3+ years working experience on all brands of cars.  
3.Basic understanding of auto electronics.  
4.Valid drivers License.  
Accepted candidates will undergo a 2-week qualification verification at our facility. Send CV's to: [zif@zifhabs.co.za](mailto:zif@zifhabs.co.za)  
CLAQ240003543

## VACANCY

**FALCON SECURITY GROUP**  
The FALCON SECURITY GROUP has a vacancy for a qualified and experienced

**ALARM / CCTV TECHNICIAN** at its headquarters in WINDHOEK.

Applicants must have at least 5 years of work experience in the installation & maintenance of all alarm systems, electric fencing, gate motors, access control and CCTV surveillance systems.

The successful applicant shall:  
• Be a Namibian Citizen.  
• Be at least 25 years of age.  
• Possess a grade 10 school certificate.  
• Be of sober habits.  
• Be able to communicate in the English language.  
• Possess a valid driver license.  
• Have a clean crime free record.

The Group offers a market related remuneration package, along with stimulating career opportunities to the right prospect.

Interested parties may email their CV's to the HR Director at [admin@falconsec.com](mailto:admin@falconsec.com) before 04 October 2024.  
CLAQ240003199

## Housing & Property

**• For Sale •**

Ocean Village Development,  
GRAND BLOOM Plot and Plan  
2 Bedroom Modern houses with Modern finishes (Single residential)  
3 Bedroom Modern houses Double Storey with Modern finishes.  
Price Range from N\$790 000  
NB: Clients with Bank Pre Approvals and proof of funds available welcome.  
Contact Rachel on 081840841  
CLAQ240002402

## Notices

**• Legal •**

**NOTICE OF SALE IN EXECUTION**  
MOVABLE PROPERTY IN THE MASTERS COURT FOR THE DISTRICT OF WINDHOEK HELD AT WINDHOEK Case Number: 905/2022 IN THE MATTER BETWEEN: CONTAINER WORLD (NAMIBIA) (PTY) LTD EXECUTION CREDITOR AND PQR CORP DEBTOR NAM CO FREDERICO DANIEL PEREIRA DA SILVA RIBEIRO FIRST EXECUTION DEBTOR SECOND EXECUTION DEBTOR In execution of a judgment granted against the above-named First and Second Execution Debtors by the above Honourable Court on 15 July 2024, in the above-mentioned case, the undermentioned goods will be sold by public auction by the Messenger of Court, for the district of WINDHOEK at the premises of the MESSENGER OF COURT, NO. 422 INDEPENDENCE AVENUE,

## Legal

**WINDHOEK** ON SATURDAY, the 12th day of OCTOBER 2024 at 09H00 or as soon thereafter as may be 1 x OFFICE DESK 1 x DELL COMPUTER 1 x KEYBOARD 1 x DELL SCREEN 1 x APPLIESCREEN 1 x OFFICE CHAIR 2 x CHAIRS 1 x OFFICE TABLE TERMS: CASH ON DELIVERY. CONTACT: 081 251189

## Legal

**NOTICE**  
CREATION OF INDUSTRIAL PORTIONS, LÜDERTZ NOTICE is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Suburban Planning Consultants has applied to the Windhoek Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:  
(a) Rezoning of Portion 8 of the Farm Lüdertz Town and Townlands No. 11 into Portions A-K and Remainder;  
(b) Rezoning of Portion A-J of Portion 8 of the Farm Lüdertz Town and Townlands No. 11 as "Undetermined" - "General Industrial";  
(c) Rezoning of Portion K of Portion 8 of the Farm Lüdertz Town and Townlands No. 11 as a "Street";  
(d) Alteration of the boundaries of Lüdertz Extension 2 to include the newly created Portions A-K as envisaged in the rezoning notices;  
(e) Inclusion of the rezoning notices in the rezoning Scheme to be prepared for Lüdertz.

## Legal

**NOTICE**  
CREATION OF INDUSTRIAL PORTIONS, LÜDERTZ NOTICE is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Suburban Planning Consultants has applied to the Windhoek Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Windhoek Town Council for the following:  
(a) Subdivision of the Remainder of Erf 1246 (Street), Ondangwa Extension 3 into Erf 0 and Remainder; Ondangwa Extension 2;  
(b) Permanent closure of Erf 0/1246 as "Street";  
(c) Consolidation of Erfven 6724, 6725, 6726, 6727, 6745, 6755, 6767, 6768, 6769, 6783, 6784, 6785, 6786, 6787, 6788, 6789, 6790, 6791, 6792, 6793, 6794, 6795, 6796, 6797, 6798, 6799, 6800, 6801, 6802, 6803, 6804, 6805, 6806, 6807, 6808, 6809, 6810, 6811, 6812, 6813, 6814, 6815, 6816, 6817, 6818, 6819, 6820, 6821, 6822, 6823, 6824, 6825, 6826, 6827, 6828, 6829, 6830, 6831, 6832, 6833, 6834, 6835, 6836, 6837, 6838, 6839, 6840, 6841, 6842, 6843, 6844, 6845, 6846, 6847, 6848, 6849, 6850, 6851, 6852, 6853, 6854, 6855, 6856, 6857, 6858, 6859, 6860, 6861, 6862, 6863, 6864, 6865, 6866, 6867, 6868, 6869, 6870, 6871, 6872, 6873, 6874, 6875, 6876, 6877, 6878, 6879, 6880, 6881, 6882, 6883, 6884, 6885, 6886, 6887, 6888, 6889, 6890, 6891, 6892, 6893, 6894, 6895, 6896, 6897, 6898, 6899, 6900, 6901, 6902, 6903, 6904, 6905, 6906, 6907, 6908, 6909, 6910, 6911, 6912, 6913, 6914, 6915, 6916, 6917, 6918, 6919, 6920, 6921, 6922, 6923, 6924, 6925, 6926, 6927, 6928, 6929, 6930, 6931, 6932, 6933, 6934, 6935, 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<b>Goods</b>	<b>Legal Notice</b>					

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- To avoid disappointment of an advertisement not appearing on the date you wish, please book timorously.
- Classifieds small ads 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)**

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- Lost Land Title N\$460,00
- Liquor License N\$460,00
- Name Change N\$460,00
- Birthdays from N\$200,00
- Death Notices from N\$200,00
- Tombs/stone Urethling from N\$200,00
- Thank You Messages from N\$200,00

Terms and Conditions Apply.

### RECTIFICATION OF BUILDING ENCROACHMENT ON ERVEN 6782 - 6785 AND 6788, ONDANGWA EXTENSION 28 (ONGUTU)

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

- Rezoning of Erf 6783, Ondangwa Extension 28 from "General Residential" with a density of 1:200 to "Undetermined".
- Rezoning of Erf 6782 - 6785, Ondangwa Extension 28 from "Single Residential" with a density of 1:500 to "Undetermined".
- Consolidation of Erven 6782 - 6785 and 6788, Ondangwa Extension 28 into Consolidated Erf 2.
- Subdivision of the Consolidated Erf 2 into 4 erven and the Remainder.
- Rezoning of Erf 6782, 6783, 6784, 6785, 6788, Ondangwa Extension 28 from "Single Residential" with a density of 1:500 to "General Residential" with a density of 1:200.
- Rezoning of RE/VZ from "Undetermined" to "General Residential" with a density of 1:200.

Erven 6782 - 6785 and 6788 and RE/VZ are located adjacent to one another in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6782 - 6785, Ondangwa Extension 28 are zoned "Single Residential" with a density of 1:500, whereas Erf 6788, Ondangwa Extension 28 is zoned "General Residential" with a density of 1:200 in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/19032 - 15

The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032  
Ondangwa, Namibia

### CREATION OF INDUSTRIAL PORTIONS, LÜDERITZ

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

- Subdivision of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into Portions A - K and Remainder.
- Rezoning of Portions A - J of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "General Industrial".
- Reservation of Portion K of Portion B of the Farm Lüderitz Town and Townlands No. 11 as a "Street".
- Alteration of the boundaries of Lüderitz Extension 2 to include the newly created Portions A - K, as zoning.
- Inclusion of the remaining in the past zoning Scheme to be prepared for Lüderitz.

The area on the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 which is to be subdivided for the creation of Portions A - K is located in the Lüderitz farm.

The purpose of this application is to enable the Lüderitz Town Council to create additional industrial portions that will cater to the anticipated demand for industrial land as a result of the various energy sources that have been discovered in the vicinity of Lüderitz. These new discoveries have a potential to transform the town of Lüderitz into a logistics and industrial hub of the //Karas Region, a development opportunity which requires proactive planning and preparation.

Please take notice that the application, locality map and the supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

The area on the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 which is to be subdivided for the creation of Portions A - K is located in the Lüderitz farm.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/23054

The Acting Chief Executive Officer  
Lüderitz Town Council  
PO Box 19  
Lüderitz  
Namibia

### CONSOLIDATION AND REZONING OF ERVEN 622 TO 625, AUMSBLICK EXTENSION 1

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubbensbruch Planning Consultants cc has applied to the Windhoek Planning Board (WPB) on behalf of the Windhoek Planning Board (WPB) for the following:

- Consolidation of Erven 622, 623, 624 & 625, Aumblick Extension 1 into Consolidated Erf 2.
- Rezoning of "Consolidated Erf 2, Aumblick Extension 1 from "Residential" with a density of 1:200 to "General Residential" with a density of 1:500.
- Inclusion of the remaining to the past zoning scheme to be prepared for Windhoek.

Erven 622, 623, 624 & 625, are located adjacent to one another in the predominantly residential neighbourhood of Aumblick Extension 1. These erven do not fall within any City of Windhoek Policy Area. Erven 622, 623, 624 & 625 Aumblick Extension 1 are zoned "Residential" with a density of 1:200 and measure approximately 394m<sup>2</sup>, 339m<sup>2</sup>, 230m<sup>2</sup> & 281m<sup>2</sup> respectively. Hence, "Consolidated Erf 2" will measure approximately 1334m<sup>2</sup> in extent.

The purpose of this application is to enable the construction of dwelling units that will play a role in providing a variety of housing options for the residents of Windhoek. With the new zoning and density, Consolidated Erf "2" can envisage the construction of approximately 26 units.

Parking for the proposed development will be provided in accordance with the City of Windhoek Parking Requirements.

Please take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rey, Michael Scott Street, Windhoek (Town Planning Office - 5th floor) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before Tuesday, 22 October 2024.

Applicant: Stubbensbruch Planning Consultants  
The Chief Executive Officer  
PO Box 41404, City of Windhoek  
Windhoek PO Box 59  
office@spc.com.na, Windhoek  
Tel: (061) 251189  
Our Ref: W/24040

## Notice

## Legal Notice

**CHANGE OF SURNAME - THE ALIENS ACT 1937**

**NOTICE OF INTENTION OF CHANGE OF SURNAME**

I, (1) PETRUS GOTTHART residing at Erf No: 3596 KUISEBUND, WALVIS DAI, MOLA MOLA CRESCENT STREET and carrying on business as employed a (2) PENSIONER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume UZAMA for the reasons that (3) GOTTHART IS MY SECOND NAME AND NOT MY SURNAME, THE SURNAME IS UZAMA (previously bore the name(s) (4) UZAMA, I intend applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my or my assumption of the said surname of PETRUS UZAMA said as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons thereon, with the Registrar of WINDHOEK MAGISTRATE court, 15 SEPTEMBER 2024.

**ESTABLISHMENT OF A TOWNSHIP (TO BE KNOWN AS TSAMEB VILLAGES) AND LAYOUT APPROVAL ON (TO BE CREATED PORTION 2) OF PORTION III (A PORTION OF PORTION 39) OF THE CONSOLIDATED FARM TSUMORE No. 761 (COMPRISING APPROXIMATELY 169 ERVEN)**

Notice is hereby given that DU TOIT TOWN PLANNING CONSULTANTS, has submitted an application on behalf of the owner of the property, Rainy Day Investments (Pty) Ltd, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) to the Tsumeb Municipality and intends to further apply to the Urban and Regional Planning Board for:

Township establishment and approval of the layout on (to be created Portion 2) of Portion III (a portion of Portion 39) of the Consolidated Farm Tsumore No. 761 to be known as "Tsumeb Villages" comprising of approximately 169 erven.

(to be created Portion 2) of Portion III (a Portion of Portion 39) of the Consolidated Farm Tsumore No. 761 is located to the west of the town of Tsumeb, along and parallel to the western side of Trunk Road 1/10. This area is located in the Local Authority Area of Tsumeb. It is a 20,524ha in extent, zoned "undetermined" and still undeveloped.

It is intended to establish a new township comprising 169 erven and streets to offer a mixture of urban uses such as various densities of residential, institutional, business, hospitality, urban-agriculture, light industrial and a number of public open spaces.

A copy of the application together with the relevant plans lies for inspection at the Namibian Municipal Offices, Moses |Garaob Street, Tsumeb. 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 Tsumeb Municipality and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 21 October 2024).

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

Applicant: DU TOIT TOWN PLANNING CONSULTANTS  
PO Box 6871, AUSTPANNPLATZ, WINDHOEK  
Tel: 061 248010, Email: planner@du-toit.com

**SUBDIVISION OF ERV 8471, WINDHOEK INTO PORTION A AND REMAINDER; REZONING OF PORTION A OF ERV 8471, WINDHOEK FROM "RESIDENTIAL" 1:500 TO "OFFICE" WITH A BULK OF 0,4 AND CONSOLIDATION OF PORTION A WITH ERV 8673, WINDHOEK**

Notice is hereby given that DU TOIT TOWN PLANNING CONSULTANTS is applying on behalf of the owners of the erven, Mr. Kevin Keith Davdow and Mrs. Brigitte Davdow, in terms 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 following:

- Subdivision of Erf 8471, Windhoek into Portion A (a 0,38m<sup>2</sup>) and Remainder of Erf 8471, Windhoek (a 3,287m<sup>2</sup>).
- Rezoning of Portion A of Erf 8471, Windhoek from "residential" with a density of 1:500 to "office" with a bulk of 0,4.
- Consolidation of Portion A of Erf 8471, Windhoek with Erf 8673, Windhoek into Consolidated Erf (a 3,125,38m<sup>2</sup>).

Erf 8471, located at North Crescent, Windhoek, is situated in the older established area of Windhoek, west of the City Centre. Adjacent to the east is Erf 8673, located on Slacker Street. While Erf 8471, remains residential, Erf 8673 has been developed into office space and is surrounded by other office complexes. Currently, Erf 8471 is zoned as "residential" with a density of 1:500 and has an area of 3,225 m<sup>2</sup>. A building located on the northern boundary of Erf 8471 will be demolished or renovated upon the transfer of the consolidated property. In contrast, Erf 8673, situated at No. 8 Slacker Road, covers 2,285,38 m<sup>2</sup> and is zoned for "office" with a bulk of 0,4. This property houses the offices of EBS & Partners Legal Practitioners and the Head Office of 82Cold Namibia.

The owner of Erf 8673 approached the owners of Erf 8471 to purchase the eastern, less developed portion of Erf 8471 to consolidate it with Erf 8673. This consolidation aims to expand the existing office building and provide office space. Erf 8471 is a large residential property that is not being used to its full potential.

The size of Portion A would be a 0,38m<sup>2</sup> and the Remainder of Erf 8471, Windhoek would be a 3,287m<sup>2</sup>. With Erf 8471 being 3,225,38m<sup>2</sup> in extent, the Consolidated Erf K would be a 3,125,38m<sup>2</sup>. In order to allow Portion A, please note that both Erf 8471 and Erf 8673 fall within the Windhoek Office and High-Density Policy area. Further take notice that the locality plan of the sites lies for inspection on the town planning notice board in the Customer Care Centre, Municipal Offices, Rey, Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Karane Namuh 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 519) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 October 2024).

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

Applicant: DU TOIT TOWN PLANNING CONSULTANTS  
PO Box 6871, AUSTPANNPLATZ, WINDHOEK  
Tel: 061 248010, Email: planner@du-toit.com

**RECTIFICATION OF CADASTRAL IRREGULARITIES ON ERVEN 6628 - 6638, 6650 - 6682 AND RE/VZ46, ONDANGWA EXTENSION 28 (ONGUTU)**

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

- Subdivision of Erf RE/VZ46, Ondangwa Extension 28 into Erf RE/VZ46 and the Remainder.
- Permanent Closure of Erf RE/VZ46 as a "Street".
- Rezoning of Erven 6628, 6629, 6633, 6637 and 6660
- Rezoning of Erven 6630 from "Business" to "Undetermined".
- Rezoning of Erven 6630 - 6632, 6634 - 6636, 6662, Ondangwa Extension 28 from "Single Residential" with a density of 1:500 to "Undetermined".
- Consolidation of Erven RE/VZ46, 6628 - 6638, 6650 - 6662, Ondangwa Extension 28 into Consolidated Erf 2.
- Reservation of Erf 33/V and 29/V from "Undetermined" to "Business" (Street).
- Rezoning of Erven 1/V and 30/V from "Undetermined" to "Business" with a bulk of 0,5.
- Rezoning of Erven 3/V - 7/V, 31/V - 32/V from "Undetermined" to "Single Residential" with a density of 1:500.
- Rezoning of Erven 2/V and 29/V from "Undetermined" to "General Residential" with a density of 1:500 and 1:100, respectively.
- Reservation of Erf 33/V and the Remainder of the "Consolidated Erf 2" as "Street".

The subject erven are located adjacent to one another in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are legally owned by the Ondangwa Town Council, but they are currently occupied by different individuals and are utilised for either business or residential purposes.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Our Ref: W/19032 - 10  
The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032

## Employment

**Offered**

### GEMS FIELD PRIVATE SCHOOL

In Omusheshe-Ongwediva has the following post-School Principal. Essential requirements: Degree in Education Management; a primary school qualification in Education; more than ten years teaching experience at lower primary school level, of which five are at senior management. A proven achievement record. Application documents, including a cover letter, CV, certified copies of academic and tertiary qualifications to be emailed to [principal@gemsfield.com.na](mailto:principal@gemsfield.com.na). Deadline: 07 October 2024. Only shortlisted candidates will be contacted. No canvassing.

**RECTIFICATION OF BUILDING ENCROACHMENTS AND CADASTRAL IRREGULARITIES IN ONDANGWA EXTENSION 28 (ONGUTU)**

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

- Subdivision of Erf 6730, Ondangwa Extension 28 into Erf A and Remainder.
- Consolidation of Erf A/6730 and Erf 6729, Ondangwa Extension 28 into "Erf 1".
- Rezoning of Erven RE/V30 and Consolidated Erf 1 from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:200.

Erven 6730, 6729 and 6728 are located in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are zoned "Single Residential" with a density of 1:500 in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council and are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/19032 - 1/2/3

The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032  
Ondangwa, Namibia

**CADASTRAL RECTIFICATIONS ON ERVEN 6724 - 6725, 6745, 6756, 6767 - 6768, ONDANGWA EXTENSION 28 (ONGUTU)**

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

- Subdivision of the Remainder of Erf 6724 (2,9m<sup>2</sup>), Ondangwa Extension 28 into Erf A and Remainder.
- Permanent closure of Erf 6724 as a "Street".
- Consolidation of Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768 & 6769, Ondangwa Extension 28 and Erf 6724/246, Ondangwa Extension 3 into Consolidated Erf 1/V.
- Subdivision of Consolidated Erf 1/V into II erven and Remainder, Ondangwa Extension 28.
- Rezoning of Erven VI - VIII and RE/V246 of Erf V from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:200.
- Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768, 6769 are located adjacent to one another in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768, 6769, Ondangwa Extension 28 are zoned "Single Residential" with a density of 1:500, whereas Erf 6724/246, Ondangwa Extension 3 is zoned for "Street" purposes in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/19032 - 6

The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032  
Ondangwa, Namibia

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1996**

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1996 (REGULATIONS 5A, 26 & 32)**

Notice is given that an application in terms of the Liquor Act, 1996, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: HANDBA.

Name and postal address of applicant: WILMA DALRUS  
PO BOX 18410, WINDHOEK

1. Name of business or proposed business to which applicant relates: ROUNADI TRADING ENTERPRISES

Address/Location of premises to which application relates: ERV 124 KILIMANDJI B STREET

2. Nature and details of application: SHEBESHE LIQUOR LICENSE

3. Clerk of the court with whom application will be lodged: TAMBER MAGISTRATE COURT

4. Date on which application will be lodged: 26 SEPTEMBER 2024

5. Date of meeting of Committee at which application will be heard: 13 NOVEMBER 2024

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

### Property

**Offered**

**TWAHAF REAL ESTATE**

PROPERTY WANTED  
Twahafa Real Estate  
We are currently in need of FOR SALE HOUSES in Windhoek 0616554137  
[twahaf@real.com.na](mailto:twahaf@real.com.na)

**RECTIFICATION OF BUILDING ENCROACHMENTS AND CADASTRAL IRREGULARITIES IN ONDANGWA EXTENSION 28 (ONGUTU)**

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

- Subdivision of Erf 6730, Ondangwa Extension 28 into Erf B and Remainder.
- Rezoning of Erven B/6730 and RE/6730 from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:200.

Erven 6730, 6729 and 6728 are located in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. The subject erven are zoned "Single Residential" with a density of 1:500 in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council and are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/19032 - 1/2/3

The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032  
Ondangwa, Namibia

**CADASTRAL RECTIFICATIONS ON ERVEN 6724 - 6725, 6745, 6756, 6767 - 6768, ONDANGWA EXTENSION 28 (ONGUTU)**

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

- Subdivision of the Remainder of Erf 6724 (2,9m<sup>2</sup>), Ondangwa Extension 28 into Erf A and Remainder.
- Permanent closure of Erf 6724 as a "Street".
- Consolidation of Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768 & 6769, Ondangwa Extension 28 and Erf 6724/246, Ondangwa Extension 3 into Consolidated Erf 1/V.
- Subdivision of Consolidated Erf 1/V into II erven and Remainder, Ondangwa Extension 28.
- Rezoning of Erven VI - VIII and RE/V246 of Erf V from "Single Residential" with a density of 1:500 to "Single Residential" with a density of 1:200.
- Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768, 6769 are located adjacent to one another in the neighbourhood of Ondangwa Extension 28 which is popularly known as Onguta Location. Erven 6724, 6725, 6726, 6727, 6745, 6756, 6767, 6768, 6769, Ondangwa Extension 28 are zoned "Single Residential" with a density of 1:500, whereas Erf 6724/246, Ondangwa Extension 3 is zoned for "Street" purposes in accordance with the Ondangwa Zoning Scheme. These properties are legally owned by the Ondangwa Town Council, but they are currently occupied by different households.

The purpose of these applications is to enable the Ondangwa Town Council to rectify the existing building encroachments and cadastral irregularities within the township, further enabling the Town Council to transfer ownership of these properties into the names of the respective occupants once the necessary procedures have been concluded.

Please take notice that the applications, locality map and the supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice 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 Ondangwa Town Council and with the applicant (SPC) in writing on or before Friday, 25 October 2024.

Applicant: Stubbensbruch Planning Consultants  
office@spc.com.na  
PO Box 41404, Windhoek  
Tel: (061) 251189  
Our Ref: W/19032 - 6

The Chief Executive Officer  
Ondangwa Town Council  
Private Bag 2032  
Ondangwa, Namibia

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1996**

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1996 (REGULATIONS 5A, 26 & 32)**

Notice is given that an application in terms of the Liquor Act, 1996, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: HANDBA.

Name and postal address of applicant: JOSEF TROFUS  
PO BOX 3207, ONDANGWA

1. Name of business or proposed business to which applicant relates: FRIJOLENSHOLD INVESTMENT CC M/J

Address/Location of premises to which application relates: ELAMBO VILLAGES

2. Nature and details of application: SHEBESHE LIQUOR LICENSE

3. Clerk of the court with whom application will be lodged: TAMBER MAGISTRATE COURT

4. Date on which application will be lodged: 26 SEPTEMBER 2024

5. Date of meeting of Committee at which application will be heard: 13 NOVEMBER 2024

Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

Figure 2: Notice on Council's Board

82

Applicant:  
DU TOR TOWN PLANNING CONSULTANTS  
P.O. Box 6271  
AUSPANNPLATZ  
WIEN/CEX  
Tel. 00 43 676 518 20  
Email: [office@du-tor.at](mailto:office@du-tor.at)

The Urban Planner  
Florian Pappas, 5th Floor, Room 1113  
City of Waidhofen  
P.O. Box 99  
Waidhofen

11.07.2021  
DU TOR TOWN PLANNING CONSULTANTS

11.07.2021  
DU TOR TOWN PLANNING CONSULTANTS

Du Tor  
TOWN PLANNING CONSULTANTS

**PUBLIC NOTICE**  
**CONSIDERATION AND SIGNING OF ZONING REGULATIONS AS A PUBLIC EXHIBITION**

The Urban Planning Commission of the City of Waidhofen is hereby notified in accordance with the Urban and Regional Planning Act of 2013 and in terms of the City of Waidhofen Public Participation Policy for the Proposed Development, that the Urban Planning Commission (UPC) has made a public exhibition of the proposed zoning regulations with the Municipal Council of Waidhofen for the purposes of Group 221, 222 & 223, Assembly, Extension 1, UPC Annex 10, 11 and 12, as well as the proposed zoning regulations with the Urban and Regional Planning Panel by the following:

- a) Consideration of Group 221, 222, 223 & 223, Assembly, Extension 1 from the Municipal Council of Waidhofen
- b) Signing of "Consideration of 221, Assembly, Extension 1 from Waidhofen" with a density of 1.200/m<sup>2</sup> with a density of 1.200/m<sup>2</sup>
- c) Signing of the zoning regulations with a density of 1.200/m<sup>2</sup> for the purposes of Waidhofen.

Groups 221, 222, 223 & 223, Assembly, Extension 1 are located in the area of the proposed development of the City of Waidhofen. These areas are not in the Urban and Regional Planning Policy, Group 221, 222 & 223, Assembly, Extension 1, in all cases "Waidhofen" with a density of 1.200/m<sup>2</sup> and section, approximately 1.200/m<sup>2</sup>, 1.200/m<sup>2</sup> & 1.200/m<sup>2</sup> respectively, from "Consideration of 221" and section approximately 1.200/m<sup>2</sup> in area.

The purpose of this public notice is to provide the opportunity of the public to be heard in providing a variety of zoning options for the residents of Waidhofen. With the best interests and justice, the Municipal Council of Waidhofen can sign the consideration of approximately 24 sites.

Part 12 of the proposed development will be provided in accordance with the City of Waidhofen Planning Regulations.

Please note that the plan of the site for the purposes of the proposed development is not in the Urban and Regional Planning Policy, Group 221, 222 & 223, Assembly, Extension 1, in all cases "Waidhofen" with a density of 1.200/m<sup>2</sup> and section, approximately 1.200/m<sup>2</sup>, 1.200/m<sup>2</sup> & 1.200/m<sup>2</sup> respectively, from "Consideration of 221" and section approximately 1.200/m<sup>2</sup> in area.

Public notice will be provided in accordance with the Urban and Regional Planning Act of 2013 and in terms of the City of Waidhofen Public Participation Policy for the Proposed Development, that the Urban Planning Commission (UPC) has made a public exhibition of the proposed zoning regulations with the Municipal Council of Waidhofen for the purposes of Group 221, 222 & 223, Assembly, Extension 1, UPC Annex 10, 11 and 12, as well as the proposed zoning regulations with the Urban and Regional Planning Panel by the following:

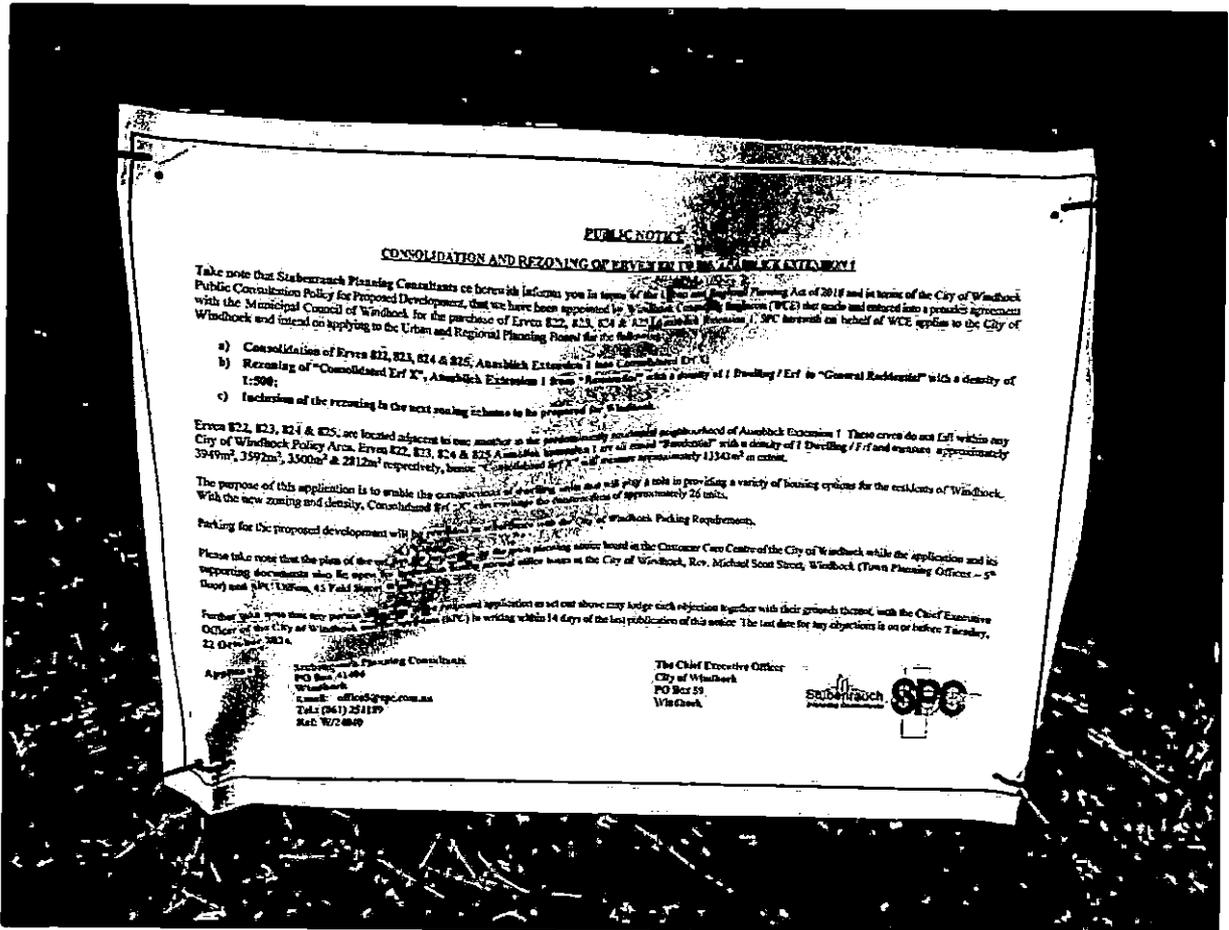
11.07.2021  
DU TOR TOWN PLANNING CONSULTANTS

The Chief Executive Officer  
City of Waidhofen  
P.O. Box 99  
Waidhofen

**CITY OF WAIDHOFEN**  
DU TOR TOWN PLANNING CONSULTANTS

**GROUP 221, 222, 223 & 223, ASSEMBLY, EXTENSION 1**

Figure 1: On-Site Notice



**PUBLIC NOTICE**

**CONSOLIDATION AND REZONING OF ERF 1 ERVENS IN THE AUSEBEEK EXTENSION 1**

Take note that Stubbensack Planning Consultants do hereby inform you in terms of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by Windhoek Consulting Engineers (WCE) that made and entered into a practice agreement with the Municipal Council of Windhoek for the purchase of Erfen 822, 823, 824 & 825 (Annexure 1) and the rezoning of the same. WCE however as behalf of WCE applies to the City of Windhoek and intend on applying to the Urban and Regional Planning Board for the following:

- a) Consolidation of Erfen 822, 823, 824 & 825, Annexure 1 into Consolidated Erf 1
- b) Rezoning of "Consolidated Erf 1", Annexure 1 from "Residential 1 (R1)" to "General Residential" with a density of 1:500;
- c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.

Erfen 822, 823, 824 & 825, are located adjacent to one another in the predominantly residential neighbourhood of Ausbeek Extension 1. These erfes do not Erfi within any City of Windhoek Policy Area. Erfen 822, 823, 824 & 825 Annexure 1 are all mixed "Residential" with a density of 1 Dwelling / 171 and variously approximately 3947m<sup>2</sup>, 3592m<sup>2</sup>, 3500m<sup>2</sup> & 2812m<sup>2</sup> respectively, hence Consolidated Erf 1 will occupy approximately 11342m<sup>2</sup> in extent.

The purpose of this application is to enable the construction of dwelling units and will play a role in providing a variety of housing options for the residents of Windhoek. With the new zoning and density, Consolidated Erf 1 will increase the density from approximately 26 units.

Parking for the proposed development will be provided in accordance with the City of Windhoek Parking Requirement.

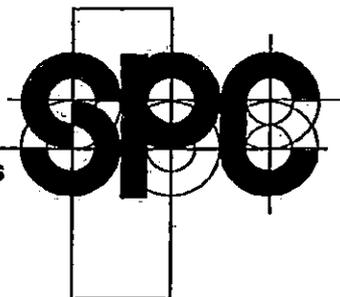
Please take note that the plans of the proposed development and the zoning application as set out above may be inspected together with their grounds thereof, with the application and its supporting documents may be viewed for inspection at the public office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices - 5<sup>th</sup> floor) and 061 713050, 45 Veld Street.

Further you note that any person who has an objection to the proposed application as set out above may lodge such objections together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek, in writing within 14 days of the last publication of this notice. The last date for any objections is on or before Thursday, 22 October 2024.

Stubbensack Planning Consultants  
PO Box 41494  
Windhoek  
E-mail: office@spc.com.na  
Tel: (061) 251130  
Ref: W/24849

The Chief Executive Officer  
City of Windhoek  
PO Box 55  
Windhoek





Our Ref: W/24040  
 Enquiries: T. Shikongo

26 September 2024

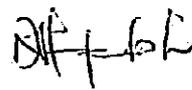
Dear Sir/Madam

**CONSOLIDATION AND REZONING OF ERVEN 822 TO 825, AUASBLICK EXTENSION 1**

- A. Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;
- B. Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;
- C. Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek

**ACKNOWLEDGMENT OF RECEIPT FOR THE FOLLOWING:**

- 1 x letter of notification with maps for the subject application

	Erf No	Name	Signature	Date
1.	Erven 820, 821, 826, 827, 828, 829, 831, 832, 833 & 1090 Auasblick Ext 1	Angeline		27/09/2024

Should you require any additional information in this regard please do not hesitate to contact our office.

Your prompt response will be highly appreciated.

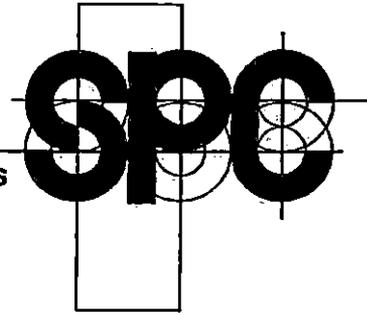
Yours Sincerely

Tulela Shikongo



**Stubenrauch**  
**Planning Consultants** Reg. No. 95/00909 **TOWN AND REGIONAL PLANNERS**

Reg. No. 95/00909      Tel: +264 61 251189  
 Feld Str. 45            +264 61 252490  
 PO Box 41404         Fax: +264 61 252157  
 Windhoek             gunther@spc.com.na  
 Namibia                www.spc.com.na



**Our Ref: W/24040**

**26 September 2024**

**Enquiries: T. Shikongo**

The Owner of Erven 820, 821, 826, 827, 828, 829, 831, 832, 833 & 1090 Auasblick Ext 1  
 City of Windhoek  
 PO Box 59  
 Windhoek

**Dear Sir/ Madam**

**CONSOLIDATION AND REZONING OF ERVEN 822 TO 825, AUASBLICK EXTENSION 1**

- A. Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;**
- B. Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1:1 to "General Residential" with a density of 1:500;**
- C. Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek**

Take note that Stubenrauch Planning Consultants cc herewith informs you in terms of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by Windhoek Consulting Engineers (WCE) that made and entered into a presales agreement with the Municipal Council of Windhoek for the purchase of Erven 822, 823, 824 & 825, Auasblick Extension 1, to apply to their behalf to the City of Windhoek and to the Urban and Regional Planning Board for the following:

- a) Consolidation of Erven 822, 823, 824 & 825, Auasblick Extension 1 into Consolidated Erf X;**
- b) Rezoning of "Consolidated Erf X", Auasblick Extension 1 from "Residential" with a density of 1 Dwelling / Erf to "General Residential" with a density of 1:500;**
- c) Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.**

Erven 822, 823, 824 & 825, are located adjacent to one another in the predominantly residential neighbourhood of Auasblick Extension 1. These erven do not fall within any City of Windhoek Policy Area. Erven 822, 823, 824 & 825 Auasblick Extension 1 are all zoned "Residential" with a density of 1 Dwelling / Erf and measure approximately 3949m<sup>2</sup>, 3592m<sup>2</sup>,

3500m<sup>2</sup> & 2812m<sup>2</sup> respectively, hence "Consolidated Erf X" will measure approximately 13343m<sup>2</sup> in extent.

The purpose of this application is to enable the constructions of dwelling units that will play a role in providing a variety of housing options for the residents of Windhoek. With the new zoning and density, Consolidated Erf "X" can envisage the constructions of approximately 26 units.

**As an immediate neighbour of Erven 822 to 825, Auasblick Extension 1, you are hereby notified of the proposed application as set out above.**

Kindly take note that any person commenting or objecting to the proposed application as set out above may lodge such comment or objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Tuesday, 22 October 2024.

Please be so kind and complete the attached comment form for return to our office by Tuesday, 22 October 2024.

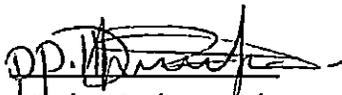
Please note that even if you do not have any comment or reservation against the intended application, **you are requested to kindly return the completed form to our office.**

**Should the consent form not be returned to our office by Tuesday, 22 October 2024, we will assume there are no comments or objections against the proposed development.**

A copy of the locality, consolidation and subsequent rezoning maps are attached to this letter for your easy reference.

Should you require any additional information in this regard or would further like to discuss this matter with us please do not hesitate to contact our office.

Yours faithfully

  
Günther Stubenrauch

Our Ref.: W/24040

576

Name:.....

Tell:.....

Cell:.....

Fax: .....

Email:.....

Date ...../...../ 2024

(please fill in your personal details above)

Stubenrauch Planning Consultants cc  
PO Box 41404  
Windhoek  
Email: [office5@spc.com.na](mailto:office5@spc.com.na)

Dear Sir / Madam

**CONSOLIDATION AND REZONING OF ERVEN 822 TO 825, AUASBLICK EXTENSION 1**

Herewith do I / we (please print) .....

the owner/s of .....

declare that I / we (please indicate an X in the appropriate box):

**DO NOT OBJECT AGAINST THE:**

- CONSOLIDATION OF ERVEN 822, 823, 824 & 825, AUASBLICK EXTENSION 1 INTO CONSOLIDATED ERF X;
- REZONING OF "CONSOLIDATED ERF X", AUASBLICK EXTENSION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING / ERF TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:500;
- INCLUSION OF THE REZONING IN THE NEXT ZONING SCHEME TO BE PREPARED FOR WINDHOEK.

**DO OBJECT AGAINST THE**

- CONSOLIDATION OF ERVEN 822, 823, 824 & 825, AUASBLICK EXTENSION 1 INTO CONSOLIDATED ERF X;
- REZONING OF "CONSOLIDATED ERF X", AUASBLICK EXTENSION 1 FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING / ERF TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:500;
- INCLUSION OF THE REZONING IN THE NEXT ZONING SCHEME TO BE PREPARED FOR WINDHOEK.

If objecting, please indicate the reasons for doing so:

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

Please note that even if you do not have any objection or reservation against the intended application, you are requested to kindly return the completed form to our office. Should this form not be returned to our office by 22 October 2024, we will assume there are no objections against above-mentioned development.

Signed at: ..... on this ..... day of ..... 2024.

.....  
Signature of Property Owner

.....  
Witness

No. 564

2024

**CONSOLIDATION AND REZONING OF ERVEN 822 TO 825, AUASBLICK EXTENSION 1**

**Stubenrauch Planning Consultants CC** herewith informs you in terms of the Urban and Regional Planning Act, 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by Windhoek Consulting Engineers (WCE) that made and entered into a presales agreement with the Municipal Council of Windhoek for the purchase of Erven 822, 823, 824 and 825, Auasblick Extension 1. SPC herewith on behalf of WCE applies to the City of Windhoek and intend on applying to the Urban and Regional Planning Board for the following:

- (a) **Consolidation of Erven 822, 823, 824 and 825, Auasblick Extension 1 into Consolidated Erf X;**
- (b) **Rezoning of “consolidated Erf X”, Auasblick Extension 1 from “residential” with a density of 1 Dwelling/ Erf to “general residential” with a density of 1 :500; and**
- (c) **Inclusion of the rezoning in the next zoning scheme to be prepared for Windhoek.**

Erven 822, 823, 824 and 825 are located adjacent to one another in the predominantly residential neighbourhood of Auasblick Extension 1. These erven do not fall within any City of Windhoek Policy Area. Erven 822, 823, 824 and 825, Auasblick Extension 1 are all zoned “residential” with a density of 1 Dwelling/ Erf and measure approximately 3949m<sup>2</sup>, 3592m<sup>2</sup>, 3500m<sup>2</sup> and 2812m<sup>2</sup> respectively, hence “consolidated Erf X” will measure approximately 13343m<sup>2</sup> in extent.

The purpose of this application is to enable the constructions of dwelling units that will play a role in providing a variety of housing options for the residents of Windhoek. With the new zoning and density, consolidated Erf “X” can envisage the constructions of approximately 26 units.

Parking for the proposed development will be provided in accordance with the City of Windhoek Parking Requirements.

The plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices - 5th floor) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice.

**The last date for any objections is on or before Tuesday, 22 October 2024.**

**Applicant:**

**Stubenrauch Planning Consultants  
P. O. Box 41404, Windhoek  
Tel.: (061) 251189  
Ref: W/24040  
Email: office5@spc.com.na**

**Chief Executive Officer  
City of Windhoek  
P. O. Box 59, Windhoek**

[Municipal Council Minutes: 2005-09-28]

## 8.1.9

**UPG.1 [PLA] OUTER FIGURES FOR  
AUASBLICK EXTENSIONS 1 AND 2  
(L/Auasblick Ext. 1&2)**

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1 That Erf R/236, Klein Windhoek be subdivided into Portions G, H (municipal purposes), J (street) and Remainder as shown on plan P K70/Auas A/1, attached as page 109 to the agenda.
- 2 That the Remainder Portion B of the Farm Klein Windhoek Town and Townlands No. 70 be subdivided into Portions A, B, C, D, E, F and Remainder as shown on plan P K70/Auas A/1, attached as page 109 to the agenda.
- 3 That application be made to the Minister of Regional, Local Government, Housing and Rural Development for approval of the need and desirability to:
  - 3.1 Establish Auasblick Extension 1 on Portion B;
  - 3.2 Establish Auasblick Extension 2 on Portion C;
  - 3.3 Incorporate Portions A and D into the Klein Windhoek township;
  - 3.4 Subdivide Portion A into more than 10 erven;
  - 3.5 Subdivide Portion D into more than 10 erven; and
  - 3.6 Subdivide Erf R/236 into more than 10 erven.
- 4 That no conditions be registered against the new erven.

**Financial implications**

		N\$
Application fees	Item 9083/01/10001	58.00
Survey costs	Item 9083/01/10004	185 000.00
Registration costs:		
- CRT's subdivision of Erf 236	Item 0015/04/00618	1 000.00
- CRT's subdivision of Klein Windhoek Town and Townlands	Item 0015/04/00618	1 500.00

**RESOLUTION 303/09/2005**

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[Municipal Council Minutes: 2007-03-28]

8.1.21

**UPG.1 [PLA] STREET LAYOUTS OF  
AUASBLICK EXTENSIONS 1 AND 2  
(L/Ext. 1 and 2/AB)**

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1 That the layouts for Auasblick Extensions 1 and 2 which will be tabled at the meeting be approved.
- 2 That the Strategic Executive: Planning, Urbanisation and Environment be authorised to make minor changes to accommodate land-uses and services.
- 3 That the layouts be submitted to Townships Board and all necessary steps be taken to obtain their proclamation as new townships.
- 4 That the standard conditions of title should be imposed as conditions of establishment against all the erven except municipal erven, public open spaces and streets.
- 5 That the minimum building values of residential erven be established under clause 39(6) of the Town Planning Scheme by the addition of the names 'Extensions 1 and 2' after the name (a) 'Auasblick' to read as follows:
  - (6) *Any erf zoned 'residential' or 'general residential' in the following townships shall have a minimum building value equal to 4 times 1 000 times the municipal valuation of the land comprising that erf divided by the area in square metres (4 000 times municipal valuation ÷ area):*
    - (a) *Auasblick Extensions 1 and 2*
- 6 That the Strategic Executive: Planning, Urbanisation and Environment expedite the survey of the subdivision under Council Resolution 303/9/2005 attached as page 122 to the agenda.

**Financial implications for 2006/1007**

	N\$
Townships Board fees	
- Application for township establishment at N\$500.00 each	1 000.00
- For each new erf created at N\$20.00 per erf for 484 erven	9 680.00

**Funds available**

Item 9083/01/10001(Auasblick extensions)

Survey and registration costs will be included in budgets for 2007/2008 or 2008/2009

**RESOLUTION 111/03/2007**

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 274

2023

**DECLARATION OF AUASBLICK EXTENSION 1 TO BE AN APPROVED TOWNSHIP:  
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of Section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I –

- (a) declare the area being the subdivision of Portion 165 of the Farm Klein Windhoek Town and Townlands No. 70, situated in the municipal area of Windhoek, Registration Division “K”, Khomas Region and represented by General Plan No. K500 (SG. No. A710/2019) to be an approved township; and
- (b) specify the conditions of approval as set out in the Schedule.

**E. UTONI  
MINISTER OF URBAN AND  
RURAL DEVELOPMENT**

Windhoek, 16 August 2023

**SCHEDULE****1. Name of township**

The township is called Auasblick Extension 1.

**2. Composition of township**

The township comprises 285 erven numbered 808 to 1092 and the remainder streets as indicated on General Plan K500 (SG. No. A710/2019).

**3. Reservation of erven**

The following erven are reserved for the local authority:

- (a) Erven 980, 995 and 997 for general administrative purposes;
- (b) Erven 821, 889, 917, 998 and 1028 for electrical substation purposes;
- (c) Erven 1089, 1090 and 1091 for public open space purposes; and
- (d) Erf 1092 for street purposes.

**4. Conditions of title**

The following conditions must be registered in favour of the local authority against the title deeds of all erven, except the erven referred to in paragraph 3:

- (a) the erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erf must at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); and

- (b) the minimum building value of the main building, excluding the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 275

2023

**NOTIFICATION OF APPROVAL OF AMENDMENT OF MARIENTAL ZONING SCHEME:  
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment of the Mariental Zoning Scheme which amendment relates to the rezoning of Erf 295, Mariental from "residential" with a density of 1:900 to "business" with a bulk of 2.0.

**E. UUTONI  
MINISTER OF URBAN AND  
RURAL DEVELOPMENT**

Windhoek, 16 August 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 276

2023

**NOTIFICATION OF APPROVAL OF AMENDMENT OF GROOTFONTEIN  
ZONING SCHEME: URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 58 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment of the Grootfontein Zoning Scheme which amendment relates to the rezoning of Erf 676, Omulunga Extension 1 from "residential 1" with a density of 1:300 to "general residential 2" with a density of 1:100.

**E. UUTONI  
MINISTER OF URBAN AND  
RURAL DEVELOPMENT**

Windhoek, 16 August 2023

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**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

No. 277

2023

**NOTIFICATION OF APPROVAL OF AMENDMENT OF SWAKOPMUND ZONING SCHEME:  
URBAN AND REGIONAL PLANNING ACT, 2018**

In terms of section 58 of the Urban and Regional Act, 2018 (Act No. 5 of 2018), I give notice that I have, under section 113(1)(a) of that Act, approved the amendment of the Swakopmund Zoning Scheme which amendment relates to the rezoning of Erven 380, 411 and 448, Swakopmund from "public open space" to "private open space".

**E. UUTONI  
MINISTER OF URBAN AND  
RURAL DEVELOPMENT**

Windhoek, 16 August 2023



PRIVATE & CONFIDENTIAL

928

Urban Planning & Property Management  
16-08-2013  
RECEIVED BY: [Signature]  
CITY OF WINDHOEK

16 Augustus 2013

**CITY OF WINDHOEK**  
Private Bag  
Windhoek  
Namibia

Attention: Mr B Mutrifa

Re: LEASE AGREEMENT: Stand 6367 Windhoek Industrial ( ERF 698 & ERF3523)

With reference to our letter dated 13 December 2010 and 24<sup>th</sup> October 2011, we again humble request to engage the council for a long term lease.

We kindly request that the current lease agreement entered into between the city of Windhoek and Engen Namibia ( Pty) Ltd, that expires at the end of January 2011 be renewed.

We kindly request that we that the lease be renewed for a further 20 years. We furthermore would like to engage your office with regard the terms and condition of new lease agreement.

Please advise at your earliest convenience, a suitable date and time, finalise the renewal of lease.

The writer can be contacted on the following numbers: Mobile +264 811270151 or at office +264 61 2969011.

Yours faithfully,

Rynier du Preez  
Distribution Manager.

Mr. Shipiki,  
for action.  
Received on 29/08/2013  
16/8/13



Engen Namibia (Pty) Ltd  
 North Block, Mozart Square, Jackson Kaujeua Street  
 PO Box 201, Windhoek, Namibia  
 Reg No. 76/3107  
 Tel: +264 61 296 50 00 Fax: +264 61 40 22 63  
 www.engenol.com

THE CHIEF EXECUTIVE OFFICER

City of Windhoek

PO Box 59

Windhoek

Namibia

Lazarus Nafidi  
 lazarus.nafidi@vivoenergy.com  
 0811414394

Aisha Isaak  
 aisha.isaak@vivoenergy.com  
 0811446552

Attention: Mr. David Negonga

17 September 2024

Dear Sirs,

**RE: EXTENSION OF LEASE AGREEMENT - REF NO. L/3523/W**

The above matter refers.

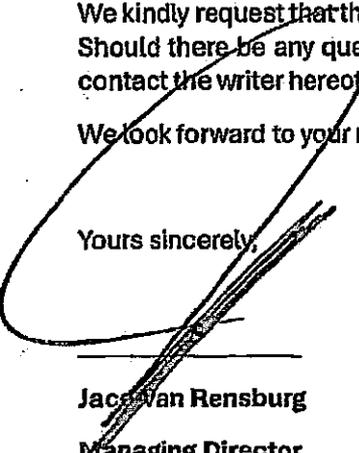
In light of the recent merger between Vitol Emerald Bidco (Pty) Ltd and Engen Limited, Vivo Energy Namibia Limited, being a subsidiary of Vitol Emerald Bidco (Pty) Ltd, will be assuming responsibility for all lease agreements previously held Engen, including the lease agreement between Engen and the City of Windhoek concerning the leased premises located on Erf 3523, Extension No.3, measuring 6367m<sup>2</sup>.

Under the present circumstances, we would like to formally request an extension of the current lease agreement. Vivo energy wishes to extend the lease for an additional period of ten (10) years, under the same terms and conditions as stipulated in the existing agreement. Furthermore, kindly take note that the premises will be repurposed for LPG Facilities. A proposal setting out the use of the facilities is attached hereto as Annexure A.

We kindly request that the City of Windhoek prepares the necessary documents for this lease extension. Should there be any questions or further information required from our end, please do not hesitate to contact the writer hereof at [Jaco.Vanrensburg@vivoenergy.com](mailto:Jaco.Vanrensburg@vivoenergy.com).

We look forward to your response and continued partnership.

Yours sincerely,

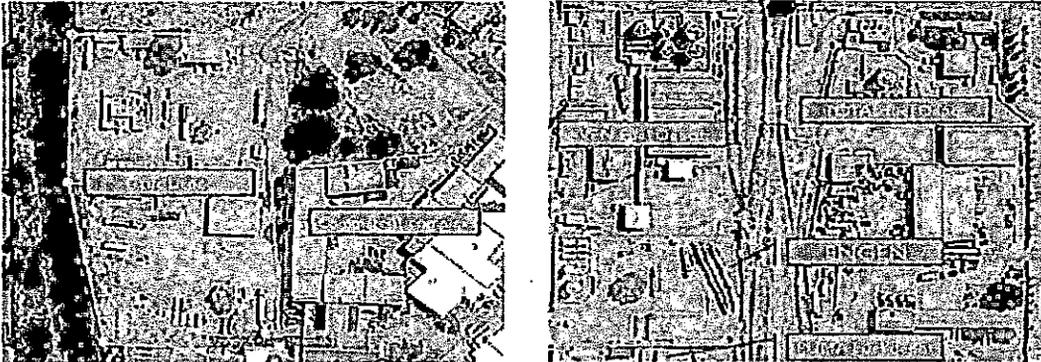
  
 Jaco Van Rensburg  
 Managing Director

On behalf of Engen Namibia (Pty) Ltd

**LPG Cylinder Filling Plant Proposal**

Vivo Energy Namibia has taken over the GasIt LPG business from Triple J Energies LTD in September 2023. This acquisition will add LPG as a new offering of VEN. The initial plan was to upgrade the actual GasIt site but due to safety reasons, the upgrade did not go ahead.

With the acquisition of Engen in Namibia, VEN has considered locating the LPG depot to the Engen depot in Northern Industrial Area of Windhoek. This site meets all the safety requirements.



Locating the LPG depot at Engen depot will reduce the risk as the zoning is for a Petroleum depot. Fire-fighting installation will not be part of the project as there is existing fire-fighting system that is sufficient to cover the LPG site.

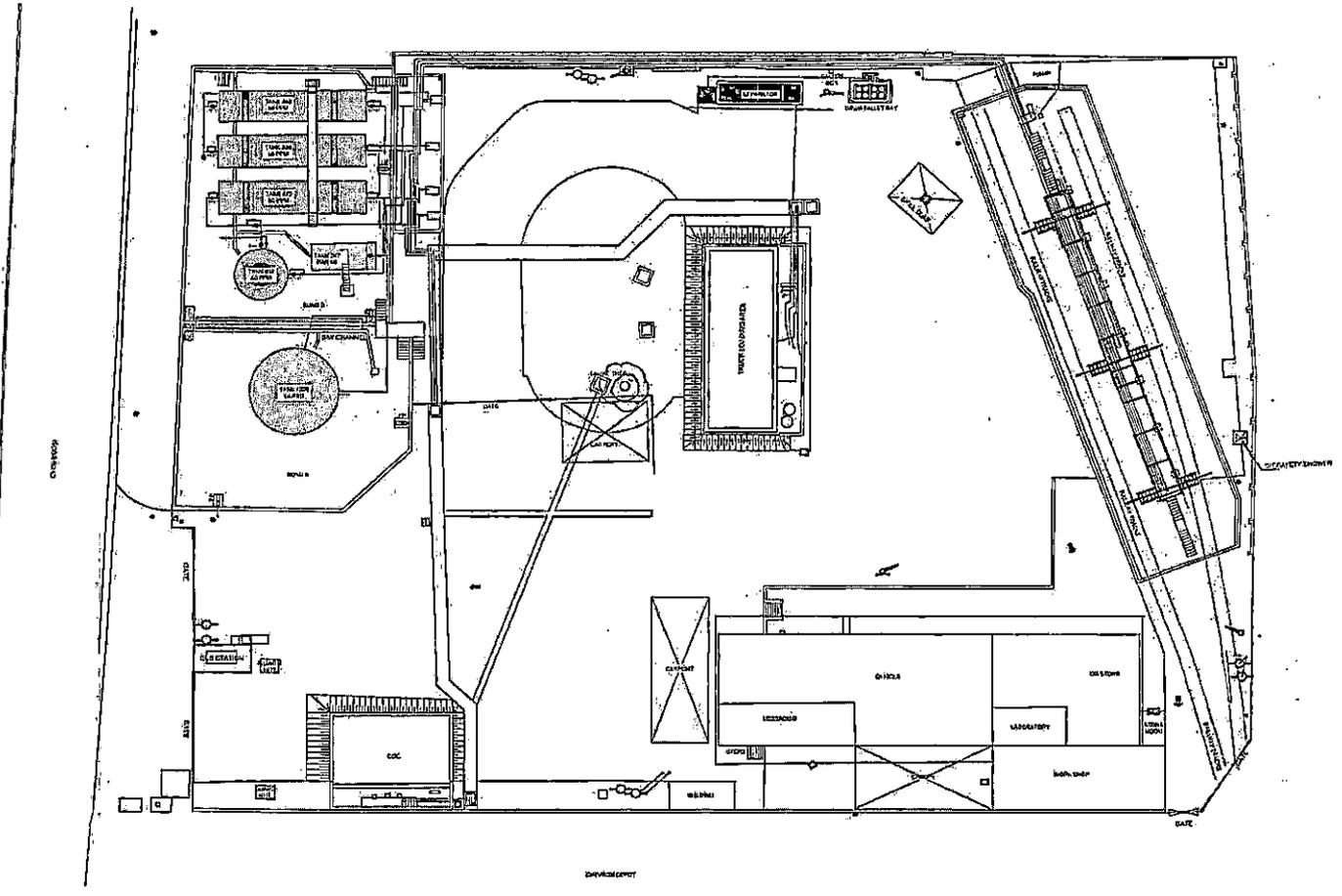
The advantage of considering this site is that instead of upgrading the existing installations, new sites will be developed from scratch meeting required HSSE standards and having less to no deviations.

The Engen depot will be completely decommissioned and all fuel installation will be removed. The site will get a new LPG filling site with Bulk storage tank and cylinders filling facility.

Bulk storage capacity will be 114m<sup>3</sup> which will be achieved by moving the actual storage tank from GasIt depot to Engen depot. Based on supply and demand, provision for another storage capacity is provided to be able to increase by another 114m<sup>3</sup> storage vessel.

1 9

NOTES:  
1. APPROVED BY LOCAL AUTHORITIES



585

<p><b>sasiconsultingengineers</b> CONSULTING ENGINEERS</p>	<p><b>ENGEN</b></p>	<p><b>Project:</b> ENGEN NAMIBIA - WINDHOEK DEPOT</p>	<p><b>Title:</b> SITE LAYOUT</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">2</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">3</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">4</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">5</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">6</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">7</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">8</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">9</td> <td style="width: 50%;">ENGEN</td> </tr> <tr> <td style="width: 50%;">10</td> <td style="width: 50%;">ENGEN</td> </tr> </table>	1	ENGEN	2	ENGEN	3	ENGEN	4	ENGEN	5	ENGEN	6	ENGEN	7	ENGEN	8	ENGEN	9	ENGEN	10	ENGEN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Designed by: J. VERHOEVEN</td> <td style="width: 33%;">Approved by Client:</td> <td style="width: 33%;">Reviewed by:</td> </tr> <tr> <td style="width: 33%;">Drawn by: J. VERHOEVEN</td> <td style="width: 33%;">For Client:</td> <td style="width: 33%;">Checked by:</td> </tr> <tr> <td style="width: 33%;">Approved by Consultant:</td> <td style="width: 33%;">Date:</td> <td style="width: 33%;">Scale:</td> </tr> <tr> <td colspan="3" style="text-align: center;">Date of Issue: 28/09/2019</td> </tr> <tr> <td colspan="3" style="text-align: center;">Drawing no: 5451704/01</td> </tr> </table>	Designed by: J. VERHOEVEN	Approved by Client:	Reviewed by:	Drawn by: J. VERHOEVEN	For Client:	Checked by:	Approved by Consultant:	Date:	Scale:	Date of Issue: 28/09/2019			Drawing no: 5451704/01		
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**RESOLUTION OF THE BOARD OF DIRECTORS OF ENGEN NAMIBIA (PTY) LTD**

We, the undersigned, being the directors of ENGEN NAMIBIA (PTY) LTD (the "Company"), hereby adopt the following resolution by unanimous written consent, *in lieu* of a meeting, in accordance with the relevant provisions of the Company's Articles of Association and applicable laws.

**WHEREAS**, the Company has lease agreements for certain properties which are due for renewal or extension and transfer from the Company to Vivo Energy Namibia Limited; and

**WHEREAS**, it is deemed in the best interest of the Company to appoint a representative to negotiate and execute such lease agreements on behalf of the Company.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

**1. Appointment of Authorised Representative**

Mr. Jaco Van Rensburg, the Managing Director, is hereby authorised and empowered to act on behalf of the Company, to negotiate, finalize, and execute the extension of lease agreements for the Company's properties as required.

**2. Authority to Sign Documents**

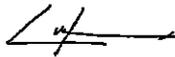
Mr. Jaco Van Rensburg, is further authorised to sign all necessary documents, relating to lease agreements, amendments, or extensions, in connection with the negotiation and execution of such lease agreements on behalf of the Company.

**3. Ratification of Actions**

Any and all actions taken by Mr. Jaco Van Rensburg, in connection with the above matters are hereby ratified, confirmed, and approved as the authorised acts of the Company.

This resolution shall remain in effect until it is revoked or amended by further resolution of the Board of Directors.

IN WITNESS WHEREOF, the undersigned, being all the Directors of the Company, have executed this resolution as of the date below.



L. HENDRICKS

(DIRECTOR)

23 March 2025

DATE

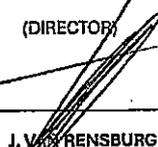


G. MADHIMBA

(DIRECTOR)

20 March 2025

DATE



J. VAN RENSBURG

20 March 2025

DATE

(Council's Minutes 86-08-27)

8.5.2.27 J.18: HERNUWING VAN HUUROOREENKOMSTE:  
OLIEMAATSKAPPE: NOORDELIKE INDUS-  
TRIELE GEBIED

(L/3522/W)  
(L/3523/W)  
(L/3524/W)  
(L/3525/W)  
(L/862/W)

Op voorstel van raadslid E G E Kaschik word

BESLUIT

1. Dat na verstryking van die huidige huurtermyne, die olie-  
maatskappye in die noordelike industriële gebied, naamlik  
mre. Shell, Mobil, Caltex en Total die reg gegee word om  
die huidige persele vir 'n verdere tydperk van 25 jaar te  
huur, onderhewig aan die volgende voorwaardes:
  - (a) Dat die huurkontrakte notarieel geregistreer word,  
op koste van die huurders.
  - (b) Dat die oorspronklike huurbedrae vir die nuwe tyd=  
perk bepaal word ingevolge huidige Raadsbeleid,  
naamlik 10 % van die waardasie van die betrokke grond  
plus 'n moontlike element van verhaling van eiendoms=  
belasting, soos bepaal deur die Bestuurskomitee.
  - (c) Dat die huurgelde jaarliks eskaleer ingevolge Raads=  
beleid.

*MA*  
*[Handwritten signature]*

2. Dat goedkeuring ingevolge artikel 174 van die Munisipale Ordonnansie 13 van 1963 verkry word.
3. Dat die Regsadviseurs gepaste kontrakte opstel.
4. Dat daar in beginsel besluit word om nooit hierdie erwe aan die oliemaatskappye te verkoop nie weens die veiligheidsimplikasies daaraan verbonde.
5. Dat die huurgelde ingevolge paragraaf 1(c) alleen eiendomsbelasting insluit, maar geen ander munisipale heffings of gelde nie.
6. Dat daar reeds op hierdie stadium gekyk word, in samewerking met die petroleummaatskappye, na die uiteindelijke verskuiwing van die depots na verstryking van die verlengde huurtermyn.
7. Dat die Bestuurskomitee-besluit van 6 Januarie 1980, item J.5, wat onder andere soos volg lees, weer bevestig word:
  - "2. Dat ten einde die algemene veiligheidstoestand van hoë standaard te verseker en die potensiële brandgevaar te verklein die volgende aanbevelings aan die betrokke oliemaatskappye gemaak word:
    - (i) Die algemene sekerheidstoestand moet te alle tye (dag en nag) van 'n hoë standaard wees.
    - (ii) Oliemaatskappye sal genoegsame skuimsamstelling, watervoorsiening en toerusting by alle opslagplekke beskikbaar hê om brande te kan bestry vir 'n minimum tydperk van 55 minute.
    - (iii) Direkte telefoon-/alarmsfasiliteite moet voorsien word tussen alle opslagplekke en die brandweerhoofkwartier.
    - (iv) Boodskapperfasiliteite moet voorsien word tussen alle sleutelpersoneel van oliemaatskappye en die brandbestrydingseenheid van die maatskappy.
    - (v) Brandbestrydingspanne moet saamgestel word by elke opslagplek en moet elke maand geoefen word tesame met lede van die Windhoekse brandweerafdeling.
    - (vi) Alle staanbrandkrane binne 10 m van enige omheinde gebied op die persele van die opslagplekke moet beskerm word met 'n hitte-beskermer.
    - (vii) Alle vertikale tenks moet beskerm word deur 'n stelsel van skuiminspuiting.

- (viii) Alle oliemaatskappye moet voldoen aan die minimum vereistes soos uiteengesit in SABS kode 089.
- (ix) Dat die oliemaatskappye binne 12 maande aan genoemde vereistes moet voldoen."

BESLUIT NR. 410/8/86

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*[Handwritten signatures and initials]*

LEASE AGREEMENT

MEMORANDUM OF AGREEMENT entered into by and between

**THE MUNICIPALITY OF WINDHOEK**

herein represented by **ABRAHAM BERNARD MAY** and **LEONARDUS VENTER** in their respective capacities as Mayor and Director of Properties and Protective Services of the said Municipality (hereinafter referred to as the "LESSOR")

and

NOBLE

(i)

~~XXXX~~ OIL (NAMIBIA) (PTY) LTD

(hereinafter referred to as the "LESSEE")

Mads Peder Conrad Christensen

\*(ii)

herein represented by \_\_\_\_\_ in his capacity as Director of the LESSEE being duly authorised thereto by a resolution taken in terms of the Constitution of the Lessee a certified copy of which is attached hereto and initialled by the parties for purposes of identification, the said resolution hereby further certify in favour of the LESSOR that the aforesaid resolution is intra vires the Powers of the LESSEE.

WHEREAS the LESSOR is the owner of certain immovable property known as erf 3523, Windhoek in extent 6367 square meters as will more fully appear with reference to the relevant General Plan and/or Diagrams.

(hereinafter referred to as the "PROPERTY").

AND WHEREAS all previous Lease Agreements between the LESSOR and LESSEE with reference to the PROPERTY had expired on 30 November 1986,

AND WHEREAS the LESSEE enjoyed occupation of the PROPERTY since then without a formal renewal of lease

AND WHEREAS the LESSOR is prepared to let the PROPERTY or part thereof to the LESSEE, and the LESSEE is prepared to hire the PROPERTY or part thereof from the LESSOR.

1990

*(Handwritten signatures and initials)*

AND WHEREAS the LESSOR and the LESSEE have reached a new agreement as to the terms upon which such letting shall be made, subject to such terms being recorded in writing:

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1.

**LETTING AND HIRING**

The LESSOR hereby lets, and the LESSEE hereby hires the PROPERTY, as is.

2.

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05  
50  
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11

**DURATION**

This lease shall be deemed to have commenced on the 1st day of December 1986 and shall continue for a further period of 25 years from the date of commencement subject to the right of the LESSOR (subject to the provisions of clause 14) to cancel the lease with twelve months written notice should it require the PROPERTY for any purpose whatsoever prior to the expiry of the lease: Provided further that the extension or renewal of the lease will only be negotiable 5 years before the expiration of the lease due to effluxion of time, which consent shall only for safety reasons be withheld: Provided that in such an event the LESSEE shall have a right to mediation or in the event of mediation failing a right on arbitration in terms of the then valid arbitration legislation.

3.

**RENT AND CHARGES**

3.1.1 A rental per annum in the amount of 10 % of the market land value of the PROPERTY determined by the City Valuer shall be payable: Provided that-

the aforementioned rental after completion of each 12 month cycle after the date of commencement of the lease agreement will escalate with the Namibian inflation rate.

("Namibian inflation rate" shall mean the increase of the consumer price index for a 12 month period ending 24 months prior to the completion of each 12 month cycle):

Provided further that the PROPERTY shall be revaluated by the City Valuer simultaneously with every general revaluation of PROPERTIES within the Windhoek Municipal area which new value will form the basis of the

*[Handwritten signatures and initials]*

calculation of the monthly rental with affect from completion of the twelve months rental cycle which falls nearest to the coming to operation of the general revaluation concerned. The LESSEE hereby acknowledges in favour of the LESSOR that it is aware that it is its duty to object, or appeal against, any general revaluation if it should not agree with the correctness thereof.

In the event of the five yearly valuation being higher than the escalated initial rental, the LESSEE shall have a right on arbitration in terms of the valid arbitration legislation.

- 3.1.2 In addition to the rent aforesaid, the LESSEE shall pay to the LESSOR an amount calculated from time to time on the municipal valuation of the site and improvements at the prevailing Municipal Assessment Rates.
- 3.1.3 For the purposes of calculation of the rental from the date of commencement of this agreement a rental of R11 460 per annum or R955,00 month as from 1 December 1986 had been fixed: Provided that same shall escalate in accordance with the provisions of clause 3.1.1.
- 3.2 All arrear rental from the date of commencement of this lease together with interest thereon at a rate of 16 % per annum calculated monthly in advance levied as from 1 January 1988 shall be payable to the LESSOR within seven (7) days from the date of the signing of this lease by the LESSOR and subsequent monthly payments shall be effected not later than the seventh day of each month.
- 3.3 Such rent shall be payable:
- 3.3.1 free of bank exchange;
- 3.3.2 to the LESSOR at the Municipal Building, Windhoek or at such other address as the LESSOR may indicate in writing to the LESSEE.
- 3.4 All charges in respect of the supply to the PROPERTY of electricity, water and other Municipal services shall be paid by the LESSEE regularly and in accordance with Municipal Regulations and tariffs from time to time in force. The provisions of clauses 3.3.1 and 3.3.2 shall be applicable on payments made in terms of this clause.

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4.

**USE OF PROPERTY**

The PROPERTY may only be used by the LESSEE for the purpose of conducting thereon business of reception, storing, packing, handling, distribution and sale, wholesale or retail, in bulk or otherwise, of petroleum and petroleum products and for any purpose incidental thereto, provided that no petrol filling station or service station in the commonly accepted meaning of these terms may be erected thereon and the PROPERTY may not be used for any other purpose whatsoever nor may it be subletted, assigned or ceded without the written permission of the LESSOR first having been obtained which consent shall not be unreasonable withheld.

5.

**IMPROVEMENTS**

5.1 The LESSEE shall be entitled at its expense to erect buildings, structures and other improvements on the PROPERTY as may be necessary for use of the PROPERTY and the LESSEE shall thereafter be obliged at his expense to keep such buildings, structures and other improvements in good repair subject to fair wear and tear. The LESSEE shall not be entitled to claim any compensation for such improvements on cancellation or expiration of this lease save as is hereinafter provided for: Provided that the parties hereby acknowledge that at time of signing of this agreement the LESSEE had already erected buildings, structures and other improvements and that the terms of provisions of this agreement shall mutatis mutandis apply thereto.

5.2 The LESSEE shall before erecting the buildings, structure and other improvements in terms of clause 5.1 submit plans for such buildings, structures or other improvements to the City Engineer of the LESSOR for its approval. The LESSEE may not start with or effect any excavations or ground works on the PROPERTY without the approval of the City Engineer of the LESSOR.

5.3 The LESSOR shall be entitled, at any time during the term of this lease and upon giving the LESSEE twelve (12) months notice in writing of its intention to do so, to terminate the whole or any portion of the property hereby leased. In the event of the LESSOR so resuming the whole or any portion of the said PROPERTY, the LESSEE shall be entitled to compensation for the improvements made on the said PROPERTY, the LESSEE shall be entitled to



compensated for the value of any permanent improvements as determined by a Valuator of the City of Windhoek less such depreciation of value not exceeding 5 % per year as determined by the said Valuator: Provided that this clause shall not apply in the event of cancellation of the agreement in terms of clause 14.

- 5.4 Upon the termination of this lease by effluxion of time the LESSOR shall not be liable to pay any compensation to the LESSEE for any buildings, structures or other improvements erected by it but the LESSEE shall be entitled, for a period of thirty days after the termination of this LEASE, to remove any building, structure and/or erection erected by it on the PROPERTY provided that such a removal can be effected without damage to the PROPERTY. Any building, structure or improvement not so removed as aforesaid shall remain and become a property of the LESSOR without the LESSOR becoming liable to compensate the LESSEE therefor on any ground whatsoever. Furthermore the LESSEE hereby undertakes to fill in any excavations (if any), necessarily made in the course of its business and vacate the site in a tidy and level condition to the satisfaction of the LESSOR and any costs necessary incurred by the LESSOR after the termination or cancellation of the lease in order to restore the PROPERTY to its original condition, shall be borne by the LESSEE.

6.

#### PREPARATION OF LEASE

The LESSEE shall be entitled to have this lease converted to a Notarial Lease, but in that event the cost and charges are incidental to a preparation of the Notarial Lease and the stamp duty payable thereon, if any, and the cost of registration of such Notarial Lease shall be for the sole and exclusive account of the LESSEE which money shall be payable upon demand by the LESSOR'S attorneys.

7.

#### COMPLIANCE WITH LAWS, ETC.

Throughout the currency of this lease and at the LESSEE'S expense the LESSEE shall comply with all applicable laws, regulations and by-laws and all requirements, directions as well as conditions which might be imposed by the LESSOR, or the STATE in connection with the use and lease of the PROPERTY.

The PROPERTY is let subject to the conditions appertaining thereto and all such conditions and limitations as the State has or may impose by virtue of the provisions of the Townships and Division

*[Handwritten signatures and initials]*

of Lands Ordinance, 1963 (Ordinance 11 of 1963) or by virtue of the provisions of the Townships Ordinance, 1928 (Ordinance 11 of 1928); and for the purpose of this agreement the LESSEE admits himself to be conversant with the said conditions and limitations.

Without prejudice to the foregoing this lease shall further be subject to the conditions of the Town Planning Scheme of Windhoek promulgated in terms of the Town Planning Ordinance 18 of 1954 and the PROPERTY may only be used in accordance with the said Scheme. For the purposes hereof the LESSEE acknowledges that he is aware of and understands the restrictions and conditions imposed in terms of the aforesaid Ordinances.

8.

#### TOTAL OR PARTIAL DESTRUCTION OF THE PROPERTY

In the event of the PROPERTY (including improvements erected by the LESSEE) being damaged or partly destroyed as a result of fire, rain, hail, wind, an act of God, revolts, disturbances, riots, strikes, civil wars or hostility against the State or against the local authorities, the LESSOR accepts no responsibility whatsoever for the injury or death of, or any damage thus caused or suffered: Provided that the LESSEE shall be entitled, at its expense, to insure the PROPERTY (including improvements) against such destruction or damage. In the event of the LESSEE failing to effect such insurance the LESSEE shall at its expense be liable for any damage caused or suffered.

9.

#### INDEMNITY TO LESSOR

The LESSEE shall take all necessary precautions to prevent explosions or escape of petrol or petroleum products from any building or structure erected by the LESSEE on the said PROPERTY, or from any of the LESSEE's equipment, vehicles or containers on the PROPERTY, and the LESSEE hereby indemnifies the LESSOR against any injury or damage caused to the LESSOR's employees or property, and also against all claims for compensation together with legal costs necessarily incurred which may be laid against the LESSOR by third parties and for which the LESSOR may legally be liable in respect of any damage or injury resulting through explosion or fire or any acts of the LESSEE or its agents or employees on such PROPERTY excluding misconduct or negligence of the LESSOR's employees inspecting the PROPERTY subject to the conditions that no settlement of any claim except under the judgement of the Supreme Court shall be effected without the LESSEE's written consent.

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10.

**INSPECTIONS**

At all reasonable times the LESSOR or his employees or his representative shall be entitled to have access to the PROPERTY in order to inspect it and to carry out any work which it is considered necessary to do upon the PROPERTY. While on the PROPERTY the officials of the LESSOR shall conform to the LESSEE's safety regulations.

11.

No lease at variance with the terms and conditions of this lease, shall be binding on the parties unless contained in writing by the parties thereto.

12.

This Lease agreement shall be registered against the Title Deeds of the said PROPERTY and all charges incidental to such registration shall be borne by the LESSEE.

13.

**MAINTENANCE OF BEACONS**

The LESSEE undertakes to maintain the beacons of the PROPERTY.

14.

Should the LESSEE fail to promptly make any payment in terms of this lease on due date or commit any breach of any of the terms of this agreement, the LESSOR shall be entitled at its option, immediately to claim from the LESSEE payment of all arrear rental or other money and interest due hereunder or to call upon the LESSEE to remedy such breach or after thirty (30) days notice, personally or by registered post, to the LESSEE, of its intention to do so, to cancel the lease and on 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 the necessity of the LESSOR taking any legal steps in connection with the lease, the LESSEE undertakes to pay such legal expenses incurred (including collection charges) on an attorney-en-client basis which costs shall be payable on demand. In the event of the LESSOR effecting this clause the provisions of clauses 5.4 and 5.6 shall mutatis mutandis apply.

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15.

For the purpose of this agreement and for any notices which may require to be delivered to or served on the LESSEE hereunder, the LESSEE chooses domicilium citandi et executandi the PROPERTY or at its offices, Independence Avenue, Windhoek..... and the LESSOR elects its offices, Independence Avenue, Windhoek, as domicilium citandi et executandi.

16.

Any indulgence granted to the LESSEE in not insisting on explicit performance of the LESSEE's obligations in terms of this agreement, not the acceptance of any payments after due date shall not be construed as a forfeiture of the LESSOR's rights in terms of this agreement, nor shall it be construed as novation of this agreement or a tacit amendment of any of the terms of this agreement.

17.

#### SPECIAL CONDITIONS

The special conditions referred to hereinafter shall be applicable to the PROPERTY and for purposes hereof the LESSEE acknowledges in favour of the LESSOR that he has satisfied himself of the nature, consequences and effect thereof prior to signature hereof, failing which he hereby agrees that he shall be irrebuttably presumed to so have satisfied himself.

The LESSEE hereby expressly:

- 17.1 takes note that LESSOR for safety reasons does not intent selling the PROPERTY and that the LESSOR, together with the LESSEE will investigate the possibility to resettle the activities of the LESSEE in another industrial area.
- 17.2 undertakes to adhere to the safety precautions as determined by the Chief Fire Officer from time to time and as stated in Council's Resolution 410/8/86 attached hereto as Annexure "A".
- 17.3 takes note that this agreement does not confer any permanent rights to him with regard to the occupation of the PROPERTY except as stated herein.
- 17.4 takes note of the building line restrictions on the PROPERTY and that no improvements may be erected in or on the same.
- 17.5 undertakes to effect all stormwater channeling to the satisfaction of the City Engineer.

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17.6 undertakes to provide at its own cost sufficient parking on the PROPERTY to the satisfaction of the City Engineer and that the building line restrictions may not be used to accommodate the same.

17.7 takes note that the lease of the PROPERTY is subject to Governmental approval in terms of section 174 (1)(a) of the Municipal Ordinance, 1963.

THIS SIGNED at WINDHOEK on .....day of .....19.....

WITNESS

1. *C. King*  
2. *B. Singh*

*A. B. May*  
.....  
MAYOR  
(Certified by me in accordance with Council's resolution)

*[Signature]*  
.....  
DIRECTOR PROPERTIES AND PROTECTIVE SERVICES

WITNESS

1. *[Signature]*  
2. *[Signature]*

*[Signature]*  
.....  
LESSEE

LEASEMOB

*[Handwritten signatures and initials at the bottom of the page]*

**Noble Oil (Namibia) (Pty) Limited**  
 (Registration No. 76/3107)

7th floor  
 Metje-Behnsen Building  
 Kaiser Street  
 P O Box 201  
 Windhoek  
 NAMIBIA

CERTIFICATE

I, DENISE ELIZABETH CURTIS, Secretary of Noble Oil (Namibia) (Pty) Limited, do hereby certify that a resolution was passed by the directors of Noble Oil (Namibia) (Pty) Limited at Cape Town on 5 November 1990 in the following terms :

"RESOLVED,

That this Company concludes an agreement of lease with the Municipality of Windhoek in respect of erf 3523 in the form of the draft agreement of lease that was circulated to and approved by the directors of this Company.

RESOLVED FURTHER,

That any one of the directors be, and each of them individually is hereby authorised to sign the said agreement of lease on behalf of this Company."

I further certify that the following are directors of Noble Oil (Namibia) (Pty) Ltd.

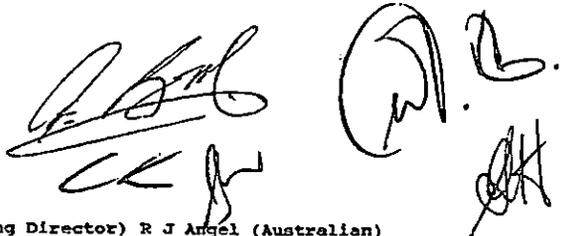
ROBERT JOHN ANGEL  
 KENNETH CHARLES BOWLEY  
 MADS PEDER CONRAD CHRISTENSEN  
 NEVILLE ALEC DEUDNEY  
 BARRIE LINDSAY HURT  
 JOHN VICTOR ROBERTS  
 WALDEMAR FREDERICH WILHELM VON LIERES

SIGNED at CAPE TOWN on this 22nd day of November 1990.



Resolution No. 202

2610.cer



Directors : K C Bowley\* (Chairman) W F C von Lieres\* (Managing Director) R J Angel (Australian)  
 M P C Christensen\* N A Deudney\* B L Hurt\* J V Roberts\* (\*South African)

- ▼ B. Consolidated Billing
  - BP Debtors
  - BP Enquiries
    - BP Asset Current and History Accounts Data
    - BP Asset Housing Enquiries
      - BP Asset Housing Unpaid Account
- C. General Ledger
- Y City of Windhoek - Utility Systems

**BO080-Current Account Details**

Owner Erf Acct O/T Meter Age A Sum CR

Account Number: 10780416 TENANT ENGEN NAMIBIA PTY LTD  
 Stand: 010 000 00003523 00000 0000000000 Sect-Title: Cmplx:  
 Addr: 200-20 ISCOR ST Term-D: Deb Tp: S3 - RENTAL/LEAS  
 Post. Add: PO BOX 2016 WINDHOEK CLEARANCE INFORMATION ]  
 WINDHOEK Certificate Print: N  
 NAMIBIA Application Date:  
 Date from:  
 Date to:  
 Deposit Amt:

Post. Code: 10005 ID: Cycle: 200

Total H/O: Call: TMH

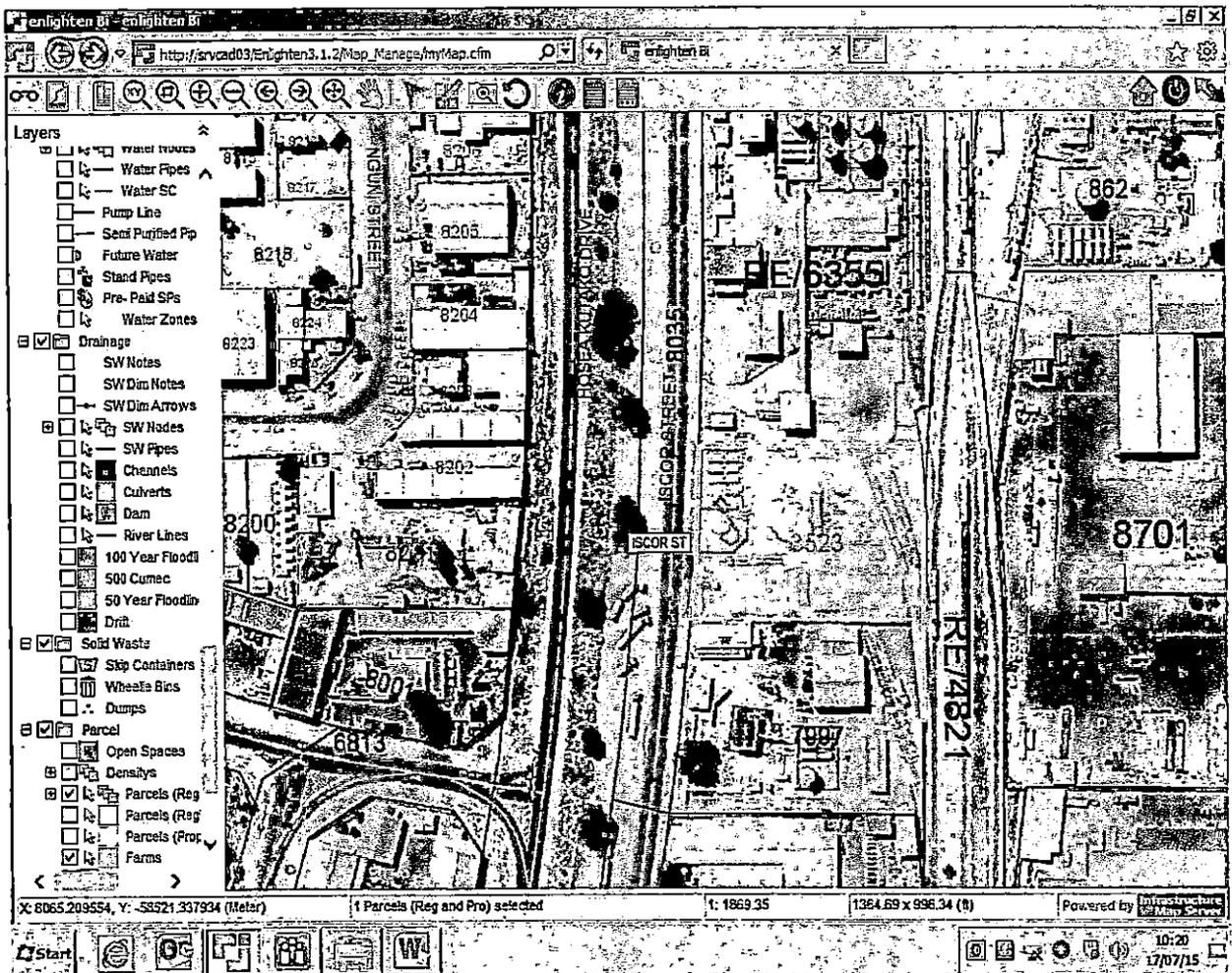
202506 PENDING / UNALLOCATED Receipts 0.00

Options	Tran Date	Description	Reference	Tariff	Debit	Credit	Vat
Option ▼	20250507	BALANCE B/F			27018.89		
Option ▼	20250514	000018 RECE	9881916118			27018.89	
Option ▼	20250606	RENT: LEASE			23494.69		3524.20
Option ▼		TOTAL			27018.89		
Option ▼			CURRENT BAL:		27018.89		
Option ▼		CASH UNTIL-	20250616				
Option ▼							
Option ▼							
Option ▼							
Option ▼							

No-Dep: No-Notes: 53 No-Ext/Arr: Due-Date: 20250620

OK Home Quit More

602



## VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

Date of valuation: 17/03/2025

Erf No.: 3523

Suburb: Windhoek

Street name: Iscor

Erf size: 6 367m<sup>2</sup>

Zoning: Industrial

Bulk:

Required portion size: 6 367 m<sup>2</sup>

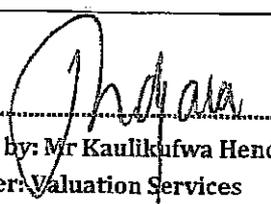
Current use of the portion under consideration:

Improved

Acquisition purpose: To be leased out to Engen

Rental price/ m <sup>2</sup>	N\$9.18	
Size of portion required consolidated erf	6 367 m <sup>2</sup>	
Monthly rental	N\$ 58 449.06	
Annual rental	N\$ 701 388.72	

To arrive at the most probable market price as on the date of valuation, we found similar industrial land which is being rented at an average rate of N\$9.18/ m<sup>2</sup>. Given that the aforementioned transacted in the same escalation period, we consequently recommend the subject to be valued at a monthly rate of N\$ 9.18/ m<sup>2</sup>.

  
Valued by: Mr Kaulikufwa Hendjala  
Manager: Valuation Services

DATE: 17/03/2025

[Municipal Council Minutes: 2017-04-27]

8.1.4

**HRD.1 [COM] REVIEW OF THE STREET  
AND PLACE NAMING/RENAMING POLICY  
(16/3/P)**

On proposal by Councillor MJ Amadhila, it was

**RESOLVED**

That the revised Street and Place Naming/Renaming Policy, attached as pages 128 - 137 to the agenda, be approved and be known as the Street and Public Place Naming Guidelines.

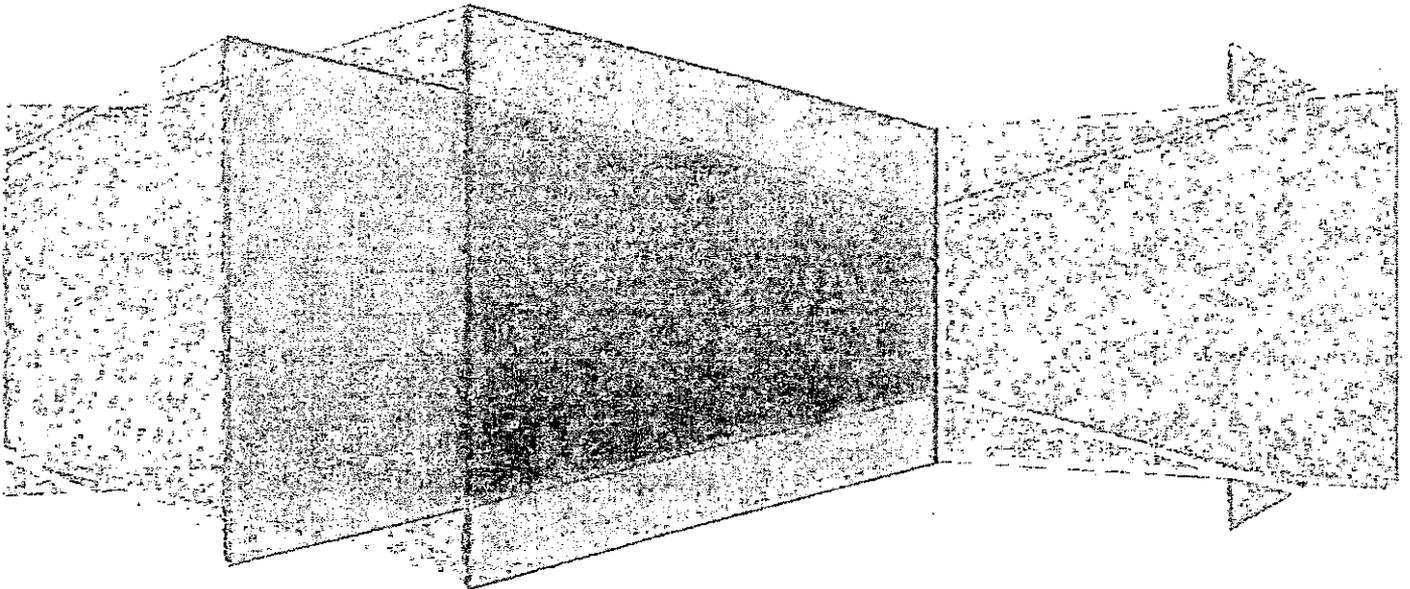
**RESOLUTION 76/04/2017**

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**City of Windhoek**

**Street and Place Naming Guidelines**

APPROVED BY COUNCIL RESOLUTION 76/04/2017



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## **1 Introduction and Background**

The City of Windhoek is the Local Authority responsible for the administration of the street naming and renaming within its boundary. This administrative function is performed in order to ensure that all properties in the City are allocated official addresses. Street Addresses are an important urban navigation tool to the City's officials, residents, visitors and businesses.

Naming of streets and places is also an important element of service delivery as it promotes legibility and facilitates the effective delivery of services such as water and electricity, emergency services and also policing functions.

The naming and renaming of streets and places after persons who made an impact on the development of the City is a way of etching the country's history, both pleasant and not so pleasant, in the memory of people; and also to honour individuals for their contributions to the development of the country and the City and should therefore be done with careful consideration since it may have an impact on current and future users of a particular street or place.

## **2 Framework**

The legislative framework within which the street and place naming and renaming is undertaken is the Local Authorities Act, Act 23 of 1992. Of particular relevance is Section 94 (1) (f) that stipulates as follows:

*“the regulation of the naming from time to time of streets, and the numbering of houses, buildings and places in such streets”*

## **3 Purpose of the Policy**

- 3.1 The purpose of the policy is to provide a consolidated document to be used in the processes of naming and renaming of public places and streets within the City of Windhoek.
- 3.2 To ensure an inclusive, consultative and transparent process that enjoys public support when a proposal for a name change is received;
- 3.3 To facilitate the replacement of controversial, historical irrelevant and offensive names within Windhoek;
- 3.4 To facilitate the allocation of street names to new townships to be established in Windhoek; and

- 3.5 To serve as a guide to all private township developers within Windhoek on procedures to be followed in the allocation of street and place names.

#### **4 Establishment of Committee**

There shall be established a Committee under Section 30 (1) (w) exclusively dealing with the naming and renaming of public places and streets.

##### **4.1 Composition of Committee**

- 4.1.1 The committee will comprise of not less than eight (8) and no more than ten (10) members.

- 4.1.2 The committee shall consist of :

- 4.1.2.1 Three (3) Councillors nominated by Council,

- 4.1.2.2 Five (5) members from the public with expertise or experience in one or more of the following: town planning, onomastics, history, culture, linguistics, land survey, reconciliation and religion nominated by the Department of Community Services following consultation and acceptance of the nomination,

- 4.1.2.3 Two (2) staff members – one (1) representing the Department of Community Services and one (1) representing the Office of the Chief Executive Officer (the latter shall be staff member designated by the Chief Executive Officer).

- 4.1.3 The Department of Community Services shall perform the secretarial functions of the committee.

- 4.1.4 The Department of Community Services shall motivate and submit the names of the public members to Council for consideration.

##### **4.2 Quorum of the committee**

A simple majority of the Committee shall form the quorum.

#### **4.3 Terms of office**

- 4.3.1 The Committee shall hold office contemporaneous with the term of Council.
- 4.3.2 A member of the committee is appointed for a period of five (5) years.
- 4.3.3 A member of the committee may be re-appointed for a consecutive term of office.
- 4.3.4 Council may terminate a person's membership to the Committee.
- 4.3.5 If a member dies or resigns, Council must appoint another person to fill that vacancy for the remaining portion of the term of office of that member.

#### **4.4 Meetings of the committee**

- 4.4.1 The Chief Executive Officer must convene the first Committee meeting, thereafter the Chairperson of the Committee must be elected from the Members of the Committee.
- 4.4.2 The Strategic Executive Community Services will convene all other meetings including urgent meetings.
- 4.4.3 The committee will meet once every quarter or four (4) times a year and when convened by the Chairperson as often as necessary to consider urgent matters.
- 4.4.4 In the absence of the Chairperson, the members present at the meeting must elect from amongst themselves a Chairperson for the purpose of that meeting.

#### **4.5 Functions of the committee**

**The primary functions of the Committee are to:**

- 4.5.1 Assess and evaluate all naming and or renaming proposals received against the criteria as spelt out in this policy.
- 4.5.2 Recommend to Council proposed names for public places and streets within the Municipal boundary of Windhoek.

#### **4.6 Allowances of members of the committee**

Members of the committee shall not receive any remuneration and serve on a voluntary basis.

#### **4.7 Annual report of the committee**

In order to ensure that proper record keeping is maintained the committee will compile an annual report on the following;

4.7.1 Current names that were changed;

4.7.2 New names that were proposed and accepted

This report shall be held with the City's Registry for record keeping purposes.

#### **4.8 Policy Review**

This policy is subject to review as and when the regulatory; social and or the local authority environment require change.

### **5 Principles to be followed in naming streets and places**

The principles detailed below should be adhered to in considering all submissions/proposals and petitions for the naming and renaming of public places and streets.

The following principles shall apply:

- 5.1 Proposed street names must be kept short.
- 5.2 Names of people, places, or objects may be used.
- 5.3 Names can be in all languages and should be easily pronounceable by Namibian citizens.
- 5.4 For record keeping purposes, information with regards to the proposed name, identity of a personal names, biography and activities the person was involved must accompany the proposal letter. This is important in cases where notable persons names are submitted as proposed for naming or renaming after streets or public places.

- 5.5 Names of the same object but in different languages can occur but are preferably to be avoided.
- 5.6 Names with similar sounds but different spelling cause confusion and should be avoided.
- 5.7 When personal names are used, the preferred form is to use only the surname, for instance, "Smith Street", the full name should be used, for example "Joan Harrison Street". A third alternative, which allows names to be kept in short form, is to use initials and surname, for example "H G Vei Street".

## **6 The naming of places and streets after deceased persons**

- 6.1 The person must have popular support.
- 6.2 The person is credited with outstanding achievement, for example, in the areas of cultural, educational, social, sport or economic development.
- 6.3 The person should have greatly contributed towards promoting a positive image of Namibia and Windhoek.

## **7 Guidelines to be followed in renaming existing public places and streets**

- 7.1 In an effort to keeping with previous Council Resolutions, streets should, as a general principle:
  - 7.1.1 be named after people, places, events and things related primarily to the City and its citizens and; b) Secondly, to Namibia at large.
- 7.2 The following are the criteria that will be applicable in the naming or renaming of public places and streets:
  - 7.2.1 To commemorate noteworthy persons associated with the City, Namibia, Africa and the international community of which the City is part of;
  - 7.2.2 To commemorate local history, places, events or culture;
  - 7.2.3 To promote names with powerful positive meanings for people, so as to provide opportunities to promote Community harmony;
  - 7.2.4 To recognise native wildlife, flora, fauna or natural features related to the community and the City of Windhoek;
  - 7.2.5 To recognise communities which contribute to the ethno-racial diversity of Windhoek City;
  - 7.2.6 To strengthen community identity;

- 7.2.7 To use names that can serve as locational tools and navigational aids for a predictable, manageable, and orderly environment (names are the beginnings of journeys or destination); and
- 7.2.8 To use names that creates a sense of place.
- 7.2.9 Preference shall be given to names of local area or historical significance.
- 7.2.10 Names of living persons should only be used in exceptional circumstances such as to celebrate Windhoek's rich heritage of struggle for a democratic, non-racial society and to acknowledge the contribution that many of the City's residents have made to the development of the City or Namibia.
- 7.2.11 Names should be grouped in categories for use in the same areas, for instance, the names of birds are used in certain extensions of Khomasdal, and whilst the names of historical figures are used in other townships; new developments can accommodate new trends in the naming of streets.
- 7.2.12 Renaming proposals must recognise persons who, in their lifetime demonstrated outstanding contributions to the City and the country at large. The following criteria must be met:
- 7.2.12.1 Persons nominated dead or alive should have made a substantial contribution directly to the City of Windhoek or Namibia at large;
- 7.2.12.2 The person must have given extensive or distinguished service to the community that goes beyond any doubt to Council;
- 7.2.12.3 The service should be easily recognisable as having a direct benefit to the City or Namibia at large and should be such that it has produced substantial benefit to the well-being of the citizens of the country; and
- 7.2.12.4 Nominees in the case of a Windhoek resident should have lived within the City of Windhoek for a significant number of years (significant usually means at least 15 years) and have had a long and close association and identification with the City.
- 7.2.12.5 Nominations by foreigners shall be done by their direct diplomatic representatives through both the Ministry of International Relations and Ministry of Urban and Rural Development.

## **8 Names to be avoided**

- 8.1 There must be no duplication of a name within the City.
- 8.2 Names for public streets must not be construed as commercial advertising.

- 8.3 Cumbersome, corrupted or poorly modified names, discriminatory or derogatory names from the point of view of race, sex, colour, creed, political affiliation or other social factors shall be avoided.
- 8.4 The reuse of former street names should be discouraged because of the confusion it causes in property records management.
- 8.5 Names of living people are to be excluded, except when the age of the proposed persons reach or exceed 70 years.
- 8.6 In addition to the guidelines the City will consider the following when renaming the City's streets:
- 8.6.1 The historical reasons for the original name;
- 8.6.2 The public profile or familiarity of the public place and street's original name;
- 8.6.3 The cost associated with changing the place or street's name; that is, the cost of replacing street and traffic signs;
- 8.6.4 The relevance of the proposed new name to the place and street's main user group; and
- 8.6.5 The potential confusion created for emergency and other municipal services, commercial delivery services, and the travelling public.

## **9 Current streets and places that should not be renamed**

The renaming of public places and streets which have the following characteristics is discouraged, i.e. streets that:

- 9.1 Have a name that reflects a positive historical event within the City of Windhoek;
- 9.2 Have a name that has specific relevance to the people of Namibia; and
- 9.3 Public places and streets that have already been renamed after a person associated with the City and people of Windhoek.

## **10 Process by which proposals for naming or renaming shall be made**

- 10.1 Any citizen or person, Community or organisation in the geographical area of the City of Windhoek shall be entitled to propose the naming of new streets or renaming of an existing street in accordance with policies and procedures accepted by Council.
- 10.2 Application for the naming or renaming of streets/places shall be in writing under the name of the person making the proposal, and include details of

the affected street or place, proposed new name, background of the name to be eliminated, and fully motivated reasons which shall include research references, evidence of professional or community support of the name proposed.

- 10.3 Proposals may include the results of referenda, minutes of a concerned group or similar consultation within communities by way of evidence of support or opposition but which Council shall not consider as defining criteria.
- 10.4 Proposals will be received by the Chief Executive Officer, and forwarded to the Strategic Executive Community Services for report and preparation of a submission to the Committee.
- 10.5 The processing shall be strictly according to the proposed procedures provided in the Policy.
- 10.6 Proposals will be considered by the Street and Public Places Naming Committee who will make recommendations to Council.
- 10.7 The Council of the City of Windhoek will take the final decision on whether to accept the proposed name or not.

## **11 Public Participation**

**In order to ensure a transparent and fair process in the renaming of public places and streets, the following shall be followed:**

- 11.1 The level of public participation must be reflective of the size, and importance of the street or public place to be named or renamed.
- 11.2 Council will place an advert in two (2) local newspapers for one week advertising the proposed renaming of a street or public space calling for objections from the public.
- 11.3 In cases where the street is short, the city may invite objections from all residents in the surrounding by way of registered mail.
- 11.4 A member of the public who has objections against the renaming of a place or street will have twenty one (21) working days to lodge the objections with Council.
- 11.5 Council shall retain the right to reject any objection with reasons and refuse the renaming of a public place or street.
- 11.6 Council's decision shall be final and no further objections may be entertained.

**10 Annexures**

[Municipal Council Minutes: 2018-11-28(22)]

9.4.17

**SOP.4 [UTP] RETAINING OF STREET NAMING  
THEMES AND HONOURING OF PROPOSED  
HONOUREES IN EXISTING AND NEWLY  
ESTABLISHED TOWNSHIPS  
(16/3/7/1)**

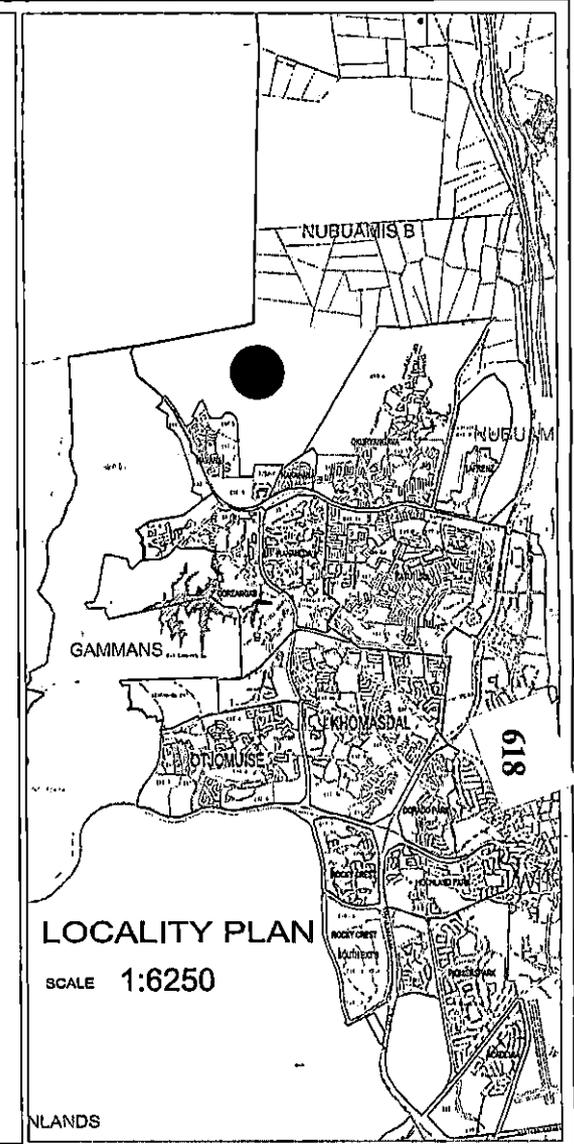
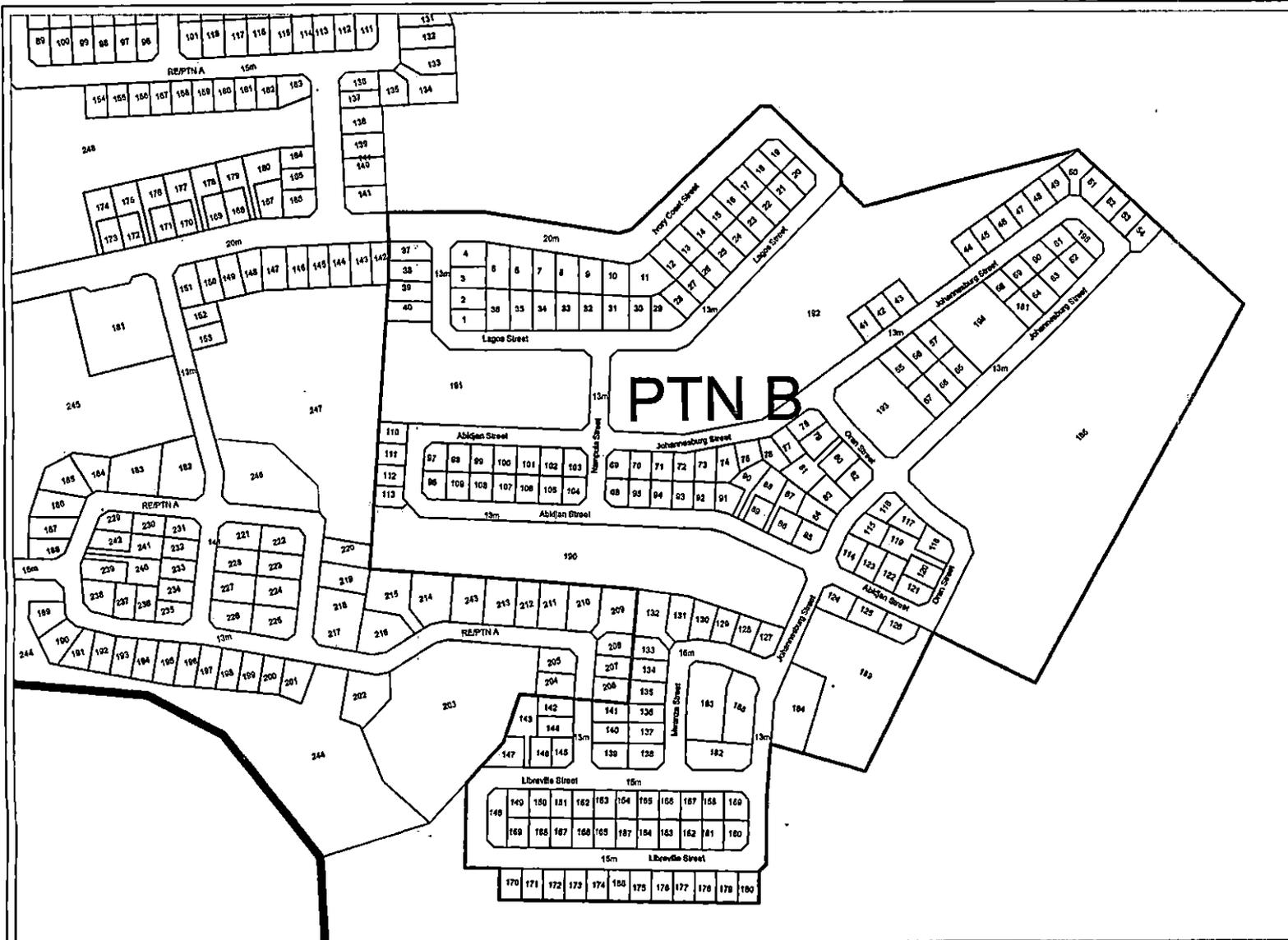
On proposal by Councillor MJ Amadhila, it was

**RESOLVED**

- 1 That the professional and administrative culture of embracing street naming themes be retained as per the Street and Public Place Naming Guidelines, attached as pages 1097 - 1107 to the agenda, approved by Council per Resolution 76/04/2017.
- 2 That historical, social, natural, national character and connection, cultural and emotional concerns of the affected areas and surrounding be taken into consideration as themes for naming/renaming streets, places and townships.
- 3 That the street naming themes in existing townships and extensions be maintained as original as possible for ease reference and orientation in delivering public and emergency services.
- 4 That in existing townships and extensions where street naming themes are established, such themes form the basis for new names in the area.
- 5 That distributor streets in current and upcoming townships be reserved for the retaining of existing and assigned street naming themes.
- 6 That future street naming and renaming applications honouring historical figures received after this Council Resolution be considered for arterial and main collector streets in existing and new township developments.
- 7 That the resolution be implemented prior to confirmation of the minutes.

**RESOLUTION 374/11/2018**

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Erf Zoning	Total No. of Erven
Public Open Spaces	10
Single Residential	181
Undetermined	1
General Residential	1
Business	1
Institutional	1
<b>Total Erven</b>	<b>195</b>



REV.	DATE	DRAWN	CHECKED	REVISIONS
CARDEX:				REF. DWG: Data4all RE 508/Farm 1030/PTN B/final
FILE:				NETWORK: data4all RE 508/Farm 1030
 City of Windhoek		DESIGNED BY:	DATE	<b>STREET NAMES</b>
		Helena	Sept 2021	
CHECKED:	DATE	MANAGER HUMAN SETTLEMENT	DATE	
Kakero	Sept 2021		DATE	
SCALE				REV.
1:3000				Farm 1030

[Municipal Council Minutes: 2021-11-30(18)]

**9.2.21**

**FNS.14 [HPH] SUBDIVISION OF THE REMAINDER OF FARM 1030 (A PORTION OF FARM R/508) INTO PORTION B AND REMAINDER, AND LAYOUT APPROVAL FOR THE TOWNSHIP ESTABLISHMENT ON PROPOSED PORTION B (A PORTION OF FARM 1030) (L/Portion B/Farm 1030)**

On proposal by Councillor Ms N Larandja, it was

**RESOLVED**

- 1 That Farm R/1030 (a portion of Farm R/508) be subdivided into Portion B and the Remainder.
- 2 That the need and desirability to establish a township on Portion B, be supported.
- 3 That the proposed township to be established on Portion B be known as Havana Extension 11.
- 4 That the layout for the proposed township on Portion B, attached as pages 531 - 536 to the agenda, be approved as the settlement pattern.

**Standard conditions**

- 5 That standard conditions in favour of the Municipal Council of Windhoek, attached as page 552 to the agenda, be registered against all newly created erven, except for erven zoned 'public open space', 'undetermined' and 'street' against which no conditions shall be registered.
  - 5.1 That the erf 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, 2018 (Act 5 of 2018).
  - 5.2 That the minimum building value of any erf zoned 'institutional' equal the current municipal value of the land comprising that erf.
  - 5.3 That the minimum building value of any erf zoned 'business' equal four (4) times the current municipal value of the land comprising that erf.
  - 5.4 That the minimum building value of any erf zoned 'residential', or 'general residential' equal two (2) times the current municipal value of the land comprising that erf.
  - 5.5 That Erven 186 to 195 be reserved as public open spaces.
  - 5.6 That the Remainder of Portion B be reserved as street.

**Land-use, Town Planning Scheme and minor cadastral adjustments**

- 6 That Portions 1 to 181 be zoned 'residential' with a density of 1:300 m<sup>2</sup>;
- 7 That Portions 183 be zoned 'general residential' with a density of 1:150 m<sup>2</sup>.
- 8 That Portion 184 be zoned 'institutional'.
- 9 That Portion 185 be zoned 'undetermined'.
- 10 That Portion 182 be zoned 'business' with a bulk factor of 0.4.
- 11 That Portions 186 to 195 be reserved for public open spaces.
- 12 That the Remainder of Portion B be reserved as a street;
- 13 That the township layout and its zoning, attached as pages 531 - 536 to the agenda, be included in the extension Amendment Scheme.
- 14 That this township be added to the list of townships with a minimum building value of two (2) times the residential land value in line with clause 39(9) of the Town Planning Scheme.
- 15 That the Human Settlement Division follow all required steps to obtain necessary approvals from the Urban and Regional Planning Board.
- 16 That the Strategic Executive: Housing, Property Management and Human Settlement be authorised to make small changes to the layout to facilitate proclamation and accommodate the provision of services;

**Water, sewer and electricity**

- 17 That the development be supplied through the existing Katlo Reservoir by way of extending the bulk water line located within Ivory Coast Street to the development.
- 18 That a sewer pipeline bridge or pump station be constructed to connect the proposed township to the sewerage network.
- 19 That the Acting Strategic Executive: Electricity engage the Developers of Ongos Valley Development for connection of the development to the 11 kV overhead line that will be built to service the Ongos Valley Development.
- 20 That electricity to this proposed township be temporary supplied through the radial underground 11 kV cable network at Havana Primary School.

**Stormwater and flood studies**

- 21 That the standard stormwater conditions as set out in the Windhoek Town Planning Scheme applies to the development.

- 22 That Portions 3, 14, 25, 26, 35, 97, 116, 124, 125, 126, 134, 135, 136, 138, 139, 140, 155, 166 and 165 be sold with the following stormwater condition:
- 22.1 That the building plans be accompanied with engineering drawings which indicates how stormwater will be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 23 That a registered professional Engineer be appointed to compile a detailed 50 year flood report of the river and stormwater courses in the proposed Portion B (a portion of the Farm R/1030).
- 24 That a registered professional Engineer be appointed to do the water, sewer and electrical infrastructure designs for this township.

#### **Environmental clearance**

- 25 That environmental clearance be handled in line with paragraphs 3, 4 and 5 of Council Resolution 20/02/2020 *inter alia* reading as follows:
- 3 *That the Strategic Executive: Economic Development and Community Services seek guidance and assistance from the Environmental Commissioner on how to expedite the environmental assessment in the face of a looming land invasion.*
- 4 *That in an event the Environmental Commissioner settle on a full environmental assessment, the Developer's Environmental Consultants make use of existing information such as the Environmental Impact Assessment Reports conducted for Goreangab Extension 5, Farm Kupferberg No. 33 Residential Development and Ongos Valley Development in order to expedite the process.*
- 5 *That no construction activities commence without the issuance of the Environmental Management Clearance Certificate from the Environmental Commissioner.*

#### **Street naming**

- 26 That the similar theme as that already approved for existing Havana and its extensions be extended to this township.
- 27 That the seven (7) proposed streets be named after the theme of large commercial cities of African countries as follows, as indicated in the street names plan, attached as pages 531 - 536 to the agenda:
- 27.1 Lagos (Nigeria);
- 27.2 Johannesburg (South Africa);
- 27.3 Nampula (Mozambique);
- 27.4 Oran (Algeria);

- 27.5 Abidjan (Ivory Coast);
- 27.6 Mwanza (Tanzania); and
- 27.7 Libreville (Gabon).
- 28 That the proposed street names be referred to the Street and Place Naming Committee for consideration.
- 29 That the resolution be implemented prior to confirmation of the minutes.

**Financial implications**

Activity	Funds required (N\$)	Funds available
Subdivision of Farm R/1030 into Portion B and the Remainder	270.00	Item 4000/15/1/10/0025
Township establishment comprising of one hundred and ninety five (195) erven	5 520.00	Item 4000/15/1/10/0025

**RESOLUTION 256/11/2021**

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