

NOTE

*** **Pages 338 - 618 attached hereto** should be read with the agenda of the monthly meeting of the Municipal Council of Windhoek, scheduled to be held on **Thursday, 30 October 2025 at 17:30**, rescheduled to be held on **Thursday, 6 November 2025 at 17:30**, in the new Council Chambers, Windhoek.

Compiled by: Ms MF Gous

Extract of section 75 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended)

Exemption from rates levied on rateable property

75. (1) A local authority council may, upon an application made to it in respect of any financial year in such form as may be determined by the Minister, exempt in respect of such financial year from any rates levied under section 73 –

(a) any land or building or any part of such land or building used exclusively for purposes of the principal activities of –

(i) any church, mission, hospital, school or hostel other than a church, mission, hospital, school or hostel which has been established and is maintained and managed by any person for profit or gain, whether directly or indirectly;

(ii) any amateur sporting organization;

(iii) any State-aided institution or institution aided by any charitable institution; or any portion of such land or building, or any land set aside for any such purposes;

(b) any land or building –

(i) used wholly and exclusively for the residence of any priest or minister employed on a full-time basis by any church or mission referred to in paragraph (a)(i);

(ii) used for the boarding and lodging of persons employed on a full-time basis on the medical, nursing and maintenance staff of any hospital referred to in the said paragraph;

(iii) used for the boarding and lodging of any pupils of, or persons employed on a full-time basis as teachers or other members of the staff by, any school or hostel referred to in the said paragraph;

(c) any land or building –

(i) of which the ownership vests in, or is occupied by any non-political youth organization –

(aa) which has as its aim the education of the youth or any particular group of youth and to develop amongst such youth the qualities of citizenship; and

(bb) which has, upon an application made by the local authority council in question, been approved by the Minister for purposes of this paragraph; and

(ii) which is used by such organization exclusively for purposes of its aim or let for an amount not exceeding an amount necessary to maintain such immovable property or to raise funds in order to achieve such aims.

(2) The provisions of subsection (1) shall not apply in relation to any land or building used by an amateur sporting organization on which any trade is carried on for gain.

[subsection (2) amended by Act 24 of 2000]

(3) A local authority council shall not grant any exemption under subsection (1), unless the application referred to in that subsection has been lodged to, or actually received by, it on or before 31 May in the year immediately preceding the financial year to which the application relates.

LIST A (Non-rateable properties by definition)

ERF NO.	TOWNSHIP	ZONING	APPLICANT	USAGE	CLASSIFICATION
148	Academia	Residential	Missionaries of St. Francis De Sales	Church	Education
9	Dorado Park	Institutional	Ruth Gilbrecht Raindow School	School	Education
1465	Dorado Park	Institutional	Every Nation Windhoek	Church	Religious
93	Elisenheim	Institutional	Elisenheim Community Church	Church	Religious
37	Erospark	Institutional	Windhoek Afrikaanse Privaatskool	School	Education
190	Hochland Park	Institutional	Highlands Assembly of God Church	Church & school	Religious
1959	Hochland Park	Institutional	Dutch Reformed Church Windhoek West	Church	Religious
861	Hochland Park	Institutional	Gospel Outreach Church	Church	Religious
1487	Hochland Park	Institutional	Jehovas Witness Namibia	Church	Religious
1814	Hochland Park	Institutional	Highlands Assembly of God Church	Church & school	Religious
37	Katutura	Institutional	Holy Redeemer Parish	Church & Parsonage	Education
1191	Katutura	Institutional	Restoration Community Development Org	Church	Religious
2072	Katutura	Institutional	Kinderwêreld Creche	School	Education
2462	Katutura	Institutional	ELCIN Hosianna Parish	Church	Religious
3284	Katutura	Institutional	The Old Apostolic Church	Church	Religious
5920	Katutura	Institutional	Ebenezer Congregation of Namibia	Church	Religious
6058	Katutura	Institutional	Evangelical Pilgrim Baptist Church	Church	Religious
6378	Katutura	Institutional	The Old Apostolic Church	Church	Religious
729	Katutura	Institutional	St. Martin De Porres	Education	Education
8455	Katutura	Institutional	Oponganda Seventhday Adventist Church	Church	Religious
8527	Katutura	Institutional	Roman Catholic Church	Church	Religious
2	Khomasdal	Institutional	Church of the Nazarene	Church	Religious
451	Khomasdal	Institutional	Volle Evangelie Kerk Khomasdal	Church	Religious
784	Khomasdal	Institutional	Learn and Play Eco Centre	School/day care	Education
1751	Khomasdal	Institutional	Our Lady Help of Christians	School	Education
2430	Khomasdal	Institutional	The Apostolic Faith of Namibia	Office	Religious
2433	Khomasdal	Institutional	The Old Apostolic Church	Church	Religious
2770	Khomasdal	Institutional	UNAM	Education	Education
3142	Khomasdal	Institutional	Morewaak Pentecostal Mission Church	Church	Religious
3934	Khomasdal	Institutional	Khomasdal Congregation of Jehovas Witness	Church	Religious
4201	Khomasdal	General residential	Rhenish Church in Namibia	Church	Religious
4882	Khomasdal	Institutional	Our Lady Help of Christians	Church	Religious
5030	Khomasdal	Institutional	The Old Apostolic Church	Church	Religious
R/38	Klein Windhoek	Institutional	Roman Catholic Church	School	Religious
170	Klein Windhoek	Institutional	Evangelical Lutheran Church in Namibia	Church	Religious
300	Klein Windhoek	Institutional	The Old Apostolic Church	Church	Religious

ERF NO.	TOWNSHIP	ZONING	APPLICANT	USAGE	CLASSIFICATION
R/329	Klein Windhoek	Institutional	DEL Gemeinde Windhoek	Kindergarten	Education
2735	Klein Windhoek	Institutional	Full Gospel Church of God	Church & Parsonage	Religious
934	Kleine Kuppe	Institutional	Curro Education Namibia	Private School	Education
1356	Kleine Kuppe	Institutional	Curro Education Namibia	Private School	Education
326	Okuryangava	Institutional	Effatta Pentecostal Church	Church	Religious
1744	Okuryangava	Institutional	F.E.P.A.N Good God Church	Church	Religious
3611	Okuryangava	Institutional	ELCRN Paulus Gowaseb Parish	Church/Parsonage/ School	Religious
3649	Okuryangava	Institutional	African Havens Namibia	School	Educational
907	Olympia	Institutional	Evangelische Stadtmisson Windhoek	Church	Religious
402	Omeya	Unknown	Omeya Private School	School	Education
3172	Otjomuise	Institutional	Orange Babies Namibia Foundation	School	Education
3452	Otjomuise	Institutional	Mamradu Trust	Day Care Centre	Education
311	Pionierspark	Institutional	The Old Apostolic Church	Church	Religious
R/1013	Pionierspark	Institutional	Jehovas Witness Windhoek	Church	Religious
1072	Pionierspark	Institutional	Gereformeerde Kerk Windhoek	Church	Religious
1306	Pionierspark	Institutional	Windhoek International School	School	Education
1315	Pionierspark	Institutional	UNAM	University	Education
1374	Pionierspark	Institutional	Paulinum	School	Education
702	Rocky Crest	Institutional	Westside Baptist Church	Church	Religious
358	Wanaheda	Institutional	Church of the Nazarene	Church	Religious
772	Wanaheda	Institutional	Christian Congregation of Jehovas Witness	Church	Religious
905	Wanaheda	Institutional	Full Gospel Church of God	Church	Religious
0/50/R	Windhoek	General residential	DEL Gemeinde Windhoek	Congregation Centre	Religious
132	Windhoek	Institutional	DEL Gemeinde Windhoek	Church	Religious
R/251	Windhoek	Institutional	Roman Catholic Church	Hospital, Parsonage & school	Religious
326	Windhoek	Institutional	Evangelical Lutheran Church in Namibia	Office	Religious
870	Windhoek	Institutional	Convent of the Holy Cross	School	Education
1353	Windhoek	Institutional	Dutch Reformed Church	Church	
1636	Windhoek	Institutional	Latter Rain Mission	Church	Religious
1932	Windhoek	Residential	NUST	Office	Educational
1933	Windhoek	Office	NUST	Education	Educational
1934	Windhoek	Office	NUST	Office	Educational
1935	Windhoek	Residential	NUST	Office	Educational
1936	Windhoek	Residential	NUST	Office	Educational
1938	Windhoek	Residential	NUST	Office	Educational
1940	Windhoek	General residential	NUST	offices	Educational
1941	Windhoek	Residential	NUST	Offices	Educational
1942	Windhoek	Residential	NUST	Teaching & Learning	Educational
R/1947	Windhoek	Institutional	NUST	University-library, classes	Educational
1948	Windhoek	Institutional	NG Kerk	Old age home	Religious

ERF NO.	TOWNSHIP	ZONING	APPLICANT	USAGE	CLASSIFICATION
R/1959	Windhoek	Institutional	Harold Pupkewitz Descendants Trust	Church	Religious
3449	Windhoek	Office	NUST	Offices	Educational
3451	Windhoek	Office	NUST	Student labs	Educational
3457	Windhoek	Residential	NUST	Foundation House	Educational
3470	Windhoek	Residential	NUST	office	Educational
5584	Windhoek	Institutional	Windhoek Afrikaanse Privaatskool	School	Educational
5930	Windhoek	Office	NUST	IT Labs	Educational
6771	Windhoek	Institutional	Deutscher Schulverein Windhoek	School	Educational
7941	Windhoek	Institutional	NUST	Lecture hall, hostel	Educational
7950	Windhoek	Institutional	Windhoek Afrikaanse Privaatskool	School	Educational
8041	Windhoek	Institutional	Deutscher Schulverein Windhoek	School hostel	Educational
8349	Windhoek	Institutional	Deutscher Schulverein Windhoek	School	Educational
8396	Windhoek	Institutional	NUST	Hotel School	Educational
8657	Windhoek		UNAM	School	Educational
8698	Windhoek		UNAM	School	Educational
FARMS and PORTIONS					
PTN 535	Brakwater No. 48		SEDCOM Namibia	Vacant	Religious
4	Nubuamis No. 37	Residential	Youth With a Mission	Youth Training	Educational
R/PTN 15	Nubuamis No. 37	Residential	Roman Catholic Church	Monastery	Religious
PTN B	Neudamm No. 63	Institutional	UNAM	Education	Educational

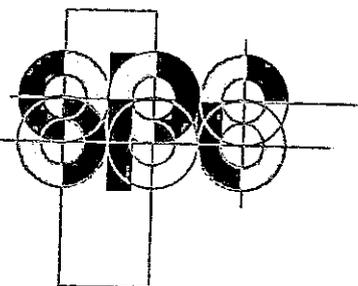
LIST B (Properties qualifying for exemption under section 75 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended)

ERF NO.	TOWNSHIP	ZONING	APPLICANT	USAGE	CLASSIFICATION
623	Academia	Private open space	Gymkhana Club Windhoek	Equestrian/horse riding	Sport
660	Academia	Private open space	Auas View Stables	Sport - Horse riding club	Sport
284	Auasblick	Residential	Zentralkasse der ELKIN	Bishop House	Religious
462	Erospark	Residential	Nether Dutch Reformed Church	Parsonage	Religious
2384	Katutura	Residential	Evangelical Lutheran Church in Namibia	Parsonage	Religious
5966	Katutura	Residential	Ebenezer Congregation of Namibia	Vacant	Religious
3971	Khomasdal	Residential	The Apostolic Faith of Namibia	Office	Religious
4202	Khomasdal	General residential	Rhenish Church in Namibia	Parsonage	Religious
4736	Khomasdal	Residential	Evangelical Lutheran Church in Namibia	Parsonage	Religious
R/35	Klein Windhoek	General residential	Roman Catholic Church	Commercial	Residential
R/328	Klein Windhoek	Residential	DEL Gemeinde Windhoek	Boy Scout	Educational
1561	Klein Windhoek	Residential	Zentralkasse der ELKIN	Parsonage	Religious
1934	Klein Windhoek	Residential	Roman Catholic Church	Parsonage	Religious
2336	Okuryangava	Undetermined	Children Life Change Centre	Welfare Organisation	Welfare
431	Olympia	Residential	DEL Gemeinde Windhoek	Parsonage	Religious
471	Olympia	Residential	Evangelische Stadtmission Windhoek	Parsonage	Parsonage
404-419	Omeya	Unknown	Omeya Golf & Residential OASIS	Sport - Golf	Sport
174	Pionierspark	Residential	Dutch Reformed Church	Church Parking	Religious
178	Pionierspark	Residential	Dutch Reformed Church	Parsonage	Religious
563	Pionierspark	Private open space	Ramblers Club	Sport	Sport
883	Pionierspark	Residential	Gereformeerde Kerk Windhoek	Parsonage	Religious
912	Pionierspark	Residential	DEL Gemeinde Windhoek	Parsonage	Religious
1240	Pionierspark	Private open space	Wanderers Sport Club	Vacant	Sport
R/1277	Pionierspark	Private open space	Wanderers Sport Club	Amateur Sport	Sport
440	Rocky Crest	Residential	Christian Faith Impact Church	Parsonage	Religious
578	Wanaheda	Residential	Zentralkasse der ELKIN	Boarding & lodging - House for handicapped people	Religious
R/A/47	Windhoek	Office	National Spiritual assembly	Office	Religious
68/B	Windhoek	General residential	NG Kerk	Old age home	Welfare
327/A	Windhoek	Institutional	Evangelical Lutheran Church in Namibia	Church, Parsonage & educational	Religious
327/B	Windhoek	Institutional	Evangelical Lutheran Church in Namibia	Church, Parsonage & educational	Religious
I/399	Windhoek	General residential	MSC Sisters Congregation in Namibia	Parsonage	Religious

ERF NO.	TOWNSHIP	ZONING	APPLICANT	USAGE	CLASSIFICATION
657	Windhoek	General residential	Deutscher Schulverein Windhoek	School hostel	Education
725	Windhoek	General residential	Evangelical Lutheran Church in Namibia	Parsonage	Religious
1802	Windhoek	Residential	Latter Rain Mission	Parsonage	Religious
1803	Windhoek	Institutional	Latter Rain Mission	Parsonage	Religious
1804	Windhoek	Residential	Latter Rain Mission	Vacant	Religious
1882	Windhoek	Residential	Gospel Outreach Church	Parsonage	Religious
1928	Windhoek	Institutional	NG Kerk	Parsonage	Religious
2340	Windhoek	Residential	Zentralkasse der ELKIN	Office	Religious
2367	Windhoek	Residential	NUST	Hotel School	Educational
2813	Windhoek	Residential	Dutch Reformed Church	Youth organisation	Religious
2875	Windhoek	Residential	Evangelical Lutheran Church in Namibia	Parsonage	Religious
4233	Windhoek	Residential	MSC Sisters Congregation in Namibia	Parsonage	Religious
5396	Windhoek	Institutional	Meals on Wheels	Welfare organisation	Welfare
5523	Windhoek	Institutional	Deutscher Pfadfinderbund	Youthwork & educational	Welfare
5561	Windhoek	Private open space	Windhoek Golf & Country Club	Sport	Sport
5564	Windhoek	Institutional	NG Kerk	Old age home	Welfare
5731	Windhoek	Private open space	Sport Klub Windhoek	Amateur sport	Sport
6172	Windhoek	Private open space	E.G Rust t/a Verein fur Deutsche	Sport	Sport
6795	Windhoek	Undetermined	Sport Klub Windhoek	Amateur Sport	Sport
7240	Windhoek	Private open space	Deutscher Turn und Sportverein	Sport	Sport
7460	Windhoek	Private open space	Lions Club Windhoek	Care centre	Sport/welfare
7530	Windhoek	Private open space	Namibia Tennis Association	Sport	Sport
7586	Windhoek	Undetermined	Old Wheelers Club of Namibia	Sport/ Museum	Sport
8377	Windhoek	Public open space	DEL Gemeinde Windhoek	Parking	Religious
8474	Windhoek	General residential	Deutscher Frauenverein	Old age home	Welfare
8664	Windhoek	Private open space	Comen Faustball Club	Sport	Sport
8717	Windhoek	Institutional	Deutscher Frauenverein	Old age home	Welfare
FARMS and PORTIONS					
R/PTN/C	Brakwater No. 48	Undetermined	Narrel Namibia Animal Rehabilitation Research		Welfare
39	Farm Windhoek T & TL	Institutional	SPCA Windhoek	Animal Shelter	Welfare
213	Farm Windhoek T & TL	Undetermined	Sports Klub Windhoek	Amateur Sport	Sport
306/B/31	Farm Windhoek T & TL	Undetermined	City of Windhoek Shooting Club	Sport	Sport

Stubenrauch

Planning Consultants cc TOWN AND REGIONAL PLANNERS



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

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

Our Ref: W/20067

Enquiries: G. Stubenrauch/ V. Hatutale

13 May 2022

The Administrator: Leaseholds
Department of Housing, Property Management and Human Settlements
City of Windhoek
PO Box 59
Windhoek

Dear Ms P. Mundonga

APPLICATION TO RENT PAVEMENT SPACE FOR PARKING PURPOSES FOR ERF 8841, WINDHOEK / WINDHOEK BLOCKS

Our office has been appointed by Dr Henning Du Toit, to apply on his behalf to the City of Windhoek for **consent in terms of Table B of the Windhoek Zoning Scheme to operate a "Business Building" in the form of a Medical Practice on Erf 8841, Windhoek / Windhoek Blocks.** The consent application was approved by the City of Windhoek as per the attached letter dated 06 July 2021.

As per Condition No. 6 of the attached approval, a lease agreement is necessary for the 13 parking bays which are on the sidewalk, on General Murtala Muhammed Avenue (kindly see the attached parking layout).

Our office hereby applies, on behalf of our client, for the rental of 13 parking bays or a total of 162.5m² (2.5m x 5m x 13 bays) along General Murtala Muhammed Avenue, which are depicted as Parking Bays 24 – 36 on the attached approved parking layout.

For your ease of reference, kindly find attached the Power of Attorney for our appointment, the consent approval and the approved parking layout.

Should you require any further information in this regard please do not hesitate to contact our office.

Yours faithfully


Günther Stubenrauch

cc: Dr Henning Du Toit

Eureka Health Zone Body Corporate

Resolution

WE THE UNDERSIGNED, BEING THE TRUSTEES OF EUREKA HEALTH ZONE BODY CORPORATE HEREBY RECORD AND RESOLVE AS FOLLOWS:

1. That Stubenrauch Planning Consultants cc is appointed to undertake the necessary steps on behalf of Eureka Health Zone Body Corporate to obtain approval for:
 - Subdivision of Erf 8841, Windhoek Extension 15 into Erf A and the Remainder.
 - Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a medical practice on Erf A/8841 Windhoek.
2. That Dr HJ du Toit is hereby authorized to sign all acts necessary and incidental thereto.



.....
Dr HJ du Toit
Trustee

25/01/2021
.....
Date



.....
Mr Robert Grant
Trustee

25 January 2021
Date

1

I.D. No. 680206 5083 08 4



S.A. BURGER'S S.A. CITIZEN

VAN SURNAME
DU TOIT

VOORNAAM/FORENAMES
HENNING JOHANNES

**GEBORTE/LESTRIK OF -LAND/
DISTRICT OR COUNTRY OF BIRTH**
SUID-AFRIKA

**GEBORTE/LESTRIK OF BIRTH
DATE OF BIRTH**
1968-02-06

**DATUM UITGEREIK
DATE ISSUED**
1991-06-18



**UITGEREIK OP OESAG VAN DIE
DIREKTOR-GENERAL
BIRRELANDSE BANE**

**ISSUED BY AUTHORITY OF THE
DIRECTOR-GENERAL
HOME AFFAIRS**

GEREGISTREERDE WOON- EN POSADRES

1. Bewaar die bewys van u GEREGETREERDE WOON- EN POSADRES in hierdie sakke.
2. Indien u van adres verander, hou al indien besonderhede van u huidige adres, by. straatnaam en/of -nommer, ens. verander, het moet die voorn KENNISGEWING VAN ADRESVERANDERING, wat in die sakke agter in die Identifikasieboekert is, gebruik word om die verandering aan te meld en moet dit ingedien word by of nêrens waar agter die meeste streeks- of distrikkantoor van die DEPARTEMENT VAN BIRRELANDSE SAKE

REGISTERED RESIDENTIAL AND POSTAL ADDRESS

1. Keep the proof of your REGISTERED RESIDENTIAL AND POSTAL ADDRESS in this pocket.
2. If you have changed your address, or, if particulars of your present address, such as name of street and or street number, etc., have been changed, use NOTICE OF CHANGE OF ADDRESS form in the pocket at the back of the identity document must be used to report the change and it must be handed in at or posted to the nearest regional district office of the DEPARTMENT OF HOME AFFAIRS.

R. C. HOSPITAL, WINDHOEK
NURSING SERVICE MANAGER
COMMISSIONER OF OATHS - EX OFFICIO

CERTIFIED A TRUE COPY OF THE ORIGINAL DOCUMENT ON WHICH NO DISCERNIBLE CHANGE BY AN UNAUTHORIZED PERSON IS EVIDENT.

2024 -03- 04

[Signature]

Signature

POWER OF ATTORNEY



I, the undersigned, Henning Johannes Du Toit

In my capacity as the chairperson of Eureka Health Zone Body Corporate

The registered owner of Erf 8841, Windhoek Extension 15

Do hereby nominate, constitute and appoint

Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek

With power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the City of Windhoek and the Urban and Regional Planning Board for the following:

- o Subdivision of Erf 8841, Windhoek Extension 15 into Erf A and the Remainder.
- o Consent in terms of Table B of the Windhoek Town Planning Scheme to operate a medical practice on Erf A/8841 Windhoek.

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

SIGNED at Windhoek this 22 day of Jan 2021, in the presence of the undersigned witnesses.

WITNESSES:

1. [Signature]

2. [Signature]

[Signature]
Chairperson

PART B -- BENEFICIAL OWNER PARTICULARS [IF MORE THAN ONE BENEFICIAL OWNER, PLEASE PRINT AND COMPLETE PART B FOR EACH BENEFICIAL OWNER]

1. BENEFICIAL OWNER PARTICULARS

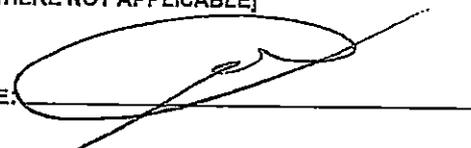
I. FIRST NAME: HENNING JOHANNES		II. SURNAME: DU TOIT	
III. ANY PREVIOUS NAME (E.G., MAIDEN NAME): N/A		IV. DATE OF BIRTH (DD-MM-YYYY): 06-02-1968	
V. PLACE OF BIRTH: Pretoria		VI. NATIONALITY: SOUTH AFRICA	
VII. RESIDENTIAL ADDRESS (INCLUDING STREET NAME, CITY, STATE, COUNTRY, AND: POSTAL/ZIP CODE) FARM KERES NO. 39 WINDHOEK, NAMIBIA		VIII. BUSINESS ADDRESS (INCLUDING ERF, STREET NAME, CITY, COUNTRY, AND: POSTAL/ZIP CODE) ROOM 5, 3 RD FLOOR, ROMAN CATHOLIC HOSPITAL, WERNER LIST STREET, WINDHOEK	
IX. FAX NUMBER (IF APPLICABLE) N/A		X. TAX IDENTIFICATION NUMBER (TIN). (IF APPLICABLE): 4394873011	
XI. TELEPHONE/MOBILE NUMBER: +264 61 246 000		XII. EMAIL ADDRESS: dr.hidutoit@gmail.com	
XIII. PRIMARY IDENTIFICATION TYPE (SEE INSTRUCTIONS): SOUTH AFRICAN PASSPORT		XIV. PRIMARY IDENTIFICATION NUMBER (PLEASE ATTACH ORIGINAL CERTIFIED COPY OF YOUR ID/PASSPORT):	
XV. IDENTIFICATION ISSUING COUNTRY/ STATE/REGION: SOUTH AFRICA		XVI. PLACE OF WORK AND POSITION HELD: MEMBER OF THIS CLOSE CORPORATION	

2. DATE BENEFICIAL OWNERSHIP BECAME REGISTERABLE	1	0	0	9	2	0	2	1
3. DATE BENEFICIAL OWNERSHIP CEASED								

DECLARATION

1. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF DIRECTOR/SHAREHOLDER/MEMBER/BENEFICIAL OWNER:
[DELETE WHERE NOT APPLICABLE]

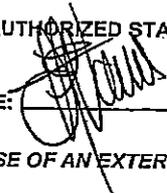
SIGNATURE: 

DATE (DDMMYYYY): 04/05/2021

2. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF ACCOUNTABLE INSTITUTION: JA Walters & Kie

NAME OF AUTHORIZED STAFF: Annette Walters POSITION: Auditor

SIGNATURE: 

DATE (DDMMYYYY): 09042024

*IN THE CASE OF AN EXTERNAL COMPANY THE LOCAL MANAGER SHOULD SIGN.

OFFICIAL USE ONLY [TO BE COMPLETED BY BIPA OFFICIAL]

NAME OF REGISTRATION OFFICER: _____

SIGNATURE: _____ DATE (DDMMYYYY):

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PART B – BENEFICIAL OWNER PARTICULARS [IF MORE THAN ONE BENEFICIAL OWNER, PLEASE PRINT AND COMPLETE PART B FOR EACH BENEFICIAL OWNER]

2. BENEFICIAL OWNER PARTICULARS	
II. FIRST NAME: URSULA BARBARA	II. SURNAME: SCHOLZ
III. ANY PREVIOUS NAME (E.G., MAIDEN NAME): SCHOLZ	IV. DATE OF BIRTH (DD-MM-YYYY): 03-06-1970
V. PLACE OF BIRTH: Windhoek	VI. NATIONALITY: NAMIBIAN
VII. RESIDENTIAL ADDRESS (INCLUDING STREET NAME, CITY, STATE, COUNTRY, AND: POSTAL/ZIP CODE) FARM KERES NO. 39 WINDHOEK, NAMIBIA	VIII. BUSINESS ADDRESS (INCLUDING ERF, STREET NAME, CITY, COUNTRY, AND: POSTAL/ZIP CODE) CORNER OF EROS STREET & OMURAMBA ROAD , EROS , WINDHOEK
IX. FAX NUMBER (IF APPLICABLE) N/A	X. TAX IDENTIFICATION NUMBER (TIN). (IF APPLICABLE): 01565661
XI. TELEPHONE/MOBILE NUMBER: +264 61 400271/2	XII. EMAIL ADDRESS: barbarascholz3@gmail.com
XIII. PRIMARY IDENTIFICATION TYPE (SEE INSTRUCTIONS): NAMIBIAN IDENTIFICATION DOCUMENT	XIV. PRIMARY IDENTIFICATION NUMBER (PLEASE ATTACH ORIGINAL CERTIFIED COPY OF YOUR ID/ PASSPORT): 70060300949
XV. IDENTIFICATION ISSUING COUNTRY/ STATE/REGION: NAMIBIA	XVI. PLACE OF WORK AND POSITION HELD: MEMBER OF THIS CLOSE CORPORATION

2. DATE BENEFICIAL OWNERSHIP BECAME REGISTERABLE	1	0	0	9	2	0	2	1
3. DATE BENEFICIAL OWNERSHIP CEASED								

DECLARATION

1. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF DIRECTOR/SHAREHOLDER/MEMBER/BENEFICIAL OWNER:
[DELETE WHERE NOT APPLICABLE]

SIGNATURE: _____

DATE (DDMMYYYY):

05/04/24

2. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF ACCOUNTABLE INSTITUTION: JA Walters & Kie

NAME OF AUTHORIZED STAFF: Annette Walters

POSITION: Auditors

SIGNATURE: _____

DATE (DDMMYYYY):

09042024

**IN THE CASE OF AN EXTERNAL COMPANY THE LOCAL MANAGER SHOULD SIGN.*

OFFICIAL USE ONLY [TO BE COMPLETED BY BIPA OFFICIAL]

NAME OF REGISTRATION OFFICER: _____

SIGNATURE: _____

DATE (DDMMYYYY):

PART B - BENEFICIAL OWNER PARTICULARS [IF MORE THAN ONE BENEFICIAL OWNER, PLEASE PRINT AND COMPLETE PART B FOR EACH BENEFICIAL OWNER]

1. BENEFICIAL OWNER PARTICULARS	
I. FIRST NAME: Hannes	II. SURNAME: Holm
III. ANY PREVIOUS NAME (E.G., MAIDEN NAME): Not Applicable	IV. DATE OF BIRTH (DD-MM-YYYY): 15-04-1971
V. PLACE OF BIRTH: South Africa	VI. NATIONALITY: South African
VII. RESIDENTIAL ADDRESS (INCLUDING ERF, STREET NAME, CITY, STATE AND COUNTRY): 18 Queens Road Tamboerskloof Cape Town South Africa	VIII. BUSINESS ADDRESS (INCLUDING ERF, STREET NAME, CITY AND COUNTRY): c/o Omaruau & General Murtala Muhammed Street Eros Windhoek
7435	X. TAX IDENTIFICATION NUMBER (TIN). (IF APPLICABLE): 06454677
XI. TELEPHONE/MOBILE NUMBER: +27 83 261 7739	XII. EMAIL ADDRESS: drholm@holmlab.co.za
XIII. PRIMARY IDENTIFICATION TYPE (SEE INSTRUCTIONS): Republic of South Africa	XIV. PRIMARY IDENTIFICATION NUMBER (SEE INSTRUCTIONS): 7104155286084
XV. IDENTIFICATION ISSUING COUNTRY/ STATE/REGION: South Africa	XVI. PLACE OF WORK AND POSITION HELD: Liya Procedure and Scope Rooms CC - Member
2. DATE BENEFICIAL OWNERSHIP COMMENCED	0 2 0 7 2 0 1 9
3. DATE BENEFICIAL OWNERSHIP CEASED	

DECLARATION

1. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT, ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF DIRECTOR/SHAREHOLDER/MEMBER/BENEFICIAL OWNER: Hannes Holm
[DELETE WHERE NOT APPLICABLE]

SIGNATURE: 

DATE (DDMMYYYY):

0	5	0	4	2	0	2	4
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2. I, UNDERSIGNED, FOR AND ON BEHALF OF THE REPORTING ENTITY CONFIRM THAT TO THE BEST OF MY KNOWLEDGE ALL INFORMATION PROVIDED IN THE ABOVE BENEFICIAL OWNERSHIP DECLARATION IS ACCURATE AND RELIABLE.

NAME OF ACCOUNTABLE INSTITUTION: AE Walters T/A JA Walters & Co

NAME OF AUTHORIZED STAFF: Annette Walters POSITION: Accounting Officer

SIGNATURE: 

DATE (DDMMYYYY):

0	9	0	4	2	0	2	4
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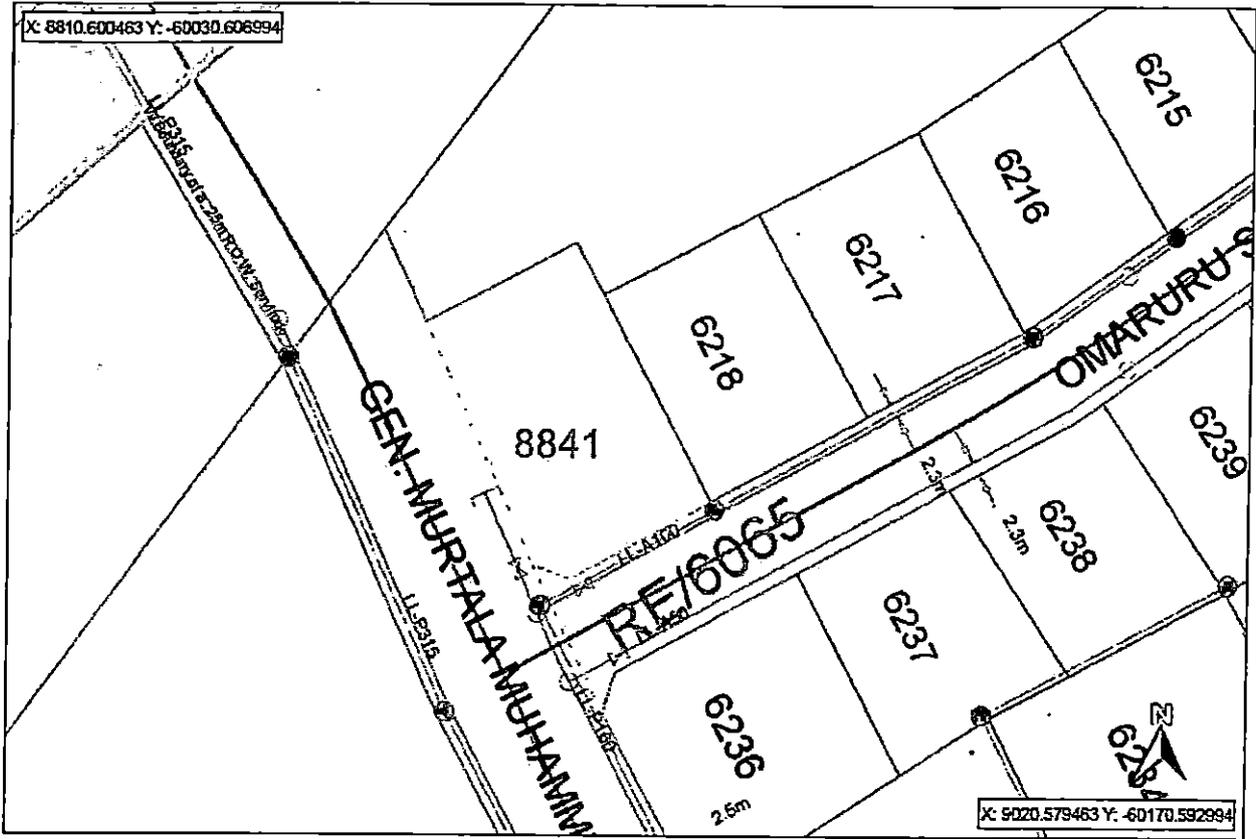
*IN THE CASE OF AN EXTERNAL COMPANY THE LOCAL MANAGER SHOULD SIGN.

OFFICIAL USE ONLY [TO BE COMPLETED BY BIPA OFFICIAL]

NAME OF REGISTRATION OFFICER: _____

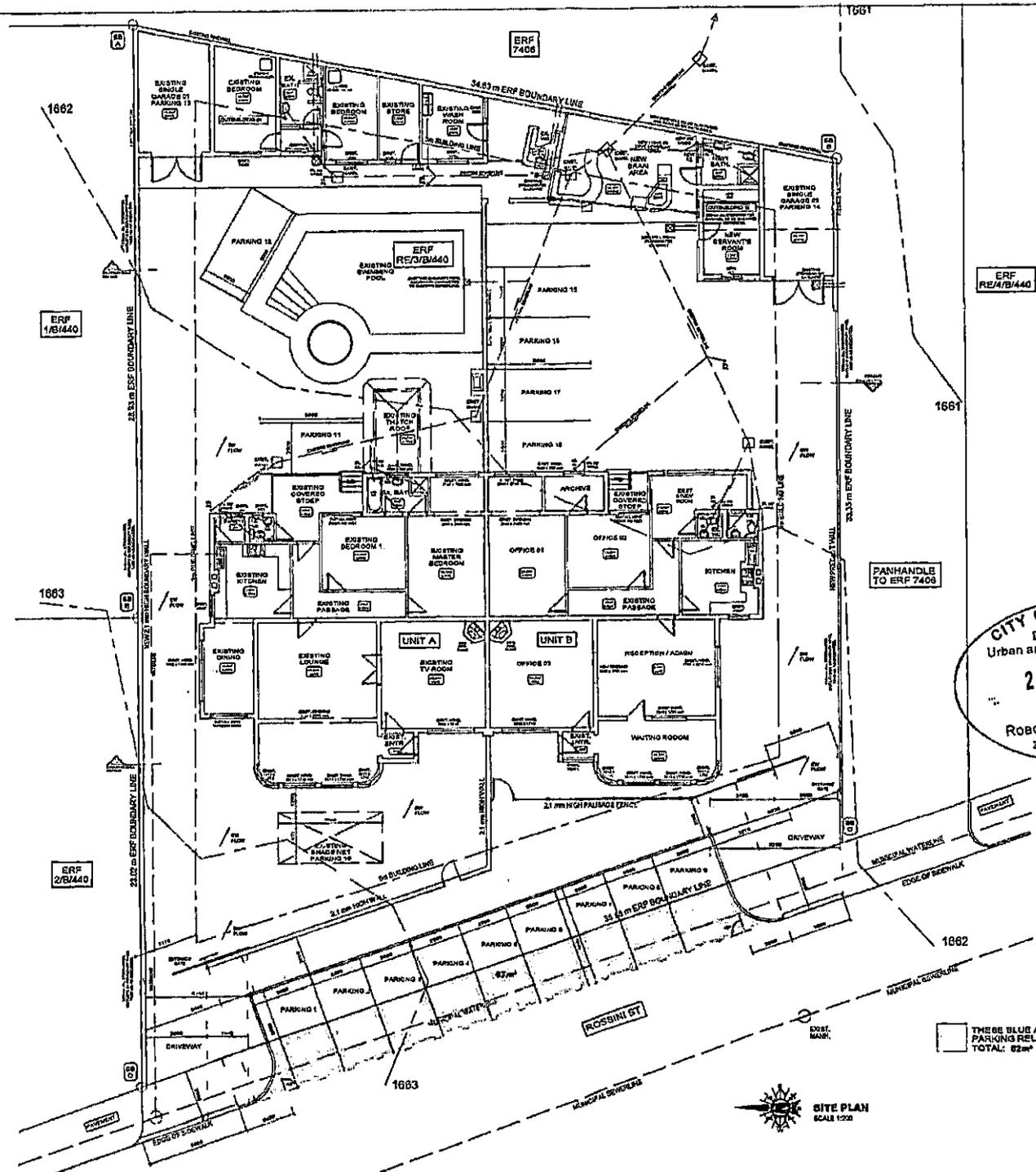
SIGNATURE: _____ DATE (DDMMYYYY):

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PARKING CALCULATIONS:

UNIT A	172.00 m ²
UNIT B	172.00 m ²
OUTBUILDING #1	85.00 m ²
OUTBUILDING #2	85.00 m ²
TOTAL AREA FOR POTENTIAL OFFICES (Per Unit A & B, Outbuildings #1 & #2)	484.00 m ²
OFFICE PARKING 1 PARKING BAY / CAR	15.18
TOTAL PARKING BAYS/PARKING	31.76
TOTAL PARKING BAYS/VEHICLE	15.88



CITY OF WINDHOEK
Department of
Urban and Transport Planning
20 JUN 2024
Duliso
Roads Planning Design
and Traffic Flow

THESE BLUE AREAS ARE THE AREAS REQUIRING
PARKING RELAXATION ON THE SIDEWALK/PAVEMENT.
TOTAL: 62m²



NOTES:

- ALL DIMENSIONS, DIMENSION LINES AND SPACING TO BE CHECKED AND CORRECTED BEFORE PROCEEDING TO CONSTRUCTION.
- BY CONTRACTOR'S RESPONSIBILITY.
- CONSTRUCTION COMPLIANCE.
- ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE DRAFTSMAN IMMEDIATELY.
- THE DRAFTSMAN DOES NOT TAKE ANY RESPONSIBILITY FOR THE AMPLIFICATION OF ANY UNAPPROVED CONTRACTS OR PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES AND FOR THE COSTS THEREOF.
- ALL DIMENSIONS MUST BE CHECKED AND CORRECTED BEFORE PROCEEDING TO CONSTRUCTION.
- THE DRAFTSMAN ACCEPTS NO RESPONSIBILITY FOR EXCESSIVE REVISIONS FROM IDENTIFICATION OF THE DRAFTSMAN.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE APPLICABLE BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.
- ALL DIMENSIONS ARE GIVEN IN METERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXCESSIVE REVISIONS OR CONSTRUCTIONAL DEFICIENCIES, PLANNING, DESIGN OR CONSTRUCTION THAT MAY BE APPROVED BY THE AUTHORITY.

REVISIONS:

NO.	DATE	DESCRIPTION

MUNICIPAL STAMPS:

353

AREA CALCULATIONS (m² of walls):

UNIT A	172.00 m ²
UNIT B	172.00 m ²
OUTBUILDING #1	85.00 m ²
OUTBUILDING #2	85.00 m ²
TOTAL AREA FOR POTENTIAL OFFICES (Per Unit A & B, Outbuildings #1 & #2)	484.00 m ²
OFFICE PARKING 1 PARKING BAY / CAR	15.18
TOTAL PARKING BAYS/PARKING	31.76
TOTAL PARKING BAYS/VEHICLE	15.88



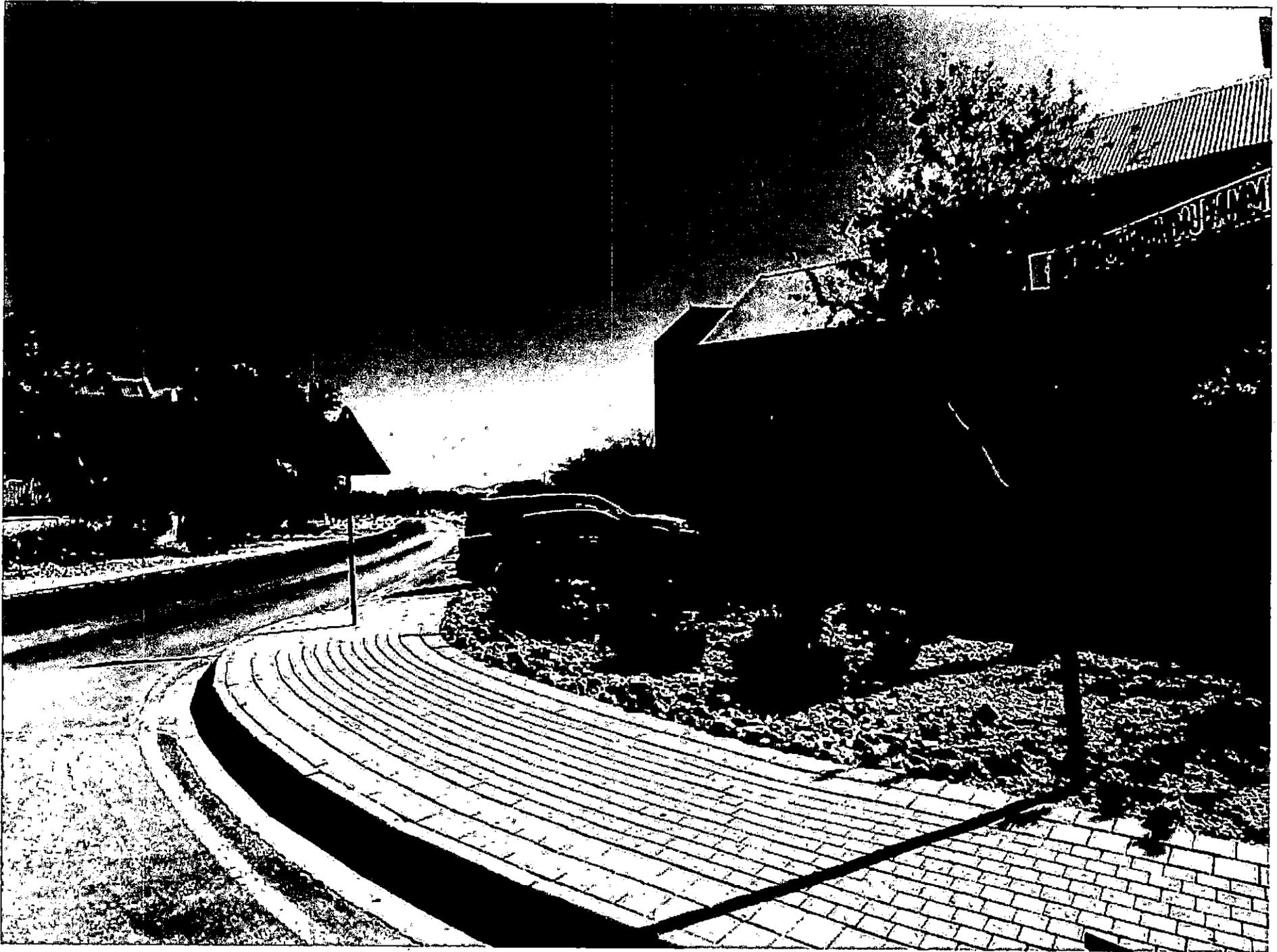
ERP REA/B/440 WINDHOEK

PROPOSED PARKING RELAXATION
FOR THE PROPOSED
WINDHOEK, WINDHOEK
MR. LOTYAN GLEZ

SITE PLAN & INFORMATION

APPLICATION FOR LEASE





VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 28/08/2025



Erf No.: Ptn of a Sidewalk adjacent to 8841 Suburb: Windhoek Street name: General Murtala Muhammed.

Erf size: 1502 m² Zoning: Street Density: n/a

Required portion size: ±162.5 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out for parking purposes

Current vacant land going price/ m ²	N\$ 21.39
---	-----------

Size of the portion Required	162.5 m ²
------------------------------	----------------------

Estimated monthly rental	N\$ 3,475.88
--------------------------	--------------

Estimated annual rental	N\$ 41 710.56
-------------------------	---------------

Comparable portions of land were sold in 2024 by the Council at a rate of N\$ 20.48 per square metre. To align the price per square metre attained in 2024 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N\$ 21.39 per square metre was established.

Therefore, the required portion should be valued at N\$ 21.39 /m².

Valued by:

Kaullufwa Hendjala
Kaullufwa Hendjala

Date:

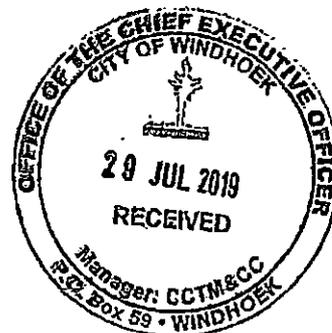
28/08/2025

N.M.W. Nghidengua-Tjipangandjara
P O BOX 20166, Windhoek, Namibia
Cell: +264 811 280122; Fax: +264 88 61 6345; Email: kandali@iway.na

22 July 2019

Mr. G. Esterhuizen

Strategic Executive
 Housing Property Management & Human Settlement
 City of Windhoek
 P.O. Box 59
 Windhoek



Dear Mr. Esterhuizen

Subject: Application for a 10-meter portion of Erf 614, Jasper Street, Academia

Warm Greetings to you, Sir.

First, let me extend my gratitude to the City for making time to inspect the site and for a meeting on 1st February 2019. This gesture is very much appreciated. Similarly, I am grateful by your prompt reply after the site inspection and meeting.

My property is adjacent to the public open space, Erf 614, Jasper Street Academia. As the owner of this Erf 141, I hereby like to express my interest to purchase a 10-meter portion of Erf 614, Jasper Street Academia.

During this process, it is my wish to abide to and be guided by the Policies and Guidelines as set out by the City of Windhoek, Housing Property Management and Human Resettlement.

I trust that my application will receive your favourable consideration.

Sincerely

NMW Nghidengua-Tjipangandjara (Mrs.)

Copy:

1. Hon Mueseke Kazapua, Mayor City of Windhoek, Windhoek
2. Mr. Robert Kahimise, Chief Executive Officer, City of Windhoek, Windhoek

358

22 MAY 2006

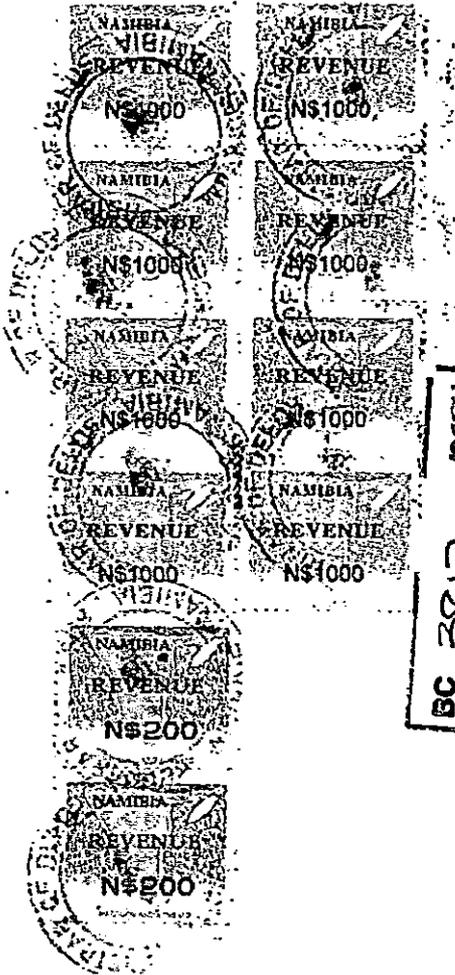
DEED OF TRANSFER NO.

T 3638

2006

VAN DER MERWE-GREEFF INC. REG. NO 98/070
LEGAL PRACTITIONERS - NOTARIES - CONVEYANCERS
P O Box 2356, Windhoek, Namibia
20 Bismarck Street
Tel: (+264) 264 61 - 225 497
Fax: (+264) 264 61 - 228 089
e-mail: jss1@vdmerwegreeff.com.na
REF: JSS/mr:130354

FOR FURTHER ENDORSEMENTS SEE PAGE 5



BC 3817 / 2006

CANCELLED

MORTGAGED IN. 6 U 386 / 2006

19 AUG 2008

N\$ 148 250.00

Deeds Office
Windhoek
Registrar of Deeds

REGISTRAR OF DEEDS

BC 3818 / 2006

CANCELLED

MORTGAGED IN. 6 U 387 / 2006

19 AUG 2008

N\$ 225 000.00

Deeds Office
Windhoek
Registrar of Deeds

REGISTRAR OF DEEDS

VAN DER MERWE-GREEFF INC. REG.NO. 98/070
ATTORNEYS NOTARIES CONVEYANCERS
P O Box 2356 WINDHOEK NAMIBIA

T. 3558 / 2006

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

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

JAN HENDRIK CHRISTOFFEL HORN

Born on 31 May 1946

and

MARIA CAROLINA HORN

Born on 19 May 1952

Married in community of property to each other

dated the 11th day of April 2006 and signed at Windhoek;

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

AND THE SAID APPEARER declared that his said Principal on 6th March 2006 had truly and lawfully sold and that he, in his aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of

NDEMUNUNA MARTHA WILHELMINA NGHIDENGUA
Born on 13 February 1962
Married out of community of property

Her Heirs, Executors, Administrators or Assigns

CERTAIN

Erf No. 141 Academia

SITUATE

in the Municipality of WINDHOEK

REGISTRATION DIVISION

"K", Khomas Region

MEASURING

1284 (One Two Eight Four) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T299/1977 with General Plan No. A625/68 relating thereto and held by Deed of Transfer No. T110/1988

SUBJECT to the following conditions imposed in terms of Proclamation No. 54 of 1970 and created in the said Deed of Transfer No. T299/1977 namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

(which conditions may not be amended or waived without the consent of the Administrator)

1. The Local Authority, shall, for the purpose of securing the enforcement of the conditions of title, have the right and power at all reasonable times to enter into an upon the erf for the purpose of such inspection or enquiry as may be necessary to be made for the above-mentioned purposes.
2. In the event of the Local Authority at any time laying out and constructing a street or streets at a level differing from the level of the erf at the boundary line between it and the said street or streets, the owner of his or its successor in title shall within 3 months after written notice of intention so to lay out and construct any such street, having been addressed to him or it by the Local Authority, at his own cost construct a retaining wall on the erf at any such boundary line of sufficient height and strength so as to prevent any portion of the erf falling into the street or vice-versa; failing which the Local Authority may execute such work at the cost of such owner or his successor in title. All such retaining walls shall be built in consultation with the Local Authority and shall be subject to the Local Authority's approval.
3. Should the owner or his successor in title at any time build over the natural course of stormwater or deviate such natural course of stormwater over the erf, he shall ensure the uninterrupted flow of stormwater in consultation with, and to the satisfaction of the City Engineer.

4. The owner of the erf, shall, without compensation, be obliged to allow the laying of overhead and underground electric supply mains, water pipelines, stormwater drains and sewerage mains across the erf, if deemed necessary by the Local Authority and in such a manner and position as may from time to time be agreed upon, and to allow the temporary deposit on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid. This shall include the right of access to the erf at any reasonable time for the aforesaid purposes or other works pertaining thereto, subject thereto that the Local Authority shall compensate for any damage done in execution of any such works.
5. The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
6. If the erf is fenced in, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the Local Authority.
7. If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the Local Authority.
8. No noxious trade may be allowed on the erf. "Noxious trade" means a trade as defined in Section 1(a) of Government Notice No. 141 of 1926.
9. It is forbidden to drill or excavate for water on the erf.
10. The erf may be used for residential purposes only and only one dwelling for a single family, with the necessary outbuildings may be erected thereon.
11. The dwelling erected on the erf may be occupied by not more than one family.
12. No semi-detached house, flat or maisonette may be erected on the erf.
13. Outbuildings and/or servant's quarters erected on the erf may not be occupied by anyone except the bona fide domestic servants who render their services on the erf.
14. No building or structure or any portion thereof, except boundary walls or fences may be erected nearer than 5 metres to the street line, which forms the boundary of the erf, nor within 3 metres of any lateral or rear boundary common to an adjoining erf: Provided that in the case of erven 1, 17-23, 141-162, 432-441 no structure except an enclosure, fence or wall which does not rise higher than 5 feet above the surface of the land on which it stands, shall be erected within 5 metres of the north-western boundary of the said erven.
15. The value of the dwelling house together with the outbuildings to be erected on the erf may not be less than N\$10 000,00.

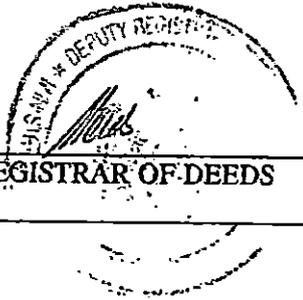
WHEREFORE THE APPEARER, renouncing all the right and title which the said TRANSFERORS heretofore had to the premises, did, in consequence also acknowledge the said TRANSFERORS, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said TRANSFEREE, Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be N\$850 000,00

SIGNED at WINDHOEK , on 01 JUN 2015
together with the Appearer, and confirmed with my seal of office.



Signature of Appearer

In my presence:



REGISTRAR OF DEEDS

128

8

VAN DER MERWE-GREEFF INC/MR
Transfer/decl purchaser/melanie/10.04.06
REF: ISS/mr/gdk/H30354 / 20

363

Rev. 684

6-0/0099

PART I

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

TRANSFEROR (Seller): JAN HENDRIK CHRISTOFFEL HORN and MARIA CAROLINA HORN

TRANSFeree (Purchaser): NDEMUNUNA MARTHA WILHELMINA NGHIDENGUA

DESCRIPTION OF PROPERTY:

CERTAIN : Erf no. 141, ACADEMIA
SITUATE : In the Municipality of WINDHOEK
REGISTRATION DIVISION "K", KHOMAS REGION
MEASURING: 1284 (One Two Eight Four) Square metres

PURCHASE PRICE ACCEPTED FOR STAMP DUTY PURPOSES

RECEIVER OF REVENUE

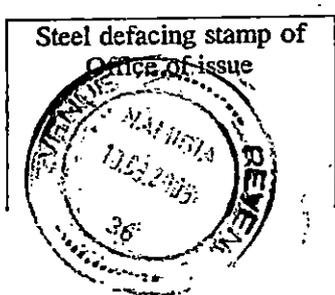
Date of transaction: 6 MARCH 2006 Consideration: N\$850 000,00

TRANSFER DUTY PAID BY VAN DER MERWE-GREEFF INC. REG NO. 98/070
Postal address: BY HAND

FOR OFFICIAL USE

Transfer duty paid on N\$ 550 000 Being

Law under which duty charged



403686

[Signature]
Receiver of Revenue

CASH REGISTER RECEIPT

10/5/06 R 116

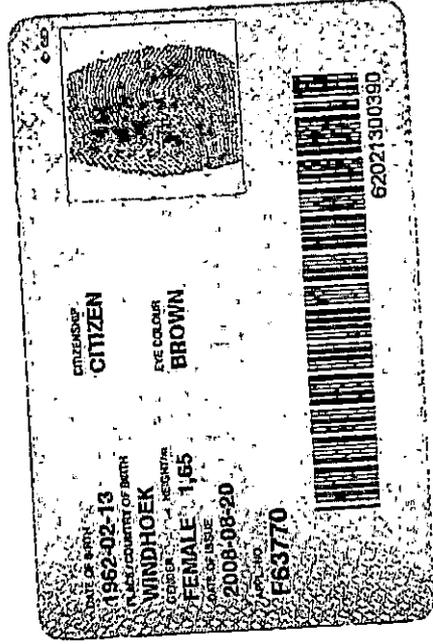
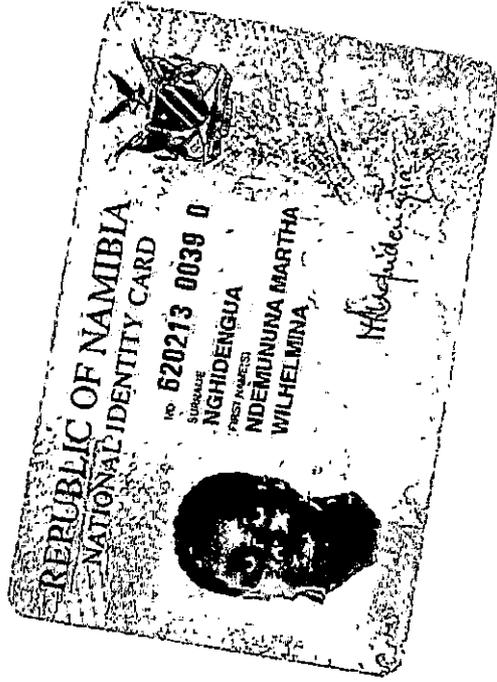
BC 1249 / 2024
 CANCELLED
 25 MAR 2024
 Deeds Office,
 Windhoek

MORTGAGED 19 AUG 2009 NO. B 4372 2009
 for N\$ 830 000-00 (with preference for
 an additional amount not exceeding N\$ 124 500-00)
 DEEDS OFFICE
 WINDHOEK
 Deputy REGISTRAR OF DEEDS

2016-03-17
 MORTGAGED NO. B 4154 / 2016
 for N\$ 1 006 643.95 (with preference for
 an additional amount not exceeding N\$ 201 329.00)
 DEEDS OFFICE
 WINDHOEK
 Deputy REGISTRAR OF DEEDS

16 APR 2024
 Deeds Office,
 Windhoek, Registrar of Deeds

BC 1635 / 2024



[Municipal Council Minutes: 2001-07-25]

8.3.28

**UPG.1 [PLA] POLICY FOR THE DISTRIBUTION
AND FUTURE USAGE OF PUBLIC OPEN
SPACE IN WINDHOEK**
(3/1/P) (16/15/1)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

- 1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.
- 2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.
- 3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.
- 4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.
- 5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.
- 6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.
- 7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.
- 8 That the following guidelines be used for assessing applications for portions of public open space:
 - 8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

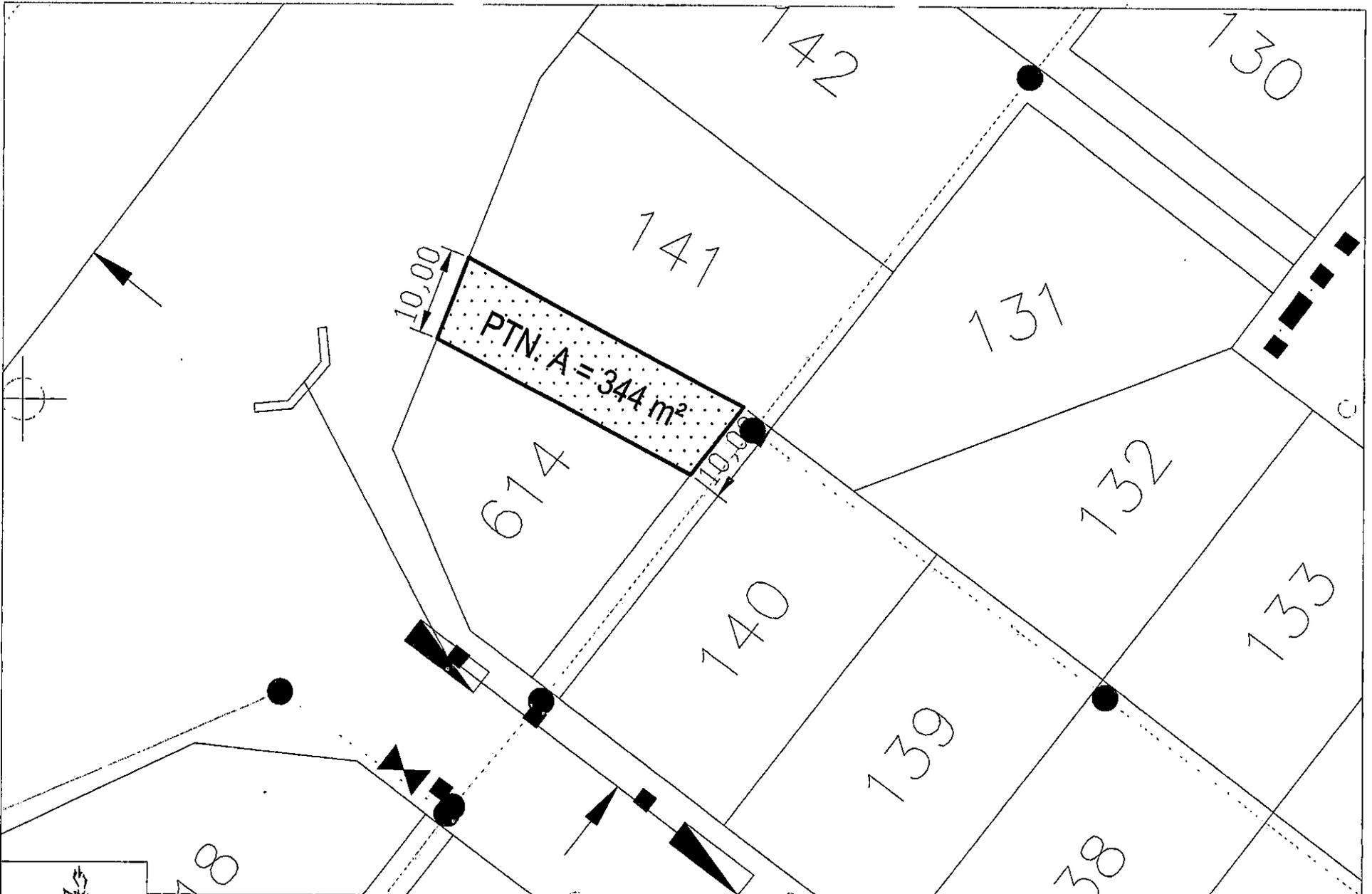
- 8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:
- Adoption of the 1:100 year flood line where this is available, or
 - Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.
- 8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.
- 8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.
- 8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.
- 8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.
- 8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.
- 8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:
- To assess groundwater vulnerability,
 - To recommend conditions for the development and
 - To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.
- 8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

- 8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:
- The extent of land taken would not undermine the value of the open space to the community;
 - Extraction of a portion will not damage or inhibit access of the public to the open space;
 - Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
 - Neighbours and other affected parties have no valid objection;
 - The new usage would not damage any scenic views of the hillside or any valuable natural features, and
 - Services are not adversely affected.
- 9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.
- 10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.
- 11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately 10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.
- 12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erosark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.
- 13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.
- 14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

developable erven along watercourses and other identified areas of groundwater vulnerability.

- 15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.
- 16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]



370

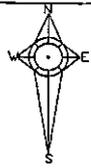


**SUBDIVISION OF A PORTION OF ERF 614, ACADEMIA,
FOR CONSOLIDATION WITH ERF 141, ACADEMIA**

PATH: o:\cad data\groups\geomatics\141 AC PLAN NO: 141 AC-1

22 OCTOBER 2019

SCALE 1:1000



[Municipal Council Minutes: 2004-08-25]

8.3.4

**BRB.2 [PLA] CALCULATION OF PURCHASE
PRICE – ADDITIONAL LAND SALES
(16/15/2/2/1)**

RGS done

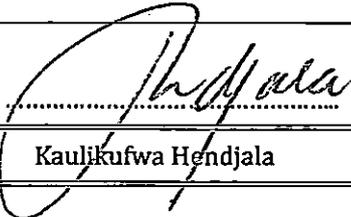
On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE		
DIVISION: VALUATION SERVICES		
DATE OF VALUATION: 25/02/2025		
<p>Erf No.: 614 Suburb Academia Street name: Jaspers</p>		
<p>Erf size: 1 063 m² Zoning: Public open space Density: n/a</p>		
<p>Required portion size: 344 m²</p>		
<p>Current use of the portion under consideration: Public Open Space</p>		
<p>Acquisition purpose: To be sold to the owner of Erf 141 Academia for consolidation purpose</p>		
Current vacant land going price/ m²	N\$1294/m ²	
Size of the portion Required	344 m ²	
Estimated market Value	N\$ 445 100.00	
<p>Erven in academia were sold in the past one year at an average price of N\$1294/m². The aforementioned price per square meter shall be applied to value the portions required.</p>		
		
Valued by:	Kaulikufwa Hendjala	Date: 25/02/2025

[Municipal Council Minutes: 2021-08-31(25)]

**1.1.3 FNS.1 [HPH] APPLICATION TO PURCHASE
A PORTION OF ERF 878, CIMBEBASIA
FOR CONSOLIDATION WITH ERF 792,
CIMBEBASIA EXTENSION 2
(13/2/1/1)**

On proposal by Councillor Ms N Larandja, it was

RESOLVED

- 1 That Erf 878, Cimbebasia Extension 2, be subdivided into Portion A ($\pm 94 \text{ m}^2$ in extent) and the Remainder, as indicated on Plan CIM 792-1, attached as page 138 to the agenda.
- 2 That Portion A of Erf 878, Cimbebasia Extension 2, be closed as public open space in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
 - 2.1 That the City prepare the closure notice and that the owner of Erf 792, Cimbebasia Extension 2, be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.
- 3 That the applicant be responsible for the town planning and cadastral procedures, being subdivision into Portion A of Erf 878, Cimbebasia Extension 2, consolidation of Portion A of Erf 878, Cimbebasia with Erf 792, Cimbebasia Extension 2, survey and registration of the new consolidated erf, and the costs involved.
- 4 That, subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A of Erf 878, Cimbebasia ($\pm 94 \text{ m}^2$ in extent) be sold to the owner of Erf 792, Cimbebasia Extension 2, at an upset price of N\$645.00/m² being 50 % of N\$1 290.00 or N\$61 000.00 in total, as indicated on the Valuation Certificate dated 23 June 2021, attached as page 139 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.
 - 4.1 That henceforth, all funds generated from the sale of resulting from the subdivision of public open spaces be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.
 - 4.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.
 - 4.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.
- 5 That the applicant appoint a registered professional Engineer at its own cost to determine whether the western and south western boundaries of the proposed Portion A of Erf 878, Cimbebasia Extension 2 require protection against any potential flood damage.

- 6 That the sale of Portion A of Erf 878, Cimbebasia be subject to the following conditions:
- 6.1 That Portion A of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 792, Cimbebasia Extension 2, simultaneously with transfer.
- 6.2 That Portion A of Erf 878, Cimbebasia assume the same zoning as the abutting Erf 792, Cimbebasia Extension 2, being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.
- 6.3 That the existing conditions registered against Portion A of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation be registered against the consolidated erven.
- 6.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme stating:
- 6.4.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 6.4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 6.5 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 7 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.
- 8 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.
- 9 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.
- 10 That the applicant:
- 10.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the

Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

- 10.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.
- 10.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
- 10.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.
- 11 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A of Erf 878, Cimbebasia Extension 2 to the owner of Erf 792, Cimbebasia Extension 2, beyond the eighteen (18) months be subject to a price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 12 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale of Portion A of Erf 878, Cimbebasia Extension 2, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N\$508.33, further subject to annual escalation in line with the Namibia Inflation Rate.
- 13 That the sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 are subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 14 That the intended sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 ($\pm 94 \text{ m}^2$ in extent), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 15 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.
- 16 That the resolution be implemented prior to confirmation of the minutes.

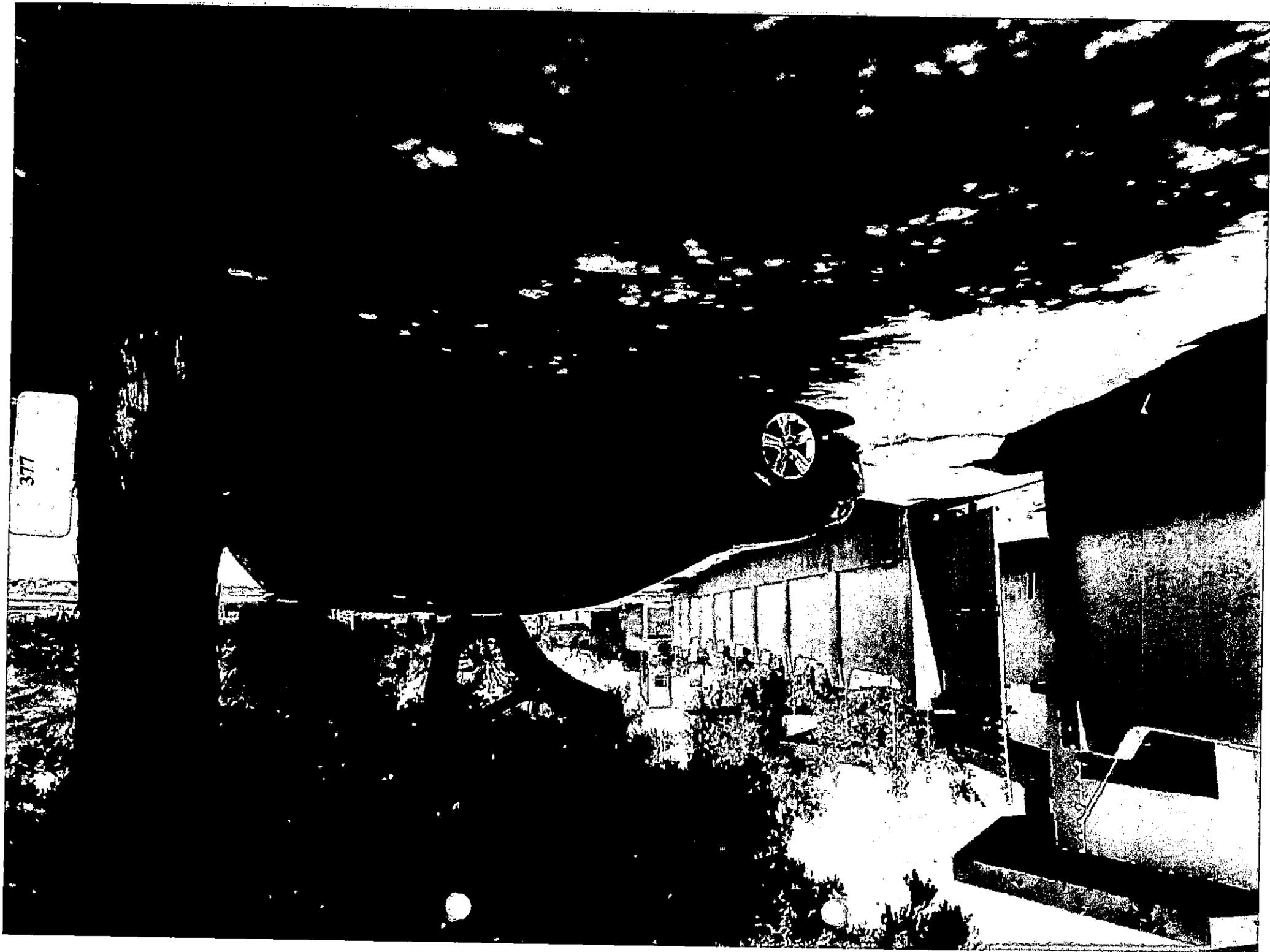
Financial implications

Service rendered	Funds required (N\$)	Funds available
Advertisements costs	4 000.00	Item 4000/20/1/10/0025

RESOLUTION 183/08/2021

370



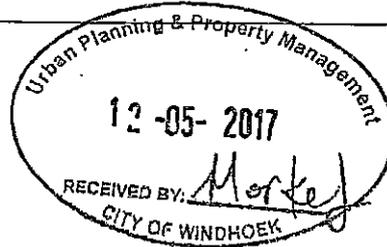


Date: 06 March 2017

From:
Jorg and Monika Lindemeier
P.O. BOX 91281
WINDHOEK
Tel: 081273626



To: CITY OF WINDHOEK
PROPERTY MANAGEMENT
WINDHOEK



APPLICATION TO:

- ❖ APPLICATION TO PURCHASE A PORTION OF ERF 4375 WINDHOEK, DIAZ STREET

1. Introduction

I Jorg Lindemeier hereby submitting to purchase 2216 Square meters of Erf 4375 Windhoek in Windhoek Town and Townlands for the purpose to erection and development of dwellings.

Jorg and Monika Lindemeier are the owner of erf 4374 that neighbours erf 4375, our primary line of business on this portion is to provide housing for our family.

Land delivery has become an urgent and challenging issue to local authorities in Namibia and Windhoek is at the forefront of this challenge. The Windhoek inundated with requests and appeals for serviced land in all areas for residential, business and industrial purposes. Essentially, the demand for serviced land in Windhoek, by far outstrips the supply thereof. From 2010 to date, the council did not provide any new serviced land to its residents due to various reasons, one of which is the duration of the entire land delivery value chain and the other being the lack of internal financial resources to work on multiple land delivery projects. It must be noted that the servicing of land takes a long time, many a times spanning over multiple years.

All ervens in that range are already connected to the City's power, sewage and water networks, thus engineering services will be extended to the portion from this existing network and we will take care of all costs.

6. Purchase price

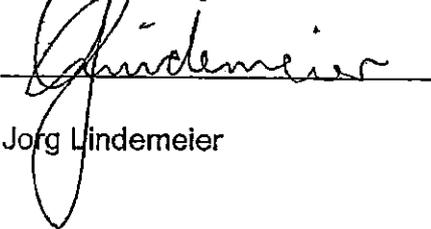
- ❖ We have secured N\$ 850 000 to purchase and develop the land

7. Current Status

Our erf encroaches over erf 4375 with close to 75SQm, this was as approved by municipality building control division and we had no idea we were in a situation like that, thus we wish to buy the whole plot instead, due to the open space a lot of criminal activities taking place on open erf and we are aware that a lot of applications where submitted to purchase the mentioned erf, councils resolved to sell erf as per resolution 115/05/2008 on Auction or offer to purchase 8 years past nothing was done to date and we are ready to purchase and do all town planning work and engineering work on our own cost if we to buy the land.

We trust that the application will receive your favourable Consideration and we hope to hear from you shortly

Yours Faithfully



Jorg Lindemeier

2016-05-11

380

2016-05-18

DEED OF TRANSFER NO.

INGE CRISTEL LANGE

T 2790 2016

JÖRG LINDEMEIER

ERF NO. 4374, WINDHOEK (EXTENSION NO. 8)

FRANCOIS ERASMUS AND PARTNERS

Legal Practitioners / Conveyancers / Estate Administrators

No. 5 Conradie Street, Windhoek

P.O. Box 6202, Windhoek, Namibia

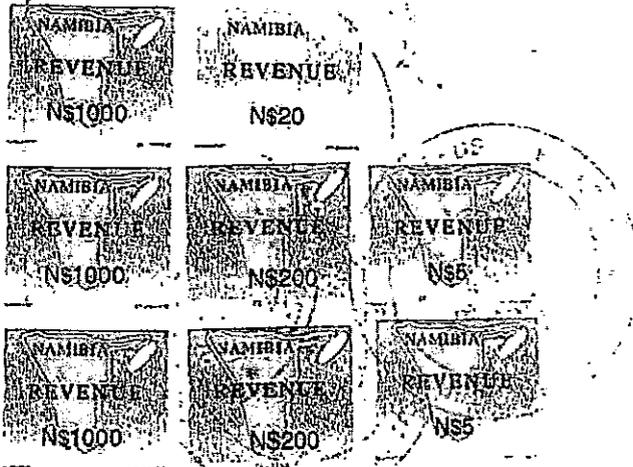
Tel: (061) 388850

Fax: (061) 388888

Ref No: PHKB/lm/LIN2/0001

Prepared by me

Conveyancer
BOTH A, PHK



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

DEED OF TRANSFER NO.

2790 2016

BE IT HEREBY MADE KNOWN

That **PAUL HENDRIK KIRSTEIN BOTH A** appeared before me the Registrar of Deeds, at WINDHOEK, he, the said Appearer being duly authorised thereto by a Power of Attorney granted to him by:

Deputy

INGE CRISTEL LANGE
IDENTITY NUMBER: 360719 01 0017 1
UNMARRIED

dated the 2nd day of **MARCH 2016** and signed at **WINDHOEK**;

|

b

AND THE SAID APPEARER declared that her said Principal on 2nd MARCH 2016 had truly and lawfully sold and that she, in her aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of:

JÖRG LINDEMEIER
IDENTITY NUMBER: 680830 0052 3
MARRIED TO MONIKA ILONA LINDEMEIER, WHICH MARRIAGE IS
GOVERNED BY THE LAWS OF GERMANY

His Heirs, Executors, Administrators or Assigns

½ (one half) share in

CERTAIN	Erf No. 4374, WINDHOEK (Extension No. 8)
SITUATE	in the Municipality of WINDHOEK
REGISTRATION DIVISION	"K", Khomas Region
MEASURING	1240 (One Two Four Nil) Square Metres
FIRST TRANSFERRED BY	Deed of Transfer No. T.475/1965 with General Plan Nr. A.261/61 (K.158), relating thereto
HELD BY	Deed of Transfer No. T.2997/1985

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

IN FAVOUR OF THE LOCAL AUTHORITY

- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least **four** times the municipal valuation of the erf.

B. SUBJECT FURTHER to the following conditions imposed by the authority of the Municipal Council of Windhoek, for own benefit, and created in the said Deed of Transfer No. T.907/1969, namely:-

- 1) Unless a main building as described under A above of a building value of at least N\$7 000.00 is erected on the said property on or before the 3rd December 1970 and thereafter maintained at the said value, the Council shall have the right at its option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling-house of the said minimum value were in fact upon the said property.

- 2) The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

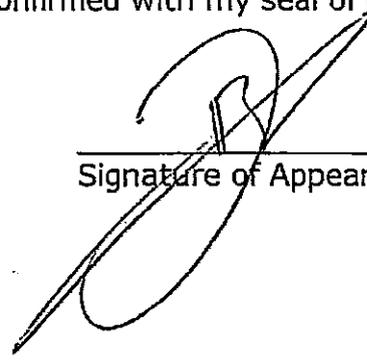
In the event of the said Council at any time laying out and constructing such street or streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets, then the transferee or his or its successor in title shall within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council, at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the cost thereof from the said transferee or his or its successor in title.

- 3) Should the owner or his successor in title at any time build over the course of natural stormwater or deviate such course of natural stormwater over his erf, he shall ensure the uninterrupted flow of stormwater in consultation with, and to the satisfaction of the Town Engineer.
- 4) The owner of this erf shall, without compensation be obliged to allow the laying of water pipelines, stormwater drains, sewerage mains and overhead and underground electric supply mains, across the erf, if deemed necessary by the Council, and in such a manner and position as may from time to time be agreed upon, and to allow the temporary deposit on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid. This shall include the right of access to the erf at any reasonable time for the aforesaid purposes or other works pertaining thereto, subject thereto that the Municipality shall compensate for any damage done in execution of any such works.
- 

WHEREFORE THE APPEARER, renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR**, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said **TRANSFEEE**, His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be **N\$942 500.00**.

SIGNED at **WINDHOEK**, on **2016-05-30** 2016
together with the Appearer, and confirmed with my seal of office.



Signature of Appearer



17

Linda

Rev. 684

6-0/0099

PART I

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

TRANSFEROR (Seller): **INGE CRISTEL LANGE**

TRANSFeree (Purchaser): **JÖRG LINDEMEIER**

DESCRIPTION OF PROPERTY:

½ (one half) share in

CERTAIN Erf No. 4374, WINDHOEK (EXTENSION NO. 8)

SITUATE In the Municipality of WINDHOEK

Registration Division "K" KHOMAS REGION

MEASURING 1240 (One Two Four Nil) Square Metres

PURCHASE PRICE ACCEPTED FOR STAMP DUTY PURPOSES

RECEIVER OF REVENUE

RECEIVED
REVENUE
WINDHOEK

Date of transaction: **2nd March 2016** Consideration: **NS942 500.00**

TRANSFER DUTY PAID BY **FRANCOIS ERASMUS AND PARTNERS** 4/1

Postal address: **BY HAND**

FOR OFFICIAL USE

Transfer duty paid on **N\$ 942 500** Being

Law under which duty charged

INCREASED PRICE

Steel defacing stamp of
OFFICE OF REVENUE
Namibia
Revenue

RECEIVED
REVENUE
WINDHOEK
15/3/16
Receiver of Revenue

CASH REGISTER RECEIPT

AS

Prepared by me

[Handwritten Signature]
Conveyancer
BOTHA, PHK



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

DEED OF TRANSFER NO. 2791 2016

BE IT HEREBY MADE KNOWN

That **PAUL HENDRIK KIRSTEIN BOTHA** appeared before me the Registrar of Deeds, at WINDHOEK, he, the said Appearer being duly authorised thereto by a Power of Attorney granted to him by:

INGE CHRISTEL LANGE
IDENTITY NUMBER: 360719 01 0017 1
UNMARRIED

dated the 2nd day of **MARCH 2016** and signed at **WINDHOEK**;

[Handwritten Signature]

AND THE SAID APPEARER declared that her said Principal on **2nd MARCH 2016** had truly and lawfully sold and that she, in her aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of:

MONIKA ILONA LINDEMEIER
Born on: 19 JANUARY 1967
MARRIED TO JÖRG LINDEMEIER, WHICH MARRIAGE IS GOVERNED BY THE
LAWS OF GERMANY

Her Heirs, Executors, Administrators or Assigns

½ (one half) share in

CERTAIN	Erf No. 4374, WINDHOEK (Extension No. 8)
SITUATE	in the Municipality of WINDHOEK
REGISTRATION DIVISION	"K", Khomas Region
MEASURING	1240 (One Two Four Nil) Square Metres
FIRST TRANSFERRED BY	Deed of Transfer No. T.475/1965 with General Plan Nr. A.261/61 (K.158), relating thereto
HELD BY	Deed of Transfer No. T.2997/1985

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

IN FAVOUR OF THE LOCAL AUTHORITY

- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least **four** times the municipal valuation of the erf.

B. SUBJECT FURTHER to the following conditions imposed by the authority of the Municipal Council of Windhoek, for own benefit, and created in the said Deed of Transfer No. T.907/1969, namely:-

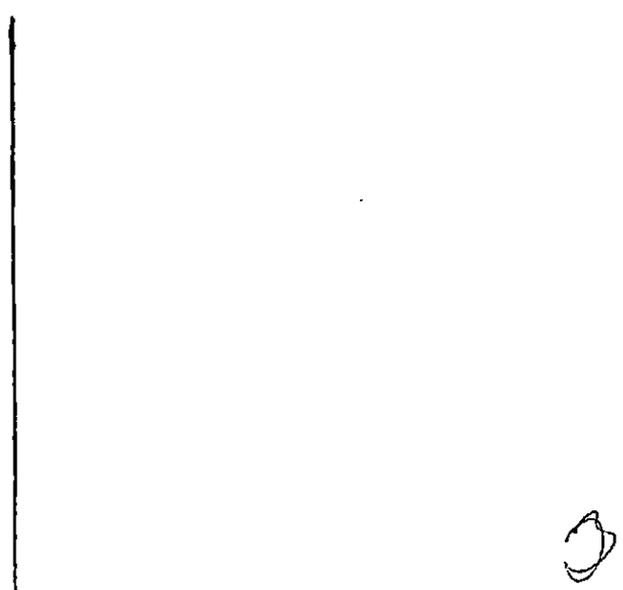
- 1) Unless a main building as described under A above of a building value of at least N\$7 000.00 is erected on the said property on or before the 3rd December 1970 and thereafter maintained at the said value, the Council shall have the right at its option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling-house of the said minimum value were in fact upon the said property.

D

- 2) The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

In the event of the said Council at any time laying out and constructing such street or streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets, then the transferee or his or its successor in title shall within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council, at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the cost thereof from the said transferee or his or its successor in title.

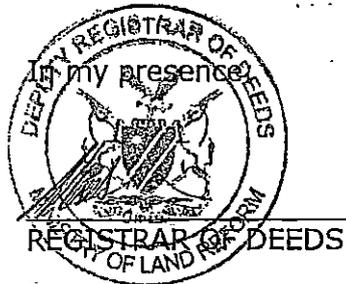
- 3) Should the owner or his successor in title at any time build over the course of natural stormwater or deviate such course of natural stormwater over his erf, he shall ensure the uninterrupted flow of stormwater in consultation with, and to the satisfaction of the Town Engineer.
- 4) The owner of this erf shall, without compensation be obliged to allow the laying of water pipelines, stormwater drains, sewerage mains and overhead and underground electric supply mains, across the erf, if deemed necessary by the Council, and in such a manner and position as may from time to time be agreed upon, and to allow the temporary deposit on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid. This shall include the right of access to the erf at any reasonable time for the aforesaid purposes or other works pertaining thereto, subject thereto that the Municipality shall compensate for any damage done in execution of any such works.
- 

WHEREFORE THE APPEARER, renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR**, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said **TRANSFEEE**, Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be **N\$942 500.00**.

SIGNED at **WINDHOEK**, on **2016-05-30** 2016
together with the Appearer, and confirmed with my seal of office.



Signature of Appearer





Linda

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

TRANSFEROR (Seller): INGE CHRISTEL LANGE

TRANSFeree (Purchaser): MONIKA ILONA LINDEMEIER

DESCRIPTION OF PROPERTY:

½ (one half) share in

CERTAIN Erf No. 4374, WINDHOEK (EXTENSION NO. 8)

SITUATE In the Municipality of WINDHOEK

Registration Division "K" KHOMAS REGION

MEASURING 1240 (One Two Four Nil) Square Metres

PURCHASE PRICE ACCEPTED FOR STAMP DUTY PURPOSES

RECEIVER OF REVENUE

Date of transaction: 2nd March 2016 Consideration: N\$942 500.00

RECEIVER OF REVENUE
WINDHOEK

TRANSFER DUTY PAID BY FRANCOIS ERASMUS AND PARTNERS
Postal address: BY HAND 4/10

FOR OFFICIAL USE

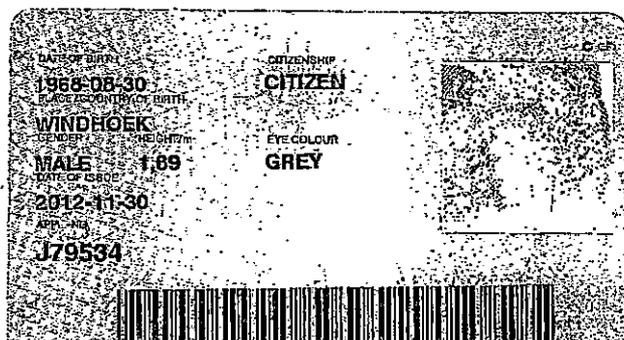
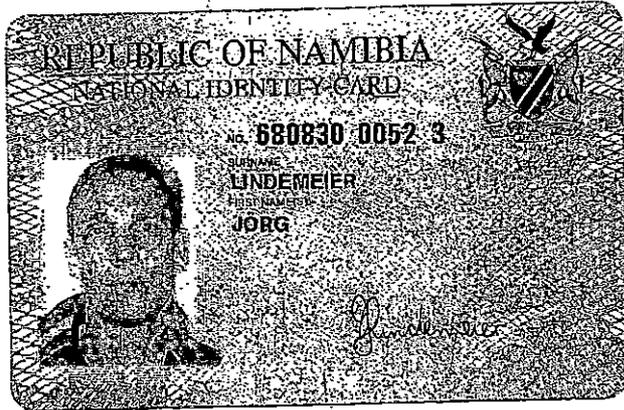
Transfer duty paid on N\$ 942 500 Being

Law under which duty charged PURCHASED PRICE

Steel defacing stamp of Office of issue 10 MAR 2016 Namibia Revenue

RECEIVER OF REVENUE 9/5/16 Receiver of Revenue

CASH REGISTER RECEIPT A.S





393



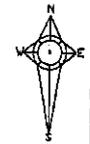
ENCROACHMENT OVER ERF 4375 WINDHOEK

PATH: o:\cad data\groups\geomatics\4374 W

PLAN NO: W 4374-1

11 FEBRUARY 2019

SCALE 1:1000



VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION: 15/04/2025



Erf No.: 4375 Suburb: Windhoek Street name: Diaz ~~XXXXXXXXXXXXXXXXXX~~

Erf size: 2151 m² Zoning: Residential Density: 1/900

Required portion size: 56.77m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold and consolidated with Erf 4374 Windhoek

The subject portion is located on the peripheral of Olympia, hence the referral to the comparable sales in Olympia. Erf 1028 and erf 1095 Olympia were sold for N\$340.5/m² and N\$ 355.52/m², averaging at N\$ 348.01/m² on 12/12/2005 and 28/03/2004 respectively. The afore mentioned price was consequently escalated from 2005 to 2019 to determine the market rentals of the above stated period.

Retrospective Rental

Year	Market Value	Annual Rental@10%	Monthly Rental
2005	19,800.00	1,980.00	165.00
2006	21,300.00	2,130.00	177.50
2007	23,200.00	2,320.00	193.33
2008	25,700.00	2,570.00	214.17
2009	29,600.00	2,960.00	246.67
2010	31,900.00	3,190.00	265.83
2011	34,500.00	3,450.00	287.50
2012	36,600.00	3,660.00	305.00
2013	38,900.00	3,890.00	324.17
2014	43,200.00	4,320.00	360.00
2015	48,100.00	4,810.00	400.83
2016	51,900.00	5,190.00	432.50
2017	55,200.00	5,520.00	460.00
2018	59,000.00	5,900.00	491.67
2019	63,000.00	6,300.00	525.00

General Valuation roll

	GV 2005-2010	GV 2010-2015	GV 2015-2020
Land Value	N\$ 11 300.00	N\$ 15 300.00	N\$ 28 900.00
Improvement	N\$ 0	N\$ 0	N\$ 0

Valued by:

Kaulikufwa Hendjaja

Date:

15/04/2025



396



ENCROACHMENT OVER ERF 4375 WINDHOEK

11 FEBRUARY 2019



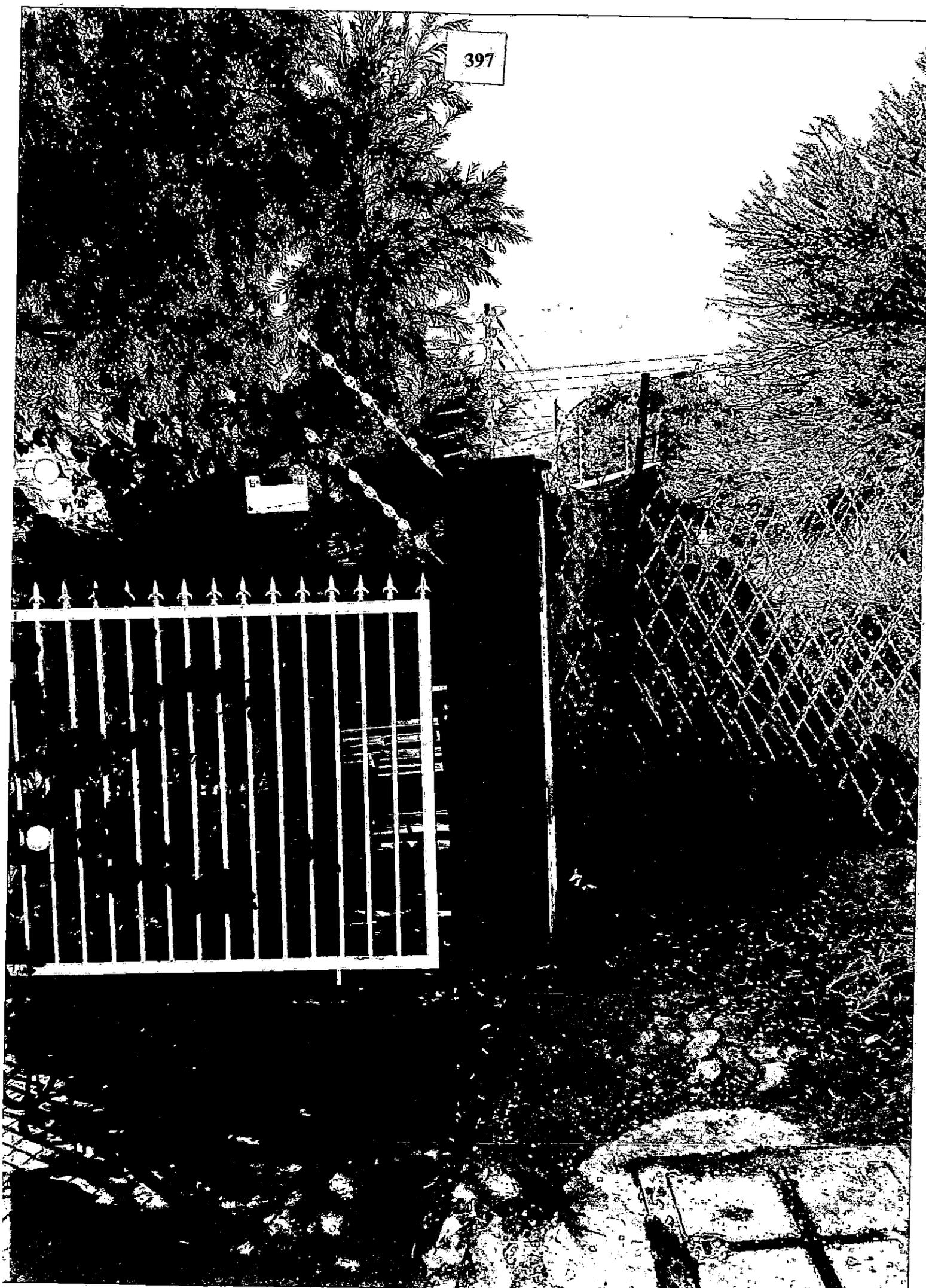
PATH: o:\cad data\groups\geomatics\4374 W

PLAN NO: W 4374-1

SCALE 1:1000

397

397



Selma SHI NUR 398

Sept 2024

WINDHOE
TRANSPORT PLANNING
30 AUG 2024

The Gateway
to Endless
Opportunities

City of Windhoek

Vision: To be a Sustainable and Caring City by 2027



FORM 1

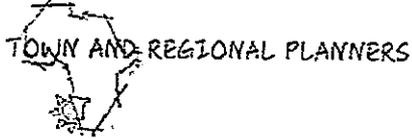
CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

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

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

PLAN AFRICA CONSULTING CC



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

Enquiries: Jasenda Linus

30 July 2024

jasendalinus@gmail.com

The Strategic Executive
Urban and Transportation Planning (Urban Policy)
PO Box 56
WINDHOEK

Attention: K. Asino

Dear Madam

REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'

1. Appointment and Background

Plan Africa Consulting by virtue of the Power of Attorney attached as an annexure has been appointed by *Alois Mair* in my capacity as sole member of The Hills Bed, Breakfast & Function (Pty) Ltd to apply for the:

Rezoning of Portion 541 (a portion of portion 33) of the Farm Nubuamis No.37 from 'residential' with a density of 1:5ha to "special", use of the portion for a place of amusement, a shop (butchery), place of amusement, residential development, conference center and social functions.

2. Erf Information

Portion 541 Nubuamis No. 37 was created because of the subdivision of Portion 33 of Farm; therefore about 3km from the B1 National Road. The area is situated on a steep hillside, with the incline becoming particularly pronounced along its eastern boundary. The portion is relatively hilly with a minor storm watercourse bisecting the portion from the south to north.

The surrounding area is characterized by mix land use; business, hospitality and residential uses on large portions of land but is fairly underdeveloped. Some of the portions are vacant.

Figure 1: Aerial image of Portion 541 (A Portion of Portion 33 of the Farm Nubuamis No. 37



3. Existing Development and Motivation

Portion 541, is currently occupied by the Nubuamis Hills Bed & Breakfast (B&B), was established in 2011, now affectionately known as *The Hills*. Since its establishment, *The Hills* has served as a serene escape for Windhoek residents and tourists alike. The extended grounds and well-maintained facilities have made it a popular venue for weekend getaways, social functions, and private events. The portion is currently zoned as residential with a density of 1:5ha. The portion is occupied by existing buildings that function as, braai facilities and Amphitheatre style spit braai area. You can have social gatherings, have functions and overnight, (camp) there and leave the next day. Other land uses are a bar, a butchery where carcasses can be purchase for braai, cooking on site and take-away. Meat would be chopped up on request of the clients.

It is proposed that the existing zoning, residential be included under the zoning "special". The in the Windhoek Zoning Scheme to allocate additional land uses while keeping the land uses of the existing zone. The additional land would be included in Table C1: Furthermore, a place as amusement should be included as primary use under the zone.

According to the Windhoek Zoning Scheme "Place of amusement means any building or land where persons congregate for amusement or for social, recreational or sporting purposes and where an admission fee is generally levied and includes a night-club and restaurant where entertainment is provided".

Herewith the proposed amendment of Table C1: SPECIAL USES

(1) DESCRIPTION OF PROPERTY	(2) ADDITIONAL PRIMARY USES	(3) CONSENT USES	(4) PROHIBITED USES
Portion 541 (a portion of portion 33) of the farm Nubuamis No.37	Place of Amusement, Conference Hall, Shop(butchery)	All other Uses	Noxious industrial buildings, scrapyards and industrial buildings

Portion 541 (A Portion of Portion 33 of the Farm Nubuamis no. 37) is 5 0224m² in extent and zoned "residential with a density of 1/5ha". The owner therefore wishes to rezone Portion 541 a Portion of 33 Nubuamis from: residential with a density of 1 dwelling 1:5ha, to "zoning plus".

~~Portion 541 located in Zone A of the Brakwater Development Policy, Nubumis Hills, which due to the mountainous topography, the zone recommends for low density and high income residential uses and agricultural use.~~ The proposed zoning will still be complimentary to the development objectives of Zone A and will complement the existing and surrounding land uses. Additionally, Portion 541 is ideally located to capitalize on Windhoek's growing reputation as a travel destination. Any intrusive zone could be intrusive and destructive. The remaining of the existing zone of "residential" and additional land uses be allowed as "special uses" won't find in the area as because of the establishment of a formal "special" zone will enhance the area's attractiveness.

~~Proposed rezoning from residential to "special" will ensure compliance with Windhoek Zoning Scheme of the nearly introduce "special" zoning and can provide the owner with a legal framework for ongoing and expanded operations.~~ Furthermore, it will facilitate the acquisition of necessary permits and licenses (Fitness certificates) for the continued operation of a place of amusement on the property.

The consent will enable the current uses of the portion to function in accordance with the Windhoek Zoning Scheme. The facility has been an attraction for tourist and business travelers since it's inception thereby

injecting capital into the local market. establishments will create numerous employment opportunities for local residents in various capacities such as management, service staff, maintenance, and more.

4. Access and Services

Access is obtained directly from the existing access road that eventually connects with the North South B1 National Road. Portion is already connected to the existing services. The applicant will be responsible for the provision of internal and additional services. A proposed parking plan has been created (see attached plan).

5. Public Support

The proposed rezoning will be advertised in terms of Section 107 of the Act once informed by the local authority to do so in terms of Section 108 of the Act. The neighbors will be consulted accordingly.

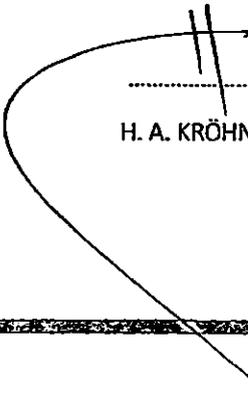
6. Recommendation

- That of Portion 541 (a portion of portion 33) of the farm Nubuamis No.37 be rezoned from 'residential' with a density of 1:5ha to "zoning-plus"
- That Table C1: SPECIAL USES be amended as follows:

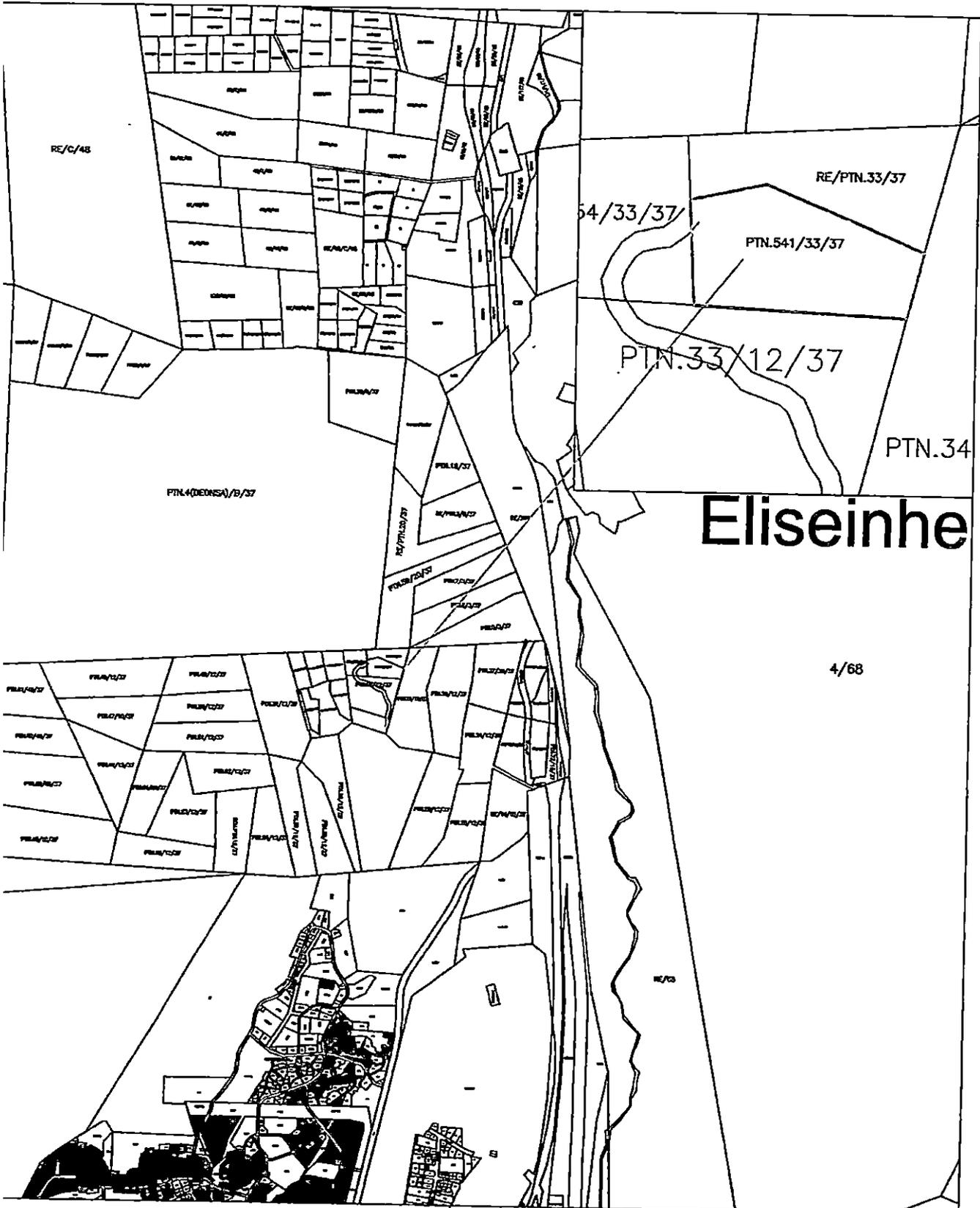
(1) DESCRIPTION OF PROPERTY	(2) ADDITIONAL PRIMARY USES	(3) CONSENT USES	(4) PROHIBITED USES
Portion 541 (a portion of portion 33) of the farm Nubuamis No.37	Place of Amusement, Conference Hall, Shop(butchery)	All other Uses	Noxious industrial buildings, scrapyards and industrial buildings

I trust the application will receive your positive consideration.

Yours Faithfully



H. A. KRÖHNE



Eliseinhe

4/68

SCALE 1:1500

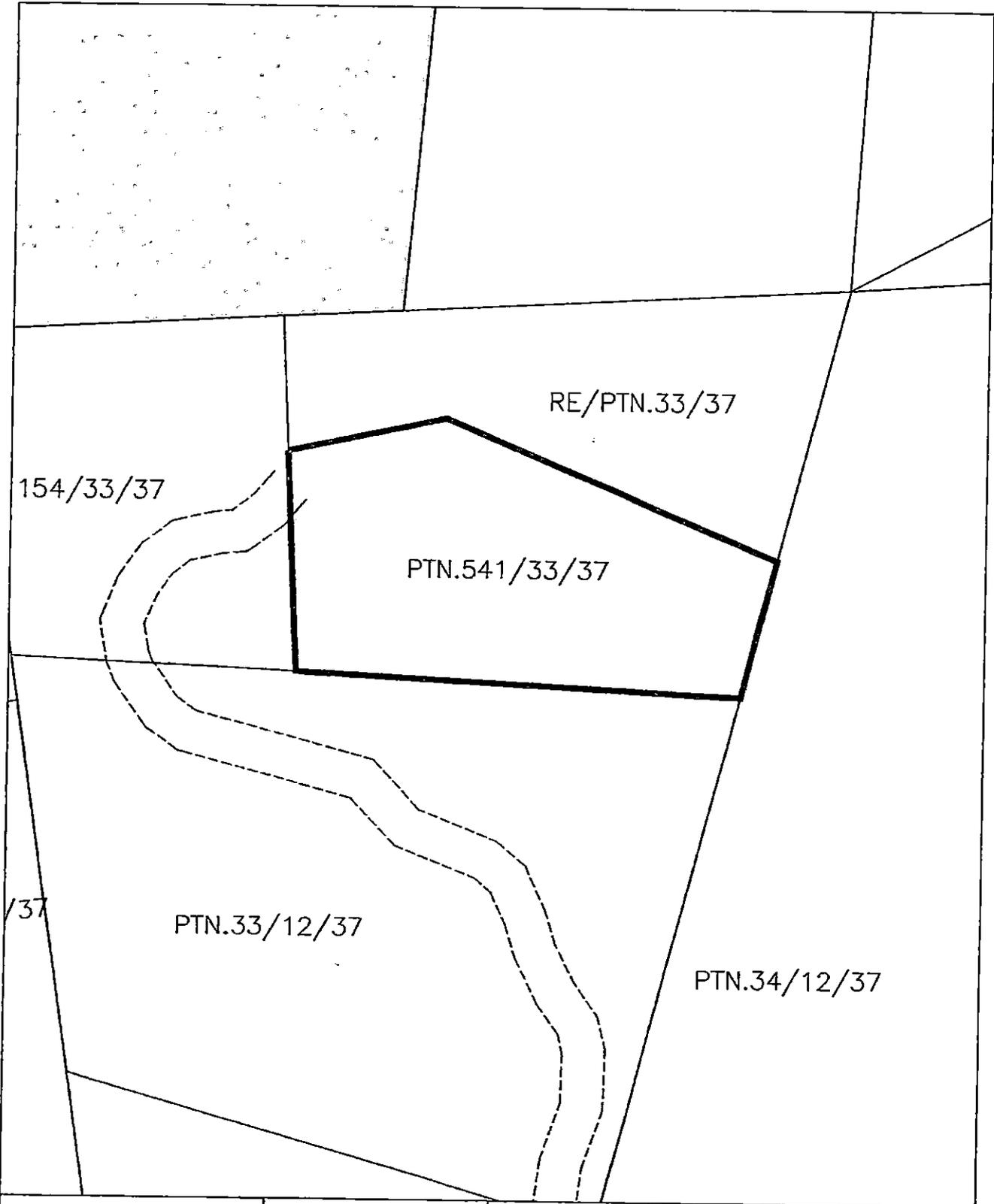
LOCALITY PLAN OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37



Plan Africa Consulting cc



Tel : (051) 212096
 Cell : 0812716189
 P.O.Box 4114 Windhoek
 Fax : 088614626



ZONING PLAN

PROPOSED ZONING PLAN OF
PORTION 541 (A PORTION OF
PORTION 33) OF THE FARM
NUBUAMIS NO.37 FROM
'RESIDENTIAL' WITH A DENSITY

ZONING LEGEND

- RESIDENTIAL
- SPECIAL
-

SCALE: 1/3500

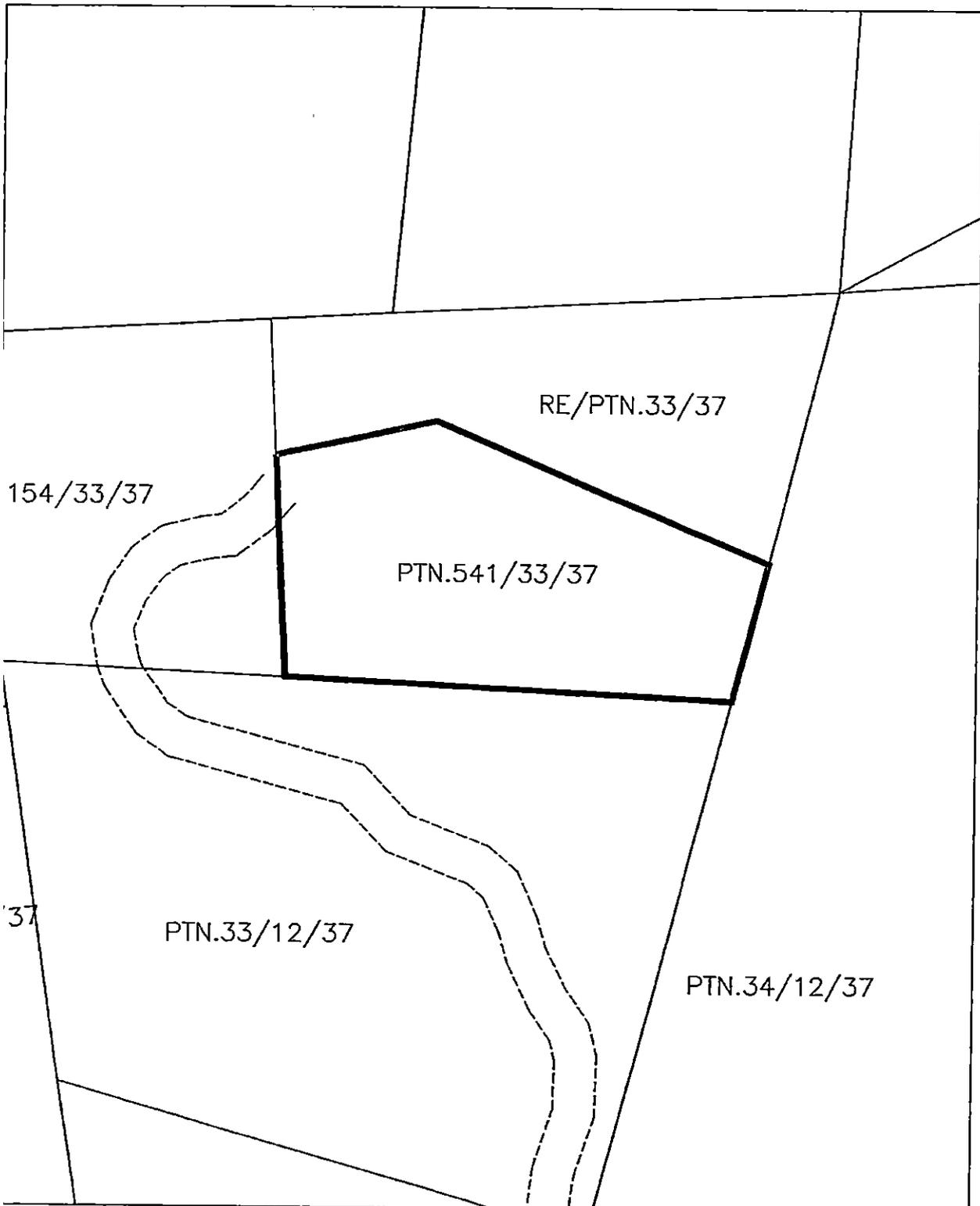


**Plan Africa
Consulting cc**



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

2.



ZONING PLAN

ZONING LEGEND

- RESIDENTIAL
- UNDERDETERMINED

SCALE: 1/3500



Plan Africa Consulting cc



Tel : (061) 212096
 Cell: 0812716189
 P.O.Box 4114 Windhoek
 Fax: 088614626
 R. De la Rive Street

CURRENT ZONING PLAN OF
 PORTION 541 (A PORTION OF
 PORTION 33) OF THE FARM
 NUBUAMIS NO.37
 'RESIDENTIAL' WITH A DENSITY

Approved

for Surveyor General

406
2017-08-09

S.G. No. A296/2017

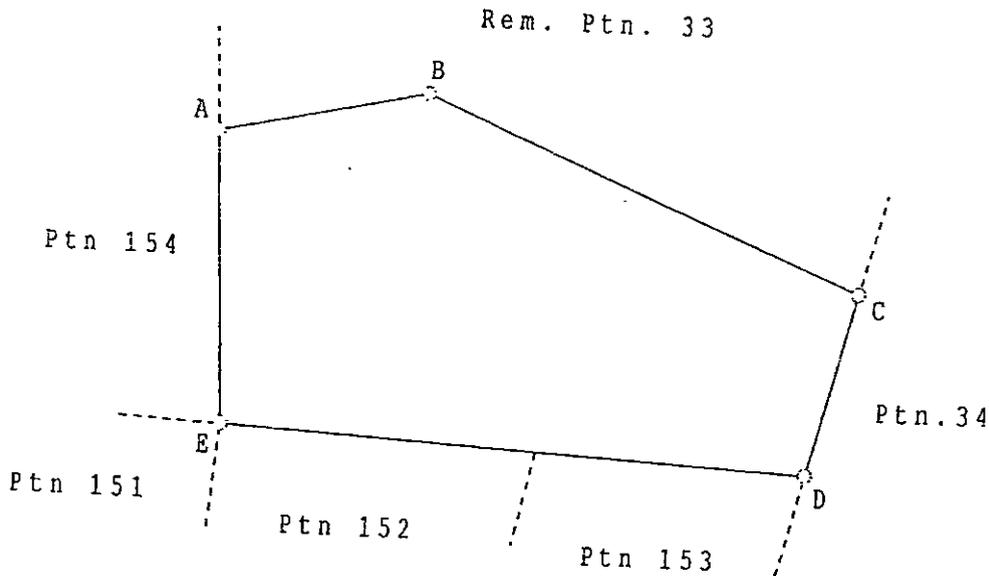
Sides (metres)		Angles of Direction	CO-ORDINATES System: 22/17		Design.
		Constants	Y	X	
A B	114,75	258 02 10	-0,00	+0,00	
B C	255,87	292 20 40	-6 363,91	+51 214,16	A
C D	98,89	14 38 40	-6 476,17	+51 190,37	B
D E	316,32	92 40 20	-6 712,83	+51 287,64	C
E A	154,62	177 03 30	-6 687,83	+51 383,32	153b
		LAFRENZ	Δ -7 637,27	+54 337,23	154c
		MARTIENS	Δ -9 642,67	+50 936,65	No.269
					No.270

Description of Beacons

All Beacons.....16mm round iron peg



Scale 1:4000



The figure A B C D E
 represents 5,0224 hectares of land being
 Farm No.541 (a Portion of the Remainder of Portion 33)
 of the farm Nubuamis No.37

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

Surveyed in January 2015 by me


 Land Surveyor
 H.L. Strydom

This diagram is annexed to The original diagram
 No. [] is SG No. A273/66
 Dated: 2017-08-09

Registrar of deeds

Transfer:

Dated: 2017-08-09

S.R.No.E107/2017

Gen.Plan:

Noting Plan: MG-3CC

File No.: K.37



POWER OF ATTORNEY

I, the undersigned, Alois Mair in my capacity as sole member of The Hills Bed and Breakfast and Functions CC, owner of Portion 541 (a Portion of Portion 33) of the Farm No.37, hereby constitute, nominate and appoint,

PLANNAFRICA CONSULTING CC
 NO.8 DELIUS STREET WINDHOEK (WEST)
 P.O. BOX 4114
 WINDHOEK

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

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL' W

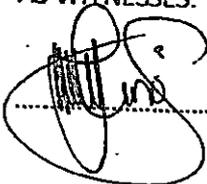
And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein-hereby ratifying, allowing and confirming and promising and agreeing to ratifying,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

Signed at Windhoekon this 30th day of June 2025 in the presence of the undersigned witnesses.



 ALOIS MAIR

AS WITNESSES:





FVDT/rv/NEE1/0001

DEED OF TRANSFER NO

T 5673 2017

CHIPS TO GO CC
Registration Number CC/2016/11790

**FARM NO 541 (A PORTION OF THE REMAINDER OF PORTION 33)
OF THE FARM NUBUAMIS NO 37**

DU TOIT ASSOCIATES
Attorneys

Tel: (061) 256 252
Fax: (061) 256 253
PO Box 2004
Windhoek
House Legis Officio
15 Robert Mugabe Avenue
Windhoek

410

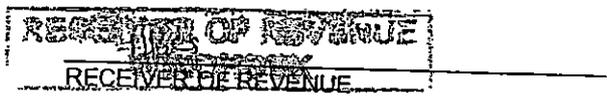
ENDORSEMENT IN TERMS OF SECTION 2(12) ACT 26/1988:
THE NAME OF THE WITHIN NAMED TRANSFEREE CLOSE CORPORATION HAS BEEN AMENDED
TO: THE HILLS BED AND BREAKFAST AND FUNCTIONS CC. (REG NO. CC/2016/11790)
VIDE AMENDED FOUNDING STATEMENT FILED WITH BCG 582/2017
2017-11-17
DATE

Prepared by me,
J. du Toit
Conveyancer,
F V DU TOIT

Dep
REGISTRAR OF DEEDS
WINDHOEK

I hereby certify that in terms of the Stamp Duties Act
(Act No. 15 of 1993)
STAMP DUTY to the value of
N\$ 48 000.00
has been paid

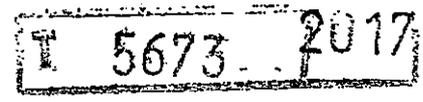
Receipt No 4503211
Date 24/08/2017



DU TOIT ASSOCIATES
ATTORNEYS, NOTARIES AND CONVEYANCERS
HOUSE LEGIS OFFICIO
15 ROBERT MUGABE AVENUE
P O BOX 2004 WINDHOEK

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN



MARA DU TOIT

Deputy

7

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

THE ESTATE OF THE LATE JUAN PIERRE NEETHLING
And surviving spouse
ANITA MONICA NEETHLING
Identity Number 580718 0069 4
Unmarried

signed at WINDHOEK on 19 May 2017

DU TOIT ASSOCIATES
ATTORNEYS
WINDHOEK

53

AND THAT APPEARER DECLARED THAT the said Principals had on 19 November 2016 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, initial ownership to and on behalf of

⑦ **CHIPS TO GO CC**
Registration Number CC/2016/11790

It's Successors in Title or assigns

CERTAIN : FARM NO 541 (A PORTION OF THE REMAINDER OF PORTION 33) OF THE FARM NUBUAMIS NO 37

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

MEASURING : 5,0224 (FIVE COMMA NIL TWO TWO FOUR) HECTARES
as indicated on Annexed Diagram S.G. No A 296/2017

HELD BY : Deed of Transfer No T 2482/1985

A. **SUBJECT TO** the following conditions created in Government Grant No T. 11/1935 dated 26 April 1935, and registered on 9 May 1935, in favour of the Government of the Republic of Namibia, namely:

- (a) That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.
- (b) That the Government of the Republic of Namibia may at any time and in any such manner and under such conditions as it may think fit:-
 - (i) Construct or authorize the construction of dams or reservoirs upon the land hereby granted;
 - (ii) Construct or authorize the construction upon, through or under the land hereby granted, or water furrows, pipelines, canals and drains, and conduct or authorize the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land;
 - (iii) Construct and work or authorize the construction and working, subject to the provisions of any laws, of railways, roads, telegraph and telephone lines on or over the land hereby granted for the purpose of any such works;

7
Compensation shall be paid to the grantee for any loss or

412
 damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives, or is likely to derive by reason of the construction of the works. In the event of compensation being payable, the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- (c) That the Government of the Republic of Namibia may at any time and in any such manner and under such conditions as he may think fit, resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of agreement, as may be determined by arbitration.
- (d) That the land is subject to all reservations, servitudes, obligations, Laws and regulations which already exist or may hereafter be established or made by competent authority.
- (e) That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- (f) That the Grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- (g) That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

C. **FURTHER SUBJECT TO** the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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

7

- C. 413 FURTHER ENTITLED TO** a Servitude of Right of Way, 13 (Thirteen) metres wide over the undermentioned Portion 150 described as the servient tenement, created by Notarial Deed of Servitude of Right of Way No K 454 /2013S, indicated by the figures j, k, d, l, m, n on Diagram No A.143/2012, on Diagram attached thereto, and as created in the said Deed of Transfer No T. 6043/2013

CERTAIN Portion 150 (a Portion of Portion 33) of the Farm Nubuamis No 37

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

MEASURING 2,9172 (Two Comma Nine One Seven Two) hectares

HELD BY Certificate of Registered Title No T 6039/2013

- D. FURTHER ENTITLED TO** a Servitude of Right of Way 13 (Thirteen) metres wide over the undermentioned Portion 153, described as the servient tenement, created by Notarial Deed of Servitude of Right of Way No K 455/2013S, indicated by the figures e, f, g, h, j, k, l, m on Diagram No A.146/2012, on Diagram attached thereto, and as created in the said Deed of Transfer No T. 6040 /2013

CERTAIN Portion 153 (a Portion of Portion 33) of the Farm Nubuamis No 37

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

MEASURING 4,9997 (Four Comma Nine Nine Nine Seven) hectares

HELD BY Deed of Transfer No T 6040/2013

- E. FURTHER ENTITLED TO** a Servitude of Right of Way 13 (Thirteen) metres wide over the undermentioned Portion 152, described as the servient tenement, created in Notarial Deed of Servitude of Right of Way No K 456 /2013S, indicated by the figure e, f, g, h, j, k, l, m, n on Diagram No A.145/2012, on Diagram attached thereto, and created in the said Deed of Transfer No T. 6041 /2013

CERTAIN Portion 152 (a Portion of Portion 33) of the Farm Nubuamis No 37

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

MEASURING 5,0001 (Five Comma Nil Nil Nil One) hectares

HELD BY Deed of Transfer No T 6041/2013

7

414

F. AND FURTHER ENTITLED TO: a Servitude of Right of Way 13 (Thirteen) metres wide in favour of undermentioned Portion 151, described as the servient tenement, created in Notarial Deed of Servitude of Right of Way No K 457 /2013K, indicated by the figures e, f, g, h, j, k, on Diagram No A.144/2012, on Diagram attached thereto and created in the said Deed of Transfer No T. 6042/2013.

CERTAIN Portion 151 (a Portion of Portion 33) of the Farm Nubuamis No 37

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

MEASURING 5,0004 (Five Comma Nil Nil Nil Four) hectares

HELD BY Deed of Transfer No T 6042 /2013

G AND FURTHER ENTITLED TO: a Servitude of Right of Way 13 (Thirteen) metres wide in favour of undermentioned Portion 154, described as the servient tenement, created in Notarial Deed of Servitude of Right of Way No K 458 /2013K, indicated by the figures e, e,f,g,h,j,k,l,m, on Diagram No A.147/2012, on Diagram attached thereto and created in the said Deed of Transfer No T. 6043/2013.

CERTAIN Portion 154 (a Portion of Portion 33) of the Farm Nubuamis No 37

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

MEASURING 5,0056 (Five Comma Nil Nil Five Six) hectares

HELD BY Deed of Transfer No T 6043 /2013

H AND FURTHER SUBJECT TO: the following conditions in favour of the NUBUAMIS HILLS COUNTRY ESTATE HOME OWNERS ASSOCIATION, namely:-

1. The OWNER and/or its successors in title shall by virtue of his ownership of the PROPERTY automatically become and remain a member of the NUBUAMIS HILLS COUNTRY ESTATE HOME OWNER ASSOCIATION and be bound by its Memorandum and Articles of Association and any Rules (as amended from time to time) adopted by the ASSOCIATION until such OWNER ceases to be an OWNER. Any successor in title of the OWNER shall acquaint him/herself with the Memorandum and Articles of Association and Rules of the Home Owners Association, before he/she becomes an owner.

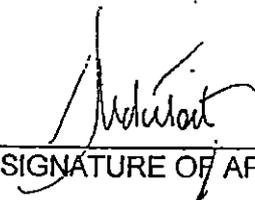
415

2. Neither the PROPERTY nor any subdivision or consolidation thereof, shall be sold or transferred to any person or entity who has not agreed to become a member of the ASSOCIATION and to be bound by its Memorandum and Articles of Association and any Rules adopted by it and who has not secured payment by way of a debit order or such other method of payment acceptable to the ASSOCIATION of the monthly levy due to it.
3. The OWNER and/or its successors in title of the PROPERTY shall not make any application for the rezoning, consolidation or subdivision of his PROPERTY without the prior written consent of the ASSOCIATION.
4. The PROPERTY shall be subject to a right of access by employees and/or agents of the ASSOCIATION for the purpose of the construction and day to day maintenance of Municipal related services in respect of water, sewerage, drainage, electricity and gas including any telecommunication services, roads and pathways which right includes the right to place on such PROPERTY any material that may be excavated on the PROPERTY or any adjacent PROPERTY.
5. The terms "OWNER" and "ASSOCIATION" include their respective successors in title or assigns and all the rights and obligations herein created are so vested and imposed in perpetuity.

7

WHEREFORE the Appearer, renouncing all ⁴¹⁶ the Right and Title which the said ESTATE OF THE LATE JUAN PIERRE NEETHLING and surviving spouse MONICA NEETHLING heretofore had to the premises, did, in consequence, also acknowledge the said ESTATE OF THE LATE JUAN PIERRE NEETHLING and surviving spouse MONICA NEETHLING to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said TRANSFEREE, It's Successors in Title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of **N\$4 000 000.00 (FOUR MILLION NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2017-08-29
together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER



7

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

TRANSFEROR (Seller)
THE ESTATE OF THE LATE JUAN PIERRE NEETHLING and surviving Spouse
ANITA MONICA NEETHLING

TRANSFeree (Purchaser)
CHIPS TO GO CC

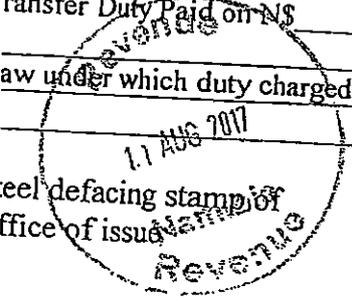
DESCRIPTION OF PROPERTY
CERTAIN FARM 541 (A PORTION OF THE REMAINDER OF PORTION
SITUATE 33) OF THE FARM NUBUAMIS NO 37
REGISTRATION DIVISION In the Municipality of WINDHOEK
MEASURING "K"
In the KHOMAS Region
5,0224 (Five Comma Nil Two Two Four) Hectares

Date 19 November 2016 Consideration: N\$4 000 000,00

TRANSFER DUTY PAID BY DU TOIT ASSOCIATES
Postal Address: P O BOX 2004, WINDHOEK

FOR OFFICIAL USE

Transfer Duty Paid on N\$ Being PURCHASED PRICE
Law under which duty charged



RECEIVER OF REVENUE
K. WINDHOEK
Receiver of Revenue

CASH REGISTER RECEIPT
110217 12021051 0043000,00 5-2

5/24/24, 11:57 PM

Online Banking



24 May 2024

Thank You!

Your One Off Payment was successfully paid.
Ref: NAM0NQ95XN3

Payments From
The Hills BEB
62264580651

1. Who would you like to pay

Payment Name
CITY OF WINDHOEK
Account Number
74271987024
Bank Name
First National Bank
Country
Namibia

Account Type
Current (cheque/bond) Account
BIG Bodo
FIRNNANX

2. Payment Details

How Much?
NS 2,012.50
Their Reference
HILLS BEB BREAKFAST

Instant Pay?
No
My Reference
THE HILLS REZONING

Notifications

Method
Email address

Address/Number
malalabelling@gmail.com

Addressed to
To whom it may concern

DEBT MANAGEMENT CREDIT CHECK FORM

Surname NAIR First name(s) ALOIS

Erf/stand no 541 Township NUBUANIS No.37

If company or registered under cc THE HILLS BEN BREAKFAST & FUNCTION (PTY) LTD

Namibian I. D / Passport no. 1962-10-14-04

Postal/Private Bag address 7032 Township of address KATUTURA

Physical Residential or Business address 541/33/37 NUBUANIS

Tel no _____ (H) _____ Cell 0811290933

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Account no: 13935348 N\$950.44 Paid

Acc. Technician Credit Control

A. Nis

Signature Acc. Tech Credit Control

Mies



LAND SALES

Comments:

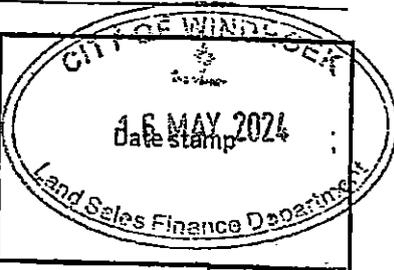
No land sales accounts

Acc. Technician Land Sales

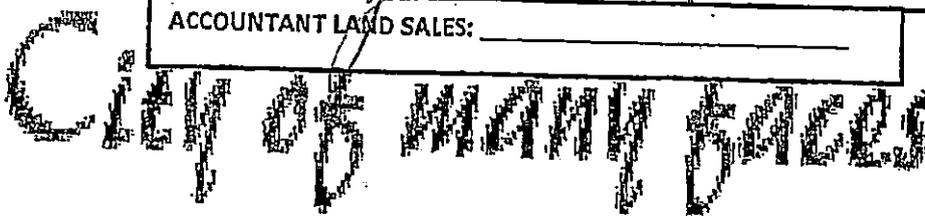
Shamen

Signature Acc. Technician Land Sales

[Signature]



ACCOUNTANT LAND SALES: _____

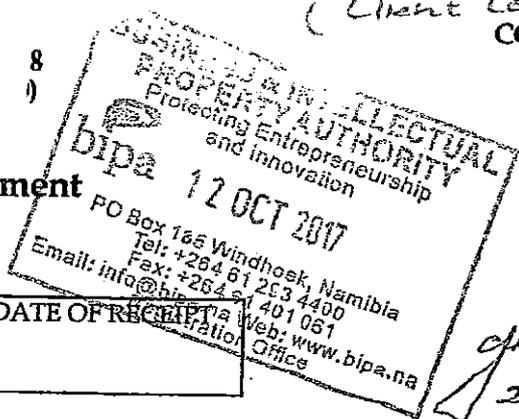


(Client Copy) CC2

Amended Founding Statement

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

REGISTRATION NUMBER OF CORPORATION CC/2016/11790	DATE OF REGISTRATION
---	----------------------



officer
24/10/2017

PART A

		Dates of commencement of change
Full name of corporation*	<u>HILLS BED AND BREAKFAST AND FUNCTIONS CC</u>	* 2017-10-12
Previous name of corporation (if applicable)*	<u>THE HILLS ACCOMMODATION AND FUNCTIONS CC</u>	* 2017-10-12
Literal translation of name (if applicable)*	<u>N/A</u>	*
Shortened form of name (if applicable)*	<u>N/A</u>	*
Description of principal business*	<u>BED AND BREAKFAST, GUESTHOUSE, SELF CATERING, ENTERTAINMENT, FUNCTION ROOMS TO HIRE.</u>	
Date of end of financial year*	<u>LAST DAY OF FEBRUARY EACH YEAR</u>	*

PART B

Postal address*	<u>PO BOX 86420, EROS, WINDHOEK</u>	*
Address of registered office (not post office box)*	<u>NUABUAMIS PLOT 33, DE HILL'S, BRAKWATER, WINDHOEK</u>	*
Name and address of accounting officer*	<u>MR RICHARD HANS LUDWIG, A AND I SERVICES CC, PO BOX 86420, EROS, WINDHOEK</u>	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member

NAMIBIA INSTITUTE OF PROFESSIONAL ACCOUNTANTS

Membership/Practice no. 10001

*See note 2 on page 2

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.
2. Change(s) effective from date of registration or upon a later date mentioned.
3. Where a person signs on behalf of a member, a power of attorney must be attached.
4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.
5. If no identity document has been issued, a written statement to this effect must be attached.
6. Particulars which do not change should also be furnished.
7. No fee is payable in respect of any changes in particulars under Part B and C.
8. New members must personally sign the form.
9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
10. Particulars to be furnished under Part C.
 - (a) Full names and surname. (If juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
 - (b) Identity number ((i) if no identity document has been issued, state date of birth and par. 4 above.) ((ii) If juristic person, mention registration number)
 - (c) Size of interest expressed as a percentage.
 - (d) Particulars of interest and fair value thereof.
 - (e) Residential address.
 - (f) Postal address.
 - (g) Signature of member or representative (where applicable)

NAME OF CORPORATION

HILLS BED AND BREAKFAST AND FUNCTIONS CC

422

REGISTRATION NUMBER

CC/2016/11790

PART C

Date of Change

MEMBERS

ONE

Full names and surname

ALOIS MAIR

Identity number or date of birth

(i)

Year	Month	Day
6	2	1

Year	Month	Day
2	1	2

Year	Month	Day
2	2	4

Registration number

(ii)

Percentage of interest

100%

Particulars of contribution

N\$100-00 MONETARY CONTRIBUTION

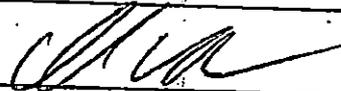
Residential address

NUABUAMIS PLOT 33, DE HILL'S,
BRAKWATER, WINDHOEK

Postal Address

PO BOX 86420, EROS, WINDHOEK

Signature of member or representative



Full names and surname

Identity number or date of birth

(i)

Year	Month	Day

Registration number

(ii)

Percentage of interest

Particulars of contribution

Residential address

Postal Address

Signature of member or representative

Witness Signature



Date of signature

5/7/2017

Full names

CHARMAINE JOY LUDWIG

Residential address

20 VALLEY ROAD, EROS, WINDHOEK

Business address

A AND I SERVICES CC, 37 LAZARETT STREET, WINDHOEK

Postal address

PO BOX 86420, EROS, WINDHOEK

NAME OF CORPORATION

HILLS BED AND BREAKFAST AND FUNCTIONS CC

424

REGISTRATION NUMBER

CC/2016/11790

PART C

Date of Change

MEMBERS

Full names and surname

Year	Month	Day
------	-------	-----

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest

Particulars of contribution

Residential address

Postal Address

Signature of member or representative

Full names and surname

Year	Month	Day
------	-------	-----

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest

Particulars of contribution

Residential address

Postal Address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION

HILLS BED AND BREAKFAST AND FUNCTIONS CC

425

REGISTRATION NUMBER

CC/2016/11790

PART C

Date of Change

MEMBERS

Full names and surname

Identity number or date of birth (i)

(ii)

Percentage of interest

Particulars of contribution

Residential address

Postal Address

Signature of member or representative

Full names and surname

Identity number or date of birth (i)

(ii)

Percentage of interest

Particulars of contribution

Residential address

Postal Address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address



154/33/37

151/33/37

Objected
part of the
objection
list



152/33/37



153/33/37

150/33/37



NOTES

Compiled by

Date: 5/2/2025



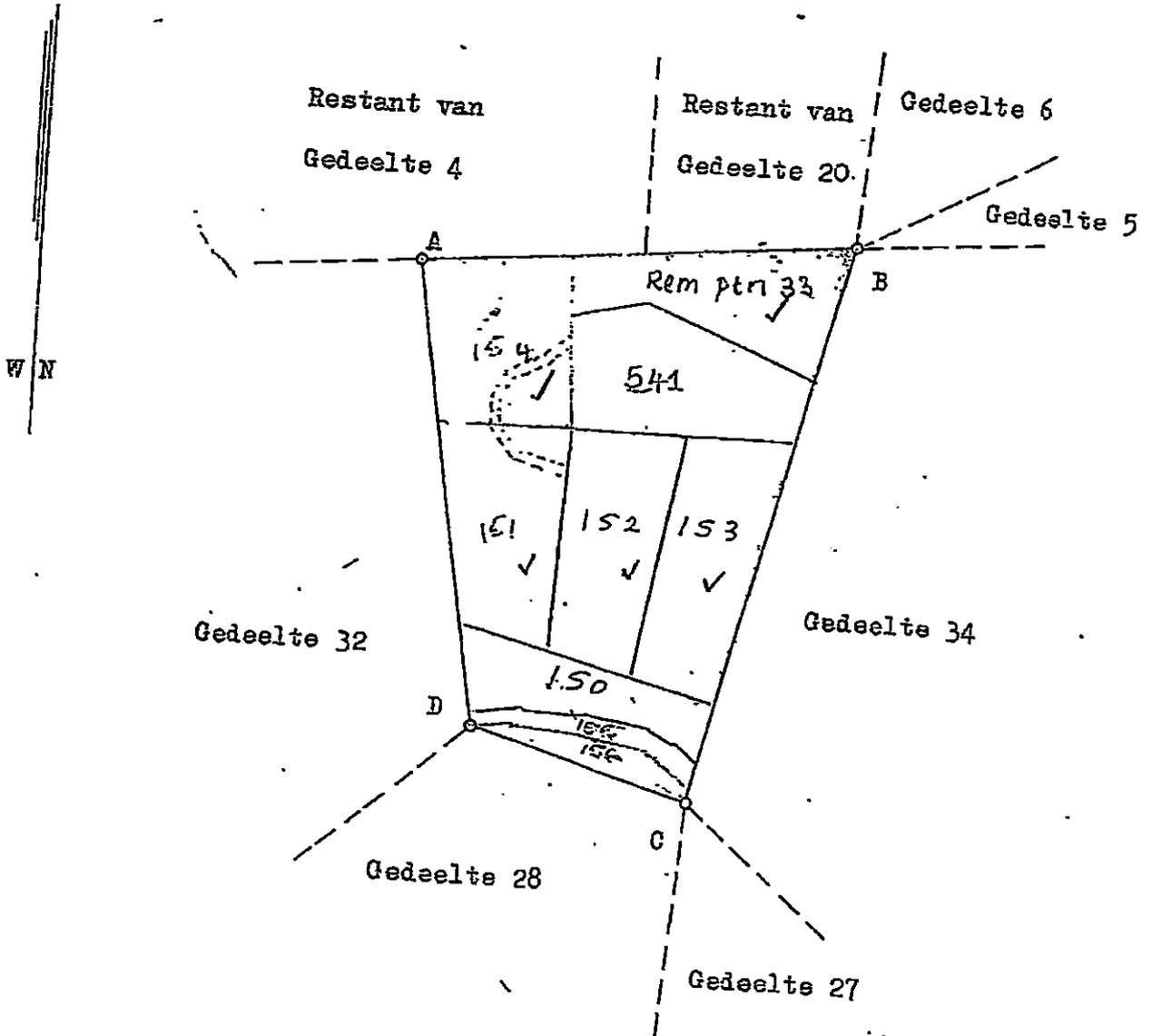
While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

- 2.2 Luck Bn
- 9.1 Top Bn
- 5.9 Road
- 7.3 Leeg
- 8.3 Nubuamis
- 9.4 Wächter

429

GOEDGEKEUR

H. J. van der ...
 LANDMETER-GENERAAL.
 14/9/63.



grond, synde

NR. 37

Midwes-Afrika.

stat.

7-10 B post
Safina

PLAN AFRICA CONSULTING CC

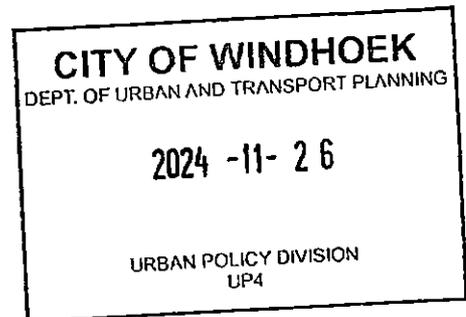


Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax to Mail: 088614626

Enquiries: Jasenda Linus
jasendalinus@gmail.com

20 November 2024

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



Attention: Mr. S. Bachler

PUBLIC CONSULTATION FOR:

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT. CONFERENCE CENTRE AND SOCIAL FUNCTIONS

PUBLIC CONSULTATION PROCESS

Newspaper

Published in the Republikein on the 16th and 23rd of September 2024.

Objection Date: 11th of October 2024

Hand delivery

Hand Delivery was made on the 21st September respectively and 6th of October 2024 respectively

Government Gazette

It was advertised in the gazette on 1st of August 2024 and final date for objection is 21st August 2024.

Notices

Notice was placed on the City of Windhoek's notice board on the 19th of September 2024.

Objection Date: 11th of October 2024

Notice was placed on site 21st September 2024

Objection date: 14th October 2024

Objections: Objections were received, please see addressed copy of objections.

Yours in Planning

H. A. KRÖHNE

Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: 12919/2021

IN THE matter between: DEVELOPMENT BANK OF NAMIBIA, Plaintiff and SHANGHAI PROPERTIES CC, 1st Defendant DANNY RODNEY SHANINGWA, 2nd Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY In execution of a Judgment granted by the High Court of Namibia signed by the Registrar of the above Honourable Court on the 19th of February 2021 in the above mentioned suit, a sale in execution of Immovable Property will be held on the 30th of September 2024 at 09H00 at Erf No. 1866, (a Portion of Erf 1820), Hochlandpark, Windhoek.

CERTAIN: Erf 1866, (a Portion of Erf 1820), Hochlandpark SITUATED: In The Municipality of Windhoek in the Registration Division "K", Khomas Region MEASURING: 618 (Six Hundred And Eighteen) Square Metres

DETAILS OF PROPERTY: Locality: Erf 1866, (a Portion of Erf 1820), Hochlandpark, Windhoek. Consists of: 1x Bedroom Unit with double garage.

Which property shall be sold by the Deputy Sheriff of Windhoek, subject to the Conditions of Sale that may be inspected by the Offices of the Deputy Sheriff, to the highest bidder at the auction subject to a reserve price, if any, 10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 days after the date of sale.

The full conditions of the sale will be read out by the Deputy Sheriff on the date of the sale but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the offices of the Plaintiff's Attorneys.

Dated at Windhoek this 1st day of August 2024. ELLIS SHILENGUDWA INC. (E S I) LEGAL PRACTITIONERS FOR PLAINTIFF

1st Floor, 18 Steps Offices, Corner of Groene and Chasie Streets, Kleina Kuppe WINDHOEK REF: MJV/MAT1547

DM022400477640 MUNICIPALITY OF HENTIES BAY NOTICE HENTIES BAY SALE OF ERF 2930 HENTIES BAY (EXT) ZONED RESIDENTIAL BAY WAY OF PRIVATE TREATY.

By virtue of Council Resolution C04/05/02/2020/01ST/2020 and in terms of Section 63 (2) (b) of the Local Authorities Act, (Act 23 of 1992), as amended, read in conjunction with Section 30(1)(d) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to sell by way of private treaty, a Residential erf, Erf No. 2930 Hentiesbaai (Ext. 12) measuring 912m² to Ms Katrina Liswani, at a selling price of R3300/m² which equates to R303 120.00 (Three Hundred and Nineteen Thousand Namibian Dollars only) for residential purposes.

Further take note that the locality and the layout plan of the property lie open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nicky Iyambo Avenue. Any person(s) having an objection(s) to the intended alienation of such property may lodge such objection(s) fully motivated thereof to undersigned, within fourteen (14) days after the second publication of the advert. The Chief Executive Officer P.O.Box 61 Henties Bay

DM022400477650 Market Watch TO ADVERTISE CALL: Classifieds Tel: 061-297 2175

Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-CON-2022/02837

IN THE matter between: NEDBANK NAMIBIA LIMITED, Plaintiff and CANSIUS TONDERAI MATSUNGO, 1ST Defendant SILAI MATSUNGO, 2ND Defendant

NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY In execution of a Judgment granted by the High Court of Namibia signed by the Registrar of the above Honourable Court on the 10th of May 2024 in the above mentioned suit, a sale in execution of Immovable Property will be held on the 30th of September 2024 at 12H00 at Section 12, Khomas Apartments, Erf 3075, Otjomuise, Extension No. 8, Windhoek of the under-mentioned immovable property of the Defendant: CERTAIN: Section 12, Khomas Apartments, Erf 3075 Otjomuise, Extension No. 8 SITUATED: In the Municipality of Windhoek in the Registration Division "K", Khomas Region MEASURING: 55 (fifty five) square metres

DETAILS OF PROPERTY: Locality: Section 12, Khomas Apartments, Erf 3075 Otjomuise, Extension No. 8, Windhoek. Consists of: Kitchen, 2x Bedrooms, Bathroom

Which property shall be sold by the Deputy Sheriff of Windhoek, subject to the Conditions of Sale that may be inspected by the Offices of the Deputy Sheriff, to the highest bidder at the auction subject to a reserve price, if any, 10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 days after the date of sale.

The full conditions of the sale will be read out by the Deputy Sheriff on the date of the sale but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the offices of the Plaintiff's Attorneys.

Dated at Windhoek this 1st day of August 2024. ELLIS SHILENGUDWA INC. (E S I) LEGAL PRACTITIONERS FOR PLAINTIFF

1st Floor, 18 Steps Offices, Corner of Groene and Chasie Streets, Kleina Kuppe WINDHOEK REF: MJV/MAT20424

DM022400477620 NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to City of Windhoek for ZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUJAMIS NO.37 FROM RESIDENTIAL WITH A DENSITY OF 15HA TO

"SPECIAL CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS" Portion 541 is Sha in extent. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (Dutchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme. Further take notice that the locality plans of the erf lie for inspection on the Town Planning Notice board at the Windhoek City Council and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek

West: Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 11th October 2024).

PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS Box 41148 Delius Street Windhoek (West) Tel: (061) 212096 / Cell: 0812716185 Fax: (061) 213051 Email: info@pfrica.com.na DM022400477700

Regskennisgewings Legal Notices

FORM 24 Rule 108(2)(a) and (b)

NOTICE BY JUDGMENT CREDITOR TO THE JUDGMENT DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek) In the matter between: BANK WINDHOEK LIMITED PLAINTIFF AND BENHARD MUMBASHU DEFENDANT

TAKE NOTICE THAT if judgment is obtained, the plaintiff will make application for an order declaring the immovable properties known as LSECTION NO. 228 as shown and more fully described on sectional plan no. ss 29/2015 in the development scheme known as AUAS HILLS RETIREMENT VILLAGE, in respect of the land and building or buildings situated at REMAINING EXTENT OF ERF NO. 248 AUASBLICK IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION of which the floor area, according to the said Sectional Plan, is 39 (THREE NINE) square metres in extent; and an undivided share in the common property in the development.

scheme, apportioned to that Section in accordance with the participation quota as endorsed on that Sectional Plan. Held under Deed of Transfer ST 882/2015 and Subject to the conditions of title. 2. SECTION NO. 229 as shown and more fully described on sectional plan no. ss 29/2015 in the development scheme, apportioned to that Section in accordance with the participation quota as endorsed on that Sectional Plan. Held under Deed of Transfer ST 883/2015 and Subject to the conditions of title, specially executable and the judgment debtor(s) or lessee(s) of the property(ies), if any, is/are hereby called to provide reasons to this Honourable Court within 10 days why such an order may not be granted.

DATED AT WINDHOEK THIS 6th DAY OF JULY 2023. DR WEDER KALITA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF

WGH HOUSE, JAN JONKER ROAD, WINDHOEK REF: LUVINDAO-MAT93632/MVH

TO: THE REGISTRAR HIGH COURT - MAIN DIVISION WINDHOEK AND TO: BENHARD MUMBASHU-ERF NO. 248, EULENE STREET, HOCHLAND PARK WINDHOEK NAMIBIA (Service by the Deputy Sheriff) AND TO: ALL LESSEES ERF NO. 248, UNIT 228, AUAS HILLS RETIREMENT VILLAGE AUASBLICK WINDHOEK NAMIBIA (Service by the Deputy Sheriff) AND TO: ALL LESSEES ERF NO. 248, UNIT 228, AUAS HILLS RETIREMENT VILLAGE AUASBLICK WINDHOEK NAMIBIA (Service by the Deputy Sheriff) DM022400477636

DM022400477636 RED BLUE GREEN GRANGE

New and exciting way of life. Affordable advertisement. Now at 3000mAh NS 3.00 per day. Make your classmate's head in COLOUR!

Market Watch

Market Watch

Market Watch

Market Watch

Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-CON-2020/05102

IN THE matter between: FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff and JOHANNES MARTINUS ROSSOUW (ALSO T/A JM ROSSOUW SBEKJASIE), 2nd Defendant

ERF ONE EIGHT FIVE PROPERTIES CC, 3rd Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 25 OCTOBER 2021, the following immovable property will be sold without reserve and vestments by the Deputy Sheriff of the District of Mariental on 27 September 2024 at 14H00 at Portion 185, (a portion of Portion Portion D) of the consolidated Farm Hardap, Norderstrasse No. 607, Mariental, CERTAIN: Portion 185, (a portion of Portion D) of the consolidated Farm Hardap Norderstrasse Number 607 SITUATED: In the Municipality of Mariental, Registration Division "K", Hardap Region MEASURING: 1200 (ONE THOUSAND TWO HUNDRED) Hectares CONSISTING OF MAIN DWELLING: 1x Entrance Hall, 1x Family Room, 1x Dining Room, 1x Study, 1x Kitchen, 3x Bedrooms, 2x Bathrooms, 1x Wister Closet, 1x Dressing Room, 1x Walk-in Safe

OUT BUILDINGS: 2x Garages, 4x Carports, 1x Laundry, 1x Store Room, 1x Thatched Pallo. The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at MARIENTAL and at the Head Office of Plaintiff and WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmbay & Pfeffer, at the under mentioned address: Dated at WINDHOEK this 15TH day of AUGUST 2024 FISHER, QUARMBAY & PFEFFER LEGAL PRACTITIONER FOR PLAINTIFF

Corner of Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAN/pr/56007 DM022400477628

AL-ANON HELP FOR RELATIVES OF ALCOHOLICS

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

MAIL: volmerdj@telson.na Dawnnam@gmail.com

VENUE: cnr Linderitz and Kasino Streets

DATE AND TIME: Thursdays at 19H00

Market Watch

Market Watch

Market Watch

Market Watch



NTV Network Television is an equal opportunity employer and has the following vacancy for a dynamic and energetic person with Namibian citizenship.

JUNIOR PRODUCTION TECHNICIAN

Are you passionate about media and television? Do you thrive in dynamic environments and enjoy engaging with diverse audiences? Network Television, is seeking a Junior Production Technician to join our team. This is an exciting opportunity to contribute to the success of channels we have in our assets while bringing innovative visual engagements to their viewers.

Job Purpose To perform all required technical duties for live and recorded productions in studio as well as on location.

Key Performance Areas

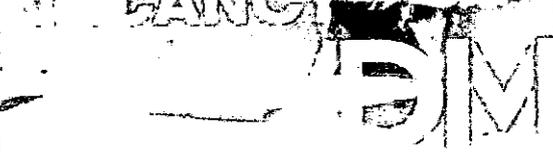
- Participate in department meetings to ensure aligned workflow.
Manage and maintain all studios and studio equipment.
Issue equipment to and receive equipment back from users.
Manage store and inventory of all NTV equipment.
Ensure connectivity internally and externally on- and off site for all productions.
Plan and set-up technical equipment for all productions.
Plan and execute reallocation of work-station and infrastructure.
Assist with all technical and well as operational aspects of productions.
Provide 1st level user support to customers to assure maximum infrastructure uptime.
Remain abreast of production equipment and software and for company's consideration.
Provide regular feedback, verbal and written to superior to keep him informed.

Interested candidates who qualify for the above position can forward their CV's with certified copies of qualifications and relevant documentation to:

The Human Resources Department Email: vacancies@ntv.com.na, Please write "Junior Production Technician" in the subject line. For further details on job requirements and company information visit: http://ntv.com.na/vacancies

Only shortlisted candidates will be contacted. No documents will be returned.

CLOSING DATE: 16 SEPTEMBER 2024 INTERVIEWS: 19 SEPTEMBER 2024 NTV Network Television



ADM Network Administrative Services (Pty) Ltd an equal opportunity employer and has the following vacancy for a dynamic and energetic person with Namibian citizenship.

HUMAN RESOURCES OFFICER

Paterson Grade: C1

Job Purpose To execute human resources activities in line with procedures through the application of good practice, rules and legislative requirements to ensure human resource administration and support to the Group in respect thereof.

Key Performance Areas

- Coordinate recruitment, employee relations, HR administration and induction programme.
Coordinate performance appraisal.
Liaise with HR related third parties.
Coordinate Affirmative Action plan execution.
Prepare and submit relevant HR reports.
Execute time management accountabilities.
Coordinate all HR related information sharing.
Provide HR related advice and assistance.
Administration of Industrial Relations.

Interested candidates who qualify for the above position can forward their CV's with certified copies of qualifications and relevant documentation to:

ADM NETWORK ADMINISTRATIVE SERVICES

CLOSING DATE: 20 SEPTEMBER 2024 INTERVIEWS: 30 SEPTEMBER 2024



Registarsgewings Legal Notices

IN THE High Court of Namibia Case No: 129/2024 In the matter between: DEVELOPMENT BANK OF NAMIBIA, Plaintiff and SHANGHAI PROPERTIES CC, 1st Defendant DANNY RODNEY SHANINGWA, 2nd Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY...

Registarsgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-COM-2022/02837 In the matter between: NEDBANK NAMIBIA LIMITED, Plaintiff and CANISRU TONDERAI MATSUNGO, 1ST Defendant SILAI MATSUNGO, 2ND Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY...

Registarsgewings Legal Notices

FORM 24 Rule 108(2)(a) and (b) NOTICE BY JUDGMENT CREDITOR TO THE JUDGMENT DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek)...

Registarsgewings Legal Notices

IN THE High Court of Namibia Case No: HC-MD-CIV-ACT-COM-2020/05107 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD, Plaintiff and JOHANNES MARTHUS ROUSSOUW (ALSO I/A JM ROUSSOUW SPURKASSE), 2nd Defendant...



NTV Network Television is an equal opportunity employer and has the following vacancy for a dynamic and energetic person with Namibian citizenship. JUNIOR PRODUCTION TECHNICIAN

Job Purpose To perform all required technical duties for live and recorded productions in studio as well as on location. Key Performance Areas Participate in department meetings to insure aligned workflow. Manage and maintain all studios and studio equipment.

Interested candidates who qualify for the above position can forward their CV's with certified copies of qualifications and relevant documentation to: The Human Resources Department. E-mail: vacancies@ntv.com.na

CLOSING DATE: 16 SEPTEMBER 2024 INTERVIEWS: 19 SEPTEMBER 2024 NTV Network Television

LEGAL PRACTITIONERS FOR PLAINTIFF

MUNICIPALITY OF HENTIES BAY NOTICE HENTIES BAY: SALE OF ERF 2930 HENTIES BAY (EXT2) ZONED RESIDENTIAL BAY WAY OF PRIVATE TREATY.

LEGAL PRACTITIONERS FOR PLAINTIFF

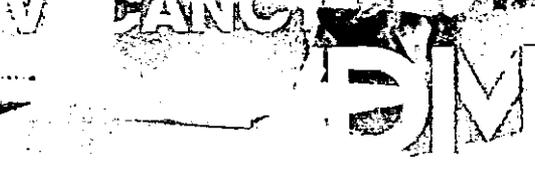
NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to City of Windhoek for rezoning of PORTION 541A PORTION OF PORTION 372 OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL CONSENT TO USE THE SHOP FOR A RESTAURANT, A SHOP/RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS' Portion 541 is situated in the Windhoek Zoning Scheme.

RED BLUE GREEN ORANGE

Now advertising your services on the most popular classifieds website in South Africa. Register now on our website and get your classifieds noticed in a flash!

AL-ANON HELP FOR RELATIVES OF ALCOHOLICS

AL-ANON Family groups offer help for friends & relatives of alcoholics. DR WEDER KAUTA & HOVEKA INC. PER: TSHUYA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF



ADM Network Administrative Services (Pty) Ltd an equal opportunity employer and has the following vacancy for a dynamic and energetic person with Namibian citizenship. HUMAN RESOURCES OFFICER

Job Purpose To execute human resources activities in line with procedures through the application of good practice, rules and legislative requirements to ensure human resource administration and support to the Group in respect thereto. Key Performance Areas Coordinate recruitment, employee relations, HR administration and induction programme.

Interested candidates who qualify for the above position can forward their CV's with certified copies of qualifications and relevant documentation to: The Human Resources Department. E-mail: vacancies@adm.com.na

CLOSING DATE: 20 SEPTEMBER 2024 INTERVIEWS: 30 SEPTEMBER 2024 ADM NETWORK ADMINISTRATIVE SERVICES

Market Watch TO ADVERTISE CALL: Classifieds 15061-2972175

Market Watch PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS Box 41148 Delius Street Windhoek (West) Tel: (061) 212056 / Cell: 0812716197 Fax: (061) 213051 Email: plan@planmbw.com.na

Market Watch Now advertising your services on the most popular classifieds website in South Africa. Register now on our website and get your classifieds noticed in a flash!

Market Watch MAIL: volimendj@telecom.na Dawnnam@gmail.com VENUE: cnr Lüderitz and Kasino Streets DATE AND TIME: Thursdays at 19H00

Market Watch Kleinadvertensies • Classifieds

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

TEL: 061 297 2175 FAX: 061 239 638

EMAIL: classifieds@synergi.com.na

No advertisements will be accepted telephonically.

Geen advertensies sal telefonies aanvaar word nie.

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033 Erwe te koop gevra	033 Erven Wanted to Buy
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RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book increasingly classified daily, notices and display notices 13:00, five working days prior to placement. A finishing fee of 15% in payment on completion received in writing by 18:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
 • Classifieds Smaller NS12.30 for the first 20 words and NS2.15 (15% Vat included) for every word thereafter
 • Display Smaller NS10.00 per col/cm (15% Vat included)
 • School notices NS6.70 (15% Vat included) per col/cm
 • Classifieds NS6.70 (15% Vat included) per col/cm
 • Sport Clubs NS8.70 (15% Vat included) per col/cm
 • Births, engagements, marriages, deaths, in memoriam: NS6.70 (15% Vat included) per col/cm
 • Legal Notices NS7.45, 80 for the first 200 words and NS2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
 RepublicSun reserves the right to withhold or cancel any advertisement that has been accepted. RepublicSun accepts no liability for failure to publish an advertisement received by telephonic means.
ERRORS:
 Please report errors immediately. RepublicSun accepts no responsibility for errors that are beyond the control of any advertisement or any cost incurred by the reader and advertiser. No publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. RepublicSun does not accept responsibility for damage occasioned by ink transfers.

WORLD SAFETY SHOES DAY

TODAY IS...

Safety shoes offer protection from punctures, cuts, burns, heavy impact and more. Safety boots also offer grip when walking on slippery or uneven surfaces, helping to prevent slips and falls which can lead to more serious problems such as broken bones and head injuries.

Vakatures Vacancies

FITTER AND TURNER required for our workshop in Windhoek. Requirements:
 • Minimum 5 Years post trade experience
 • Completed technical training, fitter and turner or similar
 • Must be able to work independently
 • Familiar with diverse measuring instruments such as micrometer, dial Vornier, etc.
 • Strong problem-solving skills
 • Punctuality and reliability
 • Attention to detail
 • Ability to meet deadlines
 • Willing to learn new skills
 • Experience in Hydraulic Cylinder Manufacturing is an added advantage
 Job description:
 • Manufacturing of workpieces according to technical drawings or Samples
 • Quality control to highest standards while maintaining output levels
 Salary is negotiable and according to knowledge and experience.
 Kindly email CV with relevant certificates and motivation letter to: info@willingengineering.com
 Only applications including all requested documents will be considered and only shortlisted applicants will be notified.
 Closing Date: 25 September 2024.

MAURITS DEVENISH PRIVATE SCHOOL

is a dynamic school in Ongwediva
 We have the following vacancy:
 • January 2025
 Post Physical Science (Grade 7-11) & Mathematics (AS Level).
 Qualification Requirements:
 • B.E. Degree Honours majoring in Mathematics.
 • Relevant teaching qualification.
 Requirements:
 • A minimum of 5 years teaching experience at AS Level.
 • Excellent command of English (Writing and Speaking).
 • National Examinations marking experience.
 • Computer literacy is essential.
 • Willingness to offer extra-mural activities.
 • The applicant should have Sport Management and coaching qualifications for any of the following sporting codes: Rugby / Netball/ Cricket/ Soccer/ Athletics
 Preference will be given to Namibian citizens or Permanent Resident Permit Holders.
 Please submit the following Documents:
 1. Cover letter.
 2. A Curriculum Vitae.
 3. Certified copies of LD / Passport
 4. Certified copies of Academic & Professional Qualifications.
 5. Certified copies of NOA Evaluation Report.
 6. Two recent Professional references and one Character reference.
 • ALL applications are strictly confidential and INCOMPLETE applications will not be considered.
 If you have a passion for education, can maintain good discipline, share in our mission and vision, please apply for the above mentioned post.
 Closing date: 30 September 2024
 For any enquiries, please call the Principal, Mrs Riana Boshoff at 065-221973. CVs can be emailed to: maurits.devenish@private-school.nam, mdsinfo@mauritsprivate.com
 Only shortlisted candidates will be contacted.

Vakatures Vacancies

GENERAL MANAGER - Sun Square Hotel
 Location: Oshikango, Namibia
 Sun Square Hotel is seeking a dynamic and experienced General Manager to lead our team.
 Key Responsibilities:
 • Oversee day-to-day operations of the hotel
 • Ensure high standards of customer service and guest satisfaction
 • Manage budgets, staffing, and resources effectively
 • Develop and implement strategic plans for business growth
 • Coordinate with various departments to ensure smooth operations
 Requirements:
 • Minimum 10 years of relevant work experience in hospitality management
 • Fluent in Both Chinese and English (written and spoken)
 • Strong leadership, communication, and interpersonal skills
 • Willing to relocate to Oshikango
CHINESE CUISINE CHEF - Sun Square Hotel
 Location: Oshikango, Namibia
 Sun Square Hotel is looking for a skilled and passionate Chinese Cuisine Chef to join our culinary team.
 Key Responsibilities:
 • Prepare and cook a variety of traditional and contemporary Chinese dishes
 • Maintain cleanliness and organization of the kitchen
 • Adhere to food safety and sanitation guidelines
 Requirements:
 • Proven experience as a Chinese Cuisine Chef (minimum 8 years)
 • Expertise in authentic Chinese cooking techniques and ingredients
GENERAL MANAGER - China Town Properties cc
 Location: Laffert, Windhoek, Namibia
 China Town Properties cc is seeking an experienced and driven General Manager to oversee and manage our 48-unit industrial complex in Laffert.
 Key Responsibilities:
 • Manage day-to-day operations of the 48-unit industrial complex, including rentals, sales, and maintenance.
 • Develop and execute strategies to maximize occupancy and sales of industrial units.
 • Coordinate with tenants and ensure high standards of maintenance and customer service.
 • Oversee financial management, including budgeting and revenue tracking.
 • Plan and manage the execution of Phase 2, including design, budget, and construction coordination.
 Requirements:
 • Proven experience in property management, sales, or a related field (5+ years preferred).
 • Strong leadership and organizational skills.
 • Experience in project planning and construction management.
 • Excellent communication and interpersonal skills.
 • Fluency in both English and Mandarin.
 • Ability to multitask and manage multiple projects simultaneously.
 This is an exciting opportunity for a motivated property professional to join a growing property and take a lead role in the management and expansion of our industrial property portfolio.
 To Apply: Please submit your CV and cover letter to: admin@simgroup-na.com
 Applications close on 25 September 2024.

Specials Services

ARCHITECTURAL AND ENGINEERING drawings, factories, plots, farms, flats, residential houses, double storey buildings and ascending plans.
 Call: 081-3771003.
 DM20240047812

Do you urgently need cash?

Get up to 75% of your vehicle's value in 45 min! Just call! Moo-lash when you need it! Autocash 061-400676.
 DM20240047892

To Let To Let

TO LET OTJOMUISE Mainstay Complex; 2 bedroom ground-floor unit. NS6,000.
CIMBEBASIA Aus Century Newly renovated duplex flat; 3 bedrooms; 2 bathrooms; guest toilet. Built-in BBQ, garage. NF10,500.
 Annelize 081 128 5451.
 DM20240047872

Businesses

WCC CONSTRUCTION We offer renovation work, painting, flooring, paving, renovations and building of new swimming pools, roofs, structures and sealing, electrical and plumbing.
 Contact: 081-7130176.
 DM20240047873

Villages Auctions

NAMAGRI PROPERTIES presents an Auction Farm Omurjerke 190, Windhoek, 26 September at 10h30 on site. www.namagri.com / Alex McDonald 081-1286321.
 DM20240047868

Small Industrial Estate

SHALI INDUSTRIAL Estate Plots Brakwater, Windhoek, on Auction 25 October 2024 at 10:00.
 Alex McDonald +264 81 128 6321 www.namagri.com
 DM20240047822

Legal Notices

MUNICIPALITY OF HENTLES BAY NOTICE HEREBY BY SALES OFFICER HESTER LEVANT (EXT2) ZONED RESIDENTIAL BAY WAY OF PRIVATE TREATY.
 By virtue of Council Resolution CC/05/02/2020/Q157/2020 and in terms of Section 63 (2) (b) of the Local Authorities Act, (Act 23 of 1992), as amended, read in conjunction with Section 30(1)(k) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to sell by way of private treaty, a Residential lot, Erf No. 2930, Hentiesbaai (Erf 12) measures 972m² to Ms. Katrina Lewant, at a selling price of NS350,000 which equates to NS319 200.00 (Three Hundred and Nineteen Thousand Namibian Dollars only) for residential purposes. Further take note that the locality and the layout plan of the property is open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkaputz Road and Nickey Iyamba Avenue.
 Any person(s) having an objection(s) to the intended alienation of such property may lodge such objection (s) duly motivated therefor to undersigned, within fourteen (14) days after the second placement of the advert.
 The Chief Executive Officer
 P.O.Box 61
 Henties Bay
 DM20240047899

Specials Services

IN THE High Court Of Namibia Main Division - Windhoek.
 Case No: HC-MD-CIV-ACT-CDN-2023/00502
 In the matter between: SMIRL AND MEDIUM ENTERPRISES LIMITED REPRESENTED BY BRUNI & MCCLAREN, Execution Creditor and MEDU-LETU GRAPHIX CC, 1st Execution Debtor VILHO FINDANO NELULU, 2nd Execution Debtor
NOTICE OF SALE IN EXECUTION
 Pursuant to Judgement of the above Honourable Court the following immovable property will be sold without reserve and forfeited by the Acting Deputy Sheriff of the District of Oshana on the 4th of October 2024 at 09H00 of the under-mentioned property:
 Situated in the Municipality of Windhoek, Registration Division K' Khomas Region Measuring: 1154 (One One Five Four) Square Metres Held By: Deed of Transfer No. T0599/2016
 Improvements: 3 Bedroom (coloured) bathroom, single storey dwelling with detached outbuildings. The outbuildings consists of a single garage with attached servant's quarters with it's attached ablution and a detached workshop. All the improvements are in good condition and need some renovations on the inside and outside.
TERMS: 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and be for inspection at the offices of the Acting Deputy Sheriff of the District of Oshana and at the offices of the execution creditor's attorneys.
DATED AT WINDHOEK this 29th day of August 2024.
KATJAERUA INCORPORATED
 Legal Practitioners for the Plaintiff
 No. 63, Nelson Mandela Avenue Klein Windhoek
 Windhoek(SME/0244)
 DM20240047871

Legal Notices

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 25 & 23 Notice is given that an application in terms of the Liquor Act, 1998, particulars of which are set out below, will be made to the Regional Liquor Licensing Committee, Region 1.
 1. Name and postal address of applicant: Bradon Investment CC (CC/2017/05288) P.O BOX 20831 WINDHOEK, NAMIBIA
 2. Name of business or proposed business to which application relates: NANSPIRE SPORTS
 3. Address/location of premises to which application relates: NANSPIRE SPORTS VILLAGE, ERP 2525 OYMPIA WINDHOEK, NAMIBIA
 4. Nature and details of application: APPLICATION FOR SPECIAL LIQUOR LICENSE - ALL KINDS OF LIQUOR
 5. Clerk of the court with whom application will be lodged: WINDHOEK
 6. Date on which application will be lodged: 30 SEPTEMBER 2024
 7. Date of meeting of Committee at which application will be heard: 13 November 2024
 Any objection or written submission in terms of section 28 of the Act in relation to the application may be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

Legal Notices

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION
 Case No: HC-MD-CIV-ACT-CDN-2023/02614
 In the matter between: SANDRA OPPERMAN EXECUTION CREDITORS - and GERIT STEPHANUS SWARTZ EXECUTION DEBTOR.
NOTICE OF SALE IN EXECUTION OF INCORPORATED PROPERTIES, LIEN AND REAL RIGHT In execution of a Judgment of the above Honourable Court in the above mentioned suit, a sale will be held on Saturday the 12th of October 2024 at the premises of the Deputy Sheriff and Messengers of the Court Windhoek - 422 Independence Avenue Windhoek. The right title and interest in the said 100% of Gerit Stephanus Swartz membership interest in Agripri Namibia Close Corporation, CC/2009/3933. The 100 % membership interest in Agripri Namibia Close Corporation CC/2009/3933 will be sold by the Deputy Sheriff of the High Court of Namibia, Windhoek to the highest bidder in terms of Rule 106. Dated at Windhoek this 12th day of October 2024.
 ISABEL CHINHEYA INCORPORATED LEGAL PRACTITIONERS FOR APPLICANT NO 6 WINTERBERG STREET ERND, WINDHOEK
 DM20240047822

Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf in terms of the application for rezoning of PORTKOP (A PORTION OF PORTKOP) OF THE BARN NUBIAMS NO37 FROM RESIDENTIAL WITH A DENSITY OF 15% SPECIAL CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS PORTION 541 is being taken in terms of the portion is being currently used for a bed and breakfast and consists of residential, a shop (butchery), residential development and social functions. No new units will be constructed. The rezoning is to bring the existing land use in line with the Windhoek Zoning Scheme. Further take notice that the locality plans at the event for inspection at the Windhoek City Council and at Plan Africa Consulting, No 8 Debus Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds therefor, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 11th October 2024).
 PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS Box 41148 Debus Street Windhoek (West)
 Tel: (061) 212096 / Cell: 081276289
 Fax: (061) 28051
 Email: plan@planmybe.com.na
 DM20240047890

Legal Notices

NOTICE
 Creditors and Trustees
ESTATE OF THE LATE: HANS NIKKEDRUS PIETTER
 No. 246292/15
 PERSONA OF ESTIMANDUS DEED OF DEED: 001/7201 SUNNYVALE STREET, JOHANNESBURG, SOUTH AFRICA
 ESTATE NO. 1311/2022
 Notice is hereby given that the first and final liquidation and Distribution Account in the estate is being for inspection at the office of the Master of the High Court, Windhoek and at the Master's office in KELLERMANSPLOEG for a period of twenty-one (21) days from the date of publication of this notice.

Legal Notices

Bank Windhoek LIMITED TRUST DEPARTMENT
 P.O. BOX 15, WINDHOEK
 G TRUSTEE
 Bank Windhoek
 DM20240047830

Market Watch TO ADVERTISE CALL CLASSIFIEDS
 T: 061-297 2175

DM20240047899

DM20240047890

Market Watch Kleinadvertensies • Classifieds

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

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

No advertisements will be accepted telephonically.

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035 Regskennisgewings	035 Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book promptly. Classifieds, notices and display adverts: R240, one working day prior to placing. A handling fee of R24 is payable on advertisements received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

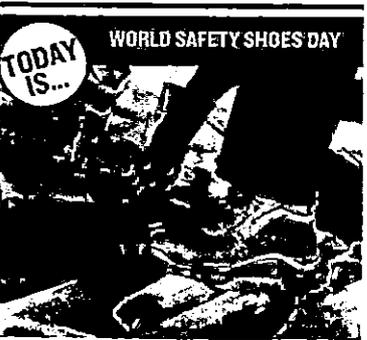
RATES:
 (Monday - Friday)
 Classifieds: R240 (R240 for the first 20 words and R22.5 (15% Vat included) for every word thereafter)
 Display: R240 (R240 per col/cm (15% Vat included))
 School notices: R240 (15% Vat included) per col/cm
 Churches: R240 (15% Vat included) per col/cm
 Sport Clubs: R240 (15% Vat included) per col/cm
 Births, engagements, marriages, deaths: R240 (15% Vat included) per col/cm
 Legal Notices: R240 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:

Republiek reserves the right to withdraw or cancel any advertisement or correct any advertisement error that has been accepted. Republiek accepts no responsibility for failure to publish an advertisement received by telephone. Republiek accepts no responsibility for errors in any advertisement inserted at any cost beyond the cost of the space occupied by the faulty advertisement. No publication will be given due to small typographical errors which do not affect the effectiveness of the advertisement. Republiek does not accept responsibility for misrepresentations to advertisements.

ERRORS:

Please report errors immediately. Republiek accepts no responsibility for errors in any advertisement inserted at any cost beyond the cost of the space occupied by the faulty advertisement. No publication will be given due to small typographical errors which do not affect the effectiveness of the advertisement. Republiek does not accept responsibility for misrepresentations to advertisements.



TODAY IS... WORLD SAFETY SHOES DAY

Safety shoes offer protection from punctures, cuts, burns, heavy impact and more. Safety boots also offer grip when walking on slippery or uneven surfaces, helping to prevent slips and falls which can lead to more serious problems such as broken bones and head injuries.

009 Vakatures Vacancies

FITTER AND TURNER required for our workshop in Windhoek Requirements: - Minimum 5 Years post trade experience. - Completed technical training, fitter and turner or similar. - Must be able to work independently. - Familiar with diverse measuring instruments such as micrometer, dial vernier, etc. - Strong problem-solving skills. - Punctuality and reliability. - Attention to detail. - Ability to meet deadlines. - Willing to learn new skills. - Experience in Hydraulic Cylinder Manufacturing is an added advantage. Job description: - Manufacturing of workpieces according to technical drawings or samples. - Quality control to highest standards while maintaining output levels. Salary is negotiable and according to knowledge and experience. Kindly email CV with relevant certificates and motivation letter to: info@wittenglearning.com Only applications including all requested documents will be considered and only shortlisted applicants will be notified. Closing Date: 25 September 2024. DM202400477577

MAURITS DEVENISH PRIVATE SCHOOL is a dynamic school in Ongwediva

We have the following vacancy - 1 January 2025 Post: Physical Science (Grade 8-9), Mathematics (Grade 7 - 11) & Mathematics (AS level). Qualification Requirements: - B.E. Degree Honours majoring in Mathematics. - Relevant teaching qualification. Pre-requisites: - A minimum of 5 years teaching experience at AS Level. - Excellent command of English (Writing and Speaking). - National Examinations marking experience. - Computer literacy is essential. - Willingness to offer extra-mural activities. - The applicant should have Sport Management and coaching qualifications for any of the following sporting codes: Rugby / Netball/ Cricket/ Soccer* Athletics. - Preference will be given to Namibian citizens or Permanent Resident Permit Holders. Please submit the following Documents: 1. Cover letter. 2. A Curriculum Vitae. 3. Certified copies of LD / Passport. 4. Certified copies of Academic & Professional Qualifications. 5. Certified copies of NQA Evaluation Report. 6. Two recent Professional references and one Character reference. - ALL applications are strictly confidential and INCOMPLETE applications will not be considered. If you have a passion for education, can maintain in good discipline, share in our mission and vision, please apply for the above mentioned post. Closing date: 30 September 2024. For any enquiries, please call the Principal, Mrs Riana Boshoff at 065-231973. CVs can be emailed to: Maurits.Devenish@private.school, mpsinfo@muritsdevenishprivate.school Only shortlisted candidates will be contacted. DM202400477815

009 Vakatures Vacancies

GENERAL MANAGER - Sun Square Hotel Location: Oshikango, Namibia Sun Square Hotel is seeking a dynamic and experienced General Manager to lead our team. Key Responsibilities: - Oversee day-to-day operations of the hotel. - Ensure high standards of customer service and guest satisfaction. - Manage budgets, staffing, and resources effectively. - Develop and implement strategic plans for business growth. - Coordinate with various departments to ensure smooth operations. Requirements: - Minimum 10 years of relevant work experience in hospitality management. - Fluent in both Chinese and English (written and spoken). - Strong leadership, communication, and interpersonal skills. - Willing to relocate to Oshikango. **CHINESE CUISINE CHEF** - Sun Square Hotel Location: Oshikango, Namibia Sun Square Hotel is looking for a skilled and passionate Chinese Cuisine Chef to join our culinary team. Key Responsibilities: - Prepare and cook a variety of traditional and contemporary Chinese dishes. - Maintain cleanliness and organization of the kitchen. - Adhere to food safety and sanitation guidelines. Requirements: - Proven experience as a Chinese Cuisine Chef (minimum 8 years). - Expertise in authentic Chinese cooking techniques and ingredients. **GENERAL MANAGER** - China Town Properties cc Location: Laffenz, Windhoek, Namibia China Town Properties cc is seeking an experienced and driven General Manager to oversee and manage our 48-unit industrial complex in Laffenz. Key Responsibilities: - Manage day-to-day operations of the 48-unit industrial complex, including rent, sales, and maintenance. - Develop and execute strategies to maximize occupancy and sales of industrial units. - Coordinate with tenants and ensure high standards of maintenance and customer service. - Oversee financial management, including budgeting and revenue tracking. - Plan and manage the execution of Phase 2, including design, budget, and construction coordination. Requirements: - Proven experience in property management, sales, or a related field (5+ years preferred). - Strong leadership and organizational skills. - Experience in project planning and construction management. - Excellent communication and interpersonal skills. - Fluency in both English and Mandarin. - Ability to multitask and manage multiple projects simultaneously. This is an exciting opportunity for an experienced property professional to join a growing company and take a lead role in the management and expansion of our industrial property portfolio. To Apply: Please submit your CV and cover letter to: admng@sungroup-na.com Applications close on 25 September 2024. DM202400477809

010 Spesiale Dienste Services

ARCHITECTURAL AND ENGINEERING drawings, factories, plots, farms, flats, residential houses, double storey buildings and amending plans. Call: 081-3771003. DM202400477832

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min! Just a car! Moooi-tash when you need it! Autocash 061-400676. DM202400477892

TO LET OTJOMUISE Mainstay Complex, 2 bedroom ground floor unit, R56,000. **CIMBABASIA Apts Century** Newly renovated duplex flat, 3 bedrooms, 2 bathrooms, guest toilet. Built-in BBQ, garage. R510,500. Nfsofice 081 128 5451. DM202400477833

WDC CONSTRUCTION We offer renovation work, painting, tiling, paving, renovate and building of new swimming pools, roof structures and sealing, electrical and plumbing. Contact: 081-7100176. DM202400477873

NAMAGRI PROPERTIES presents an Auction Farm Omunjerke 190, Windhoek, 26 September at 10:00 on site. www.namagri.com / Alex McDonald 081-1286821. DM202400477866

SHALI INDUSTRIAL Estate Plots Brakwater, Windhoek on Auction 25 October 2024 at 10:00. Alex McDonald +264 81 128 6821 www.namagri.com DM202400477822

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 20 & 23) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region 1. Name and postal address of applicant: Bradson Investment CC (CC/2017/053888) P.O. BOX 20831 WINDHOEK, NAMIBIA. 2. Name of business or proposed business to which application relates: NAMSPIRE SPORTS. 3. Address/location of premises to which application relates: NAMSPIRE SPORTS VILLAGE, ERF 1525 GLENVIEW, WINDHOEK, NAMIBIA. 4. Nature and details of application: APPLICATION FOR SPECIAL LIQUOR LICENSE - ALL KINDS OF LIQUOR. 5. Clerk of the court with whom application will be lodged: WINDHOEK. 6. Date on which application will be lodged: 30 SEPTEMBER 2024. 7. Date of meeting of Committee at which application will be heard: 13 November 2024. Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard. DM202400477830

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective of interests in the City of Windhoek: REZONING OF PORTION 541 (APPORTION OF PORTION 541 FROM RESIDENTIAL WITH A DENSITY OF 15HA SPECIAL) CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS. Portion 541 is situated in the town planning notices board at the Windhoek City Council and at Plan Africa Consulting CC, No 8 Debus Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 11th October 2024). PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, Box 4743 Debus Street, Windhoek (West). Tel: (061) 22096 / Cell: 081277989. Fax: (061) 21001. Email: info@planfrica.com.na DM202400477800

035 Regskennisgewings Legal Notices

IN THE HIGH COURT OF NAMIBIA Main Division - Windhoek. Case No: HC-MD-CIV-ACT-CO-2023/0204. In the matter between: SMALL AND MEDIUM ENTERPRISES LIMITED REPRESENTED BY BRUNI & MCCLAREN, Execution Creditor and MEDU-LETU GRAPHIX CC, 1st Execution Debtor. VILHO FIDANO NELULU, 2nd Execution Debtor. NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honourable Court the following immovable property will be sold without reserve and voetstoots by the Acting Deputy Sheriff of the District of Okavango on the 4th of October 2024 at 09:00h of the under-mentioned property: Certain Erf 1235, Windhoek-West, Windhoek. Situate in the Municipality of Windhoek, Registration Division "K" Okavango Region. Measuring: 1154 (One One Five Four) Square Metres. Held By: Deed of Transfer No. T0598/2016. Improvements 3 Bedroom (office), 1 bathroom, single storey dwelling with detached outbuildings. The outbuildings consists of a single garage with attached servant's quarters with it's attached abutment and a detached workshop. All the improvements are in good condition and need some renovations on the inside and outside. TERMS: 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Acting Deputy Sheriff of the District of Okavango and at the offices of the execution creditor's attorney. DATED AT WINDHOEK This 29th day of August 2024. KATJERIA INCORPORATED Legal Practitioners for the Plaintiff No. 63, Nelson Mandela Avenue Klein Windhoek Windhoek(SME/0244). DM202400477811

035 Regskennisgewings Legal Notices

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION. CASE NO: HC-MD-CIV-ACT-CO-2023/0204. In the matter between: SANDRA OPPERMAN EXECUTION CREDITOR and GERTJ STEPHANUS SWARTZ EXECUTION DEBTOR. NOTICE OF SALE IN EXECUTION OF INCORPORATED PROPERTIES, USH AND REAL RIGHT IN Execution of a Judgement of the above Honourable Court in the above mentioned suit, a sale will be held on Saturday the 12th of October 2024 at the premises of the Deputy Sheriff and Mesenger of the Court Windhoek - 022 Independence Avenue Windhoek. The real title and interest in the and 100% of Gerrit Stefanus Swartz membership interest in Agripro Namibia Close Corporation CC/2009/3933. The 100 % membership interest in Agripro Namibia Close Corporation CC/2009/3933 will be sold by the Deputy Sheriff of the High Court of Namibia, Windhoek to the highest bidder in terms of Rule 106. Dated at Windhoek the 12th day of October 2024. ISABEL CHUNHEVA INCORPORATED LEGAL PRACTITIONERS FOR APPLICANT NO 6 WINTERSBERG STREET EROS, WINDHOEK. DM202400477828

Market Watch TO ADVERTISE CALL CLASSIFIEDS: T. 061-297 2175

DM202400477869

DM202400477830

DM202400477830

436 DEC
 CITY OF WINDHOEK
 URBAN PLANNING
 BP2

NOTICE

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

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUSUMAS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

Portion 541 is 5ha in extent. The portion is being currently used for a bed and breakfast and consists of restaurants, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

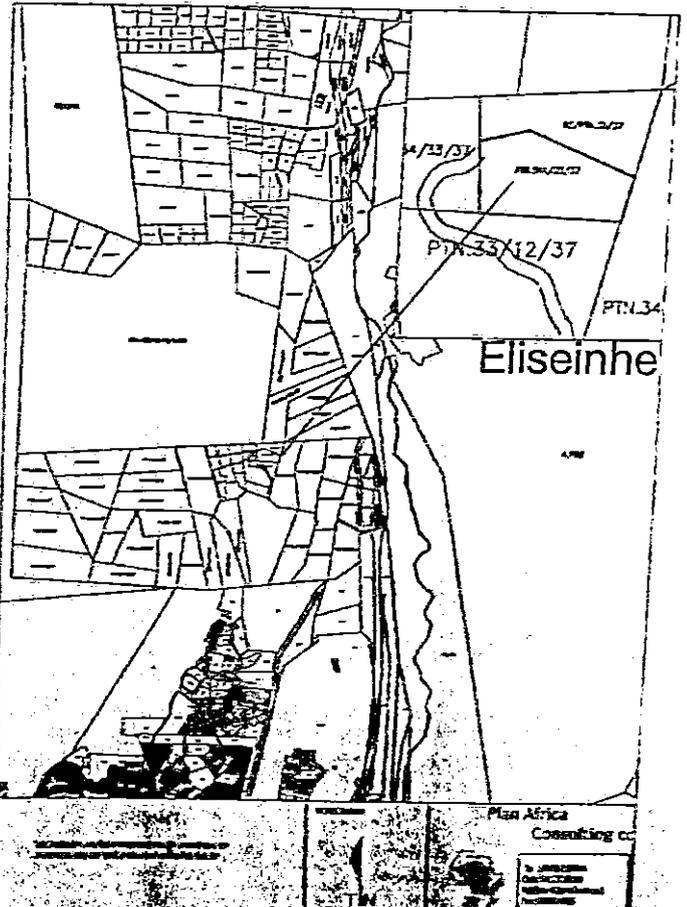
Further take notice that the locality plans of the even Ees for inspection on the Town Planning Notice board at the Windhoek City Council and at Plan Africa Consulting CC, No 8 Deikes Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 14th October 2024).

PLAN AFRICA CONSULTING CC

1001 Deikes Street
 Windhoek West
 Tel: (06) 222 2222
 Fax: (06) 222 2222

CITY OF WINDHOEK
 DEPT. OF TOWN & REGIONAL PLANNING
 18 SEP 2024
 URBAN PLANNING



PLAN AFRICA CONSULTING CC

Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax:088614626
E-mail: pafrika@mweb.com.na

18 /09/2024

OWNER RE/PTN 33 NUBUAMIS

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

I, Mair Alois.....the owner of Re/Ptn 33 Nubuamis has

no objection OR objections

Plan Africa Consulting was appointed to submit an application to the City of Windhoek for the rezoning of portion 541 (a portion of portion 33) of the farm Nubuamis. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

Please provide valid reasons should you have any objections against the proposed purchase and consolidation

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Signed

21-09-2024
Date

*Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 within 14 days
Please contact Henry Krohne at Tel. No. 212 096, should you need any further information*

PLAN AFRICA CONSULTING CC
Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax:088614626
E-mail: pafrika@mweb.com.na

18 /09/2024

OWNER PTN 165/34/37 NUBUAMIS

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

I, WERNER PETER HEYN.....the owner of Ptn 34 Nubuamnis has

no objection OR objections

Plan Africa Consulting was appointed to submit an application to the City of Windhoek for the rezoning of portion 541 (a portion of portion 33) of the farm Nubuamnis. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

Please provide valid reasons should you have any objections against the proposed purchase and consolidation

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Signed

24-09-2024

Date

*Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 within 14 days
Please contact Henry Krohne at Tel. No. 212 096, should you need any further information*

PLAN AFRICA CONSULTING CC
Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax:088614626
E-mail: pafrika@mweb.com.na

18 /09/2024

OWNER PTN 152 NUBUAMIS

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

I, OLIVER SPITZ.....the owner of Ptn 152 Nubuamis has

no objection OR objections

Plan Africa Consulting was appointed to submit an application to the City of Windhoek for the rezoning of portion 541 (a portion of portion 33) of the farm Nubuamis. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

Please provide valid reasons should you have any objections against the proposed purchase and consolidation

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Oliver Spitz
Signed

21/09/24
Date

*Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 within 14 days
Please contact Henry Krohne at Tel. No. 212 096, should you need any further information*

PLAN AFRICA CONSULTING CC

Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax:088614626
E-mail: pafrika@mweb.com.na

18 /09/2024

OWNER PTN 153 NUBUAMIS

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

I, Don Velida.....the owner of Ptn 153 Nubuamis has

no objection OR objections

Plan Africa Consulting was appointed to submit an application to the City of Windhoek for the rezoning of portion 541 (a portion of portion 33) of the farm Nubuamis. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

Please provide valid reasons should you have any objections against the proposed purchase and consolidation

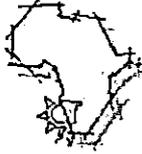
N/a
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[Signature]
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Signed

6/10/24
Date

*Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 within 14 days
Please contact Henry Krohne at Tel. No. 212 096, should you need any further information*

PLAN AFRICA CONSULTING CC
Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax:088614626
E-mail: pafrica@mweb.com.na

18 /09/2024

OWNER PTN 154 NUBUAMIS

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:5HA TO 'SPECIAL'
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS

I, Mair Alois.....the owner of Ptn 154 Nubuamis has

no objection OR objections

Plan Africa Consulting was appointed to submit an application to the City of Windhoek for the rezoning of portion 541 (a portion of portion 33) of the farm Nubuamis. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

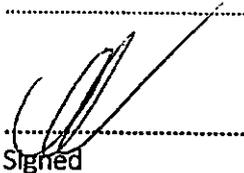
Please provide valid reasons should you have any objections against the proposed purchase and consolidation

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Signed

21/09/2024
Date

*Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 within 14 days
Please contact Henry Krohne at Tel. No. 212 096, should you need any further information*

A copy of the locality plan is affixed for inspection on the Mariental Municipality Notice Board and at the Aimagblaagte Municipal Office. A similar notice shall duly be advertised in daily newspapers for four consecutive weeks and is affixed on site. The neighbouring erf owners/occupants have also been duly notified.

Any person objecting to the proposed statutory procedures as set out above, may lodge such objection together their grounds thereof, with the CEO of the Municipality of Mariental in writing on or before **18 October 2024**.

**Applicant: Chief Executive Officer
Mariental Municipality
P. O. Box 110, Mariental**

No. 574

2024

REZONING OF ERF 414, TSEIBLAAGTE, EXTENSION 3

Plan Africa Consulting CC, Town and Regional Planners, intends to apply to the Keetmanshoop Municipality for:

- **Rezoning of Erf 414, Tseiblaagte Extension 3, from Residential 1 with a density of 1:300 to residential 2 with a density of 1:10 0.**

Erf 414 measures an area of 310m² in extent. The respective erf is currently zoned as "Residential 1" with a density of 1:300.

The objective of the proposed rezoning is to provide access to affordable accommodation/housing options, create income for the owner and in turn create revenue for the Municipality via taxes and rates. The rezoning will also allow land to be used in the most sufficient and equitable manner without deterring from the residential character of the suburb.

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

Any person objection to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Keetmanshoop Municipality and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the **21 October 2024**).

**Applicant: Plan Africa Consulting CC, Town and Regional Planners
P. O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189
Fax to Mail: 06614262
Email: pafrika@mweb.com.na**

No. 575

2024

**REZONING OF PORTION 541 (A PORTION OF PORTION 33)
OF THE FARM NUBUAMIS NO. 37**

Plan Africa Consulting CC, Town and Regional Planners, on behalf of the owners of the respective erf, intends to apply to City of Windhoek for:

- **Rezoning of Portion 541 (a portion of Portion 33) of the Farm Nubuamis No. 37 from “residential” with a density of 1: 5ha to “special” and**
- **Consent to use the portion for a restaurant, a shop, residential development, conference centre and social functions.**

Portion 541 is 5ha in extent. The portion is being currently used for a bed and breakfast and consists of restaurant, a shop (butchery), residential development and social functions. No new units will be constructed. The intention is to bring the existing land use in line with the Windhoek Zoning Scheme.

The locality plans of the erven lies for inspection on the Town Planning Notice board at the Windhoek City Council and at Plan Africa Consulting CC, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 21 October 2024).

Applicant: Plan Africa Consulting CC, Town and Regional Planners
P. O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189
Fax to Mail: 06614262
Email: pafrika@mweb.com.na

No. 576

2024

REZONING OF REMAINDER OF ERF 59, RIVIER STREET, GOBABIS

Ritta Khiba Planning Consultants (Town and Regional Planners) on behalf of the owner of Erven 1500 to 1506 and Remainder of Erf 59 (Previously known as remaining extent of Erf No. 59), Rivier Street, Gobabis intends applying to the Gobabis Municipality, Ministry of Urban and Rural Development and Urban and Regional Planning Board for the:

- **Rezoning of remainder of Erf 59, Rivier Street, Gobabis from “undetermined” to “general residential 2” with a density of 1:100;**
- **Consolidation of Erven 1500 to 1506 and the remainder of Erf 59 (previously known as remaining extent of Erf No. 59), Rivier Street, Gobabis into consolidated Erf X;**
- **Consent in terms of Clause 5, Table B of the Gobabis Zoning Scheme to construct and operate a accommodation establishment (Hotel); and**
- **Consent to commence with the construction while the application is in process.**

Erven 1500 to 1506, Rivier Street, Gobabis, is zoned “Residential 2”, while Remainder of Erf 59, Rivier Street, Gobabis is zoned ‘Undetermined’ and all erven measures approximately 3787.84m² in extent. The erven are currently vacant. Once Council approves the proposed consolidation and consent, the intention is construct a Hotel.

The number of vehicles for which parking will be provided on-site will be in accordance the Gobabis Zoning Scheme.

The locality plan of the erven lies for inspection on the Town Planning Notice Board at the Gobabis Municipality as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Gobabis and with the applicant in writing not later than 31 October 2024.

PLAN AFRICA CONSULTING CC



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

Enquiries: Jasenda Linus

Date: 21 November 2024

Jasendalinus@gmail.com

Chief Planner: Urban Policy

Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention: Miss K. Asino

- REZONING OF PORTION 541 (A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37 FROM RESIDENTIAL WITH A DENSITY OF 1:5HA TO SPECIAL.
- CONSENT TO USE THE PORTION FOR A RESTAURANT, A SHOP, RESIDENTIAL DEVELOPMENT, CONFERENCE CENTRE AND SOCIAL FUNCTIONS.

RE: OBJECTIONS TO THE REZONING OF PORTION 541(A PORTION OF PORTION 33) OF THE FARM NUBUAMIS NO.37

Objection summary and response

- 6.1. The Notice brazenly admits that the current land use is illegal, contrary to the existing Windhoek Zoning Scheme, and that the person on whose behalf application is made, could not care less - in the past - about the very same Windhoek Zoning Scheme which he now curiously employs to bring the "Existing land use in line" with the Scheme.

- ***The owner was previously granted permission for certain activities on the property and now seeks to enhance its productive use through this application. By submitting the rezoning application, the owner is actively working to align the existing land use with the provisions of the Windhoek Zoning Scheme, in compliance with the City's regulatory framework. Additionally, a fitness certificate had been issued in the past, further demonstrating a history of formal engagement with the appropriate authorities***
- 6.2. The Notice also admits the current illegal use, by declaring that the subject property has already been developed - illegally so - to accommodate the intended future use.
- ***The owner purchased the property with the existing operating land uses, under the assumption that these uses were established through proper procedures. Upon discovering that the land uses were operating without formal approval, the owner is now taking steps to rectify the situation and align the property with the requirements of the Windhoek Zoning Scheme.***
7. The Urban and Regional Planning Act, 5 of 2018 "The Act" commenced on 3 September 2020. The Regulations made in terms of the Act (GG 8031 of 15 February 2023) came into force on 15 February 2023. The Act and Regulations protect all the objectors against illegal conduct of the kind and nature as admitted by the Applicant in this application for rezoning.
- ***We are in agreement and do confirm.***
8. The Notice further confirms that currently, the subject property is used as a "Bed and Breakfast. The Permission to use the subject property as a "Bed and Breakfast' is attached hereto as Annexure "B'. The Conditions attached to the Permission state that:
- a.) Neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme"
 - b.) That meals and liquor only be supplied to residents and their bona fide guests on consumption and not the general public"
- ***We concur with the application and public notices.***
9. While the "Bed and Breakfast" Permission prohibits the subject property from being used as an amusement area, the application made to the city of Windhoek – quite contradictory – continues to ask that permission be granted to operate the subject property a place of amusement. The application is therefore also self-destructive.

- **Clarification of Proposed Uses:** *The application does not intend to operate the property as an amusement area but rather seeks to establish a mixed-use development that includes a restaurant, shop, residential units, and a conference center. These uses are consistent with community needs and the goals of urban development in Windhoek.*
- **Adherence to Planning Regulations:** *The proposed uses align with the City of Windhoek's zoning regulations under the Urban and Regional Planning Act, 2018. The application is focused on ensuring compliance with local planning schemes and enhancing the functionality of the property within its designated zoning.*
- **Distinction from Amusement Activities:** *Emphasize that while some activities may involve social functions or gatherings, they do not equate to amusement area operations as defined by existing regulations. The intention is to create a venue for community engagement and local business support without compromising the residential character of the area.*

10. According to the Windhoek Zoning Scheme:

"Place of Amusement means any building or land where persons congregate for amusement, or for social, recreational or sporting purposes and where an admission fee is generally levied and includes a night - club and restaurant where entertainment is provided"

Clarification of Proposed Uses: *The application seeks to rezone the property to allow for a mixed-use development that includes a restaurant, shop, residential units, and a conference center. While it is acknowledged that the definition of "Place of Amusement" includes restaurants where entertainment is provided, it is important to clarify that the primary intent of this application is not to establish an amusement venue but rather to create a community-focused space.*

Distinction from Amusement Activities: *Although the application includes a restaurant, it does not intend to operate as a "Place of Amusement" in the traditional sense (e.g., nightclubs or venues primarily focused on entertainment). Instead, the restaurant will serve as a dining establishment aimed at providing food services to residents and visitors without emphasizing entertainment that would attract large crowds or charge admission fees.*

Compliance with Zoning Regulations: *The proposed uses are designed to comply with the Windhoek Zoning Scheme and are intended to enhance local amenities while maintaining the residential character of the area. The application emphasizes that any*

social functions or gatherings will be managed in a manner consistent with residential use and will not disrupt neighbourhood tranquillity.

11. Given what is set out above, we object to the proposed rezoning, amongst others on the following basis:

11.1. The current land use is plainly illegal. The applicant approaches the city while his (its) hands are not clean. The application cannot, and should not, be considered - let alone be granted - until such time the applicant repents and complies with the law. Apologies.

- ***The applicant acquired the portion with its existing land uses and is now submitting the rezoning application to rectify and align these uses with the Windhoek Zoning Scheme requirements.***

11.2. The current use by the owner is nothing but an illegal night club. Disturbing music is blaring during nighttime, and spreads into the valleys below. All to the annoyance of the objectors.

- ***It is not operating as a nightclub but rather as a recreational area where people gather and braai. Additionally, regulated operating hours for entertainment at the establishment are in place to control noise disturbances. A meeting was held on October 28th by the Committee at The Hills [Homeowners], where it was agreed that music would be reduced to acceptable levels by 11:00 PM from Monday to Saturday and by 8:00 PM on Sundays***
- ***Water id used – delivered by the truck from Fire Brigade***

11.3. The place is accordingly currently already operating as a public bar, braai, and night club, where loud music is played continuously. Hundreds of people visit the site over weekends;

- ***Yes, that is correct. It is however operating within the limits and complies with the rules and regulations of the establishments.***

11.4. Up to 100 vehicles per night frequent the place.

- ***The claim of 100 vehicles per night is an overestimation. According to the parking plan submitted, the establishment provides approximately 48 designated parking bays, which aligns with the scale of its operations.***

11.5. As far as we are aware, no Environmental Clearance is in place. The application certainly does not say that any such clearance was applied for, or obtained.

- ***The City of Windhoek should make a decision regarding the environmental clearance certificate following the approval of the application.***

11.6. The application does not refer to "as built - plans". The existing buildings therefore appear to be illegal constructions by and of themselves;

- ***There are built-in-plans that are submitted to the city of Windhoek.***

11.7. While the Notice published in the newspapers promises that no new buildings will be constructed, the existing structures are indeed "illegally - sufficient" to house a night club. The real purpose of the application is hidden in the - misleading - text of The Notice. It is not an innocent rezoning. It is a request to get permission for a full scale night club to operate at the pleasure of the owners. All this while the application piggybacks an past illegal conduct.

This kind of conduct is not permitted. If anything, the City must immediately serve a Notice on the owner to stop the illegal conduct;

- ***Yes, the purpose of the application is to seek formal permission and ensure compliance with the Windhoek Zoning Scheme. This process will provide the owner with a legal framework to regularize existing operations and potentially support expanded activities in a manner that adheres to the City's regulations***

11.8. Access to the subject property was constructed over portions 150, 151, 152, 153 and 154. The increase in traffic is way out of line, and a nuisance. The area is intended for quiet rural living. Not night clubs and hip-hop disturbing music which invades the sense of being of the rural area.

- ***The existing access to the subject property is a 30-meter-wide servitude, shared by Portions 150, 151, 152, 153, 154, and Portion 541. This servitude was established to facilitate access for all the mentioned properties. While concerns about increased traffic and potential disturbances are noted, it is important to recognize that the servitude was designed to accommodate such usage. The application seeks to ensure that operations on Portion 541 are formalized and regulated to minimize any impact on the surrounding area and maintain the intended character of the locality.***

11.9. Visitors dispose of rubbish and bottles all over the place, and discard their used stuff next to the road. It is a filthy mess after a good nights partying and frolicking
It is well noted.

- **The establishment ensures that rubbish and bottles left after events is always cleaned up the following day by the staff. Additionally, during the committee meeting held on October 28, 2024, it was agreed that trash on the servitude would be collected by the Manager and their team. Furthermore, awareness campaigns will be enhanced to discourage littering and promote responsible behaviour.**

12. We note that, in terms of Regulation 14, you will determine the date, place and time for the hearing of the application. Please provide us with the details, forwarding same to me, and to the email addresses as indicated on the list attached hereto as Annexure "A"

- **The details will be provided accordingly to the neighbours.**

Yours in Planning



H.A. KRÖHNE

R Heathcote S.C.

PO Box 1323

Tel: (00264 61) 253 509

Windhoek

E-Mail Address

heathcote@mweb.com.na

Advocates Chambers

Fourth Floor

Namlex Chambers

333 Independence Avenue

Windhoek

VAT Registration No: 1062083-01-5

08 October 2024

The Department of Urban and Transport Planning

P.O Box 59

80 Independence Avenue

Windhoek

Namibia

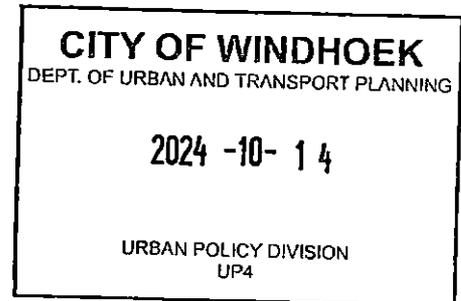
Attention: Selma Bachler

per email: Selma.Bachler@windhoekcc.org.na

Dear Selma Bachler

**RE: OBJECTION TO REZONING OF ERF 541 (PORTION OF PORTION 33) FARM
NUBUAMIS NO 37**

1. I write to you as owner of Plot 35 Nubuamis. I also represent those Plot owners who signed Annexure A hereto, and who all join in this objection.
2. Plan African Consulting CC gave notice "The Notice" on behalf of the owners of Portion 541 (a Portion of Portion 33) of the farm Nubuamis No 37, (the subject property) to apply to the City of Windhoek for the:



- 2.1. **rezoning** of the subject property from residential – with a density of 1:5 ha, to special; and for
- 2.2. **consent to use** the subject property for a restaurant, a shop, residential development, conference centre and social functions.
3. The Notice itself says that the subject property is currently being used for a;

“bed and breakfast” which consists of “a restaurant, a shop (butchery) residential development and social functions”
4. It is also stated in The Notice that the intention is to bring:

“the existing land use in line with the Windhoek Zoning Scheme”
5. Moreover, it is stated in The Notice that **“no new units will be constructed”**, but nothing is said about the future use of the existing buildings.
6. In other words:
 - 6.1. The Notice brazenly admits that the current land use is illegal, contrary to the existing Windhoek Zoning Scheme, and that the person on whose behalf application is made, could not care less – in the past - about the very same Windhoek Zoning Scheme which he now curiously employs to bring the **“existing land use in line”** with the Scheme.
 - 6.2. The Notice also admits the current illegal use, by declaring that the subject property has already been developed – illegally so – to accommodate the intended future use.

7. The Urban and Regional Planning Act, 5 of 2018 "The Act" commenced on 3 September 2020. The Regulations made in terms of the Act (GG 8031 of 15 February 2023) came into force on 15 February 2023. The Act and Regulations protect all the objectors against illegal conduct of the kind and nature as admitted by the Applicant in this application for rezoning.

8. The Notice further confirms that currently, the subject property is used as a "Bed and Breakfast". The Permission to use the subject property as a "**Bed and Breakfast**" is attached hereto as Annexure "B". The Conditions attached to the Permission state that:

"10. Neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme"

"11. That meals and liquor only be supplied to residents and their bona fide guests on consumption and not the general public"

9. While the "**Bed and Breakfast**" Permission prohibits the subject property from being used as an amusement area, the application made to the City of Windhoek – quite contradictory – continues to ask that permission be granted to operate the subject property as a place of Amusement. The Application is therefore also self-destructive;

10. According to the Windhoek Zoning Scheme:

"Place of Amusement means any building or land where persons congregate for amusement, or for social, recreational or sporting purposes and where an admission fee is generally levied and includes a night – club and restaurant where entertainment is provided"

11. Given what is set out above, we object to the proposed rezoning, amongst others on the following basis:

11.1. The current land use is plainly illegal. The applicant approaches the City while his (its) hands are not clean. The application cannot, and should not, be considered – let alone be granted – until such time the applicant repents, and complies with the law;

11.2. The current use by the owner is nothing but an illegal night club. Disturbing music is blaring during night time, and spreads into the valleys below. All to the annoyance of the objectors;

11.3. The place is accordingly currently already operating as a public bar, braai, and night club, where loud music is played continuously. Hundreds of people visit the site over weekends;

11.4. Up to 100 vehicles per night frequent the place;

11.5. As far as we are aware, no Environmental Clearance is in place. The application certainly does not say that any such clearance was applied for, or obtained;

11.6. The application does not refer to “as built - plans”. The existing buildings therefore appear to be illegal constructions by and of themselves;

11.7. While the Notice published in the newspapers promises that no new buildings will be constructed, the existing structures are indeed “**illegally – sufficient**” to house a night club. The real purpose of the application is hidden in the – misleading – text of The Notice. It is not an innocent rezoning. It is a request to get permission for a full scale night club to operate at the pleasure of the owners. All this while the application piggy-backs an past illegal conduct.

This kind of conduct is not permitted. If anything, the City must immediately serve a Notice on the owner to stop the illegal conduct;

11.8. Access to the subject property was constructed over portions 150, 151, 152, 153 and 154. The increase in traffic is way out of line, and a nuisance. The area is intended for quiet rural living. Not night clubs and hip-hop disturbing music which invades the sense of being of the rural area;

11.9. Visitors dispose of rubbish and bottles all over the place, and discard their used stuff next to the road. It is a filthy mess after a good nights partying and frolicking

12. We note that, in terms of Regulation 14, you will determine the date, place and time for the hearing of the application. Please provide us with the details, forwarding same to me, and to the email addresses as indicated on the list attached hereto as Annexure "A".

Yours faithfully



R Heathcote SC

ANNEXURE A (LIST OF OBJECTORS)

436

(A)

(PLEASE COMPLETE IN BLOCK LETTER)

NO	NAME OF OWNER	PLOT NO.	EMAIL ADDRESS	SIGNATURE
1.	Elmirentia van Wylligh	31	elmie.vanwe@gmail.com	
2.	Lynette Brits	31	lynettebrits@gmail.com	
3.	Lutze W. Weisner	31	lutze.w@didkna.de	
4.	Connie Meissner	31	connie@clickmail.za	
5.	Jodiel van Marées	52		
6.	Ada van Marées	52	nubuanis1@gmail.com	
7.	FRANCOIS JORDAAN	24	FWSORDAAN@dtuok.com	
8.	CHRISNA YATES	32	chrisna.yates@gmail.com	
9.	Sebastian Daub	12	robert19@gmail.com	
10.	Simiam Ghosh	150	simiam.09@gmail.com	
11.	Hivi Hahamba	30	hivih@gmail.com	
12.	Clifford Yates	32	clifford.yates@77@gmail.com	
13.	Angélique Theron	34	angeliquetheron22@gmail.com	
14.	Friedrich Nicol	33	Rippe@gmx.net	
15.	Ursula Bredede Hann	33/151	Ubradenhann@gmail.com	
16.	Peter Schneider	37	Peterschneider@gmx.de	
17.	Oliver Spitz	Plot 152	oliver.spitz@proxinet.ch	
18.	Shere Drötsch	Plot 51	shere.haber@gmail.com	
19.	Monique Kruger	Plot 153	m.kruger2020@gmail.com	
20.	Christine v Zyl	P 30	christinafraserstudio@gmail.com	
21.	Aldo de Plessis	34	aldo.de.plessis@gmail.com	
22.	Rand Sippers	P 31	destra@iway.nl	
23.	A. Kötter	P 34	akotter@gmail.com	
24.	A. Daub	53	annettedaub65@gmail.com	
25.	Jacolin Voss	P 28	jacolinvoss2@gmail.com	
26.	D. STEINBACH	P 29	dierk.steibach@gmail.com	
27.	P de Vossis	P 12	danngr@comcast.com	
28.	L. De Wit	P 51	louwdewit@gmail.com	
29.	Frank Eick	Hill 33	keddy@ultra.com	
30.	Axel Parr	P 28	mickeymot@gmail.com	
31.	Ryno Carlse	153/33	ress.install@gmail.com	
32.	Sylvia Bassing	P 33/151		
33.	CHRIS DE KLUCK	P 33/151		
34.	Thomas Körner	P 49	lenja@swiss.ch	

ANNEXURE A (LIST OF 457 VECTORS)
 (PLEASE COMPLETE IN BLOCK LETTER)

(A)

NO	NAME OF OWNER	PLOT NO.	EMAIL ADDRESS	SIGNATURE
1.	C.T. WARD	24	ctward1949@gmail.com	
2.	Petra Yates	32	petrayates24@gmail.com	
3.	Maren Yates	32	roilopyates@gmail.com	
4.	Andriod Mene	34	internet.andriod@gmail.com	
5.	Tong Mene	34	Tonguslm25@gmail.com	
6.	Heinon Hittingh	34	internet.heinon@gmail.com	
7.	Scirie Hittingh	34	internet.scirie@gmail.com	
8.	Sakke Duplessis	50	sakke.duplessis@yahoo.com	
9.	Charl Winborn	28	charl@jshsports.be	
10.	VENONIA Winborn	28	venonaprinlloc291@gmail.com	
11.	RÖDGER DAUB	53	rdaub@rumbinib.com.ny	
12.	Miw Poljefer	538	poljefermiw23@gmail.com	
13.	Michael Losi	28	michael.losi@comcast.net	
14.	R. CARELSE	153	karelcarelse@yahoo.com	
15.	G. BEHR	24	gcaral@beucarb@gmail.com	
16.	Karel Helder	51	karelhelder@gmail.com	
17.	Kees van Zyl	27	kees.vanzyl@stintek.com	
18.	ENDRE GROENKER	29	endregroenker@gmail.com	
19.	KARLHEINZ GEMER	31	karlheinz.gemer@gmail.com	
20.	Gerb van der westhuizen	24		
21.	Jane van Zyl	34	janepollings@csd.gov.za	
22.	Margaret van Zyl	34	margaretvz53@gmail.com	
23.	Michelle Steyn	32	michellesteyn103@gmail.com	
24.	Hilco Potgieter	49	vandermeulenhilco@gmail.com	
25.	B. Sandelovoti	25		
26.	Christa Diedericks	24		
27.	Richard Becker	24		
28.	Dirk Bredenhann	151/33	dirkbredenhann@gmail.com	
29.	Pref Gouws	193/33	1266.install@gmail.com	
30.	Arde	34	ardekeres@gmail.com	
31.	LEWIS WILM ANTHONI	37/5	LEWISWILM@SIRUPENTRANSPORE.COM	

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: D. Haikonda
DATE: 12/08/2024

TEL: 061-290 3517
REF: L/PTN/541/NUB-

Alois Mair
P.O. Box 7232
Katutura

Dear Sir,

RE: CONSENT FOR A RESIDENT OCCUPATION FOR A BED AND BREAKFAST ACCOMODATION ON PORTION 541 OF FARM NUBUAMIS NO 37:-

Your application for consent for a Resident Occupation for a Bed and Breakfast Accommodation refers.

In terms of the delegation of authority applicable to the granting of a Resident Occupation for a Self-catering Accommodation by virtue of Council Resolution No. 128/04/2000, a Resident Occupation is hereby granted for a Bed and Breakfast Accommodation subject to the following conditions:

1. This Resident Occupation is subject to the issuing of a valid Fitness certificate. If a fitness Certificate is not issued for any reason, this Resident Occupation will be revoked with immediate effect.
2. That a maximum floor area of 50% of the main dwelling will be permitted for the Bed and Breakfast accommodation or the supplementary dwelling provided that under no circumstances shall the resident occupation exceed half of the floor area of the main dwelling.
3. That 5 leasable rooms be permitted.
4. That a maximum of 10 beds will be permitted.
5. That the parking on the premises be supplied to the satisfaction of the Strategic Executive: Urban and Transport Planning to the order of 1,5 parking bays per room.
6. A maximum of two employees (excluding the resident owner) may be employed on the premises.
7. Only information boards, indicating the name and details relevant to the accommodation establishment may be displayed and may not exceed one square metre in size. Please take note that no signage may be erected on, overlapping, or in any way encroaching on to the sidewalk.
8. Advertisements for commercial products are not allowed.
9. That should a liquor licence be required in terms of the Liquor Act (Act No. 6 of 1998) only an on-site consumption licence, being a bar liquor licence, may be considered in terms of the consent use.

All official correspondence must be addressed to the Chief Executive Officer

10. That neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme.
11. That meals and liquor only be supplied to the residents and their bona fide guests on consumption and not to the general public.
12. That Council reserves the right to cancel the consent should any of the above- mentioned conditions not be complied with or should the bed and Breakfast accommodation prove to constitute a nuisance in terms of the Local Authorities Act 1992 (Act 23 of 1992).
13. That the consent granted is not transferable to a third party or a successor-in-title.
14. That the applicant registers the proposed Bed and Breakfast accommodation in terms of Section 20 of the Namibia Tourism Board Act, 2000 (Act No. 21, 2000) at the Ministry of Environment, Forestry and Tourism.
15. If found at any time that any information contained on this application was false or not true, this approval will be withdrawn with immediate effect.
16. That the applicant takes note that in terms of Clause 51(3) of the Windhoek Zoning (Town Planning) Scheme any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister of Urban and Rural Development (the Minister). Notice of the appeal and the grounds for the appeal must be lodged within 28 days from the date of this Notice, to the Minister and Local Authority whose decision is the subject of the appeal.

Please note that this Resident Occupation consent use should be renewed on or before 12 August 2027

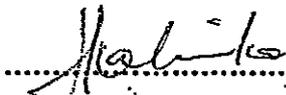
Yours sincerely



Ms. Kristofina Asino

MANGER: URBAN POLICY

I Josenda Linus..... accept the above imposed conditions and agree to abide thereby:



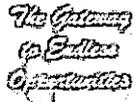
Signature of applicant

15/08/24

Date

- cc: 1. SE: Department of Finance & Customer Services
Ms. J Comalie
2. Manager: Building Control
Mr. Larry Mwikanda

394 OL



City of Windhoek

460



Vision: To be a Sustainable and Caring City by 2027

CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES/NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm	ANNEXURE A	YES
2.	Previous Council's Approval (if applicable)	ANNEXURE B	YES
3.	A. Locality and Detailed Plans (illustrating whole boundary of the Local Authority area) B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable) C. Existing Zoning Plan D. Intended Zoning Plan E. Subdivision / Consolidation / Township Establishment Plan (with contours) F. Services Plan with Contours (mandatory for township establishment applications) G. Parking Layout (not applicable for township establishment applications) H. Copy of Diagram or Extract of General Plan Approved by the Surveyor General I. Street Names Proposal Plan (mandatory for Township establishment)	ANNEXURE C	YES
4.	Conditions to be registered (not applicable for consent use applications)	ANNEXURE D	YES
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	Closure Certificate (if applicable) Environmental Clearance Certificate (if applicable)	ANNEXURE F	N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N/A
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)	ANNEXURE H	N/A
9.	NamWater approval together with the sketch plan confirming the availability / provision of water services (mandatory for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	ANNEXURE I	N/A
10.	NamPower approval together with the sketch plan confirming the availability / provision of electricity services (mandatory for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	ANNEXURE J	N/A
11.	A. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name) B. Copy of Resolution (if registered in the name of a Company or Organisation)	ANNEXURE K	N/A
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	ANNEXURE L	YES
13.	Conditions of Establishment (mandatory for township establishment applications)	ANNEXURE M	N/A
14.	Proof of Payment of the Municipal Council of Windhoek Application Fee	ANNEXURE N	YES
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	ANNEXURE O	YES

Note: Any required additional documents that are not listed on the Checklist may be attached after No. 15

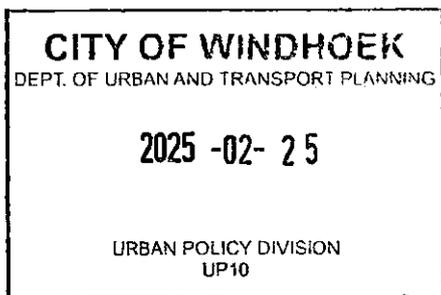
FOR OFFICE USE:

RECEIVED BY: NAME: K. ASINO
SIGNATURE: [Signature]

CHECKED BY: NAME: _____
SIGNATURE: _____

STAMP

STAMP



ACCEPTED

NOT ACCEPTED

REASON/S FOR NOT ACCEPTING THE APPLICATION:



Enquiries: Jasenda Linus

jasendalinus@gmail.com

Date: 21 February 2025

Chief Planner: Urban Policy

Department: Urban and Transportation Planning

Windhoek City Council

Box 59

WINDHOEK

Attention: Miss K. Asino

Dear Madam

- REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.75
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS
- CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE ERVEN
- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO. T 0609/2024

1. Appointment

Plan Africa Consulting CC by virtue of the Power of Attorney attached as an annexure has been appointed by Dr. Jonathan Joffe to submit an application to the City of Windhoek for the:

- Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75
- Consent to proceed with construction while the Rezoning is in process
- Consent to allow a medical practice on the erven². Erf information
- Alteration of title conditions of Deed of Transfer No. T0609/2024

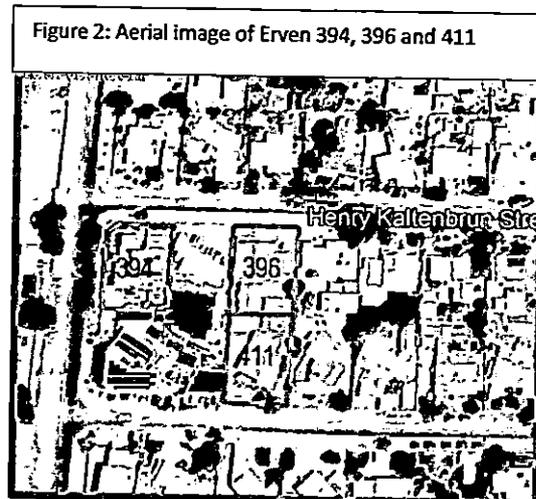
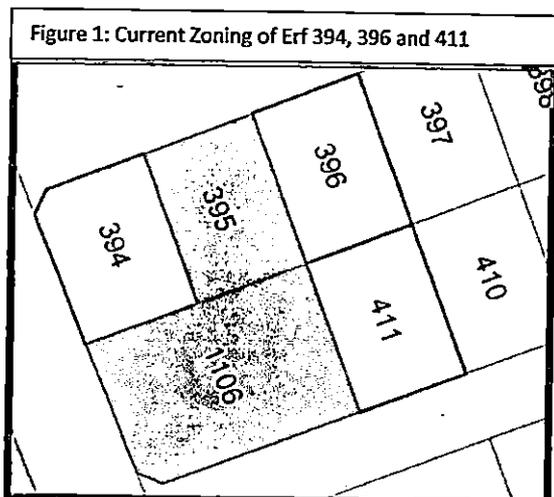
2. Erf Information

Erven 396 and 411 are located adjacent to one another and are both within close proximity to Erf 394. Erf 394 and Erf 396 are located on Henry Kaltenbrun Street Olympia, while Erf 411 is located on David Carstens Street, Olympia. The Erven are currently zoned as “residential” with a density of 1 dwelling per 900m². Dr. Jonathan Joffe is the current owner of the above-mentioned Erven and it should also be noted that Dr. Jonathan Joffe also owns Erf 395 located on Henry Kaltenbrun Street, Olympia and Erf 1106 David Carstens Street. All three Erven do currently accommodate structures on them and there will be a provision made for parking based on the parking requirements set out by the City of Windhoek. Erven 394 and 396 have been redeveloped into office space whilst Erf 411 accommodates a house which the owner intends to demolish and construct space for office and medical practise. The surrounding area is characterized by a strong presence of offices, retail, restaurants, sports facilities and other businesses. Erf 394 falls within the Olympia Office Zone, which allows for a bulk of 0.75, whilst Erven 396 and 411 are adjacent to this policy area for Olympia.

Erf 1106 Olympia currently houses an Eye clinic, a Laser Centre, Optics, offices and a coffee shop. The Eye clinic started as a home occupation until the development exceeded the bounds of a home occupation which led the rezoning to office with a consent for eye clinic in the early 90s.

Table 1 Sizes of Erven 394, 396 and 411 Olympia

Erf Number	Erf Size (m ²)
Erf 394	1213
Erf 396	1150
Erf 411	1150



3. Proposed Development

It is the intention of our client Dr. Jonathan Joffe to rezone Erven 394 and 396 Olympia, Henry Kaltenbrun Street, and Erf 411 Olympia, David Carstens Street, from "Residential" with a density of 1:900 to Office with a bulk of 0.75. The client also seeks consent to use the Erf 394, 396 Henry Kaltenbrun Street, Olympia and Erf 411 David Carstens Street, Olympia as a medical practice and permission to proceed with construction whilst the application for rezoning is in process. The erven would be used for the extension of the existing practise on Erf 1066.

4. Motivation

This application seeks approval for the rezoning of Erven 394, 396, and 411 in Olympia from "Residential" with a density of 1:900 to "Office" with a bulk factor of 0.75. The proposal aligns with the broader planning and land-use framework for the area and contributes to Olympia's continued economic and social development. The subject erven are located along the Esther Brand Corridor where residential properties are steadily being repurposed for office and mixed-use facilities. Erf 394, notably, falls within the Olympia Office Zone, which actively promotes office development, particularly near key locations such as Lolo Park. Many surrounding properties are already occupied by office-related activities, demonstrating that this rezoning is in line with existing land-use trends and will integrate seamlessly into the urban fabric. The Olympia Office Zone encourages the integration of low to medium intensity office activities that complement the area's evolving character. Dr Jonathan Joffe has put in a large investment to upgrading his facilities to state-of-the-art facilities with building plans for the Adjacent Erven 1106 and 411 being previously approved by the City of Windhoek. Council should consider these investments when evaluating the application. The dwelling on Erf 394 covers a total floor area of 473m², and residential buildings on Erf 396 covers a total floor area of 324.3m², with one flat also occupying the erf.

Rezoning these erven to "office" ensures a well-structured and logical expansion of professional services, supporting the municipality's vision for the suburb. Additionally, the proposed rezoning aligns with the principles of decentralization by facilitating the redistribution of office and medical services to areas outside the central business district. This shift helps alleviate congestion in core urban areas, promotes balanced urban growth, and enhances service accessibility and at the same time also creating jobs for the local residents which aligns with the Draft Windhoek Urban Structure Plan objectives, which promotes the concept of mixed land use. The applicant also seeks consent to establish an optometry on the premises. This request is well founded, as optometry fit naturally within office zones, provide essential healthcare services, and will not disrupt the surrounding properties, given that similar activities already exist in the area. To facilitate efficient development and service delivery, the applicant

is also requesting permission to commence construction while the rezoning application is being processed. This request is based on the clear alignment of the proposed rezoning with municipal policies, the applicant's commitment to sustainable urban growth, and the assurance that all construction activities will comply with municipal building regulations and standards, ensuring no negative impact on surrounding properties.

Adequate parking will be provided with the submission of building plans. The land uses along Esther Brand Street and the adjacent erven are already predominantly office-related, and the surrounding area is characterized by highly intensive land use. The rezoning of Erf 411 on David Carstens Street and Erven 394 and 396 on Henry Kaltenbrun Street is further supported by the Suburban Development Policy, which allows for the extension of existing suburban areas and activity corridors. According to City of Windhoek's, Suburban Business Development Policy, applications may be submitted for rezoning of erven abutting adjacent business for the extension of existing businesses. Since Erven 411 and 396 do not currently fall within the Olympia Office Policy Zone, this rezoning is necessary to align them with the existing zoning and adjacent erven 394, 395, and 1106, all of which belong to the same owner.

Additionally, the United Sports Club along Esther Brand Street, directly opposite Erven 394 and 1106, generates noise from sporting events over weekends. This rezoning would serve as a buffer between the sports field and the Olympia neighbourhood, absorbing noise and improving the residential environment. The activity node lies in the centre of a strong road network linking Robert Mugabe Avenue, Sean MacBride Street, and Hamutenya Wanahepo Ndadi Street, making the area highly accessible and well-integrated into the city's broader urban framework. Given its alignment with municipal policies, existing land use trends, decentralization benefits, and its role in mitigating noise disturbances, rezoning Erven 394, 396, and 411 to "Office" is a logical step that will support Olympia's transformation into office/mixed use hub.

5. Parking

Erf 411, David Carstens Street, Olympia will accommodate Office/Optomety whilst Erf 396 Henry Kaltenbrun Street, Olympia currently Accommodates additional offices and a flat. Erf 394 also currently accommodates Office. A total of 29 parking's bays have been provided as per the parking layouts attached. The number of parking's are sufficient and are in accordance with the City of Windhoek's Parking Requirements.

Table 2 Parking Provision

USE	REQUIRED	BAYS PROVIDED
Flat	1 Bay per flat	1 Parking Bay
Office/Optomety	1 bay per 25m ² /33.33m ²	28 Parking Bays

6. Access & Services

Erf 411 has direct access to David Carstens Street, while Erf 396 and 394 have access via Henry Kaltenbrun Street. Erf 394 is also directly linked to Esther Brand Street, Olympia. The Erven are also directly linked to existing internal streets. All the existing internal roads links the erf to the greater parts of Olympia.

Erven 394, 396 and 411 are connected to the existing municipal service network. The applicant will be responsible for the provision of other internal services or upgrading of existing ones. It is the Intention of the owner to consolidate Erven 411, 394 and 396 with the adjacent Erven 1106 and 395 in the future. The eye clinic will thrive as it will have access from 3 different streets namely Esther Brand Street, David Carstens Street and Henry Kaltenbrun Street.

7. Public Support

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

8. Cancellation of Title Conditions

It was found during the analysis of the assignment that the conditions registered against the deed of transfer of Erf 411 Olympia are totally irrelevant and not applicable to Erf 411. Servitude S2 on Portion L of Farm Windhoek Town and Townlands No.31 was cancelled on the Diagram No. A224/64 by diagram No. A223/64. Portion L on the diagram is located in the vicinity of Goreangab Dam, it is suspected to be in the Ongos area. The Notarial Deed No. 97/1996 is applicable to a sewer line in Pionierspark Extension 1 on Erf 1374, property of the Evangelical Lutheran Church of Namibian (Pollinium). Hence, permission to submit an application for the alteration of title conditions of Erf 411 Olympia in terms of Section 105(1)(f) of the Urban and Regional Planning Act, Act 5 of 2018.

9. Application

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

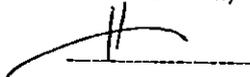
- Rezoning of Erf 394, Erf 396, Olympia, Henry Kaltenbrun Street and Erf 411 Olympia, David Carstens Street from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75
- Consent to proceed with construction, while the rezoning is in process
- Consent to allow a medical practice and the extension of activities on the erven
- Alteration of title conditions of Deed of Transfer No. T0609/2024: That Paragraph B be cancelled in its totality.

In support of the application, the following are included:

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

I trust the application will receive your positive consideration

Yours Faithfully


H.A KRÖHNE

ERF 394, ERF 396, HENRY KALTENBRUN STREET, & ERF 411
~~408~~ DAVID CARSTEN STREET, OLYMPIA

415

16

430

429

431

432

HENRY KALTENBRUN

433

398

397

396

395

394

409

410

411

1106

DAVID CARSTEN

377

376

CURRENT ZONING OF ERF 394, HENRY KALTENBRUN STREET, OLYMPIA ZONED 'RESIDENTIAL' WITH A DENSITY OF 1:900

CURRENT ZONING OF ERF 396, HENRY KALTENBRUN STREET, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900

CURRENT ZONING OF ERF 411, DAVID CARSTENS STREET, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900

SCALE 1:800

ZONING LEGEND	
	RESIDENTIAL
	PUBLIC OPEN SPACE
	BUSINESS
	OFFICE

T N

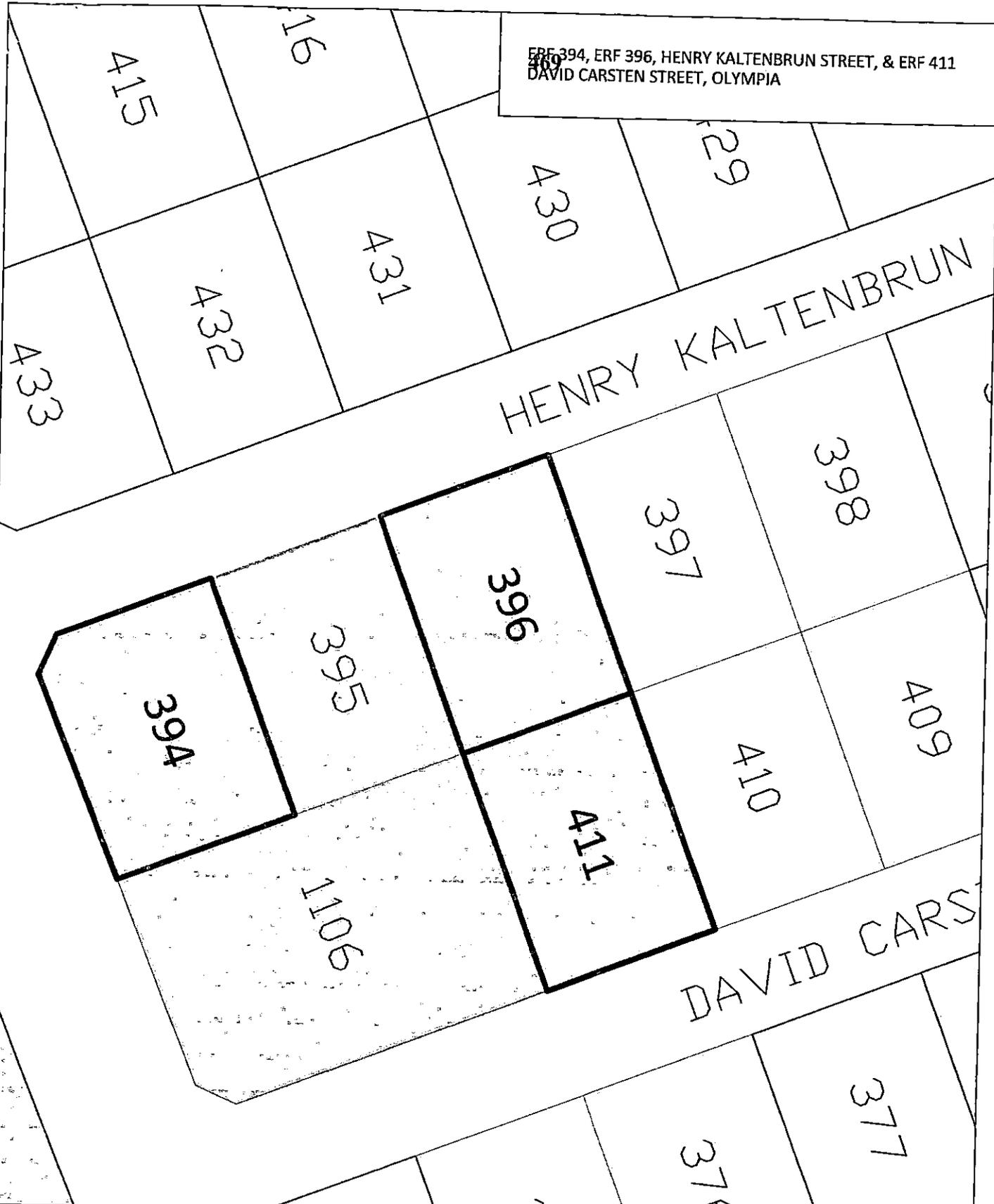
FEB.2025

Plan Africa
 Consulting cc



Tel : (061) 212096
 Cell : 0812716189
 P.O.Box 4114 Windhoek
 Fax : 088614626
 8 Delius Street
 Email: pafrika@mweb.com.na

ERF 394, ERF 396, HENRY KALTENBRUN STREET, & ERF 411
DAVID CARSTEN STREET, OLYMPIA



PROPOSED ZONING OF ERF 394, HENRY KALTENBRUN STREET, OLYMPIA FROM "RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 0.75"

PROPOSED ZONING OF ERF 396, HENRY KALTENBRUN STREET, OLYMPIA FROM "RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 0.75"

PROPOSED ZONING OF ERF 411, DAVID CARSTEN STREET, OLYMPIA FROM "RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 0.75"

ZONING LEGEND	
	RESIDENTIAL
	PUBLIC OPEN SPACE
	BUSINESS
	OFFICE

SCALE 1:800

T N

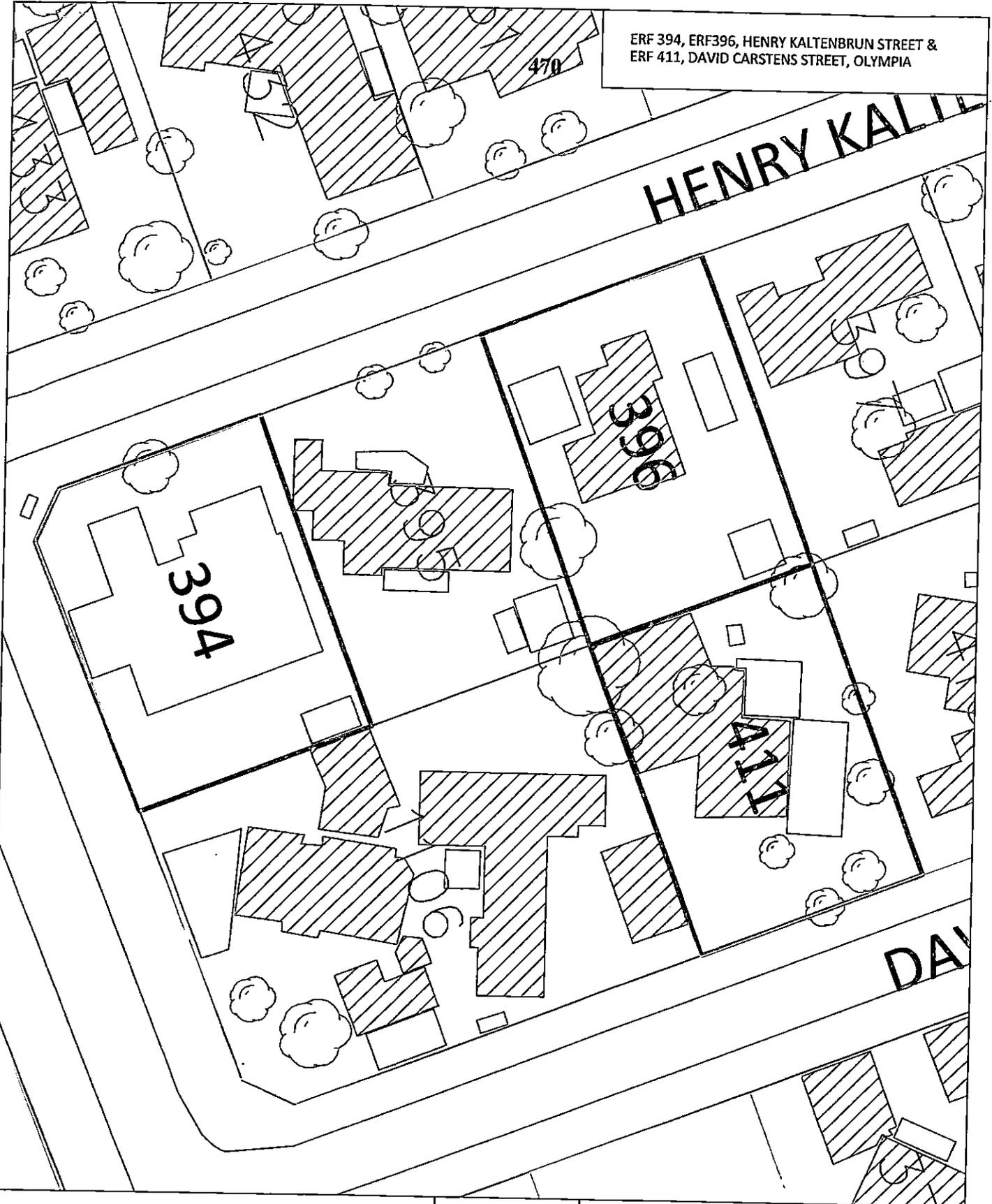
FEB.2025

Plan Africa
Consulting cc



Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
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8 Delius Street
Email: pafrica@mweb.com.na

ERF 394, ERF396, HENRY KALTENBRUN STREET &
ERF 411, DAVID CARSTENS STREET, OLYMPIA



EXISTING BUILDING

EXISTING BUILDING ON ERF 394, ERF396,
HENRY KALTENBRUN STREET & ERF 411,
DAVID CARSTENS STREET, OLYMPIA

SCALE 1:600



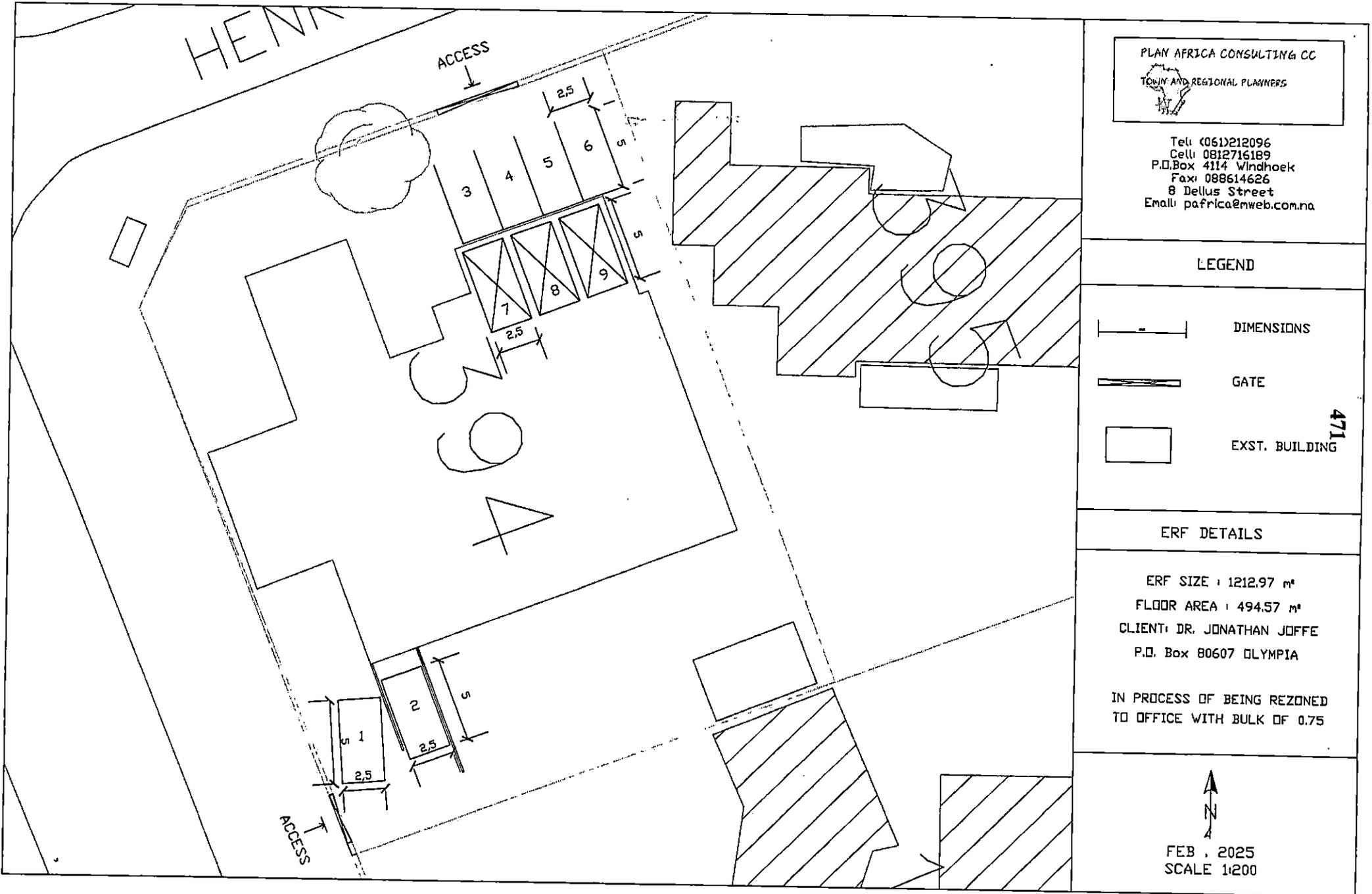
FEB.2025

Plan Africa
Consulting cc



Tel : (061) 212096
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P.O.Box 4114 Windhoek
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8 Delius Street
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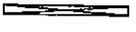
PROPOSED PARKING AND ACCESS LAYOUT FOR ERF 394 , OLYMPIA , HENRY KALTENBRUN STREET



PLAN AFRICA CONSULTING CC
 TOWN AND REGIONAL PLANNERS

Tel: (061)212096
 Cell: 0812716189
 P.O.Box 4114 Windhoek
 Fax: 088614626
 8 Dellus Street
 Email: pafrica@mweb.com.na

LEGEND

-  DIMENSIONS
-  GATE
-  EXST. BUILDING

471

ERF DETAILS

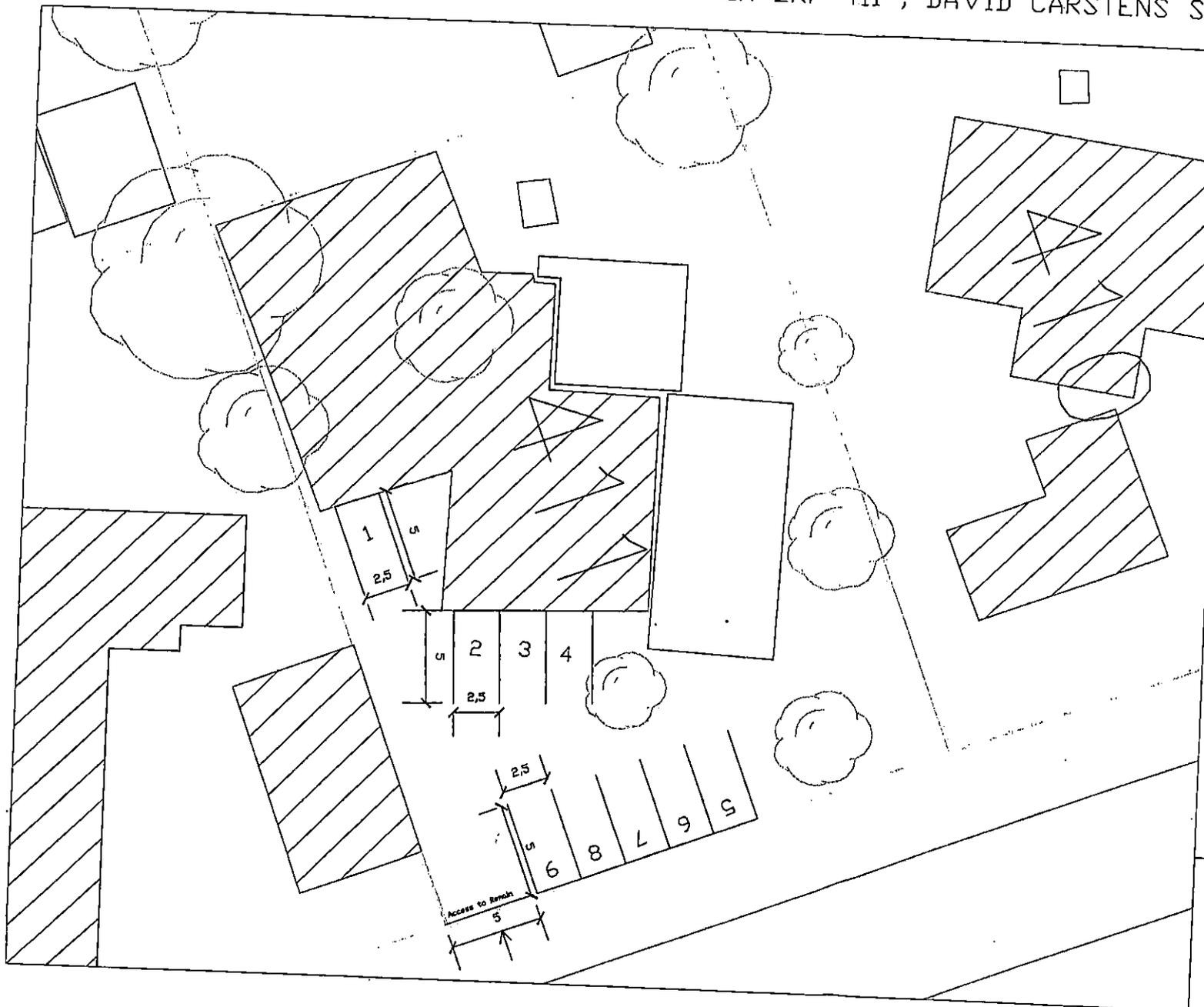
ERF SIZE : 1212.97 m²
 FLOOR AREA : 494.57 m²
 CLIENT: DR. JONATHAN JOFFE
 P.O. Box 80607 OLYMPIA

IN PROCESS OF BEING REZONED
 TO OFFICE WITH BULK OF 0.75



FEB , 2025
 SCALE 1:200

PROPOSED PARKING AND ACCESS LAYOUT FOR ERF 411 , DAVID CARSTENS STREET, OLYMPIA



PLAN AFRICA CONSULTING CC
 TOWN AND REGIONAL PLANNERS

Tel: (061)212096
 Cell: 0812716189
 P.O.Box 4114 Windhoek
 Fax: 088614626
 8 Deltus Street
 Email: pafrica@web.com.na

LOCALITY LEGEND

- PARKING DIMENSIONS
- EXISTING BUILDING
- 5m ACCESS

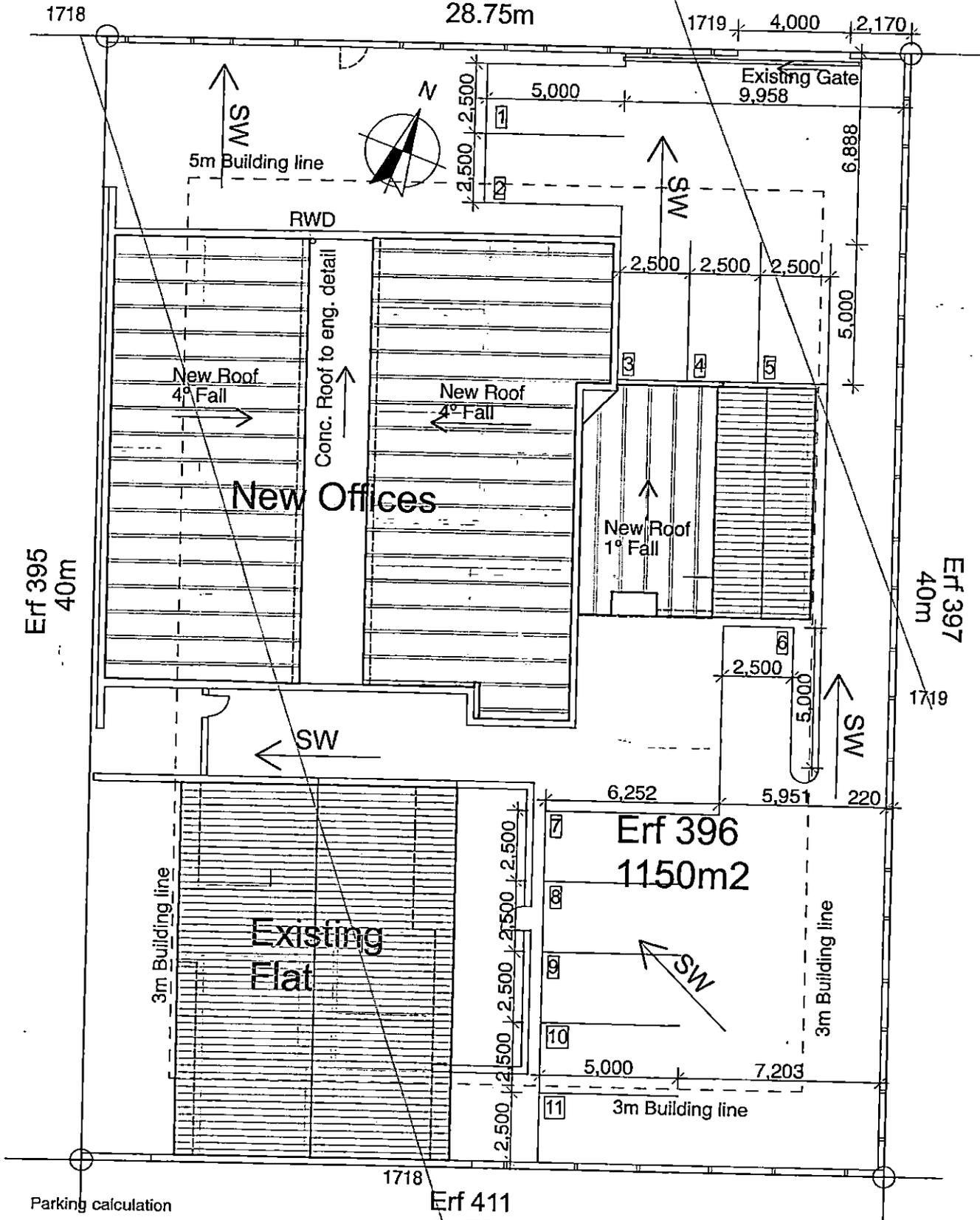
PARKING LAYOUT CALCULATIONS

ERF441 OLYMPIA , IN THE
 PROCESS OF BEING REZONED
 TO OFFICE WITH A BULK OF 0.75
 WITH A PARKING REQUIREMENT
 OF 1 BAY PER 25 m²
 The Floor Area for Erf 411 is
 231 m² = 9 PARKING BAYS

FEB . 2025
 SCALE 1:200

HENRY KALTENE 473 STREET

28.75m



Parking calculation

New office area: $324.3m^2 / 33.3m^2 = 9.83 = 10$ PS
 1x Flat = 1PS

Required: 11 Parking spaces
 Provided: 11 Parking spaces

Parking layout Plan
 1:200

PROJECT The Eye Clinic ERF 1106, Olympia, P.O. Box 89607, Windhoek	ARCHITECT WH UDA WINDHOEK POLICE	CLIENT'S NAME THE EYE CLINIC	
		PROJECT NO. 080	DRAWING NO. AS SHOWN
ADDRESS 473 HENRY KALTENE STREET, WINDHOEK, NAMIBIA TEL/FAX: +264 61 231 1425 MOBILE: +264 81 231 1425 EMAIL: info@whuda.com.na	ADDRESS 473 HENRY KALTENE STREET, WINDHOEK, NAMIBIA TEL/FAX: +264 61 231 1425 MOBILE: +264 81 231 1425 EMAIL: info@whuda.com.na	PROJECT NO. 080	DRAWING NO. AS SHOWN

Parking Layout plan

DATE: 17/02/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

IN FAVOUR OF THE LOCAL AUTHORITY

- (i) Th erf shall only be used or occupied for purposes which are in accordance with and use the use or occupation of the erf shall at times be subjected to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the (Urban and Regional Planning Act, Act 5 of 2018) as amended.
- (ii) The building value of the main building, excluding the outbuilding to be erected on the erf shall at least four times the municipal valuation of the erf.

POWER OF ATTORNEY



I, the undersigned, JONATHAN JOFFE in my capacity as owner of Erven 394, 396 and 411 Olympia hereby constitute, nominate and appoint,

PLAN AFRICA CONSULTING CC
P.O. BOX 4114
WINDHOEK

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

- REZONING OF ERF 394 HENRY KALTENBRUN STREET, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 0.75
- REZONING OF ERF 396 HENRY KALTENBRUN STREET, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 0.75
- REZONING OF ERF 411 DAVID CARSTENS STREET, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 0.75
- CONSENT FOR A MEDICAL PRACTICE
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONNG IS IN PROCESS

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

Signed at Windhoek on this 13th day of February 2025 in the presence of the undersigned witnesses.

JONATHAN JOFFE

As Witnesses:

ORIGINAL.
STAMPED.

DUTY *Rp 5400.00*

FEES



1 2 MAY 2003 MORTGAGE INC. *6 2490* *4956* *2266*

for *Rp 550 000.00* (with preference for an additional amount not exceeding *Rp 137 500.00*)

DEEDS OFFICE, WINDHOEK. DEPUTY REGISTRAR OF DEEDS

Prepared by me

[Signature]

CONVEYANCER
C.J. GOUWS

B. 1666 2003

49 54 000 000 - 00

2016

750 000 - 00

CANCELLED

2016-09-16

WINDHOEK

DEED OF TRANSFER

T 2312 /

BE IT HEREBY MADE KNOWN:

THAT

CHRISTIAAN JOHAN GOUWS

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

DIRK JACOBUS KOTZE

BORN ON 10 JUNE 1959

AND

HILDEGARD HEDWIG KOTZE

BORN ON 20 JULY 1959

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

[Handwritten marks]

dated the **19 MARCH 2003** and signed at **WINDHOEK**

and the said Appearer declared that his/her said constituent had truly and

legally sold on **5 MARCH 2003**

and that he/she in his/her capacity aforesaid did, by these presents, cede and

transfer, in full and free property, to and on behalf of:

JONATHAN JOFFE

BORN ON 26 NOVEMBER 1956

MARRIED OUT OF COMMUNITY OF PROPERTY

His Heirs, Executors, Administrators or Assigns

CERTAIN **ERF NO. 394 OLYMPIA**

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

MEASURING **1213 (ONE TWO ONE THREE) SQUARE METRES**

FIRST TRANSFERRED by Deed of Transfer No. T 661/1974 with General Plan No. A 370/1971 relating thereto and held by Deed of Transfer No. T 858/1999.

SUBJECT to the conditions imposed by Proclamation No. 8 of 1973 as amended by Proclamation 25 of 1976 and created in said Deed of Transfer No. T 661/1974, namely:-

|

(N)

N

IN FAVOUR OF THE LOCAL AUTHORITY

- (i) The erf may only be used for the purposes which are permitted in accordance with the Town Planning Scheme of Windhoek which was approved by the Executive Committee under the provisions of Section 26(1) of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) (or, if not yet so approved, on the draft of which the local authority or joint committee has formally decided in accordance with Section 16(1) of the said ordinance) and may therefore only be so used in accordance with the conditions laid down in terms of the said Town Planning Scheme..

- (ii) The building value of the main building shall be at least N\$12 000,00.



WINDHOEK MUNICIPALITY

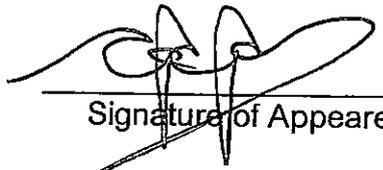
(M)

N

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFERORS heretofore had to the premises, did, in consequence also acknowledge the said TRANSFERORS to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE His Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N\$550 000,00.

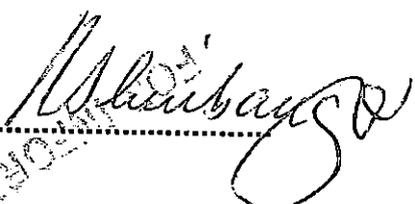
SIGNED at WINDHOEK on 12 MAY 2003

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


Signature of Appearer



Transfer Duty Receipt No. 106051267 for N\$36 100,00 issued by the Receiver of Revenue WINDHOEK on 2 APRIL 2003

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

I the undersigned, conveyancer hereby certify in terms of section 78(a) of Act 23/1992 ("the Act") that all rates, fees, charges and other moneys due to the local authority council in respect of any service as referred to in the above section have been paid up to and including the date of registration hereof.


CONVEYANCER
CHRISTIAAN JOHAN GOUWS

(7)

14

2016-09-16
MORTGAGED

NO. B 4785

BC 2599/2019

for R15 000 000-00

CANCELLED

an additional amount not exceeding R3 000 000-00

2019-05-28

DEEDS OFFICE
TOLSON

Eisob

Deeds Office
Witwatersrand
Johannesburg

J.K. Malumani
Registrar of Deeds

REGISTRAR OF DEEDS

2019-05-28

MORTGAGED

NO. B

3 960 / 2019

for R15 100 000-00 (with preference for

an additional amount not exceeding

R3 024 000-00)

Malumani J.K.

REGISTRAR OF DEEDS

AT TWO HOLLINGWOOD LANE

MORTGAGED

2023-12-14

4707/2023

for R11 700 000,00 (with preference for

an additional amount not exceeding R2 340 000,00)

J.K. MALUMANI

REGISTRAR OF DEEDS

DEEDS OFFICE

CONVEYANCER
YSSEL, E H

2019-12-14 4708/2019
 for R# 470 000,00
 an additional amount not exceeding R# 94 000,00
 J.K. MALUMANI
 REGISTRAR OF DEEDS
 DEEDS OFFICE
 WINDHOEK

2019-11-19 6856/2019
 4 400 000,00
 380 000,00

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

DEED OF TRANSFER



FOR INFORMATION ONLY

7816/2019

BE IT HEREBY MADE KNOWN:

THAT ETIENNE HENNING YSSEL

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

THE AGENT OF THE EXECUTOR IN THE ESTATE OF THE LATE ANNA ALIDA
 ELIZABETH OSBORN by virtue of General Power of Attorney filed under PA32/2005

dated the 20 AUGUST 2019 and signed at WINDHOEK

Am

417

483

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the **20TH AUGUST 2019**

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

JONATHAN JOFFE

IDENTITY NUMBER: 561126 0041 2

MARRIED OUT OF COMMUNITY OF PROPERTY

His Heirs, Executors, Administrators or Assigns

CERTAIN	ERF NO. 396 OLYMPIA
SITUATE	In the Municipality of WINDHOEK Registration Division "K" KHOMAS REGION
MEASURING	1150 (ONE ONE FIVE NIL) Square Metres
FIRST TRANSFERRED	by Deed of Transfer No. T.1277/1974 with General Plan S.G. No. A.370/1971 relating thereto
AND HELD	under Government Grant No. T. 1408/1988
SUBJECT	to the following conditions imposed in terms Ordinance 18 of 1954 (See BC22/2007), and created in Government Grant No. T. 1408/1988, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

11

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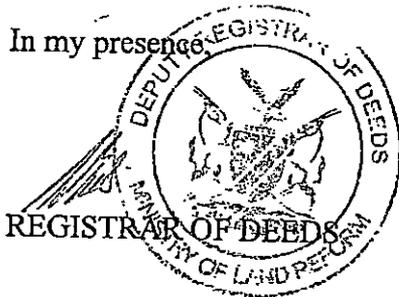
11
Ar

WHEREFORE the Appearer renouncing all the right and title which the said **ESTATE OF THE LATE ANNA ALIDA ELIZABETH OSBORN** heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said **TRANSFEE**

His Heirs, Executors, Administrators or Assigns now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights; and finally, acknowledging that the purchase price of the aforesaid property amounts to **NS\$ 650 000.00**

SIGNED at WINDHOEK on **2019-11-19**
appearer, and confirmed with my seal of office.

together with the



In my presence,

FOR THE REGISTRAR OF DEEDS

Signature of Appearer

Transfer Duty Receipt No. 0200023711
Issued at WINDHOEK on 23 SEPTEMBER 2019
For NS\$186 000.00

- (Checked) 1. Etienne Henning Yssel 2. Anamma

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

CONVEYANCER
YSSEL. E H

ll.

ll.

Prepared by me:

CONVEYANCER
LOCHBK

ORIGINAL
STAMPED
DUTY NS 19 000 00

23 FEB 2024

for 2 800 000 00 with preference to
an additional amount not exceeding 4 500 000 00

REGISTRAR OF DEEDS
GABORONE

T 0609 / 2024

DEED OF TRANSFER

Be it hereby made known:

THAT **WILLEM CAREL KOTZE**

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

JOACHIM KLITZKE

(Identity Number: 710614 0025 5)

and

JOMARI TWANET KLITZKE

(Identity Number: 790425 1066 8)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

dated the 23rd day of JANUARY 2024, and signed at GABORONE

W

W

And the said Appearer declared that his/her Principal had truly and legally sold on the 25th day of AUGUST 2023

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

JONATHAN JOFFE

(Identity Number: 561126 0041 2)

MARRIED OUT OF COMMUNITY OF PROPERTY

His Heirs, Executors, Administrators or Assigns,

CERTAIN: ERF NO. 411 OLYMPIA

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

MEASURING: 1150 (ONE THOUSAND ONE HUNDRED AND FIFTY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 314/1976 with General Plan S.G. No. A370/71 relating thereto and held by Deed of Transfer No. T 289/2012

A. 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:

1. The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
2. The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf.

w




- B. ENTITLED to a water pipeline servitude created by Notarial Deed of Cession of Servitude No. 97/1996, namely:
- CERTAIN Servitude S 2
- MEASURING 227 (TWO TWO SEVEN) square metres according to Servitude Diagram NO. A. 224/64 annexed to the said Notarial Deed No. 97/1996 over:
- CERTAIN Portion L of Windhoek Town and Townlands No. 31
- SITUATE In the Municipality and District of Windhoek
- MEASURING 3,4525 (THREE COMMA FOUR FIVE TWO FIVE) hectares
- HELD by ELIZABETH MARIA STRAUSS (born JACOBS) by virtue of Deed of Transfer No. T 1362/1958
- SUBJECT to the following conditions created in Deed of Transfer No. T 608/1991, namely:

The construction and maintenance, including the right of entry for this purpose to the area of the said Servitude of a pipeline and powerline which will connect the Goreangab Dam with the Municipality of Windhoek subject to the following conditions:

1. That the owner of Portion L of the farm Windhoek Town and Townlands No. 31 or his/her successors-in-title shall be permitted by the Windhoek Municipal Council to use water to a maximum of 3 000 gallons per day from the said pipeline, against payment of fees in accordance with the Municipal tariff applicable from time to time, on condition that said Municipal Council does not guarantee to provide such water at all times, but only when water is pumped out of the Goreangab Dam.
2. That the owner of the aforesaid Portion L of the farm Windhoek Town and Townlands No. 31 or his/her successors-in-title shall pay the usual connection fee to the Municipality of Windhoek, when at any time water is used and that the said owner or his/her successors-in-title shall be responsible for the maintenance of the water meter.

W



3. That the owner of Portion L of the farm Windhoek Town and Townlands No. 31 or his/her successors-in-title shall be permitted by the Municipal Council of Windhoek to have free movement over the area of the Servitude to his/her water installation.
4. That the Municipal Council of Windhoek will leave the waterpipes already laid over the Servitude Area by the owner of Portion L of the farm Windhoek Town and Townlands No. 31 or his/her successors-in-title, unhindered and any damage caused by the pipe or powerline of the Municipality of Windhoek, shall be repaired by the said Municipality within 14 days.
5. That the Municipal Council of Windhoek shall not fence off the Servitude Area.

FOR INFORMATION ONLY

W

9
a


WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N\$2 500 000.00.

Signed at WINDHOEK on

23 FEB 2024

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

In my presence,



[Handwritten Signature]
Signature of Appearer

FOR INFORMATION ONLY

- 1. Transfer Duty Receipt No. 0200149231
OR Exemption Certificate:
Issued at WINDHOEK
On 13 FEBRUARY 2024
for N\$94 000.00

Checked:

1. *[Signature]*
2. *[Signature]*

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

[Handwritten Signature]
CONVEYANCER

[Handwritten marks]

INV2025268095

INV2025268095

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2025268095	Date Issued : 2/14/2025
Account Number : N/A	Vote Number : 5000132050048
Name : HOME SECURITY	Reference Number : 411, 394 & 396, OLYMPIA
Address : P.O BOX 80487, OLYMPIA	System Reference : INV425872
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING OF ERVEN 411, 394 AND 396, OLYMPIA FROM "RESIDENTIAL" TO "OFFICE" WITH A BULK OF 0.4 AND CONSENT FOR A BUSINESS BUILDING	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 1750.00
Total VAT Amount	: N\$ 262.50
Total Amount Payable	: N\$ 2012.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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



NOTIFICATION OF PAYMENT

Dear: Null

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

Date Actioned : 2025/02/14
 Time Actioned : 15:46:35
 Trace ID : BDDKZFQB

Payer Details

Payment From : FNB CUSTOMER
 Cur/Amount : NAD2012.50

Payee Details

Recipient/Account no : ..146115
 Name : City of Windhoek
 Bank : FIRST NATIONAL BANK
 Branch Code : 282672
 Reference : INV2025268095

END OF NOTIFICATION

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

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

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Department of Finance
Revenue Management Division

PO Box 50 Windhoek, Namibia

City of Windhoek

City of Windhoek

DEBT MANAGEMENT CREDIT CHECK FORM

Surname UJEE First name(s) JOHNATHAN
 Erf/stand no 394 Township OLYMPIA
 If company or registered under cc N/A
 Namibian I. D / Passport no. 56112600413
 Postal/Private Bag address — Township of address —
 Physical Residential or Business address —
 Tel no — (H) — Cell 0813782174

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No arrears on service accounts

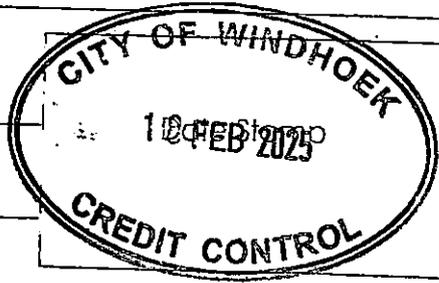
Acc. Technician Credit Control

Paulus

Signature Acc. Tech Credit Control

pdjembela

Accountant Credit Control



LAND SALES

Comments:

City of Windhoek

No and sales account

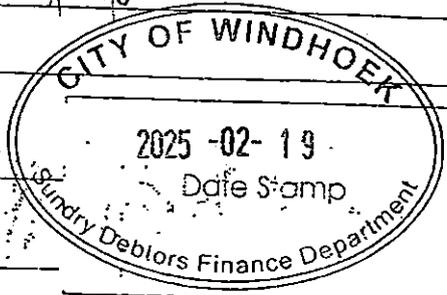
Acc. Technician Credit Control

Johanna

Signature Acc. Tech Credit Control

[Signature]

Accountant Land Sales





Department of Finance
Revenue Management Division
PO Box 59 Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname JOFFEE First name(s) JONATHAN
 Erf/stand no 396 Township OLYMPIA
 If company or registered under cc N/A
 Namibian I. D / Passpori no. 56112600412
 Postal/Private Bag address _____ Township of address _____
 Physical Residential or Business address _____
 Tel no _____ (H) _____ Cell 0814016086

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

NO arrears on service accounts

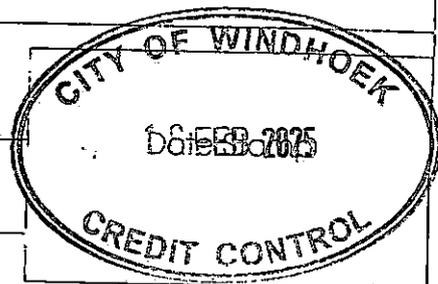
Acc. Technician Credit Control

Paulus

Signature Acc. Tech Credit Control

Phembela

Accountant Credit Control



LAND SALES

Comments:

City of Windhoek

No land sales accounts

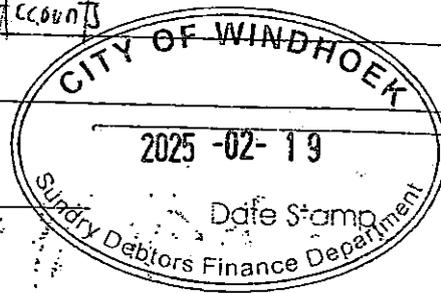
Acc. Technician Credit Control

Jonathan

Signature Acc. Tech Credit Control

[Signature]

Accountant Land Sales





Department of Finance
Revenue Management Division
PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname JOFFEE First name(s) JONATHAN
 Erf/stand no 411 Township OLYMPIA
 If company or registered under cc N/A
 Namibian I. D / Passport no. 56112600412
 Postal/Private Bag address _____ Township of address _____
 Physical Residential or Business address _____
 Tel no _____ (H) _____ Cell 08114046086

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

N/A arrears on service accounts

Acc. Technician Credit Control

paabus

Signature Acc. Tech Credit Control

rdjembele

Accountant Credit Control



LAND SALES

Comments:

City of Windhoek

No land sales accounts

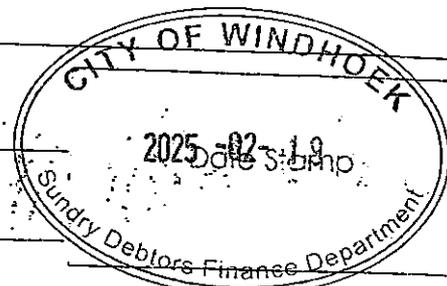
Acc. Technician Credit Control

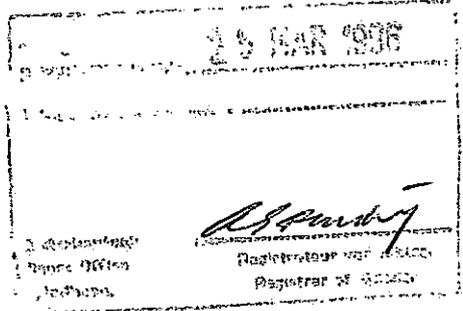
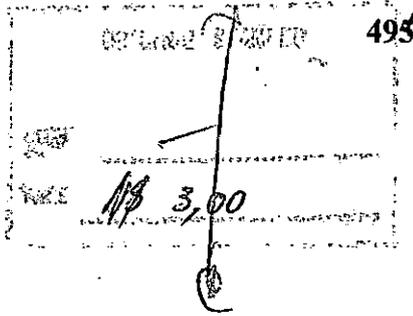
Johanna

Signature Acc. Tech Credit Control

[Signature]

Accountant Land Sales





DR. WEDER, KRUGER & HARTMANN
ATTORNEYS, NOTARIES AND CONVEYANCERS
P.O. BOX 864
WINDHOEK 9000

PROTOCOL NO. 1206

NOTARIAL DEED OF MUNICIPAL SERVICES-SERVITUDE

K 97 / 1996

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT on this the 13TH day of MARCH, 1996 before me

GYSBERTUS JOHANNES LIGTHELM

Notary Public duly sworn and admitted, residing and practising in Windhoek,
personally came and appeared

JUANETTE SNYMAN

(hereinafter called the "Appearer")



[Handwritten signatures and initials]

in her capacity as the duly authorised agent of

1. WILLEM PETRUS VAN ROOYEN in his capacity as City Secretary of the MUNICIPAL COUNCIL OF WINDHOEK and as such representing the Municipality of Windhoek in terms of Section 27(5) of the Local Authorities Act No. 23 of 1992

(hereinafter called the "MUNICIPAL COUNCIL")

by virtue of a Power of Attorney granted to her at WINDHOEK on the 11TH day of OCTOBER, 1995, and

2. HENDRIK FLORIS CHRISTOFFEL JOOSTE in his capacity as Assistant Director: Works in the Ministry of Works, Transport and Communication and as such acting for and on behalf of the Government of Namibia, duly authorised thereto by virtue of Special Power of Attorney 15/1983 Enclosure F Item 3

by virtue of a Power of Attorney granted to her at WINDHOEK on the 25TH day of OCTOBER, 1995, and

3. THE EVANGELICAL LUTHEREN CHURCH IN NAMIBIA
and
THE EVANGELICAL LUTHERAN CHURCH IN THE REPUBLIC OF NAMIBIA

(hereinafter called the "Owner")

by virtue of a Power of Attorney granted to her at WINDHOEK on the 11TH day of MARCH, 1996,

which Powers of Attorney appointing the Appearer have this day been exhibited to me and now remain filed in my Protocol.

A vertical line is drawn from the bottom of the text area down towards the center of the page. To the left of this line is a small handwritten mark. To the right of the line are several handwritten signatures and initials, including a large, stylized signature on the far right.

AND THE APPEARER DECLARED THAT:

WHEREAS the said OWNER is the Registered Owner of:-

CERTAIN	ERF NO 1374 PIONIERSPARK (Extension no 1)
SITUATE	In the Municipality of WINDHOEK Registration Division "K"
IN EXTENT	47000 (Forty Seven Thousand) Square Metres
HELD BY	Deed of Transfer to be registered

AND WHEREAS the Owner has agreed to grant to the MUNICIPAL COUNCIL a perpetual right of way over and the right to use a portion of the aforesaid property for municipal services.

AND WHEREAS in order to secure the rights which the Owner has agreed to grant to the Municipal Council it is necessary to incorporate the grant thereof in a Notarial Deed and to cause the same to be registered against the Owner's Title Deed to the said property.

NOW THEREFORE THESE PRESENTS WITNESS:-

The OWNER hereby grants to the Municipal Council:-

1. A Municipal Services Servitude, 5 metres wide the centre line of which is indicated by the line abcde on annexed Servitude Diagram no A.597/94 over the said ERF NO 1374 PIONIERSPARK (Extension no 1).
2. A Municipal Services Servitude, 3 metres wide parallel to and along the entire length of any boundary of the said ERF NO 1374 PIONIERSPARK (Extension no 1).

(hereinafter referred to as "the Servitude Area"), with the right to the Council to use the said Servitude area inperpetuity for municipal services.

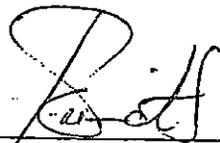
SUBJECT AND ENTITLED TO THE FOLLOWING CONDITIONS NAMELY:-

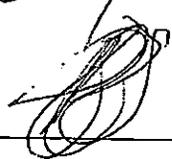
THE Municipal Council of Windhoek shall have the right of access and use without compensation of the servitude area for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operations on the erf or any adjacent erf.

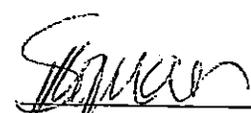
AND the said JUANETTE SNYMAN in her capacity as Agent of the MUNICIPAL COUNCIL OF WINDHOEK, as aforesaid, declared in the name and on behalf of the Municipal Council to accept the grant of rights and the servitude hereinbefore set forth, agreeing on behalf of the Municipal Council to fulfil all and singular the conditions imposed upon the Municipal Council subject to which the servitude is granted.

THUS DONE and SIGNED on the day, month and year first aforewritten, in the presence of the undersigned witnesses and of me, the Notary.

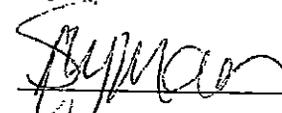
AS WITNESSES:-

1. 

2. 



q.q. MUNICIPALITY

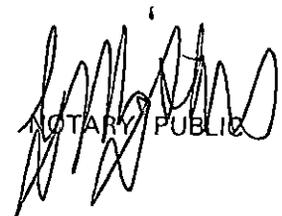


q.q. PURCHASER



q.q. GOVERNMENT

QUOD ATTESTOR,


NOTARY PUBLIC







APPROVED

25 JAN 1997

No. A 597/94

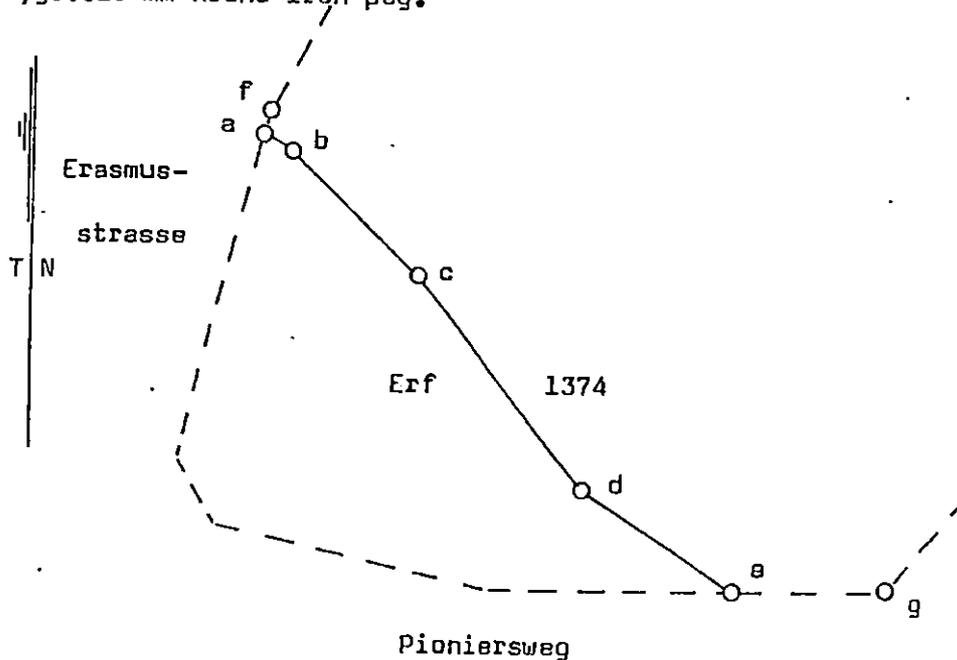
Murray

SURVEYOR-GENERAL

SIDES Metres	ANGLES OF DIRECTION ° ' "	CO-ORDINATES System 22/17		DESIG.	
		y	x		
ab	8,50	302 15 10	a - 6 092,99	+ 65 790,57	S1
bc	47,48	312 29 30	b - 6 100,18	+ 65 795,11	MH5
cd	71,60	321 20 20	c - 6 135,19	+ 65 827,18	MH4
de	46,87	302 33 20	d - 6 179,92	+ 65 883,09	MH3
			e - 6 219,43	+ 65 908,31	S2
af	6,30	195 00 00	f - 6 094,62	+ 65 784,49	1374h
eg	41,62	269 24 10	g - 6 261,05	+ 65 907,88	1374d
			△ - 11 071,26	+ 64 410,77	Hohe Win.
			△ - 2 802,63	+ 68 240,85	Kaiser W.b.

DESCRIPTION OF BEACONS

a...Hole in concrete of bridge. b,c,d...Centre of manhole cover.
e,f,g...16 mm Round iron peg.



SCALE 1: 2 000

The line a b c d e

represents the centre line of a Servitude 5,00 metre wide over
Erf 1 374 Pionierspark Extension 1

situate in the Municipal Area of Windhoek, Registration Division K, NAMIBIA

Surveyed in November 1987 - November 1994 by me

D. Prinsloo
Land Surveyor

This diagram is annexed to

K 97 No. 110

dated

24 JAN 1997

Boon
Registrar of Deeds

The original diagram is

No.

Transfer/Grant

No.

S.R. No. E. 205/94

Gen. Plan No.

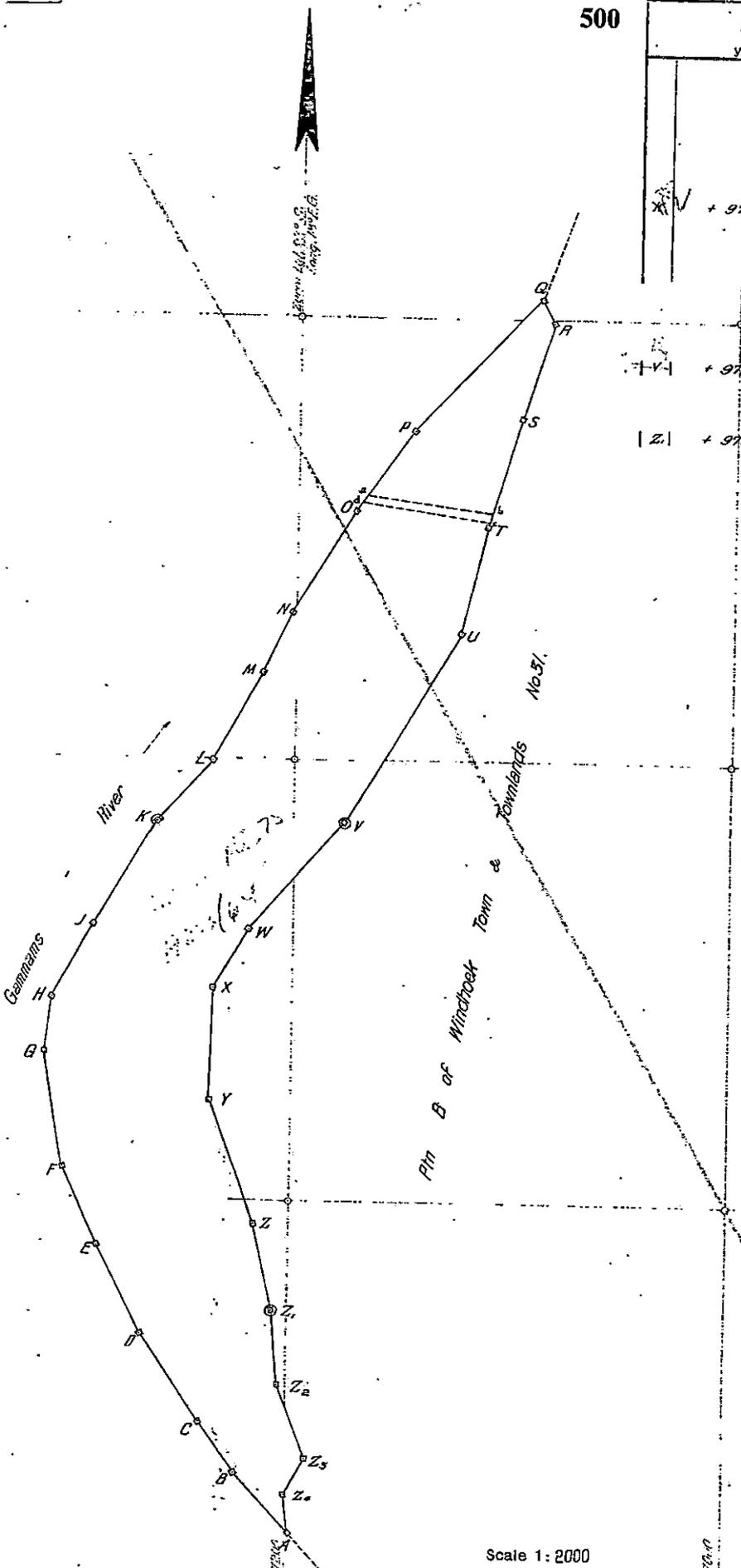
Noting Plan MG-SAC/

File No.

Lal.

Long.

CO-ORDINATES.		ANGLES.	SIDES.
y	x		
			A B 35.2
			B C 28.1
			C D 49.6
			D E 44.4
			E F 39.2
			F G 51.8
			G H 24.9
			H J 38.9
			J K 52.4
			K L 38.4
			L M 44.9
			M N 30.1
			N O 33.5
			O P 24.0
			P Q 82.1
			Q R 12.1
			R S 46.6
			S T 51.2
			T U 49.5
			U V 100.0
			V W 65.2
			W X 50.2
			X Y 50.4
			Y Z 39.2
			Z Z ₁ 40.4
			Z ₁ Z ₂ 34.1
			Z ₂ Z ₃ 36.4
			Z ₃ Z ₄ 19.0
			Z ₄ A 17.3



THE FIGURE abcd REPRESENTS A SERVITUDE AREA IN DGM A224/64 ATTACHED TO D/S 97/1366
 SURVEYOR-GENERAL

Cancelled and Superseded by New
 Diagram No. 223/64
 of Farm No. 75 of 31. A.K.
 SURVEYOR-GENERAL.
 7. 11. 1962

Scale 1: 2000

The above Figure A.B.C.D.E.F.G.H.I.J.K.L.M.N.O.P.Q.R.S.T.U.V.W.X.Y.Z.Z₁.Z₂.Z₃.Z₄ represents Portion L of

WINDHOEK TOWN & TOWNLANDS No 31

In extent 3 Hectares 45 Ar. 25 Square Metres of Land



Enquiries: Jasenda Linus

16 June 2022

jasendalinus@gmail.com

Chief Planner: Urban Policy

Urban and Transport Planning

Windhoek City Council

PO BOX 59

Windhoek

Attention: Mrs R. Kwenani

PUBLIC CONSULTATION REPORT:

- REZONING OF ERVEN 394, 396 AND 411 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'OFFICE' WITH A BUL OF 0.75
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS
- CONSENT TO ALLOW A MEDICAL PRACTICE ON THE ERVEN
- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO.T 0609/2024

PUBLIC CONSULTATION PROCESS

Newspaper\Government Gazette

Published in the Republikein and Namibian Sun on the 06th and 13th March 2025

Objection Date: 17th April 2025

Published in the Government Gazette on the 01st April 2025

Objection Date: 17th April 2025

Neighbours consultation

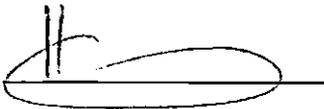
Immediate neighbours were consulted via certified mail which was sent out on the 17th March 2025 because most of the owners of the property was not present at their homes and caretakers opted not to receive or sign the forms on their boss's behalf. Additionally, the neighbour notice for the Remainder of Erf 209 was omitted during the initial consultation period and the notice was only sent out on the 3rd July 2025.

Notices

Notice was placed on the City of Windhoek's notice board and on Site on 06th March 2025.

Objections: objections were received by the owners of Erf 449 Olympia and from Traffic department. Please see attached response and amended parking layout.

Yours in Planning

A handwritten signature in black ink, consisting of a stylized 'H' followed by a long horizontal line that loops back under the 'H'.

H. A. KRÖHNE

OBJECTION AGAINST THE PROPOSED REZONING OF ERVEN 394, 396 (HENRY KALTENBRUN STREET) AND ERF 411, DAVID CARSTENS STREET, OLYMPIA.

Hereby we, Jacques and Nadine Korubel, owners of Erf 449, Olympia object to the following proposed rezonings and consent uses, in terms of the current planning legislation:

1. Rezoning of Erf 394, 396 & 411 Olympia, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75
2. Consent to allow a medical practice on the erven and offices

This objection must be read with the previous objections dated 29 November 2023, 07 November 2022 and 02 August 2018 lodged with the City of Windhoek in response to various previous applications and newspaper notices. The notice at the Customer Care centre indicates that the final date for objections is 17th April 2025.

This objection is based on the following three arguments and is grounded on the prescriptions of the following current planning documents applicable to Windhoek.

- *Olympia Interim Office Policy Area & the future new Olympia Policy Area Plan;*
- *Windhoek Zoning Schemé (including parking specifications);*
- *Urban and Regional Planning Act (No 5 of 2018).*

While the Olympia Interim Office Policy Area currently limits office development to within a defined boundary, the area around Erven 394, 396, and 411 is undergoing a natural transition due to its strategic location along Henry Kaltenbrun and David Carstens streets, corridors that have increasingly become mixed-use in character.

- Urban planning best practice allows for flexibility in policy interpretation where there is:
- demonstrable need for professional services (e.g. medical practices),
- minimal impact on surrounding residential character,
- alignment with emerging land-use trends,
- availability of sufficient access and infrastructure.
- The application, therefore, aligns with the spirit of the Olympia Office Policy's objectives — to accommodate low-impact, service-oriented development — and merely expands on existing uses that are already functionally present in the area.

Firstly, the fundamental fact remains that the proposed development is located outside the current legal Olympia Interim Office Policy Area. City Council Resolution 190/9/2017, paragraph 6 prohibits any rezoning for office purposes outside the Olympia Interim Office Policy Area until a new policy has been approved, which has not been done. See Annexures A & B.

- While it is acknowledged that the current Olympia Interim Office Policy Area delineates specific boundaries for office development, it is important to recognize the following:
 - City Council resolutions are policy instruments, not statutory laws. They provide guidance but are not absolute prohibitions. Each rezoning application is evaluated on its own merit, and exceptions can be made through motivated applications that demonstrate sound planning principles, limited impact, and community benefit. The erven are located contiguous and are open for incorporation/extension of the policy area. Inclusion is not prohibited but supported by Council policy (Suburban Development Policy).
 - The Urban and Regional Planning Act (No. 5 of 2018) allows for the consideration of individual rezoning applications, provided that they undergo public participation and technical scrutiny. The fact that this application is being advertised for objections shows that due process is being followed, as per the Act. Erven outside the policy are not excluded of being considered for development. Any activity grows over time as it gets more specialized. The option to accommodate growth is either to consolidate, intensify or decentralize. The option undertaken here is to include and to consolidate.
- The area in question is adjacent to the existing Interim Office Policy boundary and situated along key collector roads, suggesting a natural extension of the zone. A rigid interpretation of the 2017 resolution would ignore the dynamic and evolving character of the Olympia suburb.
- Urban planning must respond to real-world conditions and trends. The practical need for local medical practices and professional services within a growing city context should be weighed against static boundaries drawn nearly a decade ago.

- The proposed development does not conflict with the broader vision of the Draft Windhoek Urban Structure Plan, which promotes mixed-use corridors, decentralization, and better service access for residents.

Policy areas should not promote islands of development, not promote exclusiveness, it should integrate, restructure and transform the City

Secondly, this application does not comply with the proposals made by a stakeholder committee on 15 June 2023 in the City of Windhoek offices for a possible amendment of the Olympia Interim Olympia Policy Area.

Erven 396 and 411 falls outside the demarcated policy area. This revised policy area plan (as part of the revised Windhoek Urban Structure Plan) must still be subjected to a transparent public participation process, City Council recommendation, and approvals as stipulated in the Urban and Regional Planning Act. We encourage preamble, flexible not solid boundaries, which can be penetrated, not exclusionary but inclusionary. The history of exclusionary and separate development is well known.

Non-compliance with Stakeholder Committee Proposals and Revised Policy Area

- It is acknowledged that the stakeholder committee convened on 15 June 2023 identified potential amendments to the Olympia Interim Office Policy Area and that Erven 396 and 411 currently fall outside the draft demarcated boundary.

However, we respectfully submit the following in support of the application:

- The stakeholder committee's proposals are preliminary and non-statutory. As rightly noted by the objectors, the revised policy area plan has not yet undergone formal public participation or received Council approval. As such, it cannot be used as a definitive basis to exclude well-motivated development applications in the interim.
- This application follows the legally established rezoning process in terms of the Urban and Regional Planning Act (No. 5 of 2018), including the requirement for transparent public participation demonstrated by the advertised call for objections. It does not bypass, but rather complements, statutory planning channels.
- Planning must remain responsive and proactive. While awaiting formal adoption of revised policy boundaries, the City should retain the ability to consider applications that:
 - Reflect the changing urban character of Olympia.
 - Are compatible with surrounding land uses.
 - Provide much-needed local services (such as medical practices) in a sustainable manner.
 - Do not undermine the overall structure or intent of the draft policy plan.

- Urban development is not static, and there is precedent for evaluating applications slightly beyond interim policy boundaries, especially when justified by location, access, existing land use transitions, and broader public benefit.

Thirdly, the application for the increase in bulk from 0.4 to 0.75 should not be considered. The current approved Olympia Interim Office Policy Area only makes provision for Offices with a Bulk of 0.4. Higher bulk ratios have not been approved for this area.

Motivations of objection points one and two:

The stakeholder committee was constituted in response to the earlier objections and a public meeting on 19 April 2023 regarding amendments to the Olympia Interim Office Policy Area. The stakeholder committee only proposed offices on Erven 394, 395 & 1106 Olympia and NOT on the additional two erven (396 and 411, Olympia) which are included in this application of 2025 by Plan Africa.

The following City of Windhoek plan (underneath) highlights the stakeholder recommendations for the amendment of the Olympia Interim Office Policy Area. This has not been approved on any level to the best of our knowledge might still be rejected at public participation level. It is the opinion that although some form of public participation was initially followed (April 2023) the draft new Olympia Policy Area Plan (OPA) was not yet submitted to an official and transparent public participation exercise, as required in terms of the Urban and Regional Planning Act of 2018.

Response to Objection Point: Application for Increase in Bulk from 0.4 to 0.75

- While the current Olympia Interim Office Policy Area specifies a bulk of 0.4 for office developments, the request for an increase to 0.75 is based on the following planning justifications:
- The Windhoek Zoning Scheme allows for deviations in bulk where motivated and justified by planning merit, accessibility, urban form compatibility, and the capacity of surrounding infrastructure to support such intensification.
- The erven in question are situated along Henry Kaltenbrun and David Carstens Streets, which are collector roads with existing access to service infrastructure, making them well-suited to accommodate increased intensity in use without compromising residential character or functionality.
- A bulk of 0.75 remains modest in comparison to bulk ratios permitted in core commercial zones and is being applied in a context-sensitive manner to allow for:

Efficient use of valuable urban land:

- Professional office and medical service provision in low-rise, low impact form.
- Improved public accessibility to essential services in suburban areas.

Bulk ratios are not only about building height but also the relationship between built form, site coverage, and land use intensity. The application includes parking provision, building design

control, and access management to ensure that the bulk increase does not negatively affect neighbouring residential properties.

Third argument in more detail:

Although the draft new Olympia Policy Area Plan (OPA) earmarks Erf 394 (together with erf 395 and 1106) for a Bulk of 0.75, the main criteria is surely that it is only permissible if the other zoning scheme stipulations are adhered to such as onsite parking according to a site development plan is sufficient plus safe access to and from the parking bays is ensured to the clients and the residents in their vehicles moving along Hidipo Hamutenya street.

This is not the case with the current parking provision along Hidipo Hamutenya street, where visitors staff of the eye-clinic is parking on the opposite sidewalk along Hidipo Hamutenya street. The insufficient and in-adequate provision of parking combined with the access point of United sportsgrounds opposite the Eye clinic are not ensuring safe traffic movement.

The insufficient and inadequate provision of on-site parking should be enough reason not to approve the bulk of 0.75. The parking regulations stipulate 1 parking bay per 25m² floor area which opens the question: On which erf will the development of Erf 394's parking be provided – this corner erf is already fully developed? (Taxi Parking can be provided in the street to supplement parking on the erven)

Additional arguments and discussion:

The previous mentioned objections were lodged against applications regarding Erf 1106 and 395, as well as more recent in November 2023 against an application regarding Erf 394, 395, 396 & 411.

Once again 6 and a half years later, this application is submitted/re-submitted by a different consultant. In the meantime, actual illegal land use activities have been occurring without any legal approvals, nor public participation nor penalties for not complying to zonings nor meeting parking requirements.

For example, the existing house on Erf 396 was renovated and the boundary walls removed (between the erf and Erf 395) and are already part of the larger Eye clinic conglomeration of erven. See included aerial photo. What's wrong with that, we create better integrated spaces.

Currently a building is constructed on Erf 411, although the building plan was submitted for a dwelling this current construction and erf appears also to be part of the continuing expansion exercise of the Eye Clinic. (that's what we call fast track)

This application (Erf 394, 396 & 411) will result in a medical and office complex of nearly 7000m². Which is even larger than the current Esteem Care facility just East of this residential block. The problem is that Erf 1106 is already developed to extreme capacity and the other four erven are all developed properties, according to the aerial photo.

Community involvement (public participation) must happen to ensure that there is agreement between the City of Windhoek's vision (reflected in the final new Olympia Policy Area Plan to be

included in the Windhoek Urban Structure Plan) and the residents of Olympia's needs (for whom the document is compiled to protect their interests and living quality and simultaneously provide scope for certain limited amounts of urban redevelopment/urban growth). The propose land use is compatible with the adjacent residential development.

One of the reasons for the approval of the interim policy areas (in 2017), was to address ad-hoc decision making, as well as to address inconsistent evaluations and approval of town planning applications based on perceived "merit". It is because of an ad hoc decision that the current situation exists with Erf 1106 and even more recently the inclusion of Erf 395, Olympia.

Google Earth aerial photo, dated 4 November 2023:

[Image of the aerial view dated 4 November 2023]

Google Earth aerial photo, dated 26 March 2025, showing the total development, lack of on-site parking (as per scheme requirements) and street parking by staff and visitors.

[Image of the aerial view dated 26 March 2025, with the development outlined in red]

A comparison of the two aerial photos shows clearly that this medical/office complex is slowly but surely pushing its way east wards into the neighbourhood – with no regards for the neighbourhood's residential character and resident's properties. In the process adjacent properties are affected, properties end up for sale because the residential value of an adjacent property is negatively affected, see photo of Erf 410 which indicates that the property is up for sale (photo was taken recently in March)

(Image shown of a property with a "For Sale" sign)

In conclusion

This incremental /slowly growing development has already impacted socio-economically negatively on the neighbourhood. This application and whole development are surely not in line with the Council's intensions for smaller office developments in residential areas.

In view of the above mentioned the application for rezoning in order to allow for ±6985m² for medical/office complex is not supported

We request that the council and officials allow the current Windhoek Urban Structure Plan process to run its course together with the legally prescribed public participation, as stipulated in Section 3(2)(d) the Urban and Regional Planning Act, Act 5 of 2018.

The act clearly prescribes in Section 3(2)(d):

"during the preparation, amendment and review of policies and plans dealing with spatial planning a transparent process of public participation must be followed which process must afford the general public and persons affected by such policies and plans, access to the relevant information in order to provide inputs on matters affecting them."

We are of the opinion that to reach a decision at this stage would once again be of an ad hoc nature, and premature, as the new forward planning document has not been approved.

Response to Objection Point: Insufficient Parking and Traffic Safety Implications Related to Proposed Bulk Increase (0.75)

- We acknowledge the importance of ensuring compliance with the Windhoek Zoning Scheme, particularly regarding bulk increases and associated site development standards such as parking provision and safe vehicular access. In response to the concerns raised:

Compliance with Parking Requirements

- Adequate On-Site Parking Provided: The submitted layout plan clearly shows:
 - 36 parking bays provided, covering all uses across Erven 394, 396, and 411.
- The SDP includes multiple driveways, designated bays, and internal circulation to avoid congestion on Hidipo Hamutenya Street.

This exceeds the required number of bays by more than 50%, demonstrating thoughtful planning and anticipation of peak demand.

Use of Adjacent Property:

The plan leverages Erf R/290, which is the United Sports Grounds, a multipurpose erf already in use for sports activities, Nico's Pub and Grill, informal parking, and taxi operations. It is logical and efficient to formalize these uses in the site plan.

Consolidation across erven allows for integrated parking provision, which is standard planning practice in mixed-use nodes.

- Traffic & Safety:
 - Entry/exit points are located to avoid conflict with nearby intersections or the United Sports Grounds.
 - If required, a traffic impact study can be submitted to validate operational safety.

Response to Argument: Alleged Unlawful Development and Incremental Expansion

- Allegations of illegal use, boundary wall removal, or unapproved construction are outside the scope of this rezoning application and should be addressed through the City's Building Control and Compliance Division.
- This application seeks to regularize and integrate land uses within a legal and consultative framework.
- Consolidation of erven into a medical/office node is not unusual and allows for more efficient service delivery and planning control.

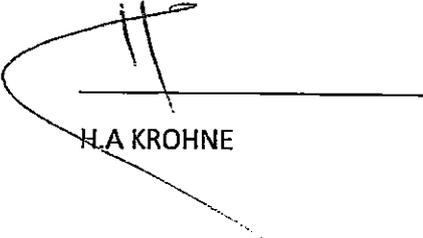
Response to Argument: Impact on Residential Character and Property Value

- The proposal involves low-rise, professional uses such as consulting rooms and medical offices, which are not disruptive to the residential environment.
- There is no evidence that this development has caused a decrease in property values. In fact, proximity to healthcare and professional services often enhances accessibility and local amenity.
- The site is along a collector road and buffered from interior residential streets, limiting impact on quiet zones.

Response to Argument: Prematurity and Allegation of "Ad Hoc" Planning

- The Urban and Regional Planning Act (No. 5 of 2018) does not prohibit development during the preparation of new structure plans. Section 3(2)(d) requires transparent participation — which this application meets through formal advertising and public response.
- Council has a duty to evaluate submitted applications based on current needs, planning merit, and statutory procedure. To halt all development pending final policy adoption would be impractical and unjustified.
- This application is the opposite of "ad hoc", it is motivated by spatial logic, technical evidence, and urban development principles.

Yours in Planning



H.A. KROHNE

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/394_396_411/OL

DATE : 07 April 2025

Ms. R. Kwenani

RE: REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.75; CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS; CONSENT TO ALLOW A MEDICAL PRACTICE ON THE ERVEN; ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO. T 0609/2024

The Application dated 21 February 2025, for the proposed Rezoning of Erf 394, Erf 396, Olympia, Henry Kaltenbrun Street, and Erf 411 Olympia, David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75; and Consent use, received on 28 February 2025, refers.

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

1. The proposed Erven 394 and 396, Olympia, Henry Kaltenbrun Street and 411, David Carstens Street, has a general downward slope from the north east into a south westerly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed, Erven 394 and 396, Olympia, Henry Kaltenbrun Street and 411, David Carstens Street, except for surface stormwater run-off.
3. Access to the proposed Erven 394, 396 and 411, Olympia is indicated to be obtained from Henry Kaltenbrun Street and David Carstens Street, respectively.

This Division has no objection to the proposed, rezoning of Erf 394, Erf 396, Olympia, Henry Kaltenbrun street, and Erf 411 Olympia, David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75; Consent to proceed with construction while the rezoning is in process; Consent to allow a medical practice on the Erven; Alteration of title conditions of deed of transfer no. T 0609/2024, provided:

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

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

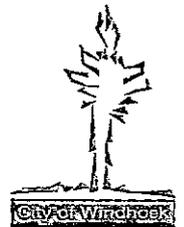
513
MEMORANDUM

TO: Ms. R. Kwenani

DATE: 23 April 2025

FROM: INF: Engineering Services Division

REF: L/394&396&411/OL



SUBJECT: REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.75;

CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS;

CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE ERVEN; AND

ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO. T 0609/2024.

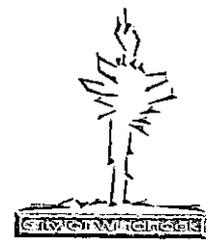
The application dated 21 February 2025 regarding the above subject matter, refers.

The application can only be approved under the following conditions:

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

.....
SECTION ENGINEER
OC Archer

MEMORANDUM



The Gateway to Endless Opportunities

TO : URBAN POLICY

FROM : HEALTH AND ENVIRONMENT SERVICES

ENQ : MET SHANYENGANGE Tel. 061 290 3529

CC :

DATE : 27/05/2025

Dear Colleague,

RE: REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM “RESIDENTIAL” WITH A DENSITY OF 1:900 TO “OFFICE” WITH A BULK OF 0.75

CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS

CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE ERVEN

The Division has no objection to the application. The applicant is required to apply for an Environmental Clearance Exemption from the Division of Health and Environment Services upon Council approving the application. In addition, the applicant must submit a copy of medical waste disposal certificate from a registered agent or City of Windhoek Health Care Risk Waste Treatment Facility prior to commencing with the operation of a medical facility.

Kind Regards,

MEMORANDUM⁵¹⁵



TO : Mr. Ruth Kwenani
Town Planner
Department of Urban & Transport Planning

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

ENQ : Mr. Ronnie Beukes
Section Engineer: LV Planning and Design
Department of Urban & Transport Planning

DATE : 07/07/2025

RE: REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.75 CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE ERVEN ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO. T 0609/2024

The Strategic Executive: Electricity Department has no objection to the application submitted with the following conditions:

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

Mr. V. H. Namgongo

**CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY**

MEMORANDUM



The Gateway to Endless Opportunities

TO : UTP: Urban Policy

FROM : UPT: Sustainable Development

ENQ : N. Naruses

REF : L/394, 396, 411OL

DATE : 09/07/2025

Attention: Hugo Rust

RE:

- **Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from “Residential” with a density of 1:900 to “Office” with a bulk of 0.75**
 - **Consent to proceed with construction while the Rezoning is in process**
 - **Consent to allow a medical practice on the erven2. Erf information**
 - **Alteration of title conditions of Deed of Transfer No. T0609/2024**
-

This memo refers to the application dated 21 February 2025, submitted by Plan Africa Consulting CC.

Discussion:

The Sustainable Development Division raises no principled objections to the proposed application. The proposal aligns with relevant policy frameworks and optimizes land use efficiency without causing detrimental environmental impacts. Potential traffic implications resulting from the land use change require proper assessment.

Proposal/Recommendations

That the proposed application be granted but due consideration of technical inputs from relevant technical departments as well as 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:

- Addressing technical comments and recommendations from the Traffic Division regarding potential land use change impacts.
- Compliance with relevant by-laws administered by the respective technical divisions.

We trust that the above is in order.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMORANDUM⁵¹⁹

- SUBJECT:**
- 1. REZONING OF ERF 394, ERF 396, OLYMPIA, HENRY KALTENBRUN STREET, AND ERF 411 OLYMPIA DAVID CARSTENS STREET, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.75**
 - 2. CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS**
 - 3. CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE ERVEN**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	11/03/2025	Tel: 290 3359	
Section Engineer: M Shiimi	.../.../2025		
Chief Engineer	.../.../2025		

TO:	Urban Planning R. Kwenani	DATE:	28 July 2025	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/394_396&411/ OL	

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

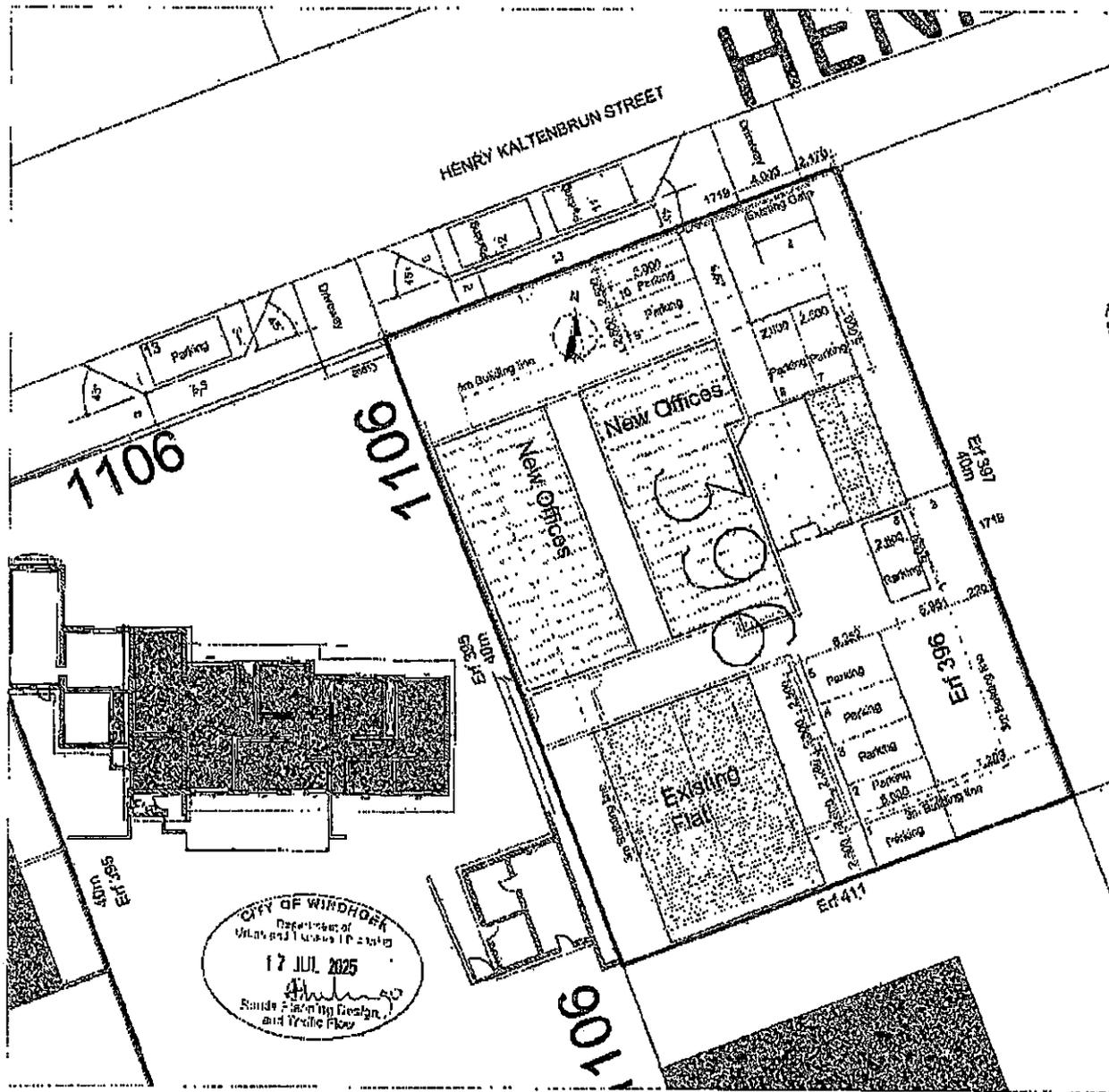
The application dated 21 February 2025 received from Plan Africa Consulting CC, our comments dated 11 March 2025 and subsequent parking layout submitted on 17 July 2025 regarding the above application refers.

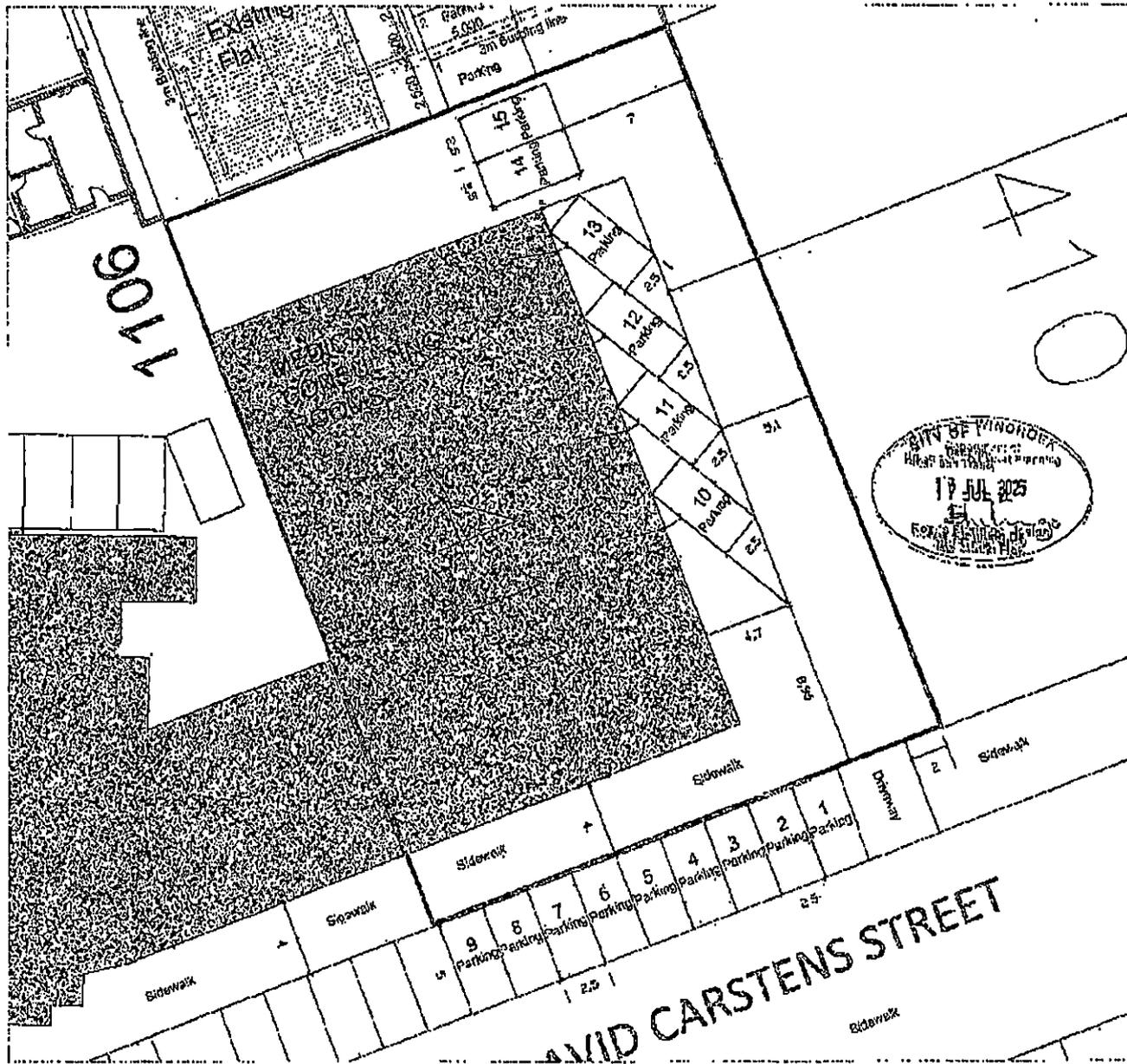
Erven 396 and 411 are located in Henry Kaltenbrun Street in Olympia, while Erf 411 is located on David Carstens Street, Olympia. The Erven are easily accessible and are in close proximity to Esther Brand Street which is a collector road. Erven 394, 396 and 411 measures 1213m², 1150m², and 1150m² respectively. All erven are zoned Residential with a density of 1:900. The rezoning of all erven will generate approximately 77 vehicular trips to the current road network.

A Traffic Impact Assessment (TIA) to evaluate a policy wide adoption area for a portion of Olympia was conducted in 2021. The results stipulated in the TIA indicates that several intersections directly impacted by these erven operate at unacceptable LOS for the existing traffic demand and it is proposed that various intersections be upgraded in the area including introduction of public transport and Non-motorised transport facilities by the year 2026. And several other by the year 2031 to support such densification in the policy area. These upgrades are expected to be funded from betterment generated from the new policy area.

1. This Division has no further objections to the proposed Rezoning of Erf 394, 396 Henry Kaltenbrun Street, Olympia, and Erf 411 Olympia David Carstens Street from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75; provided that:
 - 1.1 Parking be provided as per the attached parking layouts date stamped 17 July 2025.
 - 1.2 No access or parking will be allowed 20 meters from the intersection, measured from the intersecting kerbs.
2. This Division has no objections to the proposed consent to proceed with construction while the Rezoning is in process, provided that:

- 521
- 2.1 Building plans must be submitted to the City's Building Control Division for approval, incorporating the attached supported parking layouts date stamped 17 July 2025.
 - 2.2 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.
 3. This Division has no objections to the proposed Consent to allow a medical practice on the even, provided that:
 - 3.1 For medical consulting: Minimum 5 parking bays per medical practitioner to be provided on site
 - 3.2 Parking be provided as per the attached parking layouts date stamped 17 July 2025.
 - 3.3 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.





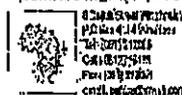
PROPOSED PARKING

REZONING OF ERF 394, ERF 396 AND 411 COLUMPIA FROM RESIDENTIAL WITH A DENSITY OF 1000 TO OFFICE WITH A BULK OF 0.75
 CONSENT TO PROCEED WITH CONSTRUCTION WHILE REZONING IS IN PROGRESS
 CONSENT TO ALLOW AN MEDICAL PRACTICE ON THE THE ERVEN
 ALTERATION OF THE TERMS CONDITIONS OF DEEDS OF TRANSFER NO.T0609/2024

LOCALITY LEGEND

PARKING  EXT. BUILDING 
 ERF BOUNDARY 
 DIMENSIONS 

USE	CALCULATION	REQUIRED BAY
MEDICAL CONSULTING ROOMS	3 BAYS PER PER MEDICAL PRACTITIONER OR MEDICAL PRACTITIONERS	30
OFFICE	1 BAY PER 100 m ²	4
TOTAL PARKINGS REQUIRED FOR ERF 41:		34
TOTAL PARKINGS PROVIDED		35 NORMAL P.

Plan Africa Consulting cc
 (Town and Regional Planners)

 8 Data Street, Windhoek
 P.O. Box 11466, Windhoek
 T: 061 231 1111
 Cell: 082 775 5111
 Fax: 061 231 1111
 email: info@plan.africa.com

SCALE: 1:200
 APRIL 2025

DRAWING NO: 411PL2025-04

Yours faithfully

M. Shiimi
Section Engineer: Transport Planning
*2508

Kwenani (RM)

From: Archer (O.C)
Sent: Wednesday, 13 August, 2025 16:39
To: Kwenani (RM)
Subject: RE: Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75

Good afternoon Ruth,

I can confirm that the pipeline servitude registered on Erf 411 Olympia is no longer relevant.

Kind regards,

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Sent: Wednesday, August 13, 2025 2:23 PM
To: Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Subject: FW: Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75

Good Afternoon Ockert

This is the item we spoke about at the meeting. Please check Deed of Transfer No. 0609/2024 in the applications folder and confirm if the pipeline servitude registered on Erf 411 is still relevant.

Kind regards

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Sent: Thursday, 7 August, 2025 5:40 PM
To: Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Subject: FW: Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75

Good Afternoon Ockert

There is a pipeline servitude registered on Erf 411 as per Deed of Transfer No. 0609/2024.

May you please check and confirm if it is still relevant or not , for us to know if the condition can be removed?

Kind regards

From: Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Sent: Wednesday, 23 April, 2025 11:21 AM
To: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Subject: RE: Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75

Dear Ruth,

527

Attached please find the water and sewer comments.

Regards,



Ockert Archer

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

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

www.cityofwindhoek.org.na

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- Stay Informed: Ke

MANDATORY TRAINING SESSIONS: B5 - D

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>

Sent: Friday, 28 February 2025 9:45 AM

To: TPC Comments <TPCComments@windhoekcc.org.na>

Subject: Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75

Dear Colleagues

An application for the Rezoning of Erf 394, Erf 396, Olympia Henry Kaltenbrun Street, and Erf 411 Olympia David Carstens Street, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.75, Consent to proceed with construction while the Rezoning is in process, Consent to allow a medical practice on the erven and Alteration of title conditions of Deed of Transfer No. T0609/2024 was received during the submission month of February 2025.

The application is saved under V:\Town Planning Committee\2025\February\394_396_411 OL\Application

Please provide technical comments by latest **27 March 2025**

The application will be evaluated by Ruth Kwenani and all comments should be emailed to me at rkw@windhoekcc.org.na

Please also save copy of comments under V:\Town Planning Committee\2025\February\394_396_411 OL\Comments

Regards

Urban Policy Division



Ruth Kwenani

Town Planner

Department of Urban and Transport Planning

City of Windhoek is a Service Corporation

Office: +264 61 290 3428

Fax:

Mobile:

E-mail: Ruth.Kwenani@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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Market Watch Kleinadvertensies • Classifieds

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

TEL: 061 297 2175 FAX: 061 239 638
EMAIL: classifieds@synergi.com.na
No advertisements will be accepted telephonically.

Table with 2 columns: INHOUDSOPGAWE and CONTEKST. Lists various categories like Death Notices, Memorials, Lost, etc.

Betrekkings gevra Employment Wanted
ERENREKSE 45-jarige vrou soek dringend huis-skoonmaak...

Vakatures Vacancies
Vacancies Open Amitofo Center is an international Non-Profit Organization...

ZALA CONSTRUCTION CC is looking for a candidate for the following open post: 1x site manager...

Vakatures Vacancies
USAKOS HOUSE FOR SALE One living room, 3 bedrooms, front and back steep pre-paid electricity...

Industrial Plot For Sale Approx 1800 m² in size, registered in CC near incubation centre (Bokamosa) in Katutura...

TE HUUR Hochlandpark, Raven Court, Spacious duplex 145m², 2 bedroom + bic, 6m² loft, 1 bathroom and extra toilet...

QA QC INSPECTOR
Suzette Verbeke, Namibia is looking for 2 QA QC Inspectors for the industry Group...

Kommerseel te koop Comm. Property for Sale
USAKOS HOUSE FOR SALE One living room, 3 bedrooms, front and back steep pre-paid electricity...

Regskennisgewings Legal Notices
NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS...

Regskennisgewings Legal Notices
IN THE HIGH COURT OF NAMIBIA NORTHERN LOCAL DIVISION HELD AT OSHAKATI...

Regskennisgewings Legal Notices
IN THE HIGH COURT OF NAMIBIA MAIN DIVISION HELD AT WINDHOEK...

CONDITIONS OF ACCEPTANCE:
REPUBLICA reserves the right to withhold or cancel any advertisement...
RATES:
Monday - Friday
Classifieds: Small: N\$12.30 for the first 20 words...

HEADSPRING INVESTMENTS is seeking for Chief Electro-Mechanical Technician. An ideal candidate should have a Diploma (Automation of technological processes and production)...

Crickets Namibia is the custodian of all Sport and Cricket programs at the Namibia Cricket Ground. This advert serves to announce a vacancy as Gymnasium Assistant of the HP Hub...

LUPHARRO: Looking for draftsman and manager. Fluency in Portuguese, certificate in ArchCAD a must. Good business communication skills.

Animal Hospital is seeking a qualified and unconditionally registered veterinarian with 5+ years work experience...

USAKOS HOUSE FOR RENT One living room, 3 bedrooms, front and back steep, pre-paid electricity, two outside rooms...

Erve te koop gevra Even wanted to Buy
PLOT WITH FLAT FOR SALE IN GORAMAS - 200m² plot with one bedroom flat (BIC, bathroom, kitchen)...

Erve te koop gevra Even wanted to Buy
PLOT WITH FLAT FOR SALE IN GORAMAS - 200m² plot with one bedroom flat (BIC, bathroom, kitchen)...

Erve te koop gevra Even wanted to Buy
PLOT WITH FLAT FOR SALE IN GORAMAS - 200m² plot with one bedroom flat (BIC, bathroom, kitchen)...

Erve te koop gevra Even wanted to Buy
PLOT WITH FLAT FOR SALE IN GORAMAS - 200m² plot with one bedroom flat (BIC, bathroom, kitchen)...

PRO-E Auctioneers
DATE TO MARK 2025
GENERAL BIDDING: 19/03/2025 - 14/04/2025

TRUCK & SALVAGE AUCTION
Thursday 27 March 2025 @ 10:00
Auction, Brattonville

Market Watch
ADVERTISEMENTS
061 297 2175

THE INTERNATIONAL DAY OF MATHEMATICS DAY
TODAY IS...
The International Day of Mathematics (IDM) on March 14 is a worldwide celebration that happens each year where all countries will participate...

NOTICE

Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS on behalf of the owner of the respective erf, intends to apply to City of Windhoek for

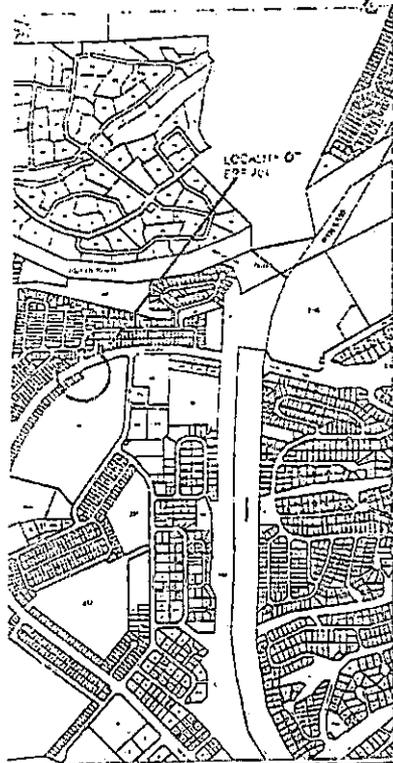
- REZONING OF ERVEN 393 AND 396 HENRY KALTENBRUN STREET AND ERV 412 DAVID CARSTENS STREET OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'OFFICE' WITH A BULK OF 0.75
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS
- CONSENT TO ALLOW A MEDICAL PRACTICE ON THE ERVEN
- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO.10609/2024 IN TERMS OF SECTION 103(1)(f) OF THE URBAN AND REGIONAL PLANNING ACT, ACT 5 OF 2018

Erven 393, 396 and 412 are 1213m², 1150m² and 1150m² respectively in extent. The erven in question are zoned residential with a density of 1:900m² and are occupied by dwelling houses which will be demolished to create a space for offices and medical practice. The intention of the owner is to rezone the respective erven to expand the existing eye clinic and medical practice on erven 1106 and 395 Olympia.

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

Further take notice that any person objecting to the proposed use of the land as set out above, may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 17th April 2025).

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS



ERF 201 EVELINE STREET NO. 201, GORENBURG PRINCE WITH A DENSITY OF 1:900 TO DISCLOSE WITHIN ONE YEAR TO EARLY OPERATING IN TERMS OF THE ACT IS THE REZONING IS IN PROGRESS. (LOCALITY PLAN)



LOCALITY PLAN OF ERF 393, 396 & 412 HENRY KALTENBRUN STREET & ERV 412 DAVID CARSTENS STREET, OLYMPIA

Plan Africa Consulting cc

M. 0812 2206
C. 0812 2207
P. 0812 2208

NOTICE

Take notice that PLAN AFRICA CONSULTING CC, on behalf of the owners of the respective erf, intends to

- CONSENT TO USE ERF 6693 KATUTURA STREET FOR THE PURPOSE OF A PRE-SCHOOL TERMS OF TABLE B OF THE WINDHOEK ZONING BY-LAW

Erf 6693 is 344m². The erf is zoned "residential". The erf is being used as a pre-school academy needed to continue using the erf for pure importance of pre-school education is that it and personal growth & development.

Further take notice that the locality plan is on the town planning notice board at City of Windhoek, No 8 Delius Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above, may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 17th April 2025).

PLAN AFRICA CONSULTING CC

LOCALITY PLAN
No. 4119
No. 8 Delius Street
Windhoek West
Tel: 0812 2206
Tel: 0812 2207
Tel: 0812 2208

SUBDIVISION & PUBLIC OPEN S

NOTICE

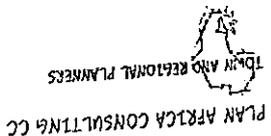
Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respect vs erf, intends to apply to City of Windhoek for:

- REZONING OF ERVEN 394 AND 396 HENRY KALTENBRUNN STREET AND ERF 411 DAVID CARSTENS STREET OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'OFFICE' WITH A BULK OF 0.75
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS
- CONSENT TO ALLOW A MEDICAL PRACTICE ON THE ERVEN
- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO.10609/2024 IN TERMS OF SECTION 105(1)(f) OF THE URBAN AND REGIONAL PLANNING ACT, ACT 5 OF 2018

Erven 394, 396 and 411 are 1213m², 1150m² and 1150m² respectively in extent. The erven in question zoned residential with a density of 1:900m² and are occupied by dwelling houses which will be demolished to create a space for offices and medical practice. The intention of the owner is to rezone the respective erven to expand the existing eye clinic and medical practice on erven 1105 and 395 Olympia.

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

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 03rd April 2025).





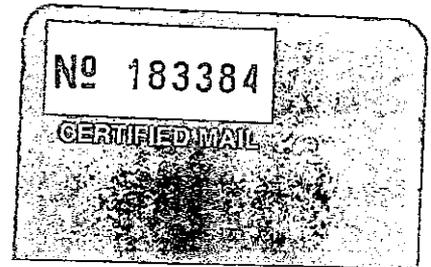
TOWN AND REGIONAL PLANNERS

06/03/2025

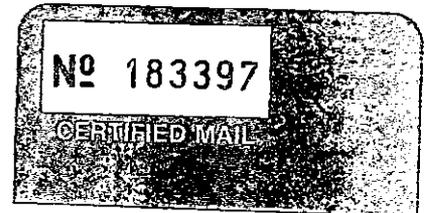
Certified Mail:

- REZONING OF ERVEN 394 AND 396 HENRY KALTENBRUN STREET AND ERF 411 DAVID CARSTENS STREET OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'OFFICE' WITH A BULK OF 0.75
- CONSENT TO PROCEED WITH CONSTRUCTION WHILE THE REZONING IS IN PROCESS
- CONSENT TO ALLOW A MEDICAL PRACTICE ON THE ERVEN
- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO.T0609/2024 IN TERMS OF SECTION 105(1)(f) OF THE URBAN AND REGIONAL PLANNING ACT, ACT 5 OF 2018

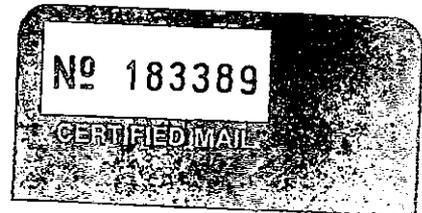
ERF 430 OLYMPIA: MAREZANI PROPERTIES
P.O BOX 90219
KLEIN WINDHOEK



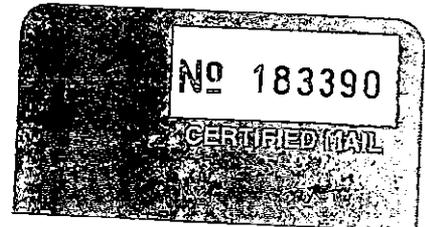
ERF 431 OLYMPIA: EVANGELISCHE KIRCHENKASSE
P.O. BOX 884
WINDHOEK



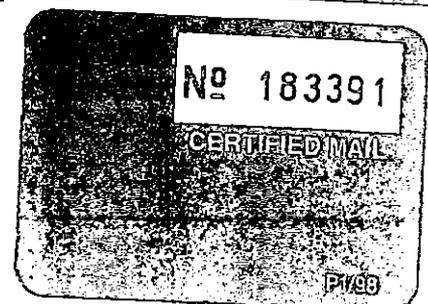
ERF 432 OLYMPIA: M. KEHRER
P.O. BOX 1698
WINDHOEK



ERF 433 OLYMPIA: AILI NGULA
P.O. BOX 95379
WINDHOEK



ERF 410 OLYMPIA: HV HAMUFUNGU
P.O. BOX 31674
WINDHOEK



534

ERF 397 OLYMPIA:

M GOAGOSEB
P.O. BOX 20086
WINDHOEK



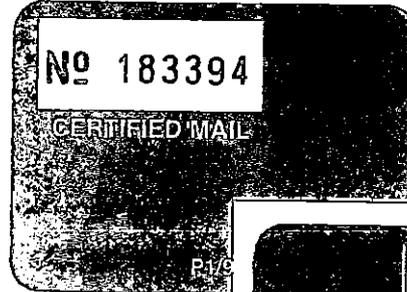
ERF 377 OLYMPIA:

N.P NEGONGO
P.O. BOX 24213
WINDHOEK



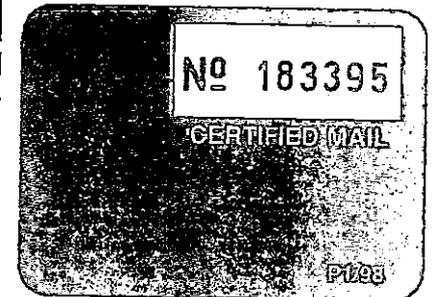
ERF 376 OLYMPIA:

HELENE BRISLEY
P.O. BOX 80189
OLYMPIA



ERF 375 OLYMPIA:

WILLIAM & PATRICIA & JOHN TAYLOR
P.O. BOX 80551
OLYMPIA



PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS



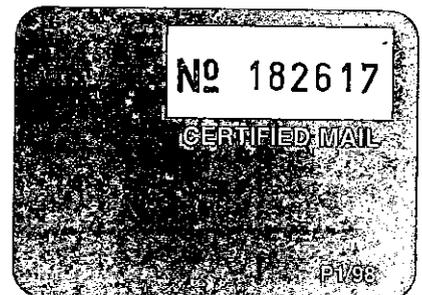
BOX 4114
WINDHOEK
8 DELIUS STREET
TEL: (061) 212096 CELL: 081271 6189
FAX: (061) 213051
E-MAIL: PAFRICA@MWEB.COM.NA

03/06/2025

CERTIFIED MAIL:

- REZONING OF ERVEN 394 AND 396 HENRY KALTENBRUN STREET AND ERF 411 DAVID CARSTENS STREET OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'OFFICE' WITH A BULK OF 0.75
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- ALTERATION OF TITLE CONDITIONS OF DEED OF TRANSFER NO.T0609/2024 IN TERMS OF SECTION 105(1)(f) OF THE URBAN AND REGIONAL PLANNING ACT, ACT 5 OF 2018

ERF R/290 OLYMPIA: UNITED SPORTS CLUB
PO BOX 32031
WINDHOEK



Tel: (061) 25 1189
 Email: office6@spc.com.na
 Our Ref: W/25014

Private Bag 2209
 Otjiwarongo

No. 193

2025

REZONING OF ERVEN 394, 396 AND ERF 411, OLYMPIA

Plan Africa Consulting cc, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to City of Windhoek for:

- Rezoning of Erven 394 and 396 Henry Kaltenbrun Street and Erf 411, David Carstens Street Olympia from “residential” with a density of 1:900 to ‘office’ with a bulk of 0.75;
- Consent to Proceed with construction while the rezoning is in process;
- Consent to allow a medical practice on the erven; and
- Alteration of title conditions of Deed of Transfer No. T0609/2024 in terms of section 105(1)(f) of the Urban and Regional Planning Act, 2018.

Erven 394, 396 and 411 are 1213m², 1150m² and 1150m² respectively in extent. The erven in question zoned residential with a density of 1:900 and are occupied by dwelling houses which will be demolished to create a space for offices and medical practice. The intention of the owner is to rezone the respective erven to expand the existing eye clinic and medical practice on erven 1106 and 395 Olympia.

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

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with City of Windhoek and with the applicant (Plan Africa Consulting cc) in writing within 14 days of the last publication of this notice (final date for objections is 17 April 2025).

Applicant:
 Plan Africa Consulting Cc
 Town and Regional Planners
 P. O. Box 4114
 8 Delius Street, Windhoek West
 Tel: (061) 212096 or Cell: 0812716189
 Fax to mail: 088614626
 Email: pafrica@mweb.com.na

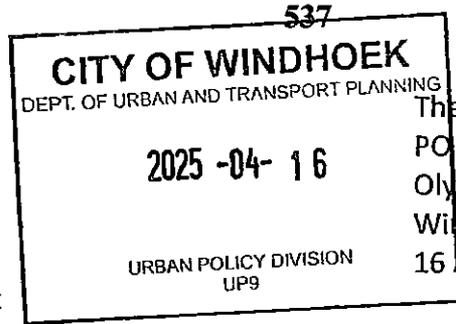
No. 194

2025

REZONING OF PORTION 15 OF PORTION B OF ERF 440, WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the owners Portion 15/B/440 (Namibia Nature Foundation (NNF), Frans Indongo Street, Windhoek in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Portion 15 of Portion B of Erf 440, Frans Indongo Street, Windhoek from “office” with a bulk of 0.4 to “office” with a bulk of 1.0



The owners of Erf 449 Olympia
PO Box 80793
Olympia
Windhoek
16 April 2025

The CEO, City of Windhoek
Department of Urban and Transport Planning
PO Box 59
Windhoek
Namibia

Ref
16/4/2025

To whom it may concern – Urban Policy Section

OBJECTION AGAINST THE PROPOSED REZONING OF ERVEN 394, 396 (HENRY KALTENBRUN STREET) AND ERF 411, DAVID CARSTENS STREET, OLYMPIA.

Hereby we, Jacques and Nadine Korrubel, owners of Erf 449, Olympia object to the following proposed rezonings and consent uses, in terms of the current planning legislation:

1. **Rezoning of Erf 394, 396 & 411 Olympia, from “Residential” with a density of 1:900 to “Office” with a bulk of 0.75**
2. **Consent to allow a medical practice on the erven and offices**

This objection must be read with the previous objections dated 29 November 2023, 07 November of 2022 and 02 August 2018 lodged with the City of Windhoek in response to various previous applications and newspaper notices. The notice at the Customer Care centre indicates that the final date for objections is 17th April 2025.

This objection is based on the following three arguments and is grounded on the prescriptions of the following current planning documents applicable to Windhoek.

- Olympia Interim Office Policy Area & the future new Olympia Policy Area Plan;
- Windhoek Zoning Scheme (including parking specifications);
- Urban and Regional Planning Act (No 5 of 2018).

Firstly, the fundamental fact remains that the proposed development is located outside the only current legal Olympia Interim Office Policy Area. City Council Resolution 190/9/2017, paragraph 6 prohibits any rezoning for office purposes outside the Olympia Interim Office Policy Area until a new policy has been approved, which has not been done. See Annexures A & B.

Secondly, this application does not comply with the proposals made by a stakeholder committee on 15 June 2023 in the City of Windhoek offices for a possible amendment of the Olympia Interim Olympia Policy Area.

Erven 396 and 411 falls outside the demarcated policy area. This revised policy area plan (as part of the revised Windhoek Urban Structure Plan) must still be subjected to a transparent public

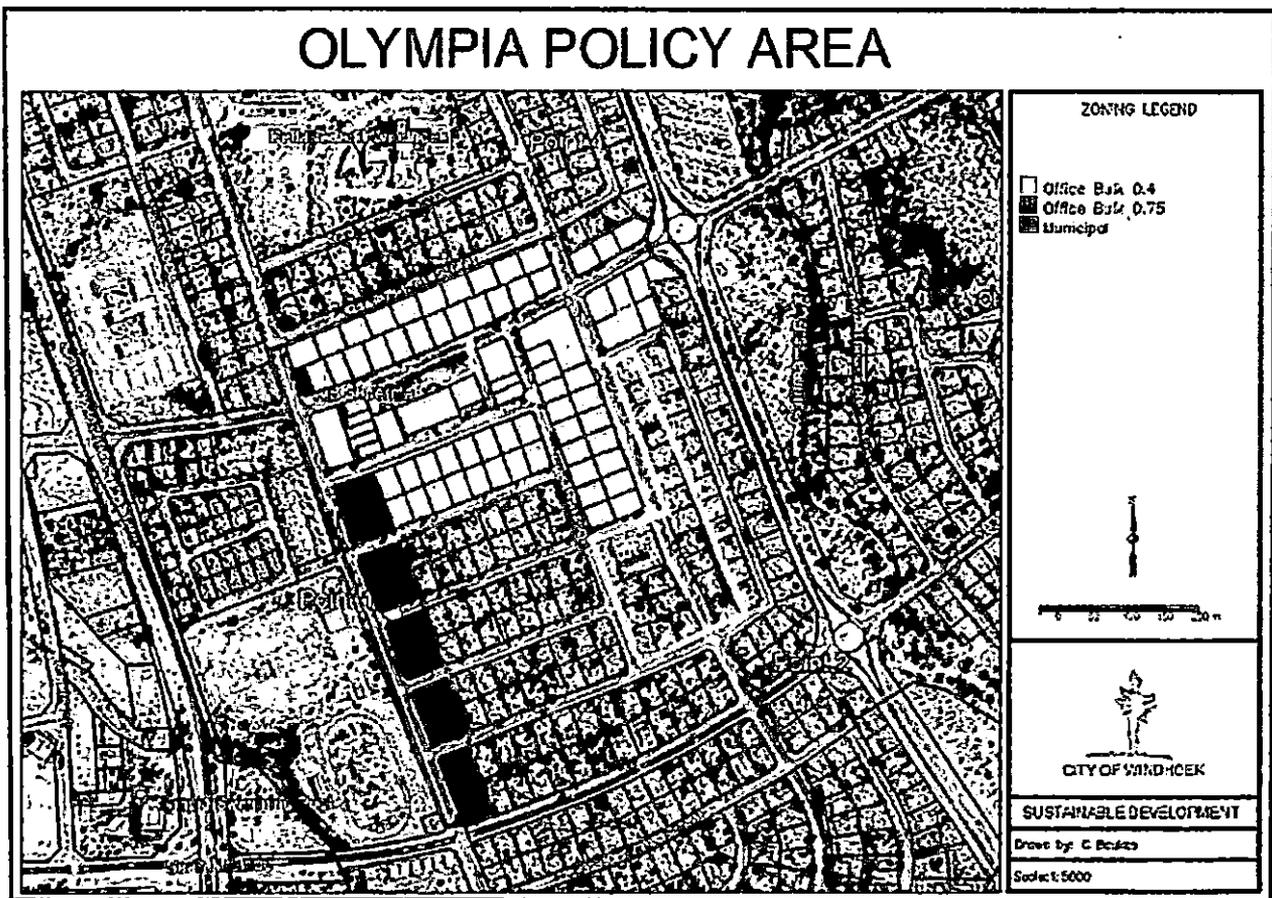
participation process, City Council recommendation, and approvals as stipulated in the Urban and Regional Planning Act.

Thirdly, the application for the increase in bulk from 0.4 to 0.75 should not be considered. The current approved Olympia Interim Office Policy Area only makes provision for Offices with a Bulk of 0.4. Higher bulk ratios has not been approved for this area.

Motivations of objection points one and two:

The stakeholder committee was constituted in response to the earlier objections and a public meeting on 19 April 2023 regarding amendments to the Olympia Interim Office Policy Area. The stakeholder committee only proposed offices on Erven 394, 395 & 1106 Olympia and NOT on the additional two erven (396 and 411, Olympia) which are included in this application of 2025 by Plan Africa.

The following City of Windhoek plan (underneath) highlights the stakeholder recommendations for the amendment of the Olympia Interim Office Policy Area. This has not been approved on any level to the best of our knowledge might still be rejected at public participation level. It is the opinion that although some form of public participation was initially followed (April 2023) the draft new Olympia Policy Area Plan (OPA) was not yet submitted to an official and transparent public participation exercise, as required in terms of the Urban and Regional Planning Act of 2018.



Third argument in more detail:

Although the draft new Olympia Policy Area Plan (OPA) earmarks Erf 394 (together with erf 395 and 1106) for a Bulk of 0.75, the main criteria is surely that it is only permissible if the other zoning scheme stipulations are adhered to such as onsite parking according to a site development plan is sufficient plus safe access to and from the parking bays is ensured to the clients and the residents in their vehicles moving along Hidipo Hamutenya street.

This is not the case with the current parking provision along Hidipo Hamutenya street, where visitors staff of the eye-clinic is parking on the opposite sidewalk along Hidipo Hamutenya street. The insufficient and in-adequate provision of parking combined with the access point of United sportsgrounds opposite the Eye clinic are not ensuring safe traffic movement.

The insufficient and inadequate provision of on-site parking should be enough reason not to approve the bulk of 0.75. The parking regulations stipulate 1 parking bay per 25m² floor area which opens the question: On which erf will the development of Erf 394's parking be provided – this corner erf is already fully developed?

Additional arguments and discussion:

The previous mentioned objections were lodged against applications regarding Erf 1106 and 395, as well as more recent in November 2023 against an application regarding Erf 394, 395, 396 & 411.

Once again 6 and a half years later, this application is submitted/re-submitted by a different consultant. In the meantime, actual illegal land use activities have been occurring without any legal approvals, nor public participation nor penalties for not complying to zonings nor meeting parking requirements.

For example, the existing house on Erf 396 was renovated and the boundary walls removed (between the erf and Erf 395) and are already part of the larger Eye clinic conglomeration of erven. See included aerial photo.

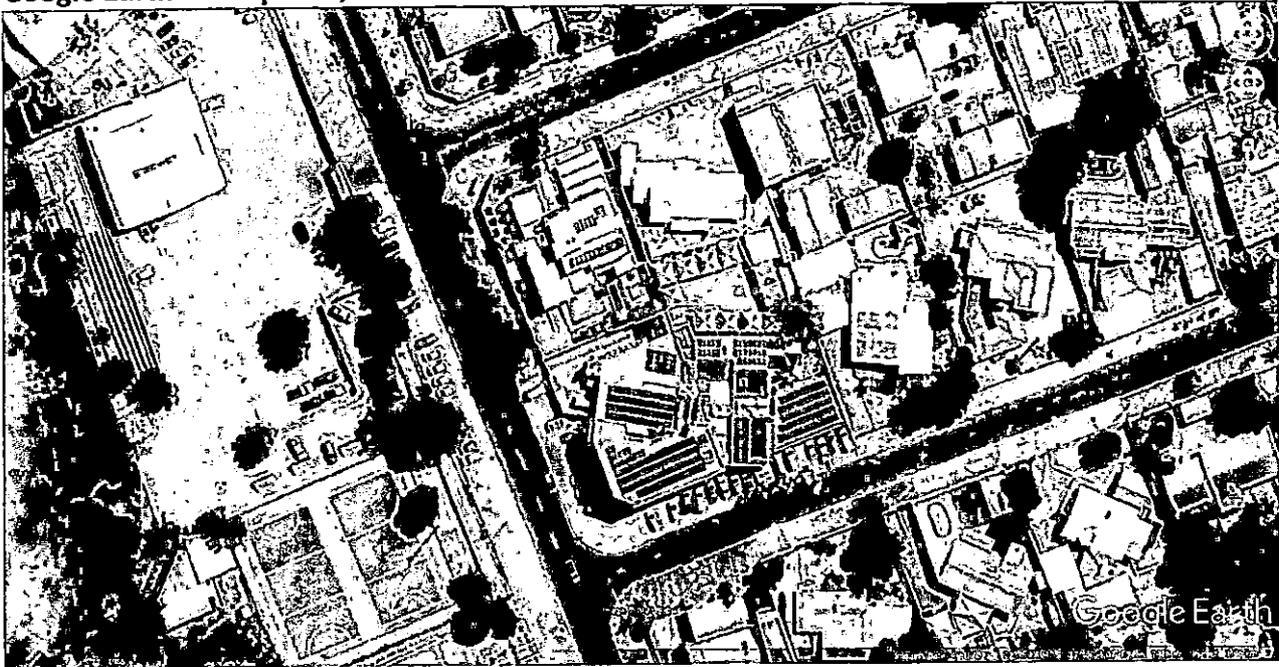
Currently a building is constructed on Erf 411, although the building plan was submitted for a dwelling this current construction and erf appears also to be part of the continuing expansion exercise of the Eye Clinic.

This application (Erf 394, 396 & 411) will result in a medical and office complex of nearly 7000m². Which is even larger than the current Esteem Care facility just East of this residential block. The problem is that Erf 1106 is already developed to extreme capacity and the other four erven are all developed properties, according to the aerial photo.

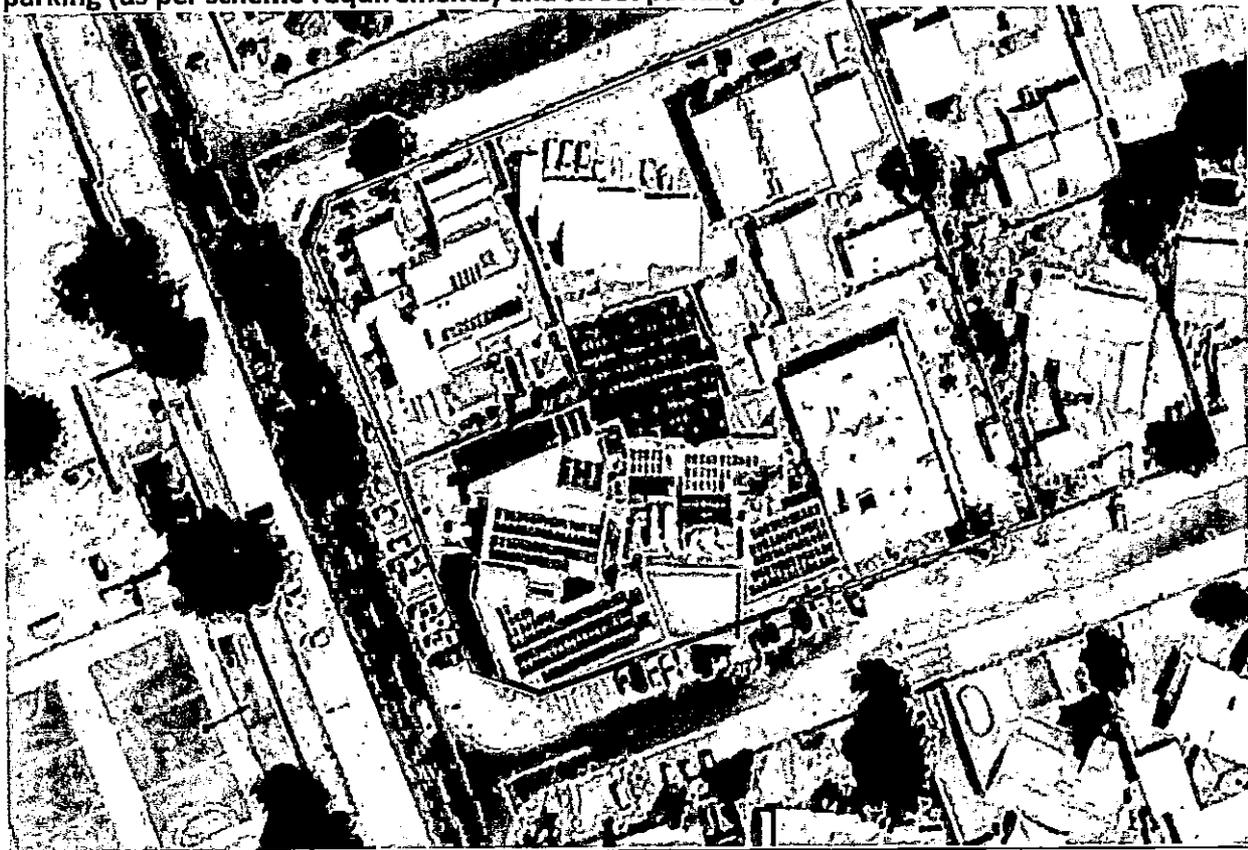
Community involvement (public participation) must happen to ensure that there is agreement between the City of Windhoek's vision (reflected in the final new Olympia Policy Area Plan) to be included in the Windhoek Urban Structure Plan) and the residents of Olympia's needs (for whom the document is compiled to protect their interests and living quality and simultaneously provide scope for certain limited amounts of urban redevelopment/urban growth).

One of the reasons for the approval of the interim policy areas (in 2017), was to address ad-hoc decision making, as well as to address inconsistent evaluations and approval of town planning applications based on perceived "merit". It is because of an ad hoc decision that the current situation exists with Erf 1106 and even more recently the inclusion of Erf 395, Olympia.

Google Earth aerial photo, dated 4 November 2023:



Google Earth aerial photo, dated 26 March 2025, showing the total development, lack of on-site parking (as per scheme requirements) and street parking by staff and visitors.



A comparison of the two aerial photos shows clearly that this medical/office complex is slowly but surely pushing its way east wards into the neighbourhood – with no regards for the neighbourhood’s residential character and resident’s properties. In the process adjacent properties are affected, properties end up for sale because the residential value of an adjacent property is negatively affected, see photo of Erf 410 which indicates that the property is up for sale (photo was taken recently in March)



In conclusion

This incremental /slowly growing development has already impacted socio-economically negatively on the neighbourhood. This application and whole development are surely not in line with the Council’s intensions for smaller office developments in residential areas.

In view of the above mentioned the application for rezoning in order to allow for $\pm 6985\text{m}^2$ for medical/office complex is not supported

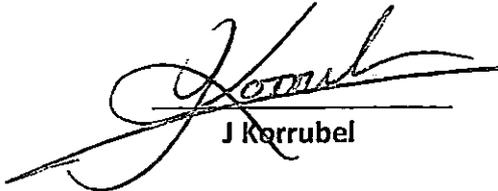
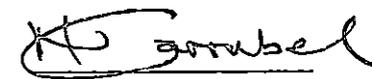
We request that the council and officials allow the current Windhoek Urban Structure Plan process to run its course together with the legally prescribed public participation, as stipulated in Section 3(2)(d) the Urban and Regional Planning Act, Act 5 of 2018.

The act clearly prescribes in Section 3(2)(d):

“during the preparation, amendment and review of policies and plans dealing with spatial planning a transparent process of public participation must be followed which process must afford the general public and persons affected by such policies and plans, access to the relevant information in order to provide inputs on matters affecting them.”

We are of the opinion that to reach a decision at this stage would once again be of an ad hoc nature, and premature, as the new forward planning document has not been approved.

Yours faithfully

 & 
J Korrubel N Korrubel

Annexures:

- A. Council Resolution 190/9/2017 forbidding further rezonings outside policy area
- B. Map of Interim Olympia Office Policy Area
- C. Public notice at Customer Care Centre stating last date for objection being 17 April 2025

Annexure A

[Municipal Council Minutes: 2017-09-06]

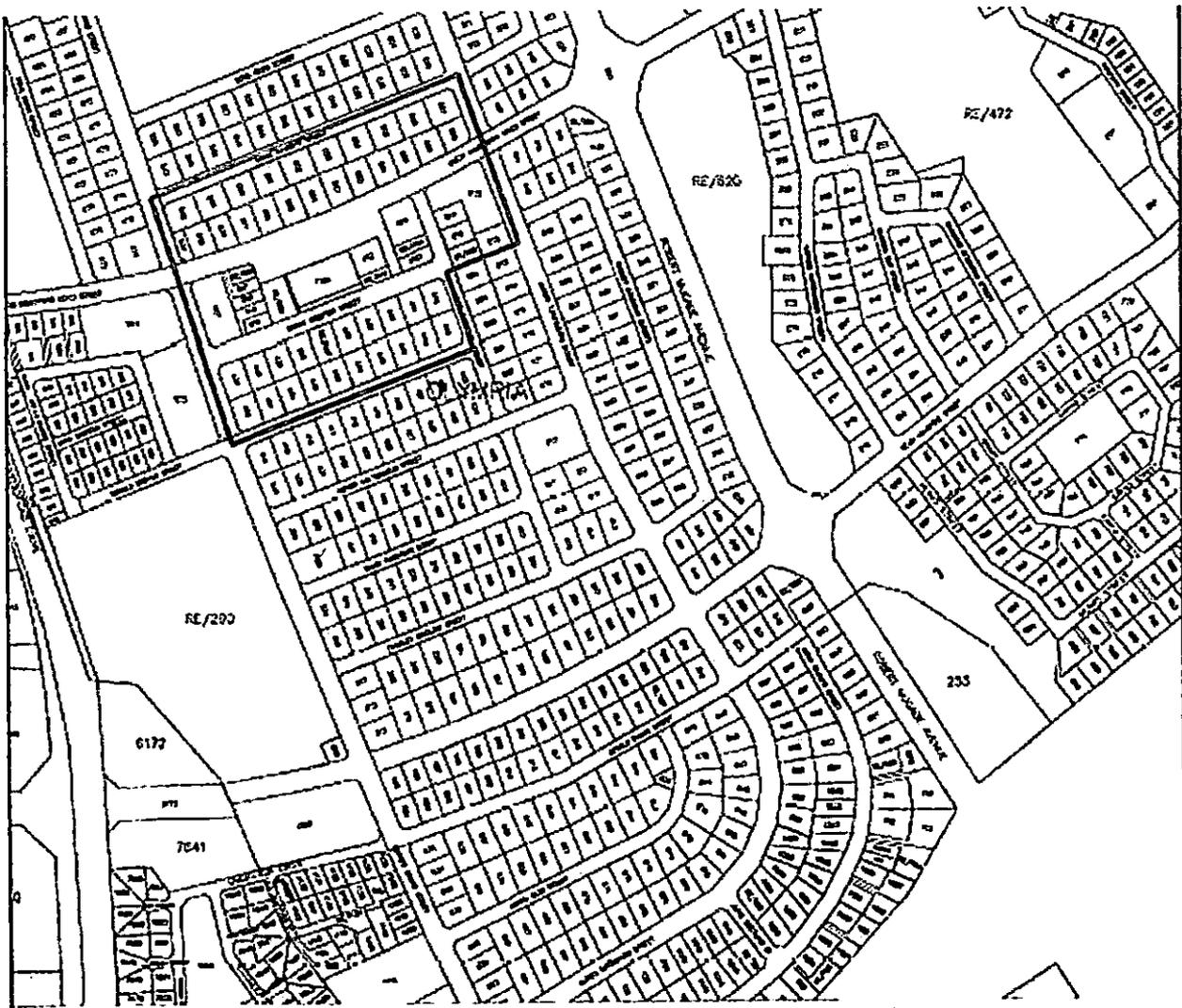
9.5.1 GOV.2 [UTP] AMENDMENT SCHEME NO. 97 (13/2/20)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

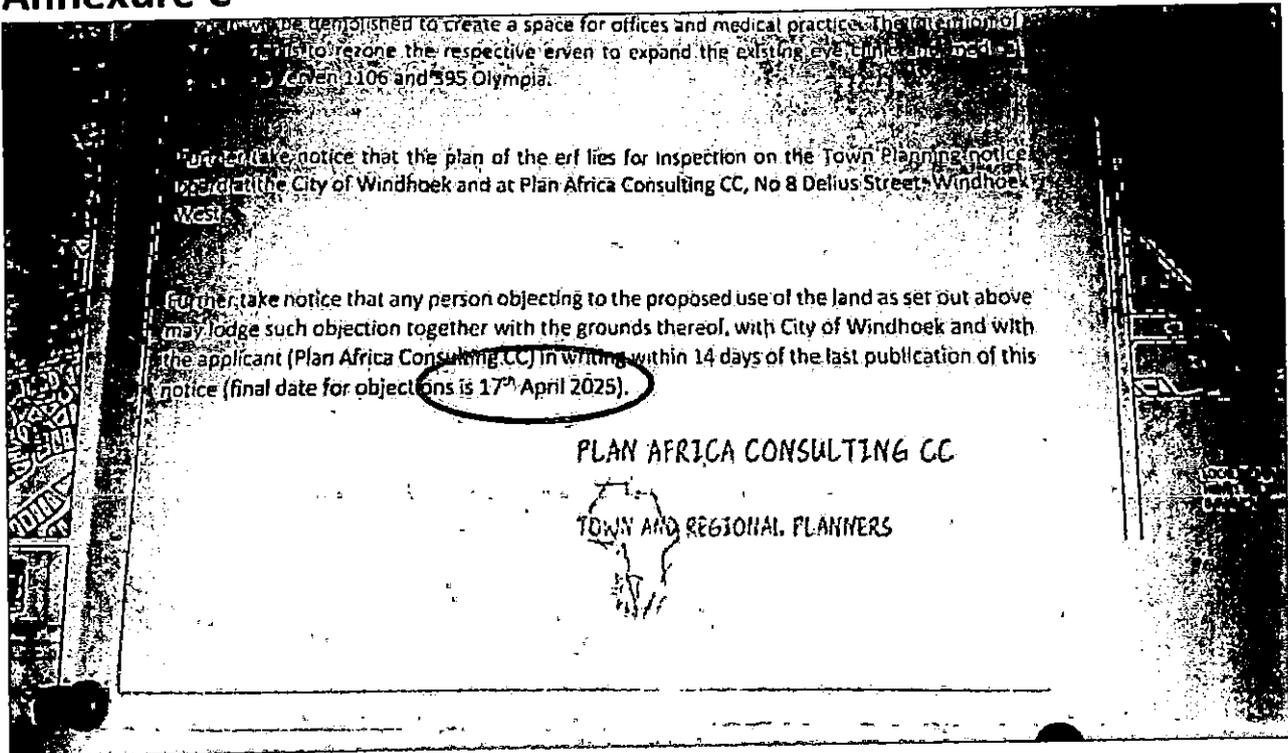
- 1 That the advertisement period for all applications received in and prior to 2016 be waived and that all advertisements be regarded as valid.
- 2 That the existing Windhoek Policy areas as defined and included in Table I plus the Brakwater Development Guidelines approved as per Council Resolutions 41/02/2002 and 363/10/2008, attached as pages 710 and 711 respectively to the agenda, and defined as Policy Zones Brakwater as per Plan P/3555/A Rev. 4, which will be tabled at the meeting, be implemented for all applications submitted until such time as a formal Policy Area Study has been completed.
- 3 That only the existing bulk factor of 0.75 as provided for by Council Resolution 230/09/2014, attached as pages 712 - 713 to the agenda, for the Feld Street area, be allowed until such time as a formal Policy Area Study has been completed.
- 4 That only free residential bulk of 50 % of the allowed office or business bulk be approved for all rezoning applications inside existing and interim Office Policy areas until such time as a formal Policy Area Study has been completed.
- 5 That the following areas be approved as interim Policy areas (as defined in drawings, which were be tabled at the meeting) and that bulk and density factors be restricted as indicated until such time as a formal Policy Area Study has been completed.
 - 5.1 Erospark medical precinct ('office' with a bulk of 0.4);
 - 5.2 Rhino Park Private Hospital precinct ('office' with a bulk of 0.4);
 - 5.3 Olympia Lolo Park precinct ('office' with a bulk of 0.4);
 - 5.4 Windhoek West office and higher density precinct ('office' with a bulk of 0.4 and 'residential' with a density of 1:250 m²);
 - 5.5 Windhoek North higher density precinct ('residential' with a density of 1:250 m²); and
 - 5.6 Otjomuise higher density precinct ('residential' with a density of 1:150 m²).
- 6 That no rezoning outside existing office and higher residential density Policy areas as included in Table I of the Windhoek Town Planning Scheme as well as above interim Policy areas, be approved until the new Policy areas have been formally re-designed and approved.
- 7 That under section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992) delegated authority to turn down all applications outside the provisions of existing Policy areas as included in Table I and interim Policy areas as approved

Annexure B – Map of Interim Olympia Office Policy Area



<p>FILE NO</p>	<p>OFFICIAL</p>	<p>Network: 2013 10</p>	<p>LEGEND</p>
 <p>CITY OF WINDSOR</p>	<p>Designed 03 October 2017 Date Drawn 06 October 2017 Date Checked 09 October 2017 Date Prepared By Date</p>	<p>OLYMPIA INTERIM OFFICE POLICY AREA</p> <p>2013 10 Scale: 1/5 000 UP201710-06</p>	<p>Interim Office Policy Area</p> <p>NO recording allowed on property with outstands access</p>

Annexure C



Enquiries: D Opperman

Tel: +264 81 835 2021

Ref: 775W

Strategic Executive
Department of Housing Property Management
And Human Settlement
Windhoek City Council
P O Box 59
WINDHOEK



7 July 2021

For attention: Mrs S. Simpson

Dear Mrs Simpson

APPLICATION TO LEASE PORTIONS OF WERTH CRESCENT (Re/784 AND 3483, WINDHOEK) AND THE REMAINDER OF ERF 3841, WINDHOEK (PUBLIC OPEN SPACE)

Application is herewith submitted on behalf of the owners Erf 775, Windhoek:

- To lease a portion of $\pm 156,2\text{m}^2$ of Erf Re/784, Windhoek (Street) to be used for landscaping and the driveway to Erf 775, Windhoek
- To lease a portion of $\pm 57,2\text{m}^2$ of Erf 3483, Windhoek (Street) to be used for landscaping and pedestrian access to Erf 775, Windhoek
- To lease a portion of $\pm 509,1\text{m}^2$ of the Remainder of Erf 3481, Windhoek (Public Open Space) for additional parking to Erf 775, Windhoek

The locality plan and other detailed plans are attached to this application.

1. Background

The owners of Erf 775, Windhoek recently purchased the property and since Erf 775 have an access from Werth Crescent too, they identified Erf Re/3481, Windhoek as an option to alleviate the slight shortage of parking they have.

Council Resolution 303/09/2009 (attached) approved the sale of a portion of 89m^2 of Erf Re/784, Windhoek to the owners of Erf 775, Windhoek. Upon investigation, it was realised that the purchase/lease of this portion alone will not have any real benefit to Erf 775 due to the topography. As a result of this, our office was instructed to include portions of Erf Re/784 and Erf 3483 to the application to lease.

2. Erf Information

Erf 775 is a large 'office' zoned erf that borders Schanzen Road as well as Werth Crescent. The erf has a bulk of 0.4 and the offices of Cirrus Capital is established there together with a few other smaller office tenants. Most of the employees use the entrance from Werth Crescent to access the parking, as the building is placed and facing more towards Schanzen Road with the parking on-site at the 'back' of the property.

The driveway to Erf 775 is part of the Remainder of Erf 784, Windhoek.

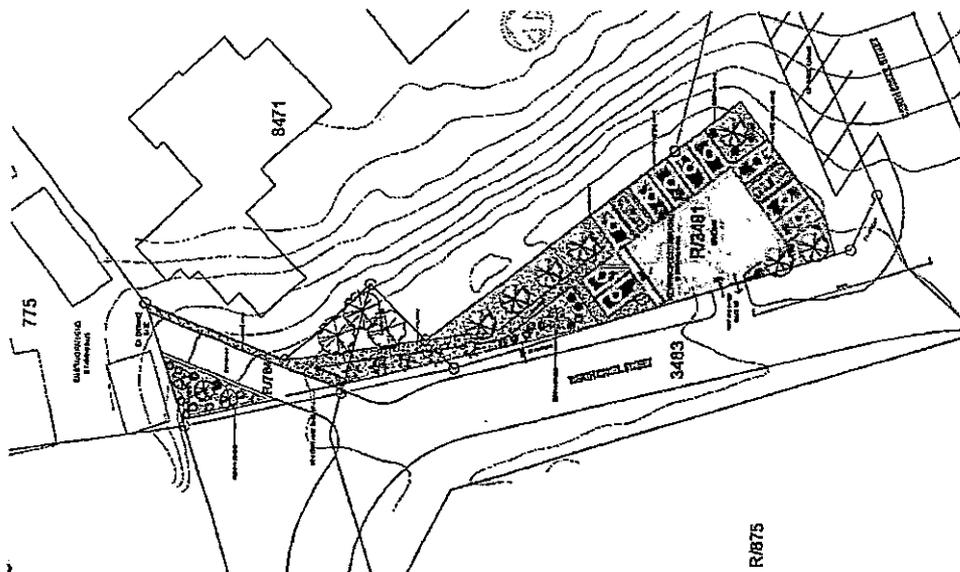
From investigation of the diagrams, it was derived that Erf 875 has been subdivided many years ago to form Erf 3483 (Street) and Erf Re/3481 (Public Open Space).

Erf Re/875 is a well-known but unfortunately not a safe open space which includes a lookout point over the city. Erf Re/3481 was zoned as Public Open Space to cater for parking area for visitors to this lookout. There is ± 6 parking bays along and over the southern boundary of Erf Re/3481 for visitors to the lookout and according to our clients, people frequenting the lookout point, also park randomly around Erf Re/875 in Werth Crescent for the short while they visit the lookout point.

3. Proposal and Motivation

As mentioned above, it was realised that leasing/purchasing of only a portion of Erf Re/784, Windhoek will not have any real benefit due to the topography – the slope is quite steep from street level to the cadastral boundary of Erf 775. As the owners of Erf 775 wish to create a secure parking area with 12 additional parking bays for their offices mainly on Erf Re/3841, it also involves the other two cadastral portions of Erf Re/784 and Erf 3483. Their intention is just to lease the portions, not purchase it.

The distance from Erf Re/3841 to their current entrance gate is ± 55 m and thus the idea is to create a walkway from the parking area, inside a security, see-through fence (such as Clearview – see example below), with appropriate landscaping. The Architect's sketch plan below (and attached) shows the intention in its entirety.



Proposed parking layout with vehicle flow and pedestrian walkways

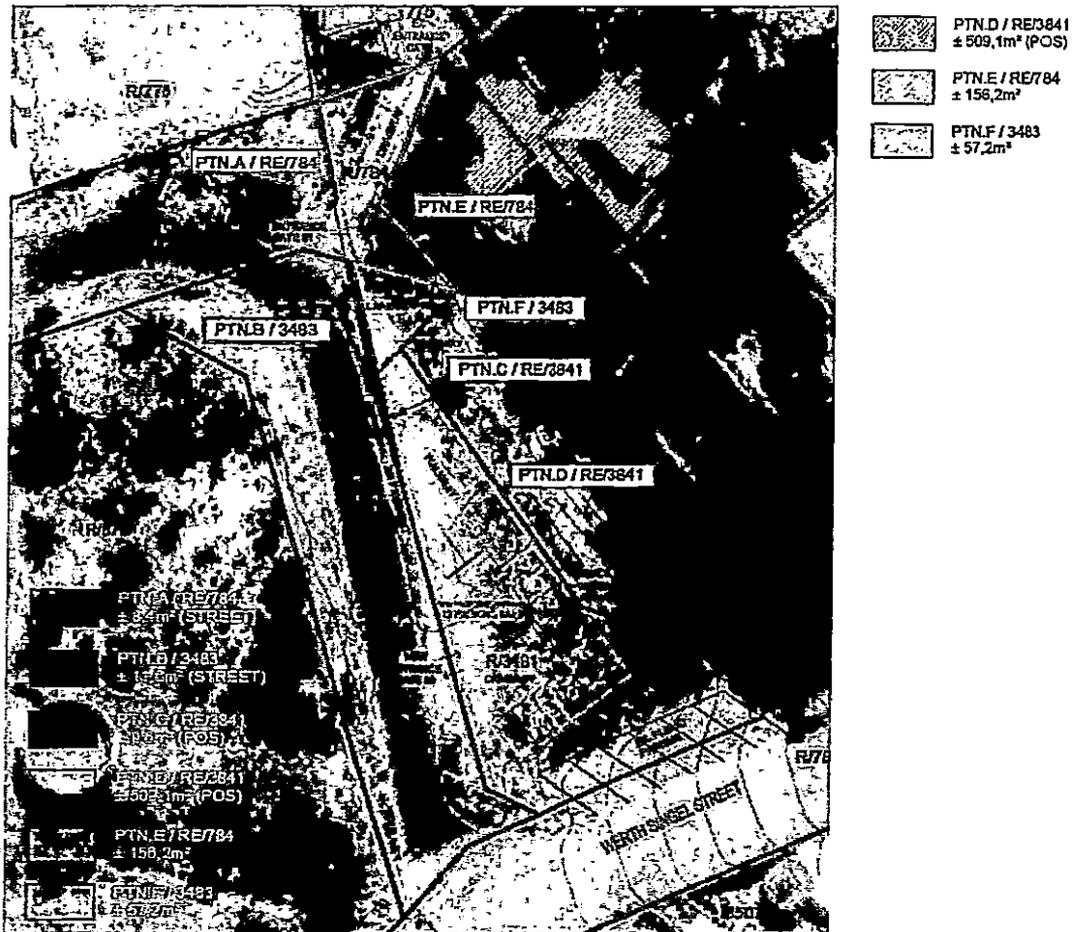
The main entrance gate of Erf 775 will move to the street level and an additional sliding gate will be installed to the 12 parking bays on Erf Re/3481.



Proposed boundary fence of parking area

The parking and vehicle movement was discussed with the Department Transportation and upon their request, the sidewalk was determined at 2m and the distance from the T-junction of Werth Crescent was set at 20m.

The areas to be leased are as follow:



Portions A/Re/784, B/3484 and C/Re/3481 remains part of the sidewalk.

The intended use of the portion of Erf Re/3481 is an improvement from the current situation, as the property is not used for Public Open Spaces or any other purpose. It is also sometimes used as dumping area and remains largely unkept and not maintained. The proposal of our clients to fence it with the see-through security fencing as well as the landscaping is an overall improvement to that section of Werth Crescent.

There is still sufficient parking space for people that wish to visit the lookout point too. Due to the unsafe conditions that exist in Werth Crescent, it is unfortunately necessary to fence the area in. No permanent structures will be erected.

4. Conclusion

The proposal from the owners of Erf 775, Windhoek will not only ensure a practical solution to the parking problem they are currently experiencing but also bring improvement to the streetscape of Werth Crescent and the properties it serves. The Council will also earn revenue with the lease of this land.

As there is public parking available on Erf Re/3481, support for the lease of a portion of Erf Re/3481 indicate that the use of the erf is not completely lost to the public.

Council's support for this application is thus requested and will be highly appreciated.

5. Application

Application is herewith made:

- 5.1 That a portion of $\pm 156,2\text{m}^2$ of Erf Re/784, Windhoek (Street) to be used for landscaping and the driveway to Erf 775, Windhoek is leased to the owners of Erf 775, Windhoek
- 5.2 That a portion of $\pm 57,2\text{m}^2$ of Erf 3483, Windhoek (Street) to be used for landscaping and pedestrian access to Erf 775, Windhoek is leased to the owners of Erf 775, Windhoek
- 5.3 That a portion of $\pm 509,1\text{m}^2$ of the Remainder of Erf 3481, Windhoek (Public Open Space) for additional parking and landscaping to Erf 775, Windhoek is leased to the owners of Erf 775, Windhoek

And if approved;

- 5.4 That the $\pm 156,2\text{m}^2$ portion of Erf Re/784, Windhoek (Street) be temporarily closed in terms of section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.
- 5.5 That the $\pm 57,2\text{m}^2$ of Erf 3483, Windhoek (Street) be temporarily closed in terms of Section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.
- 5.6 That the $\pm 509,1\text{m}^2$ of the Remainder of Erf 3481, Windhoek (Public Open Space) be temporarily closed in terms of Section 50 of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.

6. Attachments

Attached 3 copies of the following:

Application

Locality Plan

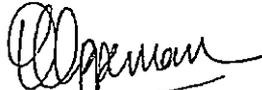
Detailed plans with lease areas

Architect Sketch plan

Council Resolution 303/09/2009 approving the sale/lease of a portion of Erf Re/784, Windhoek.

Please do not hesitate to contact our office should you require any additional information.

Kind Regards



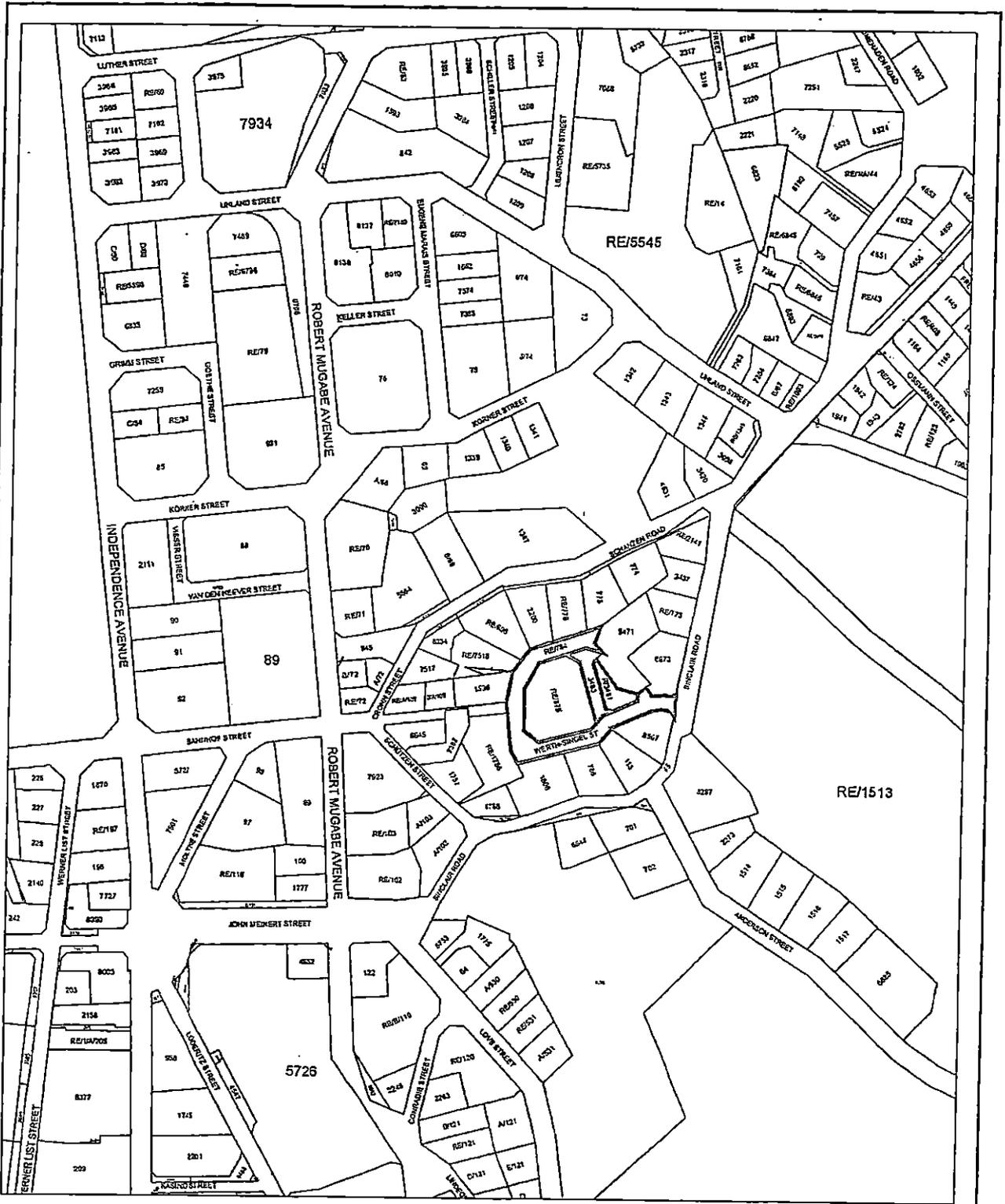
Dorette Opperman



CERTIFIED A TRUE COPY
OF THE ORIGINAL DOCUMENT

[Signature]
Lara Megan Herselman
 Commissioner of Oaths
 Legal Practitioner
 33 Schanzen Road
 PO Box 3516, Windhoek
 23/04/2024





Scale: 1/1000

DATE: JULY 2021

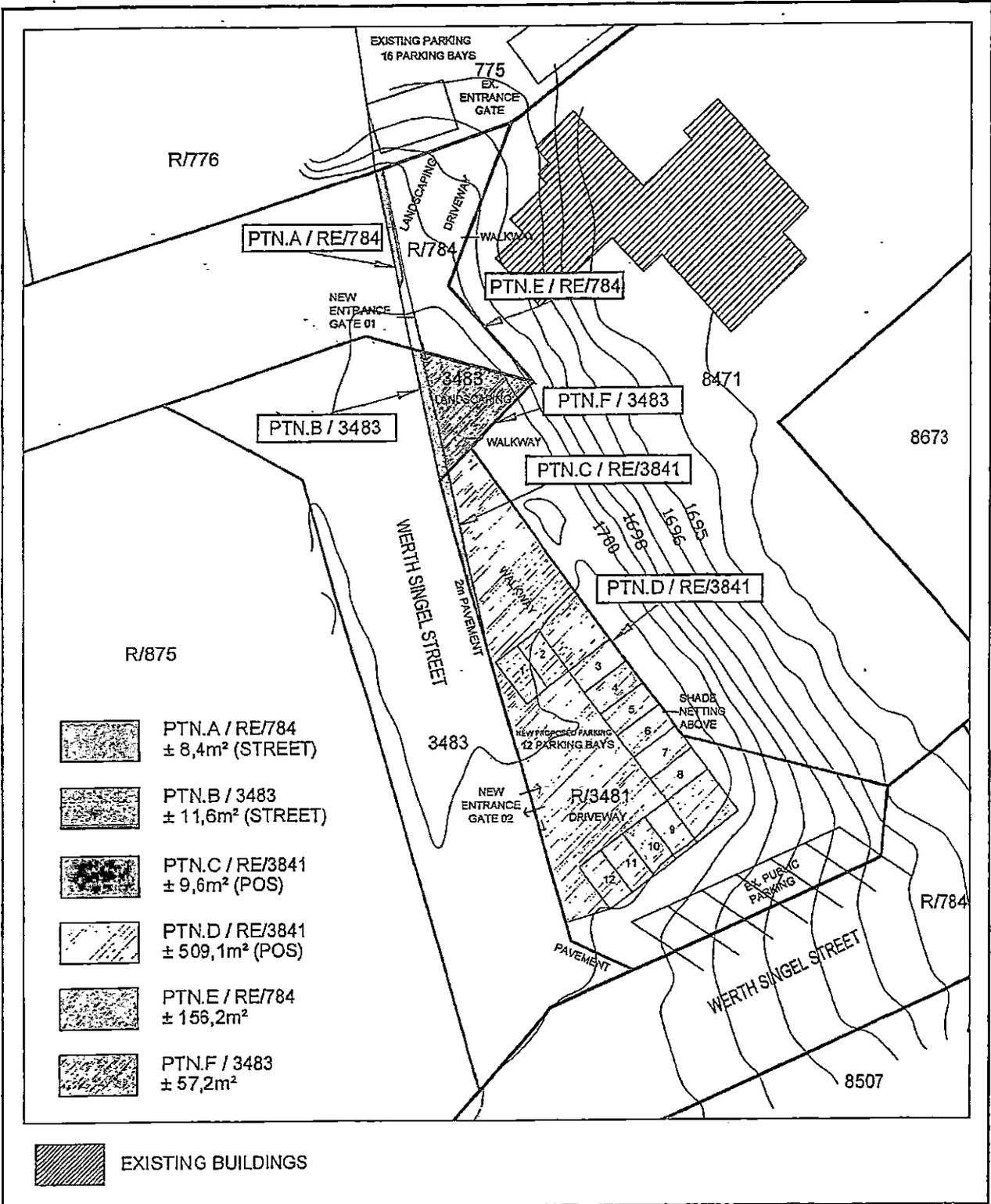
PLAN NO. 775WW_P



LOCALITY PLAN OF ERVEN
 RE/784, 3483 & RE/3481
 WERTH SINGEL
 WINDHOEK



1st Floor Balfordview Office & Apartments No. 4
 Dr Kibera Kibera West, Windhoek, Namibia
 PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 81 252910
 Fax: +264 81 248608, Email: a@duoitplan.com

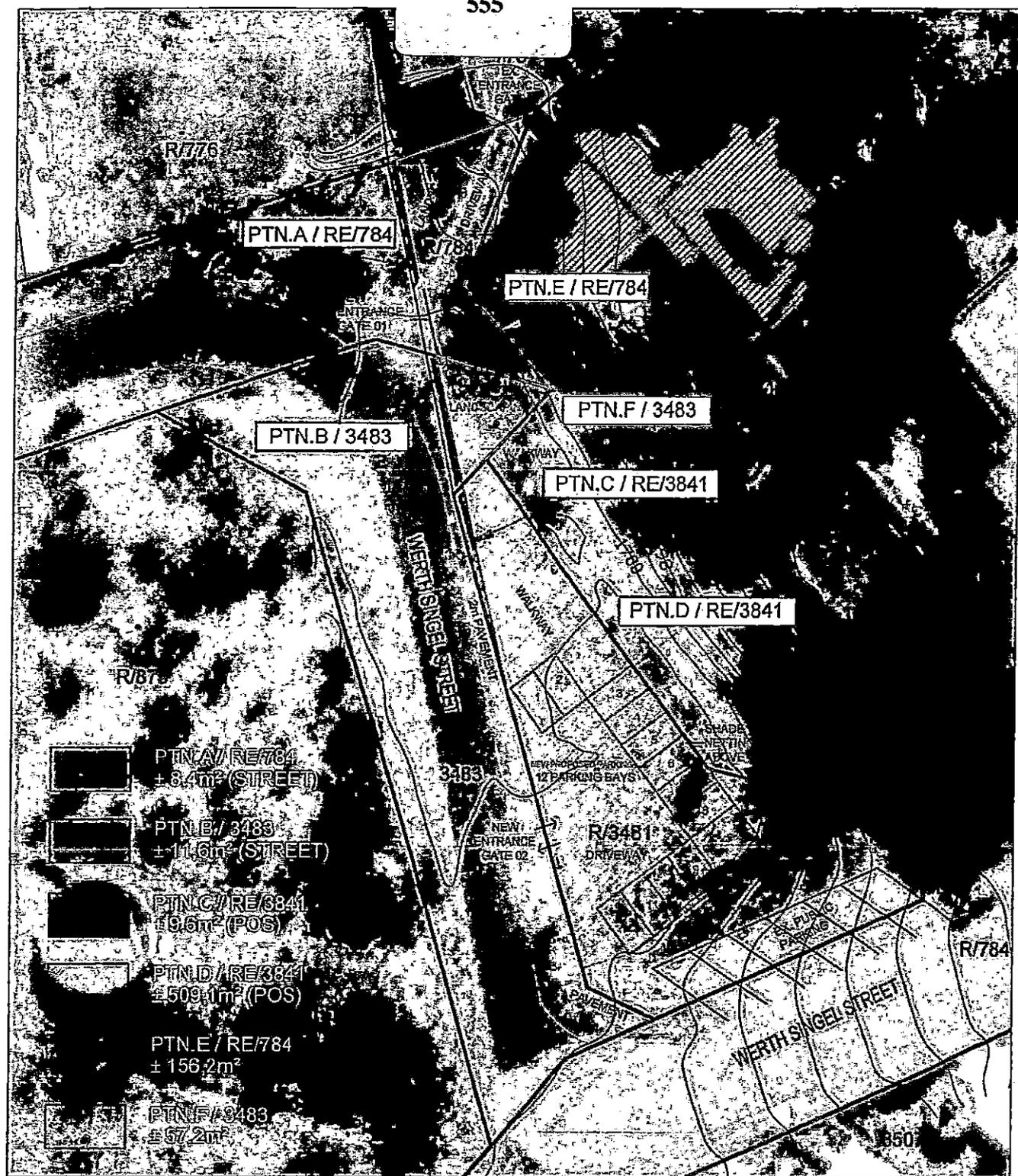


Scale: 1/500
 DATE: JULY 2021
 PLAN NO. 775WW_P



APPLICATION TO LEASE & TEMPORARY
 CLOSURE OF STREET PORTIONS OF
 OF WERTH SINGEL WINDHOEK,
 FOR PARKING PURPOSES

Du Toit
 TOWN PLANNING CONSULTANTS
 1st Floor Bridgeway Offices & Apartments No. 4
 Dr. Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 3371, Atteridgeville, Windhoek, Phone: 061 61 248010
 Fax: +264 61 243608, Email: dutoit@duitoitplan.com



-  PTN.A / RE/784
± 8.4m² (STREET)
-  PTN.B / 3483
± 11.6m² (STREET)
-  PTN.C / RE/3841
± 9.6m² (POS)
-  PTN.D / RE/3841
± 509.1m² (POS)
-  PTN.E / RE/784
± 156.2m²
-  PTN.F / 3483
± 57.2m²

 EXISTING BUILDINGS

Scale: 1/500

DATE: JULY 2021

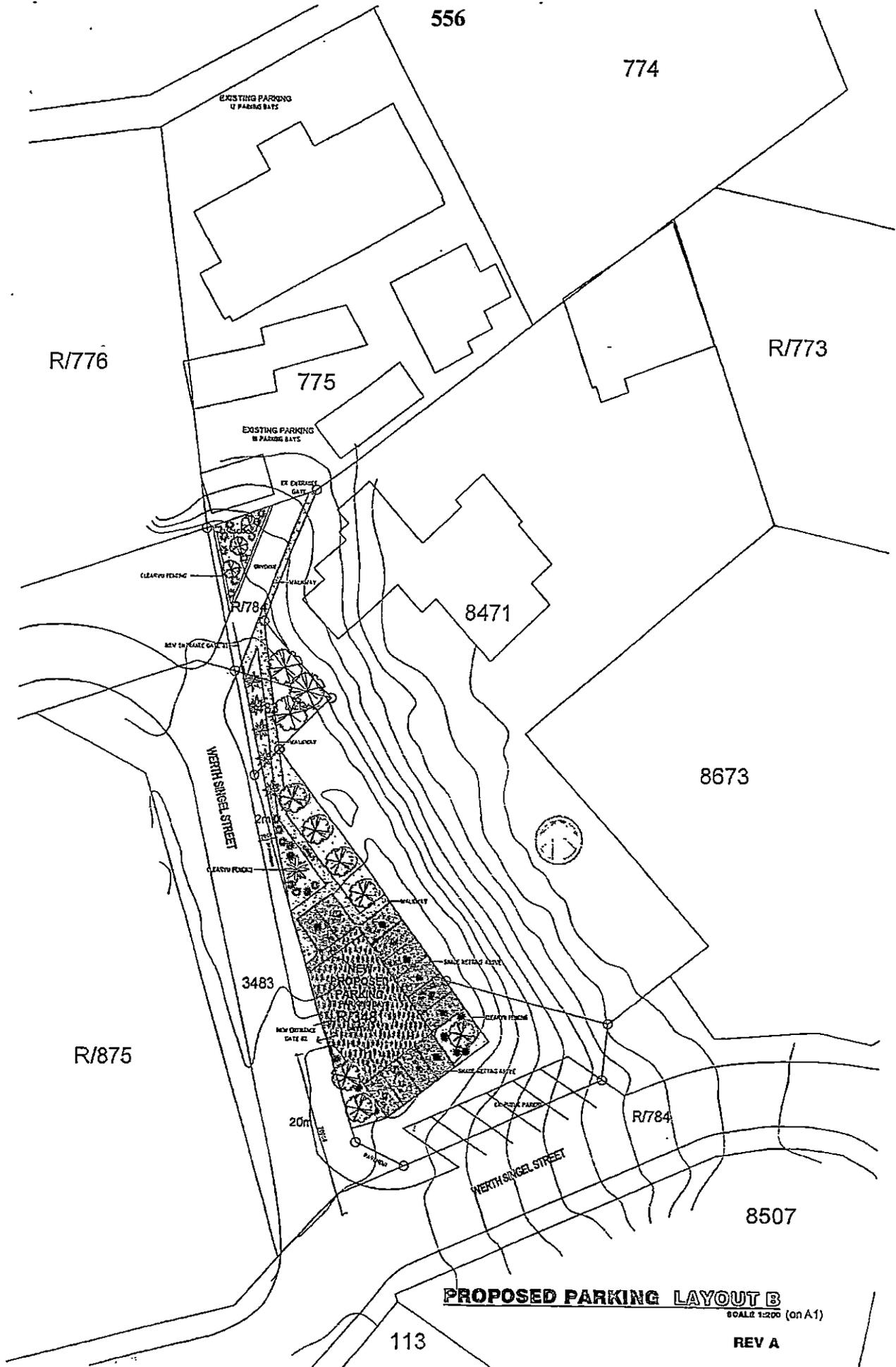
PLAN NO. 775WW_P



APPLICATION TO LEASE & TEMPORARY
CLOSURE OF STREET PORTIONS OF
OF WERTH SINGEL WINDHOEK,
FOR PARKING PURPOSES



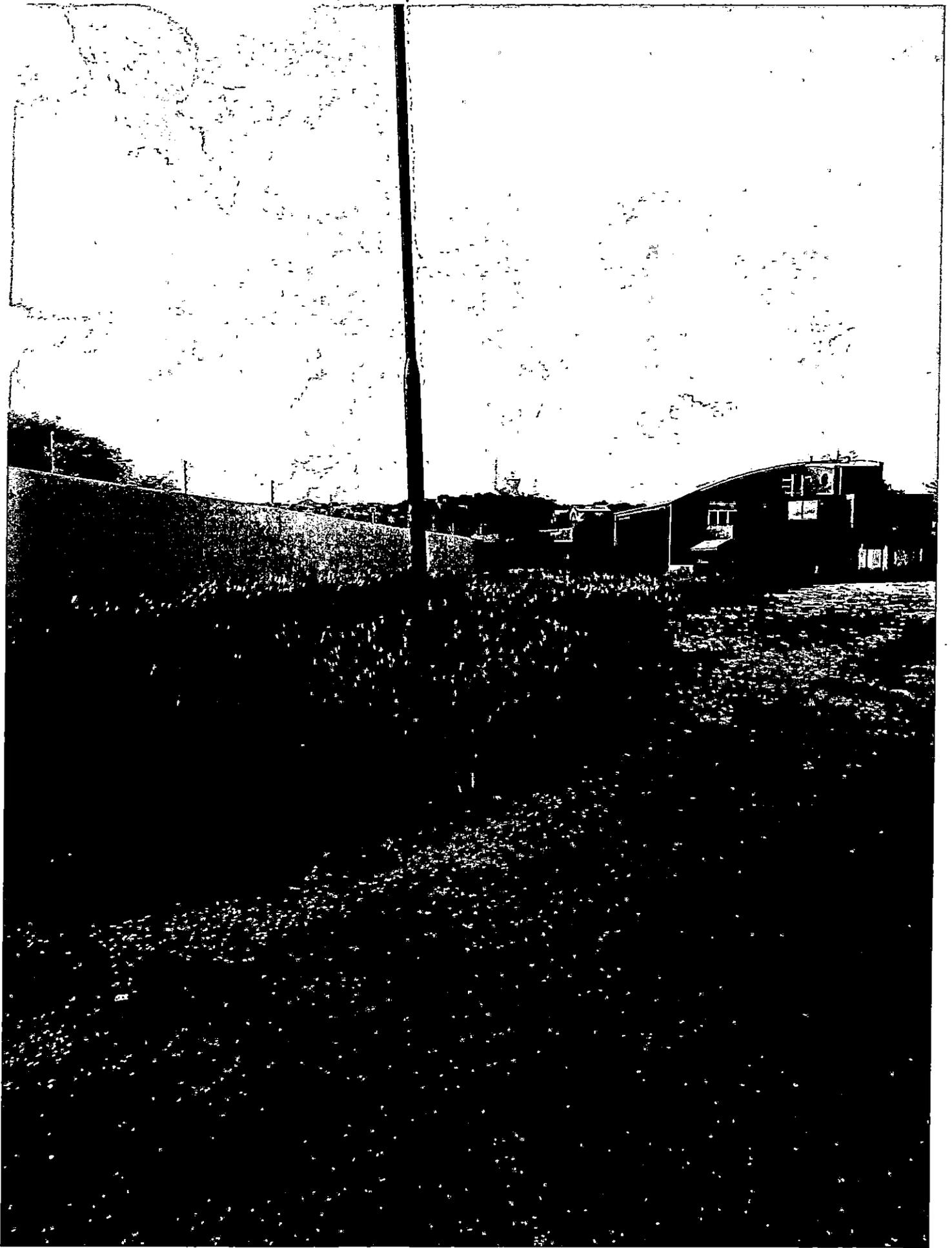
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6874, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: etmarlo@dutoitplan.com



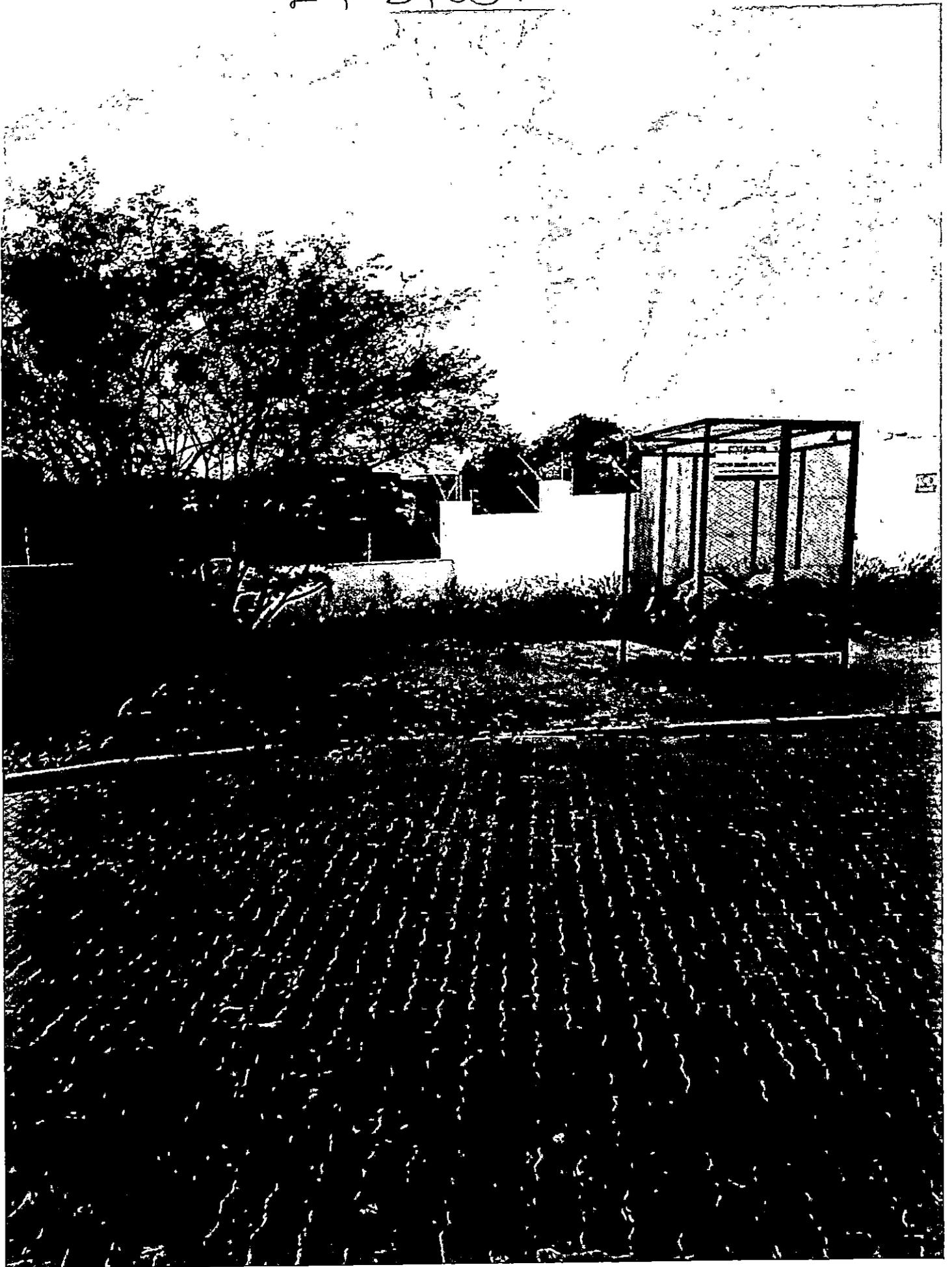
ETF R/784, W



Erf R/34581, W



ETF 3483 W



Certificate Number

2

SHARE CERTIFICATE

No. of Shares

1

AQUARIUS INVESTMENTS NUMBER ONE HUNDRED AND FIFTY THREE (PTY) LTD

2020/0960

THIS IS TO CERTIFY

That: MAERUA TOWERS INVESTMENTS NUMBER TWO (PTY) LTD – 2020/0236

Of: P.O BOX 30098, WINDHOEK, NAMIBIA

Distinctive numbers		Number of shares
From	To	
1	1	1

Is the registered Proprietor of 1 (ONE) ORDINARY fully paid shares with a par value of ONE NAMIBIAN DOLLAR (N\$1.00) each numbered as per margin inclusive in the above-named Company, subject to the Memorandum and Articles of Association of the Company.

GIVEN AT **WINDHOEK** THIS 18TH DAY OF DECEMBER 2020

Bezuidenhout

SECRETARY



DIRECTOR

Certificate Number

3

SHARE CERTIFICATE

No. of Shares

2

AQUARIUS INVESTMENTS NUMBER ONE HUNDRED AND FIFTY SIX (PTY) LTD

2020/0961

THIS IS TO CERTIFY

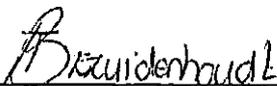
That: MAERUA TOWERS INVESTMENTS NUMBER TWO (PTY) LTD - 2020/0236

Of: P.O BOX 30098, WINDHOEK, NAMIBIA

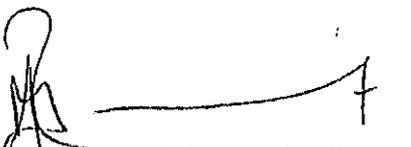
Distinctive numbers		Number of shares
From	To	
1	2	2

Is the registered Proprietor of 2 (TWO) ORDINARY fully paid shares with a par value of ONE NAMIBIAN DOLLAR (N\$1.00) each numbered as per margin inclusive in the above-named Company, subject to the Memorandum and Articles of Association of the Company.

GIVEN AT **WINDHOEK** THIS 18TH DAY OF DECEMBER 2020



SECRETARY



DIRECTOR

Certificate Number
2

No. of Shares
1

SHARE CERTIFICATE

AQUARIUS INVESTMENTS NUMBER ONE HUNDRED AND FIFTY TWO (PTY) LTD
2020/0959

THIS IS TO CERTIFY

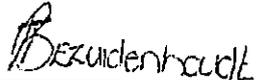
That: MAERUA TOWERS INVESTMENTS NUMBER TWO (PTY) LTD – 2020/0236

Of: P.O BOX 30098, WINDHOEK, NAMIBIA

Distinctive numbers		Number of shares
From	To	
1	1	1

Is the registered Proprietor of 1 (ONE) ORDINARY fully paid shares with a par value of ONE NAMIBIAN DOLLAR (N\$1.00) each numbered as per margin inclusive in the above-named Company, subject to the Memorandum and Articles of Association of the Company.

GIVEN AT **WINDHOEK** THIS 18TH DAY OF DECEMBER 2020


SECRETARY


DIRECTOR

Certificate Number

6

SHARE CERTIFICATE

No. of Shares

100

AQUARIUS INVESTMENTS NUMBER ONE HUNDRED AND FIFTY ONE (PTY) LTD

2011/0477

THIS IS TO CERTIFY

That: MAERUA TOWERS INVESTMENTS NUMBER TWO (PTY) LTD – 2020/0236

Of: P.O BOX 30098, WINDHOEK, NAMIBIA

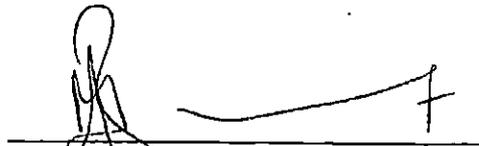
Distinctive numbers		Number of shares
From	To	
1	100	100

Is the registered Proprietor of 100 (HUNDRED) ORDINARY fully paid shares with a par value of ONE NAMIBIAN DOLLAR (N\$1.00) each numbered as per margin inclusive in the above-named Company, subject to the Memorandum and Articles of Association of the Company.

GIVEN AT **WINDHOEK** THIS 18TH DAY OF DECEMBER 2020



SECRETARY



DIRECTOR

RESOLUTION

MAERUA TOWERS INVESTMENTS NUMBER TWO (PTY) LTD REGISTRATION NUMBER 2020/0236
(the "COMPANY")

RESOLVED

It was resolved that MR Mostert and RF Brown as directors of the company hereby be given full authorization to apply on behalf of the Company at City of Windhoek for additional parking space. We furthermore authorize MR Mostert and RF Brown to sign any documents, including the lease on behalf of the COMPANY in connection with the aforementioned process.



MR MOSTERT
DIRECTOR
12 FEBRUARY 2025



RF BROWN
DIRECTOR
12 FEBRUARY 2025



F FREDERICKS
DIRECTOR
12 FEBRUARY 2025

565 200311407/1

Form CM 1

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 70) (Regulation 17 (1))

CERTIFICATE OF INCORPORATION

OF A COMPANY HAVING A SHARE CAPITAL

Registration Number of Company 20200236
--

This is to certify that:

MAERUA TOWERS INVESTMENTS NUMBER TWO (PROPRIETARY) LIMITED

was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 2nd day of June of the year 2020



Seal of BIPA Companies Registration Office

[Handwritten Signature]
 Registrar of Companies

This certificate is not valid unless sealed by the seal of BIPA Companies Registration Office

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 61(1)) (Regulation 17(1) and 17(2))

**MEMORANDUM OF ASSOCIATION
OF A COMPANY HAVING A SHARE CAPITAL**

Registration Number of Company <p style="text-align: center; font-size: 1.2em;">20200236</p>	BUSINESS & INTELLECTUAL PROPERTY AUTHORITY PROPOSED FEE: N\$15000 to be payable in terms of the Act and as set out in the regulations plus annual duty under 182 & 183 
---	--

1. NAME OF COMPANY

(a) The name of the Company is:

MAERUA TOWERS INVESTMENTS NUMBER TWO (PROPRIETARY) LIMITED

(b) The shortened form of the name of the Company is:

NONE

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

2. DESCRIBING THE MAIN BUSINESS OF THE COMPANY*

The main purpose of the Company is to carry on: THE BUSINESS AS A RETAIL AND
WHOLESALE, FISHING, MINING, CONSTRUCTION, CONSULTING, PROPERTY DEVELOPMENT
AND ALL RELATED ACTIVITIES

(*This is for purposes of the Registrar and not for purposes of the powers, capacity or objects of the company)

3. OBJECT(S), IF ANY (section 38)

The object(s) of the Company is/are: RETAIL AND WHOLESALE, FISHING, MINING
CONSTRUCTION, CONSULTING, PROPERTY DEVELOPMENT AND ALL RELATED ACTIVITIES

4. ANCILLARY OBJECTS EXCLUDED

The specific ancillary objects, if any, referred to in section 39(1) of the Act, which are excluded from the unlimited ancillary objects of the Company: NONE

5. POWERS

(a) The specific powers or part of any powers of the Company, if any, which are excluded from the plenary powers or the powers set out in Schedule 2 of the Act (if any):

NONE

(b) The specific powers or part of any specific powers of the Company set out in Schedule 2 of the Act, if any, which are qualified under section 39(2) of the Act (if any):

NONE

6. CONDITIONS

Any special conditions which apply to the Company and the requirements, if any, additional to those prescribed in the Act for their alteration:

NONE

Form CM 2

Part D

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

(b) To be completed. Where one person signs the memorandum

I, JOHANNES JACOBUS STEENKAMP

whose occupation is CHARTERED ACCOUNTANT

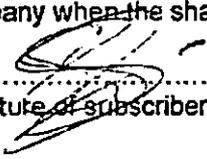
residing at 65 RICHTER STREET PIONIERSPARK, WINDHOEK

having a business address at 2ND FLOOR MAERUA OFFICE TOWERS WINDHOEK

and the following postal address P O BOX 30098 . WINDHOEK

I am desirous to form a company in pursuance of this Memorandum of Association and agree to take up the number of shares in the capital of the Company, set opposite my signature below.

I also agree to pay for the par value shares of the Company as determined by this Memorandum and to pay for the number of no-par value shares of the Company, that amount determined by the Company when the shares are issued to me.



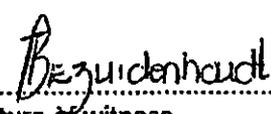
Signature of subscriber

ONE HUNDRED ORDINARY

Number, in words and type of shares taken

13 MARCH 2020

Date

Particulars of witness


Signature of witness

13 MARCH 2020

Date

Full names: TANYA CUPPINZINIA BEZUIDENHOUDT

Occupation: ACCOUNTING CLERK

Residential address: 355 BLOCK D REHOBOTH

Business address: 2ND FLOOR MAERUA OFFICE

Postal address: P O BOX 4385 REHOBOTH

Email address: tanya@cirrus.com.na

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPACOMPANIES ACT 2004
(Section 64) (Regulation 18(1))**ARTICLES OF ASSOCIATION OF A COMPANY HAVING A SHARE
CAPITAL ADOPTING SCHEDULE 1**

Registration Number of Company 20200236
--

MAERUA TOWERS INVESTMENTS NUMBER TWO (PROPRIETARY) LIMITED
NAME OF COMPANY.....

SCHEDULE 1 - TABLE A/B*

- A. The articles of Table A/B* contained in Schedule 1 to the Companies Act, 2004, shall apply to the Company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

- B. The following articles additional to that contained in Table A/B* are included:
- (a) NOT APPLICABLE
 - (b) NOT APPLICABLE
 - (c) NOT APPLICABLE

OMISSIONS

- C. The following articles contained in Table A/B* are omitted:
- (a) ARTICLE 57 SHALL NOT APPLY TO THE COMPANY
 - (b) NOT APPLICABLE
 - (c) NOT APPLICABLE

MODIFICATIONS

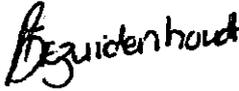
- D. The following articles contained in Table A/B* are modified in the manner indicated:
- (a) NO PROVISION TO ARTICLE 61 SHALL NOT APPLY TO THE COMPANY
 - (b) NOT APPLICABLE
 - (c) NOT APPLICABLE

*Delete whichever is not applicable.

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 64) (Regulation 18 (1), (2) and (3))

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
<p>1. Full names JOHANNES JACOBUS STEENKAMP</p> <p>Occupation CHARTERED ACCOUNTANT</p> <p>Residential address 65 RICHTER STREET WINDHOEK NAMIBIA</p> <p>Business address 2nd FLOOR MAERUA MALL OFFICE TOWERS WINDHOEK</p> <p>Postal address P O BOX 30088 WINDHOEK NAMIBIA</p>	<p>15 JANUARY 2020</p> 	<p>Full names TANYA CUPPINZINIA BEZUIDENHOUDT</p> <p>Occupation ACCOUNTING CLERK</p> <p>Residential address 355 BLOCK D REHOBOTH NAMIBIA</p> <p>Business address 2nd FLOOR MAERUA MALL OFFICE TOWERS WINDHOEK</p> <p>Postal address P O BOX 4385 REHOBOTH NAMIBIA</p>	<p>15 JANUARY 2020</p> 
<p>2. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>		<p>2. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>	
<p>3. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>		<p>3. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>	
<p>4. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>		<p>4. Full names</p> <p>Occupation</p> <p>Residential address</p> <p>Business address</p> <p>Postal address</p>	

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
5. Full Names		5. Full Names	
Occupation		Occupation	
Residential address		Residential address	
Business address		Business address	
Postal address		Postal address	
6. Full Names		6. Full Names	
Occupation		Occupation	
Residential address		Residential address	
Business address		Business address	
Postal address		Postal address	
7. Full names		7. Full names	
Occupation		Occupation	
Residential address		Residential address	
Business address		Business address	
Postal address		Postal address	

KR 1209908

41 /2010(3)
(UNIT)

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED
IN TERMS OF SECTION 8(2)(d) OF THE SECTIONAL TITLES
ACT, 1971**

UNIT 3

OHORONGO HAUS

KOGP
PARTNERS

CONVEYANCERS
 3516, WINDHOEK
 ☎: 382800
 REF: BKL/58191

Prepared by me:



CONVEYANCER
LOCH B K

Certificate of Registered Sectional Title No.

417 2010(03)
(UNIT)

Certificate of Registered Sectional Title issued in terms of Section 8(2)(d) of the Sectional Titles Act, 1971

I, Registrar of Deeds at Windhoek, do hereby certify that

1. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY ONE CC**
(Registration Number: CC/2007/0487)
2. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY TWO CC**
(Registration Number: CC/2007/0486)
3. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY THREE CC**
(Registration Number: CC/2007/0485)
4. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FOUR CC**
(Registration Number: CC/2007/0484)
5. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FIVE CC**
(Registration Number: CC/2007/0483)
6. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY SIX CC**
(Registration Number: CC/2007/0482)
7. **AQUARIUS INVESTMENTS ONE HUNDRED AND SIXTY TWO CC**
(Registration Number: CC/2007/0476)

LM

are the registered owners of a unit consisting of-

- (a) Section no. 3 (THREE), as shown and more fully described on Sectional Plan No. 41 /2010 in the building or buildings known as OHORONGO HAUS, of which section the floor area, according to the said sectional plan is, 300 (THREE HUNDRED) square metres in extent; and
- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by-

- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

SIGNED at WINDHOEK on this

09 SEP 2010
day of

2010.



[Handwritten signature]

2020-12-18

Registrar of Deeds

The aforementioned transferee close corporation has interests of the above mentioned Act been converted into a private company known as Aquarius Investments One hundred and fifty one (Proprietary) Limited. Company number 2020/0477. (Consent filed with SBC 954/2020)

Order of Section 72 Act 98 of 2004

ENTRY No. 2 - 2

Hypothecated by Sectional Mortgage Bond No. 956/2020

dated 28/08/2010 for an amount of R6 500 000.00

Done on 9 Sep. 2020

09 SEP 2010



Deeds Office

09 SEP 2010

Registration number: C/2007/0487

Hundred and Fifty One CC

of Aquarius Investments One

to be held under this certificate of registration

to be transferred to and registered in the

name of Aquarius Investments One

and company's certificate No. 954/2020



OHORONGO HAUS

OHORONGO HAUS

ENTRY No. (K.O.P) ✓

Hypothecated by Sectional Mortgage Bond No. B 966 2020

dated 09/12/2020 for an amount of KSh 13 500 000.00

to klind hoek No. 18

in December 2020

2020-12-18



KAT 1209909



41	12010(4)
	(UNIT)

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED
IN TERMS OF SECTION 8(2)(d) OF THE SECTIONAL TITLES
ACT, 1971**

UNIT 4

OHORONGO HAUS

**KOGP
PARTNERS**

**CONVEYANCERS
3516, WINDHOEK
382800
REF: BKL/58191**



CONVEYANCER
LOCH B K

Certificate of Registered Sectional Title No.

4.3 v 2010(04)
(UNIT)

Certificate of Registered Sectional Title issued in terms of Section 8(2)(d) of the Sectional Titles Act, 1971

I, Registrar of Deeds at Windhoek, do hereby certify that

1. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY ONE CC**
(Registration Number: CC/2007/0487)
2. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY TWO CC**
(Registration Number: CC/2007/0486)
3. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY THREE CC**
(Registration Number: CC/2007/0485)
4. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FOUR CC**
(Registration Number: CC/2007/0484)
5. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FIVE CC**
(Registration Number: CC/2007/0483)
6. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY SIX CC**
(Registration Number: CC/2007/0482)
7. **AQUARIUS INVESTMENTS ONE HUNDRED AND SIXTY TWO CC**
(Registration Number: CC/2007/0476)

LAN

are the registered owners of a unit consisting of-

- (a) Section no. 4 (FOUR); as shown and more fully described on Sectional Plan No. /2010 in the building or buildings known as OHORONGO HAUS, of which section the floor area, according to the said sectional plan is, 336 (THREE HUNDRED AND THIRTY SIX) square metres in extent; and
- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by-

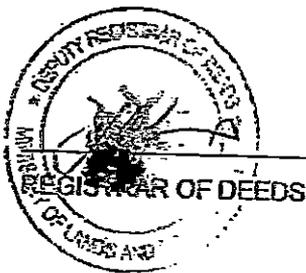
- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

SIGNED at WINDHOEK on this

day of

09 SEP 2010

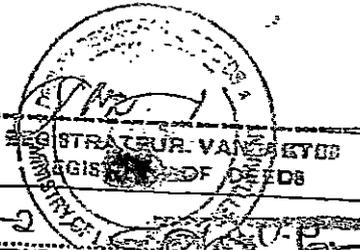
2010.



OHORONGO HAUS

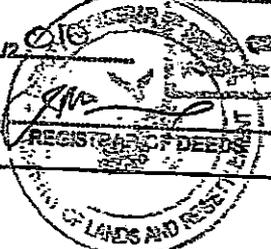
INSKRYWING/ENTRY No - 1 -

Ownership in the unit held under this Certificate of Registered Sectional Title is hereby transferred to and registered in the name of Aquarius Investments One Hundred and Fifty One CC
 (Registration number: CC/2007/0487)
 Vido Conveyancer's Certificate No. 985 / 2010
 filed herewith/with duplicates original hereof.
 Deeds Registry: Windhoek
 09 SEP 2010



ENTRY No - 2

Hypothecated by Sectional Mortgage Bond No 961 / 2020
 dated 28/08/2010 for an amount of 6 500 000.00
 Done on Windhoek on 09 day of Sep. 2010
 2020-12-18
 09 SEP 2010



Encroachment in terms of Section 70 Act 28 / 2004 ✓

The within named transferee Close Corporation has in terms of the above mentioned Act has been converted into a private company and is known as Aquarius Investments one Hundred and fifty one (Proprietary) Limited
 Company number 2011 10477
 Consent filed with SBC 954 / 2020

2020-12-18
Date

Registrar of Deeds

OHORONGO HAUS

STREET NO. (K.L.O.P)	
Hypothecated by Sectional Mortgage Bond No.	966 2020
Date: 09/12/2020	for an amount of N\$ 13 500 000.00
at Klindhoek	18
December 2020	
2020-12-18	

Area Inv 156

41 /2010(5)
(UNIT)

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED
IN TERMS OF SECTION 8(2)(d) OF THE SECTIONAL TITLES
ACT, 1971**

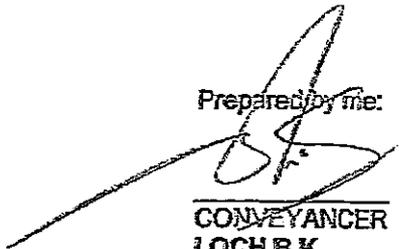
UNIT 5

OHORONGO HAUS

**KOGP
PARTNERS**

**CONVEYANCERS
3516, WINDHOEK
☎: 382800
REF: BKL/58191**

Prepared by me:



 CONVEYANCER
 LOCHBK

Certificate of Registered Sectional Title No.

41 / 2010 (05)
(UNIT)

Certificate of Registered Sectional Title issued in terms of Section 3(2)(d) of the Sectional Titles Act, 1971

I, Registrar of Deeds at Windhoek, do hereby certify that

1. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY ONE CC**
(Registration Number: CC/2007/0487)
2. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY TWO CC**
(Registration Number: CC/2007/0486)
3. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY THREE CC**
(Registration Number: CC/2007/0485)
4. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FOUR CC**
(Registration Number: CC/2007/0484)
5. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FIVE CC**
(Registration Number: CC/2007/0483)
6. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY SIX CC**
(Registration Number: CC/2007/0482)
7. **AQUARIUS INVESTMENTS ONE HUNDRED AND SIXTY TWO CC**
(Registration Number: CC/2007/0476)

Lm

are the registered owners of a unit consisting of-

- (a) Section no. 5 (FIVE), as shown and more fully described on Sectional Plan No. 41 /2010 in the building or buildings known as OHORONGO HAUS, of which section the floor area, according to the said sectional plan is, 105 (ONE HUNDRED AND FIVE) square metres in extent; and
- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by-

- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

09 SEP 2010

SIGNED at WINDHOEK on this

day of

2010.



J

DEPARTMENT OF LANDS AND RESOURCES
 DEPUTY REGISTRAR OF DEEDS
 09 SEP 2010
 105-2-1/105-2-1
 Windhoek
 Deeds Registry
 Find herewith/with duplicate original hereof.
 Via Government's Certificate No. 986/2010
 (Registration number: C/2007/0482)
 Hundred and Fifty Six CC
 Aquarius Investments One
 Sectional title is hereby transferred to and registered in the
 name of the said holder under the conditions of mortgage
 No. 105-2-1/105-2-1

OHORONGO HAUS

41 /2010(6)
(UNIT)

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED
IN TERMS OF SECTION 8(2)(d) OF THE SECTIONAL TITLES
ACT, 1971**

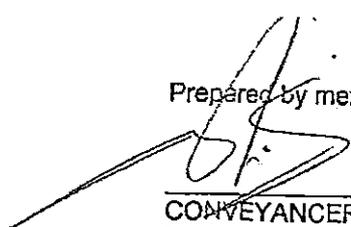
UNIT 6

OHORONGO HAUS

**KOGP
PARTNERS**

CONVEYANCERS
☒ 3516, WINDHOEK
☎: 382800
REF: BKL/58191

Prepared by me:



 CONVEYANCER
 LOCH B K

Certificate of Registered Sectional Title No.

41 / 2010(06)
(UNIT)

Certificate of Registered Sectional Title issued in terms of Section 8(2)(d) of the Sectional Titles Act, 1971

I, Registrar of Deeds at Windhoek, do hereby certify that

1. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY ONE CC**
(Registration Number: CC/2007/0487)
2. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY TWO CC**
(Registration Number: CC/2007/0486)
3. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY THREE CC**
(Registration Number: CC/2007/0485)
4. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FOUR CC**
(Registration Number: CC/2007/0484)
5. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY FIVE CC**
(Registration Number: CC/2007/0483)
6. **AQUARIUS INVESTMENTS ONE HUNDRED AND FIFTY SIX CC**
(Registration Number: CC/2007/0482)
7. **AQUARIUS INVESTMENTS ONE HUNDRED AND SIXTY TWO CC**
(Registration Number: CC/2007/0476)

L17

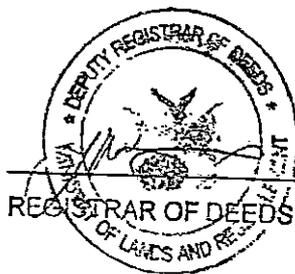
are the registered owners of a unit consisting of-

- (a) Section no. 6 (SIX), as shown and more fully described on Sectional Plan No. 41 /2010 in the building or buildings known as OHORONGO HAUS, of which section the floor area, according to the said sectional plan is, 17 (SEVENTEEN) square metres in extent; and
- (b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section specified in a schedule endorsed on the said sectional plan,

and that the said owner's title to the said section and undivided share in the said common property is subject to or shall benefit by-

- (i) the servitudes, other real rights and conditions, if any, endorsed on the said sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

SIGNED at WINDHOEK on this day of 09 SEP 2010 2010.



2

OHORONGO HAUS

Conveyance in the name held under this certificate of registration is hereby transferred to and registered in the name of Aquarius Investments One Hundred and Sixty Two CC (Registration number: C/2007/0476) and conveyancer's Certificate No. 987/2010. This is herewith/with duplicate original hereto.

Deeds Registry
Windhoek

09 SEP 2010
09:30/Borst



REGISTRAR VAN AARDE
REGISTERAR OF DEEDS

Transfer to:
See only No. 2

Conveyance in the name held under this certificate of registration is hereby transferred to and registered in the name of Aquarius Investments One Hundred and Fifty Six CC (Reg. no: C/2007/0482) and conveyancer's Certificate No. 1326/2013. This is herewith/with duplicate original hereto.

Deeds Registry
Windhoek

2013-11-11



7

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 28/08/2025



Erf No.: R/784 Suburb: Windhoek Street name: Werth CRS

Erf size: 5 581 m² Zoning: Street Density: n/a

Required portion size: ± 156.2 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out for landscaping and driveway

Current vacant land going price/m ²	N\$ 21.39
--	-----------

Size of the portion Required	156.2 m ²
------------------------------	----------------------

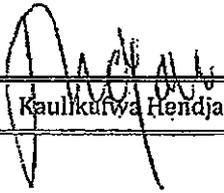
Estimated monthly rental	N\$ 3 341.12
--------------------------	--------------

Estimated annual rental	N\$ 40 093.44
-------------------------	---------------

Comparable portions of land were sold in 2024 by the Council at a rate of N\$ 20.48 per square metre. To align the price per square metre attained in 2024 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N\$ 21.39 per square metre was established.

Therefore, the required portion should be valued at N\$ 21.39 /m².

Valued by:


Kaulikwa Hendjala

Date:

28/08/2025

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 28/08/2025



Erf No.: 3483 Suburb: Windhoek Street name: Werth CRS

Erf size: 993 m² Zoning: Street Density: n/a

Required portion size: ± 57.2 m²

Current use of the portion under consideration: Vacant

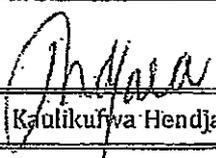
Acquisition purpose: To be leased out for landscaping and pedestrian access

Current vacant land going price/ m ²	N\$ 21.39	
Size of the portion Required	57.2 m ²	
Estimated monthly rental	N\$ 1 223.51	
Estimated annual rental	N\$ 14 682.12	

Comparable portions of land were sold in 2024 by the Council at a rate of N\$ 20.48 per square metre. To align the price per square metre attained in 2024 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N\$ 21.39 per square metre was established.

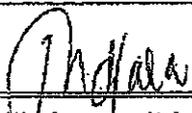
Therefore, the required portion should be valued at N\$ 21.39 /m².

Valued by:


Kaulikufya Hendjala

Date:

28/08/2025

VALUATION CERTIFICATE			
DIVISION: VALUATION SERVICES			
DATE OF VALUATION: 28/08/2025			
Erf No.:	R/3481	Suburb:	Windhoek
Street name:	Werth CRS		
Erf size:	817 m ²	Zoning:	Street
Density:	n/a		
Required portion size:	± 509.1 m ²		
Current use of the portion under consideration:	Vacant		
Acquisition purpose:	To be leased out for parking purposes		
Current vacant land going price/ m ²	N\$ 21.39		
Size of the portion Required	509.1 m ²		
Estimated monthly rental	N\$ 10 889.65		
Estimated annual rental	N\$ 130 675.80		
<p>Comparable portions of land were sold in 2024 by the Council at a rate of N\$ 20.48 per square metre. To align the price per square metre attained in 2024 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N\$ 21.39 per square metre was established.</p> <p>Therefore, the required portion should be valued at N\$ 21.39 /m².</p>			
Valued by:	 Kautilfwa Hendjala		Date:
			28/08/2025

Applicant: _____
 Erf No.: _____
 Tel. No.: _____

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- A: More than 2 Storey Residential Dwelling
- B: Exceeding of Coverage
- C: Exceeding of Outbuilding Size
- D: Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, MR ARMIN JUNKUHN the Owner of Erf 234, which is adjacent*
 to Erf 233, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE <input type="checkbox"/>	OBJECT <input type="checkbox"/>
Exceeding of Coverage	AGREE <input type="checkbox"/>	OBJECT <input type="checkbox"/>
Exceeding of Outbuilding Size	AGREE <input type="checkbox"/>	OBJECT <input type="checkbox"/>
Relaxation of Building Lines (3m; 5m; 7m)	AGREE <input type="checkbox"/>	OBJECT <input checked="" type="checkbox"/>

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

- 1) ADDITIONAL STORAGE ON MY BOUNDARY TAKES AWAY LIGHT & WARMTH ON MY BEDROOM'S. - NORTH FACING.
- 2) GABION WALL TAKES AWAY 10-20% OF MY VIEW
- 3) PROPOSED ALTERATION HAS NOT BEEN CONSENTED BY OMEYA HOME ASSOCIATION WHICH REQUIRES

I herewith declare all information contained herein as true and correct

Signed: [Signature]
 Tel: 085 657 276 3
 Date: 11/7/2025

MY APPROVAL.
 = RULE 240 OF
 ESTATE RULES.

Signatory must attach a copy of his/her identification

PA: PO Box 90631 Klein Wind
 EMAIL: Junkuhn.armin@gmail.com

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.



REPUBLIC OF SOUTH AFRICA
NATIONAL IDENTITY CARD

Sumama:
JUNKUHN
Names:
ARMIN WILHELM GUNTER
Sex:
M
Nationality:
RSA
Identity Number:
5901285119081
Date of Birth:
28 JAN 1959
Country of Birth:
RSA
Status:
CITIZEN



Signature:

Handwritten signature



IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE ORIGINAL AND THAT THERE IS NO INDICATION THAT ANY UNAUTHORIZED ALTERATIONS HAVE BEEN MADE TO THE ORIGINAL DOCUMENT.

SGD: *[Handwritten Signature]*

RANK: POSMEESTER / POSTMASTER

TOWN / CITY: OLYMPIA

DATE: *2005-05-30*



001906830



Conditions:
This card has been issued by the
Department of Home Affairs in terms of the
Identification Act, Act 68 of 1997
If found please return to the Department of Home Affairs
For enquiry or verification purposes contact 020 00 11 90

Date of Issue:
22 APR 2016

Handwritten mark

[Municipal Council Minutes: 2019-09-26]

10.3.4

**FNS.3 [UTP] BUILDING LINE RELAXATION
DISPUTE ON ERF 3274, WINDHOEK –
OBJECTION FROM ADJACENT
NEIGHBOUR ERF 3275, WINDHOEK
(L/3274/W)**

On proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.
- 2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.
- 3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.
- 4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:
 - 3 *That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.*
- 5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

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: Mrs. V. Kabozu
DATE: 09/06/2025

TEL: 061-290 2299
REF: L/233/Omeya

Junkuhn Armin GW
PO BOX 45
Namibia

Dear Sir/Madam,

RE: NEIGHBOR COMMENTS, SIGNATURES AND COPY OF ID IN SUPPORT OF BUILDING / CONSTRUCTION ON ERF 233, JACKAL LN STREET, OMEYA.

The Zoning Scheme of the City of Windhoek provides the opportunity for neighbouring erf owners to provide comments and to object or not object to construction of a neighbouring erf as per Clause 19, 20 and 21 in the following cases: where a three-storey dwelling, unit is to be built, where the coverage of the erf is to be exceeded, where the size of an outbuilding exceeds the provisions of the town planning scheme and where the 3, 5 and 7m building line is to be relaxed.

The Public Consultation Policy for Proposed Development approved as per Council Resolution 348/11/19798 determines further that the signatory to the consent form should provide a copy of his / her ID.

The copy of the ID is purely an administrative requirement in order for the City of Windhoek officials to verify that the correct person is signing the consent. It is in the best interest of the signatory as it is the only means to make sure the actual concerns / comments/ objections are received from the actual neighbour.

The Building Plan submitted for Erf 233, Omeya requires the comments and ID of the owner on **Erf 234, Omeya** being the adjacent neighbour to Erf 233, Omeya. You are herewith requested to sign off the building plans for Erf 233, Omeya and provide your ID's, at your earliest convenience should you have no objection to the Building Plan.

The contact detail of the owner/architect of **Erf 233, Omeya** is **081 2568531/ 081 3737521**. Attached to this letter is a copy of the building plan for your comments.

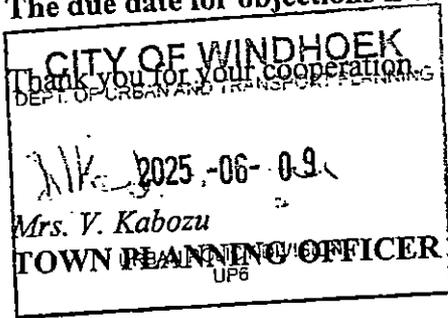
Should you have any problem or objection to the erection of the proposed building, your written comments and reason(s) for your objection must be forwarded or hand delivered to the owner and at the following address:

All official correspondence must be addressed to the Chief Executive Officer

The Manager: Urban Policy (Town House, Fifth Floor, Room 518/515/516/519/524)
City of Windhoek
P.O. Box 59, WINDHOEK

Further take notice that any person objecting to the proposed building plan as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Urban Policy 5th Floor) and with the applicant / consultant in writing within 21 calendar days of the receipt of this notice.

The due date for objections is *10 July 2025*



NANPOST

VAT Reg No: 0624451675

Branch: Narua Park

Date: 11/06/25

Time: 16:07:58

Counter: 1 COVEROR

MAINSTOCK

Qty	Product	Price VAT
1	RegMailStamp	\$43.80
1	R-STDStamp	\$18.20
Net		\$63.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)		

Total	\$63.00
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Cash	\$200.00
Change	-\$137.00

Name:

Address:

Receipt No: 264-10017-1-3895812-2

THANK YOU FOR USING YOUR POST OFFICE

DANKIE DAT U DIE POSKANTOOR GEBRUIK

TANGI ESHI FOLONGIFA OPOUSA YOYE

TANGI ESHI FOLONGIFA OPOUSA YOYE

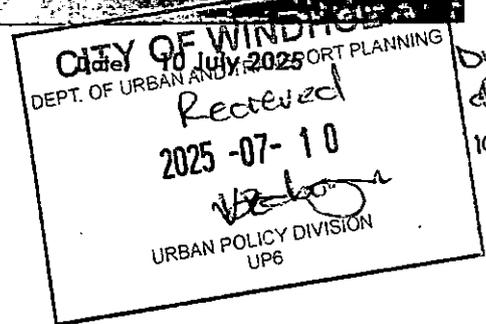


BA 003 897 600 NA



Our ref: MJUN001/IH

Your ref: L/233/Omeya



Due date
of object
10/07/2025

The Chief Executive Officer
The Manager
Urban Policy
Department of Urban and Transport Planning
First Floor : Room 518/515/516/519/524
80 Independence Avenue
Windhoek

Delivered by hand

Dear Mrs. V. Kabozu

RE: OBJECTION TO ANY NEW ADDITIONS AND/OR FURTHER CONSTRUCTION ON ERF 233 JACKAL STREET, OMEYA

1. We act on behalf of Armin GW Junkuhn, the registered owner of Erf 234, Omeya, and his spouse who instructed us to address this letter to you upon having presented a copy of your letter dated 9 June 2025 to us.
2. We do not intend dealing with every aspect of your letter at this stage but reserve our client's rights to do so at any appropriate stage in the future and our failure to deal with any such at this stage must not be regarded as an admission.
3. It is our instructions that the owners of Erf 233, Omeya ("the applicants") already in the past and more specifically sometime during the first week of February 2025 held informal discussions with our client's regarding the applicant's latest intended alterations. Our clients already on 8 February 2025 informed the applicants of their views on the applicants' latest intended alterations. Our clients on 8 February 2025 made it clear that the latest intended additions will infringe on the aesthetics of their property and that our client's for reasons

then already given to the applicants indicated to them that they will not be consenting to any such further alterations and additions.

4. It is therefore our instructions to record, as we hereby do, that one of our clients' objections to the intended new additions to Erf 233, Omeya are that any such additions is going to defeat the main objective why our clients, who are golfers, in the first instance already about 10 years ago opted to retire at the Omeya Golf Estate and to acquire specifically Erf 234, Omeya which have 180 degree view of the golf course. Our client already on 6 September 2016, and we must state to their own detriment, agreed to a previous relaxation of the building provisions when the applicants were *inter alia* allowed to erect a gabion wall between erven 233 and 234 Omeya. The latest proposed alterations will deprive our clients of at least a further 10 to 20%, if not more, of their existing view of the golf course, which our clients will not consent to.
5. A further ground of objection is that the intended new additions to Erf 233, Omeya will result therein that most of the warmth and light on the northern side of our client's dwelling will then permanently be shaded, which is totally unacceptable to our clients.
6. The abovementioned issues are not all our clients' grounds of objection. Our client for one does not think it will be appropriate for anybody to be storing farming equipment in the residential areas of the Golf Estate and it is furthermore not known to our clients for what undisclosed purposes the applicants actually in future want to utilize the proposed additional single garage and storage room on Erf 233, Omeya while they already have a 100.668 m² garage storing 4 vehicles adjacent to the proposed additional single garage.
7. Our client's main ground of objection is however that the applicants have not yet complied with the relevant provisions of the Omeya Golf and Residential Oasis Estate Rules namely with paragraphs 135, 135.3 to 135.4, 153.1, 195 and 200 and/or more specifically having deliberately deprived our clients of the protection given to them in clause 240, which non-compliance in any event makes any application to the Municipal Council of Windhoek for the approval of any building plans at Omeya, premature.
8. The mentioned paragraphs of the Omeya Golf and Residential Oasis Estate Rules address the approval of building plans and property alterations at Omeya Golf and Residential Oasis

Estate. For ease of reference, we quote the aforementioned clauses verbatim here below.

"135. The property is sold subject to the following provisions, which may be embodied as provisions in the title deed of the property in a form as may be required by the Registrar of Deeds:

- 135.1 The owner of the property, or of any subdivision thereof, or of any sectional title unit erected thereon, or of any interest therein or thereto (the owner) shall not be entitled to transfer the property, or any subdivision or consolidation thereof, or any unit or any interest therein, without the association's prior written consent which will not unreasonably be withheld, and without the association having confirmed in writing that all amounts due to it by the owner shall have been paid;*
- 135.2 Every owner shall automatically be and become and shall remain a member of the association and be subject to its Memorandum and Articles of Association until the owner ceases to be an owner as aforesaid, Neither the property nor any subdivision or consolidation thereof, nor any unit erected thereon, nor any interest therein or thereto, shall be transferred to any person who has not agreed to become a member of the association and to be bound by its Memorandum and Articles of Association, and who has not secured payment by way of a debit order of the monthly levy due to the association;*
- 135.3 No improvement of any nature may be effected on the property without the prior written approval of the association or its nominee, and any building plans in respect of any improvement to be erected on the erf shall be subject to the prior written approval of the association or its nominee. Such approval will be required without limitation to all external finishes including materials and colors for walls, roofs and windows; and*
- 135.4 The owner of the property shall not make any application for the rezoning, consolidation or subdivision of his erf without the prior written consent of the association.*
- 135.5 The owner undertakes to complete with the erection of buildings on the property to the reasonable satisfaction of the association within 4 (four) years of registration of the property into his name or within such extended period as the association at its sole discretion may allow in writing failing which the Association shall levy a penalty of 10% of the cost price of the erf to the owner and grant 1 year extension to complete with the erection of the*

building on the property to the reasonable satisfaction of the association. Failure to pay this penalty within 30 days of issue, the Association shall claim that the property be transferred to the Association at the cost of the owner against payment by the Association of the original purchase price paid by the owner without interest.

135.6 *Where the owner does not complete with the erection of buildings on the property to the reasonable satisfaction of the association within the additional 1 year as stated above, the Association shall have the right to claim that the property be transferred to the Association at the cost of the owner against payment by the Association of the original purchase price paid by the owner without interest or issue a penalty as the Association may deem fit. The decision of the Association is final."*

"153.1 *Homeowners Association*

153.1.1 *The purchaser acknowledges that upon registration of the property into his name, he automatically becomes a member of The Homeowners Association and hereby subjects himself to the provisions of the Memorandum and Articles of Association of such association and to the rules of the Association. The rules become applicable to the owner on the earlier of the date of occupation of the property by the owner or the date of transfer of the property to the owner."*

"195 *All building plans shall comply with the Architectural Guidelines prepared by the developer and applicable to the township and must be approved by the Home Association in order to assure such compliance. This applies also to any additions and alterations to existing structures. The Architectural Guidelines have details of standard and are contained in the attached document marked as such."*

"200 *Requests for consent shall be made in writing to the Directors and shall be accompanied by plans and specifications showing the nature, kind, shape, height, material, colour and location of the proposed alteration, addition or decoration. These plans and specifications must be done by an approved architect of the Association."*

"240 *Upon scrutiny of the plans, the Estate Architect shall indicate any proposed departures from the design criteria to the Home Owners concerned. In this event, the Home Owners shall be required to obtain letters of no objection from the affected neighboring proper owners as indicated by the Architect, prior to submission of the plans to the*

Architectural Review Committee. The committee shall not be in a position to consider the matter further without an appropriate written response from each affected neighboring property owner.

9. The above having been stated, we also as per our instructions record that our clients will in any event again also be objecting to the applicants' intended alterations to said property if and when any such application would be lodged for approval with the Omeya Home Owners Association.
10. Lastly, we urge the Municipality of Windhoek to rather in future first demand due compliance with the Rules the Omeya Golf and Residential Oasis Estate before any application of this nature is accepted for approval, or in the alternative should you be inclined not to agree with us, to first obtain a legal option on what the legal consequences will be for the Municipal Council if any Omeya home owner has in non-compliance with and an obvious attempt to side-step the Omeya Home Owners Association and the Rules the Omeya Golf and Residential Oasis Estate, will be for your Council and what the final implications of any ill-considered applications will be.
11. While all our clients' rights remain reserved, we await the Municipal Council of Windhoek's final decision in this regard within 10 working days from date hereof [namely by 24 July 2025] to enable us to advise our clients on the way forward in protecting all their rights.

Yours faithfully,
HOHNE & CO



Per: I Hohne

Copy received by:

A The Owner(S)
Erf 233, Jackal Street
Omeya Golf and Residential Oasis
Omeya

Received: Time Date Signature

**B The Director
The Home Owners Association
Omeya Golf & Residential Oasis
Omeya**

Received: Time Date Signature



OFFICE: Omeya Homeowners Association
OMEYA GOLF & LIFESTYLE ESTATE
inspector@omeyastate.com – 061-400848/0811622150
DATE: 30/07/2025

TO: Department of Urban and Transport Planning
CITY OF WINDHOEK
Mrs. V. Kabozu

CC: Erf 233, Abrie Van Wyk & Christina Van Wyk
Erf 234, Junkuhn Armin

Dear Sir/Madam

RE: Subject: Submission of Building Plans for Erf 233, Omeya – Approval and Objection from Neighbour

With reference to the building plans submitted by the owner of erf 233 Omeya, for the proposed extensions for approval and consideration of any objections from the effected neighbour(s), in line with the Architectural Guidelines and Rules of Omeya, consent was granted to the owner to construct the garage based on the committee findings. The committee take in consideration that due to the shape of erf 233 with a front boundary of only 10780mm, limit the options for extensions or alternative positions for the extensions as proposed.

Following the OHOA meeting and subsequent site inspection held on Friday, 18 July 2025, we wish to clarify the following:

- The building plans for the proposed extensions to Erf 233, Omeya, were duly submitted at the Omeya office as required by the Omeya Architectural Guidelines and Rules.
- Where extensions encroach upon the building line, the applicant is obligated to obtain written consent from the affected neighbour(s).
- This consent must be reflected by the neighbour's signature on the site plan and completion of the standard encroachment consent form required by both the City of Windhoek and Omeya. This applies specifically in cases where the proposed structure encroaches on the prescribed 3000mm building line.

OMEYA

GOLF & LIFESTYLE ESTATE

- Neighbours have the right to either approve or object to the proposed additions. Their consent or objection must be provided in writing and accompanied by reasons in the case of objection.
- Should a neighbour sign both the site plan and the consent form, it constitutes formal agreement with the proposal and is regarded as a binding document.
- In instances where the neighbour objects with substantiated reasons, the City of Windhoek retains the authority to either overrule the objection or reject the proposed extension by withholding approval of the building plans. Please note, this process may be lengthy, taking several months or even years to conclude.
- As such, it is strongly advised that in the event of an objection, efforts should be made to reach an amicable resolution or to explore alternative options for the proposed development.

Site Inspection Observations and Committee Findings:

Based on the site inspection of Erf 233 and neighbouring Erf 234, it appears that resolving the matter amicably between the two parties is limited due to the site conditions.

The OHOA committee has resolved to grant conditional consent for the construction of the garage on Erf 233. This decision is based on the following observations:

- The northern side of the bedroom in the dwelling on Erf 234 has no windows, meaning the garage will not obstruct light or ventilation for that room.
- The only two windows on the northern side of Erf 234 belong to bathrooms and are already partially obscured by existing trees.
- Therefore, the potential reduction in sunlight will have minimal or no impact on the comfort or utility of the bedroom in question.

With respect to the objection raised by the owner of Erf 234 regarding a 180° view of the golf course, it was observed during the site visit that such a view is not possible from within the house on Erf 234. A full 180° view would only be possible if one moves beyond the corner of the dwelling on Erf 233—an action that would encroach upon the privacy of Erf 233. The committee, therefore, does not support this objection, as:

- It is not feasible to achieve a 180° view from within the boundaries of the dwelling on Erf 234.
- The expectation of a panoramic view that compromises a neighbour's privacy is unreasonable and not protected by right.

OMEYA

GOLF & LIFESTYLE ESTATE

- In our view, the extent of a property's right to a golf course view is limited to the length of its rear boundary facing the golf course.

Additionally, the proposed new location of the swimming pool and accompanying privacy gabion wall on Erf 233 would, in fact, enhance privacy for both properties and is considered to be mutually beneficial.

Conclusion:

The committee's consent for the construction on Erf 233 remains subject to final approval of the building plans by the City of Windhoek. All construction within the municipal area must comply with the Municipal Building Regulations and the SANS 10400 Standard Building Regulations. Accordingly, the City of Windhoek Council retains the final authority to either approve or reject the submitted building plans, irrespective of any objection received from Erf 234, based on the merits of the proposal and the compliance of the plans with applicable regulations.

Therefore both parties must adhere to the outcome on the final conclusion of the City of Windhoek

Kind regards,



.....
Dr. R van Vuuren
Chairman
Omeya Homeowners Association



30 July 2025

Omeya Golf Estate Home Owners Association
P O Box 999000
Omeya Golf Estate
Windhoek

Erf 233 Jackal Lane, Omeya

To whom it may concern

This letter serves as confirmation that the body corporate that represents all owners and bond holders of Omeya Golf Estate Homeowners Association, grant permission to the owner of Erf 233, Mr. A Van Wyk to proceed with submission of building plans to the City of Windhoek for approval and to do the building works as per the approved plan.

The plans for Erf 233 Omeya have been approved by Omeya Golf Estate Homeowners Association.

Kind Regards

A handwritten signature in black ink, appearing to read "Secret", written over a dotted line.

Secret Kaurivi
Building Inspector
Omeya Homeowners Association
0811622150/061400848



OMEYA

GOLF & LIFESTYLE ESTATE

OFFICE: Omeya Homeowners Association.

DATE: 30/07/2025

Erf No: 233 Jackal lane Street, Omeya

Dear Sir/Madam

Approval for 140 Square Meter garages.

The Omeya Homeowners Association's approval of building plans is guided by the Omeya Architectural Guidelines, the City of Windhoek Building Regulations, and the Town Planning Scheme, which stipulates that all building structures must remain within the 50% coverage limit.

The proposed 140-square-meter garages are permissible within Omeya, as the overall building coverage remains within the allowable 50%. The current coverage stands at 50%.

Kind regards



Secret Kaurivi
Building Inspector
Omeya Homeowners Association
0811622150/061400848



06 August 2025

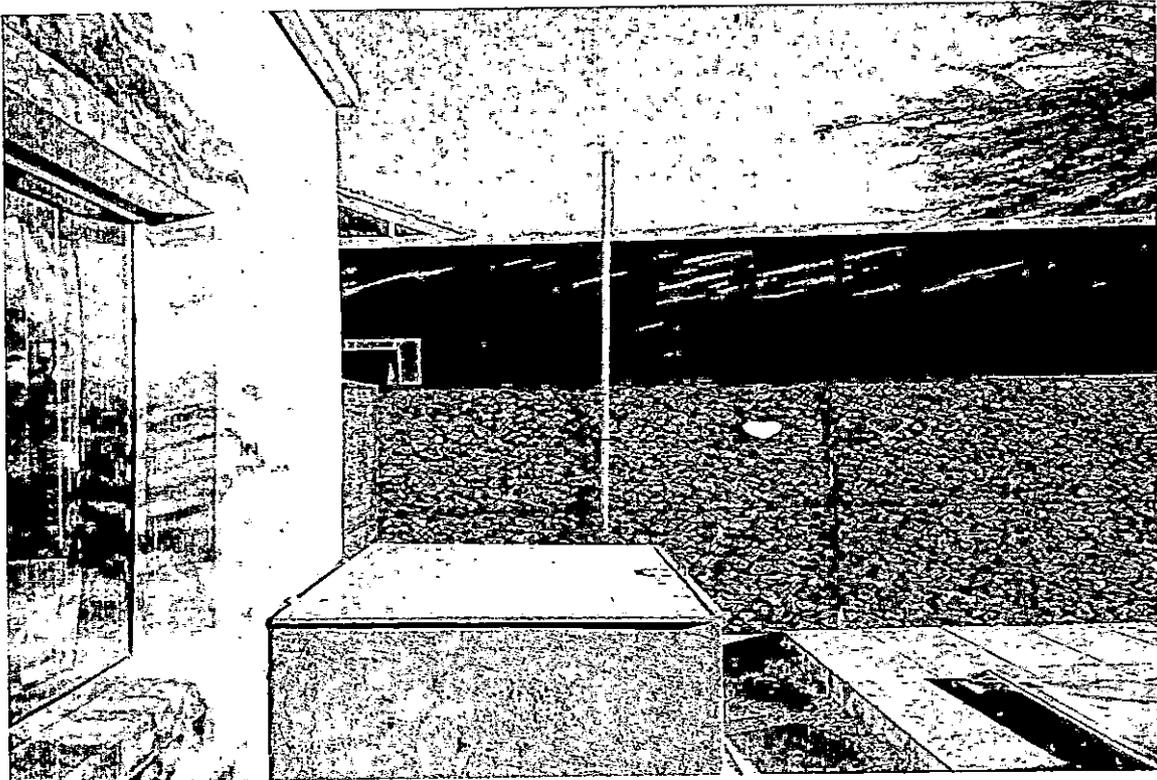
To: Department of Urban and Transport Planning
CITY OF WINDHOEK
Mrs. V. Kabozu

Dear Sir/Madam,

RE: Subject: Submission of building Plans for Erf 233, Omeya.

Please allow me to give my opinion on the objections made by Mr. Junkuhn of erf 234, Omeya.

1. Objection on the erection of the new garage on the boundary - The shade of the new building will reduce light and warmth to his bedroom on the northern side.
- 1.1 The Northern side of the bedroom of the dwelling on erf 234 has no windows, therefore the garage will not obstruct light for the bedroom.
- 1.2 The only two windows on the northern side of erf 234 belongs to bathrooms, please see photo's below with explanations.



The pole that I put up indicates the corner of the garage (southeastern side) at a height of 3.8m.

16:58



Sunday

10:50



The photo was taken at 10:50 on 13/07/2025.

The shade of the pole is on the western side of the bathroom windows. The new garage's shade will be towards the right side (western side) of the pole. The shade of my existing building is also visible.

17:11



Sunday

14:09



The photo was taken at 14:09 on 13/07/2025.
The shade of the pole is below the bathroom window.

17:29



Sunday



15:22



The photo was taken at 15:22 on 13/07/2025.

The shade of the pole is below the bathroom window, on the ground.

The vertical wall of the gutter's shade almost covers the bathroom window.

One can see his tree's shade on his wall/ bathroom window.

17:29



Yesterday



16:09



The photo was taken at 16:09 on 14/07/2025.
The shade of the pole is below/past the bathroom window, on the ground.
At this stage the vertical walls for the gutter's shade cover the bathroom windows.

These are my remarks on what I can see on the photos.

According to the photos taken, the shade of the new garage will not fall on the bathroom windows during any time of the year, thus will not have any influence on the light in the bathrooms.

1.3 The shade will fall partly on the bedroom/ bathroom walls, but my own temperature measurements at my house show no significant change in the inside wall temperature of an outside wall with or without sun. Warmth inside a building comes from the sunlight shining through the windows.

There is no bedroom window on the northern side to warm the bedroom.

1.4 The trees planted by Mr. Junkhun on his northern side of his erf shade's fall sometime during the day directly onto the windows of the bathrooms on the northern side and also on the bedroom window on the western side of his dwelling, seems that shade falling onto the windows are not really a big issue for him.

1.5 It is due to the shape of my erf, erf 233, with a front boundary of only 10.78m that I preferred to build the garage on the boundary line.

2. Objection to the erection of a privacy gabion wall on the boundary that will take away 10-20 % of his 180-degree view.

2.1 With the movement of our swimming pool to the southeastern side of our erf the need for a privacy wall between erven 233 and 234 felt necessary from my side. I quote what Mr. Junkhun said on a WhatsApp on 08 Feb 2025 to me after we met the previous day to discuss my proposed changes, "What we enjoy between our three properties is that all our entertainment areas are private and what has been suggested will encroach on our entertainment area". So, when we are utilizing our swimming pool area and they their pool and braai area at the same time, both parties will feel that their private space is encroached. This is the reason I suggested a privacy wall on the boundary as per proposed plan, as this would allow both parties to retain their privacy.

2.2 His expectation of his view that compromise my privacy is unreasonable and not protected by right.

I would appreciate a physical inspection from your office so that you can see for yourself before taking any final decision.

Kind regards

Abrie van Wyk
(Erf 233)