

EXISTING BUILDINGS

ERF X = ± 999m²

Scale: 1/2000

DATE: JUNE 2018

PLAN NO. 543WW_C



CONSOLIDATION OF ERVEN 542 & 543
EROSPARK INTO CONSOLIDATED
ERF X

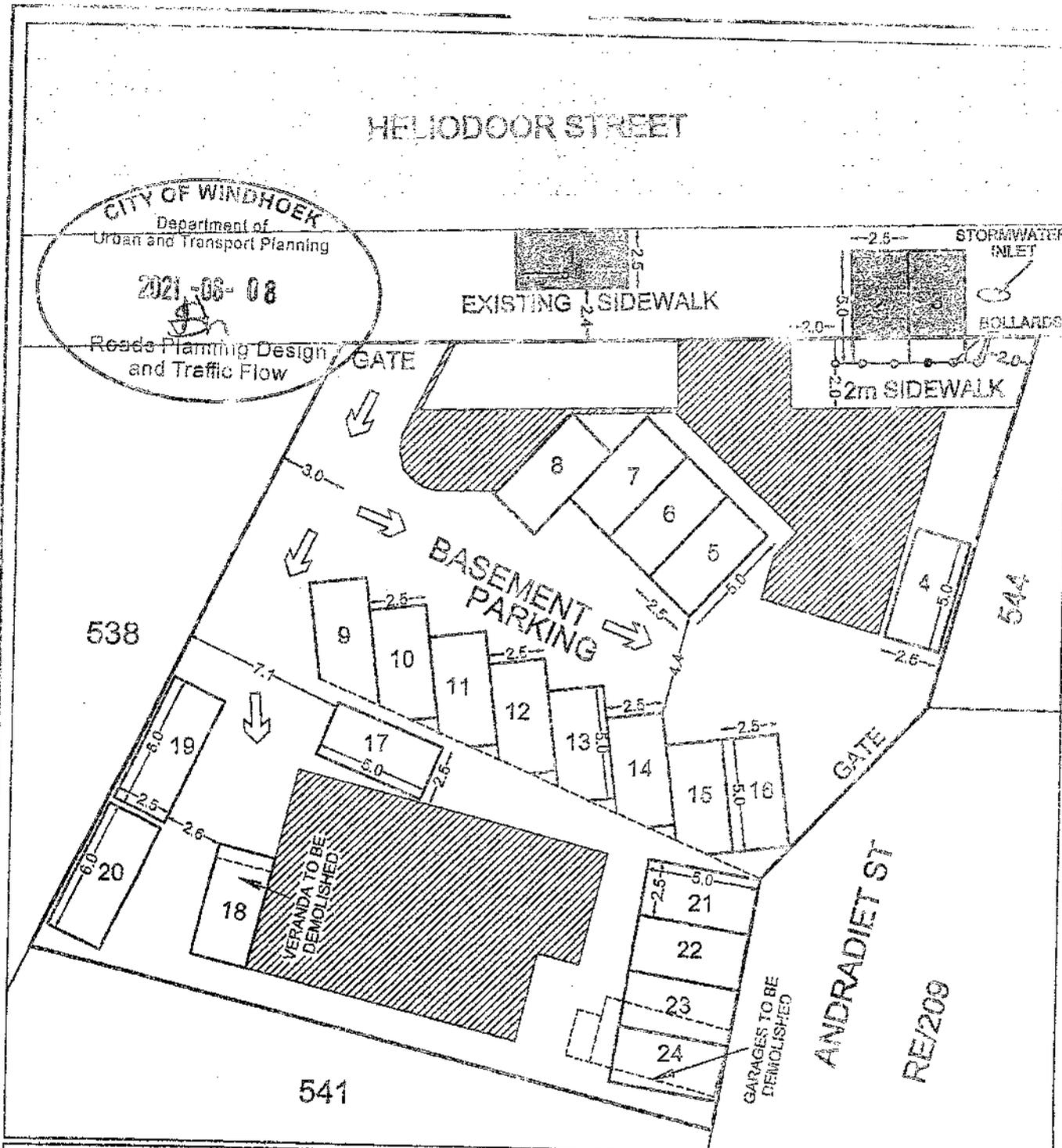


DL Toit
TOWN PLANNING CONSULTANTS

27 Star Road, Winterveldt, Pretoria, South Africa
P.O. Box 101, Rossouwville, Durban, South Africa
Tel: +27 (0) 11 248509 Email: d.toit@dltoit.co.za

HELIODOOR STREET

CITY OF WINDHOEK
 Department of
 Urban and Transport Planning
 2021-06-08
 Roads Planning Design
 and Traffic Flow



EXISTING BUILDINGS TOTAL AREA = ± 202,6m ²	ERF X = ± 999m ²	= ± 19,27m ² + 12,5m ² (1 parking bay) = ± 31,77m ² (To be leased from Council)
		= ± 25,26m ² (Size of Sidewalk on erf 543)
PARKING CALCULATION :- 20 BEDS x 1,2 PARKING BAYS/ BED = 24 PARKING BAYS		

Scale: 1/250
 DATE: MARCH 2021
 PLAN NO. 543WW_C

**PARKING LAYOUT FOR CONSOLIDATED
 ERF X**
 (CONSOLIDATION OF ERVEN 542 & 543
 EROSPARK INTO CONSOLIDATED
 ERF X)

Du Toit
 TOWN PLANNING CONSULTANTS
 1st Floor Bridgeview Offices & Apartments No. 4
 C/ Recoma Mountain Avenue, Klein Windhoek, Namibia
 PO Box 9871, Ausspannplatz, Windhoek, Phone: +264 61 242419
 Fax: +264 61 242608. Email: erwin@duoitplan.com.na

Form: Planning Certificate No. 1:
Form: Planning Scheme Information

Ref: SLR EP
Inq: Wicks
Tel: 2902294

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 542

Township : EROS PARK

Street : ANDRADIET STR

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

1. Zone :	GENERAL RESIDENTIAL	Refer to Table B.
2. Density :	1 DWELLING / 250M ²	Refer to Table E.
3. Bulk Factor :	0 - 10	Refer to Table F.
4. Coverage :	50 %	Refer to Table G.
5. Erf Size :	395 m ²	
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 : 24 ANDRADIET STR

10. Flood Line : _____

11. Height Restriction : _____

Refer to Table J.

12. Street Reservation : _____

13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

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

Ref: SUP EP
 Eng: Marks
 Tel: 290 2294

Applicant's Address _____

Telephone Number : _____

Sir / Madam:

Erf No: 543

Township : EROS PARK

Street : ANDRADIET STR

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

1. Use Zone :	OFFICE	Refer to Table B.
2. Density :	1 DWELLING / 250M ²	Refer to Table E.
3. Bulk Factor :	0.4 08	Refer to Table F.
4. Coverage :	70 %	Refer to Table G.
5. Erf Size :	604 m ²	
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 : 26 ANDRADIET STR

10. Flood Line : _____

11. Height Restriction : _____ Refer to Table J.

12. Street Reservation : _____

13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the Town Planning Office. 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.



[Municipal Council Minutes: 2014-06-26]

8.3.2

BRB.2 [PLA] APPLICATION FOR REZONING OF ERF 543, HELIODOOR AND 26 ANDRADIET STREETS, EROSPARK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'OFFICE' WITH A BULK OF 0.4 (L/543/EP)

On proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That Erf 543, Heliodoor and 26 Andradiet Streets, Erosark be rezoned from 'residential' with a density of 1:250 m² to 'office' with a bulk of 0.4, subject to the following conditions:
 - 1.1 That it be noted that no betterment fee is payable because the current value of Erf 543, Erosark is higher than the proposed value of the said erf.
 - 1.2 That the number of medical consulting rooms on-site be restricted to three (3) practitioners only.
- 2 That consent be granted in terms of clause 9(5) of the Town Planning Scheme to use the buildings on Erf 543, Erosark for three (3) medical consulting rooms with a bulk of 0.4 once the rezoning has been approved in an Amendment Scheme.
- 3 That only an existing (one) medical consulting room be allowed to continue operating on-site as per the Resident Occupation Policy until the rezoning has been promulgated in an Amendment Scheme.
- 4 That the applicant take note that the payment of the deposit, should not create the expectation or would bind the Minister of Regional and Local Government, Housing and Rural Development to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply.
- 5 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme, stating:
 - 5.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 5.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

- 6 That the parking requirement be five (5) parking bays per medical practitioner or one (1) parking bay per 25 m² utilised office bulk on-site, whatever is the greatest.
- 7 That the applicant be granted permission to lease the side walk for parking purposes, subject to the following:
 - 7.1 That a sidewalk width of at least 2 metres be retained for pedestrian movement.
 - 7.2 That the parking bays in Heliodoor Street be strictly for public use and not be reserved for exclusive use.
 - 7.3 That the applicant provides parking bays for the doctors and staff members on-site.
 - 7.4 That the City reserve the right to revoke the consent for medical consulting rooms, should there be more medical practitioners operating on-site than the approved ones and insufficient parking bays provided as per the City's parking regulations.
 - 7.5 That the applicant remains liable to replace any shortfall or parking, should the lease be cancelled or terminated.
 - 7.6 That Council reserve the right to cancel the lease, should such land be needed.
 - 7.7 That Council not be responsible to replace any parking or to compensate for subsequent improvement, should the lease be cancelled or terminated.
 - 7.8 That a plan be submitted for approval prior to construction.
 - 7.9 That the applicant note that Council, from time to time, repair or replace its infrastructure along side walks and therefore the resultant reinstatement would be according to Council's approved materials, standards and specifications.
- 8 That the applicant enter into a Lease Agreement with the City of Windhoek to lease a road reserve of 62 m² at a rate of N\$7 618.56 annually or N\$634.88 monthly, subject to annual escalation in line with the Namibia Inflation Rate, and that the lease be on a long term basis, unless the area is required for municipal purposes.
- 9 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.
- 10 That the applicant accepts the resolution in writing.

RESOLUTION 167/06/2014

Department of Urban Planning and Property Management

82039

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2352 • Fax: (+264) 61 290 2050 • www.cityofwindhoek.org.na

Enq: H. Hamata
Tel: 290 2375

Ref: L/543/ER
Date: 26 June 2017

Messrs. Elmarie Du Toit Town Planning Consultant
P.O. Box 6871
Ausspannplatz
Windhoek

Dear Madam,

APPLICATION FOR FREE RESIDENTIAL BULK ON ERF 543, CORNER OF ANDRADIET AND HELIODOOR STREET, EROSPARK

In accordance with the delegation of authority applicable to the granting of free residential bulk in line with the Free Residential Bulk Policy (as resolved per Council Resolution No. 167/6/2011 and 410/11/2012), the proposed consents are approved as follows:

1. That consent for free residential bulk of a total floor area of 121m² which is 50 % of the total bulk factor of 0.4 be granted on erf 543 Erospark.
2. Consent approval is subject to the following conditions:
 - 2.1 That consent use only comes into effect once corresponding parking bays have been provided on site being to the satisfaction of the Strategic Executive: Urban Planning and Property Management.
 - 2.2 That no building plan for residential unit be approved until the applicant provides sufficient parking on site.
3. That surface stormwater run-off be accommodated as follows in terms of clause 35 of the Town Planning Scheme:
 - 3.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works 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:
 - 3.2 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
 - 3.3 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.

All official correspondence must be addressed to the Chief Executive Officer

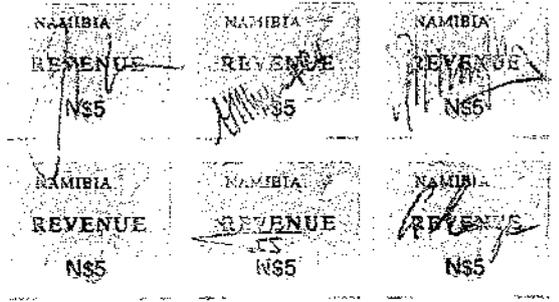
- 3.4 That the maintenance of such storm water pipe, channel or work be the responsibility of the owner of the concerned property.
- 4. That sewer and water services are available. That any additional requirements in this regard or relocation of services brought on as a direct consequence of the rezoning or subsequent activities will be for the cost of the owner subject to approval by the Strategic Executive Infrastructure Water and Technical Services.
- 5. That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the Erf, all cost related thereto will be for the applicant's account.
- 6. That only one service connection from the municipal electrical network will be allowed.
- 7. That only one additional meter point will be allowed for an approved flat on erven that is zoned "Single Residential". For more meter points, the erf must be rezoned to "General Residential". Should a service connection larger than 3x60 Amp is required, the applicant and/or their representatives must contact the Strategic Executive: Electricity well in advance to determine whether the existing electrical network can handle the additional loading and also to determine the financial contribution.
- 8. That the applicant acknowledges receipt of this Council approval in writing.

Yours faithfully


.....
STRATEGIC EXECUTIVE
LUDWIG NARIB

28/07/2017
.....
DATE

SPECIAL POWER OF ATTORNEY



We, the undersigned

Johannes Albertus van Rooyen
married to Sophia Magritha van Rooyen which marriage is governed by the laws of
the Republic of South Africa,



Pierre Ellard le Roux
married to Catherine le Roux which marriage is governed by the laws of the
Republic of South Africa,



Johan Hendrik Venter
married to Hope Melody Venter which marriage is governed by the laws of the
Republic of South Africa,



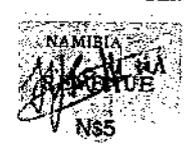
Ryan Damon Volker
married to Adela Volker which marriage is governed by the laws of the Republic of
South Africa,



Marco van der Merwe
married to Melanie van der Merwe which marriage is governed by the laws of the
Republic of South Africa,



Faiz Yusuf Petkar
married to Sumaya Petkar which marriage is governed by the laws of the Republic
of South Africa,



Patrick Ignatius Murphy
married to Heather L Murphy which marriage is governed by the laws of the
Republic of South Africa,

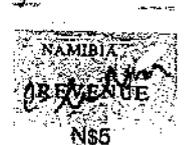


Andre Jacques le Roux



and

Brian George Hollick



in our capacity as

owners of Erf 542 (a Portion of Erf 209), Erospark



do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

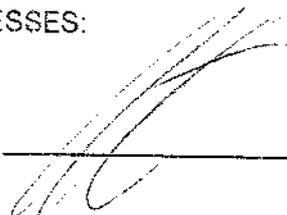
with power of Substitution, to be our lawful Agent our name, place and stead, to make the necessary application to the relevant authorities and Townships Board (Ministry of Urban and Rural Development) for the:

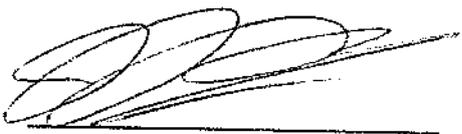
consolidation of Erf 542 (a Portion of Erf 209), Erospark with Erf 543 (a Portion of Erf 209) Erospark

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

Signed at Windhoek this 25th day of JULY 2018, in the presence of the undersigned witnesses

WITNESSES:

1. 

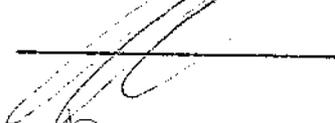


Johannes Albertus van Rooyen

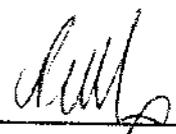
2. Qandaa

S. Rooyen

Sophia Magritha van Rooyen (as proof that marriage still subsists)

1. 

2. Qandaa



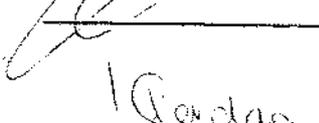
Pierre Ellard le Roux

1. 

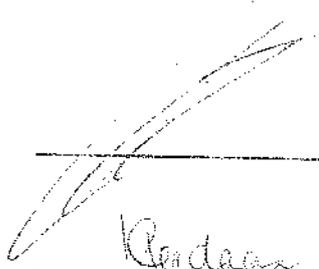
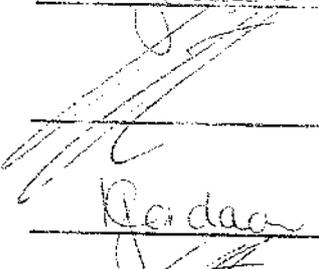
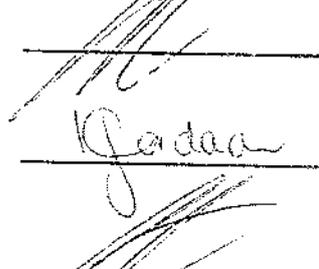
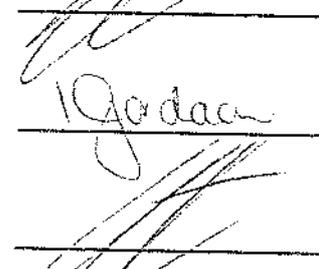
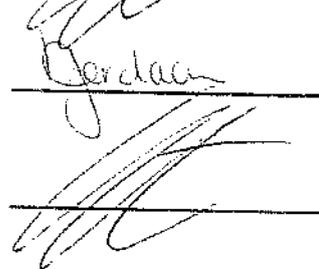
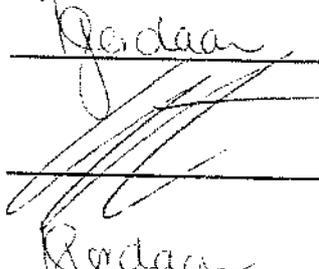
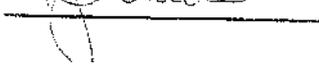
2. Qandaa

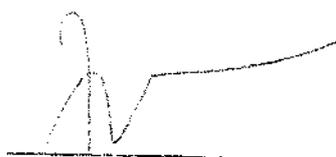
C. le Roux

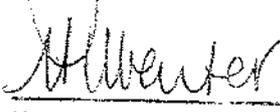
Catherine le Roux (as proof that marriage still subsists)

1. 

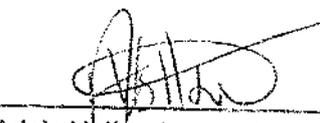
2. Qandaa

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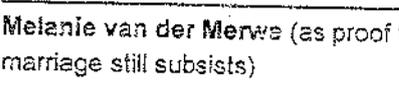

 Johan Hendrik Venter

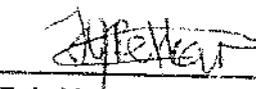

 Hope Melody Venter (as proof that marriage still subsists)


 Ryan Damon Volker


 Adale Volker (as proof that marriage still subsists)


 Marco van der Merwe


 Melanie van der Merwe (as proof that marriage still subsists)


 Faiz Yusuf Petkar


 Sumaya Petkar (as proof that marriage still subsists)

1.

[Handwritten signature]

2.

Gordana

[Handwritten signature]

Patrick Ignatius Murphy

H.L. Murphy

Heather L. Murphy (as proof that marriage still subsists)

[Handwritten signature]

Andre Jacques Le Roux

[Handwritten signature]

Brian George Hollick

SPECIAL POWER OF ATTORNEY

We, the undersigned

Johannes Albertus van Rooyen,

Ryan Damon Volker,

Faiz Petkar,

Pierre Eillard le Roux,

Patrick Ignatius Murphy,

Marco van der Merwe,

Brian George Hollick,

Andre Jacques le Roux

and

Johan Hendrik Venter

duly authorized thereto and acting on behalf of

Jary Enterprises One Hundred and Twenty Five Close Corporation owner of Erf 543 (a Portion of Erf 209), Erosark

hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

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

consolidation of Erf 543 (a Portion of Erf 209), Erosark with Erf 542 (a Portion of Erf 209) Erosark

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

Signed at Windhoek this 25th day of JULY 2018, in the presence of the undersigned witnesses



WITNESSES:

1. _____
2. Jordan

[Signature]
SUBSCRIBER

WITNESSES:

1. _____
2. Jordan

[Signature]
SUBSCRIBER

WITNESSES

1. _____
2. Jordan

[Signature]
SUBSCRIBER

WITNESSES:

1. _____
2. Jordan

[Signature]
SUBSCRIBER

WITNESSES:

1. _____
2. Jordan

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SUBSCRIBER

WITNESSES:

1. _____
2. Jordan

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SUBSCRIBER

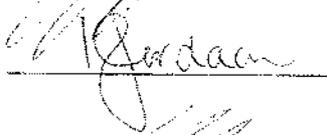
WITNESSES

1. _____
2. Jordan

[Signature]
SUBSCRIBER

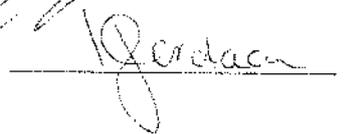
WITNESSES:

1. 

2. 

WITNESSES

1. 

2. 



SUBSCRIBER



SUBSCRIBER

19-A

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Sections 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3 and 13)

CC 2

Amended Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION CC/2002/2234	DATE OF RECEIPT
--	-----------------

PART A

	Dates of commencement of change
Full name of corporation: <u>JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC</u>	*
Previous name of corporation (if applicable)* <u>N/A</u>	*
Literal translation of name (if applicable)* <u>N/A</u>	*
Shortened form of name (if applicable)* <u>N/A</u>	*
Description of principal business* <u>SEE ANNEXURE</u>	*
Date of end of financial year* <u>LAST DAY OF FEBRUARY OF EACH YEAR</u>	*

PART B

Postal address* <u>P O BOX 2184, WINDHOEK NAMIBIA</u>	*
Address of registered office (not post office box)* <u>61 BISMARCK STREET, WINDHOEK</u>	*
Name and address of accounting officer* <u>BDO, P. O. BOX 2184</u> <u>WINDHOEK</u> <u>NAMIBIA</u>	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member INSTITUTE OF CHARTERED ACCOUNTANTS OF NAMIBIA

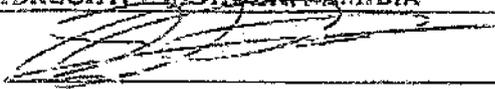
Membership/Practice No. 9402

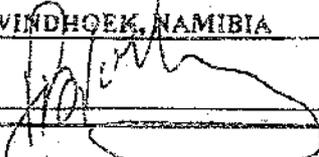
* See note 2 on page 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234
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PART C

MEMBERS <u>9 (NINE)</u>	Date of Change
Full names and surname <u>JOHANNES ALBERTUS VAN ROOYEN</u>	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest <u>11.11%</u>	
Particulars of contribution <u>NS11.11-00 in cash</u>	
Residential address <u>THE SPRINGS, 3 SCHWABE STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA</u>	
Postal address <u>P. O. BOX 8832, BACHBRECHT, WINDHOEK, NAMIBIA</u>	<u>11/12/2018</u>
Signature of member or representative 	

Full names and surname <u>RYAN DAMON VOLKER</u>	
Identity number or date of birth (i)	
Registration number (ii)	
Percentage of interest <u>11.11%</u>	
Particulars of contribution <u>NS11.11-00 in cash</u>	
Residential address <u>21 MONTREUX STREET, AUASBLICK, WINDHOEK, NAMIBIA</u>	
Postal address <u>P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA</u>	
Signature of member or representative 	

Witness Signature  Date of signature 23-12-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDESEL STREET, KHOMASDAL WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234
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PART C

Date of Change

MEMBERS 9 (NINE)

Full names and surname FAIZ PETKAR

01-11-2018

	Year	Month	Day																	
Identity number or date of birth (i)	7	7	0	1	2	4														
Registration number (ii)																				

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 14 RAUTENBURG ESTATE, RAUTENBACH STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative



Full names and surname PIERRE ELLARD LE ROUX

	Year	Month	Day																	
Identity number or date of birth (i)	6	1	0	2	0	3	5	1	3	6	0	8	2							
Registration number (ii)																				

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

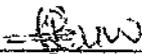
Residential address 28 JAN JONKER ROAD, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative



Witness Signature



Date of signature

23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDESEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234
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PART C

MEMBERS 9 (NINE)

Date of Change

Full names and surname PATRICK IGNATIUS MURPHY

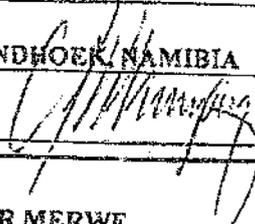
	Year	Month	Day																	
Identity number or date of birth (i)	6	1	2	1	7	1	0	0	2	6										
Registration number (ii)																				

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 14 STRAUCH STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative 

Full names and surname MARCO VAN DER MERWE

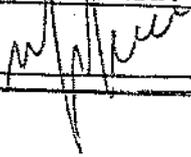
	Year	Month	Day																	
Identity number or date of birth (i)	6	8	1	2	0	5	1	8	9	0	8	2								
Registration number (ii)																				

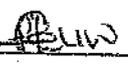
Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 7 SCHAFFER STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative 

Witness Signature 

Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

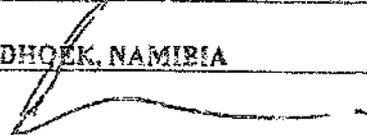
REGISTRATION NUMBER	CC/2002/2/34
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PART C

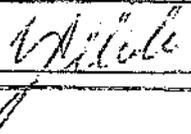
MEMBERS 9 (NINE)

Date of Change

Full names and surname BRIAN GEORGE HOLLICK

Identity number or date of birth	(i)	Year	Month	Day											
		5	7	0	7	1	7	0	1	1	4	8			
Registration number	(ii)														
Percentage of interest		<u>11.12%</u>													
Particulars of contribution		<u>NS11.12-00 in cash</u>													
Residential address		<u>121 JOSEPH MUKWAYA ITHANA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA</u>													
Postal address		<u>P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA</u>													
Signature of member or representative															

Full names and surname ANDRE JACQUES LE ROUX

Identity number or date of birth	(i)	Year	Month	Day											
		8	0	0	8	2	1	5	1	5	0	0	8	2	
Registration number	(ii)														
Percentage of interest		<u>11.11%</u>													
Particulars of contribution		<u>NS11.11-00 in cash</u>													
Residential address		<u>ERF 1106, 59 OLOF PALME STREET, WINDHOEK, NAMIBIA</u>													
Postal address		<u>P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA</u>													
Signature of member or representative															

Witness Signature  Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDESEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234
---------------------	--------------

PART C

Date of Change

MEMBERS 9 (NINE)

Full names and surname JOHAN HENDRIK VENTER

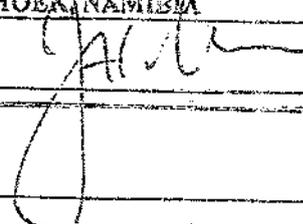
Identity number or date of birth	(i)	Year	Month	Day															
Registration number	(ii)																		

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 33 (A) BABS STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9272, WINDHOEK, NAMIBIA

Signature of member or representative 

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day															
Registration number	(ii)																		

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature 

Date of signature 23-07-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

Prepared by me

Conveyancer
WESSELS M

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 18 2017	
Fees	

2017-07-11
MORTGAGE No. 3654-12018
for No. 2 400 000 000
an additional amount not exceeding Rm. 420 000 000

DEEDS OFFICE
WINDHOEK

Dep
REGISTRAR OF DEEDS

T 4284 / 2017

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

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:

PETRUS JOHANNES DU PLESSIS
Identity Number: 630206 0036 7
Married out of community of property



dated the 8TH day of MAY 2017 and signed at WINDHOEK;

Handwritten initials: T, W, v, tlm

AND THE SAID APPEARER declared that her said Principal on 20 APRIL 2017 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:

1. **JOHANNES ALBERTUS VAN ROOYEN**
Identity Number: 880609 0044 7
Married to SOPHIA MAGRITHA VAN ROOYEN, which marriage is governed by the Laws of the Republic of South Africa
2. **PIERRE ELLARD LE ROUX**
Born on: 3 FEBRUARY 1961
Married to CATHERINE LE ROUX, which marriage is governed by the Laws of the Republic of South Africa
3. **JOHAN HENDRIK VENTER**
Born on: 30 JANUARY 1961
Married to HOPE MELODY VENTER, which marriage is governed by the Laws of the Republic of South Africa
4. **RYAN DAMON VOLKER**
Born on: 24 NOVEMBER 1975
Married to ADELE VOLKER, which marriage is governed by the Laws of the Republic of South Africa
5. **MARCO VAN DER MERWE**
Born on: 20 JANUARY 1968
Married to MELANIE VAN DER MERWE, which marriage is governed by the Laws of the Republic of South Africa
6. **FAIZ YUSUF PETKAR**
Born on: 24 JANUARY 1977
Married to SUMAYA PETKAR, which marriage is governed by the Laws of the Republic of South Africa
7. **ANDRE JACQUES LE ROUX**
Born on: 21 AUGUST 1980
Unmarried
8. **PATRICK IGNATIUS MURPHY**
Identity Number: 611217 1002 6
Married to HEATHER L MURPHY, which marriage is governed by the Laws of the Republic of South Africa
9. **BRIAN GEORGE HOLLICK**
Identity Number: 570717 0114 8
Married out of community of property

Their Heirs, Executors, Administrators or Assigns

llk Hm
y w

CERTAIN Erf No. 542 (a Portion of Erf No. 209), Erospark
SITUATE in the Municipality of WINDHOEK
REGISTRATION DIVISION "K", Khomas Region
MEASURING 395 (Three Nine Five) Square Metres
FIRST TRANSFERRED BY Deed of Transfer No. T1445/1985 with Diagram No. A116/1985 relating thereto; and
HELD BY Deed of Transfer No. T6311/2004

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.

ISSUED FOR INFORMATION ONLY

uk
 Hm

WHEREFORE THE APPEARER, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said TRANSFEREES, Their 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 of the property to be N\$2 400 000,00.

SIGNED at WINDHOEK, on 2017-07-11 2017 together with the Appearer, and confirmed with my seal of office.

Signature of Appearer
ISSUED FOR INFORMATION ONLY



- 1. Transfer Duty receipt No. 1052/0266 issued at WINDHOEK on 31 MAY 2017 for N\$83 000,00.

Checked

- 1. [Signature]
- 2. [Signature]

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.

CONVEYANCER [Signature]

we Hm

ORIGINAL STAMPED

DUTY 4600,00

FEES

2017-06-27

T.S. EISEN
 Registrar of Deeds

Prepared by me:
 CONVEYANCER
 KOTZE W C

29 NOV 2002 (No. 5 85176 / 02)

for N\$ 570 000,00 (with proceeds for N\$ 28 500,00)

an additional amount not exceeding N\$ 895,00

DEEDS OFFICE WINDHOEK

DEPUTY REGISTRAR OF DEEDS

2010-03-08

WINDHOEK

Deeds Office Windhoek

Deeds Office J.K. Makwany
 Windhoek

2010-03-08

for N\$ 158 000,00

in addition amount not exceeding N\$ 231 600,00

DEEDS OFFICE WINDHOEK

J.K. Makwany REGISTRAR OF DEEDS

For further Emborsement See page -4-



DEED OF TRANSFER

Be it hereby made known:

T 8362 / 2002

THAT WILLEM CAREL KOTZE

DEPUTY

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

BONNY HAUFIKU
 (Born on: 28 FEBRUARY 1957)
 AND

SARAH GISELLA HAUFIKU
 (Born on: 21 JANUARY 1969)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

dated the 23rd day of OCTOBER 2002, and signed at WINDHOEK

Handwritten initials and marks at the bottom right of the page.

And the said Appearer declared that his Principal had truly and legally sold on the 1st day of SEPTEMBER 2002

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC
(Registration Number: CC/2002/2234)

its Successors in Title or Assigns,

CERTAIN: ERF NO. 543 (A PORTION OF ERF 209) EROSPARK

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"

MEASURING: 604 (SIX HUNDRED AND FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 1242/1985 with Diagram No. A 117/1985 relating thereto and held by Deed of Transfer No. T 4697/1991

SUBJECT to the following conditions imposed in terms of Section 19 of Ordinance 11 of 1963, and created in the said Deed of Transfer No. T 1242/1985, namely :

IN FAVOUR OF THE LOCAL AUTHORITY

1. Die erf mag slegs gebruik word vir doeleindes wat strook met, en onderworpe aan, die bepalings van die Dorpsbeplanningskema van Windhoek wat ingevolge die bepalings van die Dorpsbeplanningsordonnansie (Ordonnansie 18 van 1954) soos gewysig, goedgekeur is.
2. Geen boom wat behoort tot die Prosopis-spesies mag op die erf geplant word of toegelaat word om daarop te groei nie.
3. Die minimum bouwaarde van die hoofgebou, buitegeboue uitgesluit, sal minstens vier keer die heersende munisipale waardasie van die erf wees.



WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom in the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of NS470 000.00.

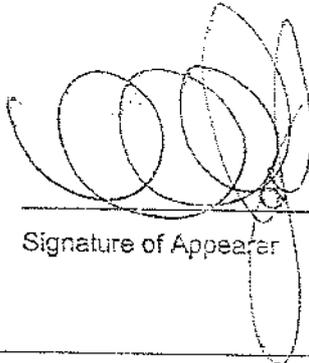
Signed at WINDHOEK on 29 NOV 2002

ISSUED FOR INFORMATION ONLY

together with the appearer, and confirmed with my seal of office.

In my presence,

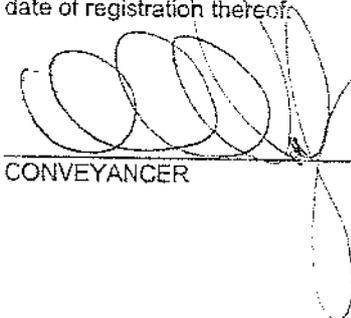



Signature of Appearer

1. Transfer Duty Receipt No.
OR Exemption Certificate: 107049884
Issued at WINDHOEK
On 20 NOVEMBER 2002
for NS27 700.00

Checked: 1. 
2. 

2. I, the undersigned, WILLEM CAREL KOTZE hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof.


CONVEYANCER



18 NOV 2010
 MORTGAGED (No. B6716 2010)
 for R\$ 342 000 -00 (with preference for
 an additional amount not exceeding R\$ 68 400 -00)
 DEEDS OFFICE, WINDHOEK
 J.K. Molument
 REGISTRAR OF DEEDS

3362 / 2017
 CANCELLED
 2017-06-27
 DEEDS OFFICE, WINDHOEK
 EISEB
 REGISTRAR OF DEEDS

25 NOV 2011
 MORTGAGED (No. B 7367/2011)
 for R\$ 500 000 -00 (with preference for
 an additional amount not exceeding R\$ 100 000 -00)
 DEEDS OFFICE, WINDHOEK
 W.T.S. EISEB
 REGISTRAR OF DEEDS

BC 2261 / 2017
 CANCELLED
 2017-06-27
 DEEDS OFFICE, WINDHOEK
 W.T.S. EISEB
 REGISTRAR OF DEEDS

2015-12-11 T
 MORTGAGED (No. B 7205 / 2015)
 for R\$ 54 000 000 -00 (with preference for
 an additional amount not exceeding R\$ 10 800 000 -00)
 DEEDS OFFICE, WINDHOEK
 Eiseb W.T.S.
 REGISTRAR OF DEEDS

BC 3365 / 2017
 CANCELLED
 2017-06-27
 DEEDS OFFICE, WINDHOEK
 W.T.S. EISEB
 REGISTRAR OF DEEDS

2017-06-27
 MORTGAGED (No. 3354 / 2017)
 for R\$ 200 000 -00 (with preference for
 an additional amount not exceeding R\$ 20 400 000 -00)
 DEEDS OFFICE, WINDHOEK
 W.T.S. EISEB
 REGISTRAR OF DEEDS

Tel: (061) 2080800

Fax (061) 220684

Email: Imeroro@nepc.com.na

Public Notice

• To avoid deappointment of an advertisement not appearing on the date you wish please book immediately

• Classifieds starts and closes 12:00. No advertising days prior to closing

• Cancellations and Resubmits: 15:00, Top Copy

• For the date of publication in advertising only

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 Lost Land Title NS402.50
 Copy of License NS 402.50
 Home Design NS402.50
 8 minutes from 5.500.00
 Open Access from NS200.00
 Certificate Uniting form NS200.00
 Trust/ New Marriage form NS200.00

Terms and Conditions Apply

INDONESIA VIEW SECURITY ESTATE SWAKOPPOORT

Brand New 4 Bed 4.1 Bath Apartments from 2849000
 2000 sqm available for rental as Medical/View Security Estate Swakoppoort

Apply now and get your first month's rent for FREE!
 Contact: 061 4455 725

BRIDGE PARK SECURITY ESTATE OKAHANDJA

Brand New 2 Bed 3.1 Bath apartments from R537000 pm available for rental or Bridge Park Security Estate, Otahandja

Apply now and get your first month's rent for FREE!
 Contact: 061 412 8689

Public Notice

Notice is hereby given that **Liquor Licence Advertising fee, will increase to NS 402.50 including VAT, as from 1 January 2020.**

Liquor Licence

NOTICE FOR PUBLIC MEETING WILDTZKASBAREN

WINPLAN herewith notifies all interested parties of public meetings for the following projects:

PROJECT NAME:

- Wildtzkasbaken Structure Plans
- Wildtzkasbaken Town Planning Scheme
- Township Establishment of Wildtzkasbaken Extension 1

PURPOSE OF THE MEETINGS: The purpose of the meetings is to inform the public on the above projects and to have general discussions on this regard.

In order to adhere to the amended National State of Emergency Covid-19 Regulations, which stipulates that a public gathering may not constitute of more than 30 persons, the following dates and time slots for the public meetings will apply:

WINDHOEK MEETINGS:
 Date: Wednesday, 17 June 2020
 Time: Meeting 1 – 18:00 to 19:45
 Meeting 2 – 20:00 to 21:45
 Venue: MAINPOWER Convention Centre

Date: Thursday, 18 June 2020
 Time: Meeting 1 – 18:00 to 19:45
 Meeting 2 – 20:00 to 21:45
 Venue: MAINPOWER Convention Centre

All those interested to attend a meeting will be required to register per e-mail. This procedure will enable us to allocate time slots to individuals in line with the amended National State of Emergency Covid-19 Regulations. This also aims to avoid possible inconveniences at the venue for those attending said meetings.

Kindly email your confirmation of attendance, together with a preferred date and time slot. The time slots will be reserved upon receipt of confirmation e-mail. You will automatically be allocated the alternate time slot on your preferred date once the 30 person limit has been reached.

You will receive a confirmation e-mail with your time slot and registration form attached. This compulsory form must please be returned via e-mail to ensure attendance.

All correspondence and enquiries can be addressed to Louis Esterhuizen of WINPLAN
 E-mail: winplan@winplan.com.na
 Tel: 061-245781

WINPLAN

REPUBLIC OF NAMIBIA
 MINISTRY OF TRADE & INDUSTRY
 LICENSING ACT, 1991 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSING ACT, 1991 (REGULATIONS 14, 25 & 31)

Notice is given that an application in terms of the Licensing Act, 1991, paragraphs 14, 25 and 31, for the purpose of applying for a licence to carry out the business of a liquor licensee, will be considered by the Regional Liquor Licensing Committee, Region SWAKOPPOORT.

REGIONS SWAKOPPOORT

- 1 Name and postal address of applicant: **KANGULU THABOYS KANGULU, P O BOX 7281, WINDHOEK**
- 2 Name of business to be conducted: **WINE AND SPIRITS**
- 3 Name to which application will be lodged: **12 JUNE 2020**
- 4 Date of meeting of Committee of which application will be heard: **12 JUNE 2020**

Any objection to the application in terms of section 23 of the Act in relation to the applicant must be made or delivered to the Secretary of the Committee in writing to the Secretary not later than 21 days before the date of the meeting of the Committee of which the application will be heard.

NOTICE

Stubenrauch Planning Consultants on behalf of the owner of Portion 16 of the Farm Oranjemund Townlands No. 165, herewith inform you that we intend to apply for the following:

- Rezoning of Portion 16 of the Farm Oranjemund Townlands No. 165 from "Private Open Space" to "Undetermined" for Township Establishment purposes.

Portion 16 is situated south of Oranjemund along the Orange River and Atlantic Ocean. Portion 16 measures 227 1657 ha in extent. According to the Oranjemund Town Planning Scheme, Portion 16, is currently zoned as "Private Open Space". It is the intention of the Owner to subdivide Portion 16 of the Farm Oranjemund Townlands No. 165 into Portion A and Remainder. The proposed subdivision will enable the rezoning of Portion A from "Private Open Space" to "Undetermined" for the purpose of Township Establishments.

According to the Oranjemund Town Planning Amendment Scheme, *Undetermined* use refers to "means land reserved for future urban development, further provided that any consent, inclusive of uses by Council and the Competent Authority, on an erf shall be subject to the regulations of Clause 7 of this scheme".

Take note that the locality map of the erf lies for inspection during normal working hours on the town planning notice board of the Oranjemund Town Council and SPC Office, 45 Feld Street, Windhoek.

Further take note that any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Oranjemund Town Council and the applicant in writing on or before Friday, 26 June 2020.

Applicant: Stubenrauch Planning Consultants cc
 P O Box 41404
 Windhoek
 Tel: (061) 25 1186
 Our Ref: WJ20017

NOTICE

Takenote that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

- rezoning of Erf 6056, Schmerbeck Street, Windhoek from residential with a density of 1 dwelling per 900m² to office with a bulk of 0.4
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use in the form of dwelling units, and
- consent to use the erf for office purposes while the rezoning is formally being completed.

Erf 6056, Schmerbeck Street, Windhoek is 912m² in extent and zoned residential with density of 1 dwelling per 900m². It is the intention of the owner to use the erf for office and residential purposes. To be able to use the erf for office and residential purposes it must be rezoned to offices with a bulk of 0.4 and Council must grant consent for an additional floor area to be used for residential purposes. If approved by Council an office floor area of 385m² and an additional floor area of 182m², to be used for residential purposes, may be constructed. Enough parking as required in terms of the Town Planning Scheme will be provided.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).

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

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).

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



NOTICE

Takenote that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, intends to apply to the Windhoek City Council for:

- rezoning of Erf 543, No. 26 Andradriet Street, Erorspark from office with a bulk of 0.4 to office with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradriet Street, Erorspark from residential with a density of 1 dwelling per 250m² to office with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a "business building" for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of dwelling units;

Erf 543, No. 26 Andradriet Street, Erorspark is 604m² in extent and zoned office with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradriet Street, Erorspark is 395m² in extent and zoned residential with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intention of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erorspark and to include residential uses.

To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to office with a bulk of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 510m² and a residential floor of 385m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek.

Tel: (061) 2050800

Fax (061) 220584

Email: Lmeroro@nepc.com.na

NOTICE

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LICENSURE ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSURE ACT, 1998

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REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LICENSURE ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSURE ACT, 1998

NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

AN ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SAMARERA AGRICULTURAL PRODUCE AT SAMARERA VILLAGE, KAWANGO WEST REGION.

NOTICE

Notice is hereby given to all interested & affected parties (I & A's) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 102 of 2007) and its regulations of 2012 for the following:

NOTICE OF INTENTION TO APPLY FOR ELECTRICAL CONTRACTOR'S LICENSE

I, Mangongo Tugamena, FARADAY INVESTMENTS CC of (address) ERF 16 VAN ASHAGEN STREET, PIONEERSPARK, WINDHOEK hereby give notice of my intention to apply to the CITY OF WINDHOEK for a contractor's license in terms of paragraph 57 Part 6 of the Electricity Supply Regulations

NOTICE

Staubrauch Planning Consultants-owners appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

NOTICE

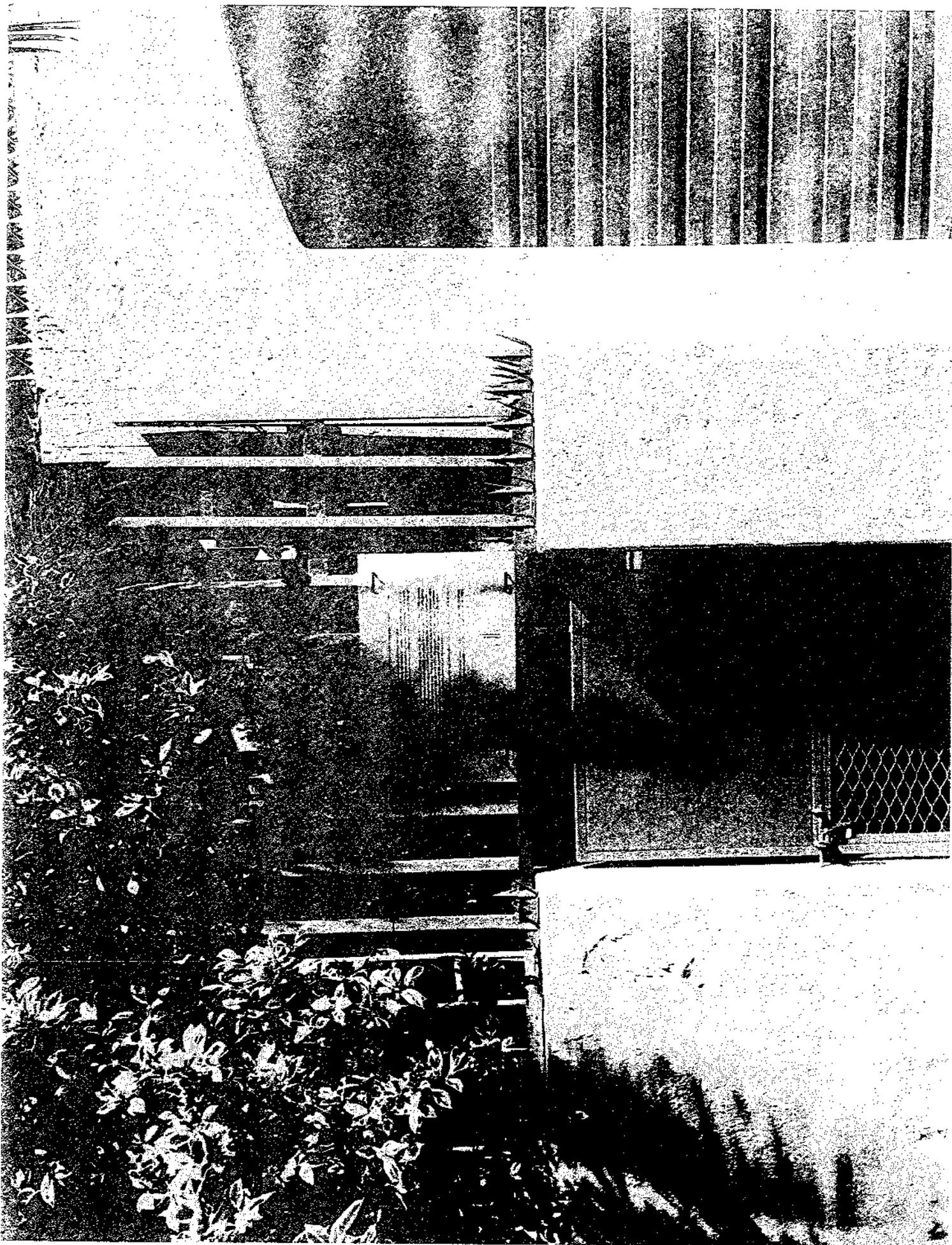
Notice is hereby given to all interested & affected parties (I & A's) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 102 of 2007) and its regulations of 2012 for the following:

NOTICE

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Town House Office, Independence Avenue, 5TH Floor, Office No 515) and with the applicant in writing before Friday, 10 July 2020

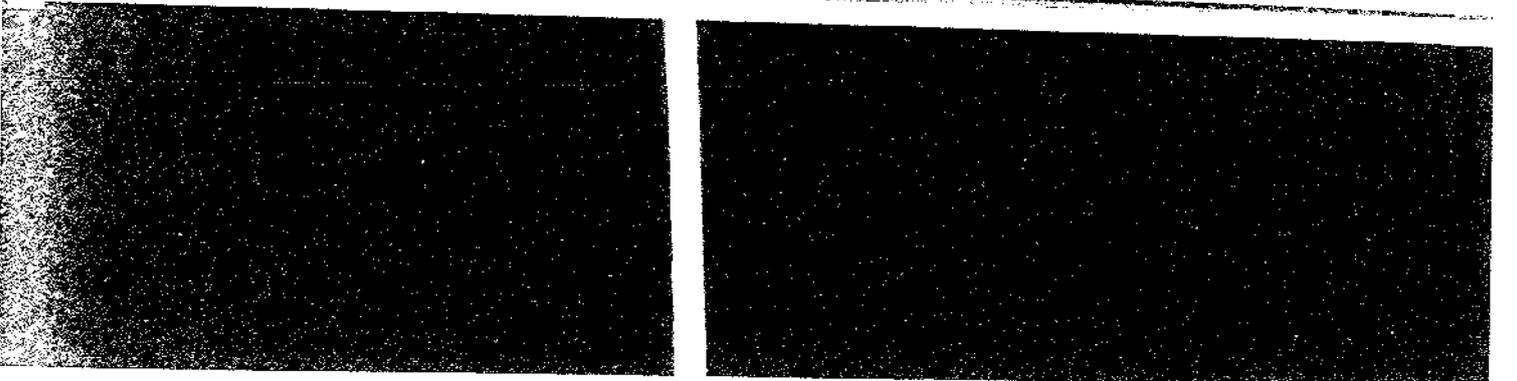
DU TOIT TOWN PLANNING CONSULTANTS
Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, intends to apply to the Windhoek City Council for:
* rezoning of Erf 6035, Schorenbrack Street, Windhoek from residential with a density of 1 dwelling per 900m² to office with a bulk of 0.4
* rezoning of Erf 543, No 26 Andradat Street, Erorspark from residential with a bulk of 0.4 to office with a bulk of 0.75
* rezoning of Erf 542, No 24 Andradat Street, Erorspark from residential with a density of 1 dwelling per 250m² to office with a bulk of 0.75
* consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms
* consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of dwelling units, and
* consent to use the erf for office purposes while the rezoning is lawfully being completed
Erf 6035, Schorenbrack Street, Windhoek is 312m² in extent and zoned residential with density of 1 dwelling per 900m². It is the intention of the owner to use the erf for office and residential purposes. To be able to use the erf for office and residential purposes it must be rezoned to office with a bulk of 0.4 and Council must grant consent for an additional floor area to be used for residential purposes. If approved by Council an office floor area of 900m² and an additional floor area of 180m², to be used for residential purposes, will be constructed. Enough parking as required in terms of the Town Planning Scheme will be provided.
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Mirshah Scott Street, Windhoek.
Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).
Application: DU TOIT TOWN PLANNING CONSULTANTS PO Box 8871, AUSSPANNPLATZ WINDHOEK Tel: 061-249190 Email: office@dufoitplan.com
Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Mirshah Scott Street, Windhoek.
Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).
Application: DU TOIT TOWN PLANNING CONSULTANTS PO Box 8871, AUSSPANNPLATZ WINDHOEK Tel: 061-249190 Email: office@dufoitplan.com
Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).
Application: DU TOIT TOWN PLANNING CONSULTANTS PO Box 8871, AUSSPANNPLATZ WINDHOEK Tel: 061-249190 Email: office@dufoitplan.com

ERF 542





SOIET



Further take notice that any person objecting to the proposed use, above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is Friday, 20th June 2020).

Contact: Harold Kisting
Harmonic Town Planning
Consultants CC
Town and Regional Planners
P.O. Box 3216 Windhoek
Cell 081 127 5079 / 081 238469
Fax 088646491



NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, intends to apply to the Windhoek City Council for:

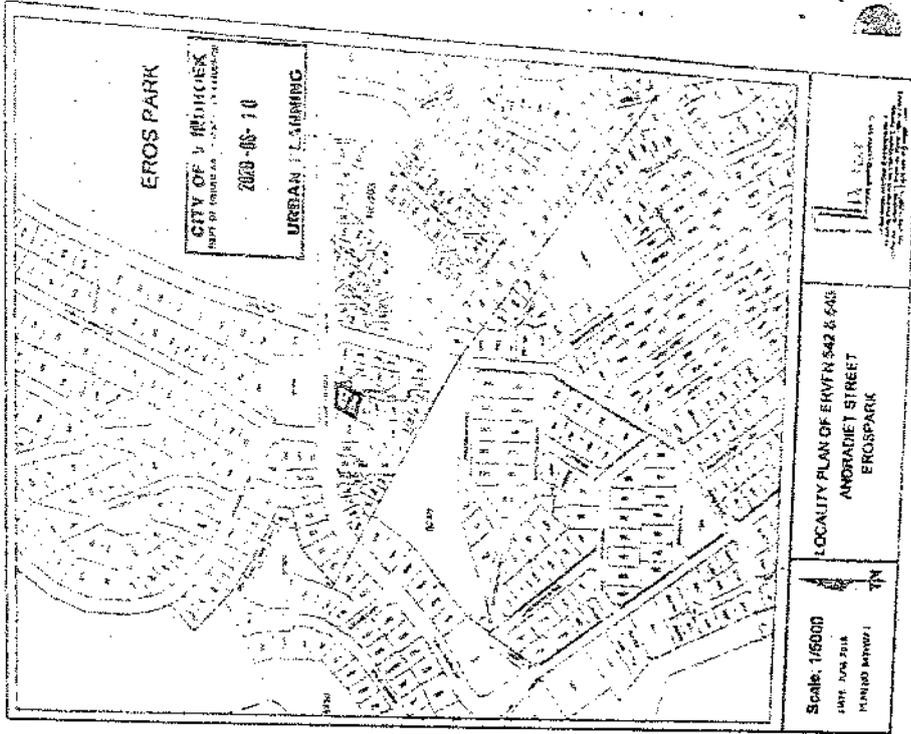
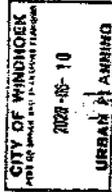
- rezoning of Erf 543, No. 28 Andradiet Street, Eros Park from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75.
- rezoning of Erf 542, No. 24 Andradiet Street, Eros Park from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75.
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a business building for medical consulting rooms.
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'bricking' units.

Erf 543, No. 28 Andradiet Street, Eros Park is 600m² in extent and zoned 'office' with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradiet Street, Eros Park is 365m² in extent and zoned 'residential' with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intention of the owners to consolidate the erven into one erf and to envisage the current medical facilities on Erf 543, Eros Park and to include residential use. To be able to consolidate the erven, accommodate the proposed medical offices and residential use, both erven must be rezoned to 'office' with a bulk of 0.75. The rezoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 510m² and a residential floor of 365m² and to use the office floor area for medical consulting rooms. Enough on-site parking will be provided in accordance with Municipal legislation.

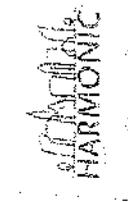
Further take notice that the locality plan of the erf has for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Sedt Street, Windhoek

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P.O. Box 6971
AUSSPANPLATZ
WINDHOEK
Tel: 061-240010
Email: office@duojipjan.com



Further take notice that any person objecting to the proposed use, above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is Friday, 20th June 2020).



T.M.

Applicant:
DU TOIT TOW
P.O. Box 8671
AUSSPANPL
WINDHOEK
Tel: 061-2400
Email: office@

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6873, Aerespannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 261 0838, Email: elmarie@dutoitplan.com

AVL CC
PO Box 86763
EROS

11 June 2020

Dear Sir/Madam

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

It is my intention to apply, on behalf of the owners, to the City Council of Windhoek for:

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

Erf 543, No. 26 Andradiet Street, Erosark is 604m² in extent and zoned 'office' with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradiet Street, Erosark is 395m² in extent and zoned 'residential' with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erosark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to 'office' with a bulk of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 518m² and a residential floor of 388m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

The locality of the erf is shown on the attached plan.

Before the application is submitted to the City Council, you, as the owner of Erf 541, Andradiet Street, Erosark, situated next to the erf, are herewith given the opportunity to comment on the above proposal.

Kindly provide us with your comments not later than 1 July 2020. All comments received by this date will be included in the application to the City.

Kind regards

Elmarie du Toit

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: DR. P. E. G. ROUX

Address: 13 ANDRADLET ST

EROS

Telephone: 416501

I, the owner of Erf 546 & 543, Erosark

(Please indicated with "x" in appropriate box)

do not object to

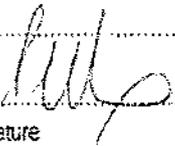
- rezoning of Erf 543, No. 26 Andradlet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradlet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

do object to

- rezoning of Erf 543, No. 26 Andradlet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradlet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

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

Signature 

Date

Kindly take note that comments should reach our office by 1 July 2020



REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: Elwatie Vink for Mediclinic Windhoek

Address: Helioboot Street

Telephone 433 1533

I, the owner of Erf RE 458, Erosark

(Please indicated with "x" in appropriate box)

do not object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

do object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

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

Elwatie Vink
Signature

1/07/2020
Date

Kindly take note that comments should reach our office by 1 July 2020

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: Felix Street Invest 316-10 CC

Address: Box 6871

Ausspandate

Telephone: 06-248010

I, the owner of Erf 538, Erosark

(Please indicated with "x" in appropriate box)

do not object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

do object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

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

Signature

Date

Kindly take note that comments should reach our office by 1 July 2020

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: Feld Street Invest 316-10 CC

Address: Box 6871

Aussparmdate

Telephone : 061-248010

I, the owner of Erf 538, Erosark

(Please indicated with "x" in appropriate box)

do not object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

do object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

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

Signature

Date

Kindly take note that comments should reach our office by 1 July 2020

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: S.M. Rogers

Address: 22 Andradiet St

Eros

Telephone : 081 366 3103

I, the owner of Erf 541, Erosark

(Please indicated with "x" in appropriate box)

do not object to

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

do object to

very, very strongly. It will ruin my whole standard of living.

- rezoning of Erf 543, No. 26 Andradiet Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erosark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

I strongly object as the building is very close to my property. It will block all my winter sunlight & make my home dark. This is supposed to be a quiet residential cul de sac & it is rapidly turning into a business area. This construction will seriously lower the value of my house.

Would I receive any compensation for this?

Signature

S.M. Rogers

081 366 3103

21/7/2020

Date

Kindly take note that comments should reach our office by 1 July 2020

Please let me know if you have received this

DEBT MANAGEMENT CREDIT CHECK FORM

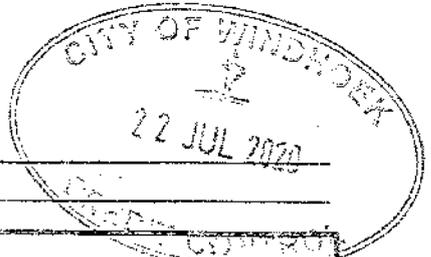
Surname HOLLICK First name(s) BRIAN GERBE HOLLICK
 Erf/stand no. 542 Township Eros Park
 If company or registered under cc n.a.
 Namibian I. D / Passport no. 570717 01148
 Postal/Private Bag address 9471 Township of address EROS, LINDHOEK
 Physical Residential or Business address 127 JOSEPH MUKWANA ITANA STR. IC. WINDHOEK
 Tel no. _____ (H) _____ Cell 081 124 9157.

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Please connect services



Acc. Technician Credit Control

DINA

Signature Acc. Tech Credit Control

[Signature]

Date stamp

LAND SALES

Comments:

proceed

Acc. Technician Land Sales

C. Kangueehi

Signature Acc. Technician Land Sales

[Signature]



ACCOUNTANT LAND SALES: _____

CITY OF MANY FACES

DEBT MANAGEMENT CREDIT CHECK FORM

Surname HOLLICK First name(s) BEIAN G
 Eri/Stand no 543 Township EROSPARK
 If company or registered under cc Medical Imaging / JARY ENTERPRISES 125 CC
 Namibian I. D / Passport no. 570717 01118
 Postal address PO BOX 9471 Township of address WINDHOEK
 Physical Residential or Business address 121 JOSEPH MUKWAYA INANA STR. KUNENE
 Tel no _____ (H) _____ Cell no 081 124 9157

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Proceed

Acc. Technician Credit Control

Niviana

Signature Acc. Tech Credit Control

[Signature]

Date stamp

LAND SALES

Comments:

Proceed

Acc. Technician Land Sales

L. Kangueli

Signature Acc. Technician Land Sales

[Signature]

CITY OF WINDHOEK
22 JUL 2020
Data stamp
Municipal Finance Department

ACCOUNTANT LAND SALES: _____

City of Windhoek



INV2018051922

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2018051922	Date Issued : 2018/07/11
Account Number : N/A	Vote Number : 5000132050048
Name : MEDICAL IMAGING	Reference Number : 542 & 543, EROS PARK
Address : N/A	System Reference : INV168512
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING, CONSENT & CONSOLIDATION OF ERVEN 542 AND 543, EROS PARK FROM OFFICE 0.4 & GENERAL RES 1/250 TO OFFICE 0.75	

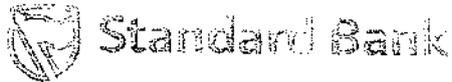
PAYMENT DUE

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

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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



Receipt



Transaction with transaction id
12780483 processed successfully.

NAD 4,025.00

City of Windhoek
FIRST NATIONAL BANK NAMIBIA -
62012146115

Transaction ID
12780483

From
DU TOIT C

Date
17 July 2018

Their reference
542 & 543, Eros Park

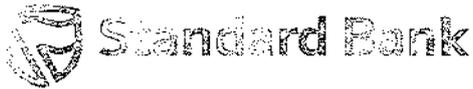
Payment priority
Normal

Disclaimer

Any information of a transaction must not be considered as a credit transfer if beneficiary's account
due to the nature of the internet transaction may be subject to interruption, suspension, transfer, non-credit, delayed
transmission and its own data transmission.

The Bank is not liable for information or credit information received within its control that may affect the
accuracy or timeliness of the message and may be held responsible.

All transactions are subject to our verification and will be held at our discretion.



Receipt



Transaction with transaction id
20938037 processed successfully.

NAD 6,095.00

CITY OF WINDHOEK
FIRST NATIONAL BANK NAMIBIA -
62012146115

Transaction ID
20938037

From
DU TOIT C

Date
04 August 2020

Their reference
542 & 543 EP Rez & Con

Payment priority
Normal

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.



DUTOIT
TOWN PLANNING CONSULTANTS

Received by
189
Date:

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwsima Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 3671, Ausspannplatz, Windhoek, Phone: +264 81 248010, Fax: +264 81 248605, Mobile: +264 81 281 0836, Email: almarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 542 & 543/Erospark

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

21 June 2021

For attention: Mrs S. Simpson

Dear Mrs Simpson

APPLICATION TO LEASE A PORTION OF HELIODOOR STREET (ERF RE/1768, KLEIN WINDHOEK) FOR PARKING IN SUPPORT OF THE APPLICATION FOR THE REZONING, CONSOLIDATION AND CONSENT OF ERVEN 542 AND 543, HELIODOOR STREET, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Application is herewith submitted on behalf of the owners of Erven 542 and 543, Erospark:

- To lease a portion of $\pm 6,51\text{m}^2$ of Erf Re/1768, Erospark (Heliodoor Street) to be used for parking for Erf 543, Erospark

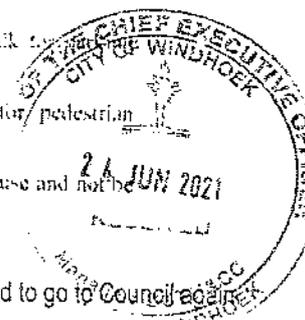
The date stamped parking layout is attached to this application.

1. Background

This application follow consultation with the Roads Planning Design and Traffic Flow after the Department of Urban and Transportation Planning have informed our office in a letter dated 11 December 2020 (attached) that the application can be considered provided that certain issues related to parking be solved.

It should further be note that with the first application for the rezoning of Erf 543 to 'office' with a bulk of 0.4, Council resolved per Resolution 167/06/2014 that the applicant be granted permission to lease the sidewalk for parking purposes. Below is an extract from the resolution and complete resolution is attached.

- 7 That the applicant be granted permission to lease the side walk for parking purposes, subject to the following
 - 7.1 That a sidewalk width of at least 2 metres be retained for pedestrian movement.
 - 7.2 That the parking bays in Heliodoor Street be strictly for public use and reserved for exclusive use



It is thus believed that the application to lease the $\pm 6,51\text{m}^2$ of sidewalk do not need to go to Council



CITY OF WINDHOEK 190

RE 307

Office of the CEO
Customer Care Centre

221

Application Submission Receipt

Name of applicant: Du Toit Town Planning Consultants

Contact number: 081835 2021

Date: 17/06/2021

Erf No: RE 1768

Street:

Suburb: Klein Windhoek

This note serves to acknowledge receipt of your application/request. Follow-up on your application can be done at this counter, three (3) months after the date of submission.

Description of application:

- Purchase
- (Special Project, Private Treaty)
- Leasehold
- Rezoning
- Consolidation
- PPP

X

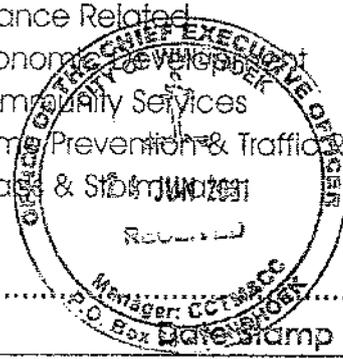
Other

- Water & Sewer Related
- Electricity Related
- Finance Related
- Economic Development
- Community Services
- Crime Prevention & Traffic Related
- Roads & Stormwater

By Order

City of Windhoek Customer Care Centre

Contact Numbers: 290 2568



HELIODOOR STREET

CITY OF WINDHOEK
Department of
Urban and Transport Planning

2021-06-08

Roads Planning Design
and Traffic Flow

EXISTING SIDEWALK

STORMWATER INLET

BOLLARDS

2m SIDEWALK

GATE

BASEMENT PARKING

GATE

ANDRADIET ST
RE/209

538

544

541

VERANDA TO BE
DEMOLISHED

GARAGES TO BE
DEMOLISHED

	EXISTING BUILDINGS TOTAL AREA = ± 202,6m ²	ERF X = ± 999m ²		= ± 19,27m ² + 12,5m ² (1 parking bay) = ± 31,77m ² (To be leased from Council)
				= ± 25,26m ² (Size of Sidewalk on erf 543)

PARKING CALCULATION :- 20 BEDS x 1,2 PARKING BAYS/ BED = 24 PARKING BAYS

Scale: 1/250

DATE: MARCH 2021

PLAN NO. 543WW_C



PARKING LAYOUT FOR CONSOLIDATED
ERF X

(CONSOLIDATION OF ERVEN 542 & 543
EROSPAK INTO CONSOLIDATED
ERF X)



Du Toit

TOWN PLANNING CONSULTANTS

1st Floor Brigadier's Offices & Apartments No. 4
Dr Kuene's Memorial Avenue, Meta Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008. Email: email@duitoit.com

**Urban Planning Division
Town Planning Applications Circulation for Comments Template**

Eng: Ms. R. Kwenani
Tel: 290 3428
Email: rkw@windhoekcc.org.na

Ref: L/542/543/EP
Date: 01 September 2020

TO
Engineering Services (Water and Sewer)
Road Planning Design & Traffic Flow

Electricity: Technical Support
Health & Environment
Sustainable Development

FOR ATTENTION
O. Archer & R. Abrahams
H. Lisso / C. Van Der Merwe / M. Shiimi/
J. Rall / T. Iiyambula / S. Sikabongo
V. Namgongo / K. Koopman / R. Beukes
M. Kahitu & M. Shanyengange
V. Endjala

Comments regarding the provision of services for:

SUBJECT: REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM OFFICE WITH A BULK OF 0.4 TO OFFICE WITH A BULK OF 0.75;

REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADIET STREET, EROSPARK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 TO OFFICE WITH A BULK OF 0.75;

CONSOLIDATION OF ERF 542 & 543 (PORTIONS OF ERF 209) INTO ONE ERF;

CONSENT IN TERMS OF TABLE B OF THE TOWN PLANNING SCHEME TO USE THE ERVEN FOR A BUSINESS BUILDING FOR MEDICAL CONSULTING ROOMS AND A KIDNEY DIALYSIS CENTRE AND RELATED USES;

AND CONSENT IN TERMS OF SECTION 23 (1) OF THE TOWN PLANNING SCHEME TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK)

APPLICATION IS SAVED UNDER GROUPS/TOWN PLANNING COMMITTEE/2020

PLEASE COMMENT ON THE FOLLOWING:

1. Location of the existing services
2. Provision of new services
3. Can services be provided
4. Location of new services
5. Cost attached to the provision of new services
6. Party responsible for costs
7. If for Council – are funds available? Please provide correct Vote No.:
8. Access
9. Parking
10. Floodlines
11. Future roads planning
12. Betterment payable
Rezoning:
13. Any further comments

Section 8, 9 and 10 need only be comment on by the Manager: Roads Planning Design & Traffic Flow

PLEASE NOTE:

DUE DATE FOR COMMENTS: 14 September 2020

PLEASE SEND HARD COPY OF YOUR COMMENTS AND E-MAIL YOUR COMMENTS TO INDICATED URBAN PLANNING STAFF MEMBER AND CC MS BRAND.

URBAN POLICY DIVISION WILL NOT BE HELD RESPONSIBLE FOR COSTS INCURRED OR COMPLICATIONS IF NO FEEDBACK IS RECEIVED WITHIN THE GRANTED PERIOD.

Yours faithfully,

FOR URBAN PLANNER

ELELCTRICITY DEPARTMENT COMMENTS

The SEE has in principle no objection to the application submitted.

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- Only one (1) service connection from the municipal electrical network will be allowed per Erf. Therefore, the existing municipal electrical connections are to be converted to one connection from municipal network.
- For Erven that is zoned or *consent use thereof* as "Office" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the SE: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- *Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"*

Kind regards

.....
Mr. V. H. Namgongo
Chief Engineer: Engineering Services

MEMORANDUM

TO: Ms. R. Kwonani

DATE: 17 September 2020

FROM: INF: Engineering Services Division

REF: L/542 & 543/EP



- SUBJECT:**
- REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM OFFICE WITH A BULK OF 0.4 TO OFFICE WITH A BULK OF 0.75;
 - REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADJET STREET, EROSPARK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 TO OFFICE WITH A BULK OF 0.75;
 - CONSOLIDATION OF ERF 542 & 543 (PORTIONS OF ERF 209) INTO ONE ERF;
 - CONSENT IN TERMS OF TABLE B OF THE TOWN PLANNING SCHEME TO USE THE ERVEN FOR A BUSINESS BUILDING FOR MEDICAL CONSULTING ROOMS AND A KIDNEY DIALYSIS CENTRE AND RELATED USES;
 - AND CONSENT IN TERMS OF SECTION 23 (1) OF THE TOWN PLANNING SCHEME TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK)

The application dated 28 July 2020 for the proposed rezoning of erven 543 and 542 Erospark, refers.

It should be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....
SECTION ENGINEER
OC Archer

M E M O R A N D U M

TO: Ms R. Kwenani	DATE: 18 September 2020
FROM: Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	REF: L/542_543/EP



SUBJECT: REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM OFFICE WITH A BULK OF 0.4 TO OFFICE WITH A BULK OF 0.75;

REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADJET STREET, EROSPARK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 TO OFFICE WITH A BULK OF 0.75;

CONSOLIDATION OF ERF 542 & 543 (PORTIONS OF ERF 209) INTO ONE ERF; AND CONSENT.

The application dated 28 July 2020 for the proposed Rezoning, Consolidation and Consent Use of Erven 542 and 543, Andradjet and Helidoor Street, Eros Park as per the above subject, received on 03 September 2020, refers.

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

1. Both Erven 542 and 543 has a general downward slope from the east towards the west.
2. There is no stormwater system crossing both Erven 542 and 543, except for surface stormwater runoff.
3. It should however be noted that there is a stormwater outlet structure that discharges stormwater from underneath Helidoodor Street onto Erf 538 from where the stormwater flows into a south westerly direction, flowing all along and approximately 6.0 meters away from the north western boundaries of Erven 542 and 543 Erosark.
4. Access to Erven 542 and 543 is indicated to be from Andradjet Street and Helidoor Street respectively.

This Division has no objection to the proposed Rezoning, Consolidation and Consent Use of Erven 542 and 543, Andradjet and Helidoor Streets, Eros Park, provided:

1. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

- (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
2. That the applicant appoints a registered professional engineer to determine whether the north western boundaries of Erven 542 and 543 requires to be protected against any potential flood damage.

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

CITY OF WINDHOEK
SUSTAINABLE DEVELOPMENT - ADVISORY



TO : Urban Policy
FROM : Sustainable Development – N Naruses
DATE : 02/10/2020
SUBJECT: REZONING OF ERF 543 AND 542 TO OFFICE WITH A BULK OF 0.75 AND SUBSEQUENT CONSOLIDATION INTO ONE ERF;
 CONSENT TO USE THE CONSOLIDATED ERF FOR A BUSINESS BUILDING FOR MEDICAL CONSULTING ROOMS AND A KIDNEY DIALYSIS CENTRE AND RELATED USES;
 CONSENT TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK).

The Sustainable Development Division has in principle no objection taking in consideration that it maximizes development potential without any adverse impact to the surrounding and or its amenities. The following are supported;

- Rezoning of Erf 543 and 542 to Office with A Bulk of 0.75 and subsequent Consolidation into one erf;
- Consent to use the consolidated erf for a business building for medical consulting rooms and a kidney dialysis centre and related uses;
- Consent to allow for additional floor area which shall be devoted solely to residential use (Free Residential Bulk).

Proposal/Recommendations

That the proposed application be granted but due consideration of urban policy comments and the undertaking of the relevant by laws as administered by the respective division be noted.

I hope you find the above in order.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM ¹⁹⁸

TO: Urban Planner
Urban Policy

Date: 16 September 2020

FROM: MET Shanyengange
Health and Environment Services



Ref: ERJ/ 542/3 EP

SUBJECT: CONSOLIDATION OF ERVEN 542 AND 543 (PORTIONS OF ERF 209) EROSPARK INTO ONE ERF AND OPERATION OF MEDICAL CONSULTING, DIALYSIS SERVICES

The above subject matter has reference:

The Division is supporting the application provided that;

- The applicant registers with the Solid Waste Management Division to dispose off the medical waste at the Health Care Risk Waste Facility.

Regards,

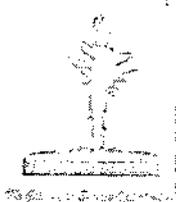
MET Shanyengange
Officer: Environmental Management

MEMORANDUM

SUBJECT:

1. REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.75
2. REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADIET STREET, EROSPARK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 250m TO 'OFFICE' WITH A BULK OF 0.75;
3. CONSOLIDATION OF ERVEN 542 AND 543 (PORTIONS OF ERF 209), EROSPARK INTO ONE ERF,
4. CONSENT IN TERMS OF TABLE B OF THE TOWN PLANNING SCHEME TO USE THE ERVEN FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS AND A KIDNEY ANALYSIS DIALYSIS CENTERE AND RELAYED USES,
5. CONSENT IN TERMS OF SECTION 23 (1) OF THE TOWN PLANNING SCHEME AND COUNCIL POLICY TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK)

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical Enquiries: SIKABONGO	SA 02/09/2020	Tel: 290 2364	
Section Engineer	.../.../2019		
Chief Engineer	.../.../2019		

TO:	Urban Planning R. Kwenani	DATE:	14 September 2020	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/543/542/EP	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 28 July 2019 regarding the above has reference.

Erven 542 and 543 are located on Andradiet and Heliodoor Streets, respectively in Eros Park. Erf 543 is zoned "office" with a bulk of 0.4 and is 604m² in extent. Erf 542 is zoned "general residential" with a density of 1:250 and is 395m² in extent. The Erven obtain access from both Heliodoor and Andradiet Streets. Andradiet Street is a short cul-de-sac street with very low traffic volume while Heliodoor Street is a busy street with medium to low traffic volumes and no major traffic problems are experienced during peak hours. Erf 543 falls within the Interim Policy Zone and a bulk of 0.75 is in line with the bulk allocation in this Zone. Erf 542 is not located within the Interim Policy Area. However, the Policy Area Extension considers that erven located in the Granaat and Andradiet Street area if consolidated with one from Heliodoor Street, such rezoning can also be considered (CR204/09/2019). Rezoning of Erven 543 (a portion of Erf 209) and Erf 542, Erosark to 'office' with a bulk of 0.75 will add 27 vehicular trips to the current road network, which is considered insignificant.

1. **The Division has no objection to the Rezoning of Erf 543 (a portion of Erf 209), Heliodoor Street, Erosark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75, provided that:**
 - 1.1. Parking requirement for office: 1 per 25m² floor area.
 - 1.2. All parking activities are accommodated on site.

2. **The Division has no objection to the Rezoning of Erf 542 (a portion of Erf 209), Andradiet Street, Erosark from 'general residential' with a density of 1 dwelling per 250m to 'office' with a bulk of 0.75; provided that:**
 - 2.1. Parking requirement for office: 1 per 25m² floor area.
 - 2.2. All parking activities are accommodated on site.

3. **The Division has no objection to the consolidation of Erven 542 and 543 (portions of Erf 205), Eros, park into one Erf, provided that:**
 - 3.1. No sidewalk parking will be permitted on Andradiet Street
 - 3.2. The consolidated Erf is to have dedicated exit and entrance.
 - 3.3. Building plans including final parking plans for the new building are to be submitted at City of Windhoek for approval.

4. **The Division has objection to the Consent in terms of Table B of the Town Planning Scheme to use the Erven for a 'Business Building' for Medical Consulting Rooms and a Kidney Analysis Dialysis Centre and related uses, due to:**
 - 4.1. Parking Requirements for medical suites: 5 bays per medical practitioner.
 - 4.2. Parking requirements for medical supplies: 3 bays per 100m developed floor area.
 - 4.3. Parking requirement for Kidney Analysis Dialysis Centre is 1.20 bays per bed
 - 4.4. Sidewalk parking in figure 1 below does not comply with the City of Windhoek Non-Motorised Transport strategy, in terms of sidewalk parking requirements, where 2m is suppose to be reserved for pedestrian movement. A revised parking layout must be submitted for approval.
 - 4.5. Consent use only comes into effect once adequate parking has been provided onsite to the satisfaction of the SE: Urban and Transport Planning.

5. **The Division has no objection Consent In Terms Of Section 23 (1) of The Town Planning Scheme and Council Policy To allow for Additional Floor Area which shall be devoted solely to Residential Use (Free Residential Bulk).**
 - 5.1. Free residential bulk is limited to 50% of the allowable bulk.
 - 5.2. Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
 - 5.3. Consent use only comes into effect once adequate parking has been provided onsite to the satisfaction of the SE: Urban and Transport Planning.

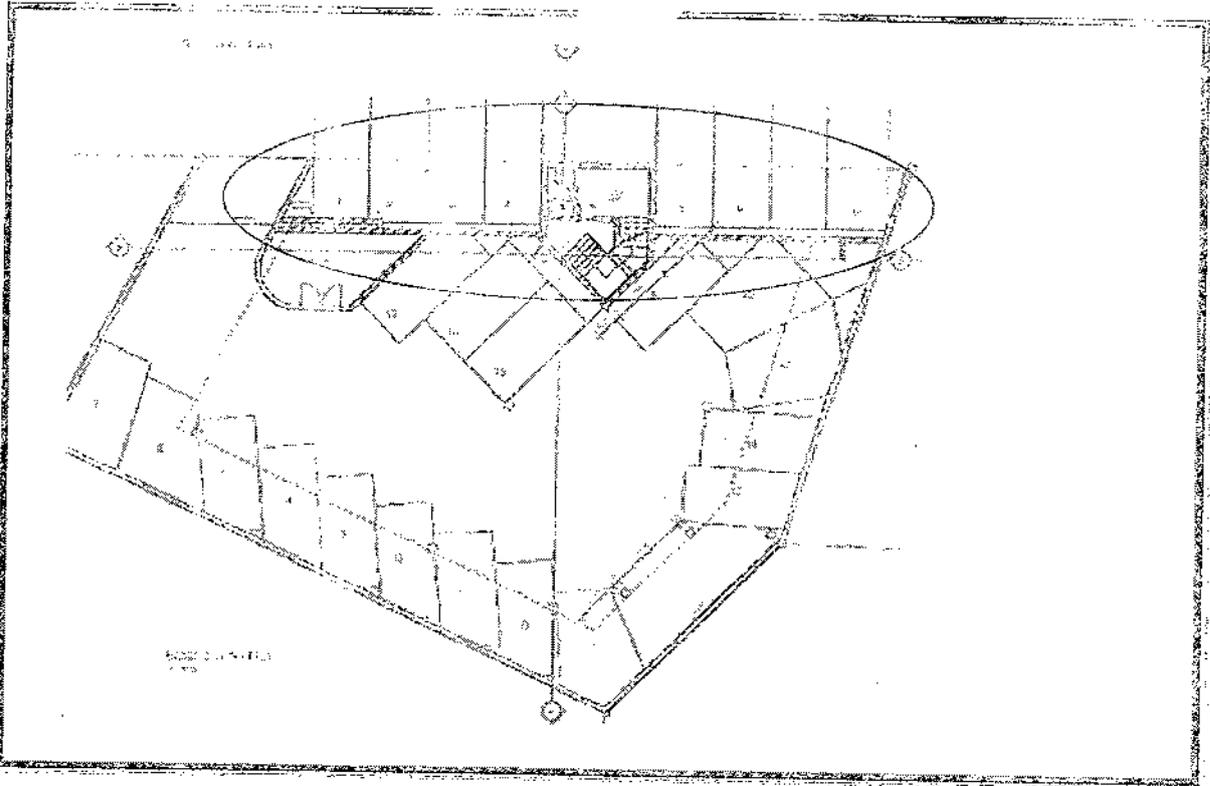


Figure 1: Erf 543 EP - Previously Approved Basement Parking & Leased portion of Sidewalk for Parking

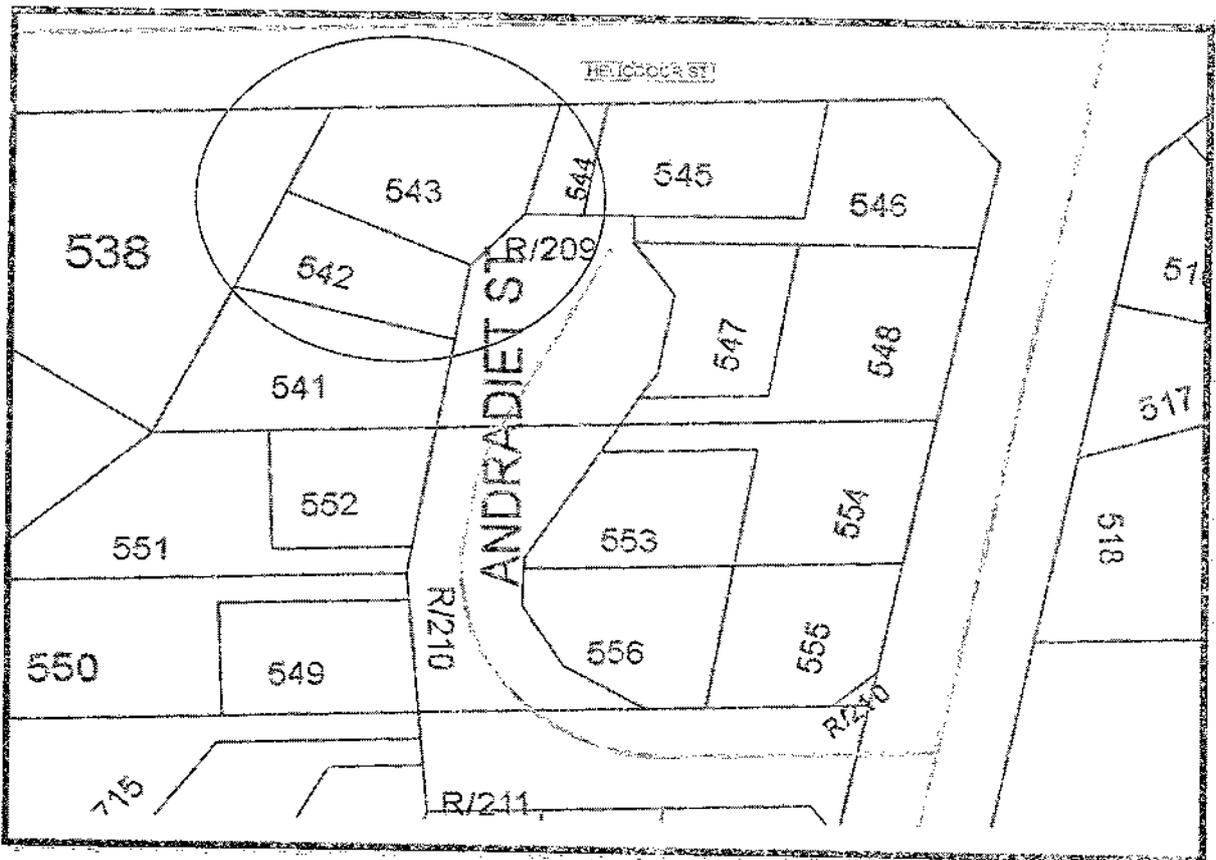


Figure 2: Erf 543 EP & Erf 542 EP

Yours faithfully

S Sikabongo
Roads Planning, Design and Traffic Flow
*2364

MEMORANDUM

- SUBJECT:**
1. Proposed Rezoning of Erf 543 Eros Park from 'Office' with a density of 0.4 to 'Office' with a bulk of 0.75,
 2. Proposed Rezoning of Erf 542 Eros Park from 'General Residential' with a density of 1:250 to 'Office' with a bulk of 0.75,
 3. Consent to use the erven for business building for medical consulting rooms
 4. Consent for free residential bulk and,
 5. Consolidation of erven 542 and 543, Eros Park into Erf X.

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	03/11/2021	Tel: 290 3359	
Section Engineer	.../.../2021		
Chief Engineer	.../.../2021		

TO:	Urban Planning R. Kwenani	DATE:	07 February 20222
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/542&543/EP


REVISED COMMENTS:**ROADS PLANNING & TRAFFIC FLOW COMMENTS:**

The Application dated 11 July 2018, our comments dated 20 August 2018 and attached approved parking layout regarding the above application has reference.

Erf 543 is located in Heliodoor Street. This is a main collector road with high traffic volumes but no major traffic flow problems are currently experienced during peak hours. Erf 542 is located in Andradiet Street which is a less busy short cui de sac which feeds into Eros Road, a main collector road within this area. Traffic volumes are low and no major traffic flow problems are currently experienced during peak hours. The rezoning of both erven will generate approximately 30 vehicular trips to the current road network. This will have no major effect on the current road network. A Traffic Impact Assessment (TIA) to evaluate a policy wide adoption was concluded in 2020. The results stipulated in the TIA indicate that numerous intersections operate at unacceptable LOS for the existing 2019 traffic demand and certain improvements were proposed. The densification within the study area has the potential to add 1,198 new trips to the study area during the AM peak hour (944 in and 255 out) and PM peak hour (302 in and 896 out). The traffic impact of the proposed densification has been assessed by investigating the performance of most dominant intersections. The results of the TIA are listed below.

Recommendations include:

- ✓ Upgrade Heliodoor Street / General Murtala Muhammed Avenue intersection to a roundabout intersection with one circulating lane and an inscribed diameter of 30m.
- ✓ Upgrade Eros Road / Heliodoor Street and Eros Road / General Murtala Muhammed Avenue intersections to mini-roundabout intersections with one circulating lane and an inscribed diameter of at least 20m.
- ✓ Provide taxi embayment's along the upstream north-eastern and south-western approaches of Heliodoor Street at the Heliodoor Street / General Murtala Muhammed Avenue intersection.

- ✓ Provide taxi embayment's along the main western and eastern approaches of Heliodoor Street at the Heliodoor Street / Eros Road intersection.
- ✓ Construct sidewalks along the bell mouths of the intersections at the locations of the proposed taxi embayment's.

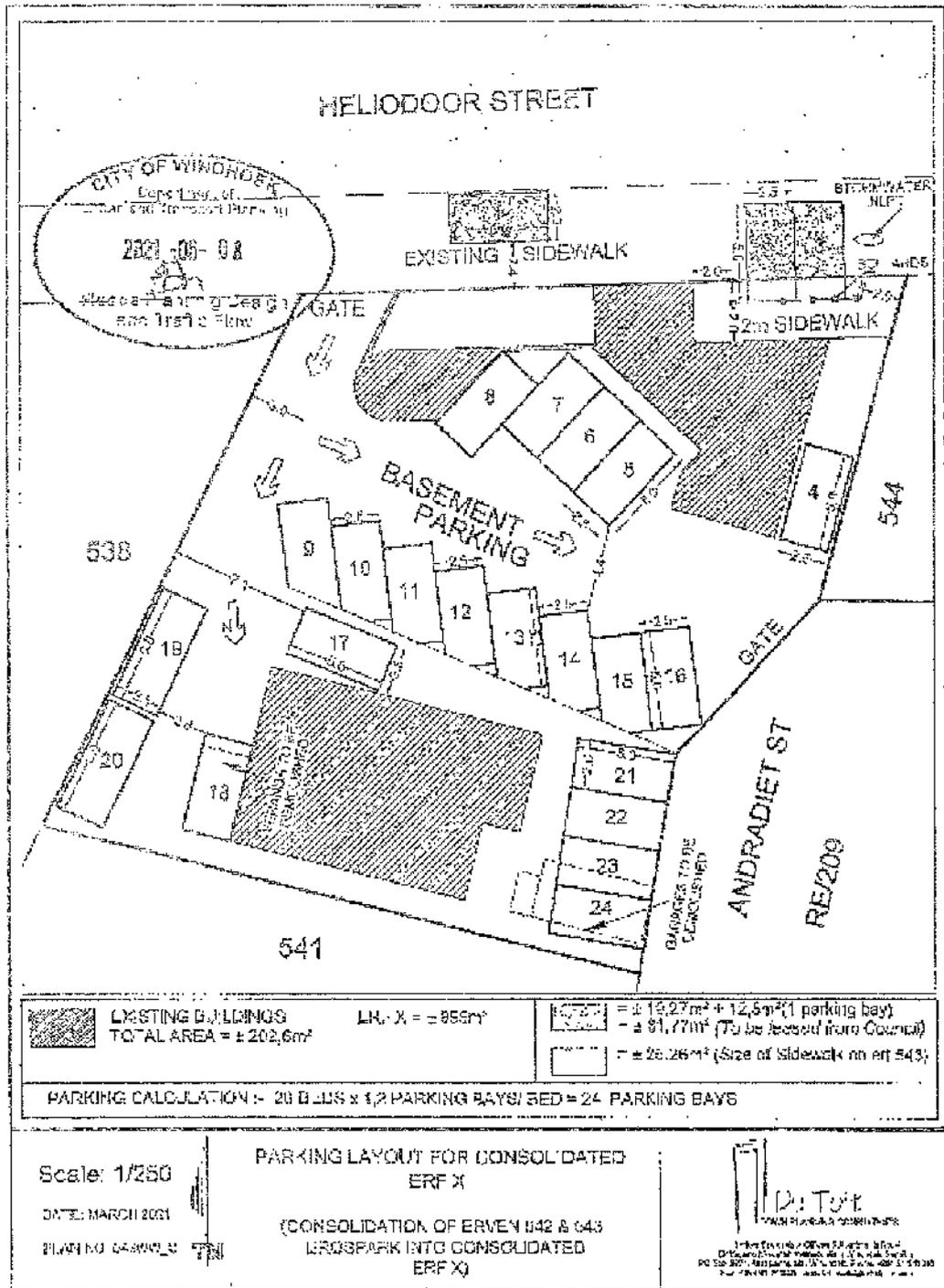
In view of the above findings, it must be considered that the City is lagging far behind in upgrading road infrastructure and considering the current financial situation of Council, and other road upgrading priorities that need to be addressed before the above upgrading can be considered, one could certainly conclude that the City will not provide such upgrading within the foreseeable medium period of 10 to 15 years. In terms of the Infrastructure Development Contribution Policy, such upgrading is to be funded from such contributions as calculated according to the policy from the densification within the new proposed policy area, indication is that adequate funds can be generated this way to cover the proposed upgrades. Such proposed upgrading will not only solve present experienced problems but will also be adequate to address increased trips as a result of the policy area. Note should be taken that the Developers of Erf 6225, Windhoek have indicated commitment to proceed with upgrading of Eros/ Heliodoor Street.

1. This Division has no objections to the proposed Rezoning of Erf 543 Eros Park from 'Office' with a density of 0.4 to 'Office' with a bulk of 0.75, provided that:
 - 1.1. That the applicant pays the development contribution amount to Council for upgrading of intersections as identified in the Traffic Impact Assessment report for Eros.
 - 1.2. No access or parking is allowed opposite or within an intersection.
 - 1.3. Minimum 1 bay per 25m² floor area be provided on site for office use or 5 parking bays per medical practitioner, whichever is the greater.

2. This Division has no objections to the proposed Rezoning of Erf 542 Eros Park from 'General Residential' with a density of 1:250 to 'Office' with a bulk of 0.75, provided that:
 - 2.1. That the applicant pays the development contribution amount to Council for upgrading of intersections as identified in the Traffic Impact Assessment report for Eros.
 - 2.2. No access or parking is allowed opposite or within an intersection.
 - 2.3. Minimum 1 bay per 25m² floor area be provided on site for office use or 5 parking bays per medical practitioner, whichever is the greater.

3. This Division has no objections to the proposed Consent to use the erven for business building for medical consulting rooms, Provided that:

- 3.1 Parking be provided as per the approved parking layout attached, at a ratio of 1.2 bays per bed for the dialysis.
4. This Division has no objections to the proposed Consent for free residential bulk, provided that:
 - 4.1 Free residential bulk is limited to 50% of the allowable bulk.
 - 4.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site.
5. This Division has no objection to the proposed Consolidation of erven 542 and 643, Eros Park into Erf X.
6. Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.



Yours faithfully

L Shikongo
 Roads Planning, Design and Traffic Flow
 *3359



59

80 Independence Avenue

WINDHOEK, NAMIBIA

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

Enq: R Kwenani

Ref: L/542/543/EP

Tel: 290 3428

Date: 11 December 2020

Du Toit Town Planning Consultants

P.O. Box 6871

Ausspannplatz

Dear Madam

REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM OFFICE WITH A BULK OF 0.4 TO OFFICE WITH A BULK OF 0.75;

REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADIET STREET, EROSPARK FROM GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 TO OFFICE WITH A BULK OF 0.75;

CONSOLIDATION OF ERF 542 & 543 (PORTIONS OF ERF 209) INTO ONE ERF;

CONSENT IN TERMS OF TABLE B OF THE TOWN PLANNING SCHEME TO USE THE ERF FOR A BUSINESS BUILDING FOR MEDICAL CONSULTING ROOMS AND A KIDNEY DIALYSIS CENTRE AND RELATED USES;

CONSENT IN TERMS OF SECTION 23 (1) OF THE TOWN PLANNING SCHEME TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK)

The City of Windhoek herewith informs you that the Town Planning Committee at its meeting of 06 October 2020 resolved that the application can be considered for submission to Council only upon completion of the following conditions:

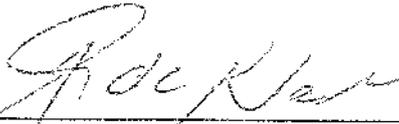
1. That the sidewalk parking in the submitted layout does not comply with the City of Windhoek Non-Motorised Transport Strategy.
 - 1.1 That a revised parking layout be submitted.
 - 1.2 That 2 metres be reserved for pedestrian movement.
 - 1.3 That parking be provided onsite to the satisfaction of the Strategic Executive: Urban and transport Planning.
2. The official rezoning letter will only be issued upon successful completion of the above and will further be subject to the following conditions:

3. That the rezoning of Erf 543 (a portion of erf 209), Heliodoor Street, Erosspark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75 is supported.
4. That the rezoning of Erf 542 (a portion of erf 209), Andradiet Street, Erosspark from 'general residential' with a density of 1:250 to 'office' with a bulk of 0.75 is not supported.
5. That consolidation of Erf 542 & 543 (portions of erf 209) into one Erf is not supported.
6. That consent in terms of table B of the Town Planning Scheme to use Erf 543 for a business building for medical consulting rooms and a kidney dialysis centre and related uses can only come into effect once adequate parking has been provided onsite to the satisfaction of the SE: Urban and Transport Planning.
 - 6.1 That parking requirements for medical suites is 5 bays per medical practitioner.
 - 6.2 That parking requirements for medical supplies is 3 bays per 100m developed floor area.
 - 6.3 That parking requirement for Kidney Analysis Dialysis Centre is 1.20 bays per bed.
 - 6.4 Consent use only comes into effect once adequate parking has been provided onsite to the satisfaction of the Strategic Executive: Urban and Transport Planning.
7. That consent in terms of section 23 (1) of the Town Planning Scheme to allow for additional floor area which shall be devoted solely to residential use (free residential bulk) on Erf 543 Eros Park is supported and is limited to 50% of allowable bulk.
8. That the conditions registered against Erven 542 and 543 (Portions of 209), Eros Park not be cancelled the consolidation is not supported due to different zonings.
9. That in terms of Council Resolution 387/10/2009 Betterment Fee Policy, the owner of Erf 543 Eros Park agree in writing to pay a betterment fee of NS XXX.00 being 30% of the increase in value of the rezoned property, subject to Ministerial approval, prior to the incorporation of the rezoning in an amendment scheme.
10. That a fee equivalent to the proposed betterment fee be paid to the City.
11. That the invoice for the betterment fee as per paragraph 9 be requested from the Strategic Executive: Urban and Transport Planning.
12. That once a betterment fee has been determined, this amount be taken from the account and any excess be repaid to the applicant and owner or, in the event of the refusal of the Amendment Scheme or the rezoning, the deposit be refunded.
13. That the payment of the deposit for the betterment fee not be seen as approval of the Amendment Scheme and that the Minister of Urban and Rural Development retains the

- right under the Town Planning Ordinance 18 of 1954 to approve or not to approve the Amendment Scheme.
14. That the owner takes note that the rezoning of Erf 543, Eros Park will only be included into an Amendment Scheme once the betterment fees are fully paid.
 15. That parking requirement for office is 1 per 25m² floor area.
 16. That all parking activities are accommodated on site.
 17. That no sidewalk parking will be permitted on Andradiet Street.
 18. That building plans including final parking plans for the new building are to be submitted at City of Windhoek for approval.
 19. Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
 - (a) Consent use only comes into effect once adequate parking has been provided onsite to the satisfaction of the SE: Urban and Transport Planning.
 20. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) *That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -*
 - (a) *the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered;*
or
 - (b) *the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.*
 - (c) *the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.*
 21. That the applicant appoints a registered professional engineer to determine whether the north western boundaries of Erven 542 and 543 requires to be protected against any potential flood damage.
 22. That it be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

23. That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
24. That only one (1) service connection from the municipal electrical network will be allowed per Erf. Therefore, the existing municipal electrical connections are to be converted to one connection from municipal network.
25. That for Erven that is zoned or consent use thereof as "Office" and a service connection larger than 3 x 60 Amp is required, the applicant and/or his/her electrical engineering representative must contact the SE: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
26. That a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"
27. That the applicant registers with the Solid Waste Management Division to dispose off the medical waste at the Health Care Risk Waste Facility before the activities of the dialysis centre commences.

Yours faithfully



G. De Klerk

Acting Urban Planner

MEMORANDUM

213

TO: Urban Planner
Urban Policy

Date: 16 September 2020

FROM: MET Shanyengange
Health and Environment Services



Ref: ERF 1106 OLY

SUBJECT: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA

The above subject matter has reference:

The Division is supporting the application with no environmental requirements.

Regards,

MET Shanyengange

Officer: Environmental Management

CITY OF WINDHOEK
SUSTAINABLE DEVELOPMENT - ADVISORY



TO : Urban Policy
FROM : Sustainable Development – N Naruses
DATE : 03/10/2020
SUBJECT: **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA**

Advisory

The Sustainable Development Division has in principle no objection to the application taking in consideration that it maximizes development potential without any adverse impact to the surrounding and or its amenities. The need for review of the current guidelines is therefore suggested to allow for consideration of application on merit than the collective which in many instances can overlook all aspects which are with considering.

Proposal/Recommendations

That the proposed application be noted base on merit with due consideration to address any infrastructure concerns with suitable recommendations.

I hope you find the above in order.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

M E M O R A N D U M

TO:	Ms. R. Kwenani	DATE:	02 September 2020
FROM:	ELECTRICITY	REF:	L/1106/OE

SUBJECT: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA

The SE: Electricity has in principle no objection to the application. Erf 1106, Olympia is connected to the municipal reticulation system of the City of Windhoek. The existing services are sufficient for the proposed consent use as stipulated in the application.

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
- Only one (1) service connection from the municipal electrical network will be allowed per Erf.

.....
Mr. V. H. Namgongo
CHIEF ENGINEER: ENGINEERING SERVICES
ELECTRICITY

M E M O R A N D U M

TO: Ms. R. Kwenani

DATE: 17 September 2020

FROM: INF: Engineering Services Division REF: L/1106/Olympia



SUBJECT:

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA

The application dated 5 August 2020 for the proposed consent on Erf 1106 Olympia, refers.

It should be noted that a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the consent use or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....
SECTION ENGINEER
OC Archer

M E M O R A N D U M

TO: Ms R. Kwenani	DATE: 09 September 2020
FROM: Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	REF: L/1106/OL/Se



SUBJECT: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.

The application dated 05 August 2020 for the proposed Consent Use of Erf 1106, c/o Esther Brand and David Carstens Street, Olympia, to operate a Coffee Shop and Take Away, received on 31 August 2020, refers.

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

1. Erf 1106 has a general downward slope from the north east towards the south west.
2. There is no stormwater system crossing Erf 1106, except for surface stormwater runoff.
3. Access to Erf 1106 is indicated to be from Esther Brand and David Carstens Street.

This Division has no objection to the proposed Consent Use of Erf 1106, corner of Esther Brand and David Carstens Street, provided:

1. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
 - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

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

MEMORANDUM

SUBJECT:

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA

MEMORANDUM

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical Enquiries: SHIKONGO	L. 04/11/2021	Tel: 290 2364	
Section Engineer	.../.../2021		
Chief Engineer	.../.../2021		

TO:	Urban Planning R. Kwenani S. Bachler	DATE:	25 February 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/1106/OL

REVISED, REVISED COMMENTS

ROADS PLANNING & TRAFFIC FLOW COMMENTS

The application dated 04 June 2019, our comments dated 07 September 2020 and 4 November 2021 and attached parking layout regarding the above refers.

Erf 1106 is at the corner of Esther Brand Street and David Carstens Street, zoned "office" and is 2,327m² in extent. The Erf obtains its access from both streets. David Carstens Street is a short street with low traffic volumes while Esther Brand Street is a collector Street which has medium traffic volume and no major traffic problems are experienced during peak hours.

1. The Division has no further objections to the Consent to operate a "Business Building" in the form of a Coffee Shop and Take Away on Erf 1106, Olympia, provided that:
 - 1.1 For coffee shop, minimum 1 parking bay be provided per 4 seats plus a loading zone.
 - 1.2 Parking be provided as per the approved parking layout dated JANUARY 2022, attached.
 - 1.3 The applicant registers a "Right of Use" for the parking allocated on Erf 395 in favour of ERF 1106, Olympia.
 - 1.4 The applicant finalises the lease agreement for the parking allocated on the sidewalk with Property Management Division.
 - 1.5 The applicant takes note that sidewalk parking is further subjected to the following conditions:
 - a. Parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.
 - b. Council reserves the right to cancel the lease should such land be needed for municipal services.
 - c. That Council should not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.
 - d. That the owner remains responsible to provide any shortfall of parking onsite or any other area approved by Council should the lease be cancelled / terminated.
 - e. That such parking on Council land remains public parking and may not be reserved for exclusive use.
 - f. Being that construction is taking place within the road reserve, the location of services should be verified beforehand.
 - 1.6 Consent use shall only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.



☒ 69

80 Independence Avenue
WINDHOEK, NAMIBIA

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

Eng: R Kwenani

Ref: L/1106/OL

Tel: 290 3428

Date: 11 December 2020

Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek

Dear Sir

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA

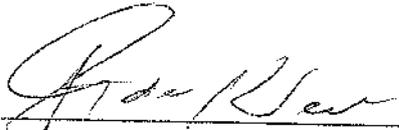
The City of Windhoek herewith informs you that the Town Planning Committee at its meeting of 06 October 2020 resolved that the application can be considered for submission to Council only upon completion of the following conditions:

1. That the applicant submits a parking layout for the existing building to the Strategic Executive: Urban and Transport Planning – Roads Planning & Traffic.
 - 1.1 That the parking requirement is 1 bay for 4 seats plus loading zone.
 - 1.2 That Consent use only comes into effect once adequate parking has been provided onsite to the satisfaction of the SE: Urban and Transport Planning.
2. The official consent letter will only be issued upon successful completion of the above and will further be subject to the following conditions.
3. That surface stormwater runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) *That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -*
 - (a) *the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered;*
or
 - (b) *the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.*

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

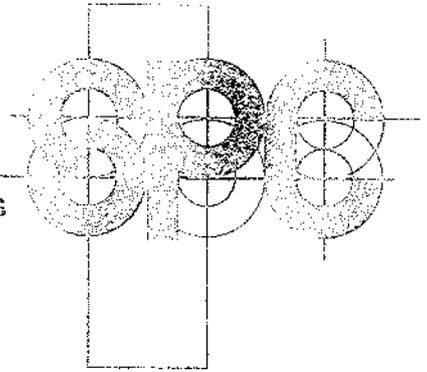
4. That a water and sewer connection is available, and that any additional requirements with regard to water and sewer services brought on as a direct consequence of the consent use or subsequent activities will be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
5. That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.
6. That only one (1) service connection from the municipal electrical network will be allowed per Erf.

Yours faithfully



G. de Klerk

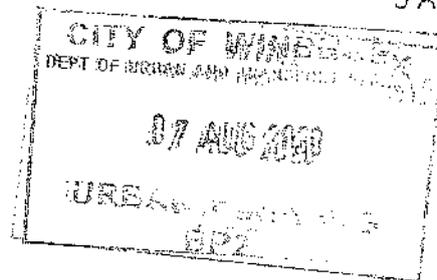
Acting Urban Planner



Our Ref: W/18049
 Enquiries: Janine Nzwala

5 August 2020

The Chief Executive Officer
 City of Windhoek
 PO Box 59
 Windhoek



Dear Mr Robert Kahimise

**CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING
 SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE
 SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA**

1. Application

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf, to the City of Windhoek for consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

It should be noted that the City had issued a fitness certificate to operate the Cafe Coffee Shop from Erf 1106, Olympia in the past. The City has recently requested our client to formalise the existing coffee shop by applying for "consent use" in terms of the Windhoek Town Planning Scheme.

2. Erf / Site Information

Locality

Erf 1106 is situated opposite the United Sports Club, at the corner of Esther Brand and David Carstens Street, in the neighbourhood of Olympia.

Size

Erf 1106, Olympia measures 2327 m² in extent.

Ownership

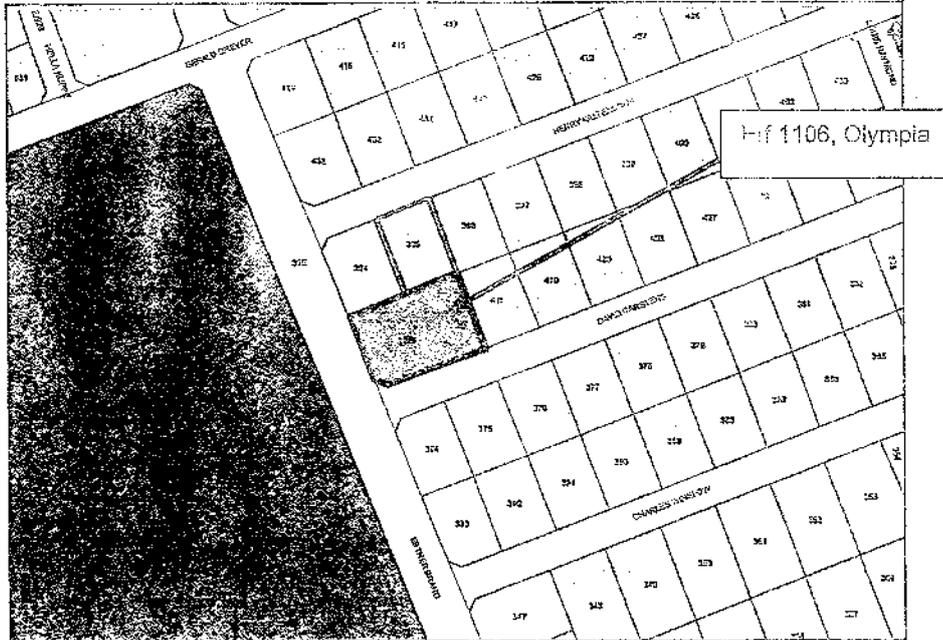
According to the Certificate of Consolidated Title T 940/2004, ownership of Erf 1105, Olympia vests with Jonathan Joffe.

According to the title deed, there are neither conditions nor servitudes registered against the subject erf that can prohibit the proposed consent use application.

Zoning

According to the Windhoek Town Planning Scheme, Erf 1106, Olympia is zoned for "Office" purposes with a bulk of 0.4. The subject erf is located in close proximity to erven zoned mainly for "Residential" purposes, with a "Private Open Space" located opposite the erf, as depicted on Figure 1 below.

Figure 1: Land Use Clip



Status Quo

Erf 1106, Olympia accommodates a building hosting the Olympia Eye and Laser Centre as well as the coffee shop.

Figure 2: Aerial Photo Clip



3. The Proposed Development

It is the intension of our client to formalise the existing coffee shop situated on Erf 1106, Olympia by applying for consent from the City to operate a business building in the form of a coffee shop and take away from the subject erf. In terms of Table B of the Windhoek Town Planning Scheme, one can, with consent from the City have a business building on an erf zoned for "Office" purposes.

As mentioned, our client was previously issued with a fitness certificate by the City of Windhoek to operate a coffee from a section of the Erf 1106, Olympia. However, the fitness certificate lapsed; thereafter our client was requested by the City to apply for consent for the formalisation of the existing coffee shop.

4. Motivation

The concept of decentralisation of economic activities has become popular within the residential set ups of Windhoek as more business and office activities are relocating from the overcrowded CBD into residential neighbourhoods. This trend is most evident along busy roads of residential areas from where such activities benefit the most from exposure and accessibility. Not only does this trend work towards enhancing the character of residential neighbourhoods, but it also adds value and definition to a residential area. This creates a sense of place as it enables people to work and live in the same area, thereby working towards the Windhoek Structure Plan objectives which encourage mixed land use.

The residential neighbourhood of Olympia has experienced major redefinition with the introduction of the Olympia Interim Office Policy Zone which promotes office uses within areas nearby Lolo Park. This policy zone has as a result triggered the rezoning to "Office" of many "Residential" zoned erven situated just outside the policy area; including the rezoning of Erf 1106, Olympia to "Office" use for an eye clinic.

Since 2018, our client has been legally operating the coffee shop from a section of Erf 1106, Olympia (kindly see fitness certificate). This coffee shop operates at a small scale as it only accommodates four tables as can be seen on Figure 3 below.

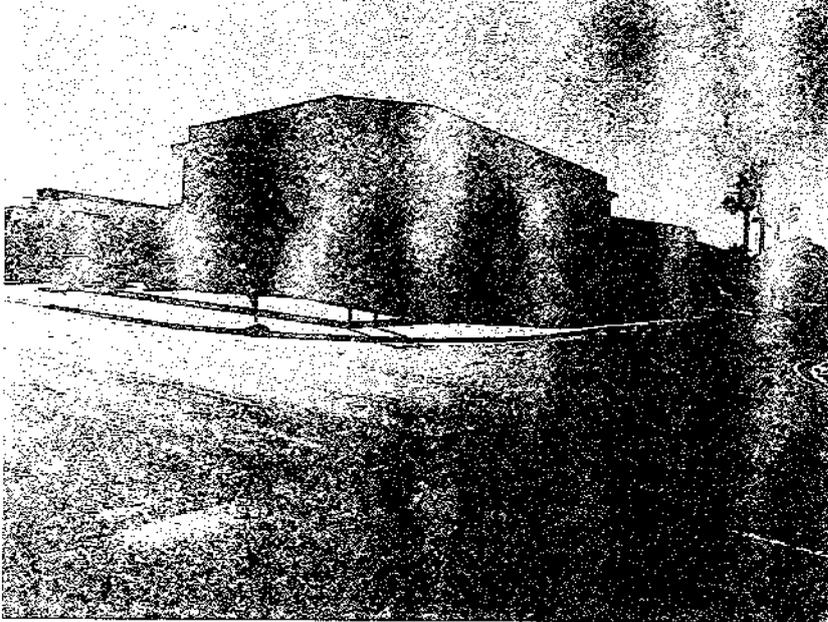
The coffee shop is to primarily target patronage of persons accompanying patients who need to wait for some time until the doctor's appointment is done, as well as employees of the eye clinic.

Figure 3: Cafe Coffee Shop



Parking for customers of the coffee shop and the eye clinic is sufficient provided onsite as depicted on **Figure 4** below.

Figure 4: Existing Onsite Parking



It should be noted that due to the nature of trade of a coffee shop (relaxed and un-chaotic), such business is compatible within office and residential setups, hence this activity is a permitted "Office" zone consent use in terms of Table B of the Windhoek Town Planning Scheme.

The coffee shop on Erf 1106, Olympia is ideally situated along a highly accessible developing activity route (Esther Brand Street), which comprises of social and sporting facilities, a kindergarten, offices, general residential units and a church (see **Figure 5** below). Due to the busy nature of this road and the extensive social and sporting activities from the United Sports Field on REM/Erf 290, Olympia; areas along Esther Brand Street are becoming less preferable for residential uses.

The Cafe Coffee shop is utilised by the residents of the surrounding neighbourhood and offices. It serves as a meeting point for residents and increases social activity among them, while at the same time; it fosters a notion for more developments of similar magnitude along Esther Brand Street.

The presence of a coffee shop in this area increases the general security of the area as there is more movement and territorial surveillance during the day when most residential areas are vulnerable to burglary.

Given the above, the proposed consent use application will not have any negative impacts on the existing area.

Table 5: Existing Land Uses

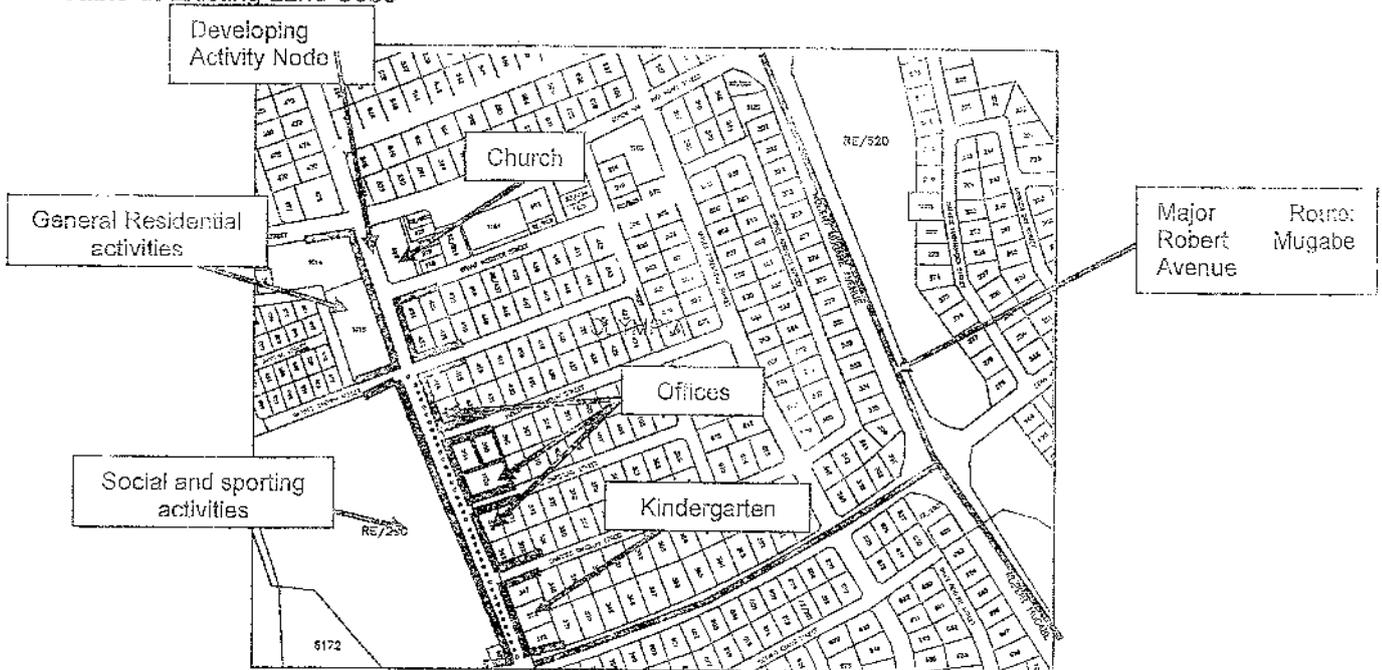


Figure 3: Activities along Esther Brand Street

5. The Advertising Procedure

The consent use on Erf 1106, Olympia was advertised in accordance to the City of Windhoek Town Planning Scheme in The Namibian and New Era newspapers on 17 and 24 June 2020.

Notices were placed on the notice board of the City of Windhoek as well as on the site of Erf 1106, Olympia (see below pictures).

Figure 4: Site Notice on Erf 1106, Olympia

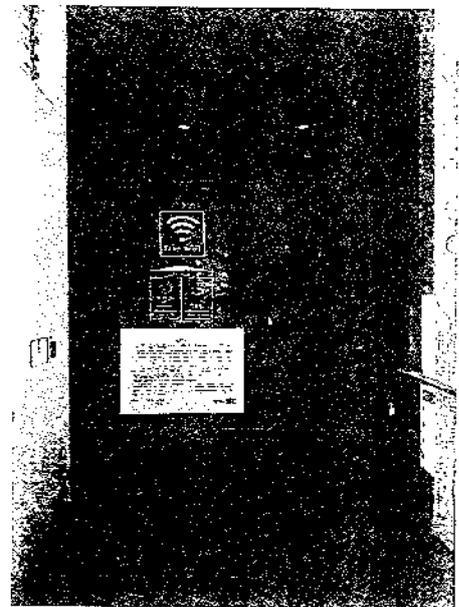
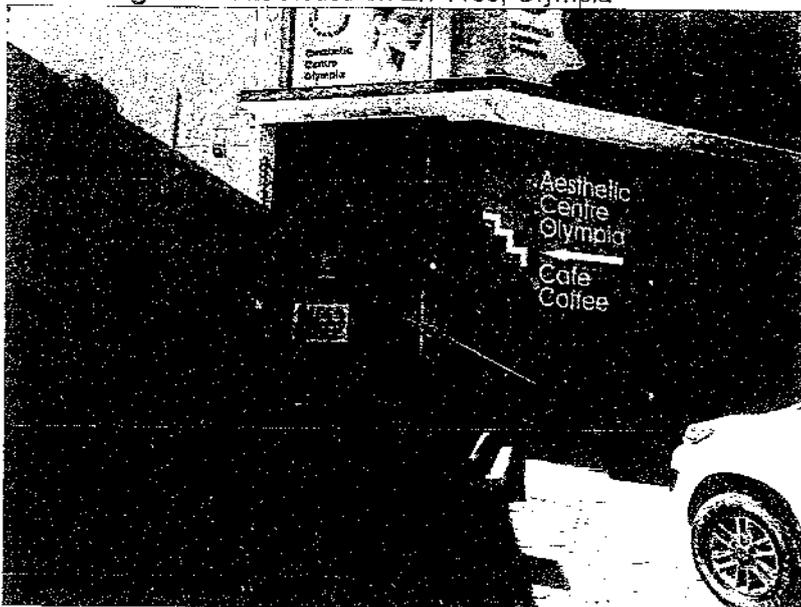
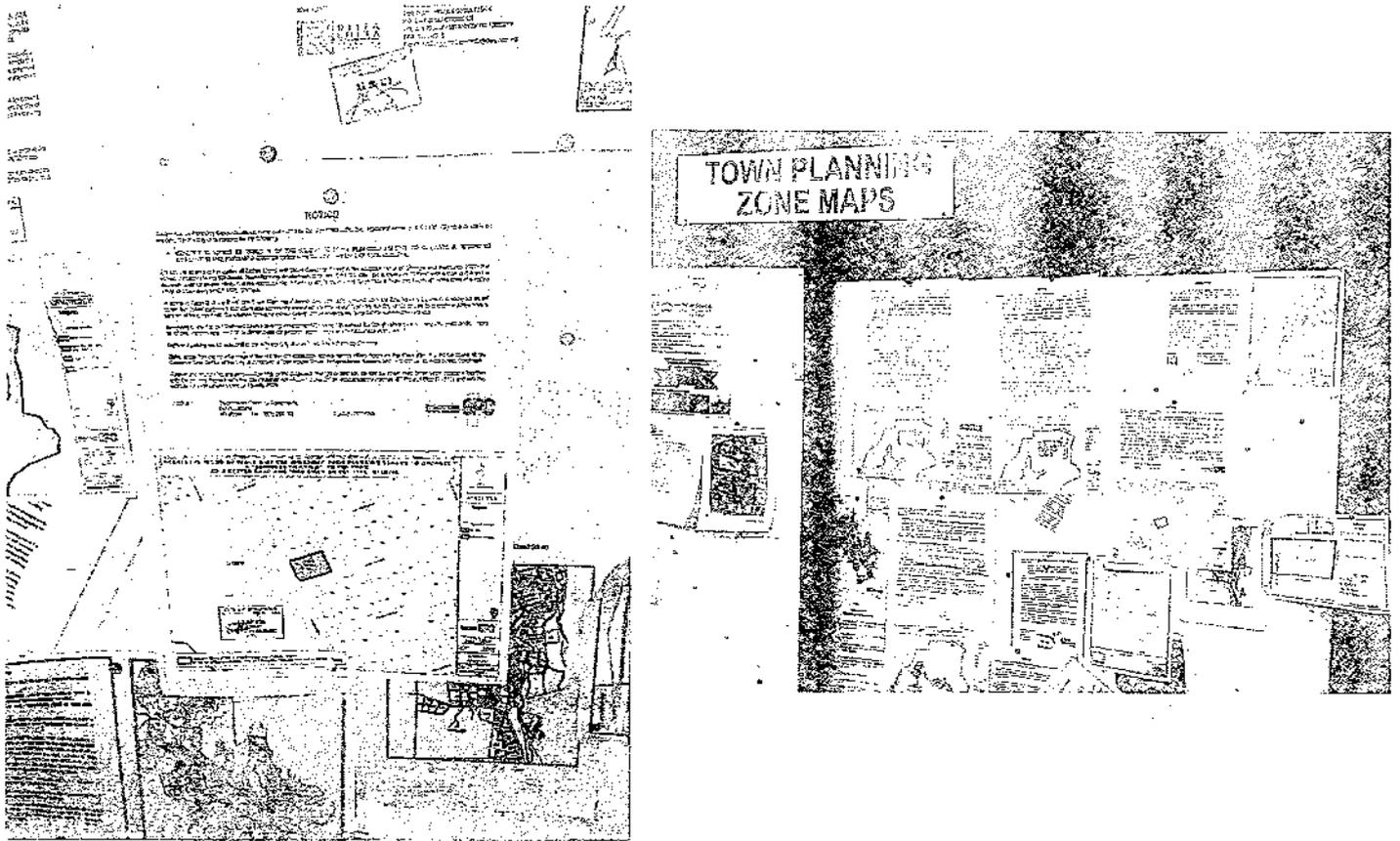


Figure 5: City of Windhoek Notice



One objection from the owner of Erf 432, Olympia was received by our office by the time the objection period lapsed on 10 July 2020.

5.1 OBJECTION RECEIVED

a) Objection by the owner of Erf 432, Olympia (Kehrer)

"This area is purely a residential and office area and not a business area".

b) Mitigation against objection

It should be noted that the surrounding area is not purely residential as there are already a number of business, office and recreational activities situated within the said area.

Since the opening of the coffee shop, there have not been any complaints regarding the activities of the shop from the residents. This can be attributed to the quiet nature of coffee shop which is mainly used as patronage for people making use of the eye clinic. In addition, the coffee shop is only operated during office hours when most of the residents from the surrounding residential component are at their places of employment. This further preserves the quiet character of the neighbourhood after office hours.

It should be noted that the coffee shop which is operated during normal office hours does not generate excessive noise and it is limited to a few customers.

This application serves as a formalisation of an existing situation as our client does not intend on introducing a new concept to the area, neither does our client intend on expanding the existing coffee shop.

Moreover, it should further be noted that the proposed consent use is compatible with the existing office use as well as in line with Table B of the City of Windhoek Town Planning Scheme and will not have any negative impacts on the residential aspect of the area as anticipated by the objector.

6. Municipal Engineering Services

Erf 1106, Olympia is connected to the municipal reticulation system of the City of Windhoek. The existing services are sufficient for the proposed consent use.

7. Access

Erf 1106, Olympia gains access from Ester Brand and David Carstens Street. Access to the coffee shop is currently gained from Esther Brand Street, which will remain the access street for the coffee shop.

8. Conclusion

Our office hereby applies to the City of Windhoek for approval for consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

9. Annexures

Kindly find attached the following documentation in support of this application.

- Annexure 1: Proof of Payment of application fees
- Annexure 2: Relevant maps
- Annexure 2: Town Planning Certificate
- Annexure 3: Erf Diagram
- Annexure 4: Proof of Advertisements
- Annexure 5: Proof of Neighbour Notices
- Annexure 6: Proof of Site Notice
- Annexure 7: Proof of Notice on LA Notice Board
- Annexure 8: Objection Received
- Annexure 9: Credit Check Clearance Certificate
- Annexure 10: Power of Attorney
- Annexure 11: Title Deed

Should Council support the above mentioned application, please provide our office with a formal Council Resolution approving the proposed consent use application.

I trust that you will consider the application favourably. Should you have any further enquiries please do not hesitate to contact our office.

Yours faithfully

.....
 Günther Stubenrauch



230



CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-C1-5



Invoice Number : INV2020119713	Date Issued : 2020/07/23
Account Number : N/A	Vote Number : 5000132050048
Name : STUBENRAUCH PLANNING CONSULTANTS	Reference Number : 1106, OLYMPIA
Address : N/A	System Reference : INV252653
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.	

PAYMENT DUE

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

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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



Payment Confirmation

Date : 23/07/2020 10:46:30

This is a notification from Nedbank Namibia Limited that the following payment has been made.

Transaction Details

Date of Payment : 23-07-2020
Transaction Reference Number : 500434116554021

Beneficiary Details

Beneficiary Name : City of Windhoek
Transfer Amount : 4,025.00 NAD
Beneficiary Reference : SPC INV252853
Beneficiary Bank : FIRST NATIONAL BANK
Beneficiary Bank Code : 281872
Beneficiary Account : 62012148115
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), 12-20 Dr Frans Indongo 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: 061-2952222..

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

This e-mail and any accompanying attachments may contain confidential and/or proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited. E-mails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival or incompleteness of or tampering or interference with any of the information contained in this e-mail or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient. If verification of this e-mail or any attachment is required, please request a hard copy version. Nedbank Namibia reserves the right to monitor, intercept and/or block e-mails addressed to its customers, or to take any other action required in accordance with its e-mail policy.



CITY OF WINDHOEK

WINDHOEK

LAND USE

Zoning

- Business
- Community
- General Residential
- Government
- Industrial
- Institutions
- Institutional
- Office
- Private Open Space
- Public Open Space
- Residential
- Restricted
- Special
- Street
- Transport & Communication
- Undetermined

234



Eri 1108 Boundary



Extension Boundary



STUBENRAUCH
PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS

15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

WINDHOEK

SURROUNDING LANDUSE MAP

Scale: 1:1000

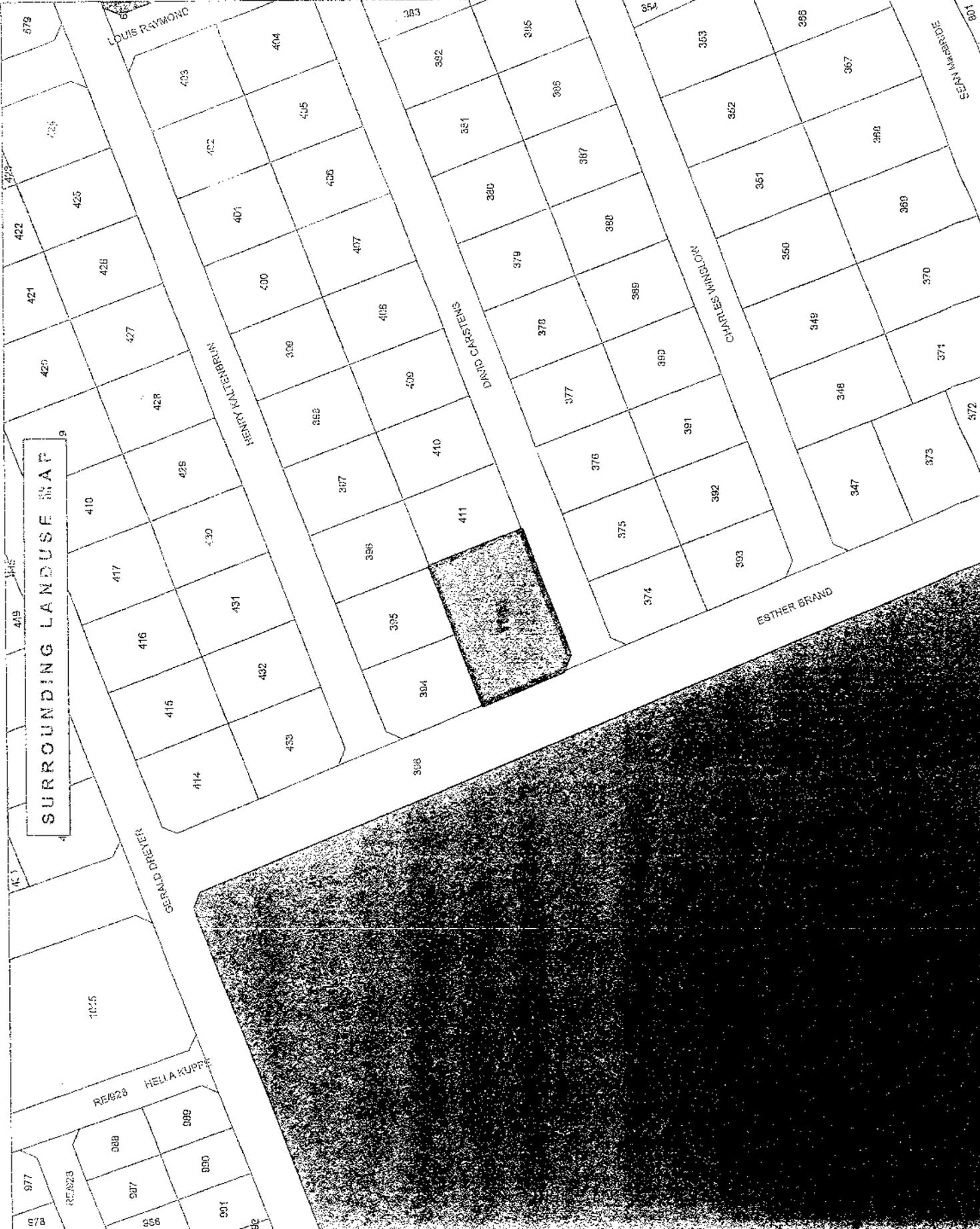
Date: 15/05/2014

Author: [Name]

Drawn: [Name]

Project No: [Number]

SURROUNDING LANDUSE MAP



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

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 1106

Township: OLYMPIA

Street: DAVID CARSTENS STR

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

- 1. Use Zone : OFFICE _____ Refer to Table E.
- 2. Density : _____ Refer to Table E.
- 3. Bulk Factor : 0.4 08 _____ Refer to Table F.
- 4. Coverage : 70 % _____ Refer to Table G.
- 5. Erf Size : 2,327 m² _____
- 6. Parking : _____

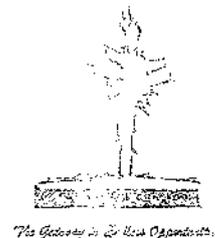
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

- 7. Street Build Lines _____
- 8. Position Of Buildings : _____
- 9. Street Address : 17-19 DAVID CARSTENS STR _____
- 10. Flood Line : _____
- 11. Height Restriction : _____ Refer to Table J.
- 12. Street Reservation : _____
- 13. Other : _____

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds. You may be required to furnish a certified copy of the title deeds conditions before any building plans are approved.

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA



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

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2018/023084/2054/15

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

TRADE NAME: CAFE COFFEE

ERF NO: 1106

TOWNSHIP: OLYMPIA

STREET NAME: DAVID CARSTENS STR

OWNER/MANAGER: DE GOEDE, J FRANCOIS
ID: 66111000519

PO BOX: 80606 OLYMPIA WINDHOEK

TELEPHONE: 061 229974

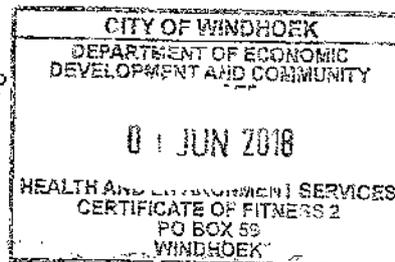
CITY: WINDHOEK

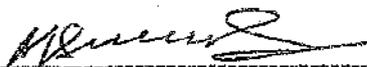
MEDICALS: 3

NATURE: COFFEE/TEA SHOP

RESTRICTED TO: TEA AND COFFEE SHOP

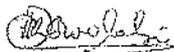
THIS CERTIFICATE EXPIRES ON: 2019-06-01




SECTION HEAD: BUSINESS
REGISTRATION
DATE: 2018-06-01


CHIEF HEALTH SERVICES
DATE: 2018-06-01

Approved



S.G. No. A 51/2003

for Surveyor-General 6 AUG 2003 Sheet 1 of 2

sides	metres	Angles Direction	Y	CO-ORDINATES System: 22/17	Design
		Constants			
AB	58,93	249 03 40			
BC	40,00	339 03 40			
CD	53,03	69 03 40			
DE	7,15	113 25 00			
EA	35,01	157.46 .10			

Description of Beacons

A - E 15mm Round iron peg

Components

- 1) The figure A x y D E represents Erf 413, Olympia vide Diagram S.G. No. A370/71, General Plan K170 annexed to T
- 2) The figure x B C y represents Erf 412, Olympia vide diagram S.G. No. A370/71, General Plan K170 annexed to T

The figure A B C D E
represents 2327 square metres of land being

Erf 1106, Olympia
(comprising 1) and 2) above)

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

Compiled in January 2003 by me

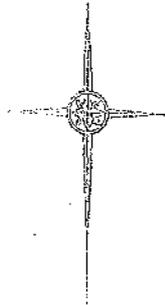

Land Surveyor
H.L. Strydom

This diagram is annexed to No. T. 940/2004 d.d. 12/03/2004 Registrar of deeds	The original diagram is General Plan S.G. No. A370/71 Filed as K170 Transfer: Dated:	S.R. No. Compiled Gen. Plan: K170 Noting Plan: MG-5AC-Y4 File No.: OLYM A
--	---	--

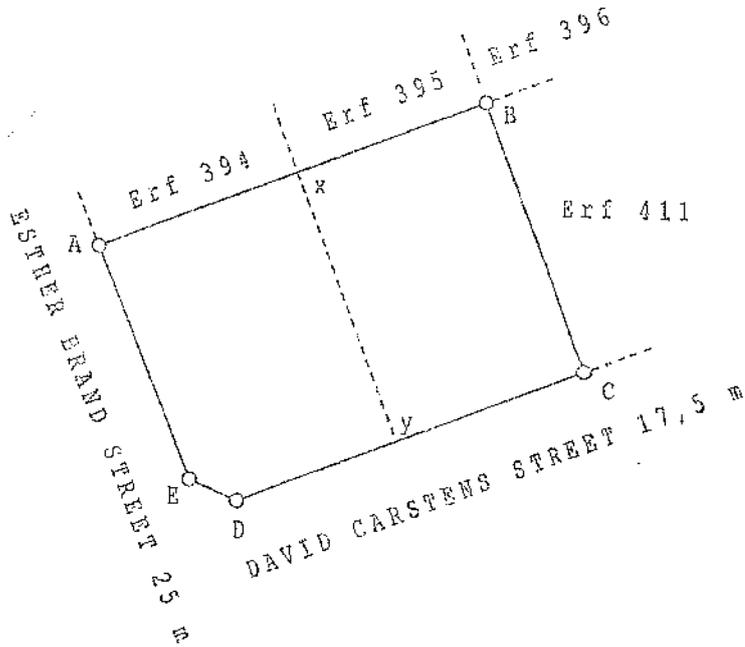
Approved *[Signature]*

S.G. No. A 57/2003

for Surveyor-General. 6 AUG 2003 Sheet 2 of 2



T N
Scale 1: 1000



Erf 1106, Olympia

Compiled in January 2003 by me

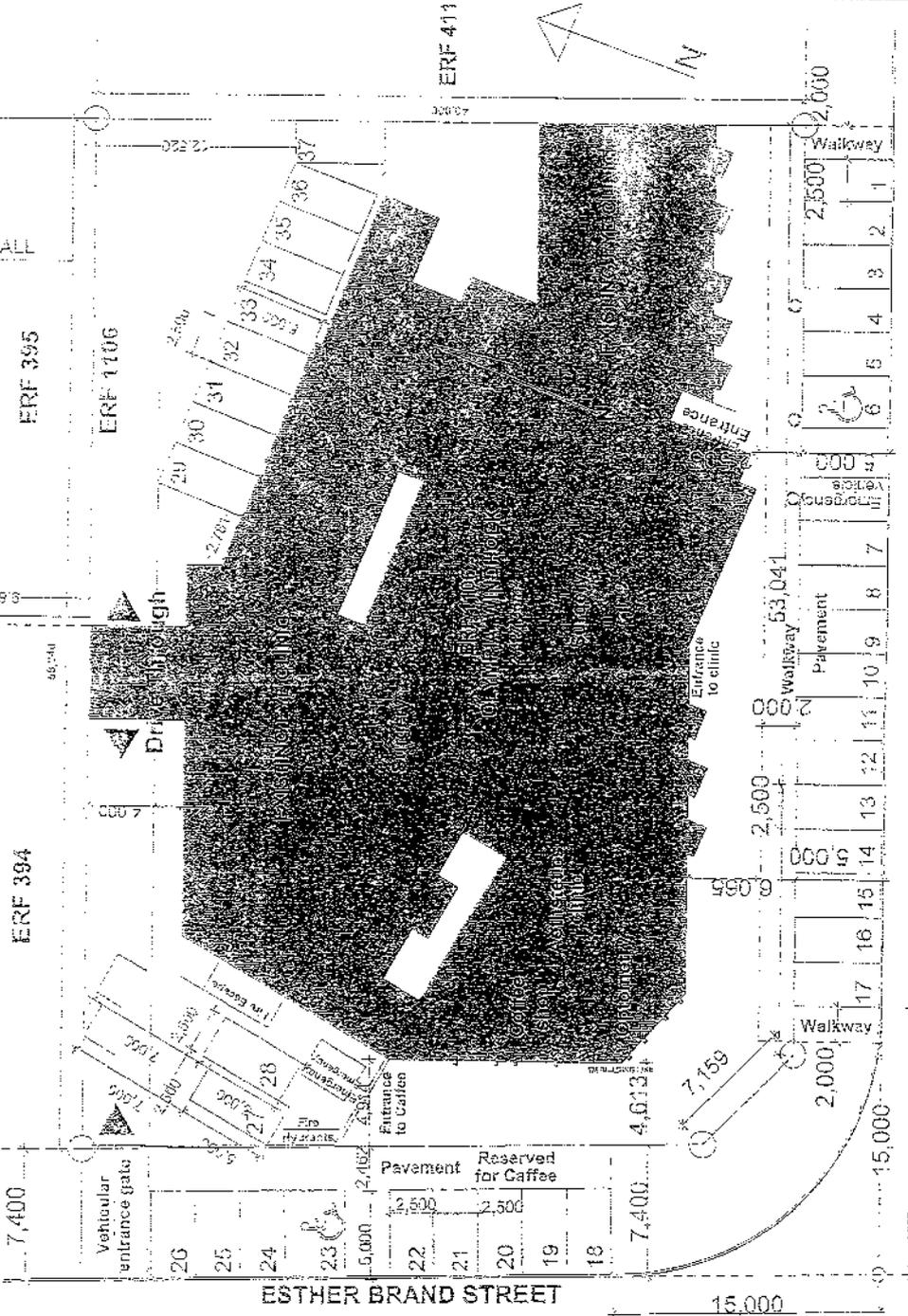
[Signature]
Land Surveyor
H.L. Strydom

207A

ERF 1106, OLYMPIA PARKING LAYOUT

PARKING CALCULATIONS

Use	Area / Beds	Calculation	Allocation / Parking
Residential Units	8 residential apartments	8 bays / 1 space/bay	Allocation: 8 bays (1-7)
Office	6 beds	2 bays / 1 bed	Allocation: 12 bays (8-19)
Office	300 sqm	1 bay / 200 sqm	Allocation: 15 bays (20-34)
Stores, A/Rooms, etc.	104 sqm	1 bay / 100 sqm	Allocation: 10 bays (35-44)
Coffee Shop	24 sqm	1 bay / 14 beds	Allocation: 14 bays (45-58)



CITY OF WINDHOEK
 Department of
 Urban and Local Planning
 2022-01-27
 Roads Planning Design
 and Traffic Flow

PROVISION OF THE 48 BAYS
 11 bays on ERF 1106, Olympia
 10 bays are currently being located from the City
 of Windhoek on the pavement along David
 Carstens Street
 8 bays on the sidewalk at 205, Olympia
 10 new bays to be located from the City of
 Windhoek along Esther Brand Street



Legend
 ERF 1106, City of Windhoek
 ERF 395, City of Windhoek

Notes
 1. All perpendicular and angled parking bays measure 3.0m x 2.4m
 2. All parking bays on 100m wide roads are fully accessible from ERF 1106, City of Windhoek



STUBBEMACH REGIONAL PLANNING CONSULTANTS
 PO Box 41404
 Windhoek
 Namibia

Tel: 081-251 159
 Fax: 081-252 157
 Email: info@stppo.com.na

WINDHOEK
 ERF 1106, Olympia Parking Layout

DATE	ISSUED	REVISION	BY

CLASSIFIEDS

Tel: (061) 2080800 Fax: (061) 220584 Email: lexavore@nepc.com.na

- General
- Notices

CLASSIFIEDS

Rates and Deadlines

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

Notices
(VAT Inclusive)
Legal Notice NS480.00
Lost Land Title NS402.50
Liquor License NS402.50
Name Change NS402.50
Birthdays from NS200.00
Death Notices from NS200.00
Tort Claims Unwilling from NS200.00
Thank You Messages from NS200.00
Terms and Conditions Apply.

NOTICE

Stubenrauch Planning Consultants cc was appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

• CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.

Erf 1106 is located at the corner of Esther Brand and David Garstens Street in the neighbourhood of Olympia and measures 2327m² in extent. According to the Windhoek Town Planning Amendment Scheme, Erf 1106, Olympia is zoned as "Office" with a bulk of 0.4 and is currently used for an eye clinic. It is the intention of our client to apply for consent to operate a 'business building' in the form of a coffee shop and take away on Erf 1106, Olympia.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANATI

- Name and postal address of applicant: OSKAR VALCROWELEN NGHIFUNDJWA PO BOX 2582, OHANGWANA
- Name of business or proposed business to which applicant relates: CHICVALE TSN AGENCY
- Address/Location of premises to which Application relates: OSHAVANDA - HUKOTOLA LOCALITY
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: CUTJATI MAGISTRATE COURT
- Date on which application will be Lodged: 20-JULY-2020
- Date of meeting of Committee at which application will be heard: 12-AUGUST-2020

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 this application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANATI

- Name and postal address of applicant: JUSTO H. NDAUMBEWA PO BOX 1184, USUMEB
- Name of business or proposed business to which applicant relates: TSNINE GUEST HOUSE KAVANCO PRIVATE LOUNGE
- Address/Location of premises to which Application relates: 17 ROAD NELSON DICKSONS STREET
- Nature and details of application: REMOVAL OF LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: TSNINE
- Date on which application will be Lodged: 30 JUNE 2020
- Date of meeting of Committee at which application will be heard: 12 AUGUST 2020

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

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANATI

- Name and postal address of applicant: JOHANNES NDALIMBIKILWA PO BOX 497, OUTAPI
- Name of business or proposed business to which applicant relates: OSHANATI LIQUOR LICENCE
- Address/Location of premises to which Application relates: OSHANATI VILLAGE
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: CUTJATI MAGISTRATE
- Date on which application will be Lodged: 14-30 JUNE 2020
- Date of meeting of Committee at which application will be heard: 12 AUGUST 2020

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.

TO LET

PELICAN VIEW SECURITY ESTATE, NARRAVILLE, WALVIS BAY

Brand New 2 Bed & 1 Bath apartments from R\$4500 pm available for rental at Pelican View Security Estate, Narraville, Walvis Bay. Do not miss out!

Apply now and get your First month's rent for Free!
Contact: 081 4455 735

TO LET

MONDESA VIEW SECURITY ESTATE, SWAKOPMUND

Brand New 2 Bed & 1 Bath apartments from R\$4500 pm available for rental at Mondesa View Security Estate, Swakopmund. Do not miss out!

Apply now and get your First month's rent for Free!
Contact: 081 4455 735



ADOPT A PET THIS WINTER!

Open your heart to those in need. Give them a warm & loving home!



Let's Go Ahead!

Open a TermSave Account and earn 4 - 6% Interest with no fees on your savings account.

Call 061 202 3500 or visit your nearest branch to get started.
(Terms and Conditions apply)

in terms of Table B of the Windhoek Town Planning Scheme, one can, with consent from the City, have a business building on an erf zoned for "Office" purposes. Our client was previously issued with a fitness certificate by the City of Windhoek to operate a coffee bar from a section of the subject erf. Our client is formalising the existing coffee shop by applying for the subject consent use.

According to the City of Windhoek Town Planning Amendment Scheme, "business building" refers to a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes...

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANATI

- Name and postal address of applicant: JOHANNES HENDRINA
- Name of business or proposed business to which applicant relates: ITHINDI GUCASHOP
- Address/Location of premises to which Application relates: OKURU VILLAGE CHANKALI
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OHANGWANA
- Date on which application will be Lodged: 30 JUNE 2020
- Date of meeting of Committee at which application will be heard: 12 AUGUST 2020

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

NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

AN ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SAMARERA AGRICULTURAL PRODUCE AT SAMARERA VILLAGE, KAVANCO WEST REGION.

Notice is hereby given to all Interested & 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 its regulations of 2012 for the following:

Project Name: SAMARERA AGRICULTURAL PRODUCE

Project location: SAMARERA VILLAGE, KAVANCO WEST REGION

Proponent: SAMARERA AGRICULTURAL PRODUCE PTY LTD

Project description: The proposed development entails the establishment of an irrigator scheme.

Samarera Agricultural Produce Pty Ltd has appointed Enviroplan Consulting cc to conduct an Environmental Impact Assessment and Environmental Management Plan.

All Interested & Affected parties (I & APs) are encouraged to register and raise their concerns or provide comments and opinions. Background Information Document (BID) will be provided upon indication as I & APs.

A community meeting is planned and will be conducted on the 27th of June 2020 at Samarera village, Kavango West, Namibia.

Should you wish to register as an I & Ap, please contact Enviroplan Consulting cc at +264812559734, Email: enviroplanadm2@gmail.com.

Deadline of comments and for registration is 18 July 2020.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: OSHANATI

- Name and postal address of applicant: SIMON PETRUS EKANDJO PO BOX 1421, OUTAPI
- Name of business or proposed business to which applicant relates: OHAWA PUB
- Address/Location of premises to which Application relates: CHAWA VILLAGE
- Nature and details of application: SHEBEN LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: OUTAPI MAGISTRATE
- Date on which application will be Lodged: 15-30 JUNE 2020
- Date of meeting of Committee at which application will be heard: 12 AUGUST 2020

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.

TO LET

BRIDGE PARK SECURITY ESTATE OKAHANDJA

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Gugulethu Tel: (053) 251 794
Clio: enrol@icdl.com.na

Same, Standard or Advanced Options available.

Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

Take notice that the locality map of the erf/ies for inspection during normal office hours on the town planning notice board at the Customer Care Centre of the City of Windhoek, (Town House Office, Independence Avenue) and SPC Office, 45 Field Street, Windhoek.

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Town House Office, Independence Avenue, 5TH Floor, Office No.515) and with the applicant in writing before Friday, 10 July 2020

Applicant: Stubenrauch Planning Consultants PO Box 41404 Windhoek Tel: (061) 251189 Our Ref: W118049

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

- Name and postal address of applicant: DABASER INVESTMENTS CC PO BOX 1064 KEETHANSHOOP
- Name of business or proposed business to which applicant relates: OPII - HUKO
- Address/Location of premises to which Application relates: ERF 89, KROLBIN, KEETHANSHOOP
- Nature and details of application: TRANSFER SPECIAL LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KEETHANSHOOP MAGISTRATE
- Date on which application will be Lodged: 23 JUNE 2020
- Date of meeting of Committee at which application will be heard: 08 AUGUST 2020

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.

Good

WANTED

Anybody selling Horses I am looking for horses to buy

Contact: 08122221307 / 0814347814

TO LET

OTJOMUSE COMMUNITY LIFESTYLE ESTATE

Brand New 2 Bed & 1 Bath apartments from N\$3450 pm available for rental at Otjomuse Community Lifestyle Estate, Windhoek

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Contact: 08122221307 / 0814347814

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Lüderitz Tel: (053) 523 0238
Gugulethu Tel: (053) 251 794
Clio: enrol@icdl.com.na

Same, Standard or Advanced Options available.

Stubenrauch Planning Consultants
SPC

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

- Name and postal address of applicant: KEETHANSHOOP MAGISTRATE
- Name of business or proposed business to which applicant relates: OPII - HUKO
- Address/Location of premises to which Application relates: ERF 89, KROLBIN, KEETHANSHOOP
- Nature and details of application: TRANSFER SPECIAL LIQUOR LICENCE
- Clerk of the court with whom Application will be lodged: KEETHANSHOOP MAGISTRATE
- Date on which application will be Lodged: 23 JUNE 2020
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Good

WANTED

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Contact: 08122221307 / 0814347814

TO LET

OTJOMUSE COMMUNITY LIFESTYLE ESTATE

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Do not miss out!

Apply now and get your First month's rent for Free!

Contact: Lasley 061 815 1764

Good

WANTED

Anybody selling Horses I am looking for horses to buy

Contact: 08122221307 / 0814347814

CALL THE SPCA ON 061 238645 OR 0811244320.

SPCA Windhoek
FNB Account: 62247992915
Code: 281174

RECEIVED
CITY OF WINDSOR
PLANNING DEPARTMENT
JULY 10 1983



NOTICE

Windsor Planning Committee is hereby notified by the City of Windsor that the proposed changes to the City of Windsor Planning Scheme are as follows:

CONSENT IN TERMS OF TABLE 6 OF THE WINDSOR TOWN PLANNING SCHEME TO OPERATE A BUSINESS IN THE FORM OF A COPPER SHOP AND TAKE AWAY ON BRUCE, OLIVERA.

IN 1980 a block at the corner of Bruce Street and David Gilmour Street in the neighbourhood of Olivera and measured 2327sq m. According to the Windsor Town Planning Amendment Scheme, in 1982, Bruce St. is zoned as "C2" and a bulk of C2 and is currently used for an open site. It is the intention of the City to apply for consent to operate a "Business Building" in the form of a coffee shop and take away on Bruce St. Olivera.

In terms of Table 6 of the Windsor Town Planning Scheme, the site will consist from the City of Windsor having a business building on an open site for "C2" purposes. The site was previously zoned as a "C2" site by the City of Windsor to operate a coffee shop and take away on Bruce St. Olivera.

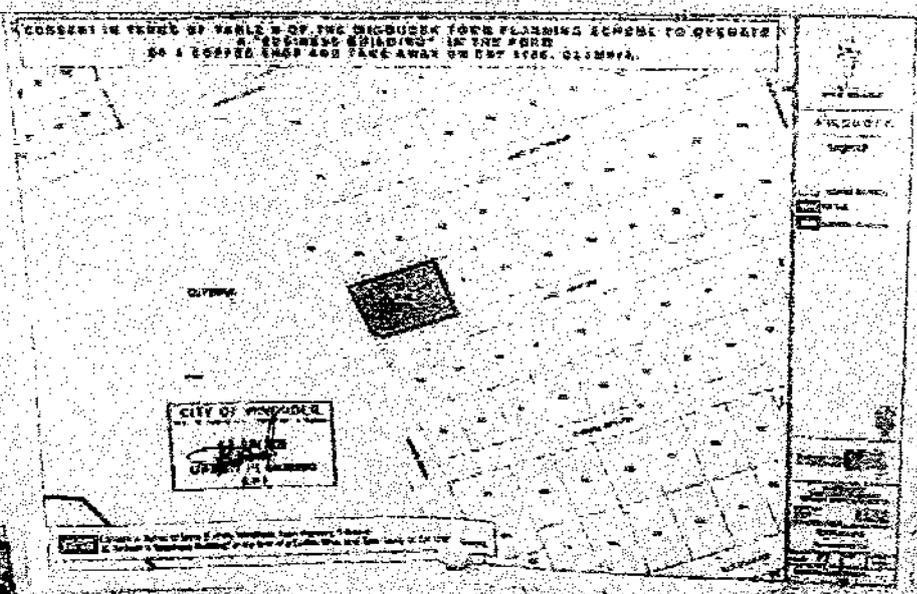
According to the City of Windsor Town Planning Amendment Scheme, "Business Building" refers to a building covered under Table 6 of the Windsor Town Planning Scheme including room for operation of other business purposes.

Further details can be obtained from the City of Windsor Town Planning Scheme.

The map shows the site and the City of Windsor Planning Scheme. The map is available for inspection during normal office hours at the City of Windsor, Customer Care Centre at the City of Windsor, Town Planning Office, Independence Avenue and 2nd Floor 45 Third Street, Windsor.

Users who notice any errors relating to the proposed changes in this notice should advise the City of Windsor, Customer Care Centre, Independence Avenue, 2nd Floor, Office No 512 and not the applicant within 14 days, 10 July 1983.

Approved: Windsor Planning Committee
City of Windsor, Windsor, Ontario, Canada L9A 4K1
Date: July 10, 1983



LIST OF REGISTERED MAIL POSTED

246



by Stubenrauch Planning Consultants

Sender's reference no.	Addressee's name and address	Registration no.
W/18049	The owner of erf RE/290 Olympia United Sport Club P.O. Box 2830 Windhoek	RR 014 384 040 NA
	The owner of erf 432 Olympia Evangelische Kircherkassie P.O. Box 384 Windhoek	RR 014 384 053 NA
	The owner of erf 432 Olympia M. Kehler P.O. Box 1698 Windhoek	RR 014 384 067 NA
	The owner of erf 433 Olympia S.D. / E Isaaks P.O. Box 23806 Windhoek	RR 014 384 075 NA
	The owner of erf 377 Olympia C.R. Liebenburg P.O. Box 80180 Windhoek	RR 014 384 084 NA
	The owner of erf 411 Olympia J.T. Klitzke P.O. Box 8241 Windhoek, Bachbrenn	RR 014 384 095 NA
	The owner of erf 374 Olympia Nes Wilcomb P.O. Box 80568 Olympia	RR 014 384 107 NA
	The owner of erf 375 W.J. PM. JP Taylor P.O. Box 80551 Windhoek	RR 014 384 116 NA
	The owner of erf 376 Olympia H. Brisley P.O. Box 80189 Olympia	RR 014 384 124 NA
	The owner of erf 396 Olympia Aee Osborn P.O. Box 1530 Windhoek	RR 014 384 138 NA

NAMPOST

URT Reg No: 0024451015

Branch: Ruspampjatz

Date: 18/06/20 Time: 15:57:15

Number: 3 ESTERII STOCKINETOS

Qty Product Price UAT

10 N-STDStamp \$147.00

10 Regular Stamp \$940.00

let \$487.00

Total Tax

Tax Code Amount

UAT A (0%)

UAT B (15%)

Total \$487.00

Cash \$500.00

Change -\$13.00

Name:

Address:

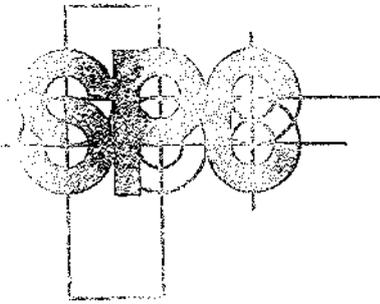
Receipt No: 264-10002-3-1629102-1

THANK YOU FOR USING YOUR POST OFFICE

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TUMRI ESHI HOLONATEFA OPONGA VOYE





Reg. No. 95/00905
Feld Str. 45
PO Box 11869
Windhoek
Namibia

Tel: +264 61 251166
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/18049
Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 876, Olympia
H. Brisley
PO Box 80189
Olympia

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

- Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

Erf 1106 is located at the corner of Esther Brand and David Carstens Street in the neighbourhood of Olympia and measures 2327m² in extent. According to the Windhoek Town Planning Amendment Scheme, Erf 1106, Olympia is zoned as "Office" with a bulk of 0.4 and is currently used for an eye clinic. It is the intension of our client to apply for consent to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

In terms of Table B of the Windhoek Town Planning Scheme, one can, with consent from the City, have a business building on an erf zoned for "Office" purposes. Our client was previously issued with a fitness certificate by the City of Windhoek to operate a coffee from a section of the subject erf. Our client is formalising the existing coffee shop by applying for the subject consent use.

According to the City of Windhoek Town Planning Amendment Scheme, "*business building*" refers to a *building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes...*".

Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

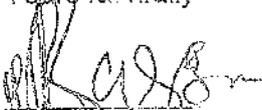
Take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Customer Care Centre of the City of Windhoek, (Town House Office, Independence Avenue) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Town House Office, Independence Avenue, 5TH Floor, Office No.515) and with the applicant in writing before **Friday, 10 July 2020**.

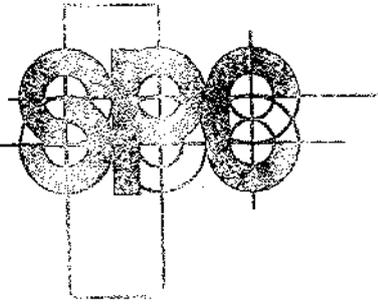
Find attached the consent use map and comment form. Kindly complete the consent form and return to our office before the objection period lapses.

Should you require any additional information in this regard or wish to discuss the matter further with us please do not hesitate to contact our office.

Yours faithfully



G. Stabenrauch



Reg. No. 95/00909
Feld Str. 45
PO Box 11869
Windhoek
Namibia

Tel: +264 61 251188
+264 61 252490
Fax: +264 61 252167
gunther@spc.com.na
www.spc.com.na

Our Ref: W/18049
Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf RE/290, Olympia
United Sports Club
PO Box 3830
Windhoek

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

- **Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.**

Erf 1106 is located at the corner of Esther Brand and David Carstens Street in the neighbourhood of Olympia and measures 2327m² in extent. According to the Windhoek Town Planning Amendment Scheme, Erf 1106, Olympia is zoned as "Office" with a bulk of 0.4 and is currently used for an eye clinic. It is the intension of our client to apply for consent to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

In terms of Table B of the Windhoek Town Planning Scheme, one can, with consent from the City, have a business building on an erf zoned for "Office" purposes. Our client was previously issued with a fitness certificate by the City of Windhoek to operate a coffee from a section of the subject erf. Our client is formalising the existing coffee shop by applying for the subject consent use.

According to the City of Windhoek Town Planning Amendment Scheme, "*business building*" refers to a *building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes...*".

Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

Take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Customer Care Centre of the City of Windhoek, (Town House Office, Independence Avenue) and SPC Office, 45 Feld Street, Windhoek.

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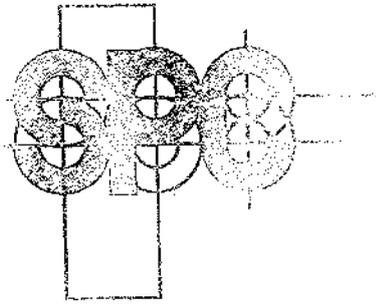
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Yours faithfully


G Stabenrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



Reg. No. 95/00909
Feld Str. 45
PO Box 11869
Windhoek
Namibia

Tel: +264 61 261189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/18049
Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 431, Olympia
Evangelische Kircherkassie
PO Box 884
Windhoek

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

- Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

Erf 1106 is located at the corner of Esther Brand and David Carstene Street in the neighbourhood of Olympia and measures 2327m² in extent. According to the Windhoek Town Planning Amendment Scheme, Erf 1106, Olympia is zoned as "Office" with a bulk of 0.4 and is currently used for an eye clinic. It is the intension of our client to apply for consent to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

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According to the City of Windhoek Town Planning Amendment Scheme, "*business building*" refers to a *building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes...*".

Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

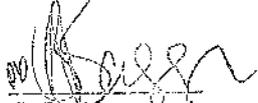
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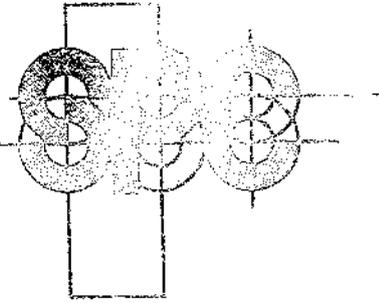
Should you require any additional information in this regard or wish to discuss the matter further with us please do not hesitate to contact our office.

Yours faithfully


G Stuberrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



Reg. No. 95/03909 Tel: +264 61 251189
 Feld Str. 45 +264 61 252490
 PO Box 11839 Fax: +264 61 252157
 Windhoek gunther@spc.com.na
 Namibia www.spc.com.na

Our Ref: W/18049
 Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 432, Olympia
 M. Kehrner
 PO Box 1698
 Windhoek

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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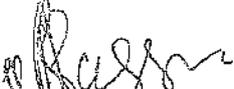
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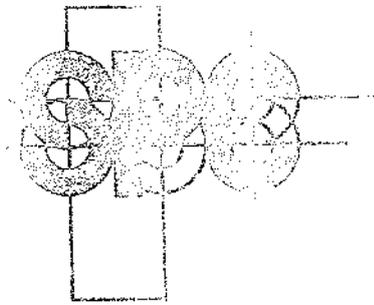
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Yours faithfully


G. Subenrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



Reg. No. 95/00609
Feld Str. 45
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Windhoek
Namibia

Tel: +264 61 251189
+264 61 252190
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/18049
Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 433, Olympia
SD & E Izaaks
PO Box 23806
Windhoek

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

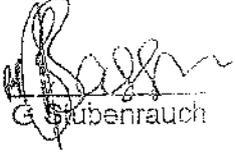
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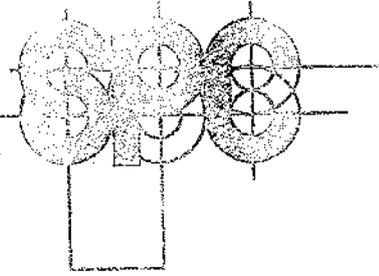
Should you require any additional information in this regard or wish to discuss the matter further with us please do not hesitate to contact our office.

Yours faithfully


G. Stübenrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



Reg. No. 95/00909
 Feld No. 45
 PO Box 11859
 Windhoek
 Namibia

Tel: +264 61 251189
 +264 61 252490
 Fax: +264 61 252167
 gunther@spc.com.na
 www.spc.com.na

Our Ref: W/18049
 Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 377, Olympia
 CR. Liebenberg
 PO Box 80180
 Olympia

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Joffe, the registered owner of Erf 1106, Olympia to apply on his behalf to the City of Windhoek for the following:

• **Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.**

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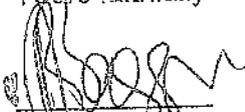
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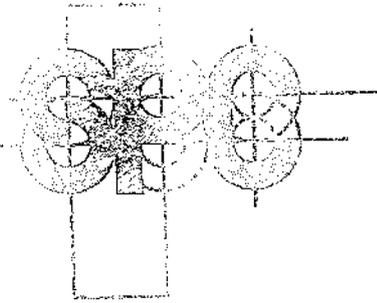
Yours faithfully



G. Stubenrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNING



Reg. No. 95/00909
Feld Str. 45
PO Box 11869
Windhoek
Namibia

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+264 61 252490
Fax: +264 61 252157
gunthe: @spc.com.na
www.spc.com.na

17 June 2020

Our Ref: W/18049
Enquiries: Janine Nzwala

The Owner of Erf 396, Olympia
Age Osborn
PO Box 1530
Windhoek

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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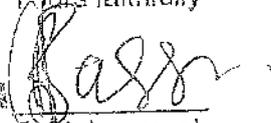
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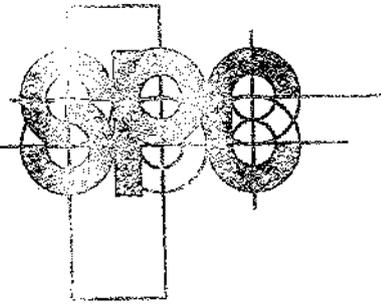
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Yours faithfully


G. Stubentrauch

Stubenrauch**Planning Consultants cc TOWN AND REGIONAL PLANNERS**

Reg. No. 95/00909
 Feld Str. 45
 PO Box 11809
 Windhoek
 Namibia

Tel: +264 61 251189
 +264 61 252490
 Fax: +264 61 252157
 gunther@spc.com.na
 www.spc.com.na

Our Ref: W/18049
 Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 411, Olympia
 JT. Klitzke
 PO Box 8241
 Bachbrecht

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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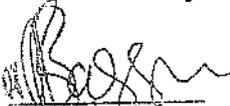
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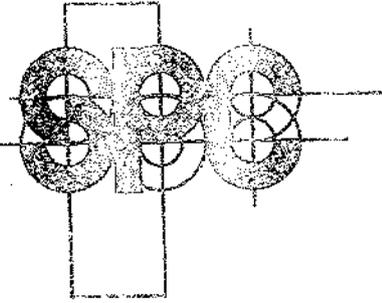
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Yours faithfully


G Stubenrauch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



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 Namibia

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 Fax: +264 61 252157
 gunther@spc.com.na
 www.spc.com.na

Our Ref: W/18049
 Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 374, Olympia
 Ves Wieomb
 PO Box 80568
 Olympia

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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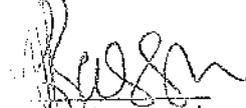
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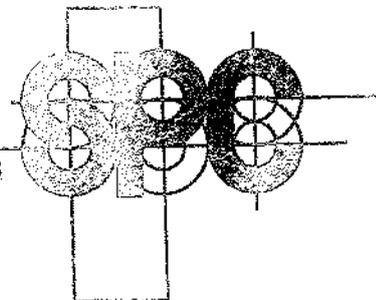
Yours faithfully



Suberratch

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



Reg. No. 95/00909
Feld Str. 45
PO Box 11809
Windhoek
Namibia

Tel: +264 61 281138
+264 61 232490
Fax: +264 61 232157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/18049

17 June 2020

Inquiries: Janine Nzwala

The Owner of Erf 376, Olympia
H. Brisley
PO Box 80189
Olympia

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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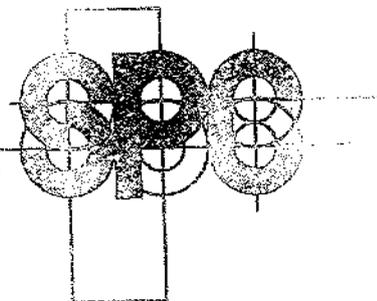
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Planning Consultants cc TOWN AND REGIONAL PLANNERS



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 Fax: +264 61 252157
 gunther@spc.com.na
 www.spc.com.na

Our Ref: W/18049
 Enquiries: Janine Nzwala

17 June 2020

The Owner of Erf 375, Olympia
 WJ & PM & JP Taylor
 PO Box 80551
 Olympia

Dear Sir/Madam

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.**

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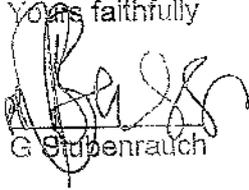
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Yours faithfully



G Stubenrauch

Our Ref.: W/18049

Name: MRS. M. KEHRER
Telt: 252091
Cell: 0811282849
Fax: _____
Email: MKEHRER@IWAY.NA
09 JUL 2020

Stubenrauch Planning Consultants cc
PO Box 41404
Windhoek:
Fax: 061 - 252157

(please fill in your personal details above)

Dear Sir / Madam

• CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1106, OLYMPIA.

Herewith do I / we (please print)..... M. KEHRER.....

the owner/s of..... ERF 432 OLYMPIA.....

declare that I / we (please indicate an X in the appropriate box):

Do ~~not~~ object against the consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

Do not object against the consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

If objecting please indicate the reasons for doing so:

THIS AREA IS PURELY A RESIDENTIAL AND OFFICE AREA AND NOT A BUSINESS AREA.

Should this form not be returned to our office by Friday 10 July 2020, we will assume there are no objections against above-mentioned development

Signed at: WINDHOEK on this 9 day of JULY 2020.

Beateke Schre
Signature of Property Owner

P. Wit
Witness

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Joffe First name(s) Jonathan
 Erf/stand no 1106 Township Olympia
 If company or registered under cc N/A
 Namibian I. D / Passport no. 56112608412
 Postal/Private Bag address 0606 Township of address Olympia
 Physical Residential or Business address No. 17-19 David Carstens Street
 Tel no 061372630 (H) - Cell -

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

12973424
16270132 } Np to date

Acc. Technician Credit Control D. Lileka
 Signature Acc. Tech Credit Control Dileka



Comments:

Proceed
 Acc. Technician Land Sales Kangweh
 Signature Acc. Technician Land Sales [Signature]



ACCOUNTANT LAND SALES: _____



SPECIAL POWER OF ATTORNEY



I, the undersigned, **JONATHAN JOFFE**

In my capacity as owner of Erf 1106, Olympia

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 for the following:

- Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a "business building" in the form of a coffee shop and take away on Erf 1106, Olympia.

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 presents.

SIGNED at Windhoek..... this 23..... day of July..... 2020, in the presence of the undersigned witnesses.

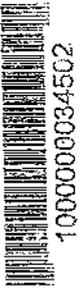
WITNESSES:

1. [Signature]
.....
WITNESS

[Signature]
.....
JONATHAN JOFFE

2. [Signature]
.....
WITNESS

Prepared by me
[Signature]
CONVEYANCER
SCRIBA C-H



NOTICE TO THE PUBLIC (No. 15 1310 / 2008)

for R\$ 500 000,00 (with preference for R\$ 375 000,00)

an additional amount not exceeding

[Signature]
REGISTRAR OF DEEDS

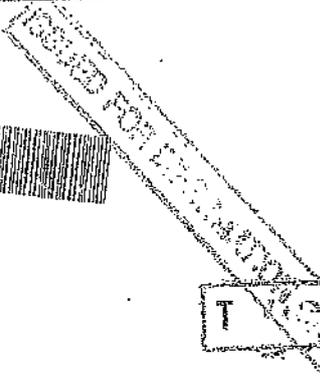
19 JUN 2008 (No. B 5011 / 2008)

for R\$ 3 100 000,00 (with preference for R\$ 775 000,00)

an additional amount not exceeding

[Signature]
REGISTRAR OF DEEDS

DEEDS OFFICE,
WINDHOEK



T 940 / 2008

CERTIFICATE OF CONSOLIDATED TITLE

Issued under Section 40 of the Deeds Registries Act, 1937 (Act 47 of 1937)

WHEREAS

JONATHAN JOFFE
Born on 26 November 1956
Married out of community of property

has applied for the issue to him/her of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds Registry Act, 1937

[Signature] 15 *[Signature]*

AND WHEREAS he/she is the registered owner of -

1. CERTAIN ERF NO 412 OLYMPIA
SITUATE IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
HELD by DEED OF TRANSFER NO T2833/1994

And

2. CERTAIN ERF NO 413 OLYMPIA
SITUATE IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
HELD by DEED OF TRANSFER NO T421/2001

which have been consolidated into the land hereinafter described;

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

JONATHAN JOFFE

Born on 26 November 1959.

Married out of community of property

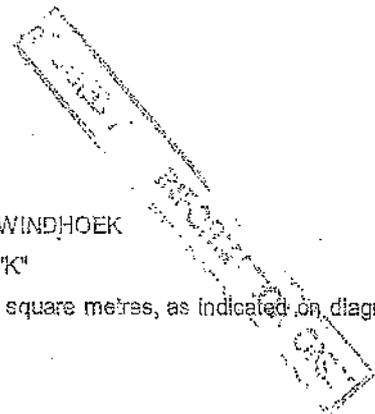
His Heirs, Executors, Administrators or assigns,

is the registered owner of -

CERTAIN ERF NO 1106 OLYMPIA
SITUATE IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
MEASURING 2327 (two three two seven) square metres, as indicated on diagram S.G. No A 51/2003 hereunto annexed

A.ENTITLED to a water pipeline servitude in respect of figure x B C y as indicated on diagram SG No A51/2003, created by Notarial Deed of Cession of Servitude No 97/1966, namely:

CERTAIN Servitude S2
MEASURING 227 (Two Two Seven) SQUARE METRES in terms of Servitude Diagram No A 224/64 attached to the said Notarial Deed No 97/1966



Handwritten initials and a signature, including 'WV' and a large 'h'.

CERTAIN Portion L of Windhoek Town and Townlands No 31
 SITUATE in the municipality and District of Windhoek
 MEASURING 3,4525 (Three Comma Four Five Two Five) HECTARES
 HELD by ELIZABETH MARIA STRAUSS (born JACOBUS) in terms of Deed of Transfer
 No 1362/1958
 SUBJECT to the following conditions, namely:

Die aande en instandhouding, insluitende die reg van toegang vir hierdie doel op die gebied van die gesegde Serwituut van 'n pyplyn en kraglyn wat die Goreangab Dam sal verbind met die Munisipaliteit van Windhoek onderhewig aan die volgende voorwaardes:

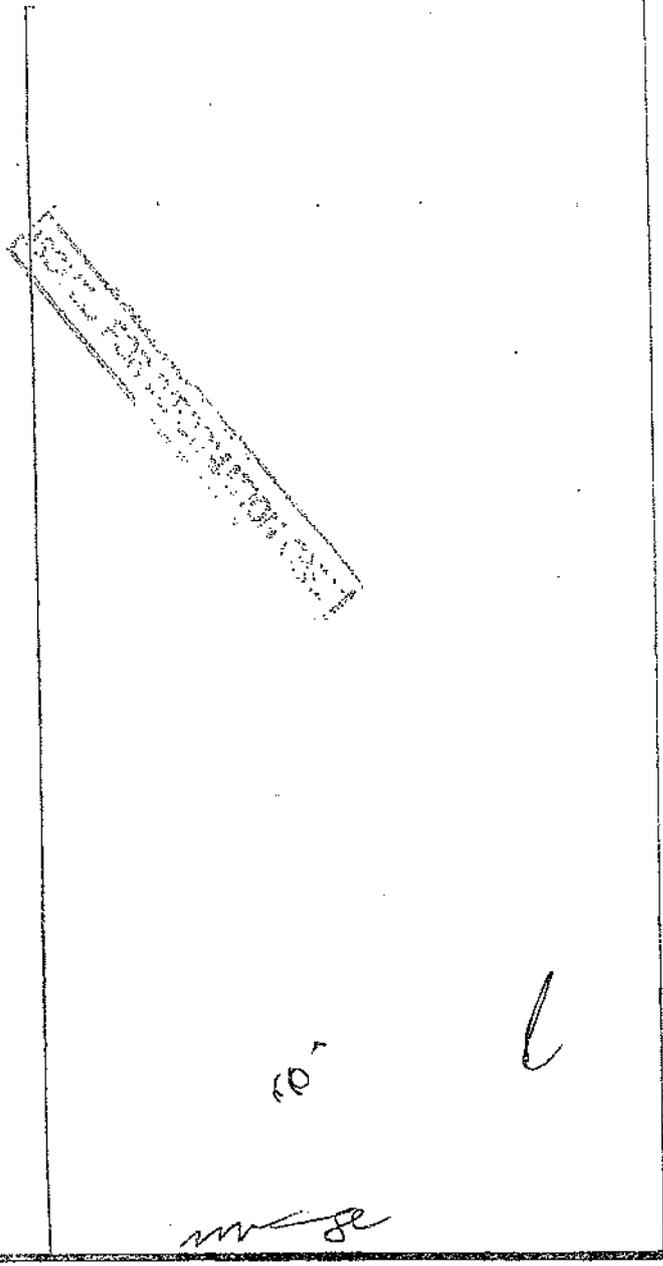
1. Dat die eienaar van Gedeelte L van die plaas Windhoek Dorp en Dorpsgronde No 31 of sy/haar opvolgers-in-titel toegelaat sal word deur die Raad van die Munisipaliteit van Windhoek om water tot 'n maksimum van 3 000 gallon per dag te gebruik van die gesegde pyplyn, teen betaling van fooie in ooreenstemming met die munisipale tarief van krag van tyd tot tyd, op voorwaarde dat die gesegde Raad van die Munisipaliteit nie waarborg om sulke water ten alle tye te voorsien nie, maar slegs wanneer water uit die Goreangab Dam gepomp word.
2. Dat die eienaar van voornemde Gedeelte L van die plaas Windhoek Dorp en Dorpsgronde No 31 of sy/haar opvolgers-in-titel, die gewone aansluitingsfooie aan die Munisipaliteit van Windhoek sal betaal, wanneer ter enige tyd water benodig word en dat die gesegde eienaar of sy/haar opvolgers-in-titel verantwoordelik sal wees vir die instandhouding van die watermeter.
3. Dat die eienaar van Gedeelte L van die Plaas Windhoek Dorp en Dorpsgronde No 31 of sy/haar opvolgers-in-titel deur die Raad van die Munisipaliteit van Windhoek toegelaat sal word om vrye beweging oor die gebied van die Serwituut na sy/haar waterinstallasie te hê.
4. Dat die Raad van die Munisipaliteit van Windhoek die eienaar van Gedeelte L an die Plaas Windhoek Dorp en Dorpsgronde No 31 of sy/haar opvolgers in titel se waterpype wat reeds oor die gebied van die serwituut geleë is, ongehinderd sal laat en enige skade wat die Munisipaliteit van Windhoek se pyp of kraglyn mag veroorsaak, sal deur die gemelde Munisipaliteit binne 14 dae herstel word.
5. Dat die Raad van die Munisipaliteit van Windhoek die gebied van die serwituut nie sal arikamp nie.

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B.SUBJECT to the following conditions imposed in terms of Section 30 of Ordinance 11 of 1983, 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.



AND THAT by virtue of these presents, the said

JONATHAN JOFFE

Born on 26 November 1956

Married out of community of property

His Heirs, Executors, Administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

12 MAR 2004

SIGNED AT WINDHOEK ON
AND CONFIRMED WITH MY SEAL OF OFFICE.



RECEIVED FOR THE REGISTRAR

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