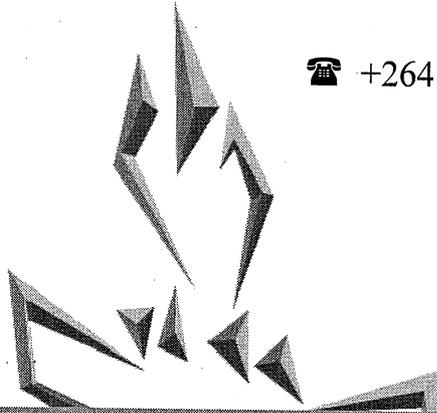


DOCUMENT 1

CITY OF WINDHOEK

✉ 59, Windhoek

☎ +264 61 2902911



NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 26 February 2026 at 17:30**, in the new Council Chambers, Windhoek.

.....
CHIEF EXECUTIVE OFFICER

ENQUIRIES: Ms M Garises

REF: 2026-02-26.ca

TELEPHONE: 2902557

DATE: 2026-02-23

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[Municipal Council Agenda: 2026-02-26]

1 **OPENING BY PRAYER**
(9/4/2)

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[Municipal Council Agenda: 2026-02-26]

2 **OFFICIAL ANNOUNCEMENTS, STATEMENTS
AND COMMUNICATIONS BY THE MAYOR -
COUNCIL MEMBER SAKARIAS UUNONA**
(12/4/3)

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[Municipal Council Agenda: 2026-02-26]

3 **APPLICATIONS FOR LEAVE OF ABSENCE**
(9/1/4)

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[Municipal Council Agenda: 2026-02-26]

4 **DECLARATION OF INTEREST**
(9/4/2)

=====

[Municipal Council Agenda: 2026-02-26]

5 **CONFIRMATION OF MINUTES**
(9/4/3)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 5(2901) February 2026 are submitted for confirmation.

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[Municipal Council Agenda: 2026-02-26]

6 **PETITIONS**
(9/3/3)

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7 MOTIONS

[Municipal Council Agenda: 2026-02-26]

7.1 [CEO] INTERIM ADMINISTRATIVE RELIEF AND DEVELOPMENT PERMISSIONS FOR RESIDENTS OF GROOT AUB PERI-URBAN AREA (9/3/1)

*** A motion, attached as pages 1 - 6 to the agenda, was received from Council Member Demetreo R Beukes on 17 February 2026 for discussion at the Council meeting scheduled for 26 February 2026.

*** Acknowledgement of the motion by the Chief Executive Officer is attached as page 7 to the agenda.

FOR DISCUSSION

[Municipal Council Agenda: 2026-02-26]

7.2 [CEO] IDENTIFIES AND EARMARKS SUITABLE PORTIONS OF MUNICIPAL LAND IN ALL CONSTITUENCIES AND AREAS OF WINDHOEK FOR ALLOCATION TO THE MINISTRY OF EDUCATION, INNOVATION, YOUTH, SPORT, ARTS AND CULTURE (MEIYSAC) FOR THE DEVELOPMENT OF SPORT, YOUTH AND RELATED INFRASTRUCTURE (9/3/1)

*** A motion, attached as pages 8 - 10 to the agenda, was received from Council Member Austin Kwenani on 17 February 2026 for discussion at the Council meeting scheduled for 26 February 2026.

*** Acknowledgement of the motion by the Chief Executive Officer is attached as page 11 to the agenda.

FOR DISCUSSION

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[Municipal Council Agenda: 2026-02-26]

8 ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN (9/3/4)

=====

9

MINUTES OF MANAGEMENT COMMITTEE

[Municipal Council Agenda: 2026-02-26]

9.1

APPROVAL OF MINUTES (MC 03/2026)

The minutes of the Management Committee meeting (MC 03/2026) held on 10(03) February 2026 was approved by the said Committee on 17 February 2026 and is submitted for notice, with recommendations being submitted to the Municipal Council of Windhoek per Items GOV.2, GOV.13 and FNS.4, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 03/2026) held on 17 February 2026, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items GOV.2, GOV.13 and FNS.4.

[Municipal Council Agenda: 2026-02-26]

9.1.1

GOV.2 [FCS] CONFIDENTIAL MATTER
(5/1/2/1)

This matter, submitted to the Council Members under separate cover, is to be dealt with in terms of section 83 as amended by the Local Authorities Amendment Act, 2018 (Act 3 of 2018) which reads as follows:

which statements shall be submitted by the Chairperson of the Local Authority Council for its adoption and subsequent approval by the Minister.

[Municipal Council Agenda: 2026-02-26]

9.1.2

GOV.7 [HCC] STAFF MATTER
(11/1/1/2)

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

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

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

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

[Municipal Council Agenda: 2026-02-26]

9.1.3

GOV.13 [HCC] STAFF MATTER
(3/2/2)

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

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

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

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

[Municipal Council Agenda: 2026-02-26]

9.1.4

**FNS.4 [UTP] AMENDMENT OF PARAGRAPH 1
OF COUNCIL RESOLUTION 164/08/2025:
REZONING OF THE REMAINDER OF
ERF 603, ROCKY CREST EXTENSION 1
FROM 'RESIDENTIAL' WITH A DENSITY
OF 1:250 m² TO 'GENERAL RESIDENTIAL'
WITH A DENSITY OF 1:150 m²
(L/603/RC)**

Purpose

The Municipal Council of Windhoek is herewith approached for the correction of paragraph 1 of Council Resolution 164/08/2025 pertaining to the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 in order to correct the existing density reflected therein from 1:300 m² to the actual density of 1:250 m².

Background

Council per Resolution 164/08/2025 **attached as pages 12 - 14 to the agenda**, resolved to recommend to the Urban and Regional Planning Board, the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 from 'residential' with a density of 1:300 m² to 'general residential' with a density of 1:150 m², together with associated conditions.

Subsequent to the resolution, it was identified that the **existing density** applicable to the erf should correctly reflect **1:250 m²** and not 1:300 m².

Proposed amendment

The current paragraph 1 of Council Resolution 164/08/2025 reads as follows:

- 1 That the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 from 'residential' with a density of 1:300 m² to 'general residential' with a density of 1:150 m², be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

It is proposed that paragraph 1 of Council Resolution 164/08/2025 be amended as follows:

- 1 *That the rezoning of the Remainder of Erf 603 Rocky Crest Extension 1 from Residential with a density of 1:250 m² to 'general residential' with a density of 1:150 m² be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*

All other paragraphs and conditions contained in Council Resolution 164/08/2025 shall remain unchanged and in full force and effect.

Public consultation

Public consultation for the original application was completed in line with the requirements of the Public Consultation Policy for the proposed development and the Urban and Regional Planning Act, 2018 (Act 5 of 2018), prior to the enactment of Council Resolution 164/08/2025 **attached as pages 12 - 14 to the agenda**. The requested amendment does not trigger the need for any additional public consultation.

Technical comments

The original application was circulated to the relevant departments and divisions and all technical comments were duly received. The proposed amendment does not require further circulation and does not affect the comments previously provided.

Urban Policy evaluation

The proposed amendment is limited to the correction of the existing density reference in paragraph 1 of Council Resolution 164/08/2025 from 1:300 m² to 1:250 m². The amendment does not alter the approved land uses, development rights or policy intent. The amendment is therefore consistent with the provision of the Windhoek Zoning Scheme and does not introduce any additional development impacts beyond those already addressed under the original application.

Compensation/betterment fee

Compensation remains unchanged as per the original Council Resolution.

Conclusion

Given the background the proposed amendment is recommended for approval to allow for the necessary correction prior to Board submission.

Management Committee

RECOMMENDED

- 1 That paragraph 1 of Council Resolution 164/08/2025 be amended as follows:
 - 1 *That the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 from 'residential' with a density of **1:250 m²** to 'general residential' with a density of 1:150 m² be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
- 2 That all other paragraphs and conditions contained in Council Resolution 164/08/2025 remain unchanged and in full force and effect.
- 3 That the resolution be implemented prior to confirmation of the minutes.

=====

[Municipal Council Agenda: 2026-02-26]

9.2

APPROVAL OF MINUTES (MC 04/2026)

The minutes of the Management Committee meeting (MC 04/2026) held on 17 February 2026 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2026-02-26]

9.3

MINUTES (MC 04/2026)

The minutes of the Management Committee meeting (MC 04/2026) held on 17 February 2026 as approved by its members at this Council meeting, is submitted for notice with recommendations being submitted to the Municipal Council of Windhoek per Items AM.6.1, GOV.6, GOV.7, GOV.9 and FNS.1, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 04/2026) held on 17 February 2026, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items AM.6.1, GOV.6, GOV.7, GOV.9 and FNS.1.

[Municipal Council Agenda: 2026-02-26]

9.3.1 AM.6.1 [CEO] LEGAL MATTER
(L/146/W) (L/147/W) (9/3/2)

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

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

- (iii) *the institution of any legal proceedings by, or opposition of any legal proceedings instituted against, a local authority council,*

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

[Municipal Council Agenda: 2026-02-26]

9.3.2 GOV.1 [HPH] LEGAL MATTER
(L/RC/Ext 5)

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

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

- (iii) *the institution of any legal proceedings by, or opposition of any legal proceedings instituted against, a local authority council,*

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

[Municipal Council Agenda: 2026-02-26]

9.3.3 GOV.6 [CEO] CONFIDENTIAL MATTER
(9/4/4)

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

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

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

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

[Municipal Council Agenda: 2026-02-26]

9.3.4

GOV.7 [CEO] CONFIDENTIAL MATTER
(9/4/4)

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

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

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

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

[Municipal Council Agenda: 2026-02-26]

9.3.5

GOV.9 [CIT] CONFIDENTIAL MATTER
(13/P)

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

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

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

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

[Municipal Council Agenda: 2026-02-26]

9.3.6

FNS.1 [UTP] SUBDIVISION OF ERF 1226, KLEIN WINDHOEK INTO PORTION A ($\pm 18 \text{ m}^2$) AND THE REMAINDER; AND THE SUBSEQUENT REZONING OF THE REMAINDER OF ERF 1226, KLEIN WINDHOEK FROM 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1:900 m^2

SUBDIVISION OF ERF 2540, KHOMASDAL EXTENSION 4 INTO PORTION A ($\pm 18 \text{ m}^2$) AND THE REMAINDER; AND THE SUBSEQUENT REZONING OF THE REMAINDER OF ERF 2540, KHOMASDAL EXTENSION 4 FROM 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1: 350 m^2

SUBDIVISION OF ERF 898, OLYMPIA EXTENSION 1 INTO PORTION A ($\pm 18 \text{ m}^2$) AND THE REMAINDER; AND THE SUBSEQUENT REZONING OF PORTION A (A PORTION OF ERF 898, OLYMPIA EXTENSION 1) FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m^2 TO 'MUNICIPAL'; AND THE REZONING OF THE REMAINDER OF ERF 898, OLYMPIA EXTENSION 1 ($\pm 826 \text{ m}^2$) FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m^2 TO 'RESIDENTIAL' WITH A DENSITY OF 1:700 m^2

(L/1226/KW, L/2540/KD & L/898/OL)

Applications

The applications are hereby made by the Urban Policy Division on behalf of the Municipal Council of Windhoek (Department of Electricity) for the:

- Subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 1226, Klein Windhoek; and the subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'municipal' to 'residential' with a density of 1:900 m^2 ;
- Subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 2540, Khomasdal Extension 4; and the subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 ; and
- Subdivision of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 898, Olympia; and the subsequent rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'residential' with a density of 1:900 m^2 to 'municipal' and rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 .

Erven information

Erf 1226, Klein Windhoek is zoned 'municipal', measures $\pm 2\,347\text{ m}^2$ in extent and is situated on Jan Jonker Road.

Erf 2540, Khomasdal Extension 4 is zoned 'municipal', measures $\pm 467\text{ m}^2$ in extent and is situated on Karlien Street.

Erf 898, Olympia is zoned 'residential' with a density of 1:900 m^2 , measures $\pm 438\text{ m}^2$ in extent and is situated on Hidipo Hamutenya Street.

*** The locality and zoning plans are **attached as pages 15 - 18 to the agenda,**

Background and proposed development

*** In accordance with Council Resolution 201/10/2024 **attached as page 19 to the agenda,** it was resolved to optimise the use of various substation erven by replacing obsolete switchgear with modern, compact units. As the new infrastructure requires only $\pm 18\text{ m}^2$, the remaining surplus land may be repurposed for 'residential' development. This necessitates the undertaking of detailed formal town planning procedures, including the subdivision and rezoning of the affected properties, in accordance with the applicable legislative and regulatory requirements.

Consequently, Erven 1226, Klein Windhoek; 2540, Khomasdal Extension 4; and 898, Olympia Extension 1, which comprise of electrical miniature substations are proposed to be subdivided. This will ensure that the miniature electrical substations occupy their own small Erven (Portions A), measuring the required $\pm 18\text{ m}^2$ and such Portions A of Erven 1226, Klein Windhoek and 2540, Khomasdal Extension 4 will retain the 'municipal' zoning while Portion A of Erf 898, Olympia Extension 1 will be rezoned to 'municipal' zoning.

The remaining land (the Remainders of Erven 1226, Klein Windhoek; 2540, Khomasdal Extension 4; and 898, Olympia Extension 1), once freed up, will be available for 'residential' development. This approach maximises the potential of the aforesaid land in line with the Council Resolution 201/10/2024.

Public consultation

Public consultation was completed in line with the requirements of the provision of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), as well as the Municipal Council of Windhoek's Public Consultation Policy for the Proposed Development as follows:

- *** - Notices were advertised in the Namibian Sun, Republikein and Allgemeine Zeitung newspapers (as part of the Market Watch) on 11 and 18 November 2024 respectively, **attached as pages 20 - 25 to the agenda.**
- *** - The notice was placed in the Government Gazette dated 15 November 2024, **attached as pages 26 - 30 to the agenda.**
- *** - Notices were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) and on the site, **attached as pages 31 - 36 to the agenda;**

- Neighbours' consultation notices were sent to the direct neighbours, being the owners of Erven 2493, 2539, 2541, 3229, 3230, 3231 and 5959 Khomasdal; Erven 1225, 1229, 1228, 1440, 1441, 3831, 3404 and Remainders of Erven 40 and A/22 Klein Windhoek; as well as Erven 54, 509, 877 and 897, Olympia **attached as pages 37 - 61 to the agenda.**

Objections

The following objections were received:

- Objection against the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'municipal' to 'residential' with a density of 1:900 m^2 were received from the owners of Erven 1228 and 1229, Klein Windhoek. The summary of the main grounds for objections are as follows:
 - Impacts on the views;
 - Reduction in property value;
 - Disturbance of peace and privacy;
 - Negative impacts on further developments of their erf; and
 - Impacts on the borehole located on the premises.
- An objection against the subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'residential' with a density of 1:900 m^2 to 'municipal' and rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 was received from owners of Erven 877 and 897, Olympia. The summary of the main grounds for objections are as follows:
 - Proposed erf size ($\pm 826 \text{ m}^2$) adversely affects the neighbourhood character;
 - Expectation that Erf 898, Olympia Extension 1 would remain vacant (except for the substation);
 - Undesirability of living next to a substation;
 - Questionable costs of relocating the substation;
 - Stormwater concerns; and
 - Impact on property values.

The objections are **attached as pages 62 - 85 to the agenda** and responses to the objections are contained in the Urban Policy Evaluation Section.

Technical comments

The application was circulated for comments **attached as pages 86 - 117 to the agenda**, and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- Sustainable Development

The Sustainable Development Division has no objection to the proposed application. The proposal aligns with the relevant policy areas and effectively maximises development potential without adversely impacting the surrounding environment or its amenities.

- Planning, Design and Traffic Flow

There is no objection to the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'municipal' to 'residential' with a density of 1:900 m^2 : Provided:

- That parking requirements for 'residential' be minimum one (1) parking bay per equal or less than a three (3) bedroom unit, or two (2) parking bays per equal or greater than a four (4) bedroom unit, plus one (1) bay per three (3) units or part there of explicitly for visitors parking be provided on-site.
- That stacking lengths be a minimum of 6 metres at the entrance.

There is no objection to the subdivision of Erf 2540, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder and the subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 : Provided:

- That parking requirements for 'residential' be minimum one (1) parking bay per equal or less than a three (3) bedroom unit, or two (2) parking bays per equal or greater than a four (4) bedroom unit be provided on-site.

There is no objection to the subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder and the subsequent rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'residential' with a density of 1:900 m^2 to 'municipal' and the rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 : Provided:

- That parking requirements for 'residential' be minimum one (1) parking bay per equal or less than a three (3) bedroom unit, or two (2) parking bays per equal or greater than a four (4) bedroom unit be provided on-site.
- That no access be allowed within 15 metres from the intersection measured from the of intersecting kerblines.

Roads and Stormwater

Comments on Erven 898, Olympia and 1226, Klein Windhoek:

A stormwater investigation was done and the following is reported:

- The proposed Erf 898, Olympia has a general downwards slope from the southwest into a northeasterly direction.
- The proposed Erf 1226, Klein Windhoek has a general downward slope from the southeast into a northwesterly direction.
- There is no visible sign of any stormwater course or system flowing across the proposed Portion A of or the Remainder of Erven 898, Olympia and 1226, Klein Windhoek, except for surface stormwater flow.

There is no objection to the proposed subdivision of Erven 898, Olympia and 1226, Klein Windhoek into Portion A and the Remainder for the purpose of subdivision and subsequent rezoning: Provided:

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

Comments on Erf 2540, Khomasdal Extension 4:

A stormwater investigation was done and the following is reported:

- The proposed Erf 2540, Khomasdal has a general downward slope from the southwest into a northeasterly direction.
- There is no visible sign of any stormwater course or system flowing across the proposed Portion A of or the Remainder of Erf 2540, except for surface stormwater flow.

There is no objection to the proposed, subdivision of Erf 2540, Khomasdal, Extension 4, into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 2540, Khomasdal and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 : Provided:

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

Building Control

There is no objection to the application for the subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 1226, Klein Windhoek; and the subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'municipal' to 'residential' with a density of 1:900 m^2 : Provided:

- That new building plans be submitted for approval.

- That, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls be incorporated in compliance with applicable building regulations.

There is no objection to the application for the subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 2540, Khomasdal Extension 4; and the subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 : Provided:

- That new building plans be submitted for approval.
- That, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls be incorporated in compliance with applicable building regulations.

There is objection to the application for the subdivision of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 898, Olympia; and the subsequent rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'residential' with a density of 1:900 m^2 to 'municipal' and the rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 : Provided:

- That new building plans be submitted for approval.
- That, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls be incorporated in compliance with applicable building regulations.

Comments from the Strategic Executive: Infrastructure Water and Technical Services

- Engineering Services

The application for the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'municipal' to 'residential' with a density of 1:900 m^2 is **not supported** as several municipal water lines pass through Erf 1226, Klein Windhoek. Additionally, the erf is reserved as access to municipal boreholes that exist on Erf 1226, Klein Windhoek near the southeastern boundary.

There is no objection to the application for the subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 2540, Khomasdal Extension 4; and the subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 : Provided:

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

There is objection to the application for the subdivision of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder of Erf 898, Olympia; and the subsequent rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'residential' with a density of 1:900 m^2 to 'municipal' and the rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 : Provided:

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

Comments from the Strategic Executive: Electricity

- Technical Support

The department has reviewed the below applications for the subdivision and rezoning of erven currently accommodating electrical substations. There is no objection to the applications subject to the conditions outlined per site:

Erf 898, Hidipo Hamutenya Street, Olympia:

- Medium Voltage (MV) and Low Voltage (LV) feeders:
 - Two (2) Medium Voltage (MV) and several Low Voltage (LV) feeders from A. Geldenhuis Substation traverse the erf towards the eastern side.
 - All cables must be relocated to the subdivided portion reserved for the miniature substation.
- Subdivision and infrastructure upgrade:
 - The subdivision is intended to facilitate the replacement of the existing substation with a new compact miniature substation.
 - The sale of the remaining portion of the erf will serve to finance the upgrade and replacement of aging electrical infrastructure.
- Service connection limitation:
 - Only one (1) service connection from the municipal electrical network will be permitted to the erf.

Erf 1226, Jan Jonker Road, Klein Windhoek:

- Medium Voltage (MV) and Low Voltage (LV) feeders:
 - Two (2) Medium Voltage (MV) and several Low Voltage (LV) feeders from Blascke Substation traverse the erf towards the northern side.
 - Cables must be relocated to run along the border with Erf 1225, Klein Windhoek.
 - This servitude must be recorded in the erf conditions.
 - No building line restrictions shall be permitted along this boundary to ensure unobstructed access to the feeders.
- Subdivision and infrastructure upgrade:
 - The subdivision is intended to facilitate the replacement of the existing substation with a new compact miniature substation.
 - The sale of the remaining portion of the erf will serve to finance the upgrade and replacement of aging electrical infrastructure.
- Service connection limitation:
 - Only one (1) service connection from the municipal electrical network will be permitted to the erf.

Comments from Strategic Executive: Economic Development and Community Services**- Health and Environment Services**

The rezoning of the erven indicated are not part of the listed activities that requires Council to obtain Environmental Clearance Certificates (ECC). The installation of substations will not have significant impacts on the environment. Thus, the division has no objection to the applications.

Urban Policy evaluation

The applications involve the following:

- Subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder from 'municipal' to 'residential' with a density of 1:900 m^2 .
- Subdivision of Erf 2540, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder from 'municipal' to 'residential' with a density of 1:350 m^2 ; and

- Subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of Portion A from 'residential' with a density of $1:900 \text{ m}^2$ to 'municipal'; and the rezoning of the Remainder ($\pm 826 \text{ m}^2$) from 'residential' with a density of $1:900 \text{ m}^2$ to 'residential' with a density of $1:700 \text{ m}^2$.

The proposed sizes, zonings and densities are illustrated by the following table:

Portion/Erven No.	Township	Size (m ²)	Current Zoning/Density	Proposed Zoning/Density
Portion A (a Portion of Erf 1226)	Klein Windhoek	± 18	Municipal	Municipal
Remainder Erf 1226	Klein Windhoek	$\pm 2\,329$	Municipal	Residential (1:900 m ²)
Portion A (a Portion of Erf 2540)	Khomasdal Extension 4	± 18	Municipal	Municipal
Remainder Erf 2540	Khomasdal Extension 4	± 449	Municipal	Residential (1:350 m ²)
Portion A (a Portion of Erf 898)	Olympia Extension 1	± 18	Residential (1:900 m ²)	Municipal
Remainder Erf 898	Olympia Extension 1	± 826	Residential (1:900 m ²)	Residential (1:700 m ²)

The aforesaid subdivisions and rezoning are necessary and desirable based on the following grounds:

- The subdivisions will ensure that the electrical substations are secured on their own by a legally defined erf. This prevents any future ambiguity or conflicting land uses, guaranteeing the Municipal Council of Windhoek's unimpeded access for maintenance, emergency response and future upgrades.
- The sites are currently occupied by a single, low-footprint infrastructure facility, while the large part of the erven are vacant and underutilised, which is not only an anomaly in a well-established residential area, but also represents an inefficient use of land.
- Hence, the proposed subdivisions into Portions A ($\pm 18 \text{ m}^2$) and the Remainder is a key tool for unlocking the development potential of these underutilised erven, allowing them to be returned to the property market for productive 'residential' uses through the aforementioned subdivisions and rezoning.
- The erven are located within suburbs that are already comprising of municipal services, established schools, retail centres and other amenities. Therefore, the subdivision and rezoning of the subject erven does not require the Municipal Council of Windhoek to extend new, costly trunk services; therefore, making it a highly cost-effective form of growth for the Council.
- The Klein Windhoek, Olympia and Khomasdal suburbs are matured, low to medium-density 'residential' suburbs. Hence, the proposed subdivisions and rezoning to 'residential' to a density of $1:700 \text{ m}^2$ or $1:350 \text{ m}^2$ are generally compatible with the existing density and character of the neighbourhood. The density of $1:700 \text{ m}^2$ represents a gentle, sustainable increase in Olympia that contributes to the Municipal Council of Windhoek's Strategic Objectives without overwhelming the neighbourhood's capacity.

Responses to the objections regarding Erf 898, Olympia Extension 1

The Urban Policy Division response to the objections lodged regarding Erf 898, Olympia Extension 1 is as follows:

- Proposed erf size ($\pm 826 \text{ m}^2$) adversely affects the neighbourhood character

The Remainder of Erf 898, Olympia Extension 1 ($\pm 826 \text{ m}^2$) is proposed to be rezoned from 'residential' with a density of $1:900 \text{ m}^2$ to 'residential' with a density of $1:700 \text{ m}^2$. The proposed density of $1:700 \text{ m}^2$ is compatible with urban densification strategies intended to optimise underutilised land within established townships. While some surrounding erven are larger, a $\pm 826 \text{ m}^2$ remainder is sufficient to maintain the 'residential' character of Olympia and aligns with the Municipal Council of Windhoek's strategic goal of maximising land potential in areas with existing infrastructure.

Furthermore, the objection regarding density is unsubstantiated as the development potential remains unchanged. Both the current density ($1:900 \text{ m}^2$) and the proposed density ($1:700 \text{ m}^2$) restrict development to one (1) dwelling house only. The rezoning is a technical requirement to maintain this 'one (1) house' right on the newly created Remainder ($\pm 826 \text{ m}^2$), which fell slightly below the 900 m^2 threshold due to the removal of the substation land. Consequently, there will be no increase in the number of dwelling houses or beyond what is currently permitted.

- Expectation that Erf 898, Olympia Extension 1 would remain vacant (except for the substation)

There are no legal or planning restrictions that mandate the land remain vacant in perpetuity. The land is currently zoned 'residential' and the subdivision simply separates the utility component from the developable land. The existing 'residential' zoning of Erf 898, Olympia Extension 1 signals clear intent for 'residential' development. The subdivision does not change this intent; it merely formalises the separation of the existing municipal infrastructure from the developable land. Private expectations of permanent vacancy cannot supersede the primary land-use rights established under the Windhoek Zoning Scheme.

- Undesirability of living next to a substation

The Department of Electricity has confirmed that the existing infrastructure will be replaced with a modern, compact miniature substation on a dedicated $\pm 18 \text{ m}^2$ erf (Portion A of Erf 898, Olympia Extension 1). These compact units are standard in 'residential' neighbourhoods across the City of Windhoek. They occupy a minimal footprint and are designed to be unobtrusive and safe for adjacent 'residential' uses.

- Questionable costs of relocating the substation

The cost of infrastructure upgrades is generally an internal municipal and engineering consideration, not a valid town planning ground for objection. However, the Department of Electricity has noted that the sale of the Remainder of Erf 898, Olympia Extension 1 will directly finance the replacement of aging electrical infrastructure, ensuring a self-sustaining upgrade that benefits the local grid.

- Stormwater concerns

All new developments are subject to standard municipal building plan approvals. The owner of the Remainder of Erf 898, Olympia Extension 1 will be required to submit a stormwater management plan to ensure that run-off is handled in accordance with the Municipal Council of Windhoek's engineering standards, ensuring no negative impact on neighbouring properties (including the objectors' properties, being Erven 877 and 897, Olympia).

- Impact on property values

There is no technical evidence that a 'single residential' dwelling on an ± 826 m² erf can negatively impact surrounding values. On the contrary, replacing electrical infrastructure with a modern, compact unit and removing a vacant, potentially unmaintained erf can generally improve the aesthetic and security of the immediate streetscape of Olympia suburb.

Responses to the objections regarding Erf 1226, Klein Windhoek

The Urban Policy Division response to the objections lodged regarding Erf 1226, Klein Windhoek is as follows:

The objections regarding the impact on boreholes and infrastructure are noted and are corroborated by the comments from the Engineering Services Division (Department of Infrastructure, Water and Technical Service). As the Engineering Services Division does not support the subdivision and rezoning of Erf 1226, Klein Windhoek due to the presence of municipal water lines and the requirement for borehole access, the application is not recommended for approval. Consequently, the remaining objections regarding views, property value and privacy no longer need to be addressed, as the application is not being recommended for approval.

Title Deed conditions

The following conditions will need to be registered against the Remains of Erven 1226, Klein Windhoek; 2540, Khomasdal Extension 4; and 898, Olympia Extension 1:

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

- The building value of the main building, excluding the outbuilding to be erected on the erven shall be four (4) times the municipal valuation of the erven.

Conclusion

The application for the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder from 'municipal' to 'residential' with a density of 1:900 m^2 is not supported as the erf must remain undeveloped to protect municipal water lines and ensure essential access to municipal boreholes.

The application for the subdivision of Erf 2540, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of the Remainder from 'municipal' to 'residential' with a density of 1:350 m^2 is supported following the redesign of the initial layout to relocate the substation erf from the sewer line.

The application for the subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$) and the Remainder; and the subsequent rezoning of Portion A from 'residential' with a density of 1:900 m^2 to 'municipal' and the rezoning of the Remainder from 'residential' with a density of 1:900 m^2 to 'residential' with a density of 1:700 m^2 is supported, as the application balances urban densification with infrastructure upgrades and maintains the one (1) dwelling 'residential' character while funding the replacement of aging electrical equipment with modern equipment.

Management Committee, having considered the application

RECOMMENDED

- 1 That the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18 \text{ m}^2$ in extent) and the Remainder of Erf 1226, Klein Windhoek not be recommended to the Urban and Regional Planning Board in accordance with section 209(2)(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) due to the following:
 - 1.1 There are several municipal water lines that pass-through Erf 1226, Klein Windhoek.
 - 1.2 Erf 1226, Klein Windhoek is reserved for access to municipal boreholes that exist on Erf 1226, Klein Windhoek near the southeastern boundary.
- 2 That the subdivision of Erf 2540, Khomasdal Extension 4 into Portion A ($\pm 18 \text{ m}^2$ in extent) and the Remainder of Erf 2540, Khomasdal Extension 4; and the subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'municipal' to 'residential' with a density of 1:350 m^2 be recommended to the Urban and Regional Planning Board in accordance with section 209(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

- 3 That the subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18 \text{ m}^2$ in extent) and the Remainder of Erf 898, Olympia Extension 1; and the subsequent rezoning of the Remainder of Erf 898, Olympia Extension 1, from 'residential' with a density $1:900 \text{ m}^2$ to 'residential' with a density of $1:700 \text{ m}^2$ be recommended to the Urban and Regional Planning Board in accordance with section 209(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 4 That the following conditions be registered against the Remains of Erven 2540, Khomasdal Extension 4 and Erf 898, Olympia Extension 1 in favour of the Municipal Council of Windhoek:
- 4.1 That the erven be used or occupied for purposes which are in accordance with, and the use or occupation of the erven at all times be subject to, the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 4.2 That the building value of the main building, including the outbuildings, to be erected on the erven be at least four (4) times the prevailing valuation of the erven by the local authority.
- 5 That the subdivision and rezoning of Erf 898, Olympia Extension 1 be further subject to the following provisions and stipulations:
- 5.1 That no access be allowed within 15 metres from the intersection measured from the intersecting kerbline of Erf 898, Olympia Extension 1.
- 5.2 That it be noted that two (2) Medium Voltage (MV) and several Low Voltage (LV) feeders from A. Geldenhuys Substation traverse the erf towards the eastern side.
- 5.3 That all cables be relocated to the subdivided portion reserved for the miniature substation.
- 5.4 That it be noted that the subdivision is intended to facilitate the replacement of the existing substation with a new compact miniature substation.
- ***
- 6 That in terms of section 31 (1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), the authority to approve all subdivision and rezoning applications of erven associated with the Electricity Substation Subdivision Project as per Council Resolution 201/10/2024 **attached as page 19 to the agenda**, as well as to approve all rezoning applications to and from the zoning category 'municipal' be delegated to the Strategic Executive: Urban and Transport Planning.
- 7 That the following conditions apply mutatis mutandis to all subdivision and rezoning applications for Erven 898, Olympia Extension 1 and 2540, Khomasdal Extension 4:
- 7.1 That parking requirements for 'residential' be a minimum of one (1) parking bay per equal or less than a three (3) bedroom unit, or two (2) parking bays per equal or greater than a four (4) bedroom unit on-site.

- 7.2 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Zoning Scheme, *inter alia* stating as follows:
- 7.2.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 7.2.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 7.3 That for surface stormwater run-off to be accommodated, any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 7.4 That all efforts be made to prevent and mitigate causing a health nuisance to the surrounding properties and the environment.
- 7.5 That for future developments, the applicant be required to submit building plans to the Department of Urban and Transport Planning, Building Control Division for circulation and approval.
- 7.6 That the new building plans be submitted for approval.
- 7.7 That should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls be incorporated in compliance with applicable building regulations.
- 7.8 That it be noted that the sale of the remaining portions of the subject erven will serve to finance the upgrade and replacement of aging electrical infrastructure.
- 7.9 That only one (1) service connection from the municipal electrical network be permitted to the erf.
- 7.10 That all parties who lodged objections be formally notified of Council's decision.
- 7.11 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

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

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

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MOTION NOTICE

Submitted by: Councillor Demetreo Ronaldus Beukes

Seconded by: Councillor Austin Kwenani, Chairperson Management Committee

Date of Submission: 17 February 2026

Council Meeting Date: 26 February 2026

Management Committee Reference: 4 of 2026

SUBJECT:

Interim Administrative Relief and Development Permissions for Residents of Groot-Aub Peri-Urban Area

1. BACKGROUND

2. Groot-Aub Peri-Urban Area, approximately 60 km south of Windhoek in the Khomas Region, falls under the administrative jurisdiction of the City of Windhoek (CO W) and includes:

- Groot-Aub Proper
- Extension 1
- Extension 2
- Non-demarcated areas

In 2018, a moratorium was imposed on all development and administrative approvals in Groot-Aub. This moratorium is still in place, effectively **blocking residents from developing their properties** or obtaining proof of residence, bank letters, or access to financial and agricultural services.

2. MOTIVATION

The continued enforcement of the 2018 moratorium has caused **socio-economic hardship** for residents:

- Inability to upgrade housing or construct new structures
- Lack of proof of occupancy affecting banking and grant access

- Farmers unable to register livestock or obtain stock branding numbers
- Youth restricted from accessing student loans or other financial opportunities

Residents have been in this constrained situation for **nearly eight years**, despite many having occupied their erven for over 20 years. The moratorium has prevented them from exercising **their democratic right to self-development** and improving living standards.

This motion seeks to provide **interim administrative relief** and conditional development permissions while **planning and tenure matters are finalised**.

3. PROPOSED RESOLUTIONS

Council is requested to resolve as follows:

3.1 Issuance of Residency Confirmation Letters

That Council mandates the Administration to implement an interim mechanism for issuing official **Residency Confirmation Letters** to verified residents of Groot-Aub for lawful administrative purposes, including:

- Opening bank accounts
- Applying for NGO grants
- Applying for educational loans (including NSFAS)
- Any lawful administrative requirement requiring proof of residence

Conditions:

- Letters shall **not confer ownership or tenure rights**
- Verification shall be based on approved resident databases and community validation
- Letters shall serve strictly as **interim administrative confirmation** pending finalisation of tenure matters

3.2 Confirmation Letters for Small-Scale Farmers

That Council authorises issuance of **confirmation letters to bona fide small-scale farmers** in Groot-Aub for purposes of:

- Stock branding numbers
- Livestock registration
- Accessing agricultural support

Applicable to:

- Residents farming since early 2000 or prior
 - Farmers relocated with valid movement permits
 - Youth who inherited livestock from deceased parents or grandparents
-

3.3 Permission to Construct Permanent Structures in Demarcated Areas

That Council grants conditional permission to residents in:

- Groot-Aub Proper
- Extension 1
- Extension 2

To construct **permanent structures**, subject to:

- Approved building plans/sketches
- Compliance with COW building regulations
- Alignment with existing demarcation maps

Note: Over 900 residents have occupied erven for 20+ years; many existing houses are dilapidated, and residents are willing to comply with municipal regulations.

3.4 Permission for Precast / Semi-Permanent Structures in Non-Demarcated Areas

That Council grants conditional permission for precast or semi-permanent structures, provided that:

- Structures are **removable** if future planning requires relocation
- No construction occurs on road reserves or prohibited zones
- Safety standards are met

Justification:

- Protection from dust, insects, and reptiles
 - Improved insulation during winter (up to -6°C)
 - Better safety compared to corrugated iron structures
 - Affordable and reusable
-

4. CONCLUSION

The moratorium imposed in 2018 has **prevented development and socio-economic growth** for nearly eight years. Residents of Groot-Aub cannot remain in developmental limbo indefinitely.

This motion seeks to provide **balanced, lawful, and humane interim solutions**, enabling financial inclusion, housing improvements, agricultural development, and dignity for residents while broader tenure and planning processes continue.

I so move.

SIGNATURES

Submitted by:

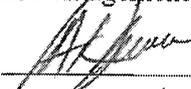
Councillor Demetreo Ronaldus Beukes

Signature: 

Date: 17/02/2026

Seconded by:

Councillor Austin Kwenani
Chairperson: Management Committee

Signature: 

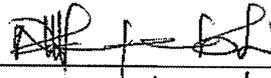
Date: 17/02/2026

CEO ACKNOWLEDGEMENT OF RECEIPT

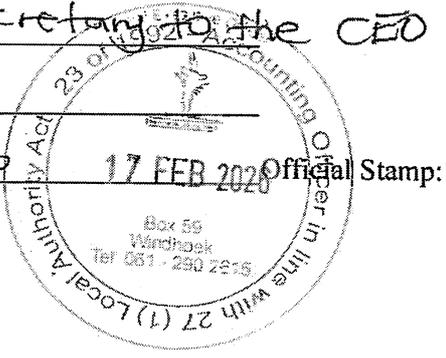
Received by: Angeline Nanyemba

Name: Angeline

Designation: Executive Secretary to the CEO

Signature: 

Date Received: 17/02/2026



CITY OF WINDHOEK

OFFICE OF THE CHIEF EXECUTIVE OFFICER

COUNCIL SUBMISSION COVER PAGE

Council Reference No.: COW/CM/02/2026/
Management Committee Ref No.: MC/04/2026
Date of Submission: 17 February 2026
Council Meeting Date: 26 February 2026



Submitted By:
 Councillor Demetreo Ronaldus Beukes

Seconded By:
 Councillor Austin Kwenani
 Chairperson: Management Committee

Subject:
 Interim Administrative Relief and Development Permissions for Residents of Groot-Aub Peri-Urban Area

Departments Responsible for Implementation (if adopted):

- Strategic Executive: Housing, Property Management and Human Settlement
- Strategic Executive: Urban and Transport Planning
- Strategic Executive: Economic Development and Community Services

PURPOSE OF SUBMISSION

To request Council approval for **interim administrative measures and conditional development permissions** for residents of Groot-Aub Peri-Urban Area, pending finalisation of land tenure and planning matters.

Motivation:

- In 2018, a **moratorium** was placed on all development, construction, and land-related approvals in Groot-Aub.
- This moratorium **remains in effect**, preventing residents from improving or developing their erven.
- For almost **eight years**, residents have been unable to:

- o Construct or upgrade housing
- o Secure formal proof of occupancy
- o Open bank accounts
- o Apply for NGO grants or educational loans (including NSFAF)
- o Register livestock for farming purposes

This prolonged restriction has **significantly affected livelihoods, living standards, and economic participation**, creating the urgent need for interim relief measures while the City finalises planning and tenure processes.

ACTION REQUESTED

Council is requested to:

1. Authorise issuance of **Residency Confirmation Letters** to verified residents of Groot-Aub.
2. Authorise issuance of **confirmation letters for small-scale farmers** for stock branding and livestock registration purposes.
3. Grant conditional permission to **construct permanent structures** in demarcated areas (Groot-Aub Proper, Extension 1, Extension 2), subject to approved building plans and compliance with City regulations.
4. Grant conditional permission for **precast/semi-permanent structures** in non-demarcated areas, ensuring removability and safety compliance.

ACKNOWLEDGEMENT OF RECEIPT

(Office of the Chief Executive Officer)

Received by: _____

Name: _____

Designation: _____

Signature: _____

Date Received: _____

Official Stamp:

OFFICE OF THE CHIEF EXECUTIVE OFFICER

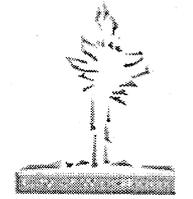
✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na



The Gateway to Endless Opportunities

ENQ: KA Krotz
DATE: 18/02/2026

TEL: 061-2902615/2304
REF: Motion

Council Member Demetreo R. Beukes
MEMBER OF THE MANAGEMENT COMMITTEE

Dear Council Member Beukes,

RE: MOTION – INTERIM ADMINISTRATIVE RELIEF AND DEVELOPMENT PERMISSIONS FOR RESIDENTS OF GROOT-AUB PERI-URBAN AREA

Your Motion dated 17 February 2026 on the above subject matter is herewith being acknowledged.

As per the relevant provisions of the Standing Rules and Order, the Motion will be placed on the agenda of the upcoming Council meeting scheduled to be held on 26 February 2026.

Trust that you find this in order.

Yours Sincerely,

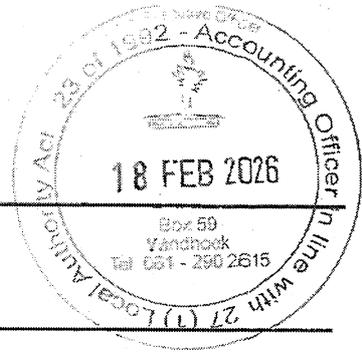
Moses Matyapi

CHIEF EXECUTIVE OFFICER



cc: Council Member Sakarias Uunona, Mayor
Council Member Nangula A. Amutenya, Deputy Mayor
Council Member Austin Kwenani, MC Chairperson
All Council Members

All official correspondence must be addressed to the Chief Executive Officer



MOTION

IDENTIFIES AND EARMARK SUITABLE PORTIONS OF MUNICIPAL LAND IN ALL CONSTITUENCIES AND AREAS OF WINDHOEK FOR ALLOCATION TO THE MINISTRY OF EDUCATION, INNOVATION, YOUTH, SPORT, ARTS AND CULTURE (MEIYSAC) FOR THE DEVELOPMENT OF SPORT, YOUTH AND RELATED INFRASTRUCTURE

**BY
COUNCIL MEMBER AUSTIN KWENANI
CHAIRPERSON OF THE MANAGEMENT COMMITTEE**

In terms of Rule 12 and Rule 13 of the Standing Rules and Orders of the Municipal Council of Windhoek, I hereby give notice that I will move the following motion:

1. MOTION

That the Municipal Council of Windhoek:

- 1.1. Identifies and earmarks suitable portions of municipal land in all constituencies and areas of Windhoek for allocation to the Ministry of Education, Innovation, Youth, Sport, Arts and Culture (MEIYSAC) for the development of sport, youth, and related infrastructure.
- 1.2. Mandates the relevant municipal departments to engage MEIYSAC, the private sector, and other key stakeholders to establish implementation frameworks and partnership models for the development of sports infrastructure.
- 1.3. Facilitates coordinated planning** to ensure that such land allocation aligns with national sport development strategies and existing urban development plans.

2. MOTIVATION

- 2.1 The Ministry of Education, Innovation, Youth, Sport, Arts and Culture remains a critical stakeholder in youth empowerment, sports development, and infrastructure expansion. However, the Municipality of Windhoek continues to face financial constraints in developing and upgrading sports facilities.
- 2.2 The Government of the Republic of Namibia, under the leadership of President Netumbo Nandi-Ndaitwah, has elevated sport to one of the country's highest national priorities, recognizing it as a strategic driver for socio-economic development, youth empowerment, infrastructure development, and national cohesion.

- 2.3 Sport is further positioned as a priority under Namibia's Sixth National Development Plan (NDP6), reinforcing its role in building a healthier and more productive workforce while stimulating economic growth.

3 KEY NATIONAL FOCUS AREAS INCLUDE:

- 3.1 Construction and upgrading of CAF-standard and Category 3 stadiums across multiple regions, including projects in Eenhana, Nkurenkuru, and Mariental.
- 3.2 Development of basic sports infrastructure in all 121 constituencies to promote grassroots talent identification and development.
- 3.3 Establishment of sports centres of excellence in all 14 regions.
- 3.4 Introduction of a new sport funding and sponsorship formula to professionalize leagues and strengthen the commercial viability of sport.
- 3.5 Namibia has identified football, netball, and rugby as core national sport codes, alongside priority codes such as athletics, Paralympics, boxing, and wrestling. This strategic focus underscores the need for adequate and accessible infrastructure at both grassroots and elite levels.
- 3.6 Furthermore, Namibia is set to co-host the 2027 ICC Cricket World Cup alongside South Africa and Zimbabwe, presenting a historic opportunity to showcase the country's capacity to host international sporting events. Windhoek has already demonstrated this capacity by successfully hosting the Region 5 Youth Games in July 2025, welcoming over 2,000 athletes from ten Southern African nations.
- 3.7 However, the continued absence of international football matches on home soil deprives the local community of the opportunity to support the Brave Warriors and limits economic activity associated with sports tourism. International matches significantly benefit local taxi operators, vendors, accommodation establishments, and small businesses.
- 3.8 The Namibia Football Association (NFA) has recently approached Council to request land for the development of world-class football infrastructure. It is in this same spirit of partnership and national alignment that this motion seeks to empower Council to identify and allocate land for structured development through MEIYSAC and strategic partners.
- 3.9 Sport builds nations, fosters unity, and ignites economic opportunities. By allocating land for sport and youth infrastructure, the Municipal Council of Windhoek will:
- 3.9.1 Empower grassroots youth development
- 3.9.2 Strengthen partnerships with central government
- 2.9.3 Stimulate local economic growth

- 2.9.4 Position Windhoek as a premier host city for regional and international events
- 2.9.5 Contribute meaningfully to continental aspirations under the African Union's Agenda 2063

4 CONCLUSION

- 4.1 This motion seeks not merely the allocation of land, but the strategic positioning of Windhoek as a city that invests in its youth, embraces national priorities, and leverages sport as a catalyst for inclusive growth and socio-economic transformation.

I so move.



Council Member Austin Kwenani

18 February 2026



Seconded by: Council Member Demetreo R. Beukes

18 February 2026

OFFICE OF THE CHIEF EXECUTIVE OFFICER

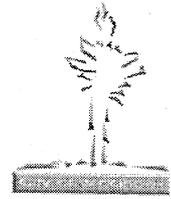
✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na



The Gateway to Endless Opportunities

ENQ: KA Krotz
DATE: 18/02/2026

TEL: 061-2902615/2304
REF: Motion

Council Member Austin Kwenani
CHAIRPERSON OF THE MANAGEMENT COMMITTEE

Dear Council Member Kwenani,

RE: MOTION – IDENTIFIES AND EARMARK SUITABLE PORTIONS OF MUNICIPAL LAND IN ALL CONSTITUENCIES AND AREAS OF WINDHOEK FOR ALLOCATION TO THE MINISTRY OF EDUCATION, INNOVATION, YOUTH, SPORT, ARTS AND CULTURE (MEIYSAC) FOR THE DEVELOPMENT OF SPORT, YOUTH AND RELATED INFRASTRUCTURE

Your Motion dated 18 February 2026 on the above subject matter is herewith being acknowledged.

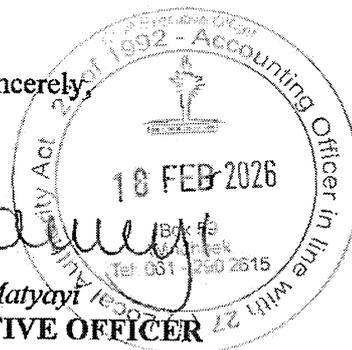
As per the relevant provisions of the Standing Rules and Order, the Motion will be placed on the agenda of the upcoming Council meeting scheduled to be held on 26 February 2026.

Trust that you find this in order.

Yours Sincerely,

Moses Matyayi

CHIEF EXECUTIVE OFFICER



cc: Council Member Sakarias Uunona, Mayor
Council Member Nangula A. Amutenya, Deputy Mayor
All Council Members

All official correspondence must be addressed to the Chief Executive Officer

[Municipal Council Minutes: 2025-08-07(07-31)]

9.1.5

FNS.4 [UTP] APPLICATION FOR THE REZONING OF THE REMAINDER OF ERF 603, ROCKY CREST EXTENSION 1 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:300 m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:150 m² (L/603/RC)

On proposal by Council Member Illse Keister, it was

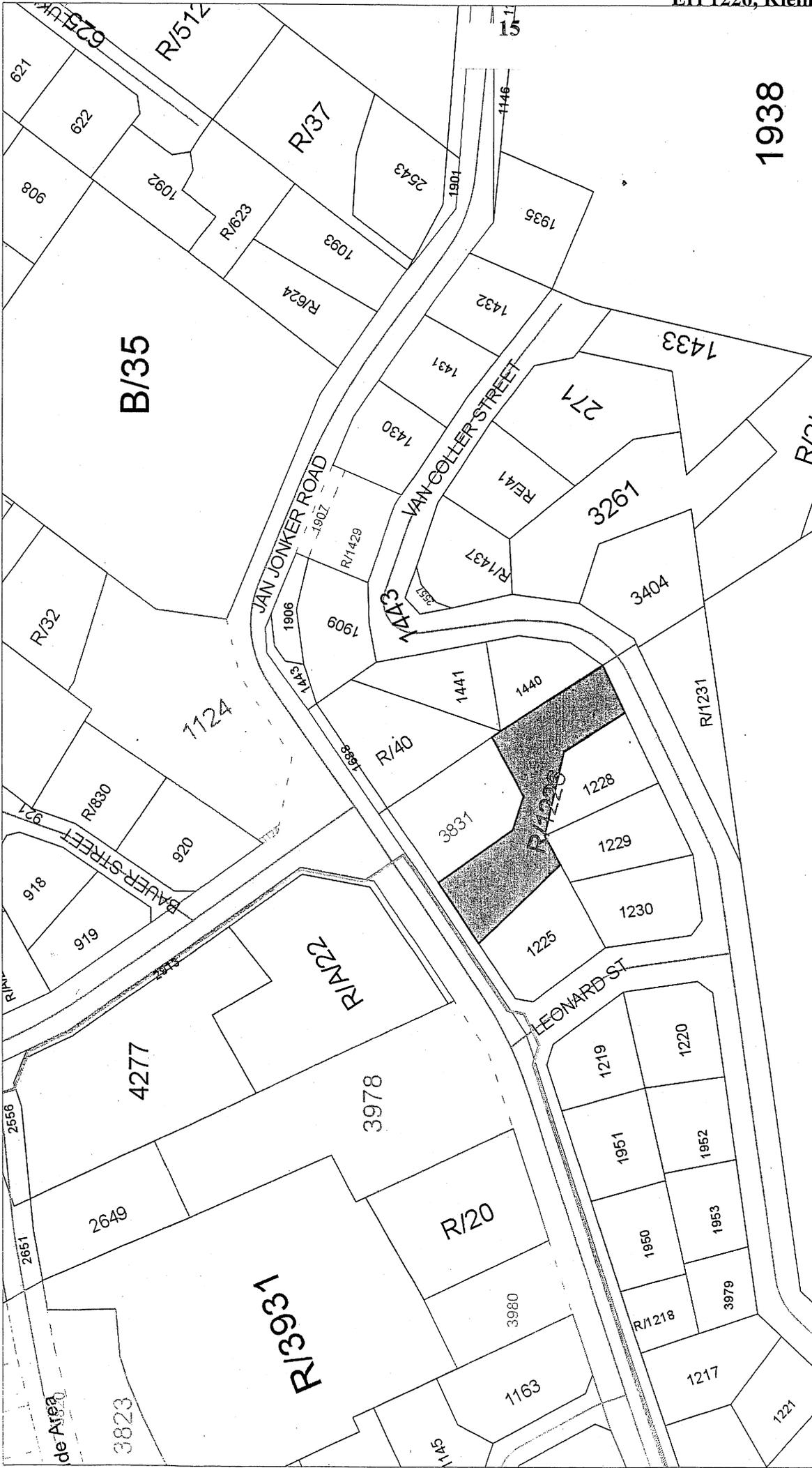
RESOLVED

- 1 That the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 from 'residential' with a density of 1:300 m² to 'general residential' with a density of 1:150 m², be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 2 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site. [Only visitors' parking is allowed on the sidewalk.]
- 3 That a minimum of two (2) entrance gates be provided having a stacking distance of at least 15 metres, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.
 - 3.1 That dedicated access and exit gates be provided.
- 4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Zoning Scheme, *inter alia* stating as follows:
 - 4.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 4.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

- 4.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.
- 4.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
- 4.6 That no building plans be approved until the stormwater conditions are met.
- 4.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 5 That no building plan be approved until the above stormwater conditions are met.
- 6 That it be noted that the application is only supported to accommodate the existing fifty seven (57) units.
- 6.1 That no additional dwelling units be allowed in the future as this will place additional loads on municipal water and sewer infrastructure.
- 7 That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 8 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and an application for a new service connection or upgrade larger than 3 x 60 ampere is applied for, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 9 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- 10 That for 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit be used with a metering box located on the street/development erf boundary if it's technically possible otherwise a bulk meter shall be used.
- 11 That a Building Compliance Certificate for Unit 57 on the Remainder of Erf 603, Rocky Crest be obtained following the Building Control Division's processes: Provided that the application for the rezoning of the Remainder of Erf 603, Rocky Crest Extension 1 from 'residential' with a density of 1:300 m² to 'residential' with a density of 1:150 m² be submitted to the Urban and Regional Planning Board prior to the issue of the Building Compliance Certificate.
- 12 That the applicant ensure that all efforts are made to prevent and mitigate causing health nuisance to the surrounding properties and the environment.
- 13 That the applicant note that any enquiry, regarding the review or adjustment to the rates and taxes arising from the increased density, should be handled separately through the Department of Finance and Customer Services in accordance with the Municipal Council of Windhoek's applicable policies.
- 14 That the applicant accept the conditions of the Council Resolution recommendation (or Council) in writing, by completing and returning the Acknowledgment and Acceptance of Council Conditions Form to the Municipal Council of Windhoek, prior to the submission of the application to the Urban and Regional Planning Board.
- 15 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.
- 15.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.
- 16 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 164/08/2025



1:1991

1938

NOTES

Locality plan

Compiled by:

Date: 26/1/2026

ERF 1226 KW



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NOTES

Locality plan

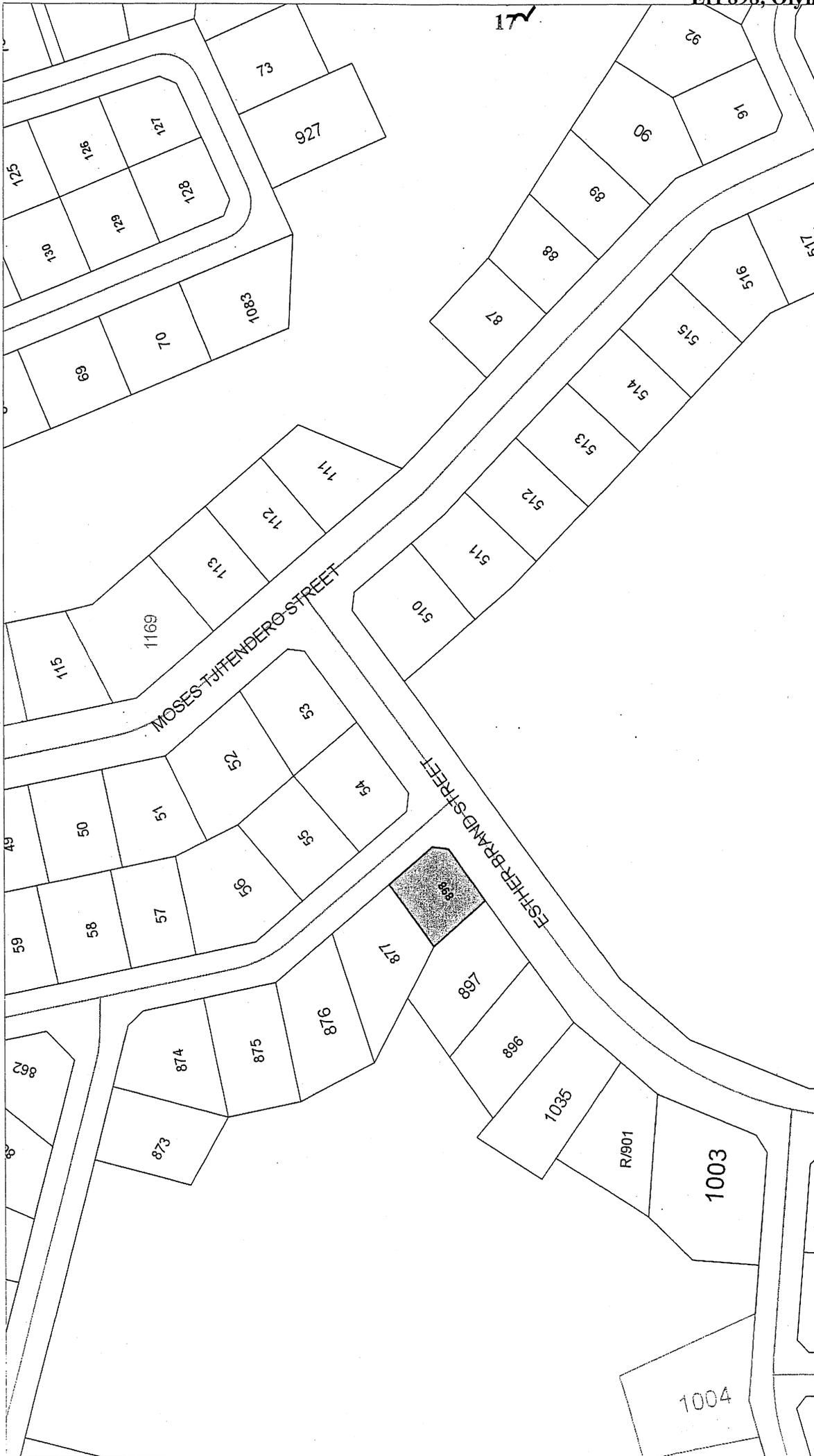
Compiled by:

Date: 26/11/2026

ERF 2540 KD



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1:2096

NOTES

Locality plan

Compiled by:

Date: 26/1/2026

Erf 898, OL



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Whk EBA Farms That are busy	Whk EBA Farms By Segments
Aredaraigas Ondekeremba Kapps farms Farm Aris Farm many hills Sungate Regenstein Waldeck Gross Haigamas Omeya Krumhuk Bellerode Herbothsblick	Kapps farms Farm Aris

[Municipal Council Minutes: 2024-10-23(08)(09-26)]

9.1.4

**GOV.4 [ELE] REQUEST TO AVAIL SUBSTATION
ERVEN FOR RESIDENTIAL USE IN OLDER
TOWNSHIPS AROUND WINDHOEK
(16/2/3/1)**

On proposal by Council Member Bernardus Araeb, it was

RESOLVED

- 1 That the identified substation erven measuring 450 m² located in various suburbs set out fully per the following table, be noted:

No.	Substation name	Township	Erf No.	Street name	Erf size, (m ²)
1	Hintrager	Pionierspark	548	Hintrager	1 159
2	Potgieter	Pionierspark	820	Potgieter	1 275
3	Plato 1	Academia	66	Plato	1 080
4	Plato 2	Academia	236	Plato	1 000
5	Descartes	Academia	311	Descartes	988
6	Sarte	Academia	R/616	Sarte	1 000
7	Hegel	Academia	543	Calvyn	942
8	Calvyn	Academia	489	Calvyn	1 080
9	Van der Merwe	Pionierspark	461	Van der Merwe	1 040
10	A Geldenhuys	Olympia	898	Abraham Geldenhuys	844
11	Gordon Day	Auasblick	223	Goldon Day	1 411
12	Sunridge	Hochland Park	1290	Goudsnip	437
13	Edelvalk	Hochland Park	312	Papageien	594
14	Eulen	Hochland Park	255	Papageien	408
15	Flamink	Hochland Park	131	Flaminkweg	527
16	Blascke	Klein Windhoek	R/1226	Jan Jonker	2 249
17	Daffodil	Khomasdal	3585	Daffodil	496
18	David Bezuidenhout	Khomasdal	2589	David Bezuidenhout	615
19	Flamingo	Khomasdal	4626	Chrysler	1 788
20	Protea	Khomasdal	2540	Protea	467
21	Karlien	Khomasdal	2517	Karlien	450
22	Groenkwards	Khomasdal	237	Groenkwards	454
23	Rand Hanekam DS	Khomasdal	4228	Rand	2 195
25	Caesar	Katutura	3088	Caesar	586

- 2 That it further be noted, that only a maximum of 18 m² is adequate to accommodate the new compact switchgear which will replace the existing obsolete switchgear which requires urgent replacement at an estimated cost of **NS\$13 109 000.00**.
- 3 That the required funds to replace the old and obsolete switchgear of **± NS\$13 109 000.00**, be availed from the funds generated from the proposed sale of erven.
- 4 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 201/10/2024

VACANCIES

orano

Artisan: Electrician

Key Requirements includes:

- N3 or equivalent.
- Qualified Artisan with Trade Certificate from recognized institution.
- Code BE license.
- A Minimum of 3 years relevant experience after trade test qualification

Artisan: Fitter and Turner

Key Requirements includes:

- N3 or equivalent.
- Qualified Artisan with Trade Certificate from recognized institution.
- Code BE license.
- A Minimum of 3 years relevant experience after trade test qualification

Warehouse Operator

Key Requirements includes:

- Grade 12 certificate
- Code BE driver's license.
- Computer literate
- One year warehouse operator experience will be an advantage.

To apply please send your CV and recently certified documents to recruitment.namibia@orano.org.na or apply on the NIES platform <https://nies.namibiaatwork.gov.na>

Closing date: 22 November 2024

Only short-listed candidates will be contacted. Preference will be given to candidates from designated groups in line with Company policy and employment equity.

www.twitter.com/OranoNamibia



VACANCY

Swakop Uranium, a Namibian world class uranium mining company, invites people who are self-motivated, energetic and wish to work in a High Performance Culture environment, to apply for the following role:

Senior Accountant: Financial

To apply, please upload your CV and other recently certified AND verified/authenticated relevant documents plus a Certificate of Good Conduct not older than 6 months to <https://www.swakopuranium.namibiatwork.com/external/karrierenpoststellen>, or scan the QR code, and / or apply on the NIES platform by following this link: <https://nies.namibiaatwork.gov.na>.

UP: Please note that all relevant qualifications (if available) and CVs must be recently certified and verified by the institution where it was obtained or the NICA. For more information regarding verification of qualifications, please visit www.namibia.gov.na



SCAN ME



MUNICIPALITY OF OTJIWARONGO

NOTICE FOR OBJECTIONS

NOTICE is hereby given in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended that the Municipal Council of Otjiwarongo intends to alienate, subject to section 30(1)(f) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, the below indicated immovable properties by way of Private Treaty Sale and Lease:

SALE					
Erf No	Name	Size (m ²)	Zoning	Purchase Price (N\$)	Council Resolution
a portion of the Remainder of Erf Otjiwarongo Townlands South No.308	EDTHEC Enterprises	251,333 (25Ha)	Undetermined	14,451,647.50 (VAT Incl.)	C11.28/15/10/2024/9th ODCM 2024
Erf 95 Heroes Park	Mr. Lazarus Benhardt	2 575	General Business	740,312.50 (VAT Incl.)	C11.7/15/10/2024/9th ODCM 2024
Erf 4015 Otjiwarongo	Cowashi Investment cc	300	Residential 2	202,578.00 (VAT Incl.)	C11.26/15/10/2024/9th ODCM 2024
Erf 4017 Otjiwarongo	Cowashi Investment cc	301	Residential 2	203,253.26 (VAT Incl.)	C11.26/15/10/2024/9th ODCM 2024

LEASE					
Erf No	Name	Intend development	Period of Lease	Lease amount (N\$)	Council Resolution
a portion of the Remainder of Erf 294 Otjiwarongo	Nasreen Investment cc	To set up a Nursery Garden centre	Five (5) years	1,545.00 (VAT Excl.) per month	C11.5/15/10/2024/9th ODCM 2024
Karundu Water Tower located on Erf 441 Orwetaveni	Paratus Telecommunication (Pty) Ltd	Installation of mobile telecommunication equipment	Five (5) years	7,360.00 (VAT Excl.) per month	C11.10/15/10/2024/9th ODCM 2024
Otjiwarongo Water Tower located on Erf 324 Otjiwarongo	MTC Mobile Telecommunication Limited	To operate a telecommunication network tower	Five (5) years	4,026.28 (VAT Excl.) per month	C11.11/15/10/2024/9th ODCM 2024
Erf 228 Otjiwarongo	MTC Mobile Telecommunication Limited	To operate a telecommunication network tower	Five (5) years	4,026.28 (VAT Excl.) per month	C11.11/15/10/2024/9th ODCM 2024

Full particulars of the above-mentioned transactions lie open for inspection at the Municipal Office of Otjiwarongo, 2 Krefth Street, between 08:00-16:20 weekdays.

Any person objecting to the proposed transactions may lodge written motivated objections to the Office of the Chief Executive Officer, Private Bag 2209, Otjiwarongo; to reach him not later than the 29th of November 2024 at 11H00.

Any further enquiries in this regard can be directed to Ms. Hilma Nambahu at hilma@otjimun.org.na or 067-302 23

M. HIRITIKKO
CEO
2024.11.05

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISION AND REZONING: ERF 1226, KLEIN WINDHOEK

- Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A (±18m²), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
 - Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density 1 per 900m².
- Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required ±18m²) and such substation erf will retain the Municipal zoning. However, the remaining land (Portion B and the Remainder of 1226, Klein Windhoek), once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that –
 - the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
 - any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek
Private Bag 59
Windhoek
Tel: 061 - 290 2042
E-mail:
Up.Applications@windhoekcc.org.na

Board: The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek



City of Windhoek
Namibia's Sustainable and Caring City - 2023

PUBLIC NOTICE

Date: 04 November 2024

ADVANCE OF THE INTENTION FOR THE
SUBDIVISION AND REZONING OF
ERF 3088, KATUTURA EXTENSION 13

- Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 3088, Emmaus Street, Katutura Extension 13 into Portion A ($\pm 18m^2$) and the Remainder of Erf 3088, Klein Katutura; and
 - Rezoning of the Remainder of Erf 3088, Emmaus Street, Katutura Extension 13 from 'Municipal' to 'Residential' with a density 1 per 500m².
- Erf 3088, Katutura Extension 13 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupy its own small erf (Portion A), just measuring the required $\pm 18m^2$ and such substation erf will retain the Municipal zoning. However, the remaining land (the Remainder of 3088, Katutura Extension 13), once freed up, will be available for residential development, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
 - the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
 - any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **09 December 2024**).

Applicant: City of Windhoek
Private Bag 59
Windhoek
Tel: 061 - 290 2042
E-mail:
Up.Applications@windhoekcc.org.na

Board: The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Issued by
General Communications, Marketing and Public Relations
E-mail: info@windhoekcc.org.na

City of Windhoek
Namibia's Sustainable and Caring City - 2023

PUBLIC NOTICE

Date: 04 November 2024

ADVANCE OF THE INTENTION FOR THE
SUBDIVISION AND REZONING OF
ERF 1226, KLEIN WINDHOEK

- Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18m^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
 - Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density 1 per 900m².
- Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18m^2$) and such substation erf will retain the Municipal zoning. However, the remaining land (Portion B and the Remainder of 1226, Klein Windhoek), once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
 - the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
 - any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **09 December 2024**).

Applicant: City of Windhoek
Private Bag 59
Windhoek
Tel: 061 - 290 2042
E-mail:
Up.Applications@windhoekcc.org.na

Board: The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

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City of Windhoek
URBAN AND REGIONAL PLANNING BOARD

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISIONS AND REZONINGS: ERVEN 66, 236, 311, 489, 543 AND THE REMAINDER OF Erf 616, ACADEMIA

- Please take note that the Municipal Council of Windhoek Intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of the of Erf 66, Plato Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 66, Academia; and Rezoning of the Remainder of Erf 66 Academia, Plato Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 236, Plato Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 236, Academia; and Rezoning of the Remainder of Erf 236 Academia, Plato Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 311, Descartes Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 311, Academia; and Rezoning of the Remainder of Erf 311 Academia, Descartes Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 489, Calvyn Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 489, Academia; and Rezoning of the Remainder of Erf 489, Calvyn Street, Academia, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 543, Calvyn Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 543, Academia; and Rezoning of the Remainder of Erf 543 Academia, Calvyn Street, from 'Municipal' to 'Residential' with a density 1 per 900m²; and
 - Subdivision of the Remainder of Erf 616, Sartre Street, Academia, into Portion A ($\pm 18m^2$), Portion B ($\pm 1048m^2$) and Remainder of Erf 616 Academia; Rezoning of Portion A of the Remainder of Erf 616, Academia from 'Public Open Space' to 'Municipal'; and Rezoning of Portion B of the Remainder of Erf 616, Academia ($\pm 1048m^2$) from 'Public Open Space' to 'Residential' with a density 1 per 900m².
- Erven 66, 236, 311, 489, 543 and the Remainder of Erf 616 Academia comprise of electrical miniature substations. The subdivision will ensure that all electrical miniature substations occupy their own small erven (Portions A), with each erf measuring just the required 18m² and such substation erven will retain the existing 'Municipal' zoning, except Portion A of the Remainder of Erf 616, Academia that will be rezoned to 'Municipal'. The remaining land (Portion B of the Remainder of Erf 616, Academia as well as the Remainders of Erven 66, 236, 311, 489, 543 and 616, Academia), once freed up, will be available for residential developments, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
 - the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
 - any person having objections to the proposed subdivisions and rezonings as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) days of the last publication of this notice (i.e., before or on 09 December 2024).

Applicant: City of Windhoek
Private Bag 59
Windhoek
Tel: 061 - 290 2042
E-mail: Up.Applications@windhoekcc.org.na

Board: The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek



City of Windhoek
URBAN AND REGIONAL PLANNING BOARD

PUBLIC NOTICE

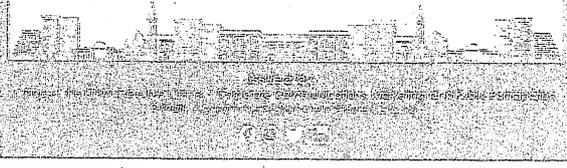
Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISIONS AND REZONINGS: ERVEN 2517, 2540 & 2589 KHOMASDAL EXTENSION 4, 3585 KHOMASDAL EXTENSION 3 AND 4626 KHOMASDAL EXTENSION 1

- Please take note that the Municipal Council of Windhoek Intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 2517, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2517, Khomasdal Extension 4; and Rezoning of Portion A of Erf 2517, Karlien Street, Khomasdal Extension 4 from 'Residential' with a density 1 per Erf to 'Municipal';
 - Subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2540, Khomasdal; and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m²;
 - Subdivision of Erf 2589, Dawid Bezuidenhout, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2589, Khomasdal Extension 4; and Rezoning of the Remainder of Erf 2589, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 500m²;
 - Subdivision of Erf 3585, Luphe Street, Khomasdal Extension 3 into Portion A ($\pm 18m^2$) and the Remainder of Erf 3585, Khomasdal Extension 3; and Rezoning of the Remainder of Erf 3585, Khomasdal Extension 3; 'Municipal' to 'Residential' with a density of 1 per 350m²; and
 - Subdivision of Erf 4626, Chrysler Road, Khomasdal Extension 1 into Portions A ($\pm 18m^2$), B, C, D and the Remainder of Erf 4626, Khomasdal; Rezoning of Portion A of Erf 4626, Chrysler Road, Khomasdal Extension 1 from 'Public Open Space' to 'Municipal'; and Rezoning of Portions B, C, D and the Remainder of Erf 4626, Khomasdal Extension 1 from 'Public Open Space' to 'Residential' with a density 1 per 350m².
- Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4 comprise of electrical miniature substations. The subdivision and rezoning will ensure that all miniature electrical substations occupy their own small erven (Portions A), with each erf just measuring the required $\pm 18m^2$ and such substation erven will retain the Municipal zoning (except Portion A of Erf 2517, Khomasdal Extension 4 which will be appropriately rezoned to 'Municipal'). The remaining land (the Remainders of Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4), once freed up, will be available for residential developments, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
 - the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
 - any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e., before or on 09 December 2024).

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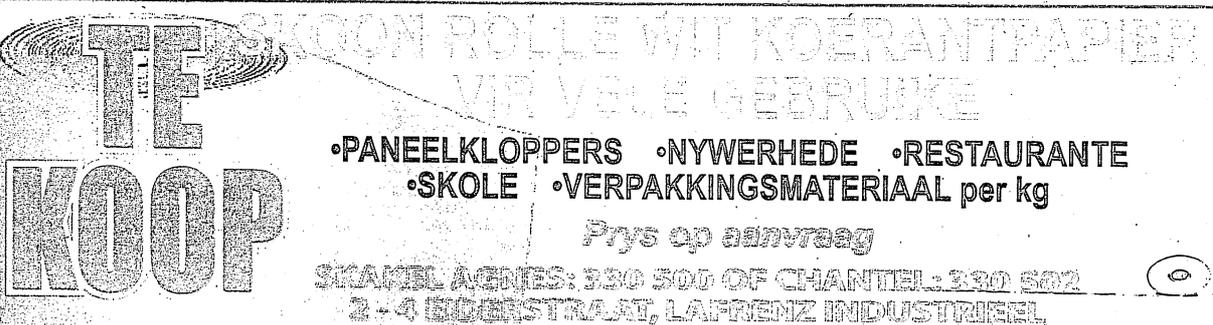
TE KOOP

SKOONROLLE WIT KOERANTRAPIER
VIR VELE GEBRUIKE

•PANEELKLOPPERS •NYWERHEDE •RESTAURANTE
•SKOLE •VERPAKKINGSMATERIAAL per kg

Prys op aanvraag

STAVEL AGENTS: 330 500 OF CHANTELL: 330 502
2-4 EIDERSTRAAT, LAFRENZ INDUSTRIEEL



City of Windhoek
Windhoek is a Sunningville City Council member since 2017

PUBLIC NOTICE

Date: 04 November 2024

INTENTION OF THE INTENTIONAL FOR THE SUBDIVISIONS AND REZONINGS: ERVEN 2517, 2540 & 2589 KHOMASDAL EXTENSION 4, 3585 KHOMASDAL EXTENSION 3 AND 4626 KHOMASDAL EXTENSION 1

- Please take note that the Municipal Council of Windhoek Intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 2517, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2517, Khomasdal Extension 4; and Rezoning of Portion A of Erf 2517, Karlien Street, Khomasdal Extension 4 from 'Residential' with a density 1 per Erf to 'Municipal';
 - Subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2540, Khomasdal; and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m²;
 - Subdivision of Erf 2589, Dawid Bezuidenhout, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder of Erf 2589, Khomasdal Extension 4; and Rezoning of the Remainder of Erf 2589, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 500m²;
 - Subdivision of Erf 3585, Lupine Street, Khomasdal Extension 3 into Portion A ($\pm 18m^2$) and the Remainder of Erf 3585, Khomasdal Extension 3; and Rezoning of the Remainder of Erf 3585, Khomasdal Extension 3; 'Municipal' to 'Residential' with a density of 1 per 350m²; and
 - Subdivision of Erf 4626, Chrysler Road, Khomasdal Extension 1 into Portions A ($\pm 18m^2$), B, C, D and the Remainder of Erf 4626, Khomasdal; Rezoning of Portion A of Erf 4626, Chrysler Road, Khomasdal Extension 1 from 'Public Open Space' to 'Municipal'; and Rezoning of Portions B, C, D and the Remainder of Erf 4626, Khomasdal Extension 1 from 'Public Open Space' to 'Residential' with a density 1 per 350m².
- Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4 comprise of electrical miniature substations. The subdivision and rezoning will ensure that all miniature electrical substations occupy their own small erven (Portions A), with each erf just measuring the required $\pm 18m^2$ and such substation erven will retain the Municipal zoning (except Portion A of Erf 2517, Khomasdal Extension 4 which will be appropriately rezoned to 'Municipal'). The remaining land (the Remainders of Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4), once freed up, will be available for residential developments, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
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City of Windhoek
Windhoek is a Sunningville City Council member since 2017

PUBLIC NOTICE

Date: 04 November 2024

INTENTION OF THE INTENTIONAL FOR THE SUBDIVISIONS AND REZONINGS: ERVEN 66, 236, 311, 489, 543 AND THE REMAINDER OF ERF 616 ACADEMIA

- Please take note that the Municipal Council of Windhoek Intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of the of Erf 66, Plato Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 66, Academia; and Rezoning of the Remainder of Erf 66 Academia, Plato Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 236, Plato Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 236, Academia; and Rezoning of the Remainder of Erf 236 Academia, Plato Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 311, Descarte Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 311, Academia; and Rezoning of the Remainder of Erf 311 Academia, Descarte Street, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 489, Calvyn Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 489, Academia; and Rezoning of the Remainder of Erf 489, Calvyn Street, Academia, from 'Municipal' to 'Residential' with a density 1 per 900m²;
 - Subdivision of the of Erf 543, Calvyn Street, Academia, into Portion A ($\pm 18m^2$) and the Remainder of Erf 543, Academia; and Rezoning of the Remainder of Erf 543 Academia, Calvyn Street, from 'Municipal' to 'Residential' with a density 1 per 900m²; and
 - Subdivision of the Remainder of Erf 616, Sartre Street, Academia into Portion A ($\pm 18m^2$), Portion B ($\pm 1048m^2$) and Remainder of Erf 616 Academia; Rezoning of Portion A of the Remainder of Erf 616, Academia from 'Public Open Space' to 'Municipal'; and Rezoning of Portion B of the Remainder of Erf 616, Academia ($\pm 1048m^2$) from 'Public Open Space' to 'Residential' with a density 1 per 900m².
- Erven 66, 236, 311, 489, 543 and the Remainder of Erf 616 Academia comprise of electrical miniature substations. The subdivision will ensure that all electrical miniature substations occupy their own small erven (Portions A), with each erf measuring just the required $18m^2$ and such substation erven will retain the existing 'Municipal' zoning, except Portion A of the Remainder of Erf 616, Academia that will be rezoned to 'Municipal'. The remaining land (Portion B of the Remainder of Erf 616, Academia as well as the Remainders of Erven 66, 236, 311, 489, 543 and 616, Academia), once freed up, will be available for residential developments, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that -
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Applicant: City of Windhoek
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Board: The Secretary
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Ministry of Urban and Rural Development
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Windhoek

A thorough focus on current issues in the Namibian economy and an analysis of how global developments impact the country.



For advertising contact: b7@nbc.com.na

Business7 is aired weekly on Wednesdays at 21:00 on NTV channel 285 on DStv and channel 25 on GOtv

NTV, DStv, GOtv, and other logos are present at the bottom.

ONE ECONOMY FOUNDATION
WE ARE HIRING!
 JOIN THE TEAM

» Executive Director

The One Economy Foundation is a non-profit welfare organisation that is seeking an experienced and passionate Executive Director. The Executive Director (ED) is responsible for placing priorities into perspective and carrying the vision from the board of directors to the organisation overall.

Minimum Qualifications

- » Master's Degree (or equivalent) in Business Management or Finance
- » Up to 10 years of experience, of which 5 years should be at an executive level

» Director: Resource Mobilisation & Partnerships

The Director: Resource Mobilisation & Partnerships will set and lead the organisation's fundraising strategy, creating new business opportunities with donors, in line with the One Economy Foundation's business strategy, vision, goals, and mission.

Minimum Qualifications

- » Advanced degree in Business Administration, International Relations, Development Studies, Marketing, or a related field (i.e. Public Relations)
- » Up to 8 years of experience in resource mobilisation, fundraising, and stakeholder engagement

Closing Date: Friday, 22 November 2024

Website: www.oneeconomy.org.na

*Only shortlisted candidates will be contacted.

Invitation | inv'taSH(ə)n |

ROUT
 A spoken or written request to somebody to do something or to go somewhere.

NATIONAL STAKEHOLDER CONSULTATION

The NTA has reviewed a range of unit standards and qualifications that are currently registered on the National Qualifications Framework (NQF). The review of unit standards must follow processes similar to those that followed in the development, and thus calls for a formal consideration that is inclusive of the engagement of the relevant national stakeholders.

A recent review of unit standards and qualifications in the below occupation has resulted in a number of changes and amendments to the existing unit standards and qualifications on the NQF:

BUSINESS SERVICES (OFFICE ADMINISTRATION)

The NTA hereby invites all industry stakeholders associated to the above occupation to comment on the draft unit standards and qualifications; and provide input to assist the Technical Working Groups (TWGs) members in their refinement.

The draft unit standards and qualifications can be obtained from the TVET Standards Division at NTA Village, Rand Street, Khomasdal, Windhoek and/or from the NTA website <https://unitstandards.nta.com.na/national-consultation/>. Industry stakeholders are invited to attend a national consultation workshop as per schedule below and confirm attendance on or before 19 November 2024.

DATE	TOWN	VENUE	TIME
22 November 2024	Windhoek	NIPAM	08h30-12h00

For enquiries and confirmations, contact:
 Mrs. Josephine Kadilla
 Tel: 061 290 2042 / 682
 Email: jkadilla@nta.com.na



City of Windhoek

PUBLIC NOTICE
 Date: 04 November 2024
 NOTICE OF THE INTENTION FOR THE SUBDIVISION AND REZONING: ERF 898, OLYMPIA

(1) Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- Subdivision of Erf 898, Hicipo Hamutenya Street, Olympia Extension 1 into Portion A (±18m²) and Remainder (±8267);
- Rezoning of Portion A of Erf 898, Hicipo Hamutenya Street, Olympia Extension 1 from 'Residential' with a density 1 per 900m² to 'Municipal'; and
- Rezoning of the Remainder of Erf 898, Hicipo Hamutenya Olympia Extension 1 from 'Residential' with a density 1 per 900m² to 'Residential' with a density 1 per 700m².

Erf 898, Olympia Extension 1 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required ±18m² and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 898, Olympia Extension 1), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

(2) Please further take note that -

- the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garden Street and;
- any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek
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Board: The Secretary
 Urban and Regional
 Planning Board
 Ministry of Urban and Rural
 Development
 Private Bag 13289
 Windhoek

City of Windhoek

PUBLIC NOTICE
 Date: 04 November 2024
 NOTICE OF THE INTENTION FOR THE SUBDIVISION AND REZONING: ERF 223, AUASBLICK

(1) Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- Subdivision of Erf of Erf 223, Lantsburg Street, Auasblick in Portion A (±18m²) and Remainder of Erf 223, Auasblick and
- Rezoning of Portion A of Erf 223, Lantsburg Street, Auasblick from 'Residential' with a density 1 per Erf to 'Municipal'.

Erf 223, Auasblick comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required ±18m² and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 223, Auasblick), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

(2) Please further take note that -

- the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garden Street and;
- any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek
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Board: The Secretary
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 Windhoek

Waldemar von Lieres takes the reigns at Namibia Breweries

Namibia Breweries current finance director, Waldemar von Lieres will succeed the brewer's current MD Peter Simons, who is retiring.

STAFF REPORTER

The Board of Directors of Namibia Breweries Limited (NBL) announced the appointment of Waldemar von Lieres as MD as of 1 January 2025.

Von Lieres is currently NBL's Finance Director, where his strategic insight and people-centred leadership have driven financial and operational successes.

Appointed as the finance director of NBL in 2019, he was also part of the Heineken-Distell-NBL merger on NBL's behalf. He played a crucial part in the NBL-related merger activities, specifically working to have the deal approved by the

NBL shareholders and being part of the integration project team for NBL and Distell Namibia.

Known for his commitment to excellence, innovative problem-solving, and empowering leadership style, Waldemar, with the support of the NBL team, is well-positioned to guide NBL through its next phase of success within the Heineken Beverages family.

Current NBL MD Peter Simons will stay in his role until 31 December 2024 and will start his well-deserved retirement, effective 1 July 2025. Simons joined Heineken Group in 1991 and has built a very successful career holding multiple management positions across

Europe, Asia and Africa.

He worked in multiple roles and departments, spanning over different countries and continents. At the end of 2021, he was appointed Integration Officer for NBL, responsible for leading the integration of planning for NBL and Distell.

In April 2023, he was appointed MD of NBL and led successful integration of the 2 businesses, delivering the synergies identified, started the roll out of Heineken systems and processes and setting up a new leadership team for success.

The Board of Directors of NBL, would like to recognise and thank Peter for his contribution, his personal dedication, being an inspiring leader and colleague. "We wish Peter and his family all the best in the next phase in his life," NBL's board said in a statement.

Waldemar von Lieres will become MD of Namibia Breweries Limited as of 1 January 2025.



❖ New broom

City of Windhoek

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION TO SUBDIVISION AND REZONING OF ERF 223, AUASBLICK

(1) Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- Subdivision of Erf of Erf 223, Lonsleboung Street, Auasbliek in Portion A ($\pm 18m^2$) and Remainder of Erf 223, Auasbliek; and
- Rezoning of Portion A of Erf 223, Lonsleboung Street, Auasbliek from 'Residential' with a density 1 per Erf to 'Municipal'.

Erf 223, Auasbliek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required $\pm 18m^2$ and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 223, Auasbliek), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

(2) Please further take note that -

- the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek Private Bag 59 Windhoek Tel: 061 - 290 2042 E-mail: Up.Applications@windhoekcc.org.na

Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development Private Bag 13289 Windhoek

City of Windhoek

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION TO SUBDIVISION AND REZONING OF ERF 898, OLYMPIA EXTENSION 1

(1) Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- Subdivision of Erf 898, Halipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18m^2$) and Remainder ($\pm 826m^2$);
- Rezoning of Portion A of Erf 898, Halipo Hamutenya Street, Olympia Extension 1 from 'Residential' with a density 1 per $900m^2$ to 'Municipal'; and
- Rezoning of the Remainder of Erf 898, Halipo Hamutenya Olympia Extension 1 from 'Residential' with a density 1 per $900m^2$ to 'Residential' with a density 1 per $700m^2$.

Erf 898, Olympia Extension 1 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required $\pm 18m^2$ and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 898, Olympia Extension 1), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

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Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development Private Bag 13289 Windhoek

Remainder of Portion 43 (a portion of Portion C) of the Farm Brakwater No. 48 is located within the "Zone F" of the Brakwater Area. The property is currently zoned "residential" with a density of 1:1ha and measures 19,1374 Hectares in extent. It is proposed that Remainder of Portion 43 (a portion of Portion C) of the Farm Brakwater No. 48 be subdivided into Portion 1 and the Remainder. It is further proposed that Portion 1 be rezoned from "residential" with a density of 1:50000 to "business" with a bulk of 1.0. The new zoning of "business" with a bulk of 1.0 as a primary use would allow the owner to operate a Consent Use on Portion 1/43 (a portion of Portion C) of the Farm Brakwater No. 48 for an ancillary use in the form of a Warehouse Facility and Supporting activities on a Business Zoned Portion.

On-site parking as required in terms of the Windhoek Zoning Scheme will be provided for respectively.

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

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is **6 December 2024**.

Applicant:

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

Chief Executive Officer
Municipal Council of Windhoek
P. O. Box 59, Windhoek
Namibia
Tel: +264 290 2264

No. 718

2024

SUBDIVISION AND REZONING OF ERF 1226, JAN JONKER ROAD, KLEIN WINDHOEK

Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the:

- **Subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18\text{m}^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and**
- **Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from "municipal" to "residential" with a density 1 per 900m².**

Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18\text{m}^2$) and such substation erf will retain the Municipal zoning. However, the remaining land (Portion B and the Remainder of 1226, Klein Windhoek), once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the

Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:

City of Windhoek

Private Bag 59, Windhoek

Tel: 061- 290 2042

E-mail: Up.Applications@windhoekcc.org.na

Board:

The Secretary

Urban and Regional Planning Board

Ministry of Urban and Rural Development

Private Bag 13289, Windhoek

No. 719

2024

SUBDIVISION AND REZONING OF ERF OF ERF 223, LANSLEBOURG STREET,
AUASBLICK

Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- **Subdivision of Erf 223, Lanslebourg Street, Auasblick in Portion A ($\pm 18\text{m}^2$) and Remainder of Erf 223, Auasblick; and**
- **Rezoning of Portion A of Erf 223, Lanslebourg Street, Auasblick from “residential” with a density 1 per erf to “municipal”.**

Erf 223, Auasblick comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required $\pm 18\text{m}^2$ and is appropriately zoned for “municipal” purposes. The remaining land (the Remainder of Erf 223, Auasblick), once freed up, will be available for residential development, therefore maximizing the land’s potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:

City of Windhoek

Private Bag 59, Windhoek

Tel: 061- 290 2042

E-mail: Up.Applications@windhoekcc.org.na

Board:

The Secretary

Urban and Regional Planning Board

Ministry of Urban and Rural Development

Private Bag 13289, Windhoek

No. 720

2024

SUBDIVISION AND REZONING OF ERF 820, FRITSCHÉ STREET, PIONIERSPARK

The Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- **Subdivision of Erf 820, Fritsche Street, Pionierspark into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 820, Pionierspark; and**

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:
City of Windhoek
Private Bag 59, Windhoek
Tel: 061- 290 2042
E-mail: Up.Applications@windhoekcc.org.na

Board:
The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289, Windhoek

No. 738

2024

SUBDIVISION AND REZONING OF ERF 2540, KARLIEN STREET,
KHOMASDAL EXTENSION 4

The Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the:

- **Subdivision of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 2540, Khomasdal; and**
- **Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from “municipal” to “residential” with a density of 1 per 350m².**

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required ±18m² and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and Urban Planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:
City of Windhoek
Private Bag 59, Windhoek
Tel: 061- 290 2042
E-mail: Up.Applications@windhoekcc.org.na

Board:
The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289, Windhoek

No. 729

2024

SUBDIVISION AND REZONING OF ERF 66, ACADEMIA

The Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the:

- Subdivision of Erf 66, Plato Street, Academia into Portion A ($\pm 18\text{m}^2$ and the Remainder of Erf 66, Academia; and
- Rezoning of the Remainder of Erf 66, Plato Street, Academia from “municipal” to “residential” with a density 1 per 900m^2 .

Erf 66, Academia comprises of electrical a miniature substation. The subdivision will ensure that the electrical miniature substation occupies its own small erf (Portion A), measuring the required 18m^2 and such substation erf will retain the existing “municipal” zoning. The remaining land (the Remainder of Erf 66, Academia), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and Urban Planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:
City of Windhoek
Private Bag 59, Windhoek
Tel: 061- 290 2042
E-mail: Up.Applications@windhoekcc.org.na

Board:
The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289, Windhoek

No. 730

2024

SUBDIVISION AND REZONING OF ERF 898, HIDIPO HAMUTENYA STREET,
OLYMPIA EXTENSION 1

The Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the:

- Subdivision of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18\text{m}^2$) and Remainder ($\pm 826\text{m}^2$);
- Rezoning of Portion A of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 from “residential” with a density 1 per 900m^2 to “municipal”; and
- Rezoning of the Remainder of Erf 898, Hidipo Hamutenya Olympia Extension 1 from “residential” with a density 1 per 900m^2 to “residential” with a density 1 per 700m^2 .

Erf 898, Olympia Extension 1 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required $\pm 18\text{m}^2$ and is appropriately zoned for “municipal” purposes, The remaining

land (the Remainder of Erf 898, Olympia Extension 1), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and Urban Planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

Applicant:

City of Windhoek

Private Bag 59, Windhoek

Tel: 061- 290 2042

E-mail: Up.Applications@windhoekcc.org.na

Board:

The Secretary

Urban and Regional Planning Board

Ministry of Urban and Rural Development

Private Bag 13289, Windhoek

No. 731

2024

SUBDIVISION AND REZONING OF ERF 312, PAPAGEIN ROAD, HOCHLAND PARK

The Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) for the:

- **Subdivision of Erf 312, Papagein Road, Hochland Park, into Portion A (±18m² and the Remainder of Erf 312, Hochland Park; and**
- **Rezoning of Portion A of Erf 312, Papagein Road, Hochland Park (±18m² from “municipal” to “residential” with a density of 1 per 500m².**

Erf 312, Hochland Park comprises of an electrical miniature substation. The subdivision will ensure that the miniature electrical substation occupies its own small erf (Portion A, measuring the required 18m²) and such substation erf will retain the existing Municipal zoning. The remaining land (the Remainder of Erf 312, Hochland Park), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and Urban Planning goals.

Further take note that –

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
- (b) any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on **6 December 2024**).

City of Windhoek
Vision: To be a Sustainable and Caring City by 2027

CITY OF WINDHOEK
DEPT. OF URBAN AND REGIONAL PLANNING
2024 -11- 04
URBAN POLICY DIVISION
WINDHOEK

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISION AND REZONING: ERF 1226, KLEIN WINDHOEK

1. Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - (a) Subdivision of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18m^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
 - (b) Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density 1 per 900m².
2. Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18m^2$) and such substation erf will retain the Municipal zoning. However, the remaining land (Portion B and the Remainder of 1226, Klein Windhoek), once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.
3. Please further take note that:
 - (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street; and
 - (b) any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

<p>Applicant: City of Windhoek Private Bag 59 Windhoek Tel: 061 - 290 2042 E-mail: Up.Applications@windhoekcc.org.na</p>	<p>Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development Private Bag 13289 Windhoek</p>
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Issued by: **Concrete Communications, Marketing, and Public Participation**
 Email: www@concretecommunications.com

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISION AND BELONGING: ERF 1226, KLEIN WINDHOEK

These take note that the Municipality of Windhoek intends to apply to the Urban and Regional Planning Council (URPC) for the subdivision of Erf 1226, Klein Windhoek, into two lots, as follows:

- (a) Subdivision of Erf 1226, Klein Windhoek into Erf 1226A (1/4) and Erf 1226B (3/4) and the boundaries of Erf 1226, Klein Windhoek, and
- (b) the layout of Erf 1226, Klein Windhoek, as shown on the site plan attached to the application for subdivision.

It is noted that the UPRC will be required to approve the subdivision and the UPRC will ensure that the proposed subdivision complies with all applicable laws, including the Urban and Regional Planning Act (Act No. 107 of 2012) and the Urban and Regional Planning Regulations (R 107 of 2012) and that the proposed subdivision complies with the provisions of the Urban and Regional Planning Act (Act No. 107 of 2012) and the Urban and Regional Planning Regulations (R 107 of 2012).

These take note that:

- (a) the UPRC will be required to approve the subdivision and the UPRC will ensure that the proposed subdivision complies with all applicable laws, including the Urban and Regional Planning Act (Act No. 107 of 2012) and the Urban and Regional Planning Regulations (R 107 of 2012);
- (b) any person having objections to the proposed subdivision should, together with the grounds on which they object, submit such objections and comments, together with the grounds on which they object, to the UPRC, in writing, within the period of 14 days from the date of publication of this notice, on 07 December 2024.

Applicant: City of Windhoek
 Suite Bag 99
 1111
 Tel: 061 - 230 2242
 E-mail: urp@cityofwindhoek.na
 www.cityofwindhoek.na

Board: The Municipality
 Urban and Regional Planning
 Board
 Ministry of Urban and Rural
 Development
 P.O. Box 1200
 Windhoek



CITY OF WINDHOEK
DEPT. OF URBAN AND REGIONAL PLANNING
2024 -11- 04
URBAN POLICY DIVISION
CITY

NOTICES AND REZONINGS:

The Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:

- (a) Subdivision of Erf 451, Kaiten Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 451 from 'Municipal' to 'Residential' with a density of 1 per 500m²;
- (b) Subdivision of Erf 548, Kaiten Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 548 from 'Municipal' to 'Residential' with a density of 1 per 500m²;
- (c) Subdivision of Erf 820, Kaiten Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 820 from 'Municipal' to 'Residential' with a density of 1 per 500m²;

and the following rezonings:

- (a) Rezoning of Erf 2517, Kaiten Street, Khomasdal Extension 4 from 'Public Open Space' to 'Residential' with a density of 1 per 350m²;
- (b) Rezoning of Erf 2540, Kaiten Street, Khomasdal Extension 4 from 'Public Open Space' to 'Residential' with a density of 1 per 350m²;
- (c) Rezoning of Erf 2589, David Basildenhof, Khomasdal Extension 4 from 'Public Open Space' to 'Residential' with a density of 1 per 350m²;
- (d) Rezoning of Erf 3585, Lupine Street, Khomasdal Extension 3 from 'Public Open Space' to 'Residential' with a density of 1 per 350m²;
- (e) Rezoning of Erf 4626, Chrysler Road, Khomasdal Extension 1 from 'Public Open Space' to 'Residential' with a density of 1 per 350m²;

The Board is of the opinion that the above-mentioned subdivisions and rezonings are in the public interest and are in line with the Municipal Council of Windhoek strategic and urban planning goals.

Plans for the above-mentioned subdivisions and rezonings are available for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garib Street, from 08:00 to 16:00 on weekdays, from 09 December 2024 to 16 December 2024.

Any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Marketing and Public Participation
06-1-00000000

City of Windhoek
Vision: To be a Sustainable and Caring City by 2027

CITY OF WINDHOEK
DEPT. OF URBAN AND REGIONAL PLANNING
2024 -11- 04
URBAN POLICY DIVISION
CITY

PUBLIC NOTICE

Date: 04 November 2024

**NOTICE OF THE INTENTION FOR THE SUBDIVISIONS AND REZONINGS:
ERVEN 2517, 2540 & 2589 KHOMASDAL EXTENSION 4, 3585
KHOMASDAL EXTENSION 3 AND 4626 KHOMASDAL EXTENSION 1**

- Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 5 of 2018) for the:
 - Subdivision of Erf 2517, Kaiten Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 2517, Khomasdal Extension 4; and Rezoning of Portion A of Erf 2517, Kaiten Street, Khomasdal Extension 4 from 'Residential' with a density of 1 per Erf to 'Municipal';
 - Subdivision of Erf 2540, Kaiten Street, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 2540, Khomasdal Extension 4; and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m²;
 - Subdivision of Erf 2589, David Basildenhof, Khomasdal Extension 4 into Portion A (±18m²) and the Remainder of Erf 2589, Khomasdal Extension 4; and Rezoning of the Remainder of Erf 2589, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 500m²;
 - Subdivision of Erf 3585, Lupine Street, Khomasdal Extension 3 into Portion A (±18m²) and the Remainder of Erf 3585, Khomasdal Extension 3; and Rezoning of the Remainder of Erf 3585, Khomasdal Extension 3; 'Municipal' to 'Residential' with a density of 1 per 350m²; and
 - Subdivision of Erf 4626, Chrysler Road, Khomasdal Extension 1 into Portions A (±18m²), B, C, D and the Remainder of Erf 4626, Khomasdal Extension 1; Rezoning of Portion A of Erf 4626, Chrysler Road, Khomasdal Extension 1 from 'Public Open Space' to 'Residential'; and Rezoning of Portions B, C, D and the Remainder of Erf 4626, Khomasdal Extension 1 from 'Public Open Space' to 'Residential' with a density of 1 per 350m².
- Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4 comprise of electrical substation sites. The subdivision and rezoning will ensure that all minimum electrical substations occupy their own small erven (Portions A), with each erf just measuring the required ±18m² and such substation erven will retain the Municipal zoning (except Portion A of Erf 2517, Khomasdal Extension 4 which will be appropriately rezoned to 'Municipal'). The remaining land (the Remainders of Erven 2517, 2540, 2589, 3585 and 4626 Khomasdal Extensions 1, 3 and 4, once feed up, will be available for residential developments, therefore maximizing the potential of the affected land in line with the Municipal Council of Windhoek strategic and urban planning goals.
- Please further take note that:
 - Plans are for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garib Street and;
 - Any person having objections to the proposed rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek
Private Bag 59
Windhoek
Tel: 061 - 250 2042
E-mail: UpApplications@windhoekcc.org.na

Board: The Secretary
Urban and Regional Planning Board
Ministry of Urban and Rural Development
Private Bag 13289
Windhoek

Issued by
Office of the Chief Executive Officer / Corporate Communications, Marketing and Public Participation
E-mail: communications@windhoekcc.org.na

f t i n

City of Windhoek

PUBLIC NOTICE

Date: 04 November 2024

NOTICE OF THE INTENTION FOR THE SUBDIVISIONS AND RECONING ERVEN 1117, 2540 & 2519 KOMASDAL EXTENSION 4, 3585 KOMASDAL EXTENSION 3 AND 1026 KOMASDAL EXTENSION 1

Die Stadsraad van Windhoek het op 20 Oktober 2024 besluit om die volgende planne te goedkeur en te bevestig:

- 1. Die planne vir die subverdeling van die ervens 1117, 2540 & 2519, Komasdalseksterne 4, 3585, Komasdalseksterne 3 en 1026, Komasdalseksterne 1, Windhoek, in ooreenstemming met die planne wat deur die Stadsraad goedgekeur is op 20 Oktober 2024.
- 2. Die planne vir die subverdeling van die ervens 1117, 2540 & 2519, Komasdalseksterne 4, 3585, Komasdalseksterne 3 en 1026, Komasdalseksterne 1, Windhoek, in ooreenstemming met die planne wat deur die Stadsraad goedgekeur is op 20 Oktober 2024.
- 3. Die planne vir die subverdeling van die ervens 1117, 2540 & 2519, Komasdalseksterne 4, 3585, Komasdalseksterne 3 en 1026, Komasdalseksterne 1, Windhoek, in ooreenstemming met die planne wat deur die Stadsraad goedgekeur is op 20 Oktober 2024.
- 4. Die planne vir die subverdeling van die ervens 1117, 2540 & 2519, Komasdalseksterne 4, 3585, Komasdalseksterne 3 en 1026, Komasdalseksterne 1, Windhoek, in ooreenstemming met die planne wat deur die Stadsraad goedgekeur is op 20 Oktober 2024.
- 5. Die planne vir die subverdeling van die ervens 1117, 2540 & 2519, Komasdalseksterne 4, 3585, Komasdalseksterne 3 en 1026, Komasdalseksterne 1, Windhoek, in ooreenstemming met die planne wat deur die Stadsraad goedgekeur is op 20 Oktober 2024.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

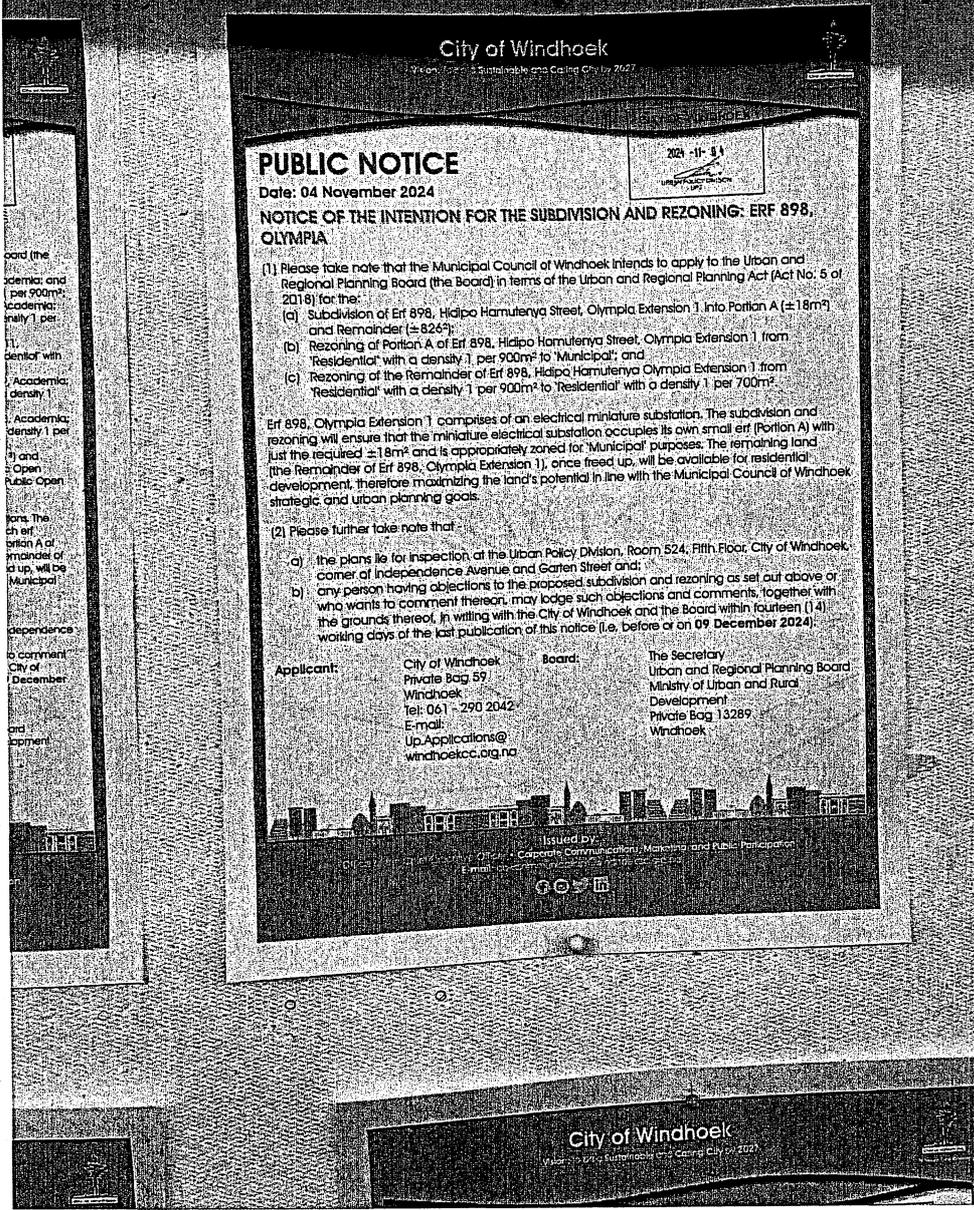
Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.

Die planne is beskikbaar vir insake van belangstelling by die Stadsraad van Windhoek, 1000 Windhoek, te sien van 10 November 2024 tot 10 Desember 2024. Indien daar belangstelling is, kan daar kennis gegee word aan die Stadsraad van Windhoek.



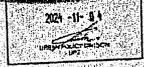


City of Windhoek

Windhoek - Sustainable and Growing City by 2027

PUBLIC NOTICE

Date: 04 November 2024



NOTICE OF THE INTENTION FOR THE SUBDIVISION AND REZONING: ERF 898, OLYMPIA

(1) Please take note that the Municipal Council of Windhoek intends to apply to the Urban and Regional Planning Board (the Board) in terms of the Urban and Regional Planning Act (Act No. 6 of 2018) for the:

- (a) Subdivision of Erf 898, Hicipo Hamutenya Street, Olympia Extension 1, into Portion A (±18m²) and Remainder (±8267);
- (b) Rezoning of Portion A of Erf 898, Hicipo Hamutenya Street, Olympia Extension 1 from Residential with a density 1 per 900m² to 'Municipal'; and
- (c) Rezoning of the Remainder of Erf 898, Hicipo Hamutenya Olympia Extension 1 from Residential with a density 1 per 900m² to Residential with a density 1 per 700m².

Erf 898, Olympia Extension 1 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required ±18m² and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 898, Olympia Extension 1), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

(2) Please further take note that:

- (a) The plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice (i.e. before or on 09 December 2024).

Applicant: City of Windhoek Private Bag 59 Windhoek Tel: 061 - 290 2042 E-mail: Up.Applications@windhoekcc.org.na	Board: The Secretary Urban and Regional Planning Board Ministry of Urban and Rural Development Private Bag 13289 Windhoek
--	--



Issued by: Corporate Communication / Marketing and Public Relations



ERF 1226, KLEIN WINDHOEK

Erf	Name	Cell	Postal Address	Email
R/A/22	Angola Embassy	0813581831	Po Box 6647 Windhoek	
1225	Squirrel Invest. Sixty Six CC	0812600753/ 0816202532	Po Box 5891 Ausspannplatz	sybil.ferris@gmail.com
3831	NG Yung	0811299358	Po Box 26963 Windhoek Namibia	namorientaltobacco@gmail.com
R/40	49 Jan Jonker (Properties)		Po Box 20664 Windhoek	hoenckb@iway.na
1441	Gisela Faden		Po Box 5448 Windhoek	sonjaboost@icloud.com
1440	Truda Meaden	0811296786	Po Box 21593 Windhoek Namibia	truda.meaden@gmail.com
3404	Rigo Furniss	0811275306	Po Box 2307 Windhoek	admin@electrifixnam.com
1228	Meynderd J & Duan Van Der Westhuizen	0812290832/ 061500429	Po Box 9268 Eros Namibia	aletw@iway.na
1229	Rainy Day Trading Enterprises Fourteen	0817376050/ 0811224147	C/O Nicolass Petrus&C Esterhyse Po Box 81732 Olympia Namibia	npenicolaas@yahoo.co.uk

Samuel (N.T)

From: Samuel (N.T)
Sent: Wednesday, 19 November 2025 16:21
To: 'sybil.ferris@gmail.com'; 'namorientaltobacco@gmail.com'; 'hoenckb@iway.na'; 'sonjaboost@icloud.com'; 'truda.meaden@gmail.com'; 'admin@electrifixnam.com'; 'aletw@iway.na'; 'npenicolaas@yahoo.co.uk'
Subject: Subdivision of Erf 1226 KW (Substation)
Attachments: 1226 KW Neighbours consultation.pdf

Good Day esteemed neighbours

Attached hereto is the consultation form regarding the subdivision of the portion on which the substation is located and rezoning of a portion of Erf 1226 KW. For any further information you may contact me.

Regards

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/1226/KW

OWNERS OF NEIGHBOURING ERVEN R/A/22, 1225, 3831, R/40, 1441, 1440, 3404, 1228 AND 1229, KLEIN WINDHOEK

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision of the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18\text{m}^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and**
- (b) **Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density of 1 per 900m².**

The Remainder of Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18\text{m}^2$) and such substation erf will retain the Municipal zoning. However, Portion B and the Remainder of Erf 1226, Klein Windhoek, once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

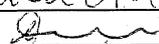
Please further take note that -

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact N. T. Samuel on 061-290 2609 or snt@windhoekcc.org.na.

Yours sincerely


Ms. Kristofina Asino
MANAGER: URBAN POLICY
UP6
CITY OF WINDHOEK
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
URBAN POLICY DIVISION
10-07

PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	1225
Township/Area:	Klein Windhoek
Name:	Valencia Ferris
Signature:	
Date:	17/11/2025

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/1226/KW

OWNERS OF NEIGHBOURING ERVEN R/A/22, 1225, 3831, R/40, 1441, 1440, 3404, 1228 AND 1229, KLEIN WINDHOEK

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) Subdivision of the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18m^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
- (b) Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density of 1 per 900m².

The Remainder of Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18m^2$) and such substation erf will retain the Municipal zoning. However, Portion B and the Remainder of Erf 1226, Klein Windhoek, once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that -

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact N. T. Samuel on 061-290 2609 or snt@windhoekcc.org.na.

Yours sincerely


Ms. Kristofina Asino
MANAGER: URBAN POLICY
UP6
CITY OF WINDHOEK
DEPT. OF URBAN AND TRANSPORT PLANNING
URBAN POLICY DIVISION
10-07-2025

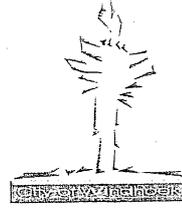
PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	R/40
Township/Area:	Klein Windhoek
Name:	Rausgink
Signature:	<i>[Handwritten Signature]</i>
Date:	18/10/2025

All official correspondence must be addressed to the Chief Executive Officer

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/1226/KW

OWNERS OF NEIGHBOURING ERVEN R/A/22, 1225, 3831, R/40, 1441, 1440, 3404, 1228 AND 1229, KLEIN WINDHOEK

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) Subdivision of the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18\text{m}^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
- (b) Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density of 1 per 900m².

The Remainder of Erf 1226, Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18\text{m}^2$) and such substation erf will retain the Municipal zoning. However, Portion B and the Remainder of Erf 1226, Klein Windhoek, once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

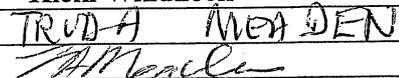
Please further take note that -

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact N. T. Samuel on 061-290 2609 or snt@windhoekcc.org.na.

Yours sincerely


Ms. Kristofina Asino
MANAGER: URBAN POLICY
10-07
CITY OF WINDHOEK
DEPT. OF URBAN AND TRANSPORT PLANNING
URBAN POLICY DIVISION
UP6

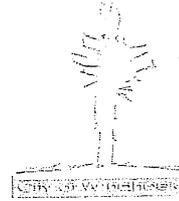
PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	1440
Township/Area:	Klein Windhoek
Name:	TRUDIA MEADEN
Signature:	
Date:	18 NOVEMBER 2025

All official correspondence must be addressed to the Chief Executive Officer

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

☒ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/1226/KW

OWNERS OF NEIGHBOURING ERVEN R/A/22, 1225, 3831, R/40, 1441, 1440, 3404, 1228 AND 1229, KLEIN WINDHOEK

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) Subdivision of the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek into Portion A ($\pm 18\text{m}^2$), Portion B and the Remainder of Erf 1226, Klein Windhoek; and
- (b) Rezoning of Portion B and the Remainder of Erf 1226, Jan Jonker Road, Klein Windhoek from 'Municipal' to 'Residential' with a density of 1 per 900m².

The Remainder of Erf 1226; Klein Windhoek comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18\text{m}^2$) and such substation erf will retain the Municipal zoning. However, Portion B and the Remainder of Erf 1226, Klein Windhoek, once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

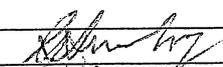
Please further take note that -

- (a) the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact N. T. Samuel on 061-290 2609 or snt@windhoekcc.org.na.

Yours sincerely,


Ms. Kristofina Asino
MANAGER: URBAN POLICY
UP6
URBAN POLICY DIVISION

PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	1229 (N.055)
Township/Area:	Klein Windhoek
Name:	
Signature:	
Date:	18/11

All official correspondence must be addressed to the Chief Executive Officer

ERF 2540, KHOMASDAL

Erf	Name	Cell	Postal Address	Email
2539 ✓	Gideon Niilonga	0812470287/ 061261661	Po Box 10765 Khomasdal Namibia	gieniilonga@yahoo.com
2541 ✓	Mckhenzi B & Pauline G Mokgatle	0813402445	P O Box 10188 Khomasdal Namibia	mckhenzi213@gmail.com
3230 ✓	Uaandja Tjatjitua & Albert Kamuinjo	0814815221	Po Box 72073 Khomas Grove Namibia	akamuinjo@gmail.com
3231 ✓	Alfons & Ama-Khoe Badi	0811492082	Po Box 70955 Khomasdal Namibia	ggaochas@gmail.com
3229 ✓	Maria Hamunyela	0814700586	Po Box 2649 Ondangwa Namibia	hamunyela.maria@gmail.com
2493 ✓	AC Shalumbu	0816049535/0811283256	Po Box 10062 Khomasdal	lumbu962@gmail.com
2494 ✓	BJ Pharao (Pensioner)	0812419019/ 061211179	P O Box 70699 Khomasdal	bjpharao@gmail.com

Samuel (N.T)

From: Samuel (N.T)
Sent: Wednesday, 19 November 2025 16:13
To: 'gieniilonga@yahoo.com'; 'mckhenzi213@gmail.com'; 'akamuinjo@gmail.com';
'ggaochas@gmail.com'; 'hamunyela.maria@gmail.com'; 'lumbu962@gmail.com';
'bjpharao@gmail.com'
Subject: Subdivision of Erf 2540 KD (Substation)
Attachments: 2540 KD Neighbours consultation.pdf

Good Day esteemed neighbours

Attached hereto is the consultation form regarding the subdivision of the portion on which the substation is located and rezoning of a portion of Erf 2540 Khomasdal. For any further information you may contact me.

Regards

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

☒ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/2540/KD

OWNERS OF NEIGHBOURING ERVEN 2539, 2541, 3230, 3231, 3229, 2493 AND 2494, KHOMASDAL

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) Subdivision of the Remainder of Erf 2540, Karlien Street, Khomasdal into Portion A ($\pm 18\text{m}^2$), Portion B and the Remainder of Erf 2540, Khomasdal; and
- (b) Rezoning of Portion B and the Remainder of Erf 2540, Karlien Street, Khomasdal from 'Municipal' to 'Residential' with a density of 1 dwelling/Erf.

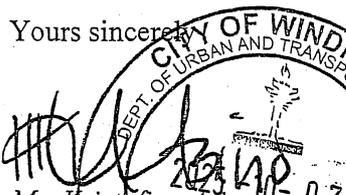
The Remainder of Erf 2540, Khomasdal comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A, just measuring the required $\pm 18\text{m}^2$) and such substation erf will retain the Municipal zoning. However, Portion B and the Remainder of Erf 2540, Khomasdal, once freed up, will be available for residential developments, therefore maximizing the potential of the land in line with the Municipal Council of Windhoek strategic and urban planning goals.

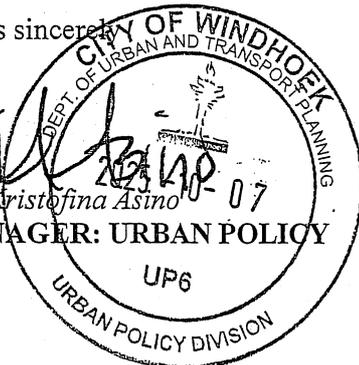
Please further take note that -

- (a) the plans lie for inspection at the Urban Policy Division, Room 522, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact N. Samuel on 061-290 2609 or snt@windhoekcc.org.na.

Yours sincerely,


Ms. Kristofina Asino
MANAGER: URBAN POLICY
UP6



PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	
Township/Area:	Klein Windhoek
Name:	
Signature:	
Date:	

All official correspondence must be addressed to the Chief Executive Officer

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

☒ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2482

c-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na



The Gateway to Endless Opportunities

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

G. NILONGA
OWNER OF ERF 2539, KHOMASDAL
P. O. BOX 10765
KHOMASDAL

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the **City of Windhoek** intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m^2 .

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully



Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: gieniilonga@yahoo.com
Sent: Thursday, 14 November 2024 14:54
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

gieniilonga@yahoo.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision _
Rezoning of Erf ...

DEPARTMENT OF URBAN AND TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

M. B. O. & P. G. MOKGATLE
OWNER OF ERF 2541, KHOMASDAL
P. O. BOX 10188
KHOMASDAL

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the **City of Windhoek** intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m^2 .

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully

Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36abb6ce41109e@windhoekcc.org.na>
To: mckhenzi213@gmail.com
Sent: Thursday, 14 November 2024 14:56
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mckhenzi213@gmail.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision _
Rezoning of Erf ...

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

U. TJATJITUA & A. KAMUINJO
OWNERS OF ERF 3230, KHOMASDAL
P. O. BOX 72073
KHOMAS GROVE

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m^2 .

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully

Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: akamuinjio@gmail.com
Sent: Thursday, 14 November 2024 14:57
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

akamuinjio@gmail.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision —
Rezoning of Erf ...

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: ggaochas@gmail.com
Sent: Thursday, 14 November 2024 14:59
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ggaochas@gmail.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision _
Rezoning of Erf ...

DEPARTMENT OF URBAN AND TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

M. I. HAMUNYELA
OWNER OF ERF 3229, KHOMASDAL
P. O. BOX 2649
ONDANGWA

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the **City of Windhoek** intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m^2 .

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

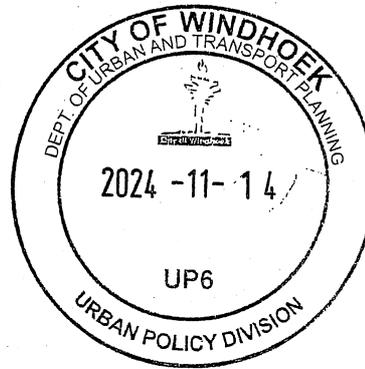
However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully


Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer



The Gateway to Endless Opportunities

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: hamunyela.maria@gmail.com
Sent: Thursday, 14 November 2024 16:26
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

hamunyela.maria@gmail.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision –
Rezoning of Erf ...

DEPARTMENT OF URBAN AND TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

A. C. SHALUMBU
OWNER OF ERF 2493, KHOMASDAL
P. O. BOX 10062
KHOMASDAL

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the **City of Windhoek** intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m².

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully


Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: lumbu962@gmail.com
Sent: Thursday, 14 November 2024 14:50
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

lumbu962@gmail.com

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



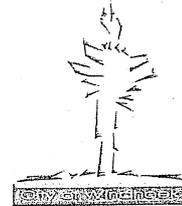
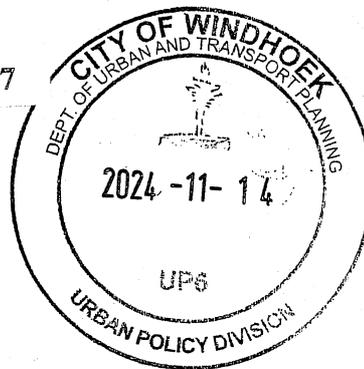
Subdivision _
Rezoning of Erf ...

57

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



Tel: (+264) 61 290 2482

c-mail: UTP@windhoekcc.org.na

The Gateway to Endless Opportunities
www.cityofwindhoek.org.na

ENQ: H. Gustavo
DATE: 14/11/2024

TEL: 061-290 2104
REF: L/2540/KD

EFESE SENDING KERK
OWNER OF ERF 5959, KHOMASDAL
P. O. BOX 70879
KHOMASDAL

Dear Sir/Madam

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION & REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- (a) **Subdivision** of Erf 2540, Karlien Street, Khomasdal Extension 4 into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal; and
- (b) **Rezoning** of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m^2 .

Erf 2540, Khomasdal Extension 4 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A), measuring the required $\pm 18\text{m}^2$ and such substation erf will retain the Municipal zoning. The remaining land (the Remainder of Erf 2540, Khomasdal Extension 4), once freed up, will be available for residential development, therefore maximizing the potential of the aforesaid land in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that –

- (a) the plans of the erf or land lie for inspection at the Urban Policy Division, Room 526, Fifth Floor, City of Windhoek, Cnr of Independence Avenue & Garten Street, and
- (b) any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within 14 business days of the receipt of this notice..

However, should you have any queries, please do not hesitate to contact Hugo Gustavo on 061-290 2104 or Hugo.Gustavo@windhoekcc.org.na

Yours faithfully

Ms. Kristofina Asino

MANAGER: URBAN POLICY

All official correspondence must be addressed to the Chief Executive Officer

Gustavo (H)

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@windhoekcc.org.na>
To: khomasdal
Sent: Thursday, 14 November 2024 15:00
Subject: Relayed: Subdivision & Rezoning of Erf 2540, Khomasdal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

khomasdal

Subject: Subdivision & Rezoning of Erf 2540, Khomasdal



Subdivision –
Rezoning of Erf ...

ERF 898, OLYMPIA

Erf	Name	Cell	Postal Address	Email
897 ✓	CSG Von Schelliha	061222864	P.O Box 40277 Windhoek	cavs6366@gmail.com
877 ✓	JH Tinschmann	0816505000	Po Box 1654	jtinschmann@gmail.com
54 ✓	U Unik Construction Engineering Namibia	0811444114	P O Box 81779 Windhoek	admin.na@unikconst.com
509 ✓	Min Of Basic Education: Delta Oberschulle	061252246/ 061252244	DELTA OBER SCHULE P/BAG 13186 WINDHOEK NAMIBIA	secretary@dssw-namibia.org

ERF 223, AUASBLICK

Erf	Name	Cell	Postal Address	Email
222	CITY OF WINDHOEK			
224	CITY OF WINDHOEK			

Samuel (N.T)

From: Samuel (N.T)
Sent: Wednesday, 19 November 2025 16:24
To: 'jtinschmann@gmail.com'; 'admin.na@unikconst.com'; 'secretary@dssw-namibia.org'
Subject: Subdivision of Erf 898 OL (Substation)
Attachments: 898 OL Neighbours consultation.pdf

Good Day esteemed neighbours

Attached hereto is the consultation form regarding the subdivision of the portion on which the substation is located and rezoning of a portion of Erf 898 OL. For any further information you may contact me.

Regards

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



The Gateway to Endless Opportunities

Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: N. T. Samuel

TEL: 061-290 2609

DATE: 07/10/2025

REF: L/898/OL

OWNERS OF NEIGHBOURING ERVEN 897, 877, 54 AND 509 OLYMPIA EXTENSION 1

Dear Sir/Madam

RE: NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING

Please take note that the City of Windhoek intends to apply to the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- Subdivision of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 into Portion A ($\pm 18\text{m}^2$) and Remainder ($\pm 826\text{m}^2$);
- Rezoning of Portion A of Erf 898, Hidipo Hamutenya Street, Olympia Extension 1 from 'Residential' with a density 1 per 900m² to 'Municipal'; and
- Rezoning of the Remainder of Erf 898, Hidipo Hamutenya Olympia Extension n 1 from 'Residential' with a density of 1 per 900m² to 'Residential' with a density of 1 per 700m².

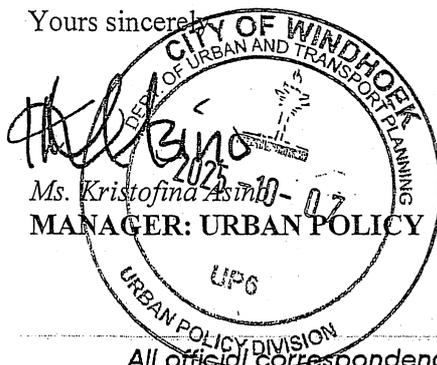
Erf 898, Olympia Extension 1 comprises of an electrical miniature substation. The subdivision and rezoning will ensure that the miniature electrical substation occupies its own small erf (Portion A) with just the required $\pm 18\text{m}^2$ and is appropriately zoned for 'Municipal' purposes. The remaining land (the Remainder of Erf 898, Olympia Extension 1), once freed up, will be available for residential development, therefore maximizing the land's potential in line with the Municipal Council of Windhoek strategic and urban planning goals.

Please further take note that -

- the plans lie for inspection at the Urban Policy Division, Room 524, Fifth Floor, City of Windhoek, corner of Independence Avenue and Garten Street and;
- any person having objections to the proposed subdivision and rezoning as set out above or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the City of Windhoek and the Board within fourteen (14) working days of the last publication of this notice.

However, should you have any queries, please do not hesitate to contact Mr. N. T. Samuel on 061-290 2609 or nt@windhoekcc.org.na.

Yours sincerely



PROOF OF RECEIPT OF THE NOTICE	
Erf Number:	897
Township/Area:	Olympia Extension 1
Name:	C. von Scheliga
Signature:	<i>[Handwritten Signature]</i>
Date:	18.10.25

All official correspondence must be addressed to the Chief Executive Officer

Mrs AE van der Westhuizen
PO Box 91018
Windhoek
28 November 2025

To: City of Windhoek
For attention: Mr. N.T. Samuel
CITY OF WINDHOEK
DEPARTMENT OF URBAN AND TRANSPORT PLANNING

Dear Mr. N.T. Samuel

Subject Matter: FORMAL OBJECTION TO NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING ERF 1226 KLIEN WINDHOEK

I, Mrs AE v.d. Westhuizen ID 521019 0013 0 Owner Erf 1228, Klein Windhoek. The house on Erf 1228 is used as the primary residence for me.

I wish to formally object to the subdivision and rezoning of Municipal erf R/1226 as has been notified in a public notice by City of Windhoek.

My property Erf 1228, is directly opposite Erf 1226, and is elevated higher than Erf R/1226 because of the slope on which both erfs are based. My house on Erf 1228 directly overlooks Erf R/1226, providing an unobstructed view and sense of space and increased privacy due to there not being neighbours all around the property - this was a key consideration in my decision to purchase the property little over a year ago.

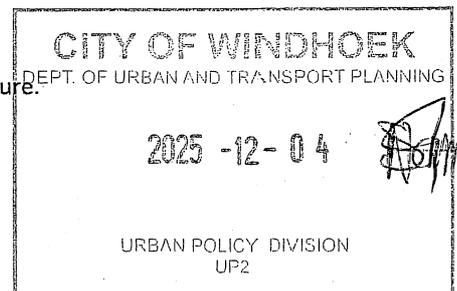
My objection is based on the fact that any developments on Erf R/1226 will:

- No sketch plan of indication of any water pipes to be relocated. This erf is also used to provide fresh water to the City of Windhoek reservoir and no impact study done. Proof of impact study? Current bore hole on property which is also not mentioned. What will happen to this? Certainly this erf should be left open for municipal services.
- Reduce the property valuation of Erf 1228. The property valuation and/or interest for reselling will be negatively impacted with construction on Municipal Erf R/1226 as its secluded nature by not having neighbours on all sides will be eroded.
- Also be of great disturbance of peace and privacy once property is subdivided and rezoned for Public use.
- Negatively influence any further developments on our erf in the future.

We are therefore directly opposed to any construction on Erf R/1226. And in addition, it could introduce a security risk to us with access from Jan Jonker street.

It should also be noted that:

- 1) Erf R/1226 was closed off with 1.8m palisade fence with a locked key on the northern side (Jan Jonker Street) as well on the southern side (van Coller Street) so that the erf is not accessible by any pedestrians or hikers. Erf R/1226 is fully secured and we have never experienced any challenges since residing at the premise. The previous owners of R/1228 also assured us that they never had any concerns.
- 2) I invested significantly into suitable security solutions, such as the installation of double-sided electric fencing and a security camera system amongst others.



W

We are therefore not concerned by the vacant status of Erf R/1226, and the Subdivision and Rezoning of the erf Will in our opinion increase the security risk.

We trust that our objection is noted and that

- the intended subdivision and rezoning of erf R/1226 Klein Windhoek does not proceed,
In support of our objection, please find the following:
- Copies of my ID documents
- Copy (**usufruct**)

You are welcome to contact either of us should you wish to obtain any additional clarification and do keep us informed about the outcome of this objection and consideration by your good office.

Please do feel free to contact me on 081 2290832 .

Your sincerely

André R. Huisman

28/11/2025

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



521019 0013 0

SURNAME
VAN DER WESTHUIZEN
FOR NAME(S)
ALETTA ELIZABETH



Aletta van der Westhuizen

DATE OF BIRTH
1952-10-19

PLACE/COUNTRY OF BIRTH
MARITAL

SEX **FEMALE** HEIGHT **1,67**

DATE OF ISSUE
2006-03-16

ISSUE NO
C69431

CITIZENSHIP
CITIZEN

EYE COLOUR
BLUE



52101900130

2021-09-08



PROTOCOL NO 15/2021

NOTARIAL DEED OF CESSION OF USUFRUCT NO

TO WHOM IT MAY CONCERN BE IT HEREBY MADE KNOWN:

605 2021

THAT on this the 25th day of August 2021 before me, FERDINAND VINCENT DU TOIT Notary Public by lawful authority duly sworn and admitted, residing and practising at Windhoek, Namibia, personally came and appeared CATERINA MARIA ROSARIA POLERA,

in her capacity as duly authorised Agent of

CHRISTIAAN FREDERICK DAVIDS, as Nominee of ADVANCE WEALTH MANAGEMENT (Proprietary) Limited, and as such the duly authorised agent by Special Power of Attorney in my favour, dated 30 June 2020 at Windhoek and given to me by the Co-Executors in the **ESTATE OF THE LATE BURTON WEAKLEY VAN DER WESTHUIZEN**, they being appointed Co-Executors by Letters of Executorship No E 1313/2020, issued by the Master of the High Court of Namibia at Windhoek on 11 August 2020

by virtue of a Special Power of Attorney in her favour dated at WINDHOEK on 30 June 2021

N

N

Handwritten initials and the number 7.

which Power of Attorney have today been exhibited to me and now remain filed in my Protocol

AND THE APPEARER DECLARED THAT -

AND WHEREAS in terms of the **Joint Will** dated **24 November 2016** of the **LATE BURTON WEAKLEY VAN DER WESTHUIZEN**, who died on **11 June 2020**, and surviving spouse **ALETTA ELIZABETH VAN DER WESTHUIZEN**, to whom the deceased was married out of community of property, the hereinafter mentioned property, being an asset in the deceased's Estate, has been specially bequeathed to the deceased's sons

1. **MEYNDERD JACOBUS VAN DER WESTHUIZEN**
Identity Number **781205 1084 4**
Married out of community of property
2. **DUAN VAN DER WESTHUIZEN**
Born on **20 October 1980**
Married to **CLAIRE CATHERINE VAN DER WESTHUIZEN** which marriage is governed by the laws of England

SUBJECT to the terms of their said Joint Will
AND SUBJECT TO the condition that the said **ALETTA ELIZABETH VAN DER WESTHUIZEN**, shall enjoy a lifelong usufruct over the under mentioned property

NOW, THEREFORE, the Appearer declared that by these presents he hereby cede, assign, transfer and make over to

ALETTA ELIZABETH VAN DER WESTHUIZEN
Identity Number **521019 0013 0**
Unmarried

a personal servitude of lifelong usufruct created in the said Joint Will dated 24 November 2016 of the said **LATE BURTON WEAKLEY VAN DER WESTHUIZEN**, who died on 11 June 2020 and his surviving spouse **ALETTA ELIZABETH VAN DER WESTHUIZEN**, who were married out community of property to each other as described in the aforesaid Joint Will, namely:

"I, the Testator bequeath the residue of my estate as follows: My fixed property situated at Erf 1228 Klein Windhoek, with all improvements, in equal shares to my sons, **MEYNDERD JACOBUS VAN DER WESTHUIZEN** (Born on 5 December 1978) and **DUAN VAN DER WESTHUIZEN** (Born on 20 October 1980), subject to the condition that the Testatrix, **ALETTA ELIZABETH VAN DER WESTHUIZEN**, shall enjoy a lifelong usufruct over the property known as Erf 1228 Klein Windhoek, without having to furnish security in her capacity as usufructuary"

OVER

CP 46 7
EJ

CERTAIN Erf No 1228 (a Portion of Consolidated Erf No 1201) KLEIN WINDHOEK

SITUATE in the Municipality of WINDHOEK
Registration Division "K"
in the KHOMAS Region

MEASURING 1009 Square metres

HELD BY Deed of Transfer No T. /2021

- A. SUBJECT TO the conditions contained therein
- B. FURTHER SUBJECT TO the following condition contained in the said **Joint Will** dated **24 November 2016** of the **LATE BURTON WEAKLEY VAN DER WESTHUIZEN** and surviving spouse **ALETTA ELIZABETH VAN DER WESTHUIZEN**, namely:

"We direct that no benefit devolving upon any beneficiary in terms of this our Will, and no further assets obtained by virtue of such benefit, shall form part or portion of any communal or joint estate of such beneficiary, but that such benefit and further assets shall be and remain the sole and exclusive property of the beneficiary concerned, and that, such beneficiary marry or be married in community of property, such benefit and further assets shall be expressly excluded from the communal or joint estate thus established. In addition we hereby direct that the accrual system in terms of the Matrimonial Property Act 88 of 1984 shall not apply to the benefits which accrue to a beneficiary by virtue of this our Will."

AND the said the Appearer, on behalf of the said **ALETTA ELIZABETH VAN DER WESTHUIZEN** hereby accept the cession of the aforesaid personal servitude of lifelong usufruct.

CP 7
Eiye

THUS DONE AND EXECUTED at WINDHOEK on the day, month and year first
aforewritten, in the presence of the undersigned witnesses and of me, the said Notary.

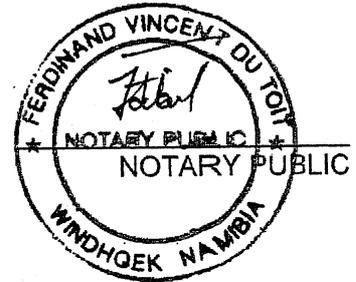
AS WITNESSES:

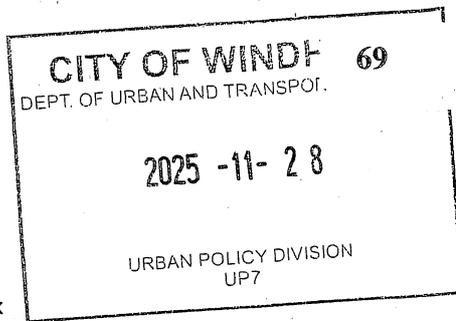
1. E. Cas

Adria

2. Indoo

QUOD ATTESTOR





Mr and Mrs Esterhuyse
PO Box 91018
Windhoek
20 November 2025

To: City of Windhoek
For attention: Mr. N.T. Samuel
CITY OF WINDHOEK
DEPARTMENT OF URBAN AND TRANSPORT PLANNING

Dear Mr. N.T. Samuel

Subject Matter: FORMAL OBJECTION TO NOTICE OF INTENTION TO APPLY FOR THE SUBDIVISION AND REZONING ERF 1226 KLIEN WINDHOEK

We, Mr Nicolaas Petrus Esterhuyse and Mrs Chrismari Esterhuyse hold the membership in Rainy Day Trading Enterprises Fourteen CC that owns Erf 1229, Klein Windhoek. The house on Erf 1229 is used as the primary residence for our family.

We wish to formally object to the subdivision and rezoning of Municipal erf R/1226 as has been notified in a public notice by City of Windhoek.

Our property Erf 1229, is directly opposite Erf 1226, and is elevated higher than Erf R/1226 because of the slope on which both erfs are based. Our house on Erf 1229 directly overlooks Erf R/1226, providing an unobstructed view and sense of space and increased privacy due to there not being neighbours all around the property - this was a key consideration in our decision to purchase the property little over a year ago.

Our objection is based on the fact that any developments on Erf R/1226 will:

- 1) Impact the views from Erf 1229- The house on Erf 1229 has been built to live outward from Van Collier Street, with large windows and porches making optimal use of the unobstructed views and scenery in the direction towards Jan Jonker street.
- 2) Reduce the property valuation of Erf 1229. The property valuation and/or interest for reselling will be negatively impacted with construction on Municipal Erf R/1226 as its secluded nature by not having neighbours on all sides will be eroded.
- 3) Also be of great disturbance of peace and privacy once property is Subdivided and rezoned for Public use.
- 4) Negatively influence any further developments on our erf in the future.

We are therefore directly opposed to any construction on Erf R/1226. And in addition, it could introduce a security risk to us with access from Jan Jonker street.

It should also be noted that:

- 1) Erf R/1226 was closed off with 1.8m palisade fence with a locked key on the northern side (Jan Jonker Street) as well on the southern side (van Collier Street) so that the erf is not accessible by any pedestrians or hikers. Erf R/1226 is fully secured and we have never experienced any challenges since residing at the premise. The previous owners of R/1229 also assured us that they never had any concerns.
- 2) We invested significantly into suitable security solutions, such as the installation of double-sided electric fencing and a security camera system amongst others.

We are therefore not concerned by the vacant status of Erf R/1226, and the Subdivision and Rezoning of the erf Will in our opinion increase the security risk.

We trust that our objection is noted and that

- the intended subdivision and rezoning of erf R/1226 Klein Windhoek does not proceed,

In support of our objection, please find the following:

- Copies of our ID documents
- Copy of the title deed
- Copy of the transfer document of the CC

You are welcome to contact either of us should you wish to obtain any additional clarification and do keep us informed about the outcome of this objection and consideration by your good office.

Please do feel free to contact me on 081737 6050 or Chrismari on 081 722 4147.

Your sincerely





REPUBLIC OF NAM 71
NATIONAL IDENTITY CARD



811009 1072 7
ESTERHUYSE,
NICOLAAS PETRUS

N Esterhuyse

1981-10-09

CITIZEN

SUTHERLAND

MALE 1,89

BROWN

2012-02-07

W90544



81100910727

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



no. 801030 1032 7

SURNAME
ESTERHUYSE
FIRST NAME(S)
CHRISMARI



DATE OF BIRTH
1980-10-30

CITIZENSHIP
CITIZEN

PLACE OF BIRTH
OTJIWARONGO

SEX
FEMALE

HEIGHT
1.75

EYE COLOUR
BROWN

DATE OF ISSUE
2013-01-23

ISSUE NO.
P16490



80103010327

PREPARED BY ME

CONVEYANCER
LT VAN DEN BERG

2021-04-16
MORTGAGED No. 6 1710 / 2021
for N 3 472 000.00 (with preference for
an additional amount not exceeding N 694 400.00
DEEDS OFFICE
WINDHOEK
REGISTRAR OF DEEDS

DR. WEDER, KAUTA & HOVEKA INCORPORATED
LEGAL PRACTITIONERS, NOTARIES AND CONVEYANCERS
P O Box 864
WINDHOEK 9000

2120 - / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

That **LIANA THERESA VAN DEN BERG**

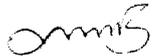
appeared before me, Registrar of Deeds at Windhoek, he the said Appearer, being duly authorized thereto by a Power of Attorney granted to her by

1. **ANDRE VAN DER MERWE**
Born on 27 October 1964
MARRIED OUT OF COMMUNITY OF PROPERTY
2. **JANINE CARMEN VAN DER MERWE**
Identity Number 710124 0016 6
MARRIED OUT OF COMMUNITY OF PROPERTY

dated 17 March 2021 signed at WINDHOEK

AND THE SAID APPEARER declared that:

WHEREAS the transferor donated the hereinafter mentioned property to the hereinafter mentioned transferee on the **2nd February 2021**

AND WHEREAS the hereinafter mentioned transferee accepted the said donation on the
17 March 2021 

NOW THEREFORE, the said Appearer in his capacity aforesaid, did by these presents, cede, and transfer, in full and free property, to and on behalf of

RAINY DAY TRADING ENTERPRISES FOURTEEN CC
REG. NO. : CC/2020/05957

Its Successors in Title or Assigns

CERTAIN ERF NO. 1229 (A PORTION OF CONSOLIDATED ERF NO. 1201) KLEIN WINDHOEK

SITUATE In the Municipality of WINDHOEK
Registration Division "K"
Khomas Region

MEASURING 1 172 (ONE ONE SEVEN TWO) Square Metres

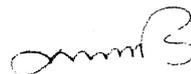
FIRST REGISTERED by Certificate of Registered Title no. T659/1978 with General Plan No. A11/59 relating thereto and

HELD by Deed of Transfer no. T2595/2016 and Deed of Transfer no. T2596/2016

SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), 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 must at all times be subject to, the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf must be at least four times the prevailing valuation of the erf.



WHEREFORE the Appearer, renouncing all the Right and title the

TRANSFEROR

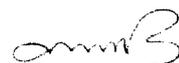
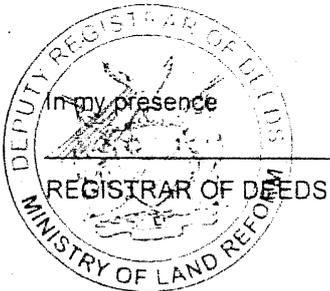
heretofore had to the Premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said Transferee Its Successors in Title or Assigns now is and henceforth shall be entitled thereto, conformably to local custom; State, however, reserving its rights, and finally acknowledging that transfer duty was paid on **NS\$1 035 000.00 (One Million Thirty Five Thousand Namibia Dollars)** being the Receiver of Revenue's fair value of the property which amount is also accepted for stamp duty purposes.

Signed at Windhoek **2021-04-16**
office.

together with the Appearer and confirmed with my seal of office.



Signature of Appearer



REPUBLIC OF NAMIBIA - MINISTRY OF FINANCE
TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

Part 1

<p>TRANSFEROR</p> <p>1. ANDRE VAN DER MERWE 2. JANINE CARMEN VAN DER MERWE</p>
--

<p>TRANSFeree</p> <p>RAINY DAY TRADING ENTERPRISES FOURTEEN CLOSE CORPORATION (REG NO. CC/2020/05957)</p>

<p>DESCRIPTION OF PROPERTY</p> <p>CERTAIN ERF NO. 1229 (A PORTION OF CONSOLIDATED ERF NO. 1201) KLEIN WINDHOEK</p> <p>SITUATE In the Municipality of WINDHOEK Registration Division "K" Khomas Region</p> <p>MEASURING 1 172 (ONE ONE SEVEN TWO) Square Metres</p>
--

<p>Mode of acquisition (donation, lease, exchange, etc): DONATION <i>14/04/2021</i></p>

<p>Date of transaction: 2 February 2021</p>	<p>Consideration: NS NIL</p>
---	------------------------------

<p>TRANSFER DUTY PAID BY DR WEDER KAUTA & HOVEKA INC Postal address: P O Box 864, WINDHOEK</p>
--

<p>Municipal, Divisional Council or other local authority valuation: NS1 035 000,00</p>

FOR OFFICIAL USE	
Transfer Duty paid on	Being

<p>Law under which duty charged</p>

<p>Steel defacing stamp of office of</p> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p>Revenue</p> <p>15 APR 2021</p> <p>Namibia Revenue</p> </div>	<p><i>[Signature]</i> Receiver of Revenue</p>	<p>CASH REGISTER RECEIPT</p>
--	---	------------------------------

aw



REPUBLIC OF NAMIBIA



MINISTRY OF FINANCE
INLAND REVENUE DEPARTMENT

PAYMENT RECEIPT

Receipt Number: 0200065225

Office Code	TIN	Taxpayer Name	Postal Address	Received by
02	11411713	Rainy Day Trading Enterprises Fourteen Cc	P.O. Box 9935 Eros Windhoek Namibia	Dina, Hengari (Kahuure)

Transfer Duty Details:

Transferor Name(Seller)	Andre Van Der Merwe Janine Carmen Van Der Merwe		
Transferee Name (Purchaser)	Rainy Day Trading Enterprises Fourteen Cc		
Conveyancer Name	Dr Weder , Kauta And Hoveka Incorporated		
Physical Address of Property	Erf No. 1229 (A Portion Of Consolidated Erf No. 1201) Klein Windhoek		
Town	Windhoek	Region	Khomas
Size of Property	1172	Date of Transaction	02-02-2021
Consideration (Purchase Price)(N\$)	1,035,000.00	Transfer Duty paid on (N\$)	1,035,000.00

Tax Type	Year	Period	Payment Date	Liability Type	Payment Mode	Received Amount (N\$)
Transfer Duty	2021	-	15-04-2021	Duties & Levies	Direct Deposit	124,200.00
Total Amount(N\$)						124,200.00

This is the original receipt

au

NAME OF CORPORATION

RAINY DAY TRADING ENTERPRISES FOURTEEN CC

REGISTRATION NUMBER

CC/2020/05957

PART CMEMBERS **2 (TWO)**

Date of Change

Full names and surname **NICOLAAS PETRUS ESTERHUYSE**

01 APR 2021

Identity number or date of birth (i)

Year	Month	Day
8	1	1
0	0	9
1	0	7
2	7	

01 APR 2021

Registration number (ii)

01 APR 2021

Percentage of interest **50% (Fifty Percent)**Particulars of contribution **N\$50 (Fifty Dollars)**

01 APR 2021

Residential address **32 JOSEPH MUKWAYU ITHANA STREET, WINDHOEK, NAMIBIA**

01 APR 2021

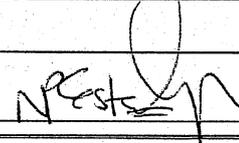
Postal address **PO BOX 91018, KLEIN WINDHOEK, NAMIBIA**

01 APR 2021

Email address: **npenicolaas@yahoo.co**

01 APR 2021

Signature of member or representative



01 APR 2021

Full names and surname **CHRISMARI ESTERHUYSE**

01 APR 2021

Identity number or date of birth (i)

Year	Month	Day
8	0	1
0	0	3
1	0	3
2	7	

01 APR 2021

Registration number (ii)

01 APR 2021

Percentage of interest **50% (Fifty Percent)**Particulars of contribution **N\$50 (Fifty Dollars)**

01 APR 2021

Residential address **32 JOSEPH MUKWAYU ITHANA STREET, WINDHOEK, NAMIBIA**

01 APR 2021

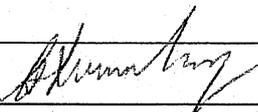
Postal address **PO BOX 91018, KLEIN WINDHOEK, NAMIBIA**

01 APR 2021

Email address: **chrismarija@yahoo.co.uk**

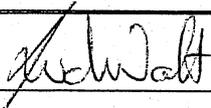
01 APR 2021

Signature of member or representative



01 APR 2021

Witness Signature



Date of signature

24/3/2021

Full names **CORNELIA MAGRIETHA VAN DER WALT**Residential address **56 TOERMALYN STREET, EROS, WINDHOEK, NAMIBIA**Business address **3RD FLOOR WKH HOUSE, JAN JONKER ROAD, AUSSPANNPLATZ, WINDHOEK**Postal address **PO BOX 864, WINDHOEK, NAMIBIA**Email address: **vandenberg.convey1@wjk-law.com**

C.S.G von Scheliha
P.O.Box 40277
Windhoek
cavs6366@gmail.com
0811281414

City of Windhoek

RE: Subdivision of Erf 898 Olympia (L/898/OL)

To whom it may concern

Mr N.T. Samuel

By hand + snt@windhoekcc.org.na

I, Christian von Scheliha (ID 63040901214), owner of ERF 897 Olympia, do hereby object the planned subdivision and rezoning of ERF 898 Olympia into 18 m2 for electrical substation and the remainder of 826 m2 for residential purpose for the following reasons:

- 1.The natural way of stormwater coming from the mountain above, passing through my ERF and then running in the centre of ERF 898.
How will that be incorporated into a future residential erven ?
- 2.The question is- who wants to build a residence directly adjacent to a electrical substation ??
- 3.What are the costs involved to move and erect a new substation ?
- 4.Average Erf sizes in the Olympia area are approximately 1500 m2.
How does a future residence on a erf size of 826 m2 influence our current property values ?

I therefor request the City of Windhoek (Department of Urban and Transport Planning) to revoke the idea of a subdivision.

Yours sincerely

C.S.G von Scheliha



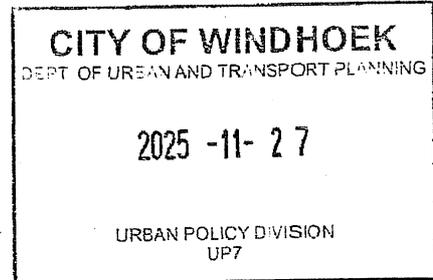
J H Tinschmann – P O Box 1654 - Windhoek – Namibia
jtinschmann@gmail.com

City of Windhoek
 Private Bag 59
 Windhoek

Delivered by Hand

Attention: Mr N T Samuel

Windhoek, 27.11.2025



Dear Sirs

Re: Public Notice for the Subdivision and Rezoning of Erf 898, Olympia Windhoek

I, Joachim Hellmut Tinschmann, ID 59010110214, am the owner of Erf 877 Olympia.

Reference is made to the above.

Further to my objection letter dated 6.12.2024 a confirmation of receipt is attached hereto I again object as per your letter dated 7.10.2025. I only received the latter as an attachment to your email dated 19.11.2025 hence the set objection period of 14 days has lapsed some time ago already.

I object against the rezoning of the Erf 898 Olympia into 18m2 for an electrical Substation and the remainder of Erf 898 Olympia Extension for residential development for the following reasons:

The majority of erven in this area comprise of more than 1.300 square meters which was also one of the reasons to purchase erf 877, Olympia decades ago.

With this subdivision and rezoning of erf 898 Portion 1 there would be one out of many erven comprising of less than 850 square meters which would adversely affect the value of all other erven in this area.

Another reason to previously purchasing erf 877, Olympia was that the south side was municipal owned and would have remained unoccupied except for the electrical substation.

In general it is worth mentioning that I doubt that somebody would be seriously interested to live next to an electrical substation.

Last but not least the costs to move the current Substation to a new one is highly questionable in respect of costs.

Taking the above into consideration I would highly appreciate your reassessment of your intentions.

Your feedback is more than welcome.

Best regards

A handwritten signature in black ink, appearing to read 'Joachim H Tinschmann', enclosed within a faint, hand-drawn oval border.

Joachim H Tinschmann

- Attachment: Copy of letters as per above dated 6.12.2025

J H Tinschmann – P O Box 1654 Windhoek - Namibia
jtinschmann@gmail.com

City of Windhoek
Private Bag 59
Windhoek

Delivered by Hand

and

The Secretary
Urban and Regional
Planning Board
Ministry of Urban and Rural
Development
Private Bag 13289
Windhoek

Delivered by Hand



Windhoek, 6.12.2024

Dear Sirs

**Re: Public Notice for the Subdivision and Rezoning of Erf 898, Olympia
Windhoek**

Reference is made to the above.

Being the registered owner of erf 877, Olympia I firstly wish to consent to the subdivision and the rezoning to ensure that a miniature electrical substation can be erected on its own small erf (Portion A) as per the drawing dated 15.8.2024 a copy of which is attached hereto.

Secondly but more importantly I object against the rezoning of the remaining land (The remainder of Erf 898, Olympia Extension 1) for residential development for the following reasons:

- 1) The majority of erven in this area comprise of more than 1.300 square meters which was also one of the reasons to purchase erf 877, Olympia decades ago.

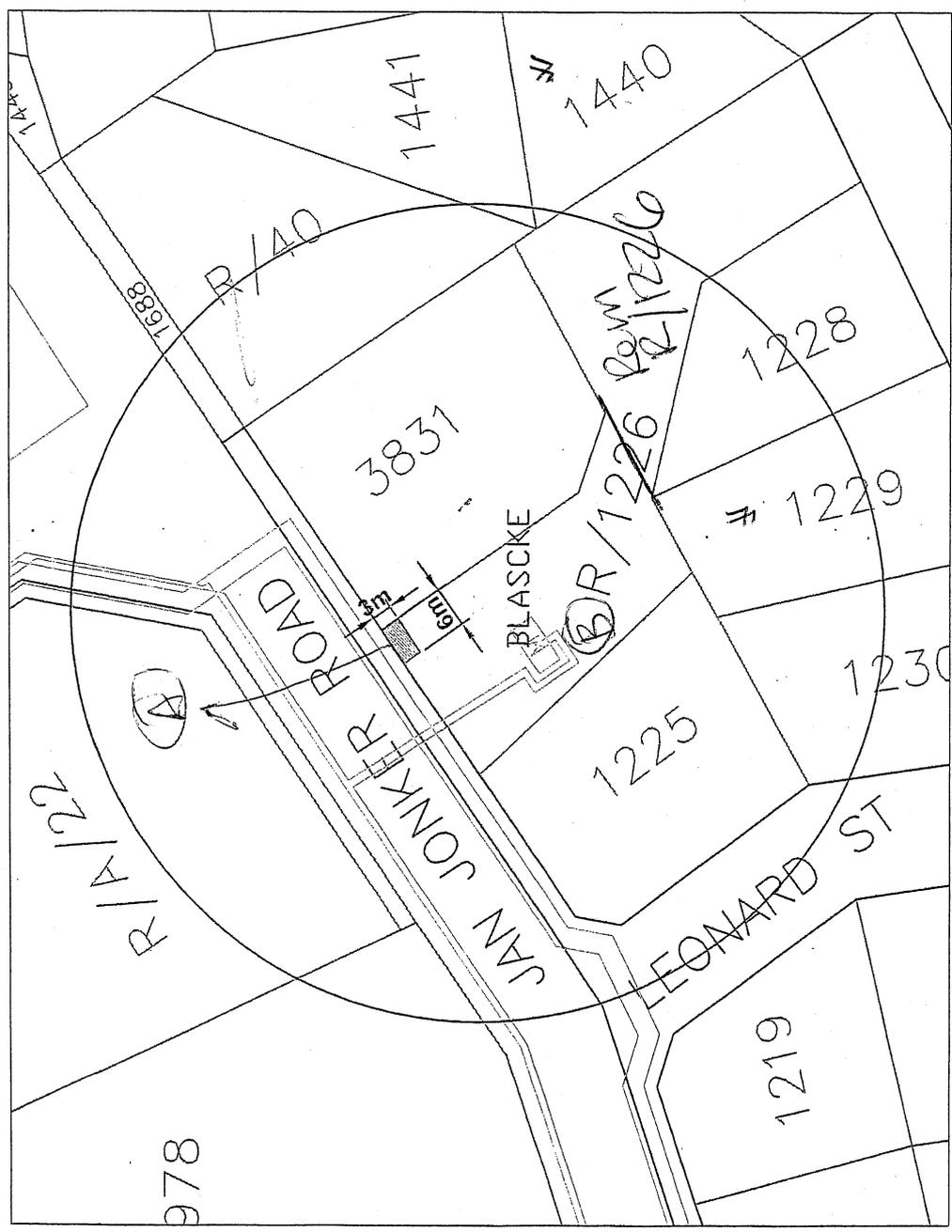
AREA	
NEW ERF	2227.71m ²
M/SUB	18m ²
TOTAL	2245.71m ²

2347m²

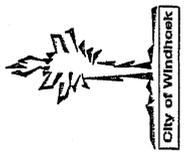
2329m²
1: 900

Municipal → Res⁸³

53 Jan Jonker Rd



DEPT. OF ELECTRICITY



DESIGN

DESIGNED	RBE 15/08/24	DRAWN	JLO 15/08/24
QUALITY MANAGEMENT			
CHIEF ENGINEER	DME	SIGN:	SIGN:
TEC. SUPPORT	DME	SIGN:	SIGN:
CHIEF ENGINEER	DME	SIGN:	SIGN:
DISTRIBUTION	DME	SIGN:	SIGN:
PROJECT TITLE:			

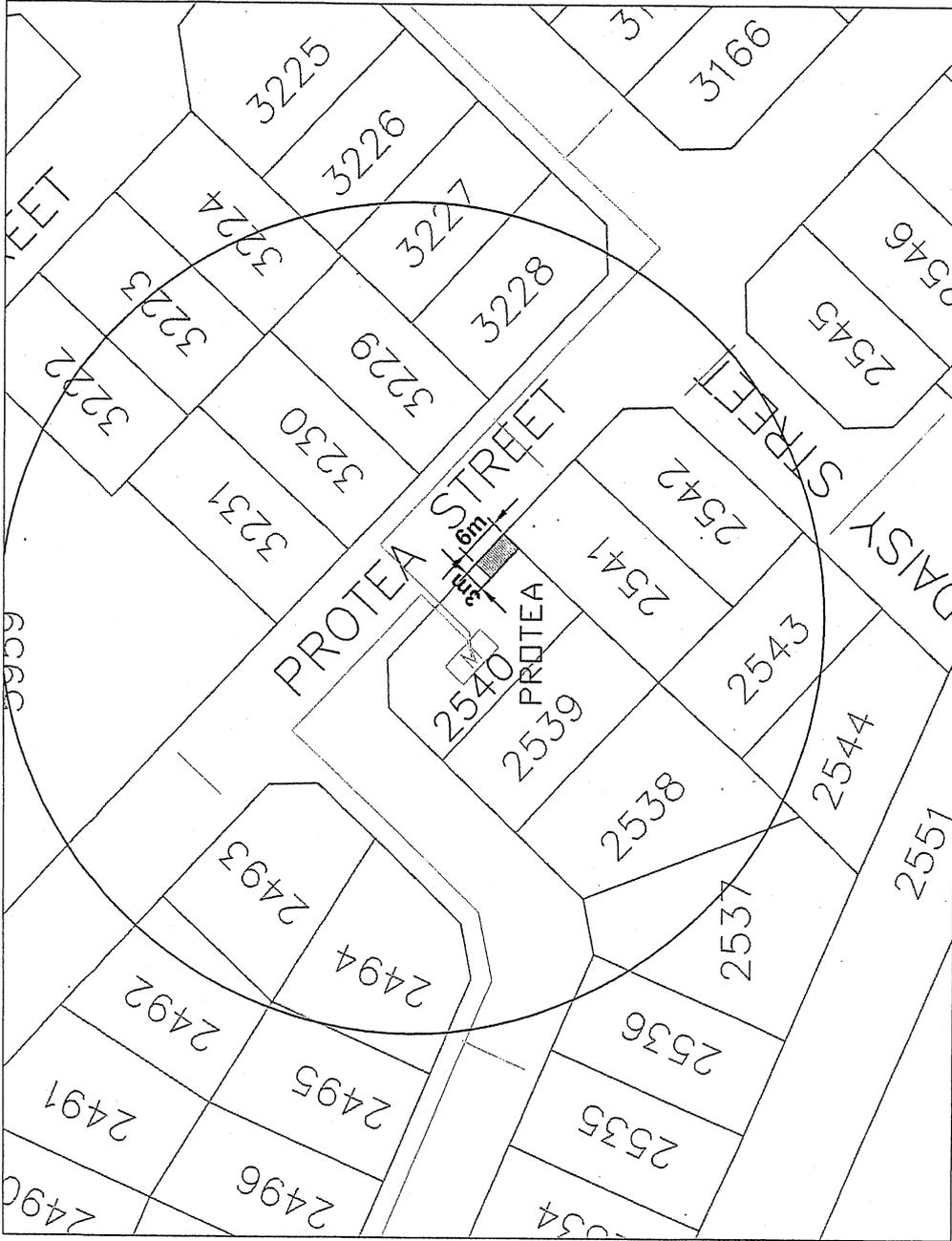
SUBSTATION RELOCATION

DRAWING TITLE:

ERF R/1226
KLEIN WINDHOEK

DRAWING No.:

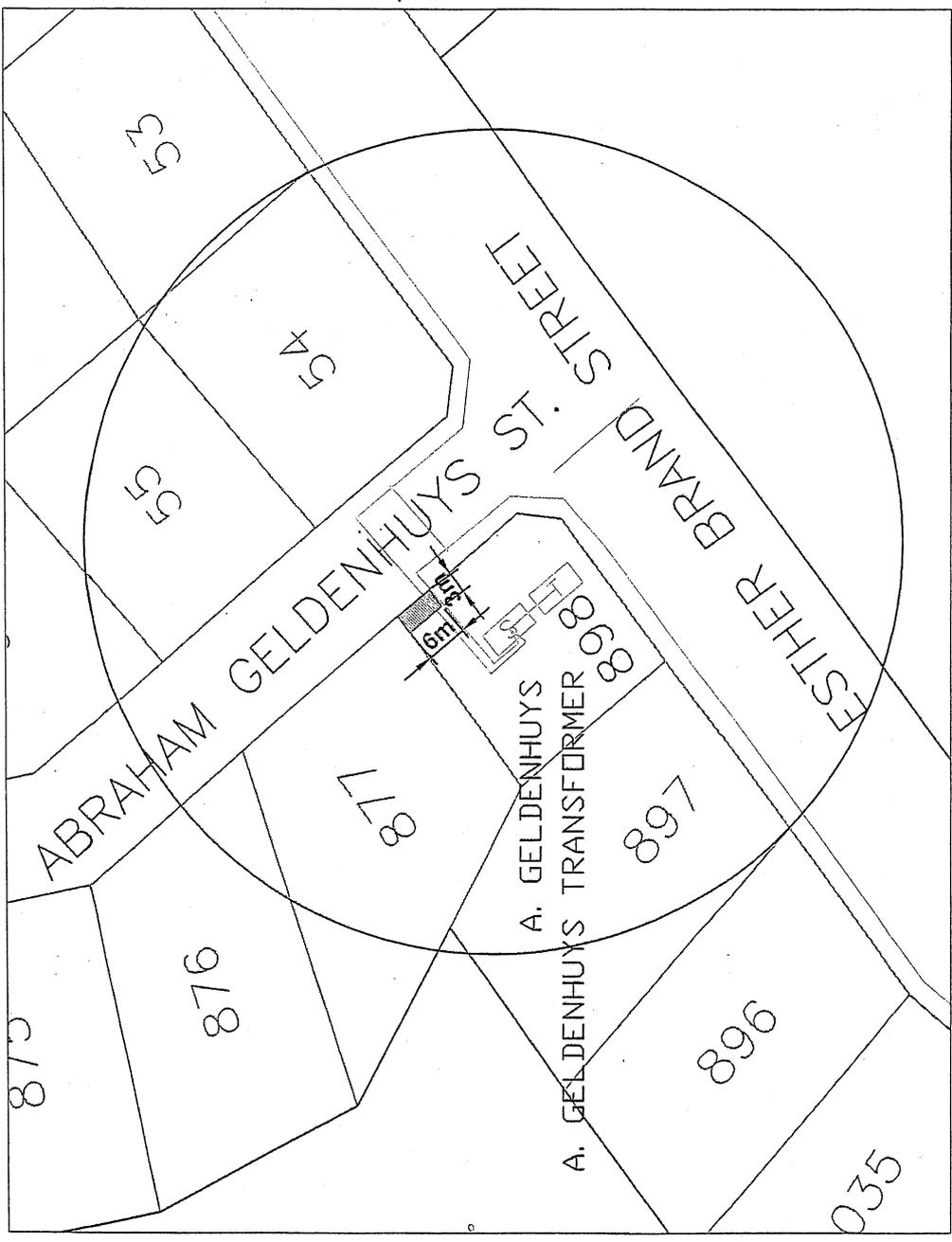
AREA	
NEW ERF	449.19m ²
M/SUB	18m ²
TOTAL	467.19m ²



DEPT. OF ELECTRICITY	 City of Windhoek	DESIGN			
		DESIGNED	RBE 15/06/24	DRAWN	JLO 15/06/24
		QUALITY MANAGEMENT			
		CHIEF ENGINEER	DATE:	SIGN:	SIGN:
		TEC. SUPPORT	DATE:	SIGN:	SIGN:
		CHIEF ENGINEER:	DATE:	SIGN:	SIGN:
		DISTRIBUTION	DATE:	SIGN:	SIGN:
		PROJECT TITLE:			
		SUBSTATION RELOCATION			
		DRAWING No.:			
		DRAWING TITLE:			
		ERF 2540			
		KHOMASDAL			

AREA	
NEW ERF	825.66m ²
M/SUB	18m ²
TOTAL	843.66m ²

844 m²
 1:900
 826 m²
 1:700

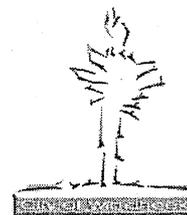


Handwritten: Hidipo Hamutenya Sr

DEPT. OF ELECTRICITY	DESIGN			
	DESIGNED	RBE 15/09/24	DRAWN	JLO 15/08/24
	QUALITY MANAGEMENT			
	CHIEF ENGINEER	DME	SIGN:	
	TEC. SUPPORT	DME	SIGN:	
	CHIEF ENGINEER	DME	SIGN:	
PROJECT TITLE: SUBSTATION RELOCATION				
DRAWING No.:				
ERF 898 OLYMPIA <i>ex 1</i>				

MEMORANDUM

86



The Gateway to Endless Opportunities

TO : Councillor A. Kwenani
Management Committee Chairperson

FROM : Corporate Legal Advisor

CC : Management Committee Members
Chief Executive Officer

ENQ : B Ngairorue

DATE : 12/02/2016

Dear Cllr Kwenani,

RE: CLARIFICATION ON LEGAL ISSUES RAISED BY MANAGEMENT COMMITTEE AT THE MEETING OF 10 FEBRUARY 2016

I refer to the meeting of the Management Committee (MC) held on Tuesday, 10 February 2016, and specifically to the concerns raised by Members regarding the legality and admissibility of certain documents, including attachments to submissions made by the Department of Urban and Transport Planning.

Pursuant to your explicit request, I hereby provide the following clarification from a legal perspective in order to address the matters raised and to guide Management Committee deliberations going forward.

1. Certification of Personal Documents (Copies of Identity Documents, Passports, etc.)

As confirmed during the meeting, the identity of the individual acting in terms of the power of attorney for the submission under consideration was verified through the presentation of an original Namibian Identity Card (a copy of which was attached as proof).

From a legal standpoint, it is important to note that the presentation of a valid, original, government-issued national identity document is sufficient to establish the identity of an individual for purposes of formal applications and to verify the authority of a person acting under a power of attorney. This approach is consistent with standard administrative and legal practice.

The requirement for a certified copy of an identity document arises only in circumstances where the original document cannot reasonably be presented, such as in remote, electronic, or postal submissions. In such cases, certification serves as a substitute mechanism to confirm authenticity.

As explained at the meeting, this approach is already applied in current administrative practice and no legal deficiency arises where an original identity document has been physically presented and verified.

[Handwritten mark]

2. Signing of Technical Memoranda and Submissions

It was further clarified at the meeting that technical inputs from the various divisions are routinely submitted to the Department of Urban and Transport Planning via email, either in the form of a memorandum or direct electronic correspondence.

At present, the City does not have a formal secure digital signature system in place. As a result, technical submissions are transmitted electronically without handwritten or digital signatures but are clearly identifiable by source and origin through official email channels. All inputs are also confirmed by the authors at a meeting attended in person.

From a legal perspective, it is well established under modern administrative and evidentiary principles that email correspondence constitutes written communication and is admissible as evidence. Email confirmations and submissions carry legal weight and may, depending on context, constitute binding agreements, approvals, or confirmations. Courts routinely accept such communications as reliable evidence of intent, authorship, and content.

Accordingly, the technical memoranda and confirmations submitted by the Department in this instance are legally valid and procedurally acceptable and there is no legal requirement for further authentication or corrective action.

3. Conclusion

In light of the above, it is my considered legal opinion that:

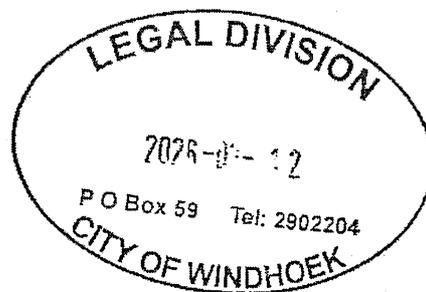
- The identification and authority of the person acting under the power of attorney were lawfully and adequately verified; and
- The technical inputs submitted electronically by City officials meet the legal requirements for validity and admissibility.

The documents submitted to the Management Committee therefore do not suffer from any legal defect and no further action is required in this regard.

It is trusted that the above clarification will assist Management Committee Members in addressing similar matters consistently and confidently in future deliberations.

Yours faithfully


 Mr. B. Ngairorue
 CORPORATE LEGAL ADVISOR



TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : MET SHANYENGANGE #3529
CC :
DATE : 12/02/2026

Dear Colleague,

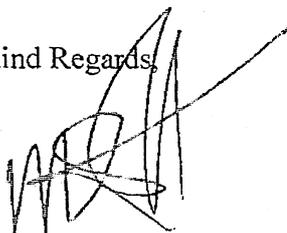
RE: SUBDIVISION OF ERF 1226, KLEIN WINDHOEK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER AND SUBSEQUENT REZONING OF THE REMAINDER OF ERF 1226, KLEIN WINDHOEK FROM 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900M².

SUBDIVISION OF ERF 2540, KHOMASDAL EXT. 4 INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER AND SUBSEQUENT REZONING OF THE REMAINDER OF ERF 2540, KHOMASDAL EXT. 4 FROM 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 350M².

SUBDIVISION OF ERF 898, OLYMPIA EXT 1 INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER AND SUBSEQUENT REZONING OF PORTION A (A PORTION OF ERF 898 OLYMPIA EXT. 1) FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900M² TO 'MUNICIPAL' AND THE REZONING OF THE REMAINDER OF ERF 898, OLYMPIA EXT. 1 ($\pm 826M^2$) FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900M² TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700M².

The rezoning of the Erven indicated are not part of the listed activities that requires Council to obtain Environmental Clearance Certificates. The installation of sub stations will not have significant impacts on the environment. Thus, the division has no objection to the applications.

Kind Regards,



Samuel (N.T)

From: Naruses (N) <Narikutuke.Naruses@windhoekcc.org.na>
Sent: Tuesday, 2 December 2025 08:59
To: Samuel (N.T)
Subject: RE: Substation Applications
Attachments: 898 - OL - Subdivision and Rezoning - Susdev.pdf; 223 - AB - Subdivision and Rezoning - Susdev.pdf; 1226 - KW - Subdivision and Rezoning - susdev.pdf

Dear Colleague, see attached fya



Narikutuke Naruses

Town Planner
 Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2387

Fax: +264 61 290 2111

Mobile: +264 81 140 2455

E-mail: Narikutuke.Naruses@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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From: Samuel (N.T) <Natanael.Samuel@windhoekcc.org.na>
Sent: Wednesday, November 12, 2025 11:57 AM
To: Town Planning Committee <TownPlanningCommittee@windhoekcc.org.na>
Subject: RE: Substation Applications

Good morning colleagues

I am recirculating the below to seek for your urgent co 90 n the substation subdivisions. Kindly provide your comments before 18 of November 2025.

Regards

From: Samuel (N.T)

Sent: Friday, 3 October 2025 1:37 pm

To: Town Planning Committee <TownPlanningCommittee@windhoekcc.org.na>

Subject: Substation Applications

Dear Colleagues

Urban Policy intends to subdivide the attached erven for substation purposes. Herewith is the circulated item during the submission month of October 2025.

The applications are saved under

V:\Town Planning Committee\2025\September\223 AB, 898 OL, 1226 KW Sub_Substation Council Submission

V:\Town Planning Committee\2025\September\312, 1290, 131, 255 HP Sub_Substation Council Submission-KA

V:\Town Planning Committee\2025\September\2540 KW Substation

Please provide technical comments by latest 10 October 2025.

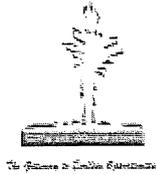
The application will be evaluated by **N. Samuel** and all comments should be mailed to Natanael.Samuel@windhoekccorg.na

Please also save copy of comments under the Erf folder under **:Town Planning Committee\2025\September\223 AB, 898 OL, 1226 KW Sub_Substation Council Submission** and **V:\Town Planning Committee\2025\September\312, 1290, 131, 255 HP Sub_Substation Council Submission**

Regards

Urban Policy Division

MEMORANDUM



TO : UTP: Urban Policy
FROM : UPT: Sustainable Development
ENQ : N. Naruses
REF : L/ /1226/KW Sub_Substation Council Submission
DATE : 12/11/2025

Attention: Natanael.Samuel

RE:

- **SUBDIVISION OF ERF 1226, JAN JONKER ROAD, KLEIN WINDHOEK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 1226, KLEIN WINDHOEK. REZONING OF THE REMAINDER OF ERF 1226, KLEIN WINDHOEK; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900M2**
-

An application regarding the above subject matter, refers.

Discussion:

The Sustainable Development Division has, in principle, no objection to the proposed application. The proposal aligns with the relevant policy areas and effectively maximizes development potential without adversely impacting the surrounding environment or its amenities.

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.

It is recommended that the application be Supported, subject to the following considerations:

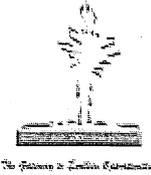
- Compliance with all relevant by-laws as administered by the respective technical divisions.

We trust that the above is in order.

Thank you,

TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM



TO : UTP: Urban Policy

FROM : UPT: Sustainable Development

ENQ : N. Naruses

REF : L/ /223/AB Sub_Substation Council Submission

DATE : 12/11/2025

Attention: Natanael.Samuel

RE:

- SUBDIVISION OF ERF 223, LANSLEBOURG STREET, AUASBLICK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 223, AUASBLICK. REZONING OF PORTION A, AUASBLICK, OLYMPIA; 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER ERF TO 'MUNICIPAL'

An application regarding the above subject matter, refers.

Discussion:

The Sustainable Development Division has, in principle, no objection to the proposed application. The proposal aligns with the relevant policy areas and effectively maximizes development potential without adversely impacting the surrounding environment or its amenities.

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.

It is recommended that the application be Supported, subject to the following considerations:

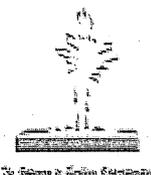
- Compliance with all relevant by-laws as administered by the respective technical divisions.

We trust that the above is in order.

Thank you,

TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM



TO : UTP: Urban Policy
FROM : UPT: Sustainable Development
ENQ : N. Naruses
REF : L/ /898/OL Sub_Substation Council Submission
DATE : 12/11/2025

Attention: Natanael.Samuel

RE:

- SUBDIVISION OF ERF 898, HIDIPO HAMUTENYA STREET, OLYMPIA EXTENSION 1 INTO PORTION A (±18M²) AND THE REMAINDER OF ERF 898, OLYMPIA. REZONING OF PORTION A, HIDIPO HAMUTENYA STREET, OLYMPIA; 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900M²

An application regarding the above subject matter, refers.

Discussion:

The Sustainable Development Division has, in principle, no objection to the proposed application. The proposal aligns with the relevant policy areas and effectively maximizes development potential without adversely impacting the surrounding environment or its amenities.

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.

It is recommended that the application be Supported, subject to the following considerations:

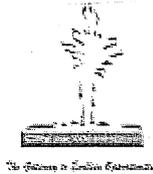
- Compliance with all relevant by-laws as administered by the respective technical divisions.

We trust that the above is in order.

Thank you,

TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM



TO : UTP: Urban Policy
FROM : UPT: Sustainable Development
ENQ : N. Naruses
REF : L/ /2540/KD Sub_Substation Council Submission
DATE : 12/112025

Attention: Natanael.Samuel

RE:

- SUBDIVISION OF ERF 2540, KARLIEN STREET, KHOMASDAL INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERVEN 2540, KHOMASDAL AND REZONING OF THE REMAINDER OF ERF 2540, KHOMASDAL; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER ERF.
-

An application regarding the above subject matter, refers.

Discussion:

The Sustainable Development Division has, in principle, no objection to the proposed application. The proposal aligns with the relevant policy areas and effectively maximizes development potential without adversely impacting the surrounding environment or its amenities.

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.

It is recommended that the application be Supported, subject to the following considerations:

- Compliance with all relevant by-laws as administered by the respective technical divisions.

We trust that the above is in order.

Thank you,

TOWN PLANNER: SUSTAINABLE DEVELOPMENT

Asino (KM)

From: Mwikanda (L)
Sent: Tuesday, January 20, 2026 12:00
To: Asino (KM); Shanyengange (M); Nambinga (LE)
CC: Samuel (N.T)
Subject: RE: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4
Attachments: 1226 KW_898 OL_2540 KD_Substations Council Submission.docx

Good day Kristy,

Find the attached with comments from BC.

Regards,

Larry

From: Asino (KM) <Kristofina.Asino@windhoekcc.org.na>
Sent: Monday, January 19, 2026 9:26 AM
To: Mwikanda (L) <Larry.Mwikanda@windhoekcc.org.na>; Shanyengange (M) <Mekondjo.Shanyengange@windhoekcc.org.na>; Nambinga (LE) <Linekela.Nambinga@windhoekcc.org.na>
Cc: Samuel (N.T) <Nataanael.Samuel@windhoekcc.org.na>
Subject: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4

Good Day Colleagues,

I cannot trace your comments for the above item (regarding Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4).

Therefore, it will be appreciated if you can please provide the outstanding comments urgently as we need to submit this item to the SE today for submission to the SE Forum.

If you have already provided the comments, please resubmit those comments.

Regards,



Kristofina Asino

Manager: Urban Policy
Department of Urban and Transport Planning

Office: +264 61 290 2264

Fax: +264 61 290 2114

Mobile: +264 811 24 3380

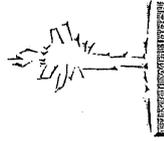
E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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Kristofina Asino

Manager: Urban Policy
Department of Urban and Transport Planning

Office: +264 61 290 2264

Fax:

Mobile: +264 81 124 3380

E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

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Building Control Division

- Subdivision of Erf 131, Boitumelo Street, Hochland Park into Portion A ($\pm 18m^2$) and the Remainder of Erf 131, Hochland Park; and rezoning of the Remainder of Erf 131, Hochland Park from 'Municipal' to 'Residential' with a density of 1 per 500m²;

The division has no objection to the proposal, provided that new building plans are submitted for approval. Furthermore, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls must be incorporated in compliance with applicable building regulations.

- Subdivision of Erf 312, Papagein Road, Hochland Park into Portion A ($\pm 18m^2$) and the Remainder of Erf 312, Hochland Park; and rezoning of the Remainder of Erf 312, Hochland Park from 'Municipal' to 'Residential' with a density of 1 per 500m²; and

The division has no objection to the proposal, provided that new building plans are submitted for approval. Furthermore, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls must be incorporated in compliance with applicable building regulations.

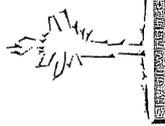
- Subdivision of Erf 1290, Tauben Street, Hochland Park into Portion A ($\pm 18m^2$) and the Remainder of Erf 1290, Hochland Park; as well as rezoning of Portion A (a Portion of Erf 1290), Hochland Park; 'Residential' with a density of 1 per 250m² to 'Municipal', and the Remainder of Erf 1290, Tauben Street, Hochland Park; ($\pm 420m^2$) from 'Residential' with a density of 1 per 250m² to 'Residential' with a density of 1 per 350m².

The division has no objection to the proposal, provided that new building plans are submitted for approval. Furthermore, should any of the existing buildings be situated less than 1.5 metres from the newly established boundary line, adequate provisions for fire walls must be incorporated in compliance with applicable building regulations.

Asino (KM)

From: Shiimi (M.N)
Sent: Monday, January 19, 2026 10:48
To: Asino (KM); Rust (H.J); Liseli (EK)
Cc: Lisse (HW)
Subject: 1226 KW_898 OL_2540 KD_Substations Council Submission
Attachments: 1226 KW_898 OL_2540 KD_Substations Council Submission.docx

Our comments



Mary Shiimi

Section Engineer: Transport Planning
Department of Urban and Transport Planning

Office: +264 61 290 2508
Fax: +264 61 290 2583
Mobile: +264 81 128 2414
E-mail: Mary.Shiimi@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

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Samuel (N.T)

From: Shiimi (M.N) <Mary.Shiimi@windhoekcc.org.na>
Sent: Monday, 19 January 2026 09:47
To: Asino (KM); Lisse (HW)
Cc: Samuel (N.T)
Subject: RE: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4

Good day,

This was one of Saara's applications. I will complete and send through.

Thank you for your patience.

Regards



Mary Shiimi

Section Engineer: Transport Planning
 Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2508

Fax: +264 61 290 2583

Mobile: +264 81 128 2414

E-mail: Mary.Shiimi@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

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From: Asino (KM) <Kristofina.Asino@windhoekcc.org.na>
Sent: Monday, January 19, 2026 9:30 AM
To: Lisse (HW) <Horst.Lisse@windhoekcc.org.na>; Shiimi (M.N) <Mary.Shiimi@windhoekcc.org.na>
Cc: Samuel (N.T) <Natanael.Samuel@windhoekcc.org.na>
Subject: FW: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4

Good Day Colleagues,

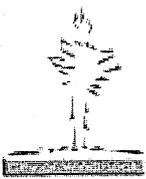
I cannot trace your comments for the above item (regarding Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4).

Therefore, it will be appreciated if you can please provide the outstanding comments urgently as we need to submit this item to the SE today for submission to the SE Forum.

If you have already provided the comments, please resubmit those comments.

Regards,

100



Kristofina Asino

Manager: Urban Policy

Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2264

Fax: +264 61 290 2114

Mobile: +264 811 24 3380

E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

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Kristofina Asino

Manager: Urban Policy

Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2264

Fax:

Mobile: +264 81 124 3380

E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek

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Planning, Design and Traffic Flow Division

1. The division has no objection to the subdivision of Erf 1226, Klein Windhoek into Portion A ($\pm 18m^2$) and the Remainder and subsequent rezoning of the Remainder of Erf 1226, Klein Windhoek from 'Municipal' to 'Residential' with a density of 1 per $900m^2$; on condition that:
 - 1.1 Parking requirements for residential are 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 there of explicitly for visitors parking must be provided on site
 - 1.2 Stacking lengths must ne minimum 6m at the entrance.

2. The division has no objection to the subdivision of Erf 2540, Khomasdal Extension 4 into Portion A ($\pm 18m^2$) and the Remainder and subsequent rezoning of the Remainder of Erf 2540, Khomasdal Extension 4 from 'Municipal' to 'Residential' with a density of 1 per $350m^2$; on condition that:
 - 2.1 parking requirements for residential are: minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, parking must be provided on site.

3. The division has no objection to the subdivision of Erf 898, Olympia Extension 1 into Portion A ($\pm 18m^2$) and the Remainder and subsequent Rezoning of Portion A (a Portion of Erf 898), Olympia Extension 1 from 'Residential' with a density of 1 per $900m^2$ to 'Municipal' and rezoning of the Remainder of Erf 898, Olympia Extension 1 ($\pm 826m^2$) from 'Residential' with a density of 1 per $900m^2$ to 'Residential' with a density of 1 per $700m^2$ on condition that:
 - 3.1 Parking requirements for residential are: minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, parking must be provided on site.
 - 3.2 No access is allowed within 15m from the intersection measured from the of intersecting kerbline.

Samuel (N.T)

From: Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Sent: Friday, 28 November 2025 10:20
To: Samuel (N.T)
Subject: RE: Substation Applications
Attachments: 312 - HP - Subdivision and Rezoning - Water & Sewer.doc; 131 - HP - Subdivision and Rezoning - Water & Sewer.doc; 1290 - HP - Subdivision and Rezoning - Water & Sewer.doc; 255 - HP - Subdivision and Rezoning - Water & Sewer.doc; 1226 - KW - Subdivision and Rezoning - Water & Sewer.doc; 2540 - KD - Subdivision and Rezoning - Water & Sewer.doc; 223 - OL - Subdivision and Rezoning - Water & Sewer.doc; 898 - OL - Subdivision and Rezoning - Water & Sewer.doc

Dear Mr. Samuel,

Please find attached the water and sewer comments for all the electrical substation erven.

Regards,

From: Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Sent: Tuesday, October 21, 2025 4:27 PM
To: Samuel (N.T) <Natanael.Samuel@windhoekcc.org.na>
Subject: RE: Substation Applications

Good day Mr. Samuel,

This is a kind reminder to please share the layout plans indicating the subdivisions, so that we can provide our comments.

Regards,



Ockert Archer

Section Engineer: Water and Waste Water
 Department of Infrastructure Water Technical Services

Tel. City of Windhoek

Office: +264 61 290 2096

Fax:

Mobile: +264 81 140 5670

E-mail: Ockert.Archer@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

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MEMORANDUM

TO:	Ms. K.M. Asino	DATE:	19 January 2026
FROM:	INF: Engineering Services Division	REF:	L/2540/KD_REV



SUBJECT:

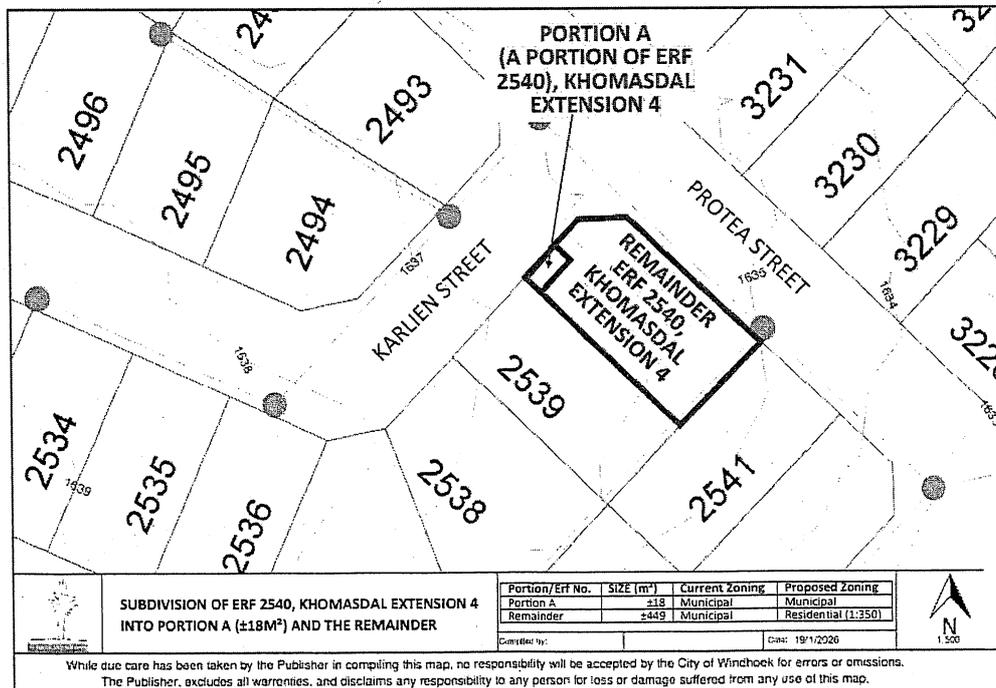
- **SUBDIVISION OF ERF 2540, KARLIEN STREET, KHOMASDAL EXTENSION 4 INTO PORTION A (±18M²) AND THE REMAINDER OF ERF 2540, KHOMASDAL AND REZONING OF THE REMAINDER OF ERF 2540, KHOMASDAL EXTENSION 4; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 350M**

An application regarding the above subject matter, refers.

The application to subdivide and subsequently rezone Erf 2540 can only be supported under the following conditions:

1. That any additional requirements with regard to water and sewer services brought on as a direct consequence of the subdivision, rezoning or subsequent activities will be for the cost of the Applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

.....
SECTION ENGINEER
 OC Archer



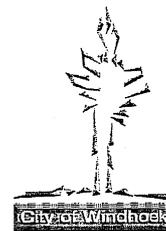
MEMORANDUM

TO: Mr. N. Samuel

DATE: 28 November 2025

FROM: INF: Engineering Services Division

REF: L/1226/KW



SUBJECT:

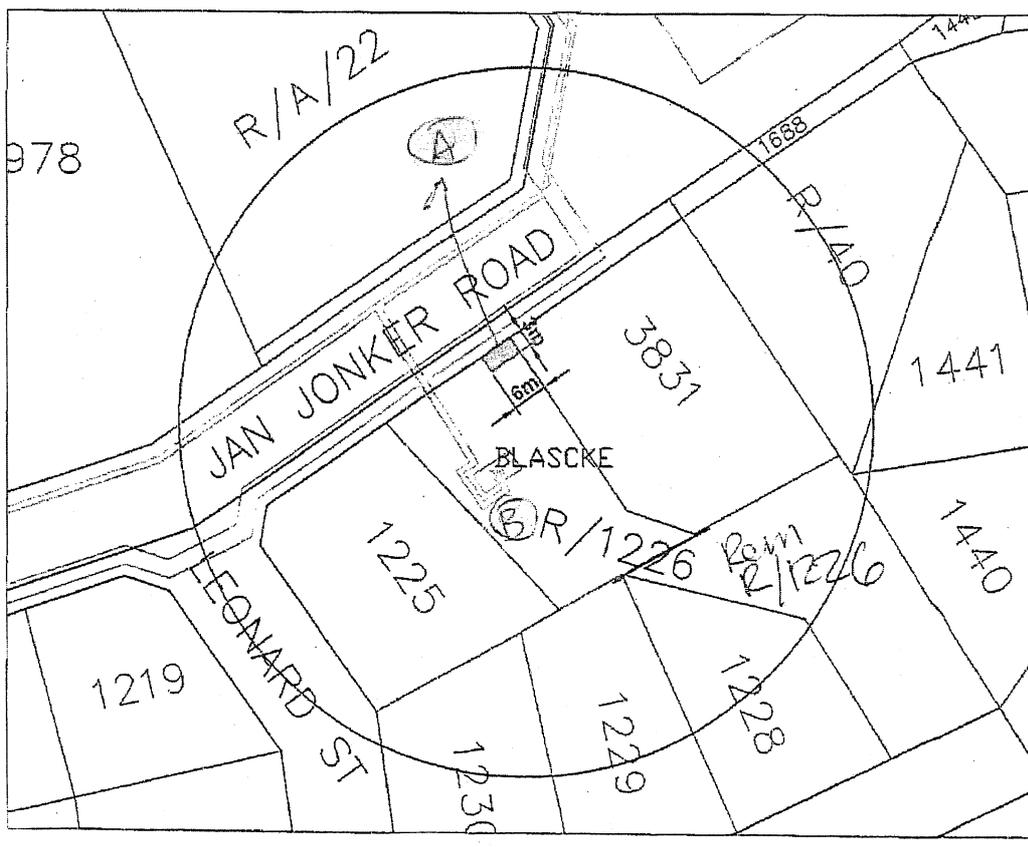
- SUBDIVISION OF ERF 1226, JAN JONKER ROAD, KLEIN WINDHOEK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 1226, KLEIN WINDHOEK AND REZONING OF THE REMAINDER OF ERF 1226, KLEIN WINDHOEK; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 DWLLING PER 350M2.

An application regarding the above subject matter, refers.

The application to subdivide and subsequently rezone Erf 1226 is **not supported** as several municipal water lines pass through Erf 1226.

Additionally, the erf is reserved as access to municipal boreholes that exist on Erf 1226 near the south eastern boundary.

.....
SECTION ENGINEER
OC Archer



MEMORANDUM

TO: Mr. N. Samuel

DATE: 28 November 2025

FROM: INF: Engineering Services Division

REF: L/898/OL



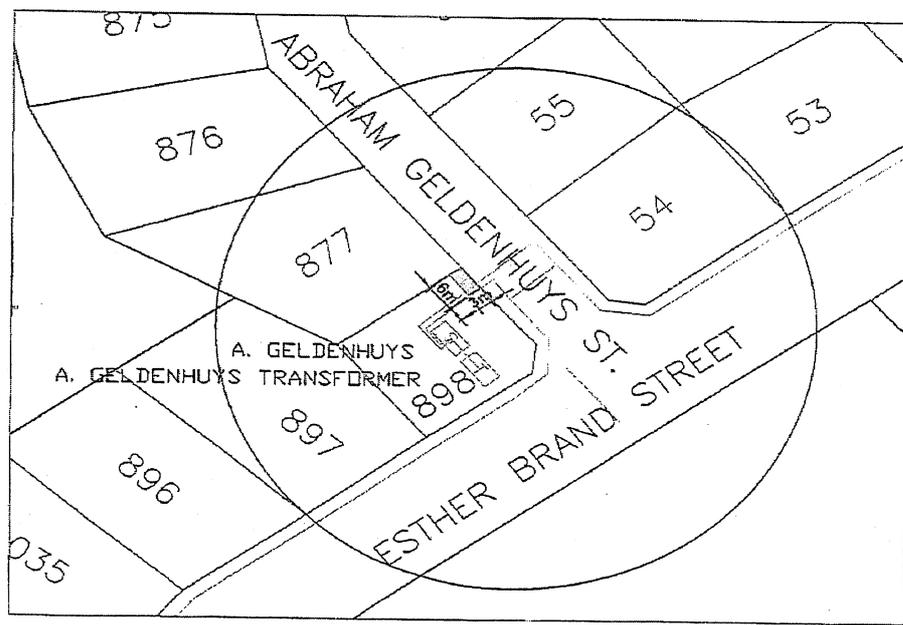
SUBJECT: • SUBDIVISION OF ERF 898, HIDIPO HAMUTENYA STREET, OLYMPIA INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 898, OLYMPIA AND REZONING OF PORTION A OF ERF 898, OLYMPIA; 'RESIDENTIAL' WITH A DENSITY OF 1 PER ERF TO 'MUNICIPAL'.

An application regarding the above subject matter, refers.

The application to subdivide and subsequently rezone Erf 898 can only be supported under the following conditions:

1. That any additional requirements with regard to water and sewer services brought on as a direct consequence of the subdivision, 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



Asino (KM)

From: Nambinga (LE)
Sent: Monday, January 19, 2026 16:19
To: Asino (KM); Mwikanda (L); Shanyengange (M)
Cc: Samuel (N.T)
Subject: RE: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4
Attachments: 2540 KD-SUBDIVISION - Stormwater.doc

Dear Ms. Asino,

Attached, please find our stormwater comments.

Kind Regards

Linekela

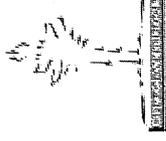
From: Asino (KM) <Kristofina.Asino@windhoekcc.org.na>
Sent: Monday, 19 January 2026 3:32 pm
To: Nambinga (LE) <Linekela.Nambinga@windhoekcc.org.na>; Mwikanda (L) <Larry.Mwikanda@windhoekcc.org.na>; Shanyengange (M) <Mekondjo.Shanyengange@windhoekcc.org.na>
Cc: Samuel (N.T) <Nataanael.Samuel@windhoekcc.org.na>
Subject: RE: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4

Dear Ms Nambinga,

Thanks for the comments
Herewith is the link for 2450 KD:

<V:\Town Planning Committee\2025\September\2540 KW Substation>

Regards,



Linekela Nambinga

Engineering Technician: Planning and Design
Department of Urban and Transport Planning

The City of Windhoek

Office: +264 61 290 3406

Fax:

Mobile:

E-mail: Linekela.Nambinga@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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From: Asino (KM) <Kristofina.Asino@windhoekcc.org.na>

Sent: Monday, 19 January 2026 9:26 am

To: Mwikanda (L) <Larry.Mwikanda@windhoekcc.org.na>; Shanyengange (M) <Mekondjo.Shanyengange@windhoekcc.org.na>; Nambinga (LE)

<Linekela.Nambinga@windhoekcc.org.na>

Cc: Samuel (N.T) <Nataanael.Samuel@windhoekcc.org.na>

Subject: Outstanding Comments - Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4

Good Day Colleagues,

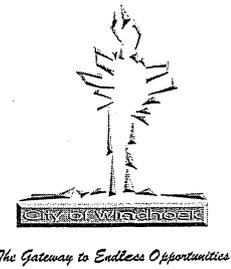
I cannot trace your comments for the above item (regarding Erven 1226 Klein Windhoek, 898 Olympia Ext 1 and 2540 Khomasdal Ext 4).

Therefore, it will be appreciated if you can please provide the outstanding comments urgently as we need to submit this item to the SE today for submission to the SE Forum.

If you have already provided the comments, please resubmit those comments.

Regards,

MEMORANDUM



TO : Department of Urban and Transport Planning

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

ENQ : L. Nambinga

REF : L/223 AB, 898 OL, 1226 KW/

DATE : 19 January 2026

Mr. N. Samuel

RE: SUBDIVISION OF ERF 223, LANSLEBOURG STREET, AUASBLICK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 223, AUASBLICK AND REZONING OF PORTION A OF ERF 223, AUASBLICK; 'RESIDENTIAL' WITH A DENSITY OF 1 PER ERF TO 'MUNICIPAL'

SUBDIVISION OF ERF 898, HIDIPO HAMUTENYA STREET, OLYMPIA INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 898, OLYMPIA AND REZONING OF PORTION A OF ERF 898, OLYMPIA; 'RESIDENTIAL' WITH A DENSITY OF 1 PER ERF TO 'MUNICIPAL'

SUBDIVISION OF ERF 1226, JAN JONKER ROAD, KLEIN WINDHOEK INTO PORTION A ($\pm 18M^2$) AND THE REMAINDER OF ERF 1226, KLEIN WINDHOEK AND REZONING OF THE REMAINDER OF ERF 1226, KLEIN WINDHOEK; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 DWLLING PER 350M²

Request for comments, for the proposed, subdivision of Erven 223 AB, 898 OL and 1226 KW into Portion A and the Remainder for the purpose of substation and subsequent rezoning, refers.

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

1. The proposed Erf 223, Auasblick, has a general downward slope from the north west into a southeasterly direction.
2. The proposed Erf 898, Olympia has a general downwards slope from the southwest into a northeasterly direction.
3. The proposed Erf 1226 Klein Windhoek has a general downward slope from the southeast into a northwesterly direction.

4. There is no visible sign of any stormwater course or system flowing across the proposed Portion A of or the Remainder of Erven 223, AB, 898 OL and 1226 KW, except for surface stormwater flow.

This Division has no objection to the proposed, proposed, subdivision of Erven 223 AB, 898 OL and 1226 KW into Portion A and the Remainder for the purpose of substation and subsequent rezoning, provided:

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

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

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

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

ENQ : L. Nambinga

REF : L/2540/KD/

DATE : 19 January 2026

Mr. N. Samuel

RE: SUBDIVISION OF ERF SUBDIVISION OF ERF 2540, KARLIEN STREET, KHOMASDAL EXTENSION 4 INTO PORTION A ($\pm 18\text{M}^2$) AND THE REMAINDER OF ERF 2540, KHOMASDAL AND REZONING OF THE REMAINDER OF ERF 2540, KHOMASDAL EXTENSION 4; 'MUNICIPAL' TO 'RESIDENTIAL' WITH A DENSITY OF 1 PER 350M.

Request for comments, for the proposed, Subdivision of Erf Subdivision of Erf 2540, Karlien Street, Khomasdal, Extension 4, into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m², refers.

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

1. The proposed Erf 2540, Khomasdal, has a general downward slope from the southwest into a northeasterly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed Portion A of or the Remainder of Erf 2540, except for surface stormwater flow.

This Division has no objection to the proposed, subdivision of Erf 2540, Karlien Street, Khomasdal, Extension 4, into Portion A ($\pm 18\text{m}^2$) and the Remainder of Erf 2540, Khomasdal and Rezoning of the Remainder of Erf 2540, Khomasdal Extension 4; 'Municipal' to 'Residential' with a density of 1 per 350m², provided:

1. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work, or obstruction (except stormwater drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid, or erected in

terms of any law) may be constructed on or over the property or located in such a way that –

- (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
- (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalized) is or can be changed, canalized or impeded.
- (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

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

Asino (KM)

From: Koopman (KV) <Koopman.Kevin@windhoekcc.org.na>
Sent: Thursday, August 14, 2025 08:52
To: Rust (H.J)
Cc: Namgongo (VH); Asino (KM)
Subject: Substation Erf Applications (Subdivision and Rezoning)
Attachments: Substation Erven pdf.pdf

Good morning Hugo,

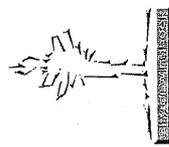
The attached substation erf drawings bear reference.

These properties need to be subdivided and rezoned to create saleable land as per our internal initiative.

We have since received one-by-one applications from Town Planning, each property having an application. We would like to request if this can't be handled as one application (as also advertised).

Please advise.

Thank you,
Kevin



Kevin Koopman, (Pr.Eng)

Section Engineer: HV & MV Planning and Design
Department of Electricity

The City of Windhoek

Office: +264 61 290 3399

Fax:

Mobile: +264 81 368 4441

E-mail: Koopman.Kevin@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

Asino (KM)

From: Koopman (KV)
Sent: Monday, January 19, 2026 14:19
To: Asino (KM)
Cc: Samuel (N.T); Namgongo (VH)
Subject: RE: Request for the Width of the servitude - Erf 898 Olympia
Attachments: Daigram 898 OL.pdf

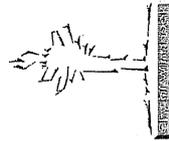
Good day Ms. Asino,

Compliments for the new year to you too!

The comments provided below are not that relevant as the Department of Electricity will internally reroute the cables to the red subdivided portion in the attached diagram.

The last three comments are a bit confusing though and I suggest the comments be changed / deleted as indicated below.

Regards,
Kevin



Kevin Koopman, (Pr.Eng)

Section Engineer: HV & MV Planning and Design
Department of Electricity

The Gateway to Electric Opportunities

Office: +264 61 290 3399

Fax:

Mobile: +264 81 368 4441

E-mail: Koopman.Kevin@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

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From: Asino (KM) <Kristofina.Asino@windhoekcc.org.na>
Sent: Monday, January 19, 2026 1:43 PM
To: Koopman (KV) <Koopman.Kevin@windhoekcc.org.na>
Cc: Samuel (N.T) <Nataaniel.Samuel@windhoekcc.org.na>
Subject: Request for the Width of the servitude - Erf 898 Olympia

Dear Mr Koopman,

Compliments for 2026!

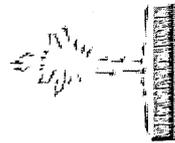
Regarding one of the substation applications , you provided the following comments for Erf 898. Hidipo Hamutenya Street, Olympia:

1. Medium Voltage (MV) and Low Voltage (LV) Feeders:
 - o *Two MV and several LV feeders from A. Geldenhuys Substation traverse the erf towards the eastern side.*
 - o *All cables must be relocated to the subdivided portion reserved for the miniature substation*
 - o *This servitude must be recorded in the Erf conditions - What is the width of the servitude? (Delete comment, erf will be subdivided in any case)*
 - o *No building line restrictions shall be permitted along this boundary to ensure unobstructed access to the feeders. Do you mean building line restrictions or relaxations???* (Delete comment)

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Please provide responses to the above questions to enable us to finalise the conditions of approval.

Regards,



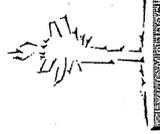
Kristofina Asino

Manager: Urban Policy
Department of Urban and Transport Planning

City of Windhoek
Office: +264 61 290 2264
Fax: +264 61 290 2114
Mobile: +264 811 24 3380
E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek
Enquiries: +264 61 290 2911
www.cityofwindhoek.org.na

and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.



Kristofina Asino

Manager: Urban Policy
Department of Urban and Transport Planning

The Gateway to Southern Oceanic Cities

Office: +264 61 290 2264

Fax:

Mobile: +264 81 124 3380

E-mail: Kristofina.Asino@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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MEMORANDUM



The Gateway to Endless Opportunities

TO : Mr. Natanael Samuel
Town Planning Officer
Department of Urban & Transport Planning

FROM : Mr. Victor Namgongo
Chief Engineer: Engineering Services
Department of Electricity

ENQ : Ms. Justina Heita
Engineering Technician: LV Network Upgrades
Department of Electricity

DATE : 02/12/2025

RE: SUBDIVISION AND REZONING APPLICATIONS FOR VARIOUS ERVEN IN AUASBLICK, OLYMPIA AND KLEIN WINDHOEK

The Electricity Department has reviewed the below applications for the subdivision and rezoning of erven currently accommodating electrical substations. The Department has **no objection** to the applications, subject to the conditions outlined per site.

1. Erf 223, Lanslebourg street, Auasblick

Subdivision and Infrastructure Upgrade:

- *The subdivision is proposed to create a municipal portion for the future construction of a substation.*
- *The sale of the remaining portion of the Erf will serve to finance the construction of the electrical infrastructure.*

Service Connection Limitation:

- *Only **one (1)** service connection from the municipal electrical network will be permitted to the Erf.*

2. Erf 898, Hidipo Hamutenya Street, Olympia

1. Medium Voltage (MV) and Low Voltage (LV) Feeders:

- *Two MV and several LV feeders from A. Geldenhuys Substation traverse the erf towards the eastern side.*
- *All cables must be relocated to run along the border with Erf 877.*
- *This servitude must be recorded in the Erf conditions.*
- *No building line restrictions shall be permitted along this boundary to ensure unobstructed access to the feeders.*

2. Subdivision and Infrastructure Upgrade:

- *The subdivision is intended to facilitate the replacement of the existing substation with a new compact miniature substation.*
- *The sale of the remaining portion of the Erf will serve to finance the upgrade and replacement of aging electrical infrastructure.*

3. Service Connection Limitation:

- *Only one (1) service connection from the municipal electrical network will be permitted to the Erf.*

3. Erf 1226, Jan Jonker Road, Klein Windhoek

1. Medium Voltage (MV) and Low Voltage (LV) Feeders:

- *Two MV and several LV feeders from Blascke Substation traverse the erf towards the northern side.*
- *Cables must be relocated to run along the border with Erf 1225.*
- *This servitude must be recorded in the Erf conditions.*
- *No building line restrictions shall be permitted along this boundary to ensure unobstructed access to the feeders.*

2. Subdivision and Infrastructure Upgrade:

- *The subdivision is intended to facilitate the replacement of the existing substation with a new compact miniature substation.*
- *The sale of the remaining portion of the Erf will serve to finance the upgrade and replacement of aging electrical infrastructure.*

3. Service Connection Limitation:

- *Only one (1) service connection from the municipal electrical network will be permitted to the Erf.*

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