

## NOTE

\*\*\* **Pages 619 - 1103 and 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.

**SE FORUM, MANAGEMENT COMMITTEE,  
COUNCIL, PROCUREMENT COMMITTEE (SERVICES AND  
WORKS/CONSTRUCTION); (GOODS, LEASING, SELLING AND  
DISPOSAL OF ASSETS) AND STRATCOM MEETINGS**



**SCHEDULE FOR 2026**

*The Gateway to Endless Opportunities*

**COUNCILLORS' 2024/2025 TERM OF OFFICE EXPIRE ON 01 DECEMBER 2025  
(COUNCIL RESOLUTION 05/01/2025)**

WEEKDAY	DATE	MEETING	MEETING NUMBER	TIME
<b>JANUARY 2026</b>				
Monday	19 January	Procurement Committee (Services and Works/Construction)	01	09:00
Tuesday	20 January	Management Committee	02	14:30
Thursday	22 January	SE Forum	01	09:00
Tuesday	27 January	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	01	10:00
Wednesday	28 January	STRATCOM	01	09:00
Thursday	29 January	Council	02	17:30
<b>FEBRUARY 2026</b>				
Monday	02 February	Procurement Committee (Services and Works/Construction)	02	09:00
Tuesday	03 February	Management Committee	03	14:30
Thursday	05 February	SE Forum	02	09:00
Tuesday	10 February	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	02	10:00
Thursday	12 February	STRATCOM	02	09:00
Monday	16 February	Procurement Committee (Services and Works/Construction)	03	09:00
Tuesday	17 February	Management Committee	04	14:30
Thursday	19 February	SE Forum	03	09:00
Tuesday	24 February	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	03	10:00
Thursday	26 February	Council	03	17:30
<b>MARCH 2026</b>				
Monday	02 March	Procurement Committee (Services and Works/Construction)	04	09:00
Tuesday	03 March	Management Committee	05	14:30
Thursday	05 March	SE Forum	04	09:00
Tuesday	10 March	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	04	10:00
Thursday	12 March	STRATCOM	03	09:00
Monday	16 March	Procurement Committee (Services and Works/Construction)	05	09:00
Tuesday	17 March	Management Committee	06	14:30
Thursday	19 March	SE Forum	05	09:00
Tuesday	24 March	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	05	10:00
Thursday	26 March	Council	04	17:30

<b>APRIL 2026</b>				
Tuesday	07 April	Management Committee	07	14:30
Wednesday	08 April	Procurement Committee (Services and Works/Construction)	06	09:00
Thursday	09 April	SE Forum	06	09:00
Tuesday	14 April	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	06	10:00
Thursday	16 April	STRATCOM	04	09:00
Monday	20 April	Procurement Committee (Services and Works/Construction)	07	09:00
Tuesday	21 April	Management Committee	08	14:30
Thursday	23 April	SE Forum	07	09:00
Tuesday	28 April	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	07	10:00
Thursday	30 April	Council	05	17:30
<b>NOTE: Monday, 06 April 2026 is Easter Monday, the reason for the Procurement Committee meeting (Services and Works/Construction) on Wednesday, 08 April 2026 since the Management Committee meeting is on Tuesday, 07 April 2026.</b>				
<b>MAY 2026</b>				
Tuesday	05 May	Management Committee	09	14:30
Wednesday	06 May	Procurement Committee (Services and Works/Construction)	08	09:00
Thursday	07 May	SE Forum	08	09:00
Tuesday	12 May	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	08	10:00
Wednesday	13 May	STRATCOM	05	09:00
Monday	18 May	Procurement Committee (Services and Works/Construction)	09	09:00
Tuesday	19 May	Management Committee	10	14:30
Thursday	21 May	SE Forum	09	09:00
Tuesday	26 May	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	09	10:00
Wednesday	27 May	Council	06	17:30
<b>NOTE: Monday, 04 May 2026 is Cassinga Day observed, the reason for the Procurement Committee (Services and Works/Construction) on Wednesday, 06 May 2026. Monday, 25 May 2026 is Ascension Day. Thursday, 28 May 2026 is Genocide Remembrance Day observed, the reason for the Council meeting on Wednesday, 27 May 2026.</b>				
<b>JUNE 2026</b>				
Tuesday	02 June	Management Committee	11	14:30
Thursday	04 June	SE Forum	10	09:00
Thursday	11 June	STRATCOM	06	09:00
Tuesday	16 June	Management Committee	12	09:30
Thursday	18 June	SE Forum	11	09:00
Thursday	25 June	Council	07	17:30
<b>NOTE: No Procurement Committee meetings (Services and Works/Construction) and (Goods, Leasing, Selling and Disposal of Assets), for the month of June 2026 due to the year-end procedure. The issuing of Purchase Orders stops on 31 May 2026: Provided that delivery and payment will be done and effected by 20 June 2026. Extra-Ordinary meetings can be considered for urgent matters that do not qualify for the Emergency Procurement Method.</b>				
<b>JULY 2026</b>				
Monday	06 July	Procurement Committee (Services and Works/Construction)	10	09:00
Tuesday	07 July	Management Committee	13	14:30
Thursday	09 July	SE Forum	12	09:00
Tuesday	14 July	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	10	10:00

Thursday	16 July	STRATCOM	07	09:00
Monday	20 July	Procurement Committee (Services and Works/Construction)	11	09:00
Tuesday	21 July	Management Committee	14	14:30
Thursday	23 July	SE Forum	13	09:00
Tuesday	28 July	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	11	10:00
Thursday	30 July	Council	08	17:30
<b>AUGUST 2026</b>				
Monday	03 August	Procurement Committee (Services and Works/Construction)	12	09:00
Tuesday	04 August	Management Committee	15	14:30
Thursday	06 August	SE Forum	14	09:00
Tuesday	11 August	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	12	10:00
Thursday	13 August	STRATCOM	08	09:00
Monday	17 August	Procurement Committee (Services and Works/Construction)	13	09:00
Tuesday	18 August	Management Committee	16	14:30
Thursday	20 August	SE Forum	15	09:00
Tuesday	25 August	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	13	10:00
Thursday	27 August	Council	09	17:30
<b>NOTE: Wednesday, 26 August 2026 is Heroes' Day observed.</b>				
<b>SEPTEMBER 2026</b>				
Tuesday	01 September	Management Committee	17	14:30
Thursday	03 September	SE Forum	16	09:00
Monday	07 September	Procurement Committee (Services and Works/Construction)	14	09:30
Thursday	10 September	STRATCOM	09	09:00
Monday	14 September	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	14	10:00
Tuesday	15 September	Management Committee	18	14:30
Thursday	17 September	SE Forum	17	09:00
Monday	21 September	Procurement Committee (Services and Works/Construction)	15	14:30
Thursday	24 September	Council	10	17:30
Tuesday	29 September	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	15	10:00
<b>NOTE: The reason for Procurement Committee (Goods, Leasing, Selling and Disposal of Assets) on Monday, 14 September 2026 is due to Management Committee meeting being scheduled on Tuesday, 15 September 2026.</b>				
<b>OCTOBER 2026</b>				
Monday	05 October	Procurement Committee (Services and Works/Construction)	16	09:00
Tuesday	06 October	Management Committee	19	14:30
Thursday	08 October	SE Forum	18	09:00
Tuesday	13 October	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	16	10:00
Thursday	15 October	STRATCOM	10	09:00
Monday	19 October	Procurement Committee (Services and Works/Construction)	17	09:00
Tuesday	20 October	Management Committee	20	14:30
Thursday	22 October	SE Forum	19	09:00

Tuesday	27 October	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	17	10:00
Thursday	29 October	Council	11	17:30
<b>NOVEMBER 2026</b>				
Monday	02 November	Procurement Committee (Services and Works/Construction)	18	09:00
Monday	09 November	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	18	10:00
Tuesday	10 November	Management Committee	21	14:30
Thursday	12 November	SE Forum	20	09:00
Monday	16 November	Procurement Committee (Services and Works/Construction)	19	09:00
Thursday	19 November	Council	11	17:30
Tuesday	24 November	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	19	10:00
Thursday	26 November	STRATCOM	12	09:00
<b>NOTE: The reason for Procurement Committee (Goods, Leasing, Selling and Disposal of Assets) on Monday, 09 November 2026 is due to the only Management Committee meeting for the month of November 2026 on Tuesday, 10 November 2026.</b>				
<b>DECEMBER 2026</b>				
Tuesday	01 December	Council (Confirmation of previous Council minutes)	01	12:00
		Nomination, Election and Inauguration of 2025/2026 Office Bearers		14:30
		Management Committee	01	(immediately after Inauguration)
		Election of Chairperson of Management Committee.		

**COUNCIL RECESS FROM 01 DECEMBER 2026 UNTIL 15 JANUARY 2027**

WEEKDAY	DATE	MEETING	MEETING NUMBER	TIME
<b>JANUARY 2027</b>				
Monday	18 January	Procurement Committee (Services and Works/Construction)	01	09:00
Tuesday	19 January	Management Committee	02	14:30
Thursday	21 January	SE Forum	01	09:00
Tuesday	26 January	Procurement Committee (Goods, Leasing, Selling and Disposal of Assets)	01	10:00
Wednesday	27 January	STRATCOM	01	09:00
Thursday	28 January	Council	02	17:30

**SPECIAL MANAGEMENT COMMITTEE MEETINGS**

DAY	DATE	SMC NO.	TIME

**SPECIAL COUNCIL MEETINGS**

DAY	DATE	TIME

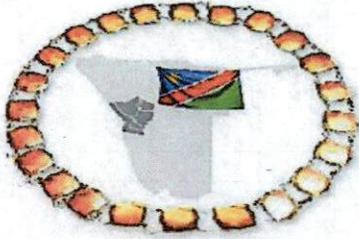
**EXTRA ORDINARY PROCUREMENT COMMITTEE MEETINGS**

DAY	DATE	TIME

**SPECIAL SE FORUM MEETINGS**

DAY	DATE	TIME

# Namibia National Mayors' Forum



The Presidents' Office

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Oshakati

Namibia

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13 October 2025

Cllr Ndesihafela Larandja  
Worship the Mayor  
City of Windhoek

Dear Your Worship,

**SUBJECT: REQUEST TO HOST THE 2025 ANNUAL GENERAL MEETING OF THE NAMIBIA NATIONAL MAYORS' FORUM 06-07 NOVEMBER 2025.**

Reference is made to the Namibian National Mayors Forum Executive Committee meeting held in Tsumeb on 21 August 2025, the meeting resolved that the AGM this year should be held in Windhoek.

It is against the given backdrop that the notice is hereby given to your esteemed Council to host the 2025 NNMF Special and Ordinary Annual General Meeting, slated for 06-07 November, and assist with the required logistics to make this event a success.

The following assistance is required from your office to spearhead the preparations of the AGM:

- i. Organising Committee
- ii. Assistance with the sourcing of the venue
- iii. Sponsorships
- iv. Logistics
- v. Assistance with the Secretariat
- vi. ICT Support
- vii. Host Farewell Dinner

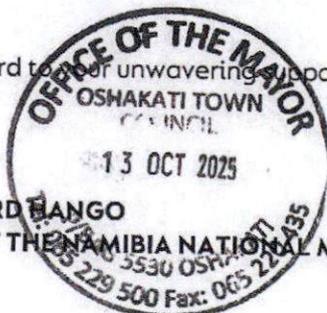
Additionally, please note that the Special AGM will be preceded by an Executive Committee (EXCO) meeting scheduled for 05 November 2025. You are therefore kindly requested to provide a suitable venue for this meeting that can comfortably accommodate approximately 18 participants. For ease of coordination, please contact the Secretariat Ms. Lydia Ixula at 065 229532, [Lydial@oshtc.na](mailto:Lydial@oshtc.na) / Ms. Vistorina Kambonde at 065 229 503, [VistorinaK@oshtc.na](mailto:VistorinaK@oshtc.na). Kindly take note that the draft program and any other communiqué will follow.

Looking forward to your unwavering support.

Yours truly,

PP.

CLLR. LEONARD MUNGO  
PRESIDENT OF THE NAMIBIA NATIONAL MAYORS' FORUM





Namibia Football Association  
NFA  
Mr. Franco COSMOS  
General Secretary  
Windhoek  
Namibia

Cairo, 3 August 2021

**CAF stadium inspection visit – Namibia – Sam Nujoma Stadium – REPORT**

Dear Secretary General,

Reference to the inspection visit conducted by CAF in Sam Nujoma Stadium as part of the stadiums assessment for homologation for the FIFA World Cup Qatar 2022 – African qualifiers, based on the inspection report and photo/video evidence, we regret to inform you that the stadium does not meet the set CAF stadium minimum requirements and consequently will not be approved for the qualifying matches of the FIFA World Cup Qatar 2022.

Kindly find attached in Annex A, the stadium comments and remarks to be addressed in the coming period by your federation, in order to ensure that the stadium is approved in the future for CAF competitions.

For guidance, the attached “CAF Stadium Requirements” is a comprehensive document that includes the needs of a stadium and sets out the minimum requirements to fulfil in order for a stadium to be homologated by CAF.

As a result of the stadium non-approval, and due to the absence of other stadiums approved by CAF for this type of competition in your country, we have taken the following decision:

- Formal prohibition is made to use the Sam Nujoma Stadium or any other stadium in Namibia for any CAF/FIFA competitions.

Once again, we emphasise that quality stadiums are fundamental for the development and progress of African football, hence the regulations and its requirements compliance will be implemented strictly by CAF.

Please accept, dear General Secretary, the expression of my best regards,

**CONFEDERATION AFRICAINE  
DE FOOTBALL**

Raul Chipenda  
Development Director



## Annex A – Stadium comments and remarks for the SAM NUJOMA STADIUM

### 1. Pitch and surrounding areas

- The artificial pitch is in very poor conditions and damaged in some areas, which poses a threat to the players' health; Uneven divots and lifting of turf visible;
- Turf showing an excessive rubber "crumbs" or particles, indicating maintenance brushing not regularly done; A 1.5m x 0,5m heat damage to turf on south end visible.
- Installation of a new pitch (natural or artificial) is required;
- In case of artificial pitch, a FIFA Field Certificate must be provided for the artificial turf which cannot be older than 2 years. The Artificial turf must meet all the following conditions:
  - It must have been granted the required FIFA license, which can only be delivered after the turf in question has been tested by a FIFA-accredited laboratory as meeting the FIFA quality standards for artificial turf.
- The field of play must be equipped with an efficient drainage system.
- Goalposts are 7m 20cm and are technically smaller positioned than required, which is 7m 32cm;
- A spare goal, which can be easily installed if the circumstances so require, must be available within the stadium;
- An independent Lux level report was not received or completed by stadium management. Visible dark patches indicating inconsistent and uneven light distribution seen on inspection;
- For evening matches, the floodlights LUX capacity must be according to the CAF CL match requirements:
  - A minimum 1200 Lux should be provided all over the pitch, covering uniformly every area of the playing field;
  - Floodlight system must be checked by an expert company.
- The technical benches must be replaced. Installation of new international standard, modern and comfortable teams and officials' benches are required.
  - Two (2) covered benches at pitch level, each with seating room for at least fourteen (14) persons and positioned at least five (5) meters from the touchline.
  - One (1) covered bench at pitch level with seating room for four (4) match officials.
- Installation of a minimum of six fixed (6) flagpole.
- The structural integrity of the roof on which they stand is to be reviewed urgently as the entire grandstand on which the roof leans is in great distress.
- This Easy Grandstand recently partially collapsed. There is visible new concrete in this part of the east grandstand and this has been documented by local inspectors elsewhere.

### 2. Teams and CAF Officials

- The current teams and referees dressing rooms need upgrade.
- All basins have only cold water sanitary ware installed
- Only two (2) toilets in each dressing room. NO additional furniture provided
- Each room had a separate Boiler room or Geyser room. It is important to note the plumbing is severely compromised as the pipes have rusted through with lime built-up. Thermal insulation and pipes must be replaced.



- Improvement of the Teams and officials dressing rooms to meet international standards.
  - Five (5) showers;
  - Five (5) individual seated toilets;
  - Seating and lockers for at least twenty-five (25) persons;
  - One (1) massage table;
  - One (1) tactical board (white board/flip chart with pens);
  - Hot and Cold Water;
  - Good ventilation or air-conditioning;
  - Non-slippery floor.
  
- The Referees dressing must be of high-quality standard, with appropriate seats and lockers and the following action points are needed:
  - One (1) shower;
  - One (1) individual seated toilet;
  - Four (4) seats;
  - Four (4) lockers;
  - One (1) desk;
  - Internet connectivity;
  - Hot and cold water;
  - Good ventilation or air-conditioning;
  - Fridge;
  - Tactical Board;
  - First-Aid kits;
  - Electronic Substitution boards to be used during the match;
  - Pump and Pressure gages for the match balls;
  - Non-slippery floor.
  
- A dedicated room should be available for the designated CAF match officials and it should include the following:
  - 1 Desk;
  - 1 Chair;
  - 1 Printer;
  - 1 Fridge;
  - Air conditioning;
  - Internet connectivity.
  
- No storage facility available. The stadium must have a minimum of two (2) storage rooms with an area of 10m<sup>2</sup> (ten square meters) each and they must be secured and with close access to field of play.
- NO dedicated room for ball boys provided. It is recommend that a temporary solution utilising the alternate smaller dressing rooms be considered.

### 3. Medical-related areas

- The stadium must be equipped with a dedicated room for first aid and medical treatment of players and officials which must be equipped with the following requirements:



- One (1) examination and treatment table.
  - Emergency Medicaments.
  - Minor Surgery Supplies and equipment.
  - Automatic Ventilator.
  - Oxygen with appropriate masks/oral airway.
  - Splints (spinal Injuries and fractures of the limbs).
  - Stretchers.
  - Suction machine.
  - I/V Drip set with emergency injections and medication.
  - Defibrillator with rhythm and patient data recording (AED).
  - Cardiac monitor.
  - External cardiac pacing.
  - Central vein catheters.
  - Intubation equipment.
  - Immobilization equipment like vacuum mattress, spinal board, cervical collar-set.
  - Stethoscope.
  - BP monitor with cuff size 10 cm/66 cm.
  - Pupil lamp.
  - Reflex hammer.
  - Blood sugar gauge and/or blood sugar test sticks.
  - Digital thermometer.
  - Pulse oximeter.
  - Capnometer.
- No dedicated doping control room available. The doping control room must be equipped with the following requirements:
- The doping control room must be near the team dressing room and it must be inaccessible to any person that is not involved with the doping control process unless an approval is granted by the Doping Control Officer;
  - It must comprise a waiting room, an office for the Doping Control Officer and toilet area, all adjoining.
  - The waiting room must form part of or be immediately adjacent to the office of the Doping Control Officer (a partition dividing the two (2) areas is also acceptable). It must contain a TV, a refrigerator equipped with non-alcoholic drinks in sealed mineral water bottles, Wastepaper bin for bottles, a ventilator and sufficient seating for at least eight (8) persons;
  - The office of the Doping Control Officer must contain one (1) desk with four (4) chairs, one (1) lockable cabinet, a washbasin and a mirror, two (2) large wastepaper bins, one (1) desk for doping control equipment;
  - The toilet area must be immediately next to the doping control room, with direct private access. It must contain a seated toilet, toilet paper, a sink with running water, a mirror, towels, wastepaper bin and, if possible, a shower.

#### 4. Spectator-related areas

- There are no individual spectator seats in the stands;
- Seats for spectators must be individual, fixed (e.g. to the floor), separated from one another, shaped, numbered, made of an unbreakable and non-flammable material, and have a backrest of a minimum height of thirty (30) cm when measured from the seat;



- Seats for VIP and VVIP Tribune must be individual, fixed (e.g. to the floor), separated from one another, shaped, numbered, made of an unbreakable and non-flammable material, and have a backrest of a minimum height of thirty (30) cm when measured from the seat;
- The stadium must be equipped with refreshment and catering facilities for all spectators in every sector of the stadium;
- No VOC available. The Stadium must have a functional Venue Operations Centre with a good overview of the main bowl equipped with CCTV Monitors and an override capability over the Public Address System in the event of an emergency announcement. It must be properly staffed and shall serve as the safety and security command and control center;
- There is no CCTV or security surveillance installed in the stadium.
- PA system is not in use although speakers are mounted and visible throughout inner stadium perimeter.
- No emergency lighting system available. For the purposes of ensuring safety and guiding spectators and staff, the stadium must be equipped with an emergency lighting system approved by the competent local authorities for use in the event of a general lighting failure in any part of the stadium to which the public or staff have access, including all egress and evacuation routes.
- The stadium must receive a safety & fire certificate from the concerned local authorities in which they will set the permitted capacity for the stadium together with the detailed terms and conditions with which the stadium management must comply in order to operate the stadium at its permitted capacity;
- All public circulation areas, access and egress routes in each sector must be clearly distinguished from the seating areas. All exit doors and gates leading out of the stadium must be clearly indicated and signposted (for example by means of internationally understandable pictograms);
- Approaches to the stadium must be adequately signposted (for example by means of internationally understandable pictograms) to guide spectators to their sectors. Entry gates, exit gates and doors must be operational and similarly clearly indicated by signs which are universally understood;
- The Stadium must be equipped with modern electronic access controls and automated counting systems delivering real-time spectators' attendance per sector and data analysis to the VOC and preventing the use of counterfeit tickets and overcrowding;
- Modern turnstiles with automatic counting apparatus need to be installed.
- Fully equipped first-aid facilities approved by the competent local authorities must be available for spectators in each sector of the stadium. These facilities must be clearly identified and access to them must be clearly signposted;
- Sufficient clean and hygienic sanitary facilities for both sexes must be distributed throughout all sectors of the stadium. Toilets and urinals must be equipped with flushers. Sinks and amenities such as toilet paper and soap must be available;
- No dedicated facilities for spectators with disabilities.
- The stadium must have dedicated access and seats for spectators with disabilities and their helpers.
- The dedicated seats for spectators with disabilities cannot be around the playing field area and their space must be allocated in the stands. In addition, persons with disabilities must have dedicated sanitary facilities as well as refreshment and catering facilities nearby.
- No generator or alternative power supply at the stadium



- Structural Stadium Assessment urgently recommended through out stadium. MAJOR DEFECTS VISIBLE.
- Geotechnical Engineering Assessment also recommended

#### 5. **VVIP, VIP and Hospitality Areas**

- These areas should be modern, with special comfort and attention must be given.
- VVIP tribune seating area hand railing is to be replaced with regulation clear glass balustrading. It is currently too low and not secure.

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#### 6. **Media-related areas**

- The media related area needs to be improved and modern;
- The media currently use the same entrance as VIP and use the same stair case down to field as Players and team officials; Alternative routes must be considered
- The stadium must have a Media Centre and should be equipped with the following:
  - Desks, power supply, phone/internet connections and a television must be provided for media representatives.
- In the photographer's area (behind goals), seats, WI-Fi, plugs, power extensions and cables must be available;
- The available Media Tribune must be equipped with the following additional items:
  - Installation of new seats with desks equipped with new power supply, Internet connection (WI-Fi) and new LAN cables;
  - LAN cable functionality to be restored in the media tribune, otherwise high quality WiFi must be provided;
  - Should be accessible directly from the Media Centre, the flash interview position, mixed zone and the press conference room;
  - Must be centrally located in the grandstand.
- No dedicated press conference room available. The available area does not respect the requirements. It must be equipped with the following items:
  - Equipped with a Podium, camera platform, split box, sound system, (WI-Fi) Internet Connection and chairs;
  - It must have at least fifty (50) seats for the media representatives;
  - At the front, ideally the main access door, a platform with desk and seats is required for coaches, players and CAF Media officer;
  - At the rear, a camera platform 2mX3m and height 0.5m is required in the central position for the main camera;
  - An audio system is required with microphones and speakers.
- The Mixed Zone must have the following additional requirements:
  - Must be available between the dressing rooms and the parking area reserved for the team buses;
  - Must be covered and equipped with (WI-Fi) internet connections;
  - Steel barriers need to be used to separate the journalists from the players and coaches;
  - Easily accessible from the media center and media stand.
- The Media Facilities must have the following additional requirements:



- All Media Facilities should be easily accessible and within each other's proximity if possible;
- Media Entrance should be separate from other entrances at the Stadium;
- A dedicated parking area for media must be available.

#### 7. TV & Broadcasting-related areas

- The Camera Positions must be in line with the below criteria:
  - The main camera position must be exactly in line with the halfway line and be at a height which forms an angle of 27-35° from the horizontal plane to the center spot.
- The OB van area must be located as close as possible to the stadium, ideally on the same side as the main camera platform, on even and solid ground and with a power supply available.
- It must either provide a clear, unobstructed view of the southern horizon, or a separate satellite uplink area is required no more than fifty (50) meters from the center of the OB van area.

#### 8. Training Facilities

- Turf showing an excessive rubber "crumbs" or particles, indicating maintenance brushing not regularly done.
- Underground Drainage not visible, only a perimeter stormwater channel is visible. Steel grid covers are in bad condition with a 500mm paving apron that has overgrown weeds and is unkept.
- Regular maintenance of facility required.

#### 9. Hotels and Hospitals

OK

#### 10. Other - General Remarks

- Lack of multiples CAF stadium requirements.
- The facilities in the stadium are not up to the required CAF standards.
- Uplift needed on the exterior structure of the stadium (i.e Painting and Branding).
- Uplift needed on the stands area before installing the fixed seats.
- The stadium needs to be modernized and brought up to the international standard requirements.
- Installation of completely new pitch is required.
- The stadium needs considerable renovation and upgrade work in order to be able to host international football senior matches.

**OFFICE OF THE CHIEF EXECUTIVE OFFICER**



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REF: Sam Nujoma Stadium

Mr. Charles Siyauya  
Secretary General  
Namibia Football Association  
P.O. Box 1345  
Windhoek, NAMIBIA

Dear Mr. Siyauya,

RE: UPDATE ON SAM NUJOMA STADIUM STRUCTURAL FINDINGS AND COLLABORATIVE PARTNERSHIP PROPOSAL

This letter provides an update on the structural status of the Sam Nujoma Stadium and proposes a collaborative approach to ensure its future use by the Namibian Football Association (NFA). As you may recall, the stadium has undergone a comprehensive structural investigation following the CAF inspections in 2021. The findings of the investigation have confirmed that while the stadium is structurally sound, it requires certain rectification measures to meet international standards mostly superficial changes. Find attached structural reports.

We are pleased to inform you that the Windhoek Municipal Council has allocated the necessary financial resources to address these rectification measures, however we humbly request your office to meet us halfway.

We believe that the Sam Nujoma Stadium is a valuable asset for Namibian football, and we are committed to restoring it to full functionality to reinvigorate the sport in our nation. We propose a collaborative partnership with the NFA to develop a strategy for the stadium's future use, which would include joint planning, shared resources, and marketing efforts to attract larger audiences, increase revenue, and rekindle the passion for the game.

The council would like to express our gratitude to the NFA for its ongoing efforts to address the situation, and we wholeheartedly support such collaboration. We would be delighted to meet with you at your earliest convenience to discuss this proposal in more detail.

While trusting that you will find the above in order, kindly accept Mr. Charles Siyauya

Yours sincerely

Fr. Moses Matyayi



All official correspondence must be addressed to the Chief Executive Officer



**NAMIBIA FOOTBALL ASSOCIATION**  
MEMBER OF FIFA - CAF - COSAFA

P.O. Box 1345 Windhoek, Namibia  
Richard Kamuhuka Street  
Football House Katutura  
Tel: +264 61 265 691  
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Inquiries: Salome Iiyambo,

Email: [sliyambo@nfa.org.na](mailto:sliyambo@nfa.org.na)

19<sup>th</sup> December 2024

**MR. MOSES MATYAYI**  
Chief Executive Officer  
City of Windhoek  
**WINDHOEK**

A-24,29  
20 DEC 2024

Dear Mr. Matyayi

**RE: LETTER OF INTENT TO UPGRADE THE SAM NUJOMA STADIUM**

1. Following the successful meeting between the City of Windhoek Management and the Namibia Football Association on Tuesday, 3<sup>rd</sup> December 2024 at your offices, and subsequently, the letter of the Windhoek Municipal Council, dated 6<sup>th</sup> November 2024, NFA is hereby submitting its letter of Intent to upgrade the Sam Nujoma Stadium.
2. The goal is to ensure that we comply with the **FIFA, CAF, and COSAFA** prerequisite standards for the facility to pass eligibility inspections to host national and international football competitions. It is against this background that NFA proposes to the Windhoek City Council the following three options:

**Option 1:** City of Windhoek to donate the Sam Nujoma Stadium to NFA, to enable the NFA to upgrade the facility in totality with the support of FIFA and related stakeholders.

**Option 2:** Leasing Sam Nujoma Stadium to NFA for a minimum of 99 (ninety-nine) years and the Windhoek City Council to donate Erf 340 (NFA Technical Centre) or **renew the existing lease agreement** as soon as possible for the NFA to upgrade both the Stadium and Technical Centre with FIFA financial support and other support as FIFA financial support is due to expire in December 2025.

**Option 3:** 50/50 on upgrading the stadium for which the maintenance of the stadium will be the City of Windhoek and NFA to have first right of refusal.

**Funding and Partnerships:**

The NFA remains committed to secure the necessary funding for these projects through a combination of International football bodies, private sector investments, and government support. Hence, the NFA welcomes any collaboration opportunities with the City of Windhoek to ensure the timely and successful completion of the upgrade of the Sam Nujoma Stadium.

**Conclusion and Timeline:**

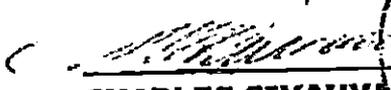
Our goal is to commence with the upgrade with a minimum delay of the Sam Nujoma Stadium on or before February 2025.

For any further information, kindly feel at liberty to contact Ms. Salome Ilyambo, Director: Projects & External Affairs at [silyambo@nfa.org.na](mailto:silyambo@nfa.org.na) and carbon copy to [info@nfa.org.na](mailto:info@nfa.org.na)

Your consideration for this proposal shall be highly appreciated and NFA management will be available to present this letter for any clarification in person.

Accept, Mr. Matyayi, the renewed assurances of the NFA's highest esteem.

Yours Faithfully,

  
**CHARLES SIYAUYA**  
 General Secretary



## OFFICE OF THE CHIEF EXECUTIVE OFFICER



✉ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: Ms. Z Steenkamp

TEL: +264 61 290 2287

DATE: 14 March 2025

REF: Engagement and Agreement  
between City of Windhoek and NFA

Mr Erastus Haitengela  
Executive Director  
Ministry of Sport, Youth & National Service  
WINDHOEK

Dear Mr Haitengela,

### RE: ENGAGEMENT AND AGREEMENT BETWEEN CITY OF WINDHOEK AND NFA FOR STRUCTURAL UPGRADING OF SAM NUJOMA STADIUM

1. It is my pleasure to inform your office on the engagements between the City of Windhoek (COW) and the Namibia Football Association (NFA) concerning the crucial project related to the structural upgrading of the Sam Nujoma Stadium (SNS).
2. Given the national importance and significance of the Sam Nujoma Stadium for Namibian Football, it is of crucial importance to complete the structural upgrading as soon as possible. This project is essential in ensuring that the Sam Nujoma Stadium complies with FIFA, CAF, and COSAFA prerequisite standards, enabling it to pass the necessary inspections required to host national and international football competitions.
3. The total estimated cost for the structural upgrading of Sam Nujoma Stadium is N\$19,926,266.00 (inclusive of VAT), which is based on structural engineering reports and in alignment with the CAF stadium inspection report, which highlighted structural defects and recommended improvements. To support the successful implementation of the project, please find attached the CAF Inspection Report (2021), which outlines the identified structural defects and recommended improvements.
4. During the engagements between NFA and the City of Windhoek, the parties have agreed to each contribute 50% (fifty) towards the total project cost.  
At present, the City of Windhoek has a committed budget allocation of 50% of the project costs and subsequently Bid NCS/W/ONB/COW-369/2024, was advertised and evaluated, and the Bid Evaluation Committee report (BEC 84/2024) was submitted to the Procurement Division on 18 February 2025 for Procurement Committee consideration and award.
5. Following successful completion of the award process, the final bid amount, which is at present not expected to exceed the above project cost estimate, will be communicated to NFA and the Ministry.

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

6. To facilitate the timely execution of the project and avoid unnecessary delays, we kindly request that the 50% contribution, as facilitated by NFA, be deposited into the following account:

**Account Name:** City of Windhoek

**Bank Name:** First National Bank

**Account Number:** 62012146115

**Branch Code:** 281 872

**Reference:** SNS Refurbishment - NFA Contribution

7. Additionally, provisions for contingencies have been incorporated into the project budget to ensure unforeseen circumstances are effectively managed.
8. For your reference and further consideration, please find the following annexures attached:
- **Annexure A:** CAF Stadium Inspection Report (2021)
  - **Annexure B:** Letter of Intent from NFA
  - **Annexure C:** City of Windhoek Update Letter to NFA
9. Should you require any further details or clarification, please do not hesitate to contact us.

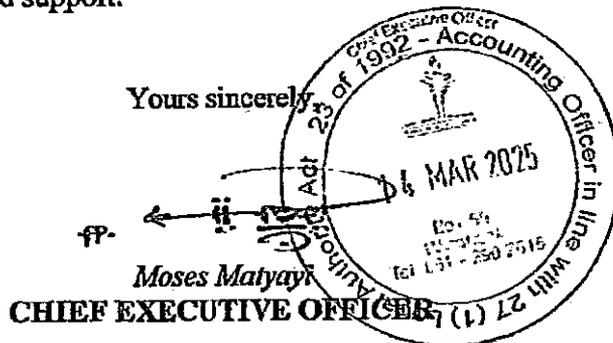
We appreciate your continued support.

Yours sincerely,

fp-

Moses Matyaya

CHIEF EXECUTIVE OFFICER



**TEL:** +264-61-265-691

**MOBILE:** +264-813-124-825

**EMAIL:** [cmoetie@nfa.org.na](mailto:cmoetie@nfa.org.na)

**MEMBER OF FIFA - CAF - COSAFA**

**From:** Kazombiaze (U) <[Uakazuvaka.Kazombiaze@windhoekcc.org.na](mailto:Uakazuvaka.Kazombiaze@windhoekcc.org.na)>

**Sent:** Tuesday, 30 September 2025 3:12 pm

**To:** Cassius Moetie <[cmoetie@nfa.org.na](mailto:cmoetie@nfa.org.na)>; Goagoseb (S) <[Sydney.Goagoseb@windhoekcc.org.na](mailto:Sydney.Goagoseb@windhoekcc.org.na)>; 'Salome liyambo' <[sally6113@gmail.com](mailto:sally6113@gmail.com)>; Jaqueline T. Shipanga <[jshipanga@nfa.org.na](mailto:jshipanga@nfa.org.na)>; Franco Cosmos <[francocosmos@gmail.com](mailto:francocosmos@gmail.com)>; Mino Gariseb <[mgariseb@nfa.org.na](mailto:mgariseb@nfa.org.na)>; Cyril T. Isaacs <[cisaacs@nfa.org.na](mailto:cisaacs@nfa.org.na)>; Titus H. Kunamuene <[THKunamuene@nfa.org.na](mailto:THKunamuene@nfa.org.na)>

**Cc:** Steenkamp (Z) <[Zurilea.Steenkamp@windhoekcc.org.na](mailto:Zurilea.Steenkamp@windhoekcc.org.na)>; Udigeng (J) <[Jessica.Udigeng@windhoekcc.org.na](mailto:Jessica.Udigeng@windhoekcc.org.na)>; Shivute (KF) <[17491@windhoekcc.org.na](mailto:17491@windhoekcc.org.na)>; Goagoseb (S) <[Sydney.Goagoseb@windhoekcc.org.na](mailto:Sydney.Goagoseb@windhoekcc.org.na)>

**Subject:** RE: NFA Payment - Sam Nujoma stadium

Some people who received this message don't often get email from [uakazuvaka.kazombiaze@windhoekcc.org.na](mailto:uakazuvaka.kazombiaze@windhoekcc.org.na). [Learn why this is important](#)

Dear Mr. Moetie,

On the emails below kindly revert on the subject matter, we are facilitating site hand over of the stadium to the contractor on Thursday the 2<sup>nd</sup> at 10h00. Also as matter of urgency we need cost estimates of the cosmetic upgrade as mentioned in our previous meetings. The expected quotations are so with all standards as expected by NFA through their affiliates such as FIFA and CAF. **The quotations of upgrades are as follows: As a matter of urgency your assistance will be appreciated.**

- 1.Type of artificial turf to installed
2. The preferred lighting to provide enough lux for night time camera capturing
3. The type of public seating chairs as per the sitting of the stadia capacity 10 500 plus
4. The type of preferred standards on upgrade of the players cloak room
5. The type of upgrade around the media area
6. Upgrade around the VIP seating demarcation
- 7.Upgrade of medic room and needed medical equipment's such massage benches etc.
8. The type of information signs around the stadium

Also very important the transfers of the funding as agreed? Kindly inform on the way-forward on this very urgent and commitment made. There might be a need to visit the newly appointed Executive Director on this commitment.

Regards.

*Recent communication between the City of Windhoek and the Namibia Football Association*



Uakazuvaka Kazombiaze

Manager: Parks

Department of Economic Development & Community Services

*The Gateway to Endless Opportunities*

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**From:** Cassius Moetie <[cmoetie@nfa.org.na](mailto:cmoetie@nfa.org.na)>

**Sent:** Monday, 21 July 2025 3:41 pm

**To:** Goagoseb (S) <[Sydney.Goagoseb@windhoekcc.org.na](mailto:Sydney.Goagoseb@windhoekcc.org.na)>; 'Salome Iiyambo' <[sally6113@gmail.com](mailto:sally6113@gmail.com)>; Jaqueline T. Shipanga <[jshipanga@nfa.org.na](mailto:jshipanga@nfa.org.na)>; Franco Cosmos <[francocosmos@gmail.com](mailto:francocosmos@gmail.com)>; Mino Gariseb <[mgariseb@nfa.org.na](mailto:mgariseb@nfa.org.na)>; Cyril T. Isaacs <[cisaacs@nfa.org.na](mailto:cisaacs@nfa.org.na)>; Titus H. Kunamuene <[THKunamuene@nfa.org.na](mailto:THKunamuene@nfa.org.na)>

**Cc:** Kazombiaze (U) <[Uakazuvaka.Kazombiaze@windhoekcc.org.na](mailto:Uakazuvaka.Kazombiaze@windhoekcc.org.na)>; Steenkamp (Z) <[Zurilea.Steenkamp@windhoekcc.org.na](mailto:Zurilea.Steenkamp@windhoekcc.org.na)>; Udigeng (J) <[Jessica.Udigeng@windhoekcc.org.na](mailto:Jessica.Udigeng@windhoekcc.org.na)>

**Subject:** RE: NFA Payment - Sam Nujoma stadium

Dear Mr. Goagoseb

I acknowledge receipt of your email dated, today, Monday, 21st July 2025, regarding the above subject matter.

Kindly accept my humble apology for the oversight relative to your previous email, dated, 14th April 2025.

This having said, I want to appreciate the commitment of the NFA regarding payment of NFA's portion towards the Sam Nujoma Stadium renovation. I will engage the NFA staff in-copy in this email the implications of NFA's portion and why we have defaulted in this regard; we will revert at our earlier convenience.

Let me take this opportunity to thank you for this kind reminder. Accept, Mr. Goagoseb, the renewed assurances of the NFA's highest esteem.

Yours Faithfully

**CASSIUS T. MOETIE**

Interim General Secretary  
 NAMIBIA FOOTBALL ASSOCIATION  
 PO Box 1345, Windhoek  
 Football House, Richard Kamuhuka Street  
 TEL: +264-61-265-691  
 MOBILE: +264-813-124-825  
 EMAIL: [cmoetie@nfa.org.na](mailto:cmoetie@nfa.org.na)  
**MEMBER OF FIFA - CAF - COSAFA**

**From:** Goagoseb (S) <[Sydney.Goagoseb@windhoekcc.org.na](mailto:Sydney.Goagoseb@windhoekcc.org.na)>  
**Sent:** Monday, 21 July 2025 2:36 pm  
**To:** 'Salome Iiyambo' <[sally6113@gmail.com](mailto:sally6113@gmail.com)>; Jaqueline T. Shipanga <[jshipanga@nfa.org.na](mailto:jshipanga@nfa.org.na)>; Franco Cosmos <[francocosmos@gmail.com](mailto:francocosmos@gmail.com)>; Cassius Moetie <[cmoetie@nfa.org.na](mailto:cmoetie@nfa.org.na)>  
**Cc:** Kazombiaze (U) <[Uakazuvaka.Kazombiaze@windhoekcc.org.na](mailto:Uakazuvaka.Kazombiaze@windhoekcc.org.na)>; Steenkamp (Z) <[Zurilea.Steenkamp@windhoekcc.org.na](mailto:Zurilea.Steenkamp@windhoekcc.org.na)>; Udigeng (J) <[Jessica.Udigeng@windhoekcc.org.na](mailto:Jessica.Udigeng@windhoekcc.org.na)>  
**Subject:** NFA Payment - Sam Nujoma stadium

Some people who received this message don't often get email from [sydney.goagoseb@windhoekcc.org.na](mailto:sydney.goagoseb@windhoekcc.org.na).  
[Learn why this is important](#)

Good afternoon Mr Moetie,

My previous mail regarding this subject bears reference, kindly please enlighten our office when can we anticipate payment of the NFA portion as be your commitment towards Sam Nujoma renovation. Take note the stadium handover to the successful contractor will be in August, nonpayment to the contractor will not reflect well on the two institutions.

Kind regards,

**From:** Goagoseb (S)  
**Sent:** Monday, April 14, 2025 9:22 AM  
**To:** 'Salome Iiyambo' <[sally6113@gmail.com](mailto:sally6113@gmail.com)>; 'jshipanga@nfa.org.na' <[jshipanga@nfa.org.na](mailto:jshipanga@nfa.org.na)>  
**Cc:** Kazombiaze (U) <[Uakazuvaka.Kazombiaze@windhoekcc.org.na](mailto:Uakazuvaka.Kazombiaze@windhoekcc.org.na)>; Steenkamp (Z) <[Zurilea.Steenkamp@windhoekcc.org.na](mailto:Zurilea.Steenkamp@windhoekcc.org.na)>; Udigeng (J) <[Jessica.Udigeng@windhoekcc.org.na](mailto:Jessica.Udigeng@windhoekcc.org.na)>  
**Subject:** NFA Payment - Sam Nujoma stadium

Good morning Salome,

I'm following up regarding the payment from NFA as per our collaboration agreement to find out if there has been any progress made from your side. If the payment was already done, kindly please share POP of the payment.

*Recent communication between the City of Windhoek and the Namibia Football Association*

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Please let me know if I can assist in any way to ensure payment is made swiftly, to avoid further delay in the commencement of this project.

Kind regards,

CAUTION: External email - Verify sender before opening links or attachments. Report issues to [servicedesk@windhoekcc.org.na](mailto:servicedesk@windhoekcc.org.na)

**STATUS REPORT ON MINOR ROAD REPAIRS (POTHOLES)**

Potholes are the result of a combination of contributing factors, which include:

- Poor drainage that accelerates failures;
- Aging pavements that become brittle and weakened;
- Higher traffic volumes, especially heavy vehicles;
- Climate cycles;
- In adequate maintenance;
- Etc.

Pothole repair is a routine preventative maintenance action and generally a short- to medium-term solution, which keeps roads serviceable and safe in the short term. As such, it should not be considered a long-term solution, which solution would rather include periodic- (resurfacing) and scheduled (rehabilitation) maintenance actions. Ideally, routine maintenance actions (i.e., patching or repair of localized failures, crack sealing, as well as any texture treatments of existing surfacing should be carried out before any resurfacing interventions.

Against this backdrop, this report includes feedback on current pothole repairs and current and future planning on a monthly basis as follows:

### 1. COMPLETED POTHOLE REPAIRS AS OF 14 OCTOBER 2025

The following Tables indicate a breakdown of the various in-house teams and Contractors attending to the pothole repairs

Table 1: Summary of potholes per Suburbs for the period 01 February 2025 to 14 October 2025.

Item	Suburb	Total	
		Potholes (no)	Squares (area)
1	Academia	8	8.49
2	Auasblick	0	0
3	Avis	0	0
4	CBD	1476	918.44
5	Cimbebasia	1	14.38
6	Dorado Park	1097	408.7
7	Eros	859	15.07
8	Hakahana	3274	912.89
9	Hochland Park	1846	674.54
10	Katutura	4034	7,959.11
11	Khomasdal	1739	1169.86
12	Kleine Kuppe	1092	826.11
13	Klein Windhoek	997	785.6
14	Main Arterials	3784	1229.33
15	Northern Industrial Area	514	200.57
16	Okuryangava	4085	3185.51
17	Olympia	190	189.41
18	Otjomuise	3436	790.81
19	Pioneer Park	1783	789.34
20	Prosperita	0	0
21	Suiderhof	213	120.58
22	Tauben Glen	844	573.74
23	Windhoek North	944	222.63
24	Windhoek West	185	102.28
25	Rocky Crest	3215	2042.67
26	Lafrenz	402	388.5
<b>TOTALS</b>		<b>36,135</b>	<b>23,528.56</b>

Table 2: Western Suburbs

<b>In-House Team</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	February	140	74.54
	March	423	257.86
	April	264	153.12
	<b>Total</b>	<b>827</b>	<b>485.52</b>
<b>JBasement Construction Trading cc Blading and reggr</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	March	2720	744.13
	April	1612	528.26
	May	392	206.77
	June	869	113.17
	<b>Total</b>	<b>5,593</b>	<b>1,592.33</b>
<b>Florida Trading cc (Emergency Contract)</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	May	4602	1220.53
	June	3731	935.43
	July	756	1990.19
	August	1003	3653.52
	September	1418	2519.25
	October	535	1325.41
	<b>Total</b>	<b>12,045</b>	<b>11,644.33</b>
<b>TOTALS</b>		<b>18,465</b>	<b>13,722.18</b>

Table 3: Eastern Suburbs.

<b>In-House Team</b>	<b>Months</b>	<b>Potholes(no)</b>	<b>Patching (area)</b>
	February	0	0
	March	604	228.23
	April	445	381.98
	May	66	129.9
	June	46	36.9
	July	2	10.20
	<b>Total</b>	<b>1,163</b>	<b>787.21</b>
<b>JBasement Construction Trading cc</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	March	1356	307.87
	April	1952	698.2
	May	222	127.6
	June	55	1.08
	<b>Total</b>	<b>3,585</b>	<b>1134.75</b>
<b>KSP Civils (Emergency Contract)</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	May	3430	2714.96
	June	1247	873.21
	September	7522	3808.16
	October	543	168.61
	<b>Total</b>	<b>12,742</b>	<b>7,564.94</b>
<b>Florida Trading cc (Emergency Contract)</b>	<b>Months</b>	<b>Potholes (no)</b>	<b>Patching (area)</b>
	July	22	108.48
	August	158	211
	<b>Total</b>	<b>180</b>	<b>319.48</b>
<b>TOTALS</b>		<b>17,670</b>	<b>9,806.38</b>

## 2. POTHOLE REPAIR PROGRAMME

2.1 The following tables indicates the status of the planned pothole repairs scheduled for the period 03/10/2025 to 13/10/2025 for the Western Suburbs.

Table 4 – Western Suburbs

Road Name	Planned date of Works	Actioned	Comments
Matshitshi	03/10/2025	Yes	
Troas	03/10/2025	Yes	
Omuvapu	03/10/2025	No	Works still in progress
Johanna Kazehendika	03/10/2025	No	In Progress or not yet verified
Ewa Schumacher	03/10/2025	No	In Progress or not yet verified
Salem	03/10/2025	No	In Progress or not yet verified
Katjikuru Katjioungua	03/10/2025	Yes	
Otjindombo	03/10/2025	No	In Progress or not yet verified
Barug	06/10/2025	No	In Progress or not yet verified
Mercy	06/10/2025	No	In Progress or not yet verified
Ceaes	06/10/2025	No	In Progress or not yet verified
Muharukwa	06/10/2025	No	In Progress or not yet verified
Emmaus	06/10/2025	No	In Progress or not yet verified
Rev Kariara	06/10/2025	No	In Progress or not yet verified
Heita Kamati	06/10/2025	No	In Progress or not yet verified
Ongete	06/10/2025	Yes	
Gasaret	06/10/2025	Yes	
Ewa Schuumcher	13/10/2025	Yes	
Clemenc Kapuuo	13/10/2025	Yes	

Table 4 – Western Suburbs continued

Road Name	Planned date of Works	Actioned	Comments
Green Mountain	13/10/2025	Yes	
Josef Wambo	13/10/2025	Yes	
Omuryambambi	13/10/2025	Yes	
Shanghai	13/10/2025	No	In Progress or not yet verified
Winner Madikizela Mandela	13/10/2025	Yes	
Casear	13/10/2025	No	In Progress or not yet verified
Willibalb Kapuenene	13/10/2025	No	In Progress or not yet verified
Matshitshi	13/10/2025	Yes	
Marico	13/10/2025	No	In Progress or not yet verified
Mika Shimbuli	13/10/2025	No	In Progress or not yet verified
Sukkot	13/10/2025	No	In Progress or not yet verified
Bishop Tjijomb	13/10/2025	Yes	
Burg	13/10/2025	No	In Progress or not yet verified
Karundu	13/10/2025	No	In Progress or not yet verified
Mika Shimbuli	13/10/2025	No	In Progress or not yet verified
Zedekia Ogamab	13/10/2025	No	In Progress or not yet verified

2.2 The following tables indicates the status of the planned pothole repairs scheduled for the period 03/10/2025 to 13/10/2025 for the Eastern Suburbs.

Table 5 – Eastern Suburbs

Road Name	Planned date of Works	Actioned	Comments
Kelvin	03/10/2025	Yes	
Metje	03/10/2025	Yes	
Schanzenweg	03/10/2025	Yes	
Fritsche	03/10/2025	Yes	
Kasch	06/10/2025	No	In Progress or not yet verified
Schuster	06/10/2025	No	In Progress or not yet verified
Wecke	06/10/2025	No	In Progress or not yet verified
Posts	06/10/2025	No	In Progress or not yet verified
Vogel sangs	06/10/2025	No	In Progress or not yet verified
Haddy	06/10/2025	No	In Progress or not yet verified
Viljoen	06/10/2025	No	In Progress or not yet verified
Liszt	06/10/2025	No	In Progress or not yet verified
Voigts	06/10/2025	Yes	
Kelvin	13/10/2025	Yes	
Daltons	13/10/2025	Yes	
Von Braun	13/10/2025	No	In Progress or not yet verified
Edison	13/10/2025	Yes	
Einstein	13/10/2025	No	In Progress or not yet verified
Marconi	13/10/2025	Yes	In Progress or not yet verified
Toermalyn	13/10/2025	No	In Progress or not yet verified

Table 5 – Eastern Suburbs continued

Road Name	Planned date of Works	Actioned	Comments
Atlas	13/10/2025	No	In Progress or not yet verified
Etjo	13/10/2025	No	In Progress or not yet verified
Swartberg	13/10/2025	No	In Progress or not yet verified
Kilimanjaro	13/10/2025	No	In Progress or not yet verified
Outeniqua	13/10/2025	No	In Progress or not yet verified
Nossob	13/10/2025	No	In Progress or not yet verified
Heliodoor	13/10/2025	No	In Progress or not yet verified
Akwamaryn	13/10/2025	No	In Progress or not yet verified
Robyn	13/10/2025	No	In Progress or not yet verified
Saffier	13/10/2025	No	In Progress or not yet verified
Turkoois	13/10/2025	No	In Progress or not yet verified

### 3. PLANNED POTHOLE REPAIRS

3.1 The following table indicates the planned programme for pothole repairs for the period 21/10/2025 to 28/10/2025 for the Western Suburbs.

Table 6 – Western Suburbs

Road Name	Planned commencement date of Works
Johanna Kazidika	21/10/2025
Salt spring	21/10/2025
Penning	21/10/2025
Omboma	21/10/2025
Tokyo	21/10/2025
hofsanger	21/10/2025
Chrysler	21/10/2025
Mercedes	21/10/2025
Hummer	21/10/2025

Table 6 – Western Suburbs continued

Road Name	Planned commencement date of Works
Tamper	21/10/2025
Stockholm	21/10/2025
Gladiol	21/10/2025
Daimand	21/10/2025
Petunia	21/10/2025
Copenhagen	21/10/2025
Krisante	28/10/2025
Protea	28/10/2025
David Benzuinhout	28/10/2025
Anemone	28/10/2025
Bonna	28/10/2025
Fargo	28/10/2025
Frank Fruit	28/10/2025
Hosea Kutako	28/10/2025
Industrial Street	28/10/2025

3.2 The following table indicates the planned programme for pothole repairs for the period 21/10/2025 to 28/10/2025 for Eastern Suburbs.

Table 7 – Eastern Suburbs

Road Name	Planned commencement date of Works
Agaat	21/10/2025
Ametis	21/10/2025
Olof Palm	21/10/2025
Cook	21/10/2025
Almandine	21/10/2025
AB May	21/10/2025
Michelle Maclean	21/10/2025
Fidel Castro	21/10/2025
Werner List	21/10/2025
Pettenkoffer	21/10/2025
Harvey	21/10/2025
Visagie Plain	21/10/2025
Edison	21/10/2025
Marconi	21/10/2025
Kelvin	21/10/2025
Dr W Kulz	28/10/2025

Table 7 – Eastern Suburbs continued

<b>Road Name</b>	<b>Planned commencement date of Works</b>
Nickel and Pallaium	28/10/2025
Planck	28/10/2025
Voigts	28/10/2025
Dungaries	28/10/2025
Koinseb	28/10/2025
Essen	28/10/2025
Rhino	28/10/2025
Ooievaar	28/10/2025
Hamutenya Ndali	28/10/2025
Wika	28/10/2025

## OFFICE OF THE CHIEF EXECUTIVE OFFICER

☒ 59

80 Independence Avenue  
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615

e-mail: CEO@windhoekcc.org.na

www.cityofwindhoek.org.na

ENQ: D. R Adams  
DATE: 27/03/2025TEL: 061-290 2407  
REF: R&SW/BRR/NALAOThe Chief Executive Officer  
Namibian Association of Local Authorities Officials  
P.O. Box 70218  
WINDHOEK

ATTENTION: Mr. N //Areseb

Email: [nalao@windhoekcc.org.na](mailto:nalao@windhoekcc.org.na)  
[necoboareseb@yahoo.com](mailto:necoboareseb@yahoo.com)

Dear Sir,

RE: URGENT REQUEST FOR INFORMATION ON ROAD AND BRIDGE  
DAMAGED DUE TO RECENT HEAVY RAINS

Esteemed Chief Executive Officer your letter dated 24 March 2025 pertaining to the subject matter refers.

We herewith submit the break down and cost estimate pertaining the damage on the roads and stormwater infrastructure due to the recent extreme weather condition.

## 1. Detailed List of Damaged Roads and Bridges

Pursuant to our assessment the following list of roads and bridges are deemed critical as a result of recent heavy rains and requires immediate urgent repairs:

- 1.1. Various Streets – Detailed list of streets requiring patch repairs – *Annexure 1.1*
- 1.2. Various gravel roads – Streets requiring re-gravelling – *Annexure 1.2*
- 1.3. Various Streets – Streets requiring repairs due to flooding – *Annexure 1.3*
- 1.4. Various Streets – Various Streets requiring rehabilitation due to severe surfacing and structural damage – *Annexure 1.4*
- 1.5. Gaz Street – Stormwater flow inadequate
- 1.6. Culvert Bridge – c/o Abraham Mashego and Mungunda Street – Repair sidewalk and pedestrian rails
- 1.7. Culvert Bridge – c/o Istanbul and Matshithshi street – embankment damage

All official correspondence must be addressed to the Chief Executive Officer

## 2. Preliminary Cost Estimates

The following cost estimates are based on assessments as detailed under item 1: **Detailed List of Damaged Roads and Bridges** above

### 2.1 Detailed Roads requiring pothole repairs – Annexure 2.1

No.	ITEM	ESTIMATED COST (NS)
1	As per Streets under Annexure 1.1	N\$ 15,198,232.00
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 15,198,232.00</b>

### 2.2 Roads requiring re-gravelling (Due to washaways)

No.	ITEM	ESTIMATED COST (NS)
1	Annexure 1.2	N\$ 38,839,600.00
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 38,839,600.00</b>

### 2.3 Roads requiring repairs due to flooding

No.	ITEM	ESTIMATED COST (NS)
1	Annexure 1.3	N\$ 1,261,721.00
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 1,261,721.00</b>

### 2.4 Rehabilitation for Routes severely impacted

No.	ROAD	SURFACING: ESTIMATED COST (NS)
1	Annexure 1.4	N\$ 225,511,100.00
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 225,511,100.00</b>

### 2.5 Culvert Bridge requiring repair due to severe rain damage

No.	LOCATION	DESCRIPTION	ESTIMATED COST (NS)
1	c/o Abraham Mashego and Mungunda Street	Repair sidewalk and pedestrian rails	N\$ 305,538.45
2	c/o Istanbul and Matshithshi street	Embankment damage	N\$ 331,096.75
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>		<b>N\$ 636,635.20</b>

## SUMMARY OF ESTIMATED COSTS

No.	ITEM	ESTIMATED COST (NS)
1	Roads requiring pothole repairs	N\$ 15,198,232.00
2	Roads requiring re-gravelling	N\$ 38,839,600.00
3	Roads requiring repairs due to flooding	N\$ 1,261,721.00
4	Rehabilitation for Routes severely impacted	N\$ 225,511,100.00
5	Culvert Bridge requiring repair due to sever rain damage	N\$ 636,635.20
	<b>SUB-TOTAL</b>	<b>N\$ 281,447,288.20</b>
	15%VAT	N\$ 42,217,093.23
	<b>TOTAL COST ESTIMATE</b>	<b>N\$ 323,664,381.43</b>

## 3. Drainage System Improvements

The following areas requiring further investigation and improvement to the drainage systems

## 3.1 Graz Street – Drainage System to be improved – Stormwater flow inadequate

No.	LOCATION	ESTIMATED COST (NS)
1	Design and Construction	N\$ 584,172.70
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 584,172.70</b>

## 3.2 Gammas River Bridge Culvert – c/o Florence Nightingale and Shanghai Street – Drainage System to be improved – over topping of culvert bridge

No.	LOCATION	ESTIMATED COST (NS)
1	Design and Construction	N\$ 25,000,000.00
	<b>TOTAL COST ESTIMATE (excl. 15% VAT)</b>	<b>N\$ 25,000,000.00</b>

## SUMMARY OF ESTIMATED COSTS

No.	LOCATION	ESTIMATED COST (NS)
1	Graz Street	NS 584,172.70
2	Gammass River Bridge Culvert	NS 25,000,000.00
	<b>SUB-TOTAL</b>	<b>NS 25,584,172.70</b>
	15% VAT	NS 3,837,625,90
	<b>TOTAL COST ESTIMATE</b>	<b>NS 29,421,798.60</b>

## 4. Overall Summary of Estimated Costs

Tabled below please find overall summary of estimated cost pertaining to damage to roads and stormwater infrastructure

## OVERALL COST ESTIMATE

No.	ITEM	ESTIMATED COST (NS)
1	Damaged Roads and Bridges (immediate need)	NS 281,447,288.20
2	Drainage System Improvements (Investigation required to assess structural integrity, hydraulic capacity and implement improvements)	NS 25,584,172.70
	<b>SUB-TOTAL</b>	<b>NS 307,031,460.90</b>
	15%VAT	NS 46,054,719.13
	<b>TOTAL COST ESTIMATE</b>	<b>NS 353,086,180.03</b>

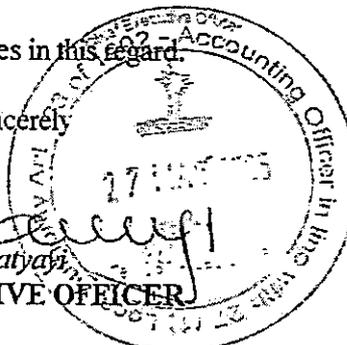
The City of Windhoek wishes to thank the Namibian Association of Local Authorities Officials and the Roads Authority for their initiative in assisting the City and other Local Authorities by realising the need to address the damage caused to critical infrastructure affecting the residents of Windhoek and surrounding areas due to the excessive rainfall currently being experienced in Namibia.

Esteemed CEO, kindly accept our highest assurances in this regard.

Yours Sincerely

  
Moses Matiyani

CHIEF EXECUTIVE OFFICER



DR Adams  
RR Böhmer

Acting Strategic Executive: Infrastructure, Water and Technical Services  
Chief Engineer: Roads & Stormwater

## Annexure 1.1 - Detailed List - Patching (Potholes)

Suburb / Location	Street	Segment		Route Class	Patching	
		From	To		Surface	Structural
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Main Arterials	Robert Mugabe NB	Conradie	John Meinert	P	*****	**
Main Arterials	Sam Nujoma EB	Stein	Sam Nujoma EB Slip	P	*****	*****
Main Arterials	Mandume Ndemufayo WB	Parsival	Parsival + 500m	P	**	***
Main Arterials	Robert Mugabe NB	Sam Nujoma	Fidel Castro Circle	P	*****	****
Main Arterials	Mandume Ndemufayo EB	Plato	Plato + 500m	P	**	***
Main Arterials	Mandume Ndemufayo EB	Jaspers	Hintrager Circle	P	****	
Main Arterials	David Hosea Meroro EB	Hendrik Witbooi Slip	Jordan	P		***
Main Arterials	Robert Mugabe NB	John Meinert	Bahnhof	P	****	
Main Arterials	David Hosea Meroro EB	Jordan	DH Meroro EB Slip 2	P		***
Main Arterials	Mandume Ndemufayo SB	Lazarett	Mandume Ndemufayo W Serv	P	***	***
Main Arterials	Robert Mugabe SB	John Meinert	Conradie	P	****	****
Main Arterials	Robert Mugabe Circle	Independence EB	Robert Mugabe SB	P		***
Main Arterials	Mandume Ndemufayo EB	Mandume Ndemufayo Circle	Hendrik Witbooi	P	**	****
Main Arterials	Robert Mugabe SB	Daniel Munamava	Park	P		****
Main Arterials	Auas NB	Western Bypass Ouramp	Golf	P	***	***
Main Arterials	Robert Mugabe NB	Robert Mugabe NB Offramp	R Mugabe NB Offr + 500m	P		*****
Main Arterials	Sam Nujoma EB	Jan Jonker	Dr Kwame Nkrumah	P		****
Main Arterials	Mandume Ndemufayo NB	Sam Nujoma	Fidel Castro	P	***	
Main Arterials	Robert Mugabe SB	Road B	Robert Mugabe SB Slip	P		****
Main Arterials	Auas SB	Sean McBride	Western Bypass Onramp	P		***
Main Arterials	Robert Mugabe SB	Bahnhof	John Meinert	P	***	****
Main Arterials	Sam Nujoma WB	Concrete/Tar	Mandume Ndemufayo	P	***	***
Main Arterials	Robert Mugabe SB	Fidel Castro Circle	Sam Nujoma	P	*****	****
Main Arterials	Auas	Netball	Auas SB	P		***
Main Arterials	Mandume Ndemufayo NB	Mandume Ndemufayo NB Slip	Church	P	****	**
Main Arterials	Robert Mugabe SB	Sheffield Link + 500m	Road B	P		***
Main Arterials	Robert Mugabe SB	Conradie	Lindequist	P		***
Main Arterials	Robert Mugabe SB	Dr A Bernard May	Heinitzburg	P		****
Main Arterials	Mandume Ndemufayo NB	Parsons	Mandume Ndemufayo W Serv	P	***	
Main Arterials	Robert Mugabe NB	R Mugabe NB Offr + 500m	Sheffield Link	P		***
Main Arterials	Robert Mugabe SB	Park	Fidel Castro Circle	P		***
Main Arterials	Auas	Auas NB	Blackwood	P		***
Main Arterials	Robert Mugabe SB	Lindequist	Daniel Munamava	P		****
Main Arterials	Robert Mugabe SB	Sam Nujoma	Schwerinsburg	P		***
Main Arterials	Sam Nujoma WB	Nelson Mandela	Stein	P		****
Main Arterials	Robert Mugabe SB	Andimba Toiva Ya Toiva	Robert Mugabe SB Slip	S		****
Main Arterials	Robert Mugabe Circle	Robert Mugabe SB	Sean McBride East	S	****	
Main Arterials	Nelson Mandela SB	John Ludwig	Nelson Mandela Slip	S		****
Main Arterials	Auas SB	Auas	Auas Slip 4	P		****
Main Arterials	Sam Nujoma WB	Avis	Dr Kwame Nkrumah	P		***
Main Arterials	Mandume Ndemufayo WB	Hendrik Witbooi	Mandume Ndemufayo Circle	P	**	***
Main Arterials	Claudius Kandovazu	City	Otjomuise	S	***	*
Main Arterials	Auas SB	Auas NB	Aviation	P		***
Main Arterials	Robert Mugabe	Newton	Newton	S		****
Main Arterials	Robert Mugabe SB	Etna	Eros	P		***
Main Arterials	Robert Mugabe SB	Ceres	Andimba Toiva Ya Toiva	S		****
Main Arterials	Mandume Ndemufayo NB	Courtney Clark	Mandume Ndemufayo Slip	P	*****	
Main Arterials	Robert Mugabe NB	Eros	Etna	P		***
Main Arterials	Independence	Etna	Etna + 500m	P	****	
Main Arterials	Robert Mugabe SB	Okonguarri	Nelson Mandela	P		***
Main Arterials	Sam Nujoma	Michaelis	Sam Nujoma Slip	P		****
Main Arterials	Sam Nujoma WB	Hebenstreit	Nelson Mandela	P		****
Main Arterials	Sam Nujoma (Prov)	Christa Davids	Mun Boundary	P		***
Main Arterials	Robert Mugabe NB	Laurent D Kabila Slip	Robert Mugabe Slip	S	*	***
Main Arterials	Sam Nujoma EB	Hosea Kutako Slip	Vogelsang	P		***
Main Arterials	Robert Mugabe SB	Luther	KD Kaunda	P		***

Suburb / Locatton	Street	Segment		Route	Patching	
		From	To		Class	Surface
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Main Arterials	Nelson Mandela NB	Sam Nujoma EB	Sam Nujoma Slip	S		*****
Main Arterials	Robert Mugabe	Newton	Lazarett	S		***
Main Arterials	Nelson Mandela	Metje	Franz	S		*****
Main Arterials	Sam Nujoma WB	Haddy	Sam Nujoma WB Slip	P		***
Main Arterials	Otjomuise	Brug	Brug Slip	S	***	
Main Arterials	Robert Mugabe NB	Andimba Toivo Ya Toivo	Andimba Toivo Ya Toivo Slip	S	***	
Main Arterials	Hendrik Witbooi	Robin	Robin + 500m	S		****
Main Arterials	Grove	Grove Lane	Chasie	T		***
Main Arterials	Mandume Ndemufayo NB	H Kutako Slip	Parsons	P		****
Main Arterials	Mandume Ndemufayo EB	H Kutako Slip	Hosea Kutako	P		***
Main Arterials	Sam Nujoma EB	Robert Mugabe	Hugel	P		***
Main Arterials	Robert Mugabe Circle	Hamutenya Wanehepo Ndadi	Robert Mugabe SB	S	*****	
Main Arterials	Sam Nujoma WB	Hugel	Robert Mugabe	P		*****
Academia	Hegel	Jaspers	Calvyn	T	**	***
Academia	Jaspers	Jaspers Circle	Spinoza	T		***
Academia	Jaspers	Spinoza	Hegel	T	**	***
Academia	Descartes	Leibnitz	Socrates	t	**	****
Academia	Tegnies/Academia	Bodin Ext	Academia Skool	t	***	*****
Academia	Locke	Socrates	Hume	t	**	***
Academia	Aquinas	Socrates	Socrates	t	***	**
Academia	Academia School	Socrates	Spencer	t	***	**
Academia	Rilke	Hegel	Cul De Sac	t	***	**
Academia	Tegnies/Academia	Tegniese Skool	Bodin Ext	t	***	****
Academia	Plato	Socrates	Mandume Ndemufayo	T	***	
Academia	ACM003	Mandume Ndemufayo Circle	Kahimenua Nguvauva	t		****
Ausblick	Ceres	Robert Mugabe	Engelberg	T	**	***
Ausblick	Ceres	Tiefencastel	Cul De Sac	T	****	*****
Ausblick	Hamutenya Wanehepo Ndadi	Lansebourg	Visp	t	***	
Ausblick	Maluti	HW Ndadi	Nokeng	t	***	
Ausblick	Engelberg	Locarno	Ceres	T		***
Ausblick	Demante	HW Ndadi	Sean McBride	t	****	**
Ausblick	Engelberg	Visp	Sierre	t	*****	
Ausblick	Visp	Jason Hamutenya Ndadi	Engelberg	t	*****	
Ausblick	Sean McBride	Montreux	Cul De Sac	t	***	
Avis	Schuckmann	Cul De Sac	Palgrave	t	*****	**
Avis	Elberfeld	Michaelis	Cul De Sac	t	*****	
Avis	Sam Nujoma	Michaelis	Cul De Sac	t	***	**
Avis	Jan Brand Place	Jan Brand	Jan Brand	t	***	
Brakwater	Road A	Road B	Road C	T		*****
Brakwater	Hereford	Numbumas Flats + 1km	Numbumas Flats + 2km	S	****	
CBD	Bahnhof EB	Moltke	Robert Mugabe	S	****	**
CBD	Jan Jonker EB	Robert Mugabe NB	Robert Mugabe SB Slip	S		***
CBD	Bahnhof EB	Independence	Moltke	S	***	**
CBD	Bahnhof WB	Robert Mugabe	Molke	S	****	**
CBD	Jan Jonker WB	Robert Mugabe	Feld	S		***
CBD	Jan Jonker WB Slip	Jan Jonker WB	Robert Mugabe SB	S		***
CBD	Bahnhof WB	Werner List	Mandume Ndemufayo SB	S	*****	*****
CBD	Show Grounds	Jan Jonker	Cul De Sac	T	*****	*****
CBD	Post	Bismarck	Wecke	T	***	**
CBD	Rev Michael Scott	Dr A Bernard May	Garten	T	****	*
CBD	Wecke	Post	Fidel Castro	T	**	***
CBD	Love	John Meinert	Conradie	T	*	*****
CBD	Love Link	Love	Robert Mugabe	T	*****	*****
CBD	Conradie	Love	Robert Mugabe	T	**	***
CBD	Trift	Schinz	Nachtigal	T	***	
CBD	Lessing	Promenaden	Cul De Sac	t	****	***
CBD	Rieks van der Walt	Feld	Cul De Sac	t	**	***
CBD	Seitz	Ballot	Feld	t	***	****

Suburb / Location	Street	Segment		Route	Patching	
		From	To		Class	Surface
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
CBD	Haddy	Hoogenhout	Viljoen	t	***	****
CBD	Thorer	Robert Mugabe	Burg	t	*****	***
CBD	Chateau	Schloss	Kasteel	t		**
CBD	Feste	Sam Nujoma	Sanderburg	t	**	**
CBD	Haddy	Viljoen	Church	t	**	**
CBD	Sanderburg	Kasteel	Lodge	t	**	**
CBD	Schloss	Chateau	Burg	t	**	**
CBD	Nachtigal	Cul De Sac	Trift	t	**	**
CBD	Ballot	Robert Mugabe	Seitz	t		****
CBD	Schwerinsburg	Sperlingslust	Cul De Sac	t	**	****
CBD	Sanderburg	Anton Lubowski	Feste	t	**	**
CBD	Sinclair	Anderson	Schutzen	t	**	**
CBD	Nachtigal	Merensky	Rehobother	t	**	**
CBD	Manning	Armstrong	Patterson	S	**	*
CBD	Wecke	Fidel Castro	Cul De Sac	T	**	
CBD	Lindequist	Robert Mugabe	Love	T		**
CBD	Trift	Church	Schinz	T	**	*
CBD	Love	Love Link	Cul De Sac	T	**	**
CBD	Schwerinsburg	Robert Mugabe	Sperlingslust	t	**	**
CBD	Viljoen	Haddy	Schmerenbeck	t	**	**
CBD	Love	Lindequist	Love Link	T		****
CBD	Ballot	Seitz	Feld	t	**	**
CBD	Schutzen	Sinclair	Bahnhof	T	**	****
CBD	Luther	Schiller	Robert Mugabe SB	t	**	**
CBD	Marconi	Cul De Sac	Von Braun	S	**	**
CBD	Schmerenbeck	Church	Viljoen	t	****	
CBD	Schmerenbeck	Viljoen	Hoogenhout	t	**	
CBD	Schuster	Bismarck	Cul De Sac	t	****	**
CBD	Schinz	Merensky	Trift	t		**
CBD	Luther	Liliencron	Schiller	t	**	**
CBD	Kasteel	Burg	Sanderburg	t		**
CBD	Sinclair	Schutzen	John Meinert	t	****	**
CBD	Nelson Mandela	Schanzen	Caprivi	S	****	*
CBD	Centaurus	Robert Mugabe NB	Jan Jonker	T	**	**
CBD	Service Rd East	Concrete/Tar	Cul De Sac	t		**
CBD	Teinert	Dr W Kulz	Cul De Sac	t	**	
CBD	Bismarck	Post	Hosea Kutako	S	**	
CBD	Marien Ngouabi	Robert Mugabe NB	Eugene Marais	T	**	**
CBD	Rudolph Hertzog	Bismarck	Cul De Sac	t	**	**
CBD	Sperlingslust	Schwerinsburg	Tar/Gravel	t	****	
CBD	Bismarck	Blohm	Post	S	**	
CBD	Macadam	Macadam Park	Lazarett	S		**
CBD	Nobel	Armstrong	Cul De Sac	S	**	**
CBD	Church	End of Dual	Bismarck	t	**	**
CBD	Thorer	Feld	Robert Mugabe	t		****
CBD	Bell	Rehobother SB	Lazarett	S		**
CBD	Kasino	Independence	Luderitz	S	**	
CBD	Bahnhof EB	Werner List	Independence	S		**
CBD	Faraday	Guthenberg	Lazarett	S	**	**
CBD	Park	Robert Mugabe	Cul De Sac	t	**	**
CBD	Campbell	Patterson	Cul De Sac	T	**	
CBD	Hugel	Orban	Tar/Blocks	t		****
Cimbebasia	Okomize	Shilunga	Xamigaub	t	**	
Cimbebasia	Nautchab	Kanibes	Harib	t	**	**
Cimbebasia	Otjinjange	Otjozondjou	Otjinjange	t	**	**
Cimbebasia	Haseweb	Arebbusch	Otjourundu	t	**	
Cimbebasia	Mudarib	Koigab	Otjozondjou Ext	t	**	

Suburb / Location	Street	Segment		Route	Patching	
		From	To		Class	Surface
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Cimbebasia	Omusema	Omatjene	Cul De Sac	t	***	*
Cimbebasia	Michelle McLean	Shilunga	Cobalt Slip	S	***	***
Cimbebasia	Auas Slip 2	Auas	Michelle McLean	T		****
Cimbebasia	Chobe	Chobe	Dikweya	t	****	
Cimbebasia	Tsauchab	Tsauchab Pl	Shilunga	t	**	***
Cimbebasia	Chobe	Dikweya	Linyandi	t		***
Cimbebasia	Dikweya	Chobe	Chobe	t	**	***
Cimbebasia	Obias	Chobe	Cul De Sac	t	***	**
Cimbebasia	Chobe	Linyandi	Dikweya	t	***	**
Cimbebasia	Tsauchab Pl	Tsauchab	Cul De Sac	t	***	
Cimbebasia	Shilunga	Arebbusch	Otjozondjou	T		***
Cimbebasia	Haseweb	Konkiep	Arebbusch	t	***	*
Cimbebasia	Silver	Michelle McLean	Cul De Sac	t		*****
Cimbebasia	Okatamba	Konkiep	Cul De Sac	t	***	
Dorado Park	Ara	Juno	Victoria	t	****	
Dorado Park	Cleopatra	Vesta	Fortuna	t	***	***
Dorado Park	Bottlepalm	Bamboopalm	Cul De Sac	t		***
Dorado Park	Princesspalm	Bamboopalm	Bamboopalm	t	***	
Dorado Park	Kingpalm	Bamboopalm	Bamboopalm	t	***	
Dorado Park	Bamboopalm	Bottlepalm	Datepalm	t		***
Dorado Park	Hercules	Gemini	Hercules	t	***	**
Dorado Park	Ara	Dorado	Bach	t		****
Dorado Park	Ara	Flora	Cacaopalm	t	****	***
Dorado Park	Aries	Hydra	Mercury	t	*	****
Dorado Park	Volans	Mercury	Cul De Sac	t	***	**
Dorado Park	Datepalm	Bamboopalm	Cul De Sac	t	*****	
Dorado Park	Ara	Victoria	Flora	t	***	*
Dorado Park	Cleopatra	Fortuna	Juno	t	****	
Dorado Park	Woodpalm	Bamboopalm	Cul De Sac	t	****	
Dorado Park	Bamboopalm	Kingpalm	Ara	t	***	
Dorado Park	Camel Thorn	Umbrella Thorn	Umbrella Thorn	t	***	
Dorado Park	Mountain Thorn	Cul De Sac	Camel Thorn	t	***	**
Dorado Park	Cleopatra	Fortuna	Fortuna	t	***	
Dorado Park	Blade Thorn	Three Thorn Acacia	Cul De Sac	t	****	
Dorado Park	Libra East Park	Libra	Libra	t	*	*****
Elisenheim	D6	A9	Terah	t	*****	
Elisenheim	D9	Terah	Cul De Sac	t	***	
Elisenheim	A8	B1	B1 + 500m	T		***
Elisenheim	A9	Hebron	C8	t	***	
Elisenheim	Terah	D7	D9	t	***	
Eros	Robert Mugabe NB Offramp	Robert Mugabe NB	Road B	T	**	***
Eros	Ametis	Sodaliet	Olof Palme	t	*****	
Eros	Kuiseb	Omatako	Gen Murtala Muhammed	t	***	
Eros	Khan	Concrete/Tar	Toermalyn	t	***	**
Eros	Toermalyn	Topaas	Khan	t	***	
Eros	Stark	Von Eckenbrecher	Dinter	t	**	***
Eros	Gusinde	Nelson Mandela	Cul De Sac	t	****	**
Eros	Turkoois	Amasoniet	Cul De Sac	t	***	
Eros	Chalsedoon	Akwamaryn + 500m	Amasoniet	t	***	
Eros	Spitskop	Hakos	Drakensberg	t	***	
Eros	Toermalyn	Sitrien	Cook	t	***	***
Eros	Agaat	Akwamaryn	Eros	t	****	*
Eros	Toermalyn	Asuriet	Eros	t	****	
Eros	Kupferberg	Atlas	Winterberg	t	***	
Eros	Toermalyn	Khan	Topaas	t	***	
Eros	Obib	Kuiseb	Toermalyn	t	***	
Eros	Kunene	Caprivi	Oranje	t		***

Suburb / Location	Street	Segment		Route	Patching	
		From	To		Class	Surface
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Eros	Sodaliet	Ametis	Cul De Sac	t	****	*
Goreangab	Green Mountain Dam	Midmar	Kariba	T	***	**
Goreangab	Green Mountain Dam	Eveline	Kingsley	T	***	****
Goreangab	Eveline	Salt Springs	Dora	T	***	*
Goreangab	Eveline	Helena	Ojomuise	T	***	**
Goreangab	Eveline	Boitumelo	Green Mountain Dam	T	***	*
Goreangab	Kingsley	Lairage	Ghusati	T	***	*
Goreangab	Green Mountain Dam	Kenney Dam	Hoover	T	***	
Goreangab	Green Mountain Dam	Itaipu	Kainji	T	***	
Goreangab	Green Mountain Dam	Fort Peck	Von Bach	T	***	**
Goreangab	Kariba	Green Mountain Dam	Dokan	T		***
Hakahana	Omuve	Omupwaka	Omulunga	t	***	****
Hakahana	Omuve	Omupwaka	Ongolo	t		***
Hakahana	Omutula	Etetewe	Monte Christo	T		***
Hakahana	Omulunga	Omuve	Ongwere	T	*****	
Hakahana	Omulunga	Omusheshe	Oshimamu	T	***	**
Hakahana	Walvis Bay	Bethanie	Ondangwa	T		****
Hakahana	Omuve	Etetewe	Omupwaka	t	*	**
Hakahana	Walvis Bay	Aronos	Bethanie	T		**
Hakahana	Omulunga	Omungoo	Omutula	T	***	**
Hakahana	Walvis Bay	Eenhana	Aronos	T		**
Hakahana	Walvis Bay	Ondangwa	Ongwediva	T	***	*
Hakahana	Walvis Bay	Ongwediva	Tsumeb	T		**
Havana	Walvis Bay	Karibeb	Cul De Sac	T		**
Hochland Park	Kingfisher	Osprey	Flamink	T	***	
Hochland Park	Hadeda	Egret	Barbet	t	**	**
Hochland Park	Osprey	Falken	Barbet	t	***	*
Hochland Park	Oriole Link	Oriole	Kingfisher	t	****	
Hochland Park	Raben	Barbet	Albatros	t	**	
Hochland Park	Drongo	Sandpiper	Cul De Sac	t	***	
Hochland Park	Papagaien	Sandpiper	Sandpiper	t	**	****
Hochland Park	Troupand	Osprey	Cul De Sac	t	****	**
Hochland Park	Osprey	Kingfisher	Albatros	t	***	
Hochland Park	Raben	Kestrel	Oriole	t	****	
Hochland Park	Reiher	Quail	Flamink	t	***	
Hochland Park	Edelvalk	Sandpiper	Sam Nujoma	t	***	
Hochland Park	Raben	Oriole	Cul De Sac	t	***	**
Hochland Park	Elgar	Delius	Cul De Sac	t	***	
Hochland Park	Eulen	Papagaien	Egret	t	***	**
Hochland Park	TV More	TV More	TV More	t	***	**
Hochland Park	Papagaien	Eulen	Eulen	t	***	
Hochland Park	Sandpiper	Drongo	Papagaien	t		****
Katutura	Hostel Link	Hostel	Cul De Sac	t	****	****
Katutura	Abraham Mashego	Monte Christo	Cladius Kandovazu	S	***	
Katutura	Indop Busloop	Independence WB	Independence WB	S		**
Katutura	Elim	Diana	Hendrik Isaak	t	***	
Katutura	Gerub	Caesar	Bilboa	t		**
Katutura	Heita Kamate	Mungunda	Cul De Sac	t	**	**
Katutura	Caesar	Gerub	Gelykenis	S		**
Katutura	Hendrik Isaak	Kores	Legioen	T		**
Katutura	Betsaida	Caesar	Arimathea	t	***	*
Katutura	Richard Tjiramba	Manjuku Nguvauva	Simon Uanivi	t	***	**
Katutura	Graniet	Gerub	Cul De Sac	t		****
Katutura	Magpela	Lo Ammi	Legioen	t	**	**
Katutura	Liyambo Kalimbo	Herman Kaundje	Saima Amunyela	t	***	*
Katutura	Clemence Kapuuo Pl	Clemence Kapuuo	Cul De Sac	t	****	**
Katutura	Clemence Kapuuo	Levitikus	Exodus	S		**

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Katutura	Magpela	Lucifer	Lo Rugama	t		***
Katutura	Willie Gulubane	Efesiers	Fillippense	t		***
Khomasdal	Holden	Chrysler	F Nightingale	T	***	****
Khomasdal	Gladiola	Agnes	Agnes	T	***	**
Khomasdal	Gladiola	Agnes	Else	T	**	***
Khomasdal	Gladiola	Else	Johanna	T		***
Khomasdal	Visarend	Pou	Tiptol	T	***	*
Khomasdal	Gladiola	Johanna	Visarend	T		***
Khomasdal	Visarend	Visarend North	Windswael	T	***	****
Khomasdal	Petunia	F Nightingale	Papawer	t		***
Khomasdal	Protea	Karliën	Visarend	t		***
Khomasdal	Protea	Freesia	Daisy	t	****	
Khomasdal	Tiptol	Visarend	Tiptol	t	***	*
Khomasdal	Karliën	Visarend	Protea	t	**	***
Khomasdal	Shoveller	Shoveller Slip	Buzzard St	t		****
Khomasdal	Delta	Martha	Martha	t	**	****
Khomasdal	Joey	D Bezuidenhout	Theo Wyngaardt	t	***	****
Khomasdal	Petronella	Susanna	Susanna	t		***
Khomasdal	HD Genscher SB	HD Genscher NB	F Nightingale	S	****	***
Khomasdal	Visarend	Tiptol	Rooivalk	T	***	*
Khomasdal	Bokmakierie	Bokmakierie	Bokmakierie	t	****	****
Khomasdal	Epsilon	Gladiola	Iota	t		***
Khomasdal	Iris	Krisante	Kanna	t		***
Khomasdal	Zwarts	MU Greef	Cul De Sac	t		****
Khomasdal	Hofsanger	Wipstert	Tar/Block	t	***	
Khomasdal	Agnes	Gladiola	Elizabeth	t	***	***
Khomasdal	Gladiola	Visarend	Iota	T	***	**
Khomasdal	Rooivalk	Visarend	Witvalk	T	**	***
Khomasdal	Omicron	Lambda	Gladiola	t		***
Khomasdal	Gladiola	Omicron	Martha	T		***
Khomasdal	Gladiola	Omega	Omicron	T	***	
Khomasdal	Johanna	Gladiola	Rolynne	t	***	**
Khomasdal	Omega	Gladiola	Lambda	t	***	***
Khomasdal	Starling	Naguil	Starling Ext	t	**	***
Khomasdal	Rooivalk	Witvalk	Witvalk	T	**	***
Khomasdal	Visarend	Sigma	F Nightingale	T		***
Khomasdal	Geelsysie	Naguil	Cul De Sac	t	****	***
Khomasdal	Bosduif	Naguil	Cul De Sac	t		***
Khomasdal	Theo Wyngaardt	Ruiter	D Bezuidenhout	t		***
Khomasdal	Tortelduif	Naguil	Cul De Sac	t	**	****
Khomasdal	Willa Fillies	D Bezuidenhout	Theo Wyngaardt	t	***	**
Khomasdal	Joey	Theo Wyngaardt	Cul De Sac	t	***	
Khomasdal	Louis Hendricks	Andrew Kloppers	Cul De Sac	t		****
Khomasdal	Hofsanger	Voel	Wipstert	t	****	*
Khomasdal	HD Genscher	Japie Snyders	Mahatma Gandhi	S		***
Khomasdal	MU Greef	F Nightingale	Zwarts	t	***	*
Khomasdal	Zeta	Martha	Cul De Sac	t	***	****
Khomasdal	Mandawas	Cul De Sac	Sepiso	t	***	**
Khomasdal	Kakelaar	Wipstert	Cul De Sac	t	***	***
Khomasdal	Willa Fillies	Theo Wyngaardt	Anemone	t	****	**
Khomasdal	Charmaine	Agnes	Linda	t	***	*
Khomasdal	Gertrud	Agnes	Agnes	t	**	***
Khomasdal	Zwarts	CDS	MU Greef	t	****	
Khomasdal	Agnes	Gertrud	Gladiola	t	***	**
Khomasdal	Linda	Charmaine	Agnes	t	***	*
Khomasdal	Epsilon	Iota	Cul De Sac	t	***	
Khomasdal	Vulture	Starling Ext	Cul De Sac	t	****	**
Khomasdal	Shoveller	Hofsanger	Visarend	t	***	**
Khomasdal	D Bezuidenhout	AJ Titus	Theo Wyngaardt	t	***	

Suburb / Location	Street	Segment		Route	Patching	
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Khomasdal	Mandawas	Sepiso	Ndilimeke	t		****
Khomasdal	Magpie	Shelduck	Blocks/Tar	t	****	
Khomasdal	Visarend	Martha	Gladiola	T	***	
Khomasdal	Daffodil	Kanna	Tulp	t		****
Khomasdal	Dawid Goeieman	D Bezuidenhout	William Camm	t		****
Khomasdal	Finch	Blocks/Tar	Tar/Block	t		***
Khomasdal	Gladiola	Visarend	Pronkertjie	T	***	**
Khomasdal	Mandawas	Ndilimeke	Ndilimeke	t		***
Khomasdal	Pochard	Blocks/Tar	Darter 2	t		***
Khomasdal	Babler	Ostrich	Blocks/Tar	t		***
Klein Windhoek	Otto Nitzsche	Koch	Maritz	T	***	**
Klein Windhoek	J Mukwayu Ithana	Ursula	Darter 2	T	**	***
Klein Windhoek	Hebenstreit	Ahrens	Dr Kwame Nkrumah	T	***	
Klein Windhoek	J Mukwayu Ithana	Babs	Phillip Shimi St	T		***
Klein Windhoek	Xena	J Mukwayu Ithana	Cul De Sac	t	****	
Klein Windhoek	Irlle	Eadie	Cul De Sac	t	***	****
Klein Windhoek	John Ludwig	Sam Nujoma	BC Barnes	t	***	**
Klein Windhoek	Koch	Hugo Hahn	Otto Nitzsche	t	***	**
Klein Windhoek	Albert Witte	Margareten	Reuning	t	***	**
Klein Windhoek	Metje	KD Kaunda	Nelson Mandela	t	***	***
Klein Windhoek	Albert Witte	Schafer	Margareten	t	***	
Klein Windhoek	Koch	Nelson Mandela	Hugo Hahn	t	**	***
Klein Windhoek	Stein	Schroeder	Berg	t	****	***
Klein Windhoek	Eadie	Irlle	Feste	t	***	
Klein Windhoek	Stein	Otto Nitzsche	Schroeder	t		***
Klein Windhoek	Anz	Concrete/Tar	Stein	t	***	**
Klein Windhoek	Christian	Jan Jonker	Cul De Sac	t	****	***
Klein Windhoek	Anna	Yvonne	Dr Kwame Nkrumah	t	***	***
Klein Windhoek	Babs	Zenobia	J Mukwayu Ithana	t	**	***
Klein Windhoek	Von Eckenbrecher	Stark	Ziegler	t		****
Klein Windhoek	Von Eckenbrecher	Ziegler	Nelson Mandela	t		****
Klein Windhoek	Ahrens	Hebenstreit	Cul De Sac	t	**	****
Klein Windhoek	Erma	Willemien	Cul De Sac	t	***	
Klein Windhoek	Bowker	KD Kaunda	Nelson Mandela	t	*	****
Klein Windhoek	Noreen	Sarie	J Mukwayu Ithana	t	****	
Klein Windhoek	Becky	Concrete/Tar	Cul De Sac	t	***	**
Klein Windhoek	Ziegenfuss	Ziegler	Olof Palme	t	****	*
Klein Windhoek	Friedrich Giese	Barella	Barella	t	****	*
Klein Windhoek	Ilse	J Mukwayu Ithana	Dr Kwame Nkrumah	t	****	
Klein Windhoek	Von Eckenbrecher	Slater	Stark	t		***
Klein Windhoek	Gathemann	Ziegler	Olof Palme	t	***	
Klein Windhoek	J Mukwayu Ithana	Karin	Maria	T	***	
Klein Windhoek	Noreen	Darter 2	Rita	t	***	*
Klein Windhoek	Noreen	Rita	Sarie	t	****	
Klein Windhoek	Dorothy	Dr Kwame Nkrumah	Cathy	t	****	
Klein Windhoek	Noreen	Cul De Sac	Darter 2	t	***	
Klein Windhoek	Hoepfner	Berg	Ryk Voet	t		***
Klein Windhoek	Lotz	Dr Kwame Nkrumah	Barella	t	***	
Klein Windhoek	Jan Jonker	Nelson Mandela	Stauch	S	**	***
Klein Windhoek	Jeanette	Dr Kwame Nkrumah	Willemien	t	***	
Klein Windhoek	KD Kaunda	Bowker	Mokke	T		***
Klein Windhoek	BC Barnes	Concrete/Tar	Cul De Sac	t	***	
Klein Windhoek	Barella	Friedrich Giese	Friedrich Giese	t	****	
Kleine Kuppe	Sesriem	Chasie	Henning Village	T	***	***
Kleine Kuppe	Kleine Kuppe	Robert Mugabe	Refuge Dump Gate	T	****	
Kleine Kuppe	Kleine Kuppe	Otjivero	Conception	T		****
Kleine Kuppe	Sesriem	Henning Village	Okondeka	T	***	**
Kleine Kuppe	Sesriem	Okondeka	Ondongab	T	***	
Kleine Kuppe	Rietfontein	Dobe	Blinkpan	t	***	***

Suburb / Location	Street	Segment		Route Class	Patching	
		From	To		Surface	Structural
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Kleine Kuppe	Thobias Akuenje	Chasie	Peter Mweshihange	t	***	***
Kleine Kuppe	Kleine Kuppe	Sesriem	Otjivero	T		****
Kleine Kuppe	Chasie	Gravel/Tar	Sesriem	t	***	*
Kleine Kuppe	Kleine Kuppe	Guinas	Sesriem	T	***	****
Kleine Kuppe	Kleine Kuppe	Frankie Fredericks	Guinas	T		***
Kleine Kuppe	Conception	Sossusvlei	Kleine Kuppe	t	***	**
Kleine Kuppe	Frankie Fredericks SB	Sean McBride	Wika	S	****	
Kleine Kuppe	Gamsa	Blocks/Tar	Okerfontein	t	***	*
Kleine Kuppe	Gobaub	Angra Fria	Cul De Sac	t	***	
Kleine Kuppe	Chasie	Peter Mweshihange	Ombika	T	***	
Kleine Kuppe	Chasie	Frankie Fredericks	Peter Mweshihange	T		***
Kleine Kuppe	Koinseb	Marinkas	Guinas	t	**	***
Kleine Kuppe	Koinseb	Koinseb	Marinkas	t		***
Northern Ind Area	Birmingham	Dortmund	Cul De Sac	S	***	***
Northern Ind Area	Dr Michael de Kock	Kallie Roodt	Jan Marais	S		***
Northern Ind Area	New Castle	Dopper Street	Mark	S	***	***
Northern Ind Area	Jan Marais	Etienne Rosseau	Tienie Louw	S	**	****
Northern Ind Area	Etienne Rosseau	Anton Rupert	Yskor	S		***
Northern Ind Area	New Castle	New Castle	Dortmund	S	**	***
Northern Ind Area	Dortmund	Iscor	Birmingham	S	**	***
Northern Ind Area	Hosea Kutako	Blocks/Tar	Road A	S	**	****
Northern Ind Area	Ruir	Iscor	Cul De Sac	S		*****
Northern Ind Area	Allan	Hosea Kutako	Cul De Sac	S	**	****
Northern Ind Area	Hosea Kutako	Marks	Allan	S	***	
Northern Ind Area	Hosea Kutako	Road B	Road B + 500m	S	***	****
Northern Ind Area	Simmentaler Slip	Simmentaler	Cullinan	t	*****	
Northern Ind Area	Dopper Street	New Castle	Tar/Blocks	S	***	
Northern Ind Area	Hosea Kutako	Monte Christo Slip	Tar/Blocks	S	***	
Northern Ind Area	Cullinan	Simmentaler	Simmentaler Slip	S	***	**
Northern Ind Area	Hosea Kutako	Road A	Road B	S	****	****
Northern Ind Area	Road B	R Mugabe NB Offramp	Robert Mugabe SB	S		*****
Northern Ind Area	Dortmund	Dortmund Slip	Hosea Kutako	S	***	
Okuryangava	Ongava	Ongete	UKG001	S		****
Okuryangava	Ongava	UKG001	UKG002	S		****
Okuryangava	Ongava	UKG002	UKG004	S		****
Okuryangava	Ombakata	Pondo Nangombe	Ongava	T	*****	****
Okuryangava	Ongete	Patrick Lunganda	Ongava	T	***	****
Okuryangava	Ombakata	Ongete	Chief Mandume	T		****
Okuryangava	Omuryambambi	Omuryangava	Omukongo	T	**	***
Okuryangava	Ongete	Ombakata	Gaddafi	T	****	**
Okuryangava	Ongaka	Ongava	Ombwindja	t		**
Okuryangava	Ondjima	Ongaka	Ongwari	t	****	**
Okuryangava	Ongava	Marienfluss	Ombakata	S	****	*****
Okuryangava	Ongete	Gaddafi	Patrick Lunganda	T	***	**
Okuryangava	Ombakata	Macnamala	Pondo Nangombe	T	*****	*****
Okuryangava	Omuryangava	Omuryambambi North	Omuryangava	t	***	
Okuryangava	Omuwapu	Ebandulo	King Kauluma	S		**
Okuryangava	Omuwapu	Julius Nyerere + 1500m	Julius Nyerere + 2000m	S	***	
Okuryangava	Ongwari	Otjikevekoze	Ongaka	T	****	**
Okuryangava	Hereford	UKG019	Julius Nyerere	S	****	
Okuryangava	Ongwari	Ongurukwena	Otjikevekoze	T	****	*
Okuryangava	Ombwindja	Ongava	Tar/Blocks	t	*	**
Okuryangava	Omuryangava	Omuryangava	Omuryambambi South	t		****
Okuryangava	Ongava	Patrick Lunganda	Marien Fluss	S	***	****
Okuryangava	Orupapa	Omuwindi	Xammi	T	*****	*
Okuryangava	Omuwapu	Etetewe	Ebandulo	S	*	**
Okuryangava	Omuaha	Omuwandi	Omuwapu	t	**	****

Suburb / Location	Street	Segment		Route	Patching	
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Okuryangava	Otjikevekoze	Blocks/Tar	Cul De Sac	t		***
Okuryangava	Ongava	Nabot Helao Nafidi	Patrick Lunganda	S		****
Okuryangava	Etwangoma	Ongurukwena	Cul De Sac	t	***	****
Okuryangava	Omumborombonga	Otjimbuyu	Otjimbuyu	t		***
Okuryangava	Otjimbuyu	Etetewe	Omumborombonga	t		***
Okuryangava	Otjimbuyu	Omumborombonga	Omumborombonga	t		***
Okuryangava	Ongurukwena	Ongwari	Etwangoma	t	***	
Okuryangava	Ohima	Ongava	Ongava	t		***
Okuryangava	Omuryangava	Omuryangava	Omue	t	***	
Okuryangava	Umuze	Ongava	Ombungu	t		***
Olympia	Golf	Auas	Eros Airport Entrance	S	**	***
Olympia	Frankie Fredericks	Sean McBride Slip	Hamutenya Wanehepo Ndadi	S	*****	*
Olympia	Sean McBride	Auas	Auas Slip	S	**	***
Olympia	Louis Raymond	Hamutenya Wanehepo Ndadi	Grant Webster	t		***
Olympia	Steinbock	Oryx	Springbok	t	***	**
Olympia	Oribi	CDS	Eland	t	***	
Olympia	Sydney Atkinson	Mosses Tjitendero	Mosses Tjitendero	t	***	
Olympia	OLP002	Hamutenya Wanehepo Ndadi	OLP001	t	***	**
Olympia	Ombala	Omukunda	Cul De Sac	t	***	
Olympia	Hamutenya Wanehepo Ndadi	Jukskei	Tennis	t	***	***
Olympia	Softball	Rugby	Tennis	t	***	
Olympia	Rugby	Netball	Cricket	t		***
Olympia	Frankie Fredericks	Hamutenya Wanehepo Ndadi	Eland	T	**	***
Olympia	Lichtenstein	Concrete/Tar	Softball	t		*****
Olympia	Gerald Dreyer	Louis Raymond	Hidipo Hamutenya St	t	***	
Olympia	George Hunter	George Hunter Place	Laurent D Kabila	t	***	
Olympia	Tennis	Sean McBride	Cul De Sac	t	**	***
Olympia	Softball	Lichtenstein	Rugby	t	***	
Olympia	Esther Brand	Gerald Evans	Sean MacBride	T	***	
Olympia	Daan Bekker	Reg Gaffloy	Hennie Laubscher	t	***	**
Olympia	Wasserbock	Eland	Impala	t	*****	
Olympia	Ganas	Sean McBride	Ganas	t		***
Olympia	Esther Brand	Sean MacBride	Charles Winslow	T		***
Olympia	Wika	Frankie Fredericks Slip + 500m	Sean McBride	t	**	****
Olympia	Egumbo	Etsali	Omukunda	t	***	
Olympia	Blaubock	Gnu	Springbok	t	*****	
Olympia	Omveelo	Omukunda	Cul De Sac	t	***	***
Olympia	Shinyauga	Omukunda	Cul De Sac	t	***	
Otjomuise	Moses Garoep	Bonn Slip + 500m	Moses Garoep Slip	T	*****	*****
Otjomuise	Matshitshi	Istanbul	Frankfurt	T	*****	
Otjomuise	Dusseldorf	Stockholm	Ghanzi	T	***	
Otjomuise	Matshitshi	Moses Garoep Slip	Istanbul	T	*****	
Otjomuise	Inari	Stavanger	Stockholm	t	**	***
Otjomuise	Road 5A	Road 1A	Road 4A	t		*****
Otjomuise	Road 5A	Road 13A	Road 14A	t	*	*****
Otjomuise	Dusseldorf	Dar Es Salaam	Moses Garoep Slip	T	*****	**
Otjomuise	Road 5A	Road 8A	Road 9A	t		*****
Otjomuise	Road 5A	Road 12A	Road 13A	t		*****
Otjomuise	Road 5A	Road 18A	Dusseldorf	t		***
Otjomuise	Moses Garoep	Dusseldorf Slip	Dar Es Salaam	T	***	
Otjomuise	Dusseldorf	Kigoma	Frankfurt	T	***	
Otjomuise	Matshitshi	Road 14A	Matshitshi Slip	T	*****	
Otjomuise	Matshitshi	Gravel/Tar	Road 5A	T	*****	
Otjomuise	Stockholm	Hanover	CDS	t	*****	*
Otjomuise	Road 1A	Road 6A	Road 7A	t	***	
Otjomuise	Dodoma	Dar Es Salaam	Cul De Sac	t	***	
Otjomuise	Road 21A	Road 22A	Road 23A	t	***	

Suburb / Location	Street	Segment		Route	Patching	
		From	To		Class	Surface
<b>NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)</b>						
Otjomuise	Southampton	Stockholm	Stockholm	t	****	***
Otjomuise	Strasbourg	Oulu	Stockholm	t	***	*
Otjomuise	Road 1A	Road 5A	Road 6A	t	**	***
Otjomuise	Road 21A	Road 23A	Tar/Gravel	t	*	***
Otjomuise	Dusseldorf	Moses Garoep	Road 5A	T		****
Otjomuise	Tampere	Narvik	Tampere	t	****	*
Otjomuise	Lillehammer	Tampere	Tromso	t		****
Pioneer Park	Jordan	Fritsche	Jordan Slip 1	S		****
Pioneer Park	Scheppmann	Geiger	Hochland	T	****	***
Pioneer Park	Hintrager	Tunschel + 500m	Hintrager Slip	T	****	
Pioneer Park	Bethe	Von Bodenhausen	Von Bodenhausen	t	***	****
Pioneer Park	Baines Plein	Fritsche	Gous	t	***	**
Pioneer Park	Pretorius	Mostert	Pretorius Slip	t	**	***
Pioneer Park	Von Auer Plats	Gous	Gous	t	***	***
Pioneer Park	Forsythe	Jordan	Cul De Sac	t	***	*
Pioneer Park	Palmer	Scheppmann	Cul De Sac	t	***	**
Pioneer Park	Geiger	Scheppmann	Kolbe	t	***	
Pioneer Park	Von Goldhammer	Coetzee	Tar/Concrete	t	****	****
Pioneer Park	Ebner	Scheppmann	Cul De Sac	t	***	**
Pioneer Park	Davin	Scheppmann	Cul De Sac	t	***	
Pioneer Park	Potgieter	Potgieter	Boysen	t		
Pioneer Park	Jordan	Coetzee	Fritsche	S		****
Pioneer Park	Kreft	Scheppmann	Cul De Sac	t	****	
Pioneer Park	Scheppmann	Hegner	Hegner	T	**	***
Pioneer Park	Greyling	Geiger	Geiger	t	**	***
Pioneer Park	Mostert	Pretorius Slip	Lardner Burke	t		***
Pioneer Park	Kolbe	Geiger	Cul De Sac	t	**	***
Pioneer Park	Hornkrantz	Cassinga	Cassinga	t	****	
Pioneer Park	Cassinga	Ongulumbashe	Hornkrantz	t	***	
Pioneer Park	Hornkrantz	Hendrik Witbooi	Cassinga	t	***	
Pioneer Park	Cassinga	Hornkrantz	Ongulumbashe	t	***	
Prosperita	Nickel Pl	Nickel	Nickel	S	****	****
Prosperita	Copper	Nickel	Nickel	S	**	***
Prosperita	Titanium Slip	Titanium	Nickel	S		***
Prosperita	Ongoporo Street	Cul De Sac	Nickel	S	**	***
Prosperita	Otjitenda West	Platinum	Cul De Sac	S	***	****
Prosperita	Gold	Gold	Gold + 500m	S		***
Rocky Crest	Otjomuise	Long Island	Tar/Gravel	T		***
Rocky Crest	Gomera Island	St Helena	Cul De Sac	t	***	*
Rocky Crest	Canary Island	Liberty Island	Liberty Island	t		****
Suiderhof	Joule	Cul De Sac	Parsons	S	***	****
Suiderhof	Parsons	Nasmith	Joule	S	***	**
Suiderhof	Parsons	Wright	Nasmith	S	***	***
Suiderhof	Diesel	Daimler	Tar/Blocks	S	**	***
Suiderhof	Nasmith	Parsons	Joule	S	***	****
Suiderhof	Benz	Andimba Toiva Ya Toiva	Tar/Concrete	S	****	*
Suiderhof	Mandume Ndemufayo W Serv	Mandume Ndemufayo NB	Mandume Ndemufayo E Serv	S		***
Suiderhof	H Kutako SB Slip	Hosea Kutako SB	Parsons	S		****
Suiderhof	Mandume Ndemufayo E Serv	Concrete/Tar	Andimba Toiva Ya Toiva Slip	S	****	**
Suiderhof	Wright	Joule	Parsons	S	***	***
Suiderhof	Parsons	Mandume Ndemufayo	Joule	S		****
Suiderhof	Tacoma	Perkin	Acacia	T	****	*
Suiderhof	Tacoma	Mandume Ndemufayo	Perkin	T	***	***
Suiderhof	Diaz	Andimba Toiva Ya Toiva Slip	Diaz	T	****	
Suiderhof	Laurent D Kabila	Knudsen	Jakaranda	T	**	***
Suiderhof	Alwyn	Seder	Blackwood	t	***	
Suiderhof	Diaz	Babie + 500m	Babie	t	****	**
Suiderhof	Benz	Concrete/Tar	Cul De Sac	t	**	****

Suburb / Location	Street	Segment		Route	Patching		
		From	To		Surface	Structural	
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***) is higher priority than (**))							
Suidhof	Maxwell Link	Mandume Ndemfayo EB	Maxwell	T	***	***	
Suidhof	Perlin	Tacoma	Alwyn	T	***	**	
Suidhof	Dainler	Joule	Diesel	S	**	****	
Suidhof	Mandume Ndemfayo W Serv	Mandume Ndemfayo NB	Dainler	T	**	****	
Suidhof	Acacia	Tacoma	Tacoma	T	***	****	
Suidhof	Diaz	Hendrik Hop	Babie	T	***	****	
Suidhof	Blackwood	Auas	Palm	T	**	****	
Suidhof	Van Zyl	Concrete/Far	Knutsen	T	**	****	
Suidhof	Diaz	Babie	Babie + 500m	T	***	****	
Suidhof	Babie	Diaz	Babie Slip	T	***	****	
Suidhof	Bloekom	Laurent D Kabila	Andimba Toiva Ya Toiva	T	****	****	
Suidhof	Diehl	Bam	Messum	S	****	****	
Suidhof	Dainler Slip	Dainler	Mandume Ndemfayo NB	S	***	****	
Suidhof	Joule	Parsons	Nasraih	S	**	****	
Suidhof	Laurent D Kabila	Spires	Bloekom	T	***	****	
Suidhof	Diaz	Diaz Slip	Andimba Toiva Ya Toiva Slip	T	****	****	
Suidhof	Seder	Jakananda	Palm	T	***	**	
Suidhof	Diaz	Diaz	Hendrik Hop	T	****	****	
Suidhof	Bam	Messum	Diehl	S	***	****	
Suidhof	Walter	Parsons	Cul De Sac	S	***	****	
Suidhof	Messum	Diehl	Bam	S	***	****	
Suidhof	Parsons	Joule	Parsons Slip	S	***	****	
Suidhof	Parsons	Cul De Sac	Wright	T	**	****	
Suidhof	Bessener	Andimba Toiva Ya Toiva	Cul De Sac	S	**	****	
Tauben Glen	Tauben	Perlhuhn	Pelican	T	**	****	
Tauben Glen	Tauben	Fisanthof	Ibis	T	***	****	
Tauben Glen	Robin	Hendrik Witbooi	Tauben	T	****	****	
Tauben Glen	Tauben	Ibis	Perlhuhn	T	***	****	
Tauben Glen	Tauben	Goudsnip	Robin	T	***	****	
Tauben Glen	Peitcan	Rietkann	Hendrik Witbooi	T	***	**	
Tauben Glen	Sparrow	Robin	Cul De Sac	T	**	****	
Tauben Glen	Tauben	Specht	Stelzen	T	***	****	
Tauben Glen	Tauben	Tauben	Cul De Sac	T	****	****	
Tauben Glen	Jacora	Tauben	Jay Court	T	***	****	
Tauben Glen	Robin	Maraboe	Maraboe	T	***	****	
Tauben Glen	Robin	Tauben	Cul De Sac	T	***	****	
Tauben Glen	Whydah Court	Maraboe	Blackbird Court	T	***	****	
Tauben Glen	Maraboe	Thush Court	Goudsnip	T	****	****	
Tauben Glen	Tauben	Robin	Tauben	T	***	****	
Tauben Glen	Goudsnip	Malgashof	Meshof	T	***	**	
Tauben Glen	Goudsnip	Parkiehof	Okandondu	T	***	**	
Tauben Glen	Goudsnip	Independence	F Fightingale	T	***	**	
Tauben Glen	Omongo	Ojonnise	Okandondu	T	***	**	
Tauben Glen	Omongo	Okandondu	Ondondu	T	***	**	
Tauben Glen	Brug	Ojonnise	Cul De Sac	T	***	**	
Tauben Glen	Omongo	Okandondu	Ondondu	T	***	**	
Tauben Glen	Omungupo	Omongo	Cul De Sac	T	***	**	
Tauben Glen	Mersey	Tugela	Shenandoah	T	***	**	
Tauben Glen	Monte Christo Slip 3	Monte Christo	Ojonnise	T	***	**	
Tauben Glen	Ondondu	Omongo	Cul De Sac	T	***	**	
Tauben Glen	Kigali	Maseru	Gaberone	T	**	****	
Tauben Glen	Mersey	Danube	Dulleper	T	***	****	
Tauben Glen	Danube	Don	Mersey	T	***	****	
Tauben Glen	Don	Dulleper	Mersey	T	***	****	
Windhoek North	Mahatma Gandhi	HD Genscher	HD Genscher Slip	S	****	****	
Windhoek North	Pullman	Pullman Slip	Ooivaz	T	**	****	
Windhoek North	Pullman	Independence	Ooivaz	T	**	****	
Windhoek North	Pullman	Ooivaz	Schmidt	T	**	****	
Windhoek North	Schoeman	Abt	Blendingsop	T	****	****	
Windhoek North	Ooivaz	Trevethick	Pullman	T	****	****	
Windhoek North	Trevethick	Schmidt	Ooivaz	T	****	**	

Suburb / Location	Street	Segment		Route	Patching	
		From	To		Class	Surface
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Windhoek North	Ooievaar	Middlewick	De Wit	T	***	
Windhoek North	Pullman	Rowan	Cul De Sac	t	***	*
Windhoek North	Essen	Sishen	Independence	t		****
Windhoek North	Blenkinsop	De Wit	Schoeman	t	***	***
Windhoek North	Pullman	Riggenbach	Rowan	t	***	*
Windhoek North	Hugo	Ooievaar	Webb	t		****
Windhoek North	Watt	Louw	Ooievaar	t	***	
Windhoek North	Essen	Thompson	Sishen	t		***
Windhoek North	Health & Social	Mahatma Gandhi	Gate	t	****	****
Windhoek North	Louw	De Villiers	Hugo	t	***	***
Windhoek North	Blackett	Blenkinsop	Abt	t	***	
Windhoek North	Louw	Hugo	Watt	t	***	*
Windhoek North	Webb	De Wit	Johann Albrecht	t	***	**
Windhoek North	March	Blackett	Schoeman	t	***	
Windhoek North	Webb	De Villiers	De Wit	t	***	
Windhoek West	Fouche	Pavlov	Schweitzer	t	****	****
Windhoek West	Jenner	Beethoven	Schonlein	t	***	*
Windhoek West	Pasteur	Hosea Kutako	Freud	T	**	***
Windhoek West	Van Rhijn	Adler	Cul De Sac	t	*****	
Windhoek West	Rossini	John Meinert	Cul De Sac	t		****
Windhoek West	Verdi	Haydn	Johann Albrecht	t		***
Windhoek West	Van Rhijn	Pasteur	Adler	t	***	****
Windhoek West	Beethoven	Roentgen	Simpson	T	***	*
Windhoek West	Adler	Van Rhijn	Freud	t	**	***
Windhoek West	Beethoven	Wagner	Strauss	T		***
Windhoek West	John Meinert WB	Dr Frans Idongo SB	Johann Albrecht	S		****
Windhoek West	Bach	Blocks/Tax	F Nightingale	T		***

## ANNEXURE 1.2 - RE-GRAVELLING DUE TO WASH AWAYS

No.	Road	Type of Repair	Estimated Cost
1	Otjomuise Road	Re-gravelling	N\$ 884,520.00
2	Anderson Street	Re-gravelling	N\$ 1,310,400.00
3	Avis Dam Road	Re-gravelling	N\$ 1,572,480.00
4	MeatCo Road	Re-gravelling	N\$ 1,310,400.00
5	Road @ Kleine Professor	Re-gravelling	N\$ 131,040.00
6	Eros tip	Re-gravelling	N\$ 1,179,360.00
7	Otjivero Road	Re-gravelling	N\$ 655,200.00
8	Brakwater North	Re-gravelling	N\$ 1,638,000.00
9	Brakwater South	Re-gravelling	N\$ 1,310,400.00
10	Nubanis	Re-gravelling	N\$ 524,160.00
11	Elissenheim	Re-gravelling	N\$ 1,605,240.00
12	D1491	Re-gravelling	N\$ 1,506,960.00
13	Dobra	Re-gravelling	N\$ 2,063,880.00
14	Elago	Re-gravelling	N\$ 786,240.00
15	Wanaheda Streets	Re-gravelling	N\$ 1,432,594.00
16	Goreangab Streets	Re-gravelling	N\$ 6,317,766.00
17	Okuryangava Streets	Re-gravelling	N\$ 2,915,640.00
18	Havana Streets	Re-gravelling	N\$ 5,864,040.00
19	Otjomuise	Re-gravelling	N\$ 4,946,760.00
20	Hakahana	Re-gravelling	N\$ 884,520.00
<b>TOTAL COST ESTIMATE (excl 15% VAT)</b>			<b>N\$ 38,839,600.00</b>

## ANNEXURE 1.3 - REPAIRS DUE TO FLOODING

No.	Road	Type of Repair	Estimated Cost
1	Sections of Safari Street	Repair wash aways due to floods	N\$ 185,448.50
2	Sections of Rand Street	Repair wash aways due to floods	N\$ 185,448.50
3	Sections of Tampere and Narvik Streets	Repair wash aways due to floods	N\$ 294,848.00
4	Sections of Istanbul street	Repair wash aways due to floods	N\$ 197,728.25
5	Sections of Matshithshi street	Earthworks around wingwall & gabions (washaway)	N\$ 263,324.25
6	Sections of Outapi street	Earthworks around wingwall & gabions (washaway)	N\$ 134,923.50
<b>TOTAL COST ESTIMATE</b>			N\$ 1,261,721.00
(excl 15% VAT)			

Annexure 1.4 - Estimated Rehabilitation Costs for Routes severely impacted

Segment			Suburb	Route Class	Length (m)	Width (m)	Traffic Class	Estimated Rehabilitation Cost per segment (NAD)	Estimated Rehabilitation Cost per Street (NAD)
Street	From	To							
Nelson Mandela	Von Eckenbrecher	Meije	Main Arterials	S	414.0	10.2	(H)	NS 12,973,000.00	
Nelson Mandela	Hugo Halin	Koch	Main Arterials	S	160.0	10.2	(H)	NS 5,013,500.00	
Nelson Mandela NB	Sam Nujoma EB	Sam Nujoma Slip	Main Arterials	S	20.0	4.8	(H)	NS 294,900.00	
Nelson Mandela NB	Sam Nujoma Slip	John Ludwig	Main Arterials	S	169.0	4.8	(H)	NS 2,491,400.00	
Nelson Mandela SB	John Ludwig	Nelson Mandela Slip	Main Arterials	S	169.0	4.8	(H)	NS 2,491,400.00	
Nelson Mandela SB	Nelson Mandela Slip	Sam Nujoma EB	Main Arterials	S	20.0	4.8	(H)	NS 294,900.00	
Nelson Mandela Slip	Nelson Mandela SB	Sam Nujoma EB	Main Arterials	S	20.0	4	(M)	NS 184,300.00	NS 23,743,400.00
Robert Mugabe	Newton	Newton	Main Arterials	S	16.0	9.7	(M)	NS 357,100.00	
Robert Mugabe	Newton	Lazarett	Main Arterials	S	295.0	10.1	(M)	NS 6,865,700.00	
Robert Mugabe Circle	Independence EB	Robert Mugabe SB	Main Arterials	P	103.0	9.2	(M)	NS 2,290,100.00	
Robert Mugabe NB	Robert Mugabe NB Offramp	R Mugabe NB Offr + 500m	Main Arterials	P	500.0	7.4	(H)	NS 11,366,400.00	
Robert Mugabe NB	R Mugabe NB Offr + 500m	Sheffield Link	Main Arterials	P	302.0	7.5	(H)	NS 6,958,100.00	
Robert Mugabe NB	Eros	Etna	Main Arterials	P	305.0	8.1	(H)	NS 7,587,800.00	
Robert Mugabe NB	Dr A Bernard May Slip	Schwerinsburg	Main Arterials	P	51.0	8.2	(M)	NS 963,000.00	
Robert Mugabe NB	Etna Slip	Robert Mugabe NB Offramp	Main Arterials	P	176.0	7.6	(H)	NS 4,110,300.00	
Robert Mugabe NB	Dr A Bernard May	Dr A Bernard May Slip	Main Arterials	P	20.0	7.9	(M)	NS 364,000.00	
Robert Mugabe NB	Schwerinsburg	Sam Nujoma	Main Arterials	P	150.0	8.2	(M)	NS 2,833,800.00	
Robert Mugabe NB	Sheffield Link	Robert Mugabe Circle	Main Arterials	P	85.0	7.4	(H)	NS 1,932,300.00	
Robert Mugabe NB	Okonguani	Eros	Main Arterials	P	180.0	11.8	(H)	NS 6,524,900.00	
Robert Mugabe NB	Andimba Toiva Ya Toiva Slip	Ceres	Main Arterials	S	69.0	12.3	(M)	NS 2,608,100.00	
Robert Mugabe NB	Ceres	Centaurus	Main Arterials	S	532.0	7.3	(M)	NS 8,948,500.00	
Robert Mugabe SB	Road B	Robert Mugabe SB Slip	Main Arterials	P	383.0	9.4	(H)	NS 11,059,200.00	
Robert Mugabe SB	Sheffield Link + 500m	Road B	Main Arterials	P	103.0	7.4	(H)	NS 2,454,500.00	
Robert Mugabe SB	Etna	Eros	Main Arterials	P	306.0	8.2	(H)	NS 7,707,600.00	
Robert Mugabe SB	Dr A Bernard May	Heintzberg	Main Arterials	P	326.0	7.9	(H)	NS 7,910,400.00	
Robert Mugabe SB	Sam Nujoma	Schwerinsburg	Main Arterials	P	150.0	8.2	(H)	NS 3,778,600.00	
Robert Mugabe SB	Sheffield Link	Sheffield Link + 500m	Main Arterials	P	500.0	7.1	(H)	NS 10,905,600.00	
Robert Mugabe SB	Schwerinsburg	Dr A Bernard May	Main Arterials	P	69.0	8.2	(H)	NS 1,738,700.00	
Robert Mugabe SB	Fidel Castro Circle	Sam Nujoma	Main Arterials	P	345.0	9.6	(H)	NS 10,174,400.00	
Robert Mugabe SB	Okonguani	Nelson Mandela	Main Arterials	P	145.0	7.3	(H)	NS 3,250,200.00	
Robert Mugabe SB	Eros	Okonguani	Main Arterials	P	183.0	7.2	(H)	NS 4,048,900.00	
Robert Mugabe SB	Centaurus	Ceres	Main Arterials	S	523.0	9.5	(H)	NS 15,261,700.00	
Robert Mugabe SB	Jan Jonker EB	Jan Jonker WB Slip	Main Arterials	S	91.0	7.3	(H)	NS 2,039,800.00	
Robert Mugabe SB	Jan Jonker WB Slip	Centaurus	Main Arterials	S	193.0	11.9	(H)	NS 7,056,400.00	
Robert Mugabe SB	Andimba Toiva Ya Toiva	Robert Mugabe SB Slip	Main Arterials	S	615.0	8.6	(H)	NS 16,247,800.00	
Robert Mugabe SB	Robert Mugabe SB Slip	Etna	Main Arterials	P	20.0	11.1	(H)	NS 682,000.00	NS 168,025,900.00
Sam Nujoma EB	Jan Jonker	Dr Kwame Nkrumah	Main Arterials	P	52.0	7.4	(H)	NS 1,182,700.00	
Sam Nujoma EB	Stela	Sam Nujoma EB Slip	Main Arterials	P	220.0	14.1	(H)	NS 9,529,300.00	
Sam Nujoma EB	Sam Nujoma EB Slip	Nelson Mandela	Main Arterials	P	20.0	7.4	(H)	NS 454,700.00	
Sam Nujoma EB	Nelson Mandela	Nelson Mandela SB Slip	Main Arterials	P	20.0	7.4	(H)	NS 454,700.00	
Sam Nujoma EB	Heintzberg	Berg	Main Arterials	P	38.0	6	(H)	NS 1,622,000.00	
Sam Nujoma WB	Dr Kwame Nkrumah	Jan Jonker	Main Arterials	P	52.0	7.4	(H)	NS 1,182,700.00	
Sam Nujoma WB	Nelson Mandela	Stein	Main Arterials	P	240.0	13	(H)	NS 9,584,600.00	
Sam Nujoma WB	Eodio	Berg	Main Arterials	P	81.0	7.8	(H)	NS 1,941,500.00	
Sam Nujoma WB	Avis	Dr Kwame Nkrumah	Main Arterials	P	483.0	7	(M)	NS 7,789,600.00	NS 33,741,800.00

TOTAL COST ESTIMATE (excl 15% VAT)	NS 225,511,100.00
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**ANNEXURE 2.1 - ESTIMATED BUDGET NEEDS -  
RESURFACING AND PACHING PER SUBURB**

Item	Suburb	Patching Cost per Suburb (NAD)	
		Surfacing	Structural
1	Academia	N\$ 159,444.00	N\$ 124,012.00
2	Auasblick	N\$ 78,412.50	N\$ 60,987.50
3	Avis	N\$ 85,306.50	N\$ 66,349.50
4	CBD	N\$ 603,099.00	N\$ 469,077.00
5	Cimbebasia	N\$ 83,538.00	N\$ 64,974.00
6	Dorado Park	N\$ 56,488.50	N\$ 43,935.50
7	Eros	N\$ 472,599.00	N\$ 367,577.00
8	Hakahana	N\$ 6,970.50	N\$ 5,421.50
9	Hochland Park	N\$ 221,175.00	N\$ 172,025.00
10	Katutura	N\$ 1,021.50	N\$ 794.50
11	Khomasdal	N\$ 266,143.50	N\$ 207,000.50
12	Kleine Kuppe	N\$ 82,188.00	N\$ 63,924.00
13	Klein Windhoek	N\$ 892,485.00	N\$ 694,155.00
14	Main Arterials	N\$ 3,202,609.50	N\$ 2,490,918.50
15	Northern Ind Area	N\$ 518,422.50	N\$ 403,217.50
16	Okuryangava	N\$ 146,632.50	N\$ 114,047.50
17	Olympia	N\$ 319,509.00	N\$ 248,507.00
18	Otjomuise	N\$ 61,132.50	N\$ 47,547.50
19	Pioneer Park	N\$ 680,256.00	N\$ 529,088.00
20	Prosperita	N\$ 69,880.50	N\$ 54,351.50
21	Suiderhof	N\$ 305,230.50	N\$ 237,401.50
22	Tauben Glen	N\$ 143,082.00	N\$ 111,286.00
23	Windhoek North	N\$ 75,195.00	N\$ 58,485.00
24	Windhoek West	N\$ 18,184.50	N\$ 14,143.50
<b>TOTALS</b>		<b>N\$ 8,549,005.50</b>	<b>N\$ 6,649,226.50</b>
<b>TOTAL COST ESTIMATE (excl 15% VAT)</b>		<b>N\$ 15,198,232.00</b>	



NAMIBIAN ASSOCIATION OF LOCAL AUTHORITY OFFICIALS

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March 24, 2025

To: The Chief Executive Officer  
All Local Authorities in Namibia

Dear Sir/Madam,

**Subject: Urgent Request for Information on Road and Bridge Damaged Due to Recent Heavy Rains**

I hope this letter finds you well. Following the recent heavy rains across Namibia, there has been significant damage to roads, bridges, and other critical infrastructure in many areas. As a result, the NALAO, in collaboration with the Roads Authority, is urgently gathering detailed information regarding the extent of these damages, specifically focusing on road conditions, potholes, and bridge failures.

We kindly request that you provide the following information at your earliest convenience:

1. **Detailed List of Damaged Roads and Bridges:** Please provide a comprehensive list of roads and bridges that have been severely impacted by the rains, including their locations and the extent of the damage. This should include any notable structural issues or disruptions to traffic flow.
2. **Preliminary Cost Estimates:** For each road or bridge, please include a preliminary cost estimate for rehabilitation or reconstruction. This estimate should cover repair works, resurfacing, and any improvements necessary to prevent future damage, such as drainage system upgrades.
3. **Drainage System Improvements:** In addition to the damage assessments of roads and bridges, we would also appreciate any input on necessary improvements or expansions to local drainage systems that could mitigate the impact of future heavy rains.

Given the urgency of the matter, NALAO plans to submit a joint proposal with the Roads Authority to the Government by the end of this week. We, therefore, request that you submit this information to us by Thursday, March 27, 2025, which will allow us to compile and present the necessary data to the Government for prompt action.

We understand that this is a challenging task, but we are confident that your cooperation in providing the required details will play a crucial role in securing the necessary resources for the rehabilitation and improvement of critical infrastructure.

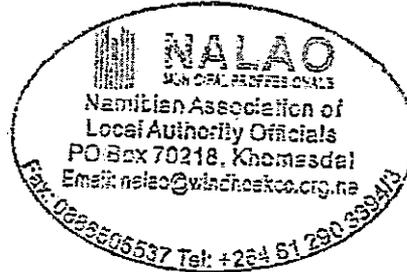
Please direct your responses to the NALAO email [nalao@windhoekcc.org.na](mailto:nalao@windhoekcc.org.na) or [2000boareseb@yahoo.com](mailto:2000boareseb@yahoo.com) or WhatsApp No. 0853088188. Please feel to reach out to us should you require any further information or clarification.

Thank you for your prompt attention to this urgent request. We look forward to your swift response.

Yours Sincerely,



Nathanael //Areseb  
Chief Executive Officer



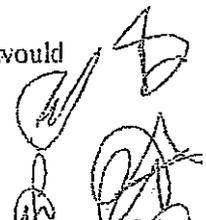
[Municipal Council Minutes: 1999-10-27]

8.4.7  
**BRB.10 [PLA] ERF 339 AND LEASE  
 ERF 340, KATUTURA  
 (L/339/Kat)**

On a proposal by Councillor Dr B von Finckenstein it was

**RESOLVED**

- 1 That the Strategic Executive: Planning, Urbanisation and Environment meet with the Orlando Sports Club informing them of the intended action to cancel the existing lease due to their default in terms of the Deed of Lease.
- 2 That the Strategic Executive: Finance recover the outstanding rental and services from the Orlando Sports Club.
- 3 That the sale of Erf 339, Katutura in extent 7 524 m<sup>2</sup> at a subsidised price of N\$95 855.76 being N\$12.74 per square metre to the Namibia Football Association, in principle be approved.
- 4 That the lease of a portion of Erf 340, Katutura to the Namibia Football Association for a period of 20 years at a subsidised rental of N\$416.00 per annum subject to escalation, in principle be approved.
- 5 That the sale and lease of the erven be subject to the following:
  - 5.1 That before the Deed of Sale for Erf 339, Katutura or the Lease Agreement for a portion of Erf 340, Katutura are signed, the Namibia Football Association shall pay the outstanding service account of N\$81 249.73 for the Katutura Soccer Stadium and N\$84.41 for the caretaker's cottage as the property was occupied by the Namibia Football Association.
  - 5.2 That the Strategic Executive: Economic Development, Tourism and Recreation in conjunction with the Strategic Executive: Planning, Urbanisation and Environment investigate the feasibility of the use of a portion of Erf 340, Katutura for an informal market and a bus stop taking into consideration the development plans of the NFA and report back to Management Committee.
  - 5.3 That if found feasible, the Strategic Executive: Planning, Urbanisation and Environment investigate the possible subdivision of Erf 340, Katutura to accommodate the NFA, an informal market and bus stop.
- 6 That the sale and lease of the erven further be subject to the following:
  - 6.1 That an existing sewerline be extended to serve both erven simultaneously at a cost of N\$13 000.00 which costs must be recovered from the upset price.
  - 6.2 That the applicant submit its Masterplan to indicate how parking would be provided on Erf 339, Katutura.

VP  


- 6.3 That the applicant submit its development plan and time schedule for the development within three (3) months after the Deed of Sale for Erf 339, Katutura has been signed.
- 6.4 That the applicant within 2 years after signing of the Deed of Lease for a portion of Erf 340, Katutura, develop a proper soccer field with toilet facilities to the satisfaction of the Strategic Executive: Planning, Urbanisation and Environment and Strategic Executive: Economic Development, Tourism and Recreation.
- 6.5 That the development on Erf 339, Katutura be completed within a period of five (5) years from date of sale.
- 6.6 That the applicant take note that the high mast lightning on Erf 339, Katutura stays Council's property and may be removed by the Strategic Executive: Electricity at any time.
- 6.7 That a servitude to safeguard Council's right whilst the high mast lighting is situated on Erf 339, Katutura, is to be surveyed and registered in favour of Council at the applicant's costs.
- 6.8 That the applicant take note that the properties and/or the buildings thereon may not be subleased to a third party.
- 7 That the applicant be responsible for costs of transfer of Erf 339, Katutura and all costs related thereto.
- 8 That the applicant sign the Deed of Sale for Erf 339, Katutura and pay the purchase price, in line with Council Policy, not later than thirty (30) days after having been requested to do so by the Strategic Executive: Planning, Urbanisation and Environment.
- 9 That the standard reverting clause be registered against the Title Deed of Erf 339, Katutura in favour of Council.
- 10 That, should the applicant fail to finalise the sale within thirty (30) days as mentioned under paragraph 8, the allocation of Erf 339, Katutura to the applicant be cancelled and the erf offered for sale to another interested party.
- 11 That an appropriate Lease Agreement be drafted for a portion of Erf 340, Katutura.
- 12 That Ministerial approval in terms of section 30(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) for the sale and lease be obtained.

#### Financial implications

Sewer cost - N\$13 000.00

WP  




[Municipal Council Minutes: 2012-07-31]

**8.3.18 BRB.19 [CEO] APPLICATION FOR EXTENSION  
OF THE LEASE PERIOD – NAMIBIA  
FOOTBALL ASSOCIATION (NFA)  
(L/340/Kat)**

On proposal by Councillor Ms AM Kafula, it was

**RESOLVED**

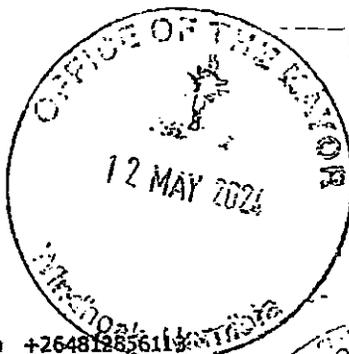
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- 1 That the request by the Namibia Football Association (NFA) dated 15 March 2012, attached as page 294, to secure a twenty (20) year lease period, be noted.
- 2 That a further lease period of twenty (20) years be granted to the Namibia Football Association (NFA) in respect of Erf 340, Katutura, to commence from the date of this Council Resolution.
- 3 That the conditions of the existing Lease Agreement be applicable to the Addendum.
- 4 That the Chief Executive Officer (Corporate Legal Adviser) draft the Addendum to the Lease Agreement.
- 5 That the applicant ensure that all developments be in line with Council's Building Regulations and relevant policies approved as such.
- 6 That the Strategic Executive: Planning, Urbanisation and Environment, as a matter of urgency, submit the Nominal Rental Policy for review to Management Committee/Council.
- 7 That Ministerial approval for the extension of lease in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), be obtained.
- 8 That the resolution be implemented prior to confirmation of the minutes.

**RESOLUTION 243/07/2012**

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**NAMIBIA FOOTBALL ASSOCIATION**  
MEMBER OF FIFA - CAF - COSAFA

P.O. Box 1345 Windhoek, Namibia  
Richard Kamuhuka Street  
Football House Katutura  
Tel: +264 61 265 691  
Fax: +264 61 265 693

Enquiries: Salome Iiyambo +264812856113 Email: Salome Iiyambo sliyambo@nfa.org.na

Her Worship, The Mayor  
Ndeshihafela Larandja  
City of Windhoek  
Private Bag 13338  
Windhoek, Namibia

12<sup>th</sup> May 2025

Your Worship,

**Subject: Request for Land Donation – ERF 340, Richard Kamuhuka Street, Katutura, Windhoek – for the Development of a Technical Centre**

The Namibia Football Association (NFA) respectfully re-submits this application to the City of Windhoek for the donation of ERF 340, located on Richard Kamuhuka Street, Katutura, for the development of a Technical Centre to serve as a hub for football development and community engagement. See attached previous communication.

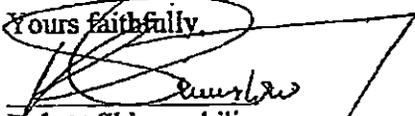
As the governing body for football in Namibia, the NFA is committed to promoting the growth of football across all levels in our country. One of our key strategic goals is to establish a state-of-the-art Technical Centre in the capital city that will provide training, education, and development opportunities for players, coaches, referees, and administrators. This centre will serve as a focal point for youth development and grassroots initiatives and will further strengthen our national teams' preparation and performance.

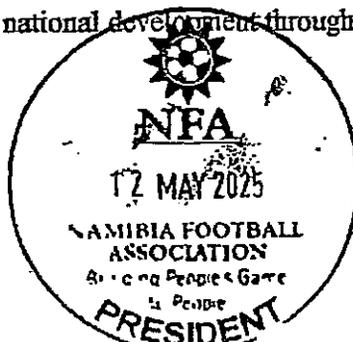
ERF 340 in Katutura is ideally situated for such a facility, given its accessibility, proximity to existing sports infrastructure, and its location within a vibrant community with a strong football culture. We firmly believe that the development of this centre will contribute significantly to social upliftment, youth empowerment, and community cohesion.

In light of the above, we kindly request that the City of Windhoek consider the donation of the mentioned land to the NFA for this vital initiative. We are prepared to engage with the relevant municipal departments to present our development plans in detail and address any administrative or technical requirements that may be necessary for consideration.

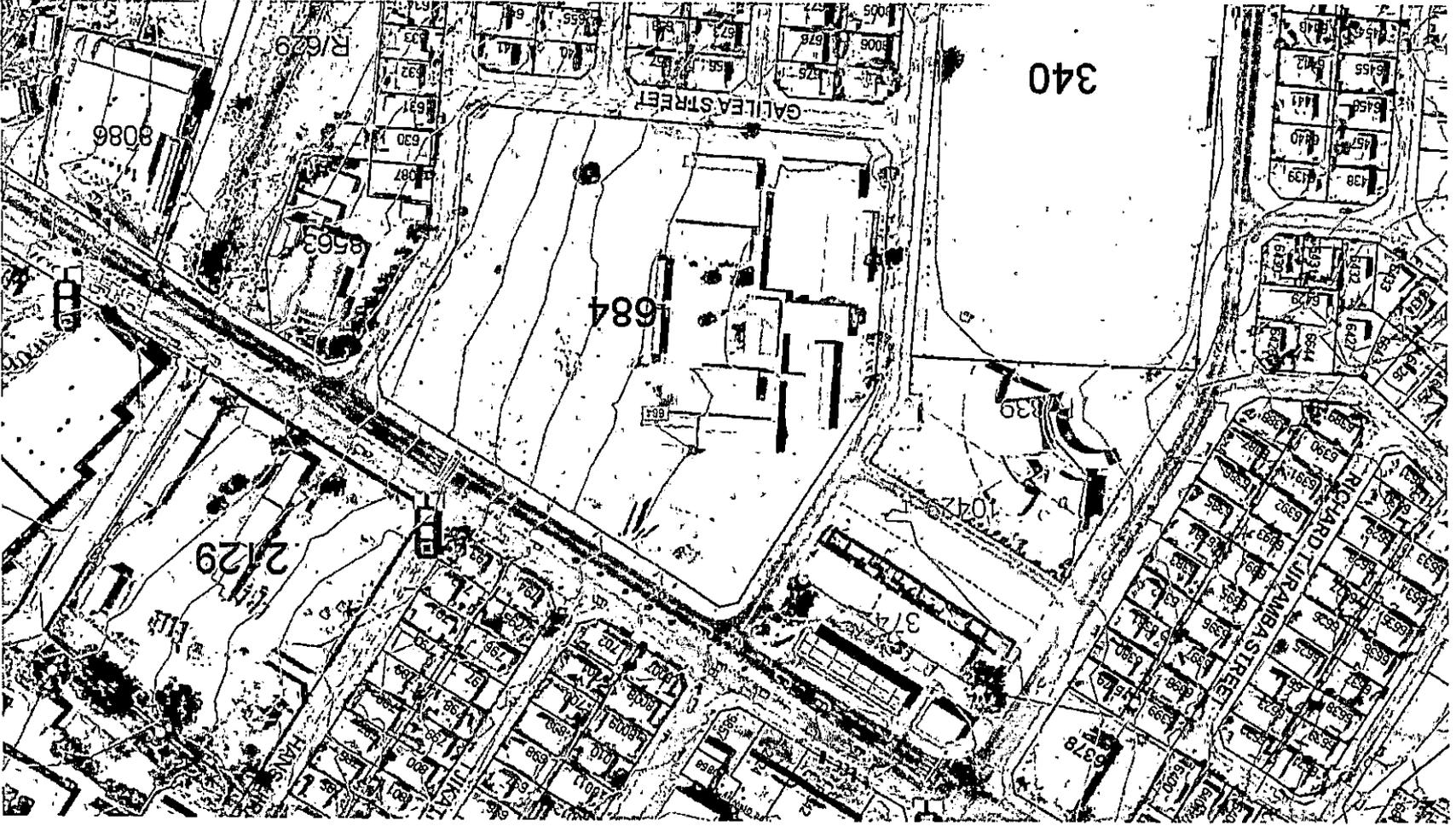
We trust in your continued support for national development through sport and look forward to your favorable response.

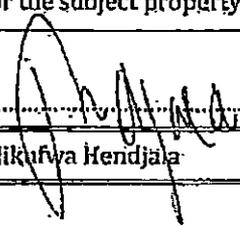
Yours faithfully,

  
Robert Shimooshili  
President  
Namibia Football Association



Mr. Robert Shimooshili (President), Mr. Jakobus Markus (Vice President),  
Executive Councillors: Mr. Laurence Kandundu, Mr. Joseph Hailombe, Ms. Precious Chaka,  
Mr. Rafael Kamuyoyo, Mr. Egidius Nambara, Mr. Michael Situde,  
Mr. Casslus T. Moetle (Interim General Secretary)



<b>VALUATION CERTIFICATE</b>		
<b>DIVISION: VALUATION SERVICES</b>		
<b>DATE OF VALUATION: 25/09/2025</b>		
		
<b>Erf No.:</b> 340	<b>Suburb:</b> Katutura	<b>Street name:</b> Mahta Gandhi
<b>Erf size:</b> 19.720m <sup>2</sup>	<b>Zoning:</b> Private Open Space	<b>Density:</b> n/a
<b>Required portion size:</b>	whole	
<b>Current use of the portion under consideration:</b>	vacant	
<b>Acquisition purpose:</b>	To be leased to NFA	
<b>Current vacant land going price/ m<sup>2</sup></b>	N\$ 150	
<b>Size of the portion Required</b>	19 720 m <sup>2</sup>	
<b>Estimated market Value</b>	N\$ 2 958 000.00	(rounded off)
<b>Rental Capitalization rate @10% /pa</b>	N\$ 295 800.00	
<b>Estimated monthly rental</b>	N\$ 24 650.00	
<p>The subject was physically inspected on 25/09/2025. The improvements found on the property are a sport field, pavilion with ablution facilities under and the property is fully fenced with a 1.8 diamond mesh. However, the valuation reflected above in this certificate is for the land only.</p> <p>The sale of private open space is mandated under the Institutional Land Policy CR 224/07/2018, /11/2019 &amp; 82/03/2025, quoted as;</p> <p><i>8.1 All institutional land and private open spaces are sold at a subsidized purchase price</i></p> <p>Current development costs in Katutura are determined at N\$ 300 per square. The aforementioned development cost is therefore adjusted and a subsidized price of N\$ 150/m<sup>2</sup> is recommended for the subject property.</p>		
		
<b>Valued-by:</b>	Kaulikufwa Hendjala	<b>Date:</b> 25/09/2025

MEMORANDUM OF UNDERSTANDING

ENTERED INTO AND BETWEEN



UNIVERSITY OF NAMIBIA

Duly established in terms of the *University of Namibia Act*, Act No. 18 of 1992  
Herein represented by **Prof. Kenneth Matengu**, in his capacity as Vice-Chancellor  
and duly authorized thereto and whose business address is:

University of Namibia  
Private Bag 13301  
Windhoek, Namibia  
Telephone: (+264) 61 206 3937  
Fax: (+264) 61 206 3199

Website: <http://www.unam.edu.na>

(Hereinafter referred to as "UNAM")

AND



*The Gateway to Endless Opportunities*

THE MUNICIPAL COUNCIL OF THE CITY OF WINDHOEK

Duly established in terms of the Local Authorities Act, Act No 23 of 1992  
Herein represented by **Mr. Moses Matyayi**, in his capacity as *Chief Executive Officer*  
and duly authorised thereto and whose business address is:

80 Independence Avenue  
P O Box 59  
Windhoek, NAMIBIA  
Telephone: +264 61 290 2615  
Fax: +264 61 290 2344  
Email: [CEO@windhoekcc.org.na](mailto:CEO@windhoekcc.org.na)  
Website: [www.windhoekcc.org.na](http://www.windhoekcc.org.na)

(Hereinafter referred to as "CoW")

(Hereafter referred to jointly as the "Parties")

## **PREAMBLE**

**WHEREAS** the **Parties** are united by common interests and objectives in academic, scientific and public affairs;

**WHEREAS** these **Parties** are the ones which, by reason of their objectives are called upon to establish channels of communication that will facilitate intellectual interaction; and

**NOW THEREFORE** because of mutual benefits to the Institutions in the advancement of research, public engagement and education through the scholarly contributions of each, it is appropriate and advantageous to the **Parties** to enter into this Memorandum of Understanding (MoU).

**TO THIS END THE PARTIES HERETO AGREE AS FOLLOWS:**

### **1 OBJECTIVE**

The objective of this Memorandum of Agreement is to structure the relationship between UNAM and CoW in anticipation of Namibia's impending urban transformation and the related challenges that CoW will be facing in particular as the largest local authority in the country.

### **2 COMMENCEMENT AND DURATION**

This MoU shall be for a period of five (5) years from the date of signature by the **Parties** and may be renewed by agreement between the **Parties**, at least thirty (30) days prior to the expiration of the term, for another additional term of five (5) years, subject to the same terms and conditions set forth herein.

### **3 AREAS OF COOPERATION**

The **Parties** agree to collaborate on matters related to:

- a. Practical training of students including job shadowing and internships;
- b. Access to facilities and professional equipment for purposes of training and education;
- c. Joint research and development;
- d. Academic and research information dissemination;
- e. Exchange or Secondment of Personnel;
- f. Programme development for capacity building;
- g. Curriculum Development; and
- h. Consulting and other services.

As part of this MOU an Action Plan addendum will be developed by the **Parties** which shall cover, but will not be limited to, deliverables, timeframes, responsibilities and financial implications in relation to the following aspects:

### **4 FUNDING AND PROCUREMENT**

- 4.1 The **Parties** further agree to jointly explore funding possibilities for the activities under the auspices of this MOU, including, but not limited to:
- In-kind contributions (pro-bono) by **Parties**;

- Co-funding by **Parties**;
- Commissioned research and development conducted by **UNAM** and funded by **CoW**;
- Third-party funding opportunities.

4.2 All services will be procured in terms of the provisions of the Public Procurement Act No 15 of 2015.

## 5 STATUS OF THE PARTIES

- 5.1 No party may incur any financial expenditure or obligations not stated herein. Any financial obligations that may arise as a result of any obligations in terms of this Agreement shall be agreed between the **parties** in writing.
- 5.2 Staff members, in pursuance of obligations in terms of this Agreement, remain subject to the rules and regulations of their own institutions in all matters of employment, benefits, medical and life insurance, employee rights, etcetera.

## 6 CONTRACT MANAGEMENT

- 6.1 Oversight of the operational procedures to give effect to the provisions of this Agreement will be vested with the programme coordinator nominated from each Party who will each utilize the involvement of such senior management of both **Parties** as they may deem fit.
- 6.2 Both Parties will meet as required to discuss matters arising from the provisions of this Agreement and to make such recommendations to their respective bodies as required.
- 6.3 This Agreement may be altered at any time with the consent of both **Parties**. A review of the effectiveness of the terms of this Agreement shall be undertaken during the first year of it having come into operation, with a view to modify provisions to ensure that they meet the current needs of both **Parties**. Subsequent reviews will take place at one-yearly intervals or earlier as required and agreed between the **Parties**.
- 6.4 Each of the **Parties** acknowledge and agree that for the purpose of fulfilling their respective obligations pursuant to this Agreement, information shall be shared between the respective Institutions. The **Parties** mutually covenant and agree that they will treat any such information in strict compliance with their respective rules as if it were the personal information of their own Institutions.

## 7 INTELLECTUAL PROPERTY RIGHTS AND NON-DISCLOSURE

- 7.1 Intellectual property rights shall vest in the **Parties**. All documentation, information, data obtained and / or exchanged between the **Parties** and any other information that come to the knowledge of the other Party through the implementation of this MoU will be treated as confidential and may only be divulged to third Parties with the written consent of the other Party.
- 7.2 Where new knowledge is produced jointly the intellectual property rights shall be shared by the **Parties** in equal shares.

## 8 DISPUTE RESOLUTION

- 8.1 The dispute resolution procedure contained in this Clause 8 (“**Dispute Resolution Procedure**”) shall apply to any dispute, claim or difference between the **Parties** arising out of or relating to this Agreement (“**a dispute**”).
- 8.2 A dispute will not be deemed to be a dispute until one of the **Parties** has provided a written notice conveying the nature and scope of the dispute to the other Party.
- 8.3 All disputes shall first be referred to a mediation committee consisting of the Contract Managers of the **Parties** (“**Mediation Committee**”) for resolution. An agreement reached by the Mediation Committee shall be reduced to writing.
- 8.4 If the **Parties** have been unable to resolve any dispute within ten (10) working days of referral to the Mediation Committee, either Party may refer the matter to arbitration.
- 8.5 The arbitration shall be conducted in accordance with the provisions of the Arbitration Act, 1965 (Act No 42 of 1965, as amended from time to time), provided that:
- 8.6 a single arbitrator shall be appointed; and
- 8.7 the arbitrator shall be a practicing counsel or attorney of not less than ten (10) years standing agreed upon by the **Parties** within ten (10) days after the date on which the arbitration is called for.
- 8.8 If the **Parties** fail to reach an agreement within ten (10) days after arbitration has been called for on the arbitrator to be appointed, such arbitrator shall be appointed by the President for the time-being of the **Law Society of Namibia**.
- 8.9 The arbitration proceedings shall take place in **Windhoek** at a venue and time to be determined by the arbitrator.
- 8.10 The arbitration proceedings shall be held informally and in a summary manner, and all procedural requirements and formalities shall be determined by the arbitrator. In determining such formalities and procedure, the arbitrator does not need to observe the normal strict rules of evidence or usual formalities of procedure.
- 8.11 The decision of the arbitrator shall be final and binding on the **Parties**.
- 8.12 The cost of the arbitration proceedings shall be borne by the **Parties** as decided by the arbitrator.
- 8.13 Notwithstanding the provisions of this Clause 8, any Party shall be entitled to approach a competent court of law having jurisdiction to obtain any urgent relief which may be required by such Party.

## 9 SEVERABILITY

Each of the provisions of this MoU shall be regarded as distinct and severable from the other provisions thereof, and shall be given effect to as such, notwithstanding the manner in which it has been linked grammatically to any other provisions of this MoU. If any or more such provisions are found to be invalid or unlawful or unenforceable for whatever reason whatsoever, such findings shall in no way affect any other provision which shall continue to be of full force and effect.

## 10 NOTICES

10.1 All notices and any other communications whatsoever (including, without limitation, any approval, consent, demand, query or request) by either Party in terms of this MoU or relating to it shall be given in writing and sent by registered post, or delivered by hand, or transmitted by facsimile or electronic mail to the recipient Party at its relevant address set out below:

### 10.1.1 FOR University of Namibia

University of Namibia  
Private Bag 13301  
Windhoek, Namibia  
Telephone: (+264) 61 206 3937  
Email: [kmatengu@unam.na](mailto:kmatengu@unam.na)

Marked for the attention of: *Vice-Chancellor*

### 10.1.2 FOR City of Windhoek

80 Independence Avenue  
Po Box 59  
Windhoek, NAMIBIA  
Telephone: +264 61 290 2615  
Fax: +264 61 290 2344  
Email: [CEO@windhoekcc.org.na](mailto:CEO@windhoekcc.org.na)

Marked for the attention of: **Chief Executive Officer**

10.2 Either Party may, by written notice to the other Party, change any of the addresses at which, or the designated person for whose attention those notices or other communications are to be given.

10.3 Any notice or other communication given by any Party to the other Party which –

10.3.1 is sent by registered post to the addressee at its specified address shall be presumed to have been received by the addressee on the seventh (7th) day after the date of posting; or

10.3.2 is delivered by hand during the normal business hours of the addressee at its specified address shall be presumed to have been received by the addressee at the time of delivery; or

10.3.3 is transmitted by facsimile copier to the addressee at the addressee's specified facsimile number shall be presumed to have been received by the addressee on

the date of transmission as indicated on the sender's facsimile transmission report;  
or

10.3.4 is transmitted by electronic mail to the addressee at the addressee's specified electronic mail address shall be presumed to have been received by the addressee on the date of transmission as reflected on the sender's electronic mail records.

10.4 The **Parties** choose their respective physical addresses in Clause 10.1 as their respective *domicilia citandi et executandi* at which all documents relating to any legal proceedings to which they are a party may be served. If that address is changed to another address which is not a physical address within the Republic of Namibia and / or anywhere else, then the original address shall remain the *domicilium citandi et executandi* of the relevant Party until it nominates a new physical address within the Republic of Namibia and / or anywhere else in writing, to be its new *domicilium citandi et executandi*.

## 11 CONFIDENTIALITY

11.1 During the course of this MoU, one Party may provide the other Party with proprietary information which it wishes to be kept confidential.

11.2 Information disclosed by one Party ("the **Disclosing Party**") to the other Party ("the **Receiving Party**") and designated as confidential ("**Confidential Information**"), shall be treated as confidential by the Receiving Party and shall not be disclosed, in whole or in part, to any third Party, unless prior written approval has been obtained from the Disclosing Party.

11.3 The **Parties** agree that this MoU is not intended to restrict the use or disclosure of any portion of such information which:

11.3.1 is made known to the public through no default by the **Receiving Party** of its obligations under this MoU;

11.3.2 is rightfully received by the **Receiving Party** from a third party having no obligation of confidentiality to the **Disclosing Party**;

11.3.3 is independently developed by the **Receiving Party** by persons who did not have access to Confidential Information of the **Disclosing Party**; or

11.3.4 is disclosed by the **Receiving Party** after receipt of written permission from the **Disclosing Party**.

11.4 information which is required to be disclosed in response to a valid order of court or other governmental agency or if disclosure is otherwise required by law, and a Party will provide the other Party with prompt written notice if such disclosure is required, and shall limit the disclosure to the minimum necessary to comply with the law.

11.5 This Clause is severable from the rest of this Agreement and shall remain valid and binding on the **Parties** for a period of three (3) years after termination of this Agreement.

## 12 CANCELLATION

- 12.1 A Party (hereinafter referred to as the “**Aggrieved Party**”) may cancel the whole or any part of the MoU in writing if another Party (hereinafter referred to as the “**Defaulting Party**”) is in breach of this MoU.
- 12.2 If the **Defaulting Party** fails to remedy a breach within seven (7) working days after having been requested by the **Aggrieved Party** in writing, the **Aggrieved Party** shall be entitled, but not obliged, to cancel this MoU without prejudice, and claim any damages suffered as a result of such breach.
- 12.3 Termination of this MoU will not terminate any active executed Schedule and the terms of this MoU shall remain in force for the duration of such active executed Schedule, unless otherwise agreed by the **Parties**.
- 12.4 Termination of any executed Schedule will not terminate this MoU unless otherwise agreed by the **Parties**.

## 13 ENTIRE AGREEMENT

- 13.1 The **Parties** record that this MoU and its addenda constitute the whole agreement between the **Parties** as to the subject matter hereof and no agreements, representations or warranties between the **Parties** other than those set out herein are binding on the **Parties**.
- 13.2 Any amendment, extension, limitation, improvement or variation of this MoU in whole or in part shall not be binding on the **Parties**, unless it is reduced to writing and agreed upon and signed by the **Parties**.

## 14 GOVERNING LAW

All programmes and activities undertaken pursuant to this MoU shall be governed by the laws of the Republic of Namibia.

**15 SIGNATURES**

The **Parties** hereto have executed this MoU in two (2) original copies by their duly authorised representatives on the day and at the place referred herein, each Party receiving one (1) original copy hereof.

UNIVERSITY OF NAMIBIA

THE MUNICIPAL COUNCIL OF THE  
CITY OF WINDHOEK

\_\_\_\_\_  
Place

\_\_\_\_\_  
Place

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kenneth Matengu  
Vice-Chancellor

\_\_\_\_\_  
Moses Matyayi  
Chief Executive Officer

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

(Raadsnotule 80-01-30)

8.3.27 J.4: SALE OF ERF 5814 WINDHOEK  
(A PORTION OF ERF 3369 WINDHOEK)  
(CHATEAU STREET)

(L/2769/W)

On a proposal by Councillor S J Spies, seconded by Councillor J H Greeff it was

RESOLVED

- (a) That erf 5814 Windhoek (a portion of closed open space 3369 Windhoek), size 659 m<sup>2</sup>, be sold to Mrs F G Newman at 30 cents per square metre subject thereto that the relevant erf be consolidated with erf 2769 Windhoek simultaneously with registration of the transfer.
- (b) That all costs in regard to the survey, consolidation and transfer be borne by the applicant.
- (c) That all Post Office equipment affected by the relevant consolidation be replaced (if necessary) at the cost of the applicant.

RESOLUTION NO. 35/1/80

DEPARTEMENT VAN DIE STAD WINDHOEK  
 REGISTRASIE AFDELING

83.27

ASE RM

Volg op

939

Mr D. and Mrs F.H Musvamiri  
P.O. Box 22963  
Windhoek, NAMIBIA  
[dillonfm@gmail.com](mailto:dillonfm@gmail.com)  
[fhmusvamiri@gmail.com](mailto:fhmusvamiri@gmail.com)  
22<sup>nd</sup> February, 2021  
Cell:0811002096; 081315 3855

The Manager, Property Department  
City of Windhoek  
Rev. Michael Scott St  
PO Box 59  
Windhoek,  
Namibia



**RE: APPLICATION TO PURCHASE ADJACENT ERF # 5814 WINDHOEK**

Dear Sir / Madam

We hereby apply to purchase Erf # 5814 Windhoek. We recently bought and moved to Erf # 2769 Windhoek, that is, # 54 Dr Theo-Ben Gurirab Street, Klein Windhoek. We would like to purchase this adjacent mentioned erven and develop it for accommodation. In its current state, it serves as an open area allowing for undesired individuals to access the back of our property leading to a lot of insecurity to us and the neighbors around us. We realize also that in the past this yard may have been connected to our ERF considering the existence of a staircase and gate from our property leading to this vacant erven.

Our intention with the property is to develop a dwelling for accommodation consistent with the bylaws of the City of Windhoek. The proximity of the property to amenities ensures that this adds to the economy of the area and the City.

We therefore have attached our title deeds copy for your reference on the matter.

Thanking you in advance for your assistance in this regard.

Kind regards

Mr Dillon and Mrs F.H. Musvamiri

7846 / 2020

**DEED OF TRANSFER NO**

**O.K. BAZAARS (NAMIBIA) LIMITED**

**ifo**

**DILLON MUSVAMIRI**

**1/2 SHARE - ERF NO. 2769 (A PTN OF ERF NO 620)  
WINDHOEK**



**FISHER QUARMBY & PFEIFER**  
ATTORNEYS CONVEYANCERS NOTARIES

P.O. Box 37, Windhoek, Namibia

Prepared by me

*[Signature]*  
CONVEYANCER  
A J van der Merwe

I hereby certify that in terms of Section 3 <sup>941</sup> and with Item 5 (1) of the 1<sup>st</sup> Schedule of the Stamp Duties Act (Act No. 15/1993) Stamp Duty to the value of N\$ 700-00 has been paid and that Receipt No. 200526 dated 26-10-2020 has been issued

*[Signature]*  
RECEIVER OF REVENUE  
WINDHOEK

W.O.P.  
19 NOV 2020  
MORTGAGES  
for N\$. 2 127 000-00  
No. B. 6197/2020  
DEEDS OFFICE,  
WINDHOEK  
YAW  
REGISTRAR OF DEEDS

T 7846 / 2020

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **Adriana Jacoba van der Merwe**

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

**O.K. BAZAARS (NAMIBIA) LIMITED**  
COMPANY REGISTRATION NUMBER S.W.A. 251/06

dated the **8 OCTOBER 2020** and signed at **WINDHOEK** and the said Appearer declared that his/her said constituent had truly and legally sold on **30 AUGUST 2020**

*[Vertical line]*  
*[Handwritten marks]*

and that he/she in his/her capacity 942/ aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**DILLON MUSVAMIRI**

**BORN ON 15 APRIL 1969**

**MARRIED TO FRANCISCA HAZVINEI MUSVAMIRI, WHICH MARRIAGE IS  
GOVERNED BY THE LAWS OF THE REPUBLIC OF ZIMBABWE**

His / Her Heirs, Executors, Administrators or Assigns

**One Half (½) Share in and to**

**CERTAIN** Erf No. 2769 (a Portion of Consolidated Erf No. 620),  
WINDHOEK

**SITUATE** in the Municipality of Windhoek  
Registration Division "K", Khomas Region

**MEASURING** 1290 (ONE TWO NINE NIL) Square Metres

**FIRST TRANSFERED** by Deed of Transfer No T1351/1958 with  
General Plan No A408/57 relating thereto; and

**HELD BY** Deed of Transfer No. T1647/1980

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**

- (i) The erf shall be used for purposes which are in accordance with and subject to the conditions which are laid down in terms of the Windhoek Zoning Scheme, drafted in accordance with the provisions of the Urban and Regional Planning Act, 2018, (Act No. 5 of 2018).
- (ii) The minimum building value of the main building, excluding outbuildings, shall be at least four times the prevailing municipal valuation of the erf.

B. **FURTHRE SUBJECT** to the following conditions created in the said Deed of Transfer No. 1351/1533<sup>943</sup>, imposed by the Municipality of Windhoek, for its benefit, namely: -

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.
2. Unless a dwelling house as described in paragraph 1 hereof, of a building value of at least £4,000.00 (R8 000.00) shall be erected on the said property on or before the 13th August, 1949 and thereafter maintained at the said value, the Council shall have the right at its own 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.
3. The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case of any alteration in the levels of the street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

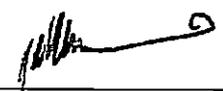
In the event the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the street or streets, then the Transferee or his or its successors in title shall within three months after written notice of intension 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 said 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 successors in title.

WHEREFORE the Appearer renouncing <sup>944</sup> all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREES his/her Successors in Title or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N\$1,500,000.00.

SIGNED at WINDHOEK on 19 NOV 2020

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

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

In my presence



1-

T 7847 / 2020

**DEED OF TRANSFER NO**

**O.K. BAZAARS (NAMIBIA) LIMITED**

**ifo**

**FRANCISCA HAZVINEI MUSVAMIRI**

**1/2 SHARE - ERF NO. 2769 (A PTN OF ERF NO 620)  
WINDHOEK**



Prepared by me

*[Signature]*  
CONVEYANCER

A.J. van der Merwe

946

I hereby certify that in terms of Section 3 (1) with Item 5 (1) of the 1<sup>st</sup> Schedule of the Stamp Duties Act (Act No. 15/1993) Stamp Duty to the value of N\$ 9000.00 has been paid and that Receipt No. 2000245 dated 26-10-2020 has been issued

*[Signature]*  
RECEIVER OF REVENUE  
WINDHOEK

W.O.P.  
9 NOV 2020  
B677/0029  
N\$ 2 127 000 - 00  
*[Signature]*

T 7847 / 2020

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN:

THAT Adriana Jacoba van der Merwe

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

**O.K. BAZAARS (NAMIBIA) LIMITED  
COMPANY REGISTRATION NUMBER S.W.A. 251/06**

dated the **8 OCTOBER 2020** and signed at **WINDHOEK** and the said Appearer declared that his/her said constituent had truly and legally sold on **30 AUGUST 2020**

*[Signature]*

*[Signature]*

*[Signature]*

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

**FRANCISCA HAZVINEI MUSVAMIRI**

**BORN ON 12 JUNE 1969**

**MARRIED TO DILLON MUSVAMIRI, WHICH MARRIAGE IS GOVERNED BY THE LAWS OF THE REPUBLIC OF ZIMBABWE**

His / Her Heirs, Executors, Administrators or Assigns

**One Half (½) Share in and to**

**CERTAIN** Erf No. 2769 (a Portion of Consolidated Erf No. 620),  
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2. Unless a dwelling house as described in paragraph 1 hereof, of a building value of at least £4,000.00 (R8 000.00) shall be erected on the said property on or before the 13th August, 1949 and thereafter maintained at the said value, the Council shall have the right at its own 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.

3. The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case of any alteration in the levels of the 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 the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the street or streets, then the Transferee or his or its successors in title shall within three months after written notice of intension 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 said 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 successors in title.

|

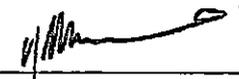
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WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREES his/her Successors in Title or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of N\$1,500,000.00.

**SIGNED at WINDHOEK on 19 NOV 2020**

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



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

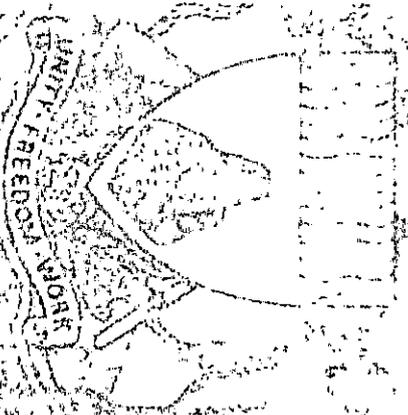




DZINWWE NYIKA YOKUFAMBISA  
HAMBISA EYAMANYE AMAZWE  
CHANGE FOR TRAVELLING EXPENSES

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! hindu chawo pane zvinenge zvanyorwa,  
! ala opajini! Je ngaphandle kwamabhanga  
! kaledhindo dzana kwaroko otubhalweyo.  
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! ear against each entry.

! CURRENCY EQUIVALENT OF AMOUNT  
! REFUNDED



REPUBLIC OF ZIMBABWE

PASSPORT



TYPE STATE PASSPORT NO / PASIPOTI NHAIMBA  
PN ZWE FN943886

SURNAME / ZITA REMPURU / ISIBONGO  
MUSVAMIRI

OTHER NAMES / ZITA FIBIZO  
FRANCISCA HAZVINEI

NATIONALITY IDENTITY NUMBER  
ZIMBABWEAN 63-823323B-71

SEX BIRTH PLACE / KWAWAKABEREKERWA / LOWAZALELWA KHONA  
F HARARE

BIRTH DATE / ZIWA REKUBEREKWA / ILANGA LOKU TALWA  
12/06/1969

ISSUE DATE COUNTRY OF PERMANENT RESIDENCE  
20/09/2019 ZIMBABWE

EXPIRY DATE AUTHORITY  
19/09/2029 REGISTRAR GENERAL-HRE

PROFESSION



[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**

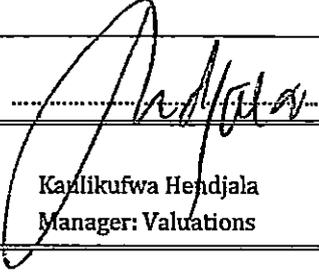
On proposal by Councillor Dr B von Finckenstein, it was

**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: 24/01/2025		
Erf No.:	5814	Suburb: Windhoek
Street name:	Chateau	
Erf size:	659m <sup>2</sup>	Zoning: Residential
Density:	POS	
Required portion size:	whole	
Current use of the portion under consideration:	vacant	
Acquisition purpose:	To be sold and consolidated with Erf 2769 Windhoek	
Current vacant land going price/ m <sup>2</sup>	N\$1 457	
Size of the portion Required	659 m <sup>2</sup>	
Estimated market Value	N\$ 960 200,00	Rounded off
<p>In arriving at the most probable market price for the subject, we looked at recent sales of similar properties within the proximity of our subject. Erf 1050 W, 2787 W and Erf 4097 Windhoek were recently sold in 2022. The aforementioned comparable properties are all improved. In arriving at the subject property market value, the residual method of valuation was employed to obtain the market value for the subject vacant land producing a current market related average price per square meter of N\$ 1 415. The aforementioned price is escalated from 2022 to 2024 to produce an average price per square meter of N\$ 1457/m<sup>2</sup></p> <p>Consequently, a price of N\$ 1457/m<sup>2</sup> is therefore recommended for the subject portion</p>		
Valued By:	 Kaplikufwa Hendjala Manager: Valuations	Date: 24/01/2025

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

**10.1.3**

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

On proposal by Councillor Ms N Larandja, it was

**RESOLVED**

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

- 5 That the applicant appoint a registered professional Engineer at its own cost to determine whether the western and south western boundaries of the proposed Portion A of Erf 878, Cimbebasia Extension 2 require protection against any potential flood damage.
- 6 That the sale of Portion A of Erf 878, Cimbebasia be subject to the following conditions:
  - 6.1 That Portion A of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 792, Cimbebasia Extension 2, simultaneously with transfer.
  - 6.2 That Portion A of Erf 878, Cimbebasia assume the same zoning as the abutting Erf 792, Cimbebasia Extension 2, being 'residential' with a density of 1:250 m<sup>2</sup>, in terms of clause 5(3) of the Windhoek Town Planning Scheme.
  - 6.3 That the existing conditions registered against Portion A of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation be registered against the consolidated erven.
  - 6.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme stating:
    - 6.4.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
      - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
      - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
    - 6.4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
  - 6.5 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 7 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.
- 8 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.

- 9 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.
- 10 That the applicant:
  - 10.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.
  - 10.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.
  - 10.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
  - 10.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.
- 11 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A of Erf 878, Cimbebasia Extension 2 to the owner of Erf 792, Cimbebasia Extension 2, beyond the eighteen (18) months be subject to a price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 12 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale of Portion A of Erf 878, Cimbebasia Extension 2, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N\$508.33, further subject to annual escalation in line with the Namibia Inflation Rate.
- 13 That the sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 are subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 14 That the intended sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 ( $\pm 94 \text{ m}^2$  in extent), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- 15 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.
- 16 That the resolution be implemented prior to confirmation of the minutes.

**Financial implications**

<b>Service rendered</b>	<b>Funds required (NS)</b>	<b>Funds available</b>
Advertisements costs	4 000.00	Item 4000/20/1/10/0025

**RESOLUTION 183/08/2021**  

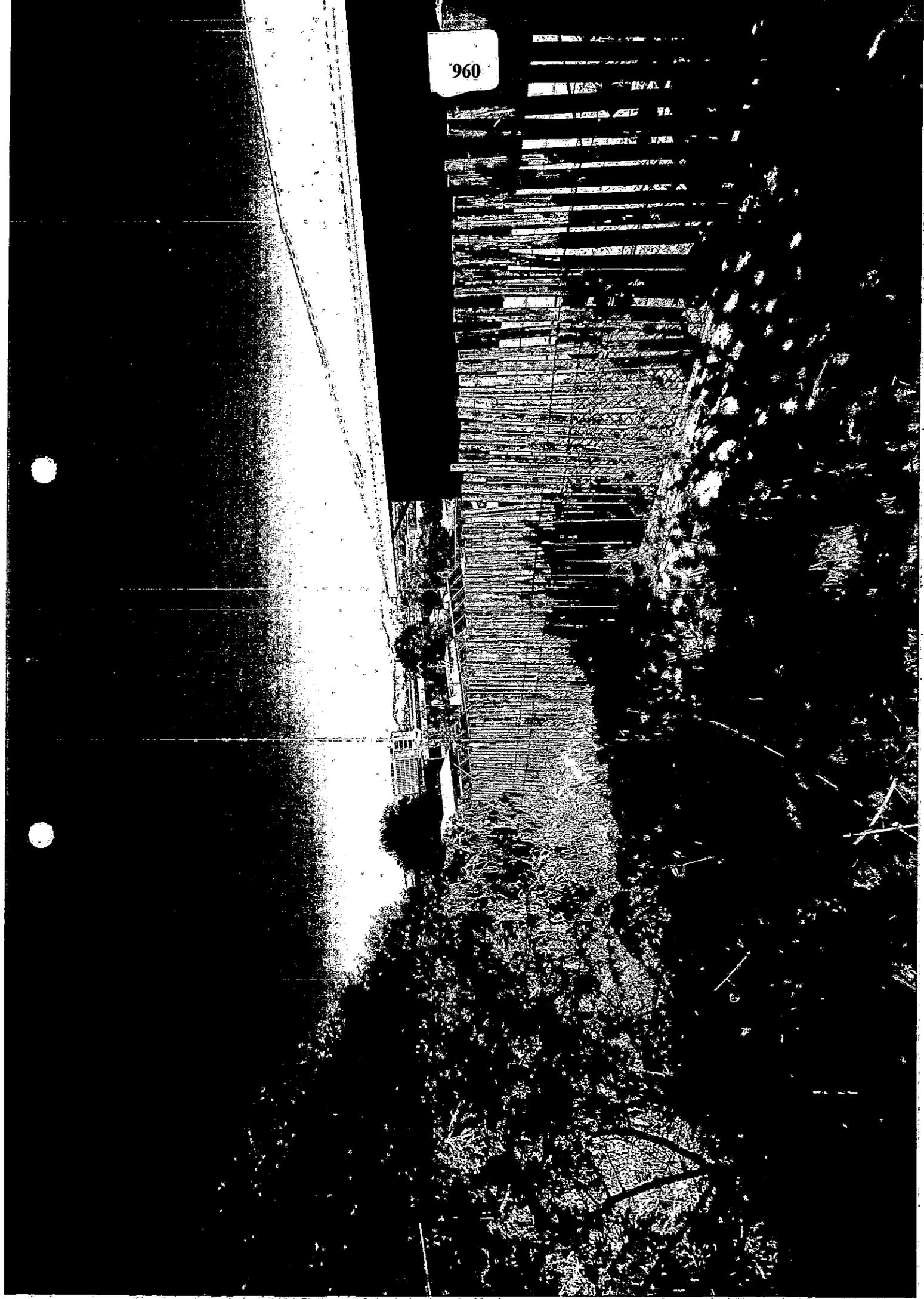
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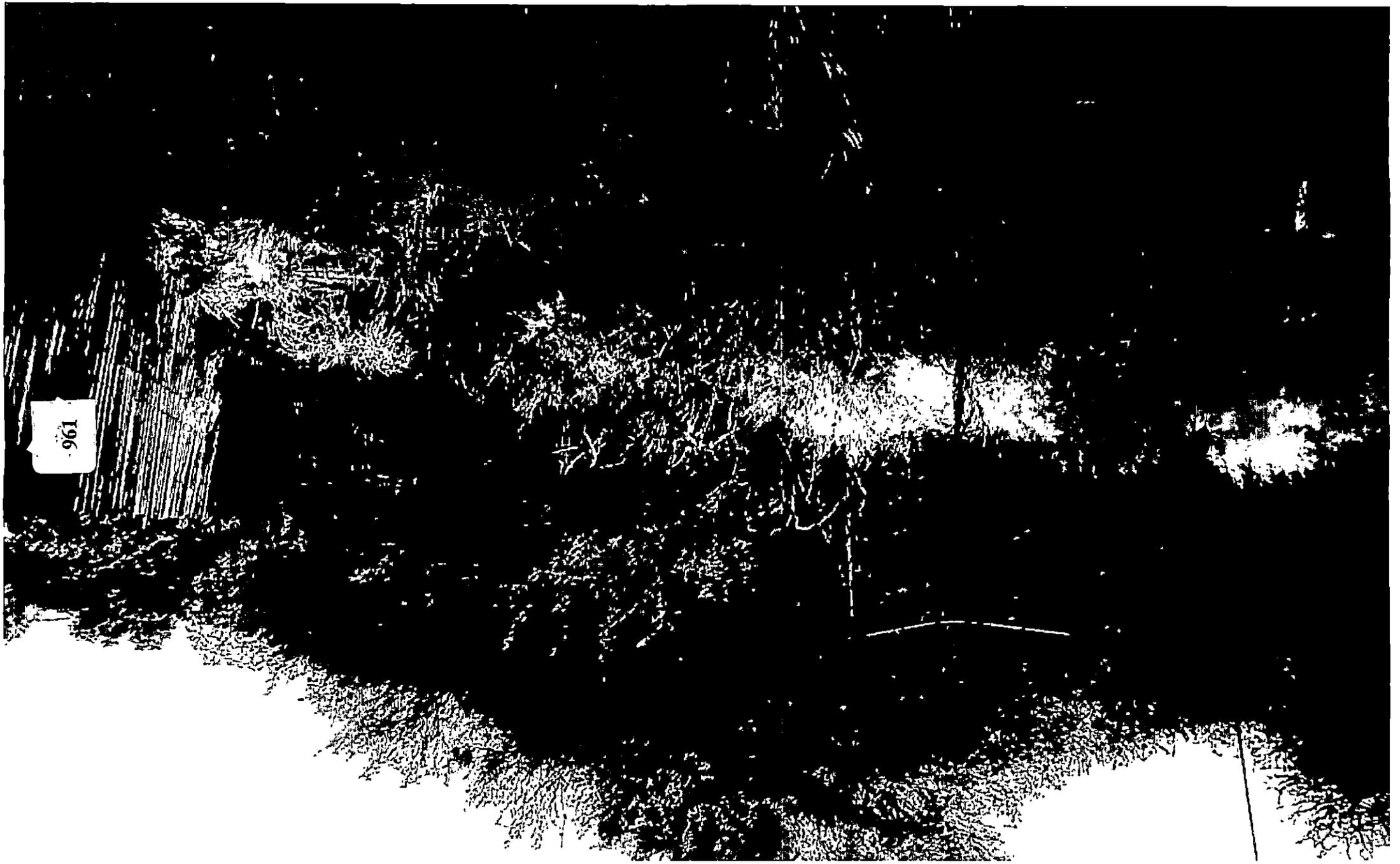
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APPROVED

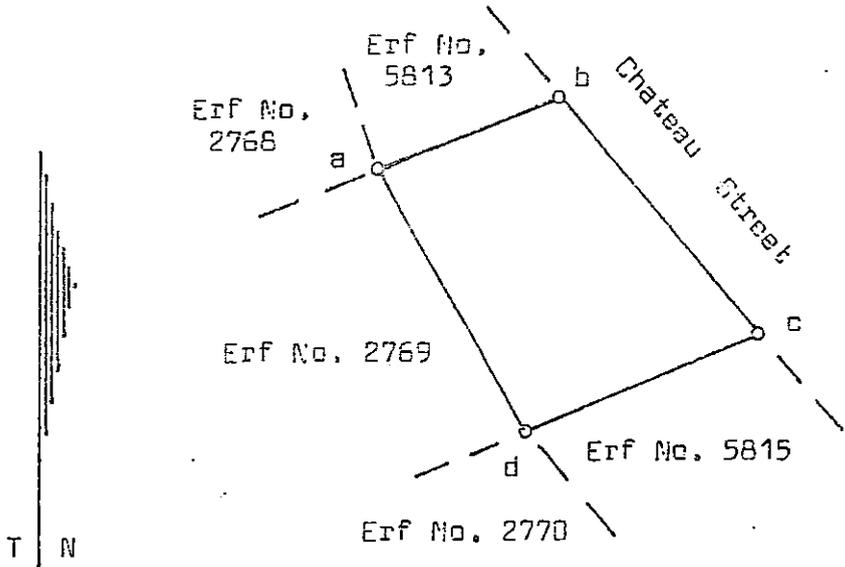
No. A. 699/74

*W. van der Merwe* 962  
↓ SURVEYOR-GENERAL.  
21/2/75

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			△ - 6 423,82	+ 2 884,86	Win 3

BEACON DESCRIPTION:

- a, b, d. = 16mm round iron peg
- c. = 16mm round iron peg in concrete



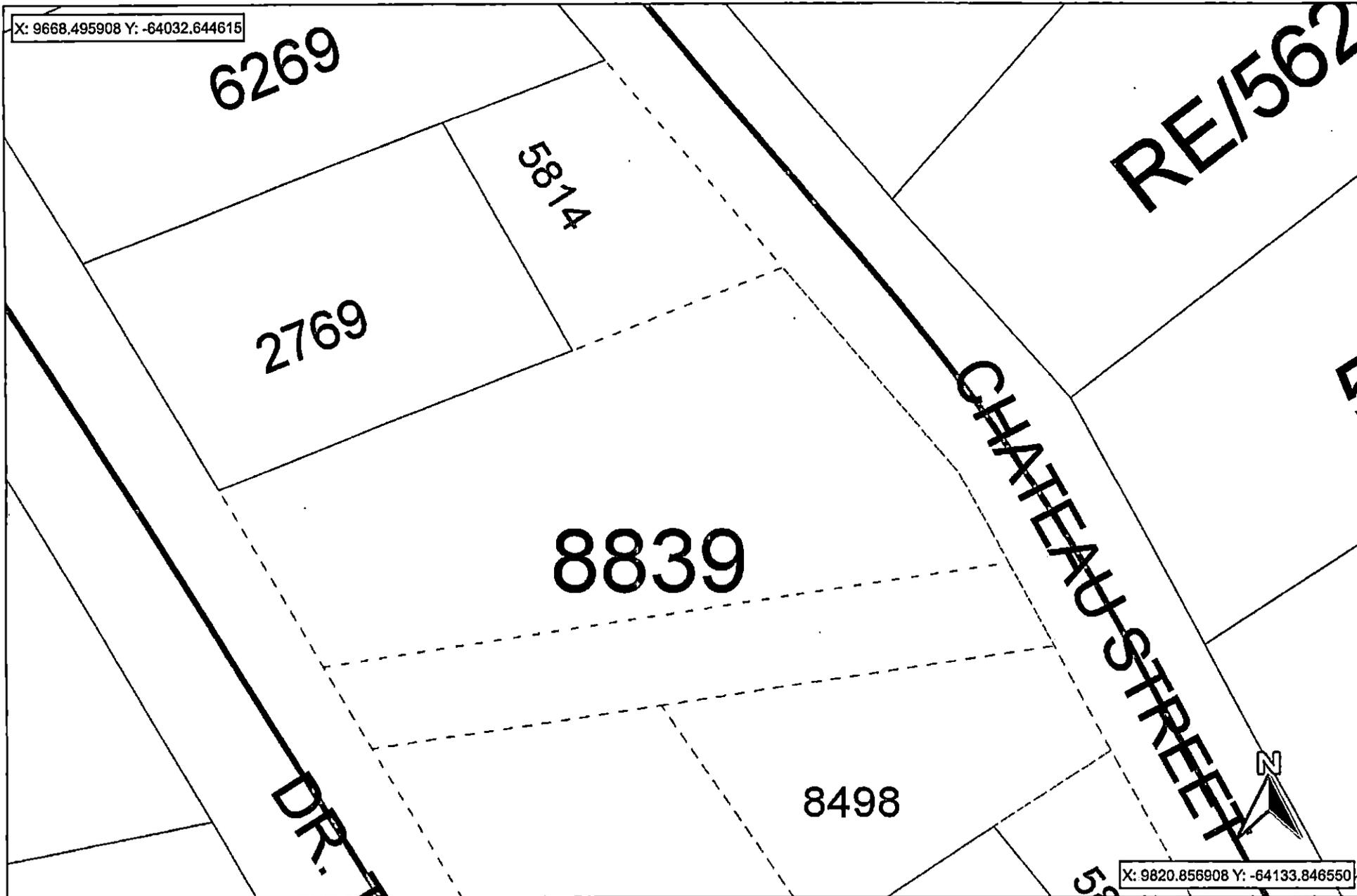
SCALE 1/ 750

The figure a.b.c.d. represents 659 square metres of land, being ERF NO. 5814 (a portion of Erf No. 3369) Windhoek situate in the Municipality of Windhoek Registration Division K. South West Africa

Surveyed in September 1956 - by me  
December 1974 Land Surveyor.

*W. van der Merwe*

This diagram is annexed to No dated Registrar of Deeds.	The original diagram is No. A.223/70 Transfer/ Grant No	S.R. No. E 167/74 Gen. Plan No Noting Plan MG 582 WL4 File No WHK 52. Lat Long.



963

# MEMORANDUM

**TO:** SE: Property Management  
**ATT:** S. Simpson  
**FROM:** CHIEF ENGINEER: BWWW



**DATE:** 2023-10-30

**REF:** 5/11/2/10

**SUBJECT:** Request for erf 489 Klein Windhoek for BW&WW:

Sub: Request for an erf 489 Klein Windhoek, to construct a gantry to dispense semi-purified water to public consumers.

Dear Ms. S. Simpson

Kindly investigate the possibility to obtain erf 489 Klein Windhoek for the purpose to dispense semi-purified water for the application of Eros, Klein Windhoek and Avis.

The community of the three townships are in need to obtain semi-purified water for construction purposes and gardening. In addition, the dirt roads of the CoW are watered for dust suppression and to compact the earthworks of the roads. Currently water is transported from Wika Street Kleine Kuppe or from Hochland Park.

The location is considered suitable since the road is well accessible, without obstructions and with limited interruptions to neighboring properties.

The facility would be attended less during the rain season therefore temporary flooding of the facility would not be a problem for the facility.

Your consideration and support to assist in this request is much appreciated.

.....  
 S Husselmann  
 Tel: 290- 2345

.....  
 D U Tolke  
 Tel: 290-2014



# KLEIN WINDHOEK ERF 489 GANTRY LOCATIONS & LAND USE APPLICATION

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Operation Policy for Semi-purified water DISTREBUTION: .....	<b>Error! Bookmark not defined.</b>
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Proposed POSITIONS (2022): revue.....	3
Land use Request for Avis Gantry.....	5

## INTRODUCTION

The City of Windhoek has a semi purified water reticulation system that serves as a potable water replacement service to supply construction water, gardening water and other non-domestic water needs, to ensure drought resilience and water supply sustainability for its consumers. The policy to supply no domestic water at gantries has increased the requirement to make semi-purified gantries more available to such consumer.

The purpose of the Location plan is to coordinate and obtain approved for the land use, transportation assessment and approval of the proposed Avis prepaid gantries.

There are multiple clients that would require the gantry off take at Avis, Being the current and future construction work in the south eastern domain beyond Avis. Currently no gantry off-take is available within the Klein Windhoek and Avis area.

The Dagbreek location in Klein Windhoek is the last Easton location with good pressure for a gantry. The Avis gantry location will be challenged by low pressure and therefore a temporary construction reservoir will be required if large water volumes are to be transported.

The goal of this project is to control this resource and distribute fairly to the City of Windhoek consumers. The implementation of this project will coordinate approval for prepaid gantries to improve the availability and supply of semi-purified water throughout the suburbs of Windhoek.

Erf 489 Klein Windhoek reflects to be the only remaining vacant erf for Eros, Klein Windhoek and Avis that would be suitable for constructing a semi-purified gantry. *The Avis erven would have been suitable for a contractor water supply. However, for a public pre-paid gantry no sufficient water pressure is available.*

## APPROVAL FOR LAND AND DESIGN:

By constructing a permanent prepaid gantry structure, the land reservation and land use as well as the traffic impact has to be considered for approval by the various departments within the CoW before construction can proceed. The following coordination within the City of Windhoek would be essential before the construction of prepaid gantries can proceed:

1. Evaluate suitable land locations and register for council approved the land-use for each gantry location by Property Management and Urban Planning. (Property management would assist by coordinating the land use approval ones the request for the gantry location has been provided to them)
2. Coordinate approval for the gantry location by the Transportation Department. This would require a suitable layout plan that addresses traffic visibility and safety. It would be ideal that the traffic arrangement is sorted before the land use approval to simplify the process.
3. Design and full building plan of the structure need to be approved by Building Control. Ideally such should follow after the land use approval has been received.
4. Onies the land use, traffic and building plans are approved, the gantry construction may proceed.

## ANNEXURE 1: GANTRY LOCATIONS:

The intention is to develop a well distributed semi-purified prepaid gantry network, to service each suburb with semi-purified water from the reticulation system as reasonable possible.

## PROPOSED POSITIONS (2022): REVUE

No.	Location	Status	Installation description
A	Hochland road close to International school. Pionierspark	Prototype installed <b>50mm gantry</b>	50mm Gantry-existing 80mm Gantry
B	Gammams	Temporary 80mm roads gantry	Combined 50/80mm Gantry
C	Hebenstreit street, Klein WHK/ Ludwigsdorf	New <b>50mm gantry</b> <b>80mm gantry</b>	50mm Gantry 80mm Gantry
D	Avis Gantry	Recommended	80/50mm gantry
E	Wika street Olympia	Relocated fence to proceed	Combined 50/80mm Gantry
General Layout, Plan for Prepaid Gantry			
F	Sam Nujoma Stadium	Temporary 50mm roads gantry	Combined 50/80mm Gantry
G	Otjomuise sewer plant Gantry	Temporary 50mm client gantry	Combined 50/80mm Gantry
H	Bell street, CBD	Temporary 100mm client gantry	50/80mm Gantry
J	Ujams Sewer Plant Gantry	Pending Loadstone project	80/50mm gantry
<b>Not</b>	<b>Jet defined</b>		
	Elisenheim sewer plant gantry along eastern service road Dobra		Combined 50/80mm Gantry
	Eros Gantry		50mm gantry
	Khomasdal/Katutura/ Windhoek West		Combined 50/80mm gantry



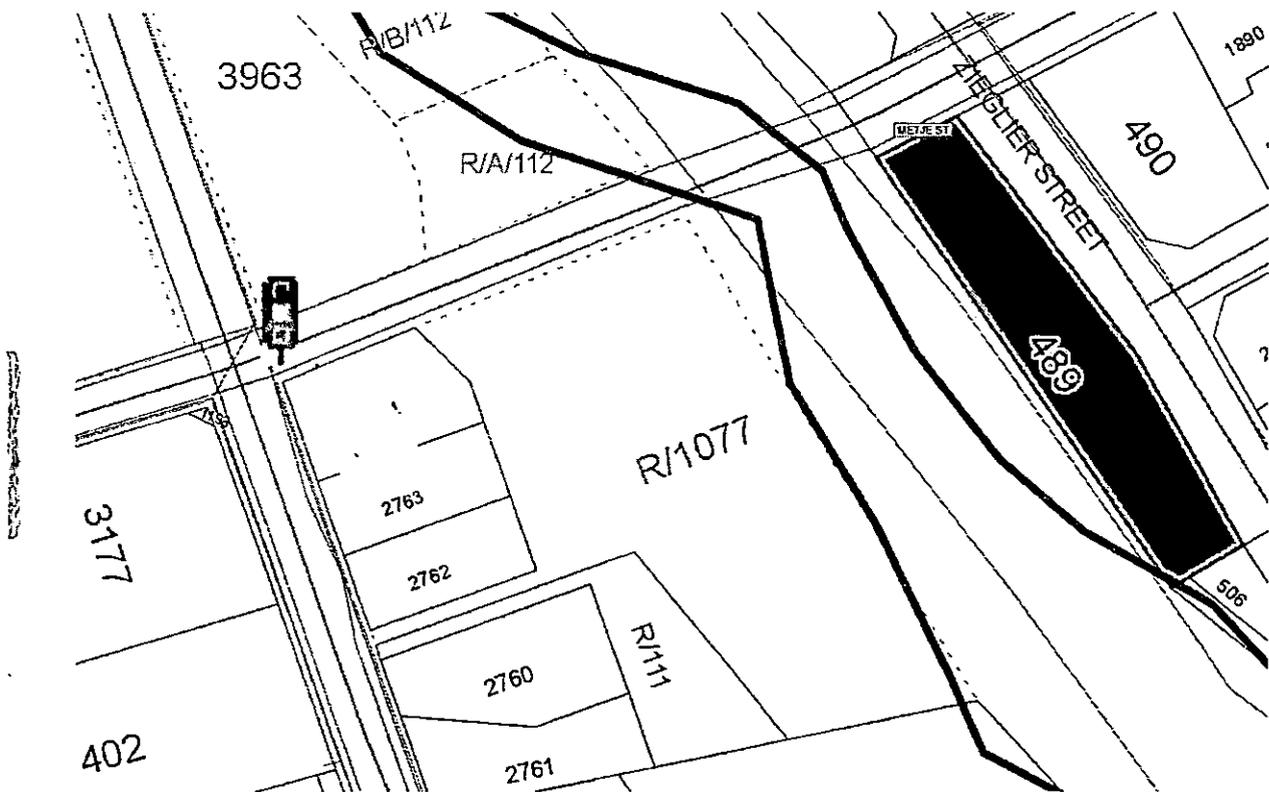
LAND USE REQUEST FOR KLEIN WINDHOEK GANTRY

The layout plan of the erf 489 along the Klein Windhoek river, on the intersection of Metje street and Ziegler Street.

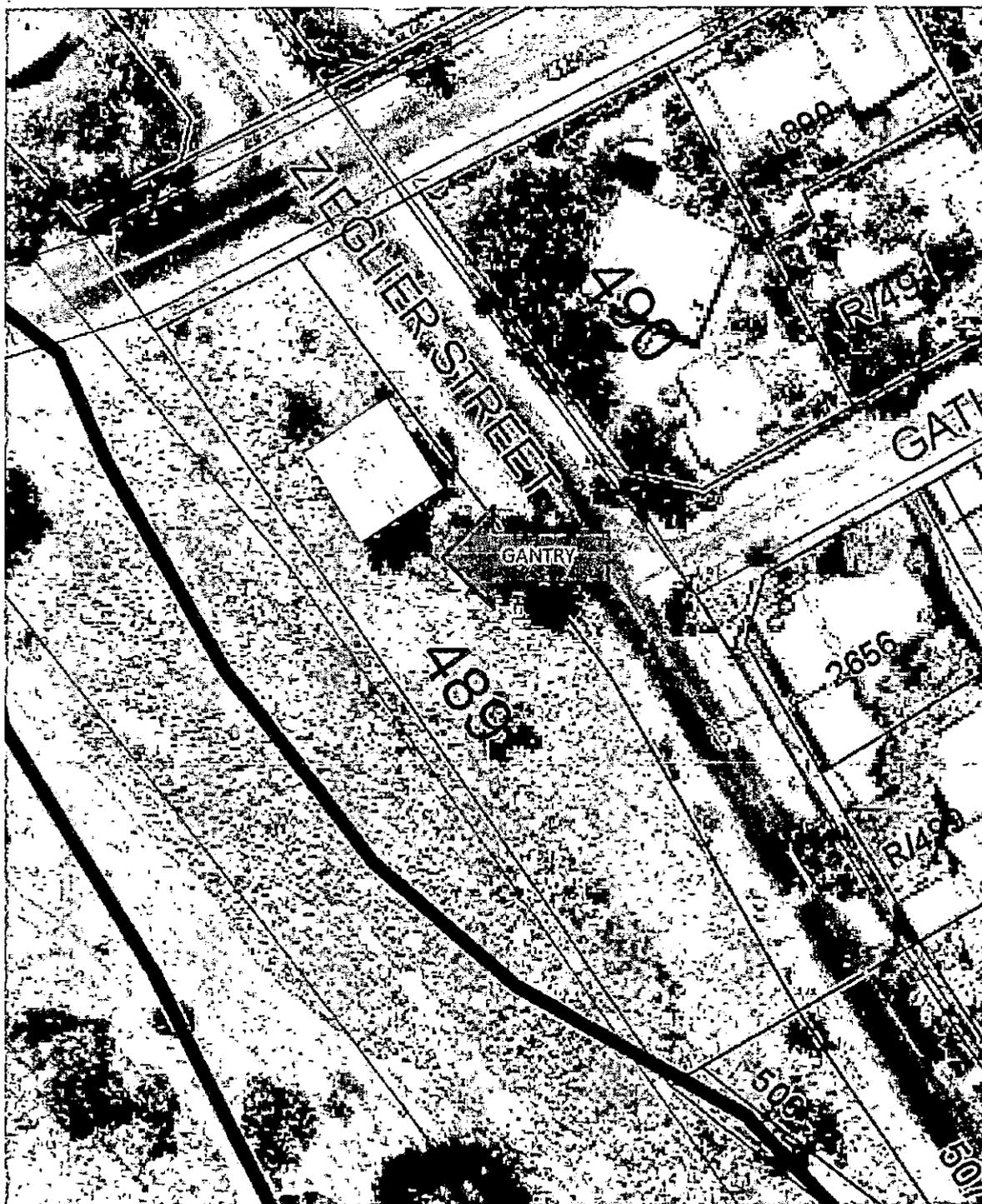
The detail layout of erf 489; The white block reflects the gantry location. The gantry will be a dual structure for large trucks and smaller vehicles.

The proposed layout is reflected below

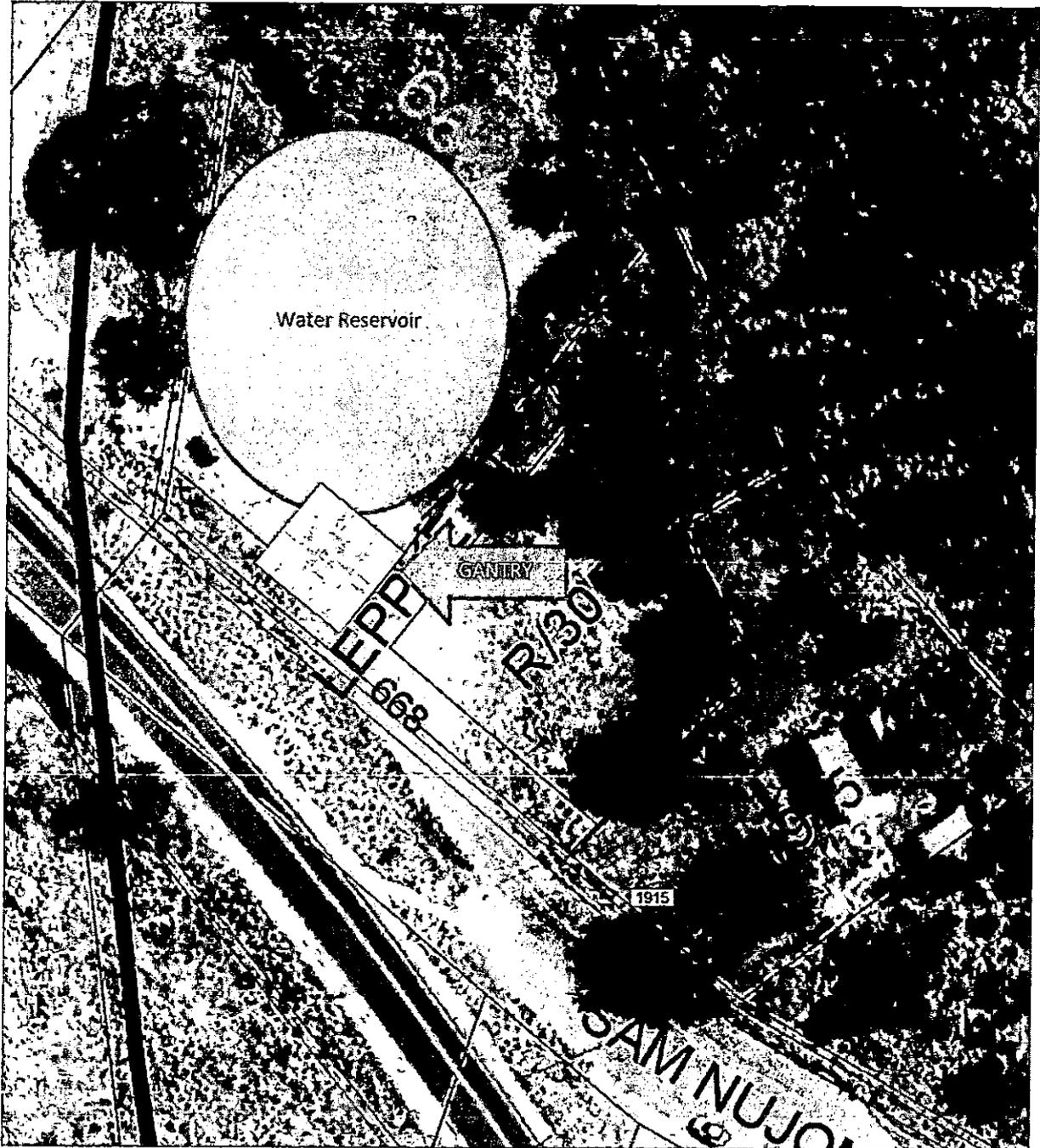
Location of erf 489, along Metje street



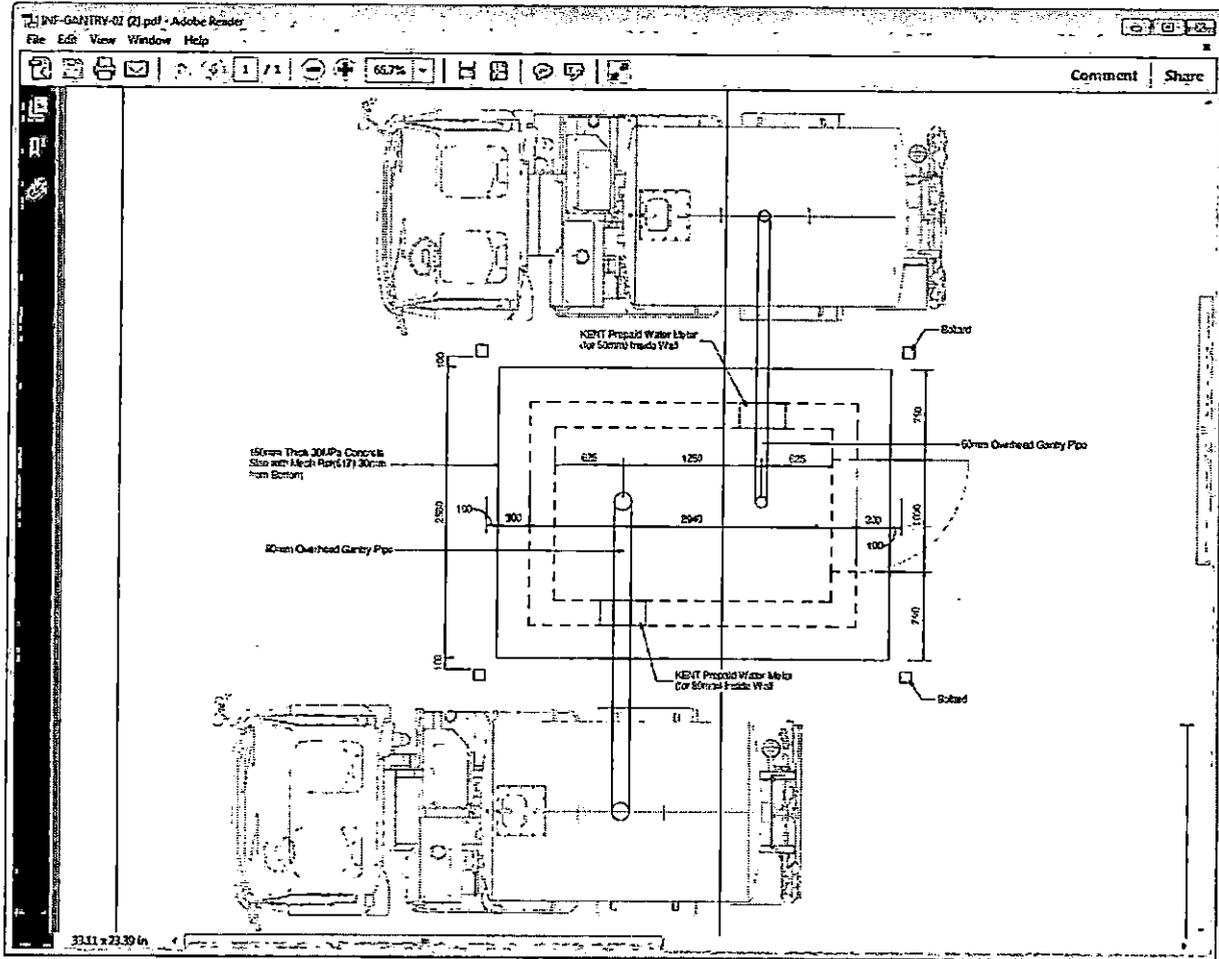
Erf 489 and the proposed gantry location



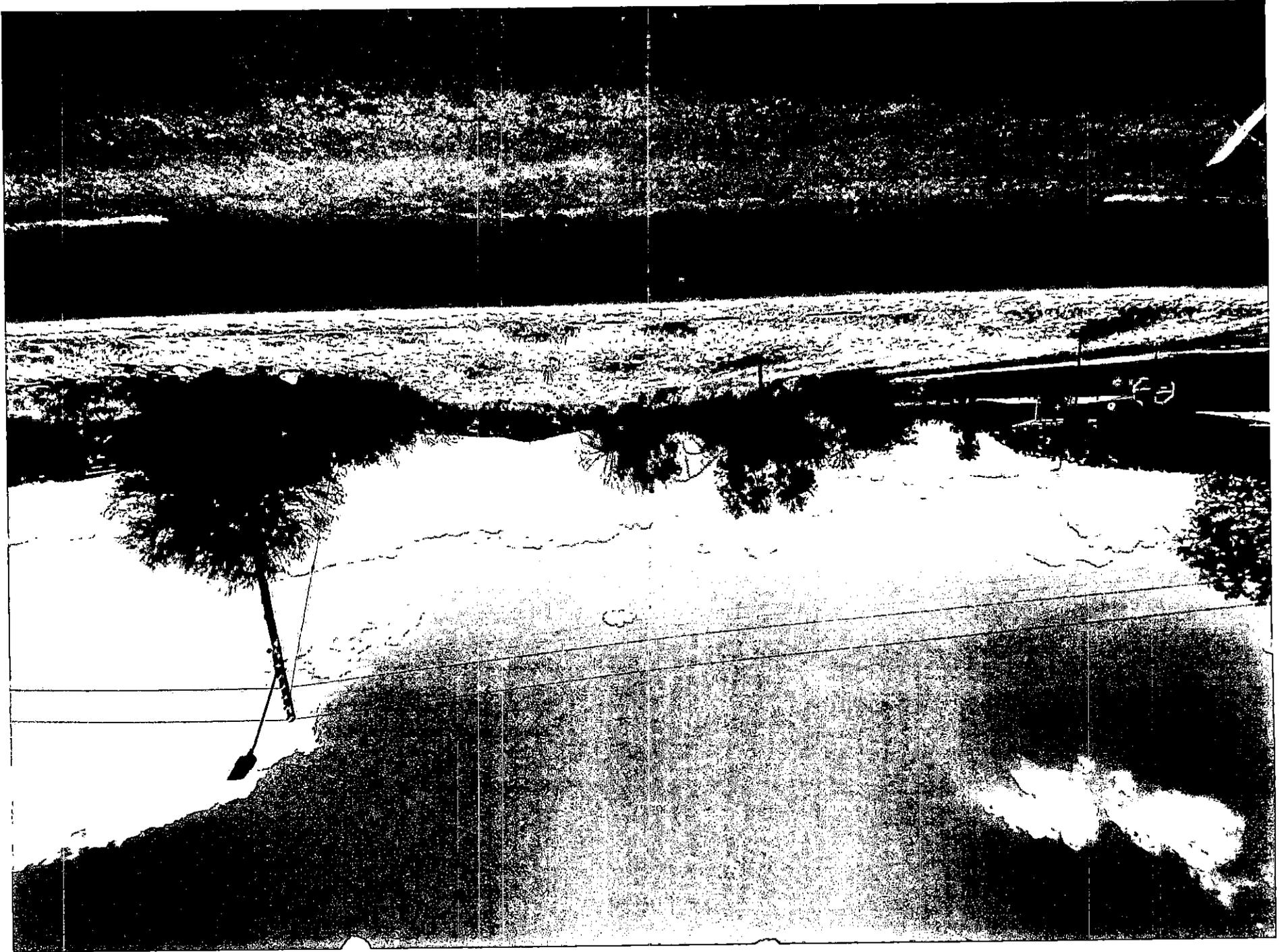
Avis Gantry location

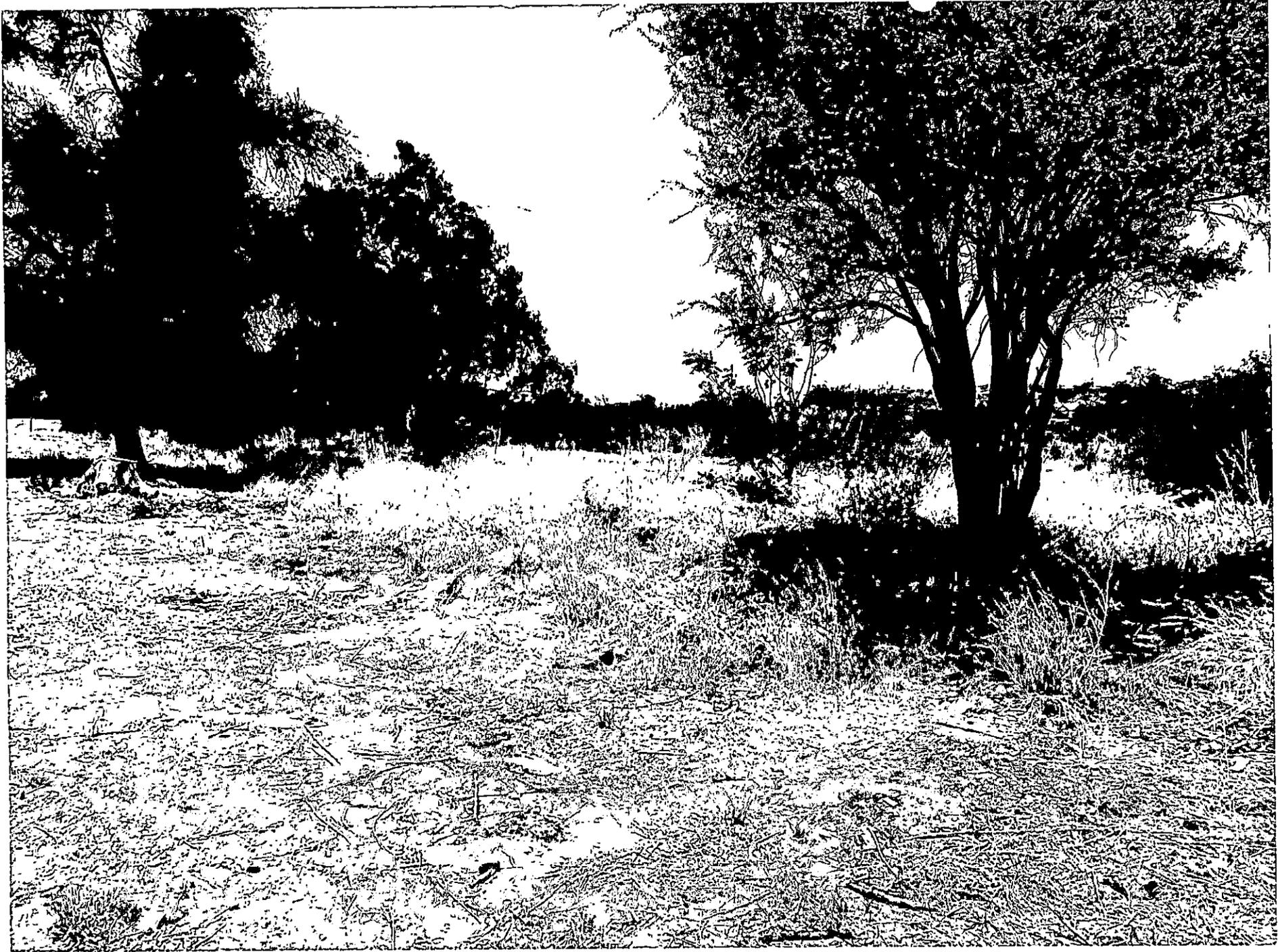


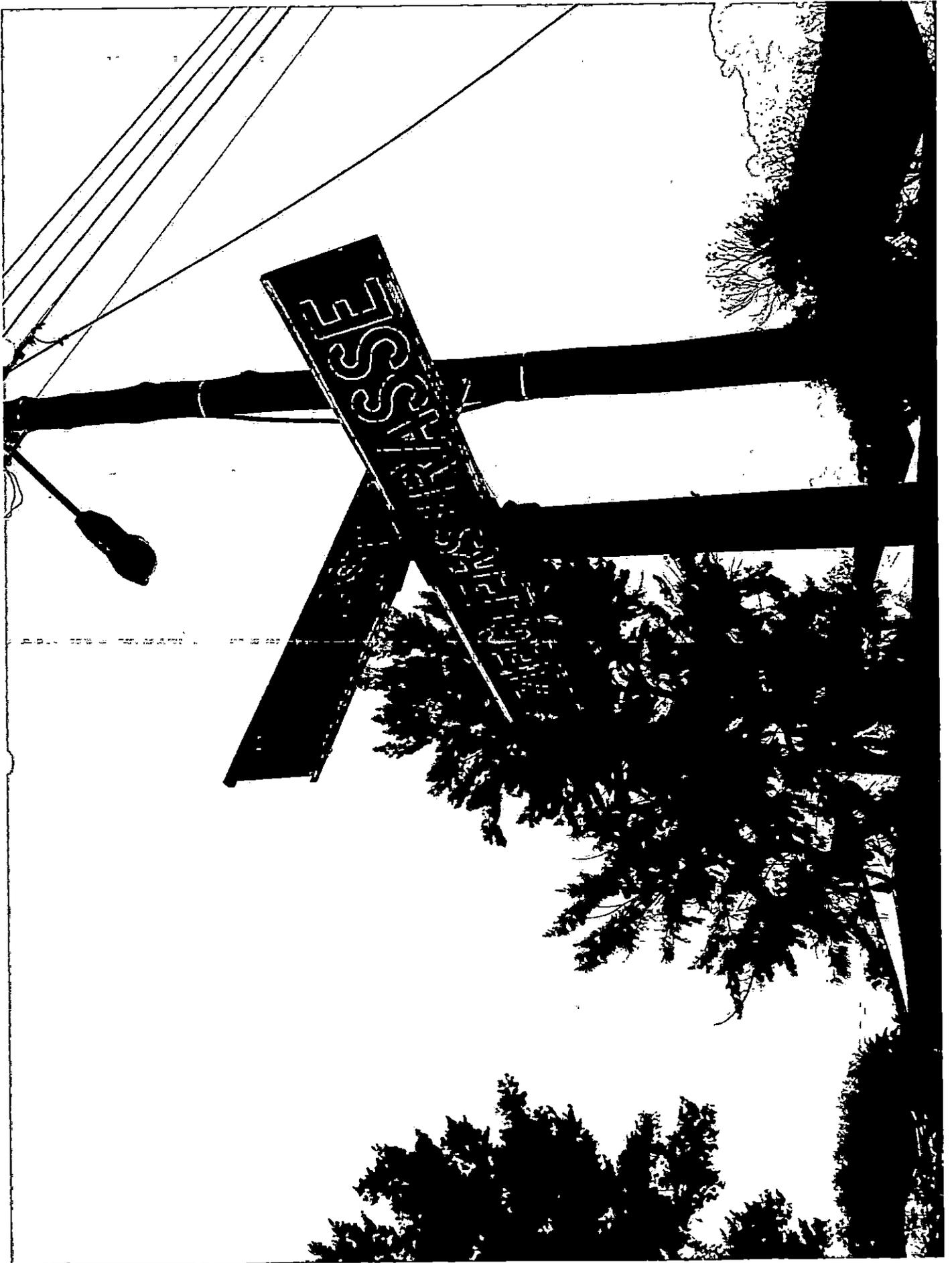
GANTRY LAYOUT



973







976

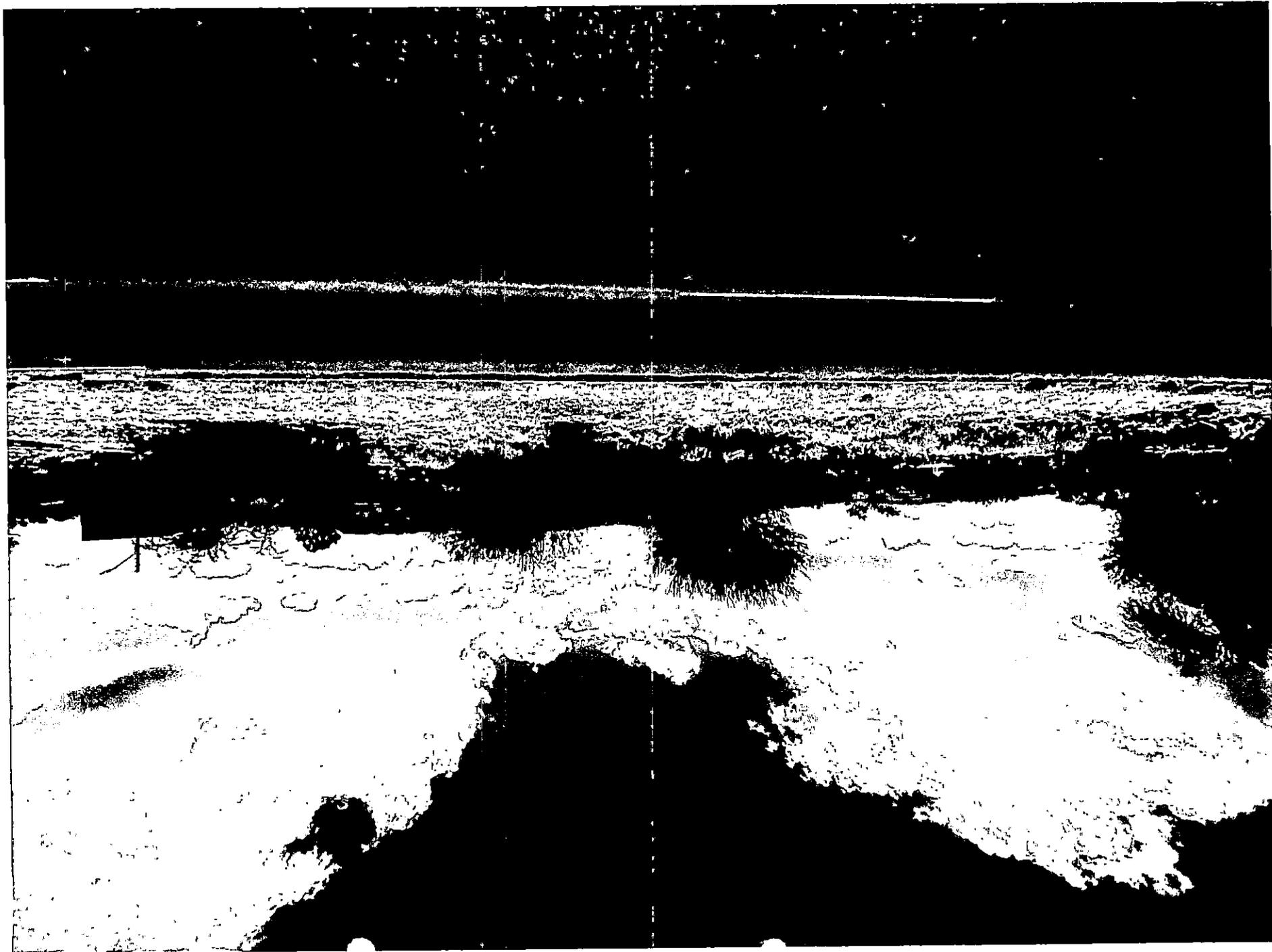






Diagram 1: Scametic gantry layout and traffic flow.

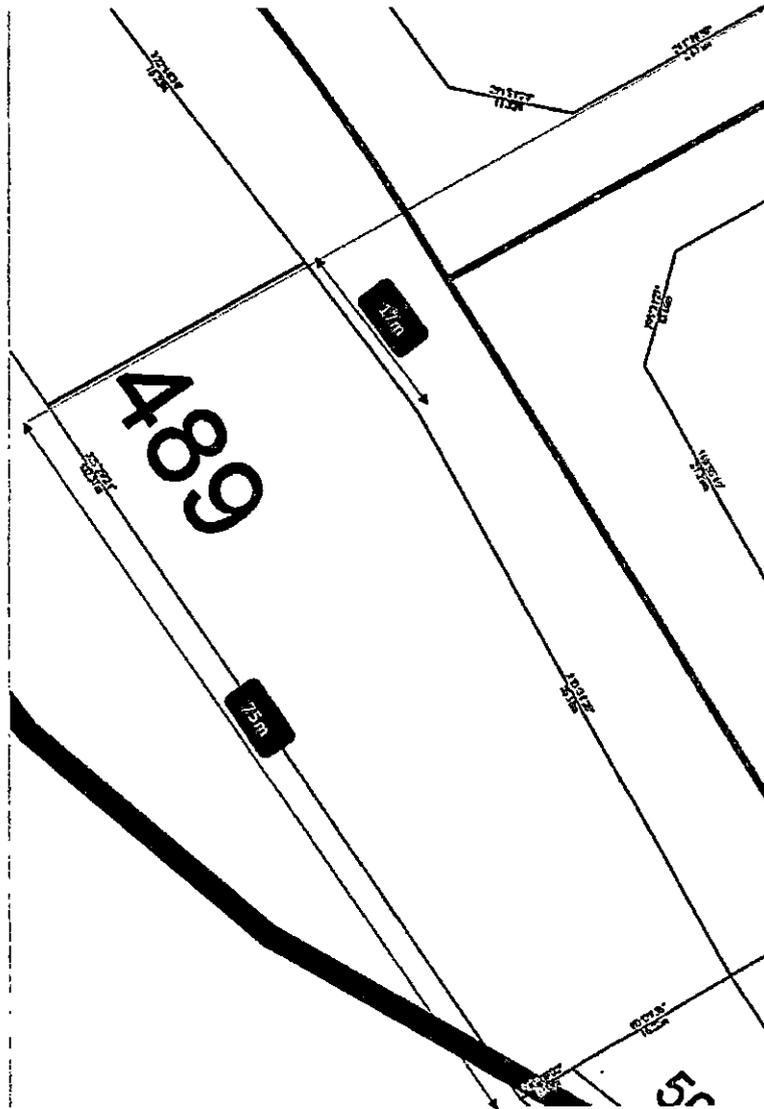
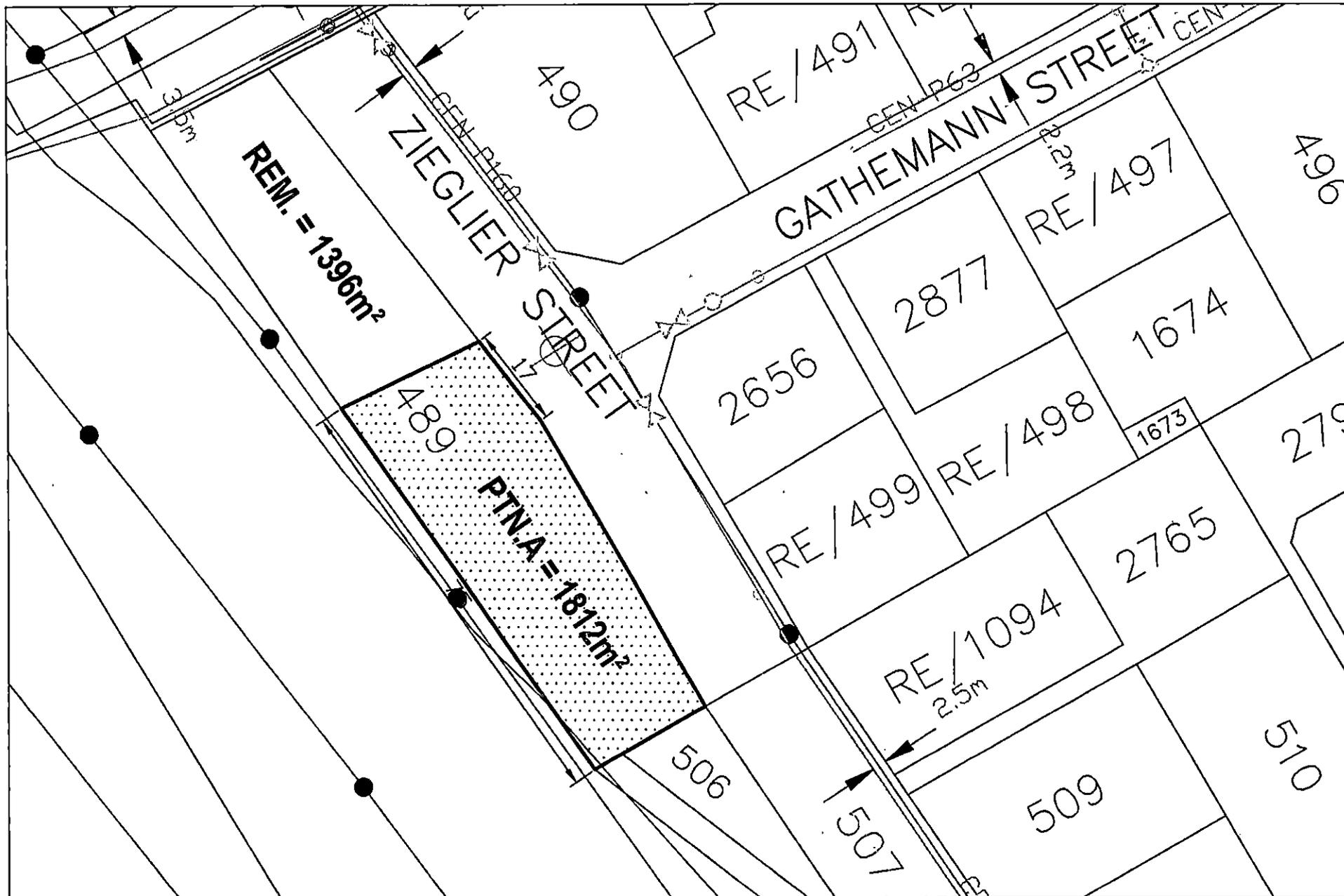


Diagram 2: The erf size required.



086



SUBDIVISION OF ERF 489 AND REMAINDER OF KLEIN WINDHOEK TOWNSHIP

PATH: o:\cad data\groups\geomatics\489KW

PLAN NO: KW 489-1

09 JULY 2025



The Gateway  
to Endless  
Opportunities

# City of Windhoek



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	N/A
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 Plans 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 N/A YES YES N/A YES YES N/A N/A
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

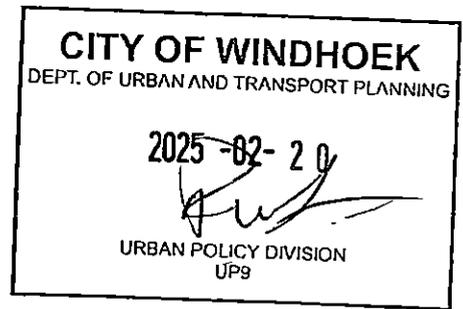
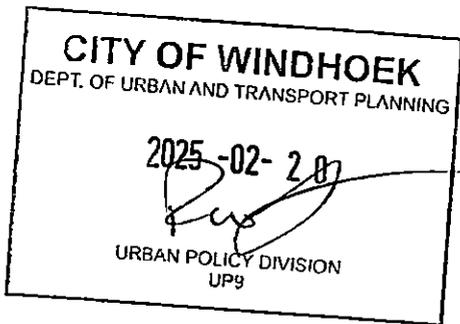
**FOR OFFICE USE:**

RECEIVED BY: NAME: [Signature]  
SIGNATURE

CHECKED BY: NAME: [Signature]  
SIGNATURE:

STAMP

STAMP



ACCEPTED

NOT ACCEPTED

REASON/S FOR NOT ACCEPTING THE APPLICATION:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

P.O. Box 22543, Windhoek  
 1012 Virgo Street, Doradopark  
 Tel: +264 61 225062 | Fax 2 Email +264 88814935  
 Cell: +264 812505559 / 81578 8154 | Email: tp3@rkpc.com.na/ info@rkpc.com.na  
**TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS**



**L/1360/KK**

**Enq: Ms. Whitney Sheehama**

**11 February 2025**

The Chief Executive Officer  
 City of Windhoek  
 P O Box 59  
 Windhoek

**Department of Urban and Transportation Planning**

**Attention: Ms. K. Asino**

Dear Madam,

**REZONING OF ERF 1360 PETER MWESHICHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 m<sup>2</sup> AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

### **1. APPLICATION**

Ritta Khiba Planning Consultants cc submits the rezoning of Erf 1360, Kleine Kuppe Extension 1 on behalf of the clients **Mr. Lin Huang, Mr. Tiantao Huang, Ms. Xiaoxia Chen.**

The rezoning of Erf 1360, Kleine Kuppe Extension 1 from 'office' with a bulk of 0.4 to 'general residential' with a density of 1:50 m<sup>2</sup> is submitted in accordance with Sections 105 (1) (a) of the Urban and Regional Planning Act, Act No.5 of 2018. The following legal procedures are described in full in the application:

- a) Rezoning of Erf 1360, Kleine Kuppe Extension 1 from 'Office' with a bulk of 0.4 to 'General Residential' with a density of 1:50 m<sup>2</sup>;
- b) Consent to use the erf as such while the rezoning is being processed.

**2. ERF/SITE INFORMATION**

**2.1 Location**

Erf 1360, Kleine Kuppe Extension 1 is located in Peter Mweshihange Street as depicted on figure 1 below.



**Figure 1: Locality of Erf 1360, Kleine Kuppe**

*Source: AutoCAD, 2024*

**2.2 Topography**

Erf 1360, Kleine Kuppe Extension 1 has a relatively flat slope.

### **2.3 Current Zoning and Erf Size**

Erf 1360, Kleine Kuppe Extension 1 is zoned 'Office' with a bulk of 0.4. The erf measures approximately 1552m<sup>2</sup> in extent.

### **2.4 Existing Land Use of Property**

There are existing buildings on the erf being utilized for residential purposes.

### **2.5 Access and Existing Infrastructure**

Erf 1360, Kleine Kuppe Extension 1 gains access from Peter Mweshihange Street. The erf is connected to the reticulation system of the Municipality of Windhoek.

## **3. DEVELOPMENT PROPOSAL**

### **3.1 Intended Development**

The intention of the owner is to rezone Erf 1360 Kleine Kuppe from 'Office' with a bulk of 0.4 to 'General residential.' A building plan was approved for an 18 unit building on an 'Office' with a bulk of 0.4, however with current dire need for housing, the current use is general residential so in order for the use and the zoning to be in alignment a rezoning must be carried out.

### **3.2 Future Access and Parking Provision**

Erf 1360, Kleine Kuppe, will continue gaining access from this existing street network (Peter Mweshihange Street) accommodate the existing development of General Residential and will not deviate, it will only be the zoning that will change. The number of parking will be provided on-site in accordance to the Windhoek Town Planning Scheme.

### **3.3 Future Infrastructure**

The amendment of the zoning from 'Office' with a bulk of 0.4 to 'General residential' with a density of 1:50m<sup>2</sup> is not anticipated to cause any infrastructural changes. Any additional sewer,

water or electricity requirements or cost arising from the submission of this application, will be borne by the applicant. All other storm water conditions, if any, will be met in accordance.

#### **4. MOTIVATION**

##### **4.1 Need and Desirability**

Erf 1360, Kleine Kuppe is currently measuring 1552 and is zoned 'office' with a bulk of 0.4. Even though it is zoned as such, the current land use of the erf is that of 'General residential' zoning comprising of 18 units. Therefore, there is a need for a statutory process for Erf 1360 Kleine Kuppe to take on a new zoning of 'General residential' with a density of 1:50m<sup>2</sup>. This density of 1:50m is a recently proclaimed to accommodate numerous developments on 'Office' and 'Business' erven around Windhoek and 1 of which is Kleine Kuppe falls.

The Kleine Kuppe is an area that is comprising of various general residential erven, therefore the proposed development will fit in with the surrounding area. Since the City of Windhoek is faced with a lack of developable land for the provision of housing. The surrounding erven is residential zoned with a few pockets of general residential erven. Since the proposed development will be of a residential nature, it will fit in with the surrounding area, thus will not cause any detrimental value to the surrounding areas.

Home ownership has increasingly become an issue in Windhoek, with an annual population increase, low income and an overall increase cost of living therefore a predominant segment of the population is opting to occupy general residential spaces. This has prompted a need to develop and establish these types of developments hence the rezoning of Erf 1360 Kleine Kuppe.

General residential areas typically allow for a mix of housing types—single-family homes, townhouses, apartments, and condos. This variety helps accommodate different income levels and family sizes, fostering a more inclusive community. By providing spaces for residential development, cities can attract new residents and businesses. This growth can stimulate the local economy, increase property values, and boost tax revenues, which can be reinvested in community services and infrastructure.

It is against this background that an application is being submitted for the rezoning of Erf 1360 Peter Mweshihange Street, Kleine Kuppe from 'Office' with a bulk of 0.4 to 'General Residential' with a density of 1:50m<sup>2</sup>.

#### 4.2 Windhoek Town Planning Scheme, City policies and development framework

As per Table B of Windhoek Town Planning Scheme an erf zoned 'Office', dwelling units are a consent use.

Undetermined			
XII Office	Offices	Dwelling units, Residential buildings, Institutions, Places of public worship, Business buildings, hotels, Restaurant	Other uses not under columns 3 and 4

#### 5. THE PUBLIC NOTIFICATION

On receipt of a complete application and in terms of Section 107 (1) (a) of the Urban and Regional Planning Act, Act No. 5 of 2018, the Chief Executive officer of the local authority or the authorized planning authority must request the applicant to give notice of the application in the prescribed manner to; prescribed persons and the general public. The neighbours will be served with notices to allow them to comment and give their input as per the City of Windhoek requirements. This will be submitted once the public participation process is completed.

#### 6. CLOSING REMARKS

It is against this background that Ritta Khiba Planning Consultants applies to the Municipal Council of Windhoek for the consideration of:

- a) Rezoning of Erf 1360, Kleine Kuppe Extension 1 from 'Office' with a bulk of 0.4 to 'General Residential' with a density of 1:50 m<sup>2</sup>;
- b) Consent to use the erf as such while the rezoning is being processed

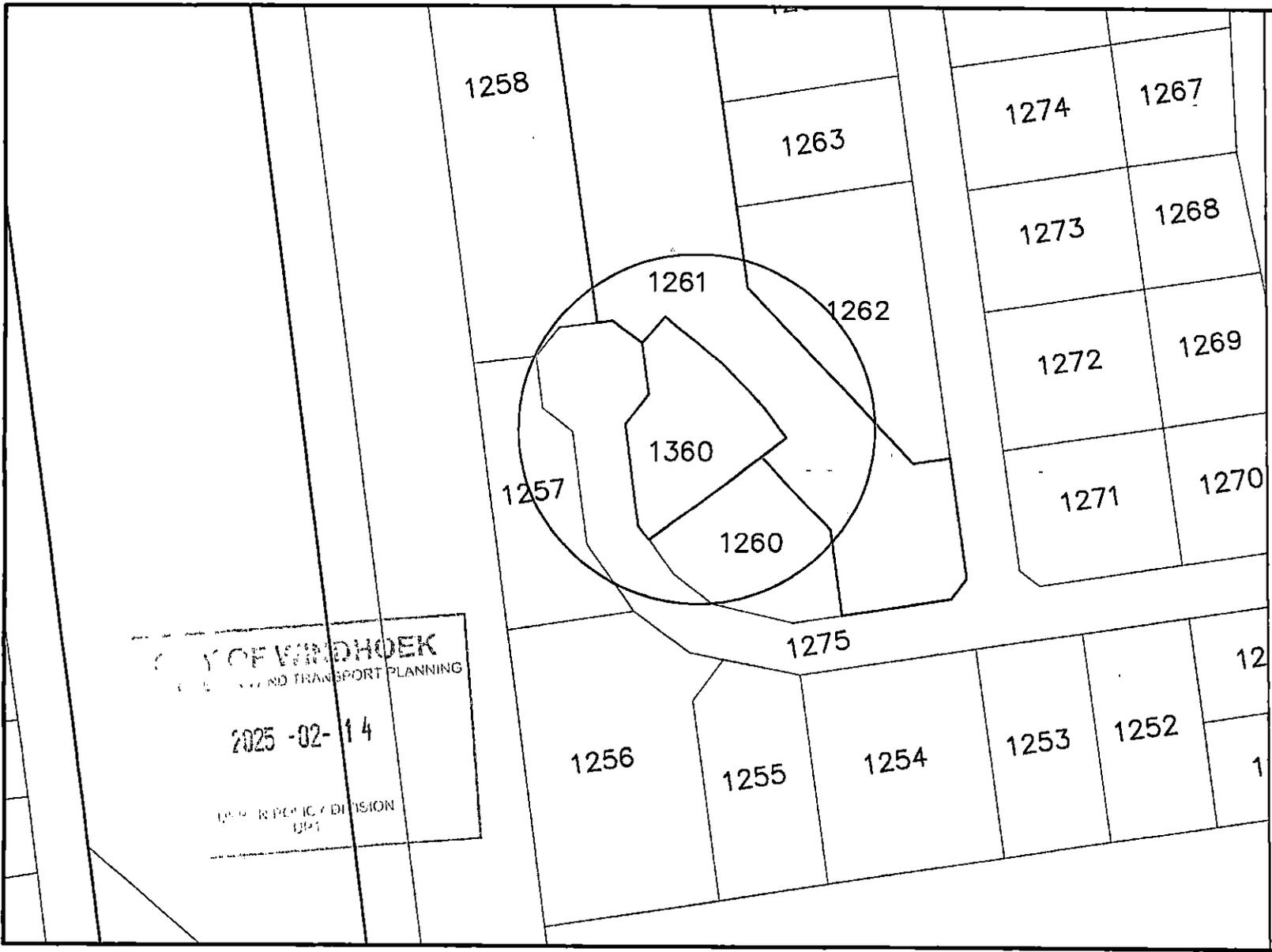
I hope that this application will be considered favourably, and if you require any additional information, please contact us at one of the numbers listed above.

Yours sincerely,

Khiba

**RITTA KHIBA**

**PRINCIPAL MEMBER**



**LOCALITY PLAN OF ERF 1360  
PETER MWESHIHANGE STREET  
WINDHOEK**

**Legend**

 1360



**CITY OF WINDHOEK**  
URBAN AND TRANSPORT PLANNING  
2025-02-14  
URBAN PLANNING DIVISION  
UP1

**RITTA KHIBA (TOWN AND REGIONAL)  
PLANNING CONSULTANTS CC**

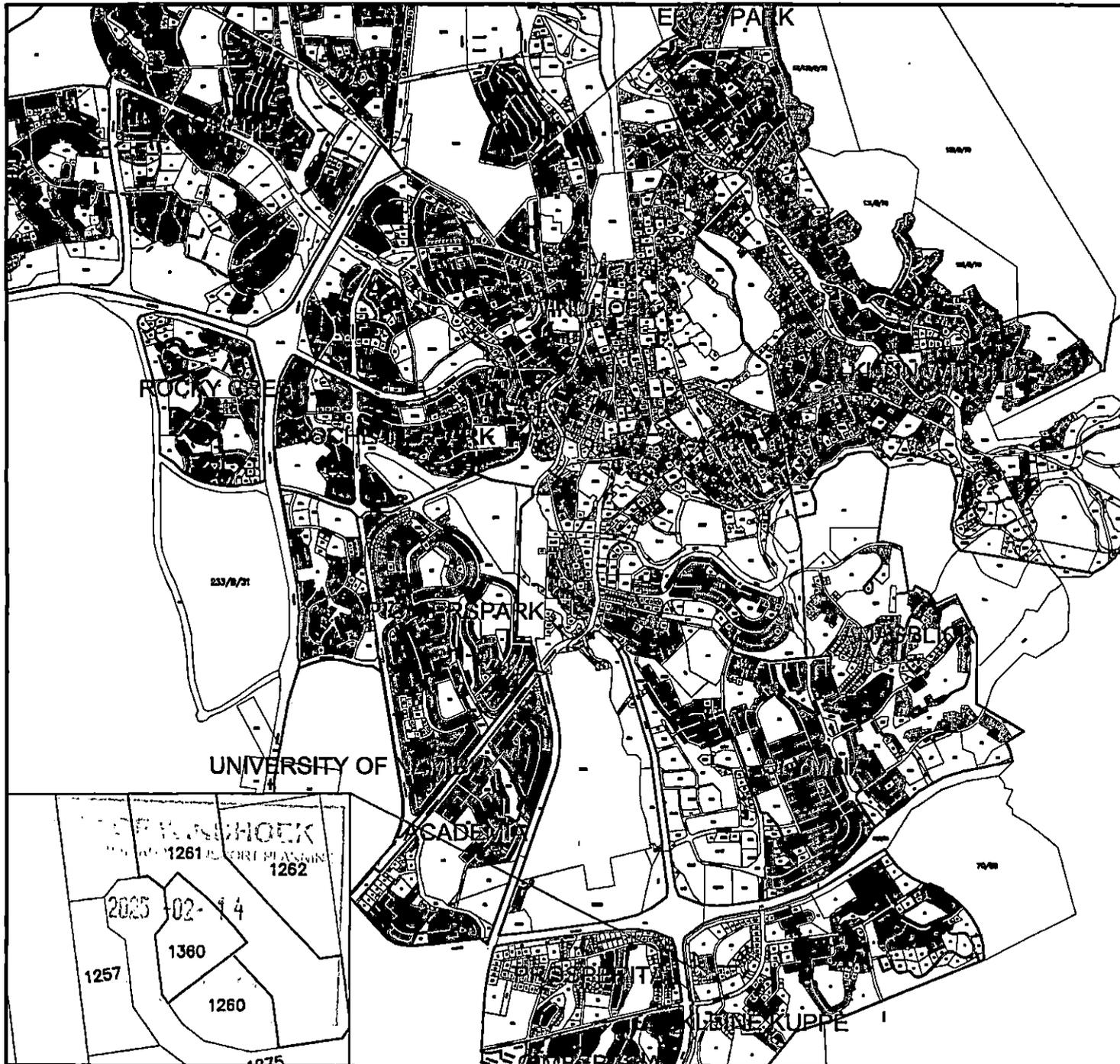
P.O. BOX 22543  
WINDHOEK  
NAMIBIA

TEL: 061 225062  
CELL: 081 5788154/ 081 2505559  
EMAIL: rkhiba@gmail.com

Scale 1:2000 (A4)

Date: 11 FEBRUARY 2025

Plan No: 1360/001



**LOCALITY MAP OF ERF 1360  
PETER MWASHIHANGE  
STREET  
KLEIN WINDHOEK**

**Legend**

-  ERF 1360
-  TOWNSHIP BOUNDARIES

NOTE:  
All measurements & sizes given are approximate.  
No Residential erf shall be smaller than 500m<sup>2</sup> in size.



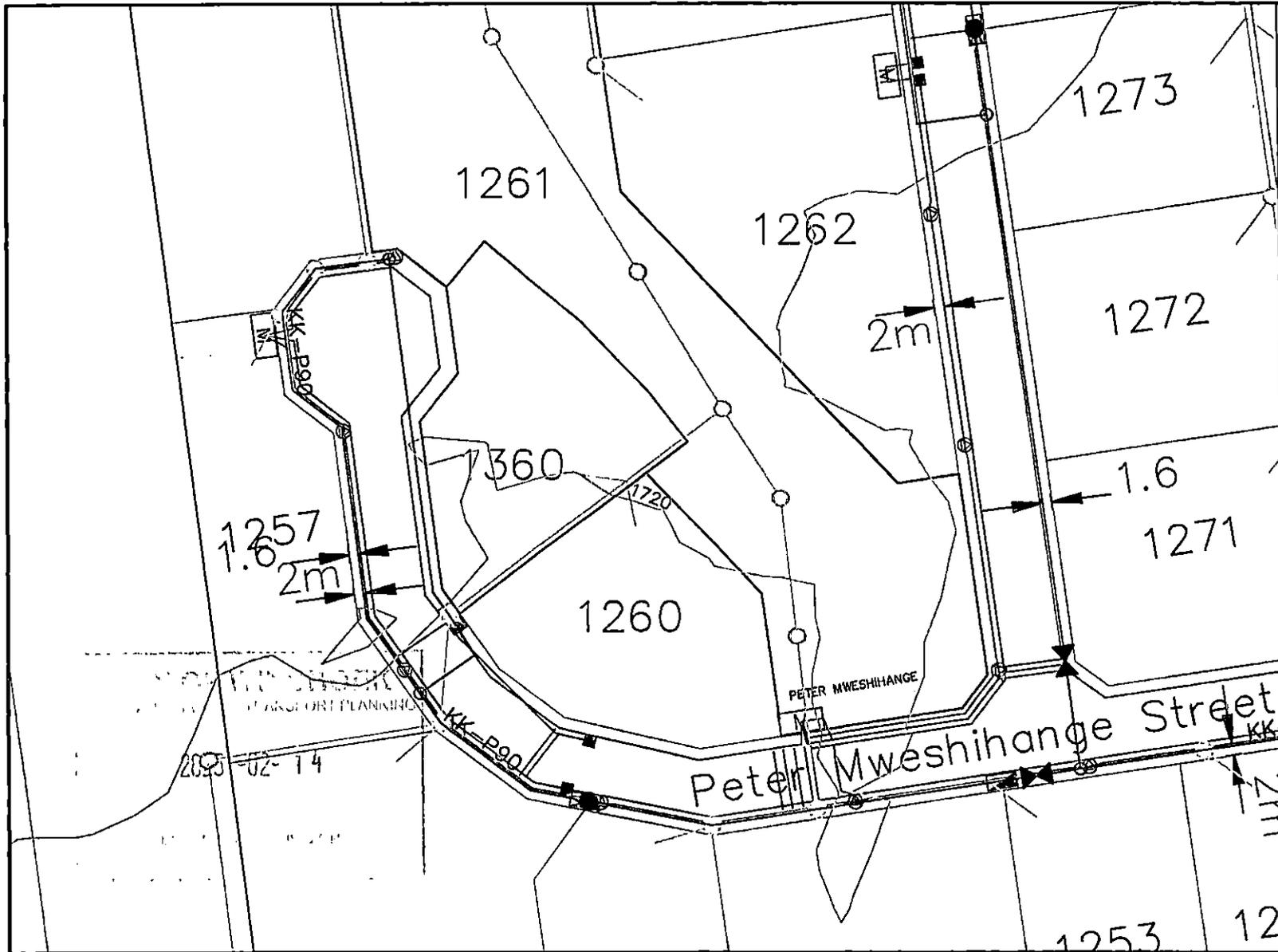
**RITTA KHIBA (TOWN AND REGIONAL)  
PLANNING CONSULTANTS CC**

**P.O. BOX 22543  
WINDHOEK  
NAMIBIA**

**TEL: 061 225062  
CELL: 081 5788154/ 081 2505559  
EMAIL: rkhiba@gmail.com**

**ERF 1360**

DATE	DRAWN	DRAWING NO
11 February 2025	Whitney Sheehama	LOG/01/KW



**SERVICE PLAN OF ERF 1360  
PETER MWESHIHANGE STREET  
KLEIN WINDHOEK**

**SERVICE PLAN**

**Legend**

- Water
- Sewer
- Contours
- Electricity



**RITTA KHIBA (TOWN AND REGIONAL)  
PLANNING CONSULTANTS CC**

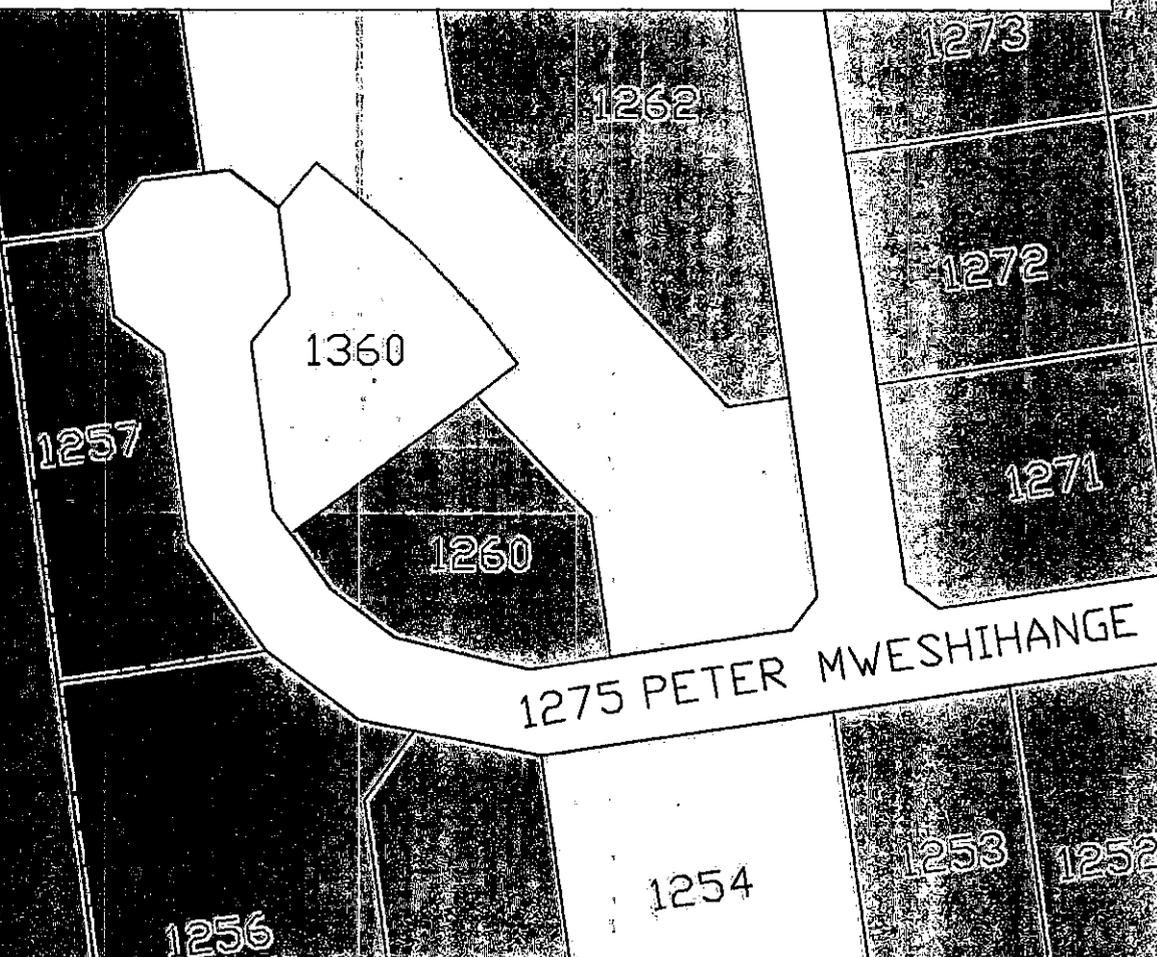
P.O.BOX 22543  
WINDHOEK  
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TEL: 081 225082  
CELL: 081 5788154/ 081 2505559  
EMAIL: rkhiba@gmail.com

Scale 1:2000 (A4)  
Date: 11 February 2025  
Plan No:1360/KW/001

066

FUTURE ZONING OF ERF 1360, PETER MWESHIHANGE STREET, KLEINE KUPPE



ERF 1360 (GENERAL RESIDENTIAL)

LEGEND

-  General Residential
-  Private Open Space
-  Municipal
-  Business
-  Public Open Space
-  Office



RITTA KHIBA (TOWN AND REGIONAL)  
PLANNING CONSULTANTS CC

TEL: 081 225062  
CELL: 081 8768184 / 081 2505669  
EMAIL: info@rikpc.com.na

Project Name

Future Zoning Map  
of Erf 1360, Klein Kuppe

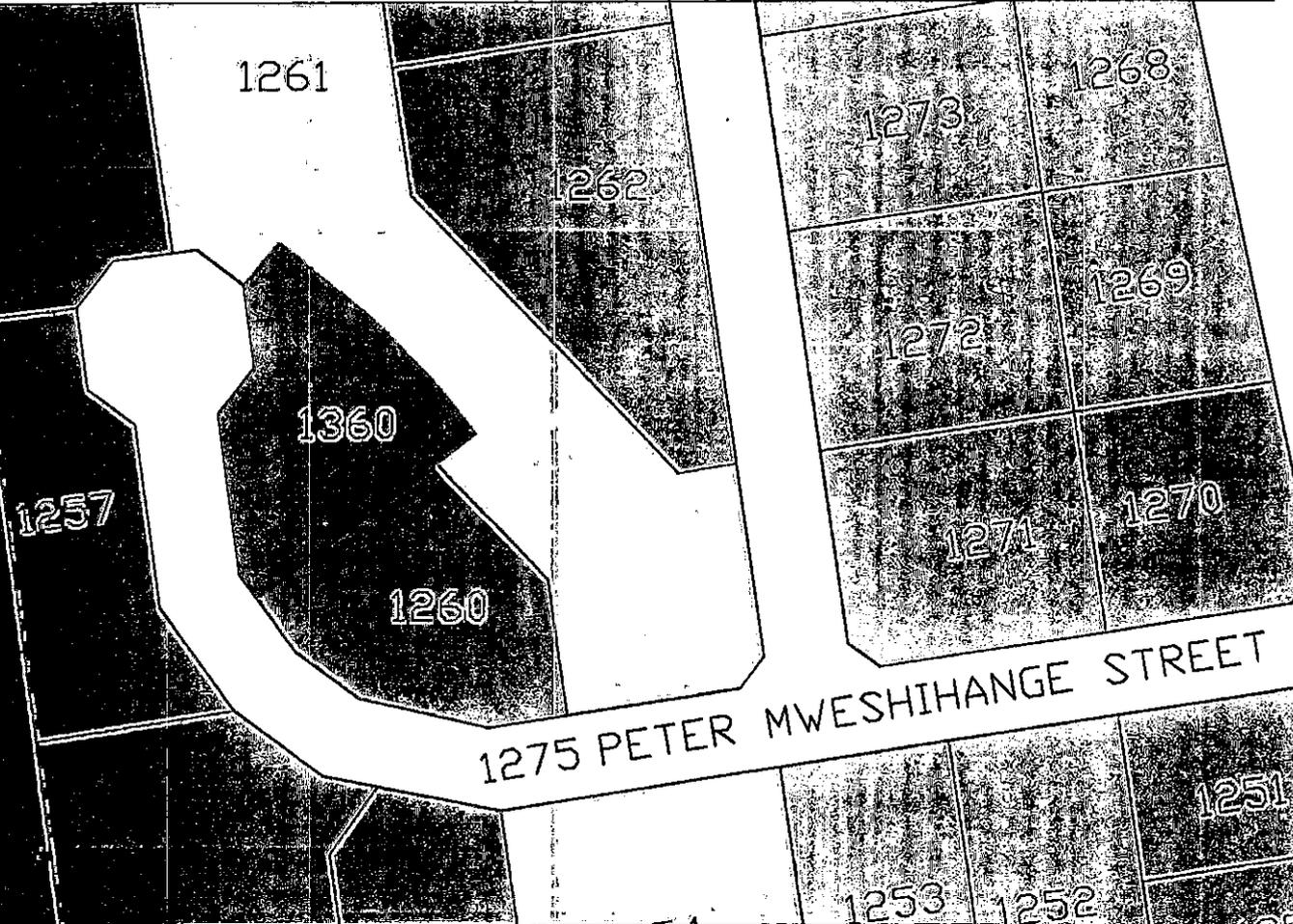
Date: Drawn by: Drawing No:

08 July 2024 Whitney Khoshoma 1360-fz/Gen/XX

SCALE: 1/3000 (A4)

2025 -02

EXISTING ZONING OF ERF 1360, PETER MWESHIHANGE STREET, KLEINE KUPPE



 ERF 1360 (OFFICE)

LEGEND

-  Office
-  Private Open Space
-  Municipal
-  Business
-  Public Open Space



RITVA KHIBA (TOWN AND REGIONAL)  
PLANNING CONSULTANTS CC

TEL: 061 225002  
CELL: 061 9786154/ 061 2505659  
EMAIL: info@rkipc.com.na

Project Title:  
Existing Zoning Map  
of Erf 1360, Kleine Kuppe

Date:	Drawn by:	Drawing No:
February 2008	Whitney Shobana	100-Priflan/RR

SCALE: 1/3000 (A4)



**CONDITIONS TO BE REGISTERED**

**IN FAVOUR OF THE LOCAL AUTHORITY**

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



**SPECIAL POWER OF ATTORNEY**

We, the undersigned **Lin Huang, Tiantao Huang and Xiaoxia Chen** in our capacity as the owners of **Erf 1360, Kleine Kuppe** do hereby nominate constitute and appoint,

**Ritta Khiba Planning Consultants cc**  
**P.O. Box 22543,**  
**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 Windhoek Municipal Council, Ministry of Urban and Rural Development and Urban and Regional Planning Board for the:

- **REZONING OF ERF 1360 PETER MWESHIHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 m2 AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

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

Signed at Windhoek this 25<sup>th</sup> day of July 2024 in the presence of the undersigned witnesses.

.....

**SUBSCRIBER**

.....

**SUBSCRIBER**

.....

**SUBSCRIBER**

**AS WITNESSES**

1.

2.

**DEED OF TRANSFER NO.**

1344

1. LIN HUANG
2. TIANAO HUANG
3. XIAOXIA CHEN

AND

XIAOXIA CHEN

UNIT NO. 13 - 18 TRANQUILO COMPLEX, ERF NO. 1360 KLEINE KUPPE

**KOGP**  
PARTNERS

CONVEYANCERS  
P O BOX 3516  
WINDHOEK  
TEL: 382 800  
REF: BKL / sn / 73962

By Notarial Deed No. 27 dated 14 March 2019  
 the within-mentioned property is subject to Conditions

In favour of Lin Huang Jony: 67121110083 (unmarried)  
 appear on reference to the said Notarial Deed, a copy whereof is herewith annexed.

DEEDS OFFICE  
 WINDHOEK  
2019-03-26

REGISTRAR OF DEEDS



Prepared by me:  
  
 CONVEYANCER  
 LOCH B K

# DEED OF TRANSFER

SECTIONAL TITLES ACT, 2009  
 (Section 17(1)(a), Regulation 12(5))

1544-2/1

*Be it hereby made known:*

THAT **WILLEM CAREL KOTZE**

appeared before me at Windhoek, he/she being duly authorised thereto by a Power of Attorney granted to him/her by

**1. LIN HUANG**  
 (Identity Number: 671211 1008 3)  
 UNMARRIED

**2. TIANTAO HUANG**  
 (Identity Number: 951208 0020 3)  
 UNMARRIED

**3. XIAOXIA CHEN**  
 (Identity Number: 760605 1090 6)  
 UNMARRIED

dated the **6TH** day of **SEPTEMBER 2018**, and signed at **WINDHOEK**

*e*

*CF*

And the said Appearer declared that whereas his/her said Principals heretofore held and possessed in joint ownership:

1. (a) Section No. 1 (ONE), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 85 (EIGHTY FIVE) square metres in extent; and
  - (b) 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.
  
2. (a) Section No. 2 (TWO), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
  - (b) 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 section plan.
  
3. (a) Section No. 3 (THREE), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
  - (b) 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 section plan.
  
4. (a) Section No. 4 (FOUR), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of

which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and

- (b) 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 section plan.
5. (a) Section No. 5 (FIVE), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 section plan.
6. (a) Section No. 6 (SIX), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 section plan.
7. (a) Section No. 7 (SEVEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 section plan.



8. (a) Section No. 8 (EIGHT), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 section plan.
9. (a) Section No. 9 (NINE), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
10. (a) Section No. 10 (TEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 85 (EIGHTY FIVE) square metres in extent; and
- (b) 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.
11. (a) Section No. 11 (ELEVEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- 

- (b) 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.
12. (a) Section No. 12 (TWELVE), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
13. (a) Section No. 13 (THIRTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
14. (a) Section No. 14 (FOURTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
15. (a) Section No. 15 (FIFTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in

respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and

- (b) 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.
16. (a) Section No. 16 (SIXTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
17. (a) Section No. 17 (SEVENTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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.
18. (a) Section No. 18 (EIGHTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and



- (b) 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.

AND WHEREAS the said joint owners have on the 6th of SEPTEMBER 2018 agreed to partition the said property and award to each owner the property as described below

NOW THEREFORE, the said Appearer in his/her capacity aforesaid and in pursuance of the above in part recited agreement, declared that he/she did by these presents, cede and transfer in full and free property unto and on behalf of the said

**XIAOXIA CHEN**

(Identity Number: 760605 1090 6)

UNMARRIED

A unit consisting of:

1. (a) Section No. 13 (THIRTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and  
  
(b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 52 /2018(13)(UNIT)

2. (a) Section No. 14 (FOURTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and

- (b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 52 /2018(14)(UNIT)

- 3. (a) Section No. 15 (FIFTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 52 /2018(15)(UNIT)

- 4. (a) Section No. 16 (SIXTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 52 /2018(16)(UNIT)

|

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5. (a) Section No. 17 (SEVENTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 59 /2018(17)(UNIT)

6. (a) Section No. 18 (EIGHTEEN), as shown and more fully described on Sectional Plan to be registered in the development scheme known as **TRANQUILO COMPLEX** in respect of the land and building or buildings situated at ERF NO. 1360 KLEINE KUPPE, in the MUNICIPALITY of WINDHOEK, Registration Division "K", KHOMAS Region, of which section the floor area, according to that sectional plan is, 82 (EIGHTY TWO) square metres in extent; and
- (b) 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 by virtue of CERTIFICATE OF REGISTERED SECTIONAL TITLE  
NO. 59 /2018(18)(UNIT),

The said unit is subject to or shall benefit by -

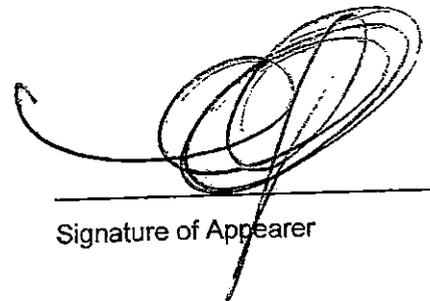
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3)(b) of the Sectional Titles Act, 2009, and the servitudes referred to in Section 30 of that Act; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on that Sectional Plan.

WHEREFORE the Appearer, renouncing all the right and title his/her principals heretofore jointly had to the unit, on behalf as aforesaid, did, in consequence also acknowledge his/her said principals with the exception of the above transferee to be entirely dispossessed of, and disentitled to, the unit hereby transferred, and that, by virtue of these presents, the said TRANSFEREE, its Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights; and finally, acknowledging his/her remaining principal to have received as a consideration transfer on this day of its respective unit, partitioned as aforementioned.

Signed, executed and sealed at WINDHOEK on 2019-10-16

In my presence,

  
\_\_\_\_\_  
Registrar of Deeds.

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

Transfer Duty Receipt No. 103339832  
OR Exemption Certificate:  
Issued at WINDHOEK  
On 12 SEPTEMBER 2018  
for 0.00

Checked: 1. \_\_\_\_\_  
2. \_\_\_\_\_

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.

\_\_\_\_\_  
CONVEYANCER

2



## **NOTIFICATION OF PAYMENT**

To Whom It May Concern:

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

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Date Actioned : 2025/02/13  
Time Actioned : 14:45:55  
Trace ID : NAM0VBNDTFQB

### **Payer Details**

Payment From : Mrs Ritta Khiba - Business Cheque Account  
Cur/Amount : NAD2,012.50

### **Payee Details**

Recipient/Account No : .. 146115  
Name : CITY OF WINDHOEK  
Bank : First National Bank  
Branch Code : 283879  
Reference : INV2025267946

*END OF NOTIFICATION*

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To authenticate this Payment Notification, please visit the First National Bank of Namibia Limited website at [fnbnamibia.com.na](http://fnbnamibia.com.na), select the "Verify Payments" 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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Board of Directors: P Grütemayer (Chairman), J Coetzee, G Dempsey (Chief Executive), LD Kapere, MJ Lubbe\*, R Makenjee\*\*, IN Nashandi, ON Shikongo, LP Smit, E van Zyl. \*South African with Namibian Permanent Residence, \*\*South African.  
Company Secretary: N Makemba

**First National Bank** of Namibia Limited, Reg. No. 2002/0180.

DEBT MANAGEMENT CREDIT CHECK FORM

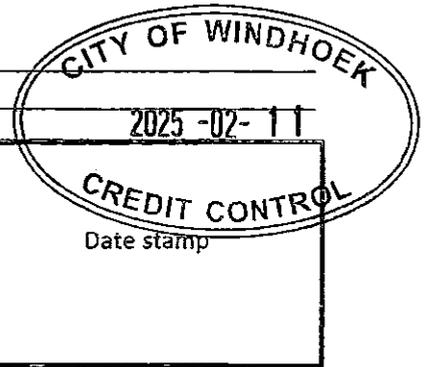
Surname Huang, Huang, Chen First name(s) Lin, Tiantao, Xiaoxia  
 Erf/stand no 1360 Township Kleine Kuppe  
 If company or registered under cc \_\_\_\_\_  
 Namibian I. D / Passport no. 62121110083; 95120800203, 76060510906  
 Postal/Private Bag address \_\_\_\_\_ Township of address \_\_\_\_\_  
 Physical Residential or Business address \_\_\_\_\_  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell 0812588 931

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Acc 13333046 - paid



Acc. Technician Credit Control

Nabila

Signature Acc. Tech Credit Control

[Signature]

LAND SALES

Comments:

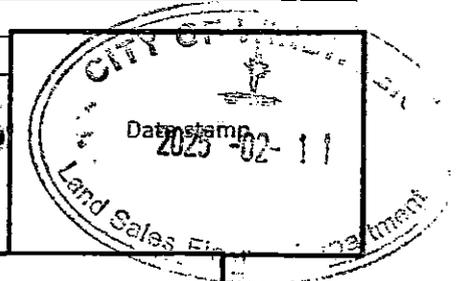
No Land Sales Account - Proceed

Acc. Technician Land Sales

JSHKBO ER

Signature Acc. Technician Land Sales

[Signature]



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

City of many faces

# MEMORANDUM

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**TO** : Department of Urban and Transport Planning

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

**ENQ** : L. Nambinga

**REF** : L/1360/KK

**DATE** : 18 June 2025

Mr. H. Rust

**RE: • REZONING OF ERF 1360 PETER MWESHIHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 m<sup>2</sup> AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

The application dated 11 February 2025, for the proposed, Rezoning of Erf 1360, Peter Mweshihange Street no. 1, Kleine Kuppe Extension 1, from 'Office' with a bulk of 0.4 to 'General residential' with a density of 1:50 m<sup>2</sup> and Consent to use the Erf as such while the rezoning is being processed, refers.

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

1. The proposed Erf 1360, Kleine Kuppe, has a general downward slope from the southeast into a northwesterly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed Erf 1360, Kleine Kuppe, except for surface stormwater run-off.
3. It is indicated that access to the proposed Erf 1360, Kleine Kuppe, is obtained from Peter Mweshihange Street.

This Division has no objection to the proposed, Rezoning of Erf 1360, Peter Mweshihange Street no. 1, Kleine Kuppe Extension 1, from 'Office' with a bulk of 0.4 to 'General residential' with a density of 1:50 m<sup>2</sup> and Consent to use the Erf as such while the rezoning is being processed, provided:

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

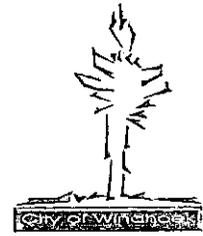
**1010**

by the local authority or which have been or may be built, laid, or erected in terms of any law) may be constructed on or over the property or located in such a way that –

- (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
- (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalized) is or can be changed, canalized or impeded.
- (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portions is contemplated.

# MEMORANDUM<sup>1011</sup>

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*The Gateway to Endless Opportunities*

**TO** : Mr. HJ Rust  
Section Planner  
Department of Urban & Transport Planning

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

**ENQ** : Mr. Dawid Pavaza  
Engineer: HV & MV Planning and Design  
Department of Electricity

**DATE** : 03/07/2025

**RE: REZONING OF ERF 1360 PETER MWESHIHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 M2 AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

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

## **SUBDIVISION APPLICATIONS – SINGLE RESIDENTIAL (NO OBJECTIONS)**

- 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.
- Only one (1) service connection from the municipal electrical network will be allowed per Erf.
- The erf is already connected to the Municipal Electricity network.

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

**CITY OF WINDHOEK**  
**SUSTAINABLE DEVELOPMENT - ADVISORY**



**TO** : H Rust  
**FROM** : Conwell Beukes  
**DATE** : 07/07/2025

**SUBJECT:**

- a) Rezoning of Erf 1360, Kleine Kuppe Extension 1 from 'Office' with a bulk of 1 to 'General Residential' with a density of 1:50 m<sup>2</sup>;
- b) Consent to use the erf as such while the rezoning is being processed

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I refer you to the abovementioned.

Erf 1360 measures approximately 1553m<sup>2</sup> in extent and is zone "Office" with a bulk of 1.

**Proposal/Recommendations**

The Department of Urban and Transport Planning, Sustainable Development Division has **no objection** to the proposed rezoning of Erf 1360 Kleine Kuppe Extension 1 from Office with a bulk of 1 to Gen Res with a density of 1:50 provided that:

- The rezoning is done in accordance with the Windhoek Zoning Scheme provisions.
- The comments from all technical divisions are considered.

I trust that you find this in order. Please contact us for any further clarifications.

Thank you,  
**TOWN PLANNING TECHNICIAN: SUSTAINABLE DEVELOPMENT**

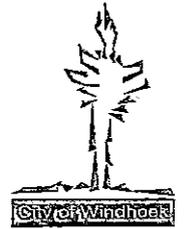
# MEMORANDUM<sup>1013</sup>

**TO:** Mr. H. Rust

**DATE:** 1 August 2025

**FROM:** INF: Engineering Services Division

**REF:** L/1360/KK



**SUBJECT: REZONING OF ERF 1360, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 M2; AND**

**CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

The application dated 11 February 2025 regarding the above subject matter, refers.

The application can only be approved under the following conditions:

1. The applicant is advised that, in terms of the regulations applicable to a General Residential erf, provision must be made for a water meter battery system that allows for the installation of individual water meters for each dwelling unit.
2. No building plans for Erf 1360 will be approved prior to the installation of this water meter battery.
3. That the maximum number of units shall not exceed the existing 18 units.
4. 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<sup>1014</sup>

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*The Gateway to Endless Opportunities*

**TO** : UTP: Urban Policy  
**FROM** : UPT: Sustainable Development  
**ENQ** : N. Naruses  
**REF** : L/\_Erf 1360/KK  
**DATE** : 07/08/2025

Attention: H. Rust

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**RE:**

- 1. REZONING OF ERF 1360 PETER MWESHIHANGE STREET, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m<sup>2</sup>**
- 

This memo refers to the application dated 11 February 2025, submitted by Ritta Khiba Planning Consultants 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.

**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 relevant technical departments.
- 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**

**TO:** Urban Planning  
H Rust

**DATE:** 27 August 2025

**FROM:** Section Engineer: Transport Planning

**REF:** L/1360/KK



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

An application dated 11 February 2025 received from Ritta Khiba Planning Consultants cc regarding the above subject matter has reference:

Erf 1360 is located on Peter Mweshihange Street in Kleine Kuppe, zoned "Office" with a bulk of 0.4 and measures 1552.878m<sup>2</sup> in extent. Peter Mweshihange is a short local street with low traffic flow during peak hours. Rezoning of Erf 1360 Kleine Kuppe, from 'Office' to 'General Residential' with a density of 1:50 m<sup>2</sup> will be generating 38 additional vehicle trips to the current roads network.

1. This Division has in principle an objection to the proposed Rezoning of Erf 1360, Kleine Kuppe from 'Office' with a bulk of 0.4 to 'General Residential' with a density of 1:50 m<sup>2</sup>; as such a rezoning will create a precedence in the area whilst there is a Traffic Impact Study (TIA) contacted in April 2019 for a densification to 1:250 for the area, which already indicate capacity constraints for the current traffic volumes, and supports a maximum density of 1:250 with upgrading to various intersection. Hence a general consideration of 1:50m<sup>2</sup> would need further TIA assessment for a wide area application.
2. However, in consideration of the existing 18 dwelling units mentioned built on this specific Erf 1360 KK a rezoning to "general residential" with a density of 1:50m<sup>2</sup> is supported because it has a less traffic impact than a zoning of "office" with a bulk of 0.4; on condition that:
  - 2.1 There will be no additional dwelling units to be added to the mentioned existing 18 dwelling units, that necessitated the rezoning since they are already approved and built on an office zoned erf. Approved building plan could not be located
  - 2.2 1 parking bay per equal or less than 3-bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
3. This Division has no objections to the proposed Consent to use the erf as such while the rezoning is being processed; provided:
  - 3.1 That parking is as per attached approved layout, date stamped on 17 September 2025.
  - 3.2 That consent uses only come into effect once adequate parking has been provided for onsite being to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

.....  
M Shiimi  
Roads Planning and Traffic Flow  
\*2508



P.O. Box 22543, Windhoek  
1012 Virgo Street, Dorado Park  
Tel: +264 61 225062 | Fax 2 Email +088814935  
Cell: +264 815788154/ +264 812505559 | Email: tp3a@rkpc.com.n  
**TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS**



Ref: L//1360/KK

21 May 2025

Enquiries: Whitney Sheehama

The Chief Executive Officer  
City of Windhoek  
P. O. Box 59  
Windhoek

**Department of Urban & Transport Planning**

**For attention: Mr. H. Rust**

Dear Sir,

**PUBLIC PARTICIPATION REPORT**

Ritta Khiba Planning Consultants cc applied to the City of Windhoek on the 20<sup>th</sup> February 2025 for the Rezoning of Erf 1360 Peter Mweshihange Street No.1, Kleine Kuppe Extension 1 from 'office' with a bulk of 0.4 to 'general residential' with a density of 1:50m<sup>2</sup> and consent to use the erf for office purposes while the rezoning is being processed.

City of Windhoek on the 20<sup>th</sup> of June 2024 notified the applicant to carry public participation line with the requirements of Sections 99 or 107 of the Urban and Regional Planning Act, Act No, 5 of 2018 (the Act) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy for the proposed development.

A public participation process ensued whereby:

The town planning procedures were carried out and advertised in the following manner:

- The application was published in the government gazette on the 14<sup>st</sup> March 2025
- Notice was submitted to the Sun and Republikein Newspapers to appear in the Newspaper on the 18<sup>rd</sup> as well as on the 25<sup>th</sup> of March 2025.
- Notice was placed on the Windhoek Municipal Board on the 17<sup>th</sup> March 2025 (*see image inserted below*), of which the general public had 21 days to comment or object.
- Registered mail was sent to the neighbours on the 17<sup>th</sup> March ( Erven 1261, 1262, 1260, 1257 and 1258 Kleine Kuppe). The decision to send registered mail, rather than conducting face-to-face distribution of forms, was made in consideration of the fact that all surrounding properties are classified as general residential and are managed by body corporates. As such, registered mail ensures formal and documented communication with the appropriate managing entities, providing a reliable and traceable method of delivery in accordance with standard practice for properties under corporate management.
- By the time of submission of the public participation process to the City of Windhoek, there were no comments/objections received on or before the due date provided.

# Market Watch

# Kleinadver

1020

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035 Reguleringsgawes	035 Legal Notices

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To avoid disappointment of an advertisement not appearing on the date you wish, please book immediately. Classified notices, notices and display spaces 12,000 per month (incl. VAT) per line. A complete list of rates is available on request. For more information, please call 061 239 638 or visit our website [www.classifieds.com.na](http://www.classifieds.com.na).

**NOTES:**

- Classified: 12,000 per line for the first 10 lines and 10,000 per line for the remaining lines.
- Display: 12,000 per line per month (incl. VAT) per line.
- Subject matter: 10,000 per line (incl. VAT) per line.
- Classified: 12,000 per line for the first 10 lines and 10,000 per line for the remaining lines.
- Subject matter: 10,000 per line (incl. VAT) per line.

**005 Kennisgewings/Notices**

**NOTICE IS HEREBY GIVEN IN TERMS OF THE OKAHANJIA TOWN PLANNING AMENDMENT SCHEME NOS. 2012/2013** Please take note that the owners of erf 262, Okahandja Central zoned General Business Zone, intend to apply to the Municipal Council of Okahandja for permission of Consent Use of Institutional Building to operate a Pre-Primary School only. The aforementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act no. 5 of 2018) and the Okahandja Town Planning Amendment Scheme no.5 (2012). Furthermore, does the application for institutional building comply with the Child Care Act of 1983, and amended for day-care, creche, and/or kindergarten. Please take note that the application lies open for inspection at the Technical Department of the Municipality of Okahandja situated in Martin Neib Avenue or can be requested from [yvonne@onderweegs.co.za](mailto:yvonne@onderweegs.co.za). Any person having objections to the erection and use of the land may lodge such objection with Council and with the applicant in writing within fourteen (14) days after the date of the last advertisement. Applicant: Owner of Erf 262 Okahandja, CHT Property cc, [yvonne@onderweegs.co.za](mailto:yvonne@onderweegs.co.za) +264 814465325 Local Authority: Chief Executive Officer, Municipality of Okahandja, Martin Neib Avenue Okahandja town-planning@okh.nam

**005 Kennisgewings/Notices**

**Notice is hereby given to the biological parents, Angelina Gabriel and Hafeni Hlongwa, of an abandoned baby girl, born on 08 November 2024, to contact the social worker, Mrs Anel Putensen at 081 266 5544 or 081 288 6326 during office hours. Kindly take note that NO CRIMINAL CHARGES will be laid against the parents for abandoning the baby and this notice is for the purpose of completing the placement of the child in alternative care. The Ministry is legally obligated to give this notice in terms of Section 227 (5) (a). This notice is valid from 14 March 2025 to 14 April 2025. You are required to respond to this notice within this period. Kindly note that the Child Care and Protection Act, Act 3 of 2015, Section 227 (1) (a) provides that the parent, guardian or care-giver of a child who abandons the child may not be prosecuted under Section 254 for such abandonment if the child is left with the physical control of a person at the premises of a hospital, police station, fire station, school, place of safety, children's home or any other prescribed place.**

**005 Kennisgewings/Notices**

**Notice is hereby given to the biological mother, Hambelela Simon, of an abandoned baby girl, born on 11 August 2024, to contact the social worker, Mrs Anel Putensen at 081 266 5544 or 081 288 6326 during office hours. Kindly take note that NO CRIMINAL CHARGES will be laid against the parents for abandoning the baby and this notice is for the purpose of completing the placement of the child in alternative care. The Ministry is legally obligated to give this notice in terms of Section 227 (5) (a). This notice is valid from 06 March 2025 to 06 April 2025. You are required to respond to this notice within this period. Kindly note that the Child Care and Protection Act, Act 3 of 2015, Section 227 (1) (a) provides that the parent, guardian or care-giver of a child who abandons the child may not be prosecuted under Section 254 for such abandonment if the child is left with the physical control of a person at the premises of a hospital, police station, fire station, school, place of safety, children's home or any other prescribed place.**

**009 Vacancies**

Dwell is seeking a talented System Engineer to design, implement and maintain cutting-edge systems. Must have experience with cloud platforms and network infrastructure & SAP systems. Join our innovative team to drive technical solutions and ensure seamless operations: [dwell-investments@gmail.com](mailto:dwell-investments@gmail.com)

**009 Vacancies**

**FIELD SUPERVISOR - Wellbore Construction** Join a global leader in well construction, delivering innovative solutions to optimize reservoir value. Lead onsite operations, ensure safety compliance, and mentor teams while managing installation and maintenance of advanced equipment. Requires a technical college degree and extensive experience as a Field Specialist, 10+ years of Deepwater Wellbore Construction experience, technical expertise, leadership skills. Apply to [cw@emply-africa.com](mailto:cw@emply-africa.com) using ref- BHEAF, only applications using the correct reference will be considered

**009 Vacancies**

**Qualified Oncology Pharmacist** for the Namibian Oncology Centre. Minimum requirements: Bachelor of Pharmacy degree, Current registration with the Health Professions Council of Namibia, Minimum of 10 years oncology pharmacy experience of which 5 should be in a management position. Minimum of 10 years aseptic and sterile cytotoxic drug handling and reconstitution experience. Must have attended at least three SASMO/SASCRO conferences. Namibian citizenship or residency status. Candidates who meet the above minimum requirements may submit applications to [HR@namoncolgy.com](mailto:HR@namoncolgy.com) Closing date: 25 March 2025

**RED BLUE GREEN ORANGE**

It is the time to get rid of the old and get the new. Add special NS 5.00 per line. **PRINTING IN COLOUR!**

**025 Reguleringsgawes/Legal Notices**

**IN THE High Court of Namibia, Case No.: HC-NLD-CIV-ACT-COIN-2022/00276** In the matter between: **MAKALANI REAL ESTATES CC** Execution Creditor and **KINGE INSURANCE BROKERS CC** 1st Execution Debtor **PAULUS KIINGE, 2nd Execution Debtor** **NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY** In execution of a judgment granted against the above-named first and second execution debtors by the above Honourable Court on 07 December 2022 in the above-mentioned suit, the under-mentioned goods will be sold by public auction by the Deputy Sheriff for the district of Oshana at Advanced Refrigeration, Main Road, Oshana on Thursday 27 March 2025 at 12h00 or as soon thereafter as may be... 1x Nissan NP200 with Registration No. N9995H, 1x Toyota Hilux double cab, with Registration No. N4375HTERMS: "Voetstoots and cash to the highest bidder. Dated at Windhoek on 14 March 2025. **ENGLING, STRITTER AND PARTNERS** Legal Practitioners for the Execution Creditor, No 12 Love Street Windhoek, Ref: LB707N39621

**025 Reguleringsgawes/Legal Notices**

**REZONING NOTICE** Take notice that **RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)** on behalf of the owner of Erf 1360, Peter Mwehshihange Street No.1, Kleine Kuppe Extension 1, intends applying to the Municipal Council of Windhoek for REZONING OF ERV 1360 PETER MWEHSHIHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM "OFFICE" WITH A BULK OF 0.4 TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50m<sup>2</sup> AND CONSENT TO USE THE ERV AS SUCH WHILE THE REZONING IS BEING PROCESSED. Erf 1360, Kleine Kuppe Extension 1 is zoned "Office" and measures approximately 1.552m<sup>2</sup> in extent. The erf is currently built up with building that consists of apartments. Once Council approves the proposed rezoning the intention is to use the erf for general residential purposes. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the erven lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012 Doradpark. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 14 April 2025 before 12:00.

**025 Reguleringsgawes/Legal Notices**

**APPLICANT: RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS** P O Box 22543, Windhoek Tel: 061 - 225062 or Fax 088614935 (fax to email) Mobile: 081 578 8154 / Email Address: [rkhiba@gmail.com](mailto:rkhiba@gmail.com) **MUNICIPALITY OF WINDHOEK** DEPARTMENT OF URBAN AND TRANSPORT PLANNING Mc. Hugo Rust Office: +264 61 290 2378 Email Address: [Hugo.Rust@windhoekcc.org.na](mailto:Hugo.Rust@windhoekcc.org.na)

**025 Reguleringsgawes/Legal Notices**

**IN THE High Court of Namibia, Main Division, Windhoek Case No.: HC-MD-CIV-ACT-COIN-2023/02414** In the matter between **SANDRA OPPERMAN** Execution Creditor and **GERRIT STEPHANUS SWARTZ** Execution Debtor **NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY** In Execution of a Judgment of the above Honourable Court in the above mentioned suit, a sale will be held on Friday the 4th of April 2025 at the premises of the Deputy Sheriff and Messenger of the Court Windhoek - 422 Independence Avenue Windhoek. The movable property to be sold is a HONDA HATCHBACK (GREY). The movable property will be sold by the Deputy Sheriff of the High Court of Namibia, Windhoek to the highest bidder in terms of Rule 105 (4) Dated at Windhoek the 4th day of April 2025. **ISABEL CHINHEYA INCORPORATED LEGAL PRACTITIONERS FOR EXECUTION CREDITOR NO 6 WINTERBERG STREET EROS, WINDHOEK.**

**035 Reguleringsgawes/Legal Notices**

**IN THE High Court of Namibia, Main Division, Windhoek Case No.: HC-MD-CIV-ACT-COIN-2023/04885** In the matter between: **DEVELOPMENT BANK OF NAMIBIA LIMITED**, Execution Creditor and **SEVEN EIGHT SIX TRADING CC**, 1st Execution Debtor **DAWDOO MULLER, 2nd Execution Debtor** **FALDIEA MULLER, 3rd Execution Debtor** **JAMIE MULLER, 4th Execution Debtor** **NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY** Pursuant to a Judgment of the above Honourable Court granted on 18 March 2024, the following immovable property will be sold, subject to Rule 110(9) (a), without reserve, to the highest bidder, by the Deputy Sheriff of the District of Walvis Bay on Tuesday, the 1st day of April 2025 at 10h00 in the morning at Erf No. 66, Marrieville, Walvis Bay. **CERTAIN ERV No. 161, Marrieville SITUATED: In the Municipality of Walvis Bay Registration F. Erongo Region. MEASURING 540 (five three zero) square metres HELD BY Deed of Transfer No. T9228/2006 SUBJECT: To all the Conditions contained therein. MAAN RESIDENTIAL DWELLING, allegedly consisting of: 1x Covered Front Stoop; 1x Entrance Foyer; 1x Lounge & Fire Place; 1x Dining Room; 1x Kitchen; 1x Swimming Pool Room; 4x Bedrooms; 1x Bathroom with Bath/WC/Basin; 1x Bathroom with Shower; WC and Basin; 1x Full Bathroom; 1xBBQ/Family Room; 1x Laundry OUBUILDING: 1x Oversized Tandem Garage; 1x WC with Basin. The "Conditions of Sale-in-Execution" will be for inspection at the office of the Deputy Sheriff at Walvis Bay and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Kinghorn Associates Inc. at the undermentioned address. Dated at Windhoek this 20th day of January 2025, electronically signed: **C DE KONING KINGHORN ASSOCIATES INC. LEGAL PRACTITIONERS FOR PLAINTIFF UNITS 25 & 36 TENBERGEN VILLAGE** Court of ROBERT MUGABE AVENUE & JULIUS NYERERE STREETS WINDHOEK (REF: CDK/DEV15/0034-80)**

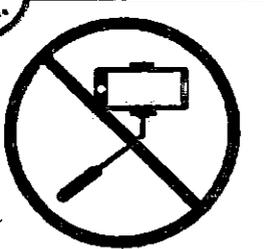
**035 Reguleringsgawes/Legal Notices**

**IN THE High Court of Namibia (Main Division) CASE NO.: HC-MD-CIV-ACT-COIN-2023/04885** In the matter between: **DEVELOPMENT BANK OF NAMIBIA LIMITED**, Execution Creditor and **SEVEN EIGHT SIX TRADING CC**, 1st Execution Debtor **DAWDOO MULLER, 2nd Execution Debtor** **FALDIEA MULLER, 3rd Execution Debtor** **JAMIE MULLER, 4th Execution Debtor** **NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY** Pursuant to a Judgment of the above Honourable Court granted on 18 March 2024, the following immovable property will be sold, subject to Rule 110(9) (a), without reserve, to the highest bidder, by the Deputy Sheriff of the District of Walvis Bay on Tuesday, the 1st day of April 2025 at 10h00 in the morning at Erf No. 66, Marrieville, Walvis Bay. **CERTAIN ERV No. 161, Marrieville SITUATED: In the Municipality of Walvis Bay Registration F. Erongo Region. MEASURING 540 (five three zero) square metres HELD BY Deed of Transfer No. T9228/2006 SUBJECT: To all the Conditions contained therein. MAAN RESIDENTIAL DWELLING, allegedly consisting of: 1x Covered Front Stoop; 1x Entrance Foyer; 1x Lounge & Fire Place; 1x Dining Room; 1x Kitchen; 1x Swimming Pool Room; 4x Bedrooms; 1x Bathroom with Bath/WC/Basin; 1x Bathroom with Shower; WC and Basin; 1x Full Bathroom; 1xBBQ/Family Room; 1x Laundry OUBUILDING: 1x Oversized Tandem Garage; 1x WC with Basin. The "Conditions of Sale-in-Execution" will be for inspection at the office of the Deputy Sheriff at Walvis Bay and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Kinghorn Associates Inc. at the undermentioned address. Dated at Windhoek this 20th day of January 2025, electronically signed: **C DE KONING KINGHORN ASSOCIATES INC. LEGAL PRACTITIONERS FOR PLAINTIFF UNITS 25 & 36 TENBERGEN VILLAGE** Court of ROBERT MUGABE AVENUE & JULIUS NYERERE STREETS WINDHOEK (REF: CDK/DEV15/0034-80)**

**035 Reguleringsgawes/Legal Notices**

**NOTICE** Take notice that **PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS** intends to apply to the City of Windhoek for REZONING OF ERV 3175, BEEHOVEN STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO BUSINESS WITH A BULK OF 0.75 REZONING OF ERV 3176, BEEHOVEN STREET, WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO BUSINESS WITH A BULK OF 0.75 CONSOLIDATION OF ERVEN 3175 AND 3176 BEEHOVEN STREET WINDHOEK INTO ERV'S CONSENT TO PROCEED WITH DEVELOPMENT WHILE REZONING AND CONSOLIDATION IS IN PROCESS ERV 3175 IS 1225m<sup>2</sup> in extent. The respective erf is currently zoned "Residential" with a density of 1:900 Erf 3176 is 1247m<sup>2</sup> in size and is currently zoned office with a bulk of 0.4. The owner intends to rezone both erven to "Business" with a bulk of 0.75. Furthermore, the owner also wishes to consolidate Erf 3175 and 3176 into one erf. The building will be used as a multipurpose use clinic that consists of a dispensary pharmacy, optometrists, theatre operating rooms, medical consulting rooms, therapists, and a cafe. The clinic is compatible with the existing surrounding land uses. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No 8 Delfius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 11th April 2025). **PLAN AFRICA CONSULTING CC TOWN and Regional Planners** Box 41148 Delfius Street Windhoek (West) Tel: (061) 210296 Fax: 0812716189 Call: (061) 213051 Email: [pafrica@omweb.com.na](mailto:pafrica@omweb.com.na)

**TODAY IS... NO SELFIES DAY**



The plague is selfies, and they are by far the worst thing to come out of the accessibility of self-portraiture. Thankfully, there's a day dedicated to breaking the toxic selfie addiction, and it's No-Selfies Day. For one day, you can finally stop participating in this narcissistic and, as it turns out, psychologically damaging behavior.

**Multiple Sclerosis**

**WHAT IS MULTIPLE SCLEROSIS? A CHRONIC DISEASE OF THE BRAIN & CENTRAL NERVOUS SYSTEM**

**OFFICE HOURS: Monday - Friday: 09h00 - 17h00**

[info@nsmnamibia.org](mailto:info@nsmnamibia.org)

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It is the time to get rid of the old and get the new. Add special NS 5.00 per line. **PRINTING IN COLOUR!**

**Market Watch**

**035 Reguleringsgawes/Legal Notices**

**VAN ROOI & ASSOCIATES URBAN AND REGIONAL PLANNERS** on behalf of the owner of Erf 1957, Windhoek intends to apply to the Windhoek Municipal Council for: Consent, in terms of Table B of the Windhoek Zoning Scheme to use the buildings on the erf for a place of instruction. Erf 1957, Windhoek measures 2015 m<sup>2</sup> in extent and is zoned "Business" with a bulk of 4.0. The erf is located in Prof Mburumba Karina Street in the CBD. It is our client's intention to use the vacant buildings on the erf for a place of instruction. The erf zoning allows for the intended use in terms of Table B of the Windhoek Zoning Scheme provisions. The intended land use blends in well with other uses in the area and will not have any adverse effects on the area. Take note that the locality plan of the erf is posted for inspection on the notice board in the Customer Care Centre of the City of Windhoek and notice of intent is affixed to the property. In addition, the neighbouring erf owners/occupants will be consulted. Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant in writing within 14 days of the last publication of this notice. Applicant: **Van Rooi & Associates Urban Planning Consultants** P O Box 80164, Olympia/Windhoek Email: [gbr@vanrooiplanning.com.na](mailto:gbr@vanrooiplanning.com.na) / [gb\\_vanrooi@yahoo.co.uk](mailto:gb_vanrooi@yahoo.co.uk) +264 81 122 5877

Market Watch Kleinadvertsies • Classifieds 1021

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

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No advertisements will be accepted telephonically.

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RATES & DEADLINES
To assist the placement of an advertisement and appearing on the daily press, please send the following: Classified notice, insertion and display order (ID 30), two copies, copy price to planning.
A copy of 10% is payable on completion, remainder to be paid by 12th day following advertisement publication. No cancellation will be accepted if received after this deadline.
NOTES:
1. Minimum display 1000.00 for the first 10 days and 4000.00 for the following days for every week thereafter.
2. Display Order (ID 30) per copy.
3. Single copy (ID 30) per copy.
4. Single copy (ID 30) per copy.
5. Single copy (ID 30) per copy.
6. Single copy (ID 30) per copy.
7. Single copy (ID 30) per copy.
8. Single copy (ID 30) per copy.
9. Single copy (ID 30) per copy.
10. Single copy (ID 30) per copy.

005 Kleinadvertsies
Notice is hereby given by the biological mother, Hambelela Simon, of an abandoned baby girl, born on 11 August 2024, to contact the social worker, Mrs Anel Putensen at 0812665544 or 081283 6326 during office hours. Kindly take note that NO CRIMINAL CHARGES will be laid against the parents for abandoning the baby and this notice is for the purpose of completing the placement of the child in alternative care. The Ministry is legally obligated to give this notice in terms of Section 227 (5) (a) o. This notice is valid from 06 March 2025 to 06 April 2025. You are required to respond to this notice within this period. Kindly note that the Child Care and Protection Act, Act 3 of 2015, Section 227 (1) (a) provides that the parent, guardian or caregiver of a child who abandons the child may not be prosecuted under Section 254 for such abandonment if the child is left with the physical control of a person at the premises of a hospital, police station, fire station, school, place of safety, children's home or any other prescribed place.
060202500420424

NOTICE IS HEREBY FOR PUBLICATION (THREE STOREY DWELLING APPLICATION)
This notice that the owner Qingping Chen, of Erf 2024, Cathy Street, Klein Windhoek intends applying to the Windhoek Municipal Council for the construction of a three-storey dwelling on Erf 2024, Cathy Street, Klein Windhoek. The proposed construction will allow the owner to erect a three-storey dwelling unit on Erf 2024, Cathy Street, Klein Windhoek. Should this application be successful, the number of vehicles for which parking must be provided on-site will be as required by the Windhoek Zoning Scheme. The owner's current intentions are to erect and use the building for residential purpose. Kindly take notice that the plan of the Erf lies for inspection at the town planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek fifth floor, office 522 and with the applicant / consultant in writing within 14 days of the last publication of this notice. Dated at Windhoek this 18 day of March of 2025. The last date for any objection is 18 April 2025. Owner Name: Qingping Chen Postal address: Box 86242, Eros, Windhoek. Contact details: 0818111838
060202500420328

009 Yekaterina Vaccines
VACANCY The Church Council of the Afrikaans Protestantse Kerk Leonardville, hereby advertises the post of Reverend of our Congregation. A suitable candidate must have a Degree in Theology which was obtained at the Afrikaans Protestantse Akademie in Pretoria, with at least five years of experience as a minister in a congregation within the church denomination of the Afrikaans Protestantse Kerk. It is advised that a suitable candidate can express himself fluently in the Afrikaans language. A suitable candidate with Namibian citizenship who is interested to apply for the advertised post can address his application to the Chairman of the Church Council, AP Kerk Leonardville, to email: amssoeke.apk@leonardville@gmail.com
Applications close on 21 March 2025.
060202500420408

009 Kleinadvertsies
ONCELI GROUP Job Title: Chief Operating Officer (COO) Location: Windhoek, Namibia (Travel required to various lodges and guesthouses) Employment Type: Full-time, Permanent Contract Start Date: Immediately. Please send your latest CV to come.smith@ondeli.com along with a cover letter detailing your suitability for the role.
060202500420407

VACANCY
The Church Council of the Afrikaans Protestantse Kerk Leonardville hereby advertises the post of Reverend of our Congregation.
A suitable candidate must have a Degree in Theology which was obtained at the Afrikaans Protestantse Akademie in Pretoria, with at least five years of experience as a minister in a congregation within the church denomination of the Afrikaans Protestantse Kerk. It is advised that a suitable candidate can express himself fluently in the Afrikaans language. A suitable candidate with Namibian citizenship who is interested to apply for the advertised post can address his application to the Chairman of the Church Council, AP Kerk Leonardville to email: amssoeke.apk@leonardville@gmail.com
APPLICATIONS CLOSE ON 27 MARCH 2025.
060202500420409

005 Kleinadvertsies
LEGAL NOTICE
VAN ROOI & ASSOCIATES URBAN AND REGIONAL PLANNERS on behalf of the owner of Erf 1957, Windhoek intends to apply to the Windhoek Municipal Council for Consent, in terms of Table B of the Windhoek Zoning Scheme to use the building/s on the erf for a place of instruction. Erf 1957, Windhoek measures 2015m² in extent and is zoned 'Business' with a bulk of 4.0. The erf is located in Prof Mburumba Kena Street in the CBD. It is our client's intention to use the vacant buildings on the erf for a place of instruction. The erf zoning allows for the intended use in terms of Table B of the Windhoek Zoning Scheme provisions. The intended land use blends in well with other uses in the area and will not have any adverse effects on the area. Take note that the locality plan of the erf is posted for inspection on the notice board in the Customer Care Centre of the City of Windhoek and notice of intent is affixed to the property. In addition, the neighbouring erf's owners/occupants will be consulted. Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and the applicant in writing within 14 days of the last publication of this notice. Applicant: Van Rooi & Associates Urban Planning Consultants P O Box 80164, Olympia, Windhoek. Email: gbr@vanrooiplanning.com or gb\_vanrooi@yahoo.co.uk +264 81 122 5877
060202500420307

005 Kleinadvertsies
LEGAL NOTICE
REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 1360, Peter Mweshihange Street No. 1, Kleine Kuppe Extension 1, intends applying to the Municipal Council of Windhoek for: REZONING OF ERF 1360 PETER MWESHIHANGE STREET NO. 1, KLEINE KUPPE EXTENSION 1 FROM 'OFFICE' WITH A BULK OF 0.4 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50M² AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED. Erf 1360, Kleine Kuppe Extension 1 is zoned 'Office' and measures approximately 1 552m² in extent. The erf is currently built up with building that consists of apartments. Once Council approves the proposed rezoning the intention is to use the erf for general residential purposes. The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme. Take notice that the locality plan of the erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012 Doradorp. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing, not later than 14 April 2025 before 12:00. APPLICANT: RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS P O Box 22543, Windhoek Tel: 061 - 225062 or Fax: 088614935 (fax to email) Mobile: 0815788154 / Email Address: rkhiba@gmail.com MUNICIPALITY OF WINDHOEK: DEPARTMENT OF URBAN AND TRANSPORT PLANNING Mr. Hugo Rust OFFICE: +264 61 290 2378 Email Address: Hugo.Rust@windhoekcc.gov.na
060202500420308

Market Watch TO ADVERTISE CALL: 061-297 2175 CLASSIFIEDS: 061-297 2175 060202500420411

005 Kleinadvertsies
LEGAL NOTICE
IN THE HIGH COURT OF NAMIBIA MAIN DIVISION WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2024/00932
In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF AND IVIN JACKSON LOMBART DEFENDANT
NOTICE OF SALE IN EXECUTION In execution of an order handed down by the above Honourable Court on the 26 TH of APRIL 2024 in the above mentioned case, a judicial sale, by public auction of the following will be held by the Deputy Sheriff of WINDHOEK. Auction starts the 04TH of APRIL 2025 @ 10H00, AT ERF 163, RENSBURGER STREET, LAFRENZ, WINDHOEK, REPUBLIC OF NAMIBIA. List of Goods to be sold: 1 X POLO Registration Number: N 191 239 W. DATED at WINDHOEK on the 13TH day of February 2025. KOEP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 33 SCHANZEN ROAD WINDHOEK (MAT6241859)
060202500420420

005 Kleinadvertsies
LEGAL NOTICE
IN THE High Court of Namibia, Main Division Case No: HC-MD-CIV-ACT-CON-2024/00547 in the matter between: JOHANNES HENDRIK ALBERTUS MEYER, 1st Execution Creditor ANNE-MARIE MEYER, 2nd Execution Creditor and DIRK JOHANNES VAN DYK REDELINGHUYIS, Execution Debtor
NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on the 10 JULY 2024, the following goods will be sold in execution by public auction on 04 April 2025 at 10h00 at the in front of Mariental Police Station, Mariental, Hardap Region namely: 1. Pajero motorvehicle 2. Nissan NP300 motorvehicle TERMS OF SALE: 'woestboots and cash to the highest bidder'. Dated at Windhoek on this day of March 2025. KRÜGER, VAN VUUREN & CO. LEGAL PRACTITIONERS FOR EXECUTION CREDITORS PER: JOHAN VAN VUUREN SAUNJNET BUILDING c/o SAM NUJOMA AND HOSEA KUTAKO DRIVES WINDHOEK KV8852
060202500420398

005 Kleinadvertsies
LEGAL NOTICE
IN THE Magistrate's Court For The District Of Windhoek CASE NO: 3737/2024
In the matter between: HELENA NAMIUPA HUMMEL, Plaintiff and GRANITE CITY NAMIBIA CC, 1st Defendant JOLANDI PEDRO, 2nd Defendant
NOTICE OF SALE IN EXECUTION
BE PLEASED TO TAKE NOTICE that the undermentioned asset, in execution of a judgment granted on the 5th day of December 2025 against the Defendants, will be sold in execution by the Messenger of the Court for the district of Windhoek, on Saturday, the 5th day of April 2025 at 09:30 at 422 Independence Avenue, next to Swiergers Motors, Windhoek, Namibia. GOODS: 1x TV, 1x fridge 1x lounge suite, 1x table, 4x chairs 1x brown cabinet, 1x deep freezer. Dated at Windhoek this 4th day of March 2025. SISA NAMANDJE & CO., INC. LEGAL PRACTITIONERS FOR PLAINTIFF 11 ROBERT MUGABE AVENUE P.O. BOX: 4240 WINDHOEK HT230/KG
060202500420411

005 Kleinadvertsies
LEGAL NOTICE
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Sections 14, 26 & 33) Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, KHOMAS REGION
1. Name and postal address of applicant: EHUNGO INVESTMENT CC, PO BOX 32342, WINDHOEK
2. Name of business or proposed business to which application relates: ROADHOUSE DELI AND GRILL RESTAURANT AND TAKE-AWAY
3. Address/location of premises to which application relates: ERFF 3520, UNITS 2A-2B, ISCOR STREET, NORTHERN INDUSTRIAL AREA, WINDHOEK, NAMIBIA
4. Nature and details of application: APPLICATION FOR THE PERMANENT REMOVAL OF A SPECIAL LIQUOR LICENCE
5. Clerk of the Court with whom application will be lodged: CLERK OF THE COURT, WINDHOEK
6. Date on which application will be lodged: 02 APRIL 2025.
7. Date of meeting of Committee at which application will be heard: 14 MAY 2025. Any objection or written submission in terms of Section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard. REF: (MAT:6248435) P/S/MA
060202500420410

005 Kleinadvertsies
LEGAL NOTICE
IN THE High Court of Namibia, Main Division Case No: HC-MD-CIV-ACT-CON-2024/00547 in the matter between: JOHANNES HENDRIK ALBERTUS MEYER, 1st Execution Creditor ANNE-MARIE MEYER, 2nd Execution Creditor and DIRK JOHANNES VAN DYK REDELINGHUYIS, Execution Debtor
NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on the 10 JULY 2024, the following goods will be sold in execution by public auction on 04 April 2025 at 10h00 at the in front of Mariental Police Station, Mariental, Hardap Region namely: 1. Pajero motorvehicle 2. Nissan NP300 motorvehicle TERMS OF SALE: 'woestboots and cash to the highest bidder'. Dated at Windhoek on this day of March 2025. KRÜGER, VAN VUUREN & CO. LEGAL PRACTITIONERS FOR EXECUTION CREDITORS PER: JOHAN VAN VUUREN SAUNJNET BUILDING c/o SAM NUJOMA AND HOSEA KUTAKO DRIVES WINDHOEK KV8852
060202500420398

IN LOVING MEMORY
Joan König
18 September 1966 - 2 March 2025
After a long time of suffering she is now at peace. She touched many hearts and will be deeply missed. She leaves behind her daughter, Carla Rattay, her parents, Eunice and Peter König and brother, Richard König
060202500420411

TODAY IS... WORLD MATH DAY
Save Pythagoras' constant of the word 'mathematics' in the 5th century BC, teachers have been a bit of a challenge. part of the. Whether the actual calculation of numbers stands against it, or whether, celebrating World Math Day can be possible and useful of that Math is believed by many people to be one of the hardest subjects to achieve because of its strictness in needing correct answers. Its abstract concepts and the overall stress to avoid in succeeding, but don't let that be intimidating!

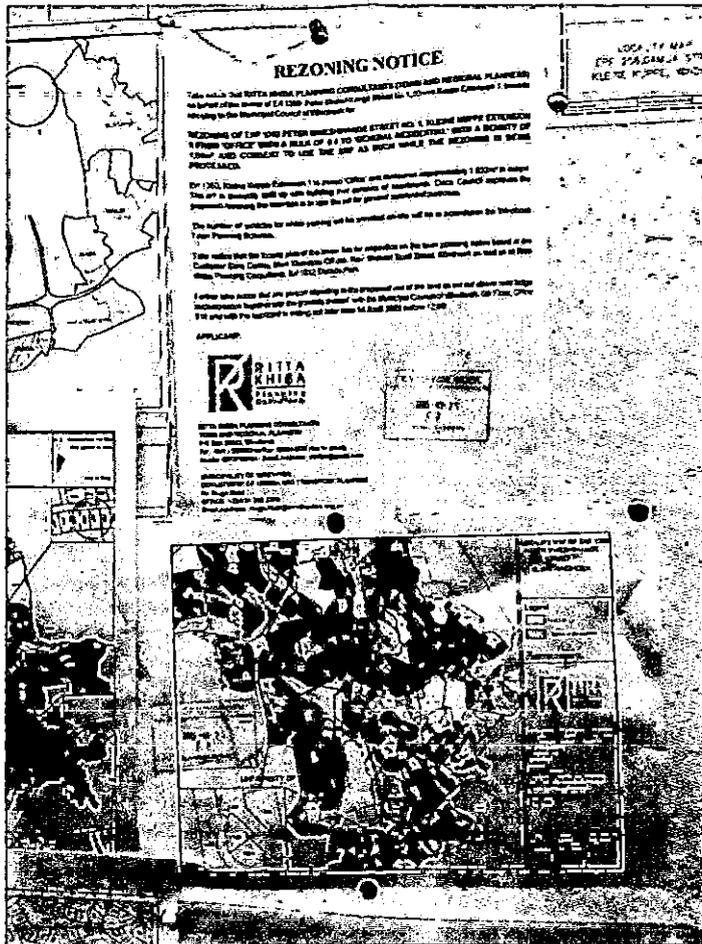


Image: Municipal notice of Erf 1360 Peter Mweshihange Street No.1, Kleine Kuppe

*"Running with development while maintaining the standards and serving you diligently"*

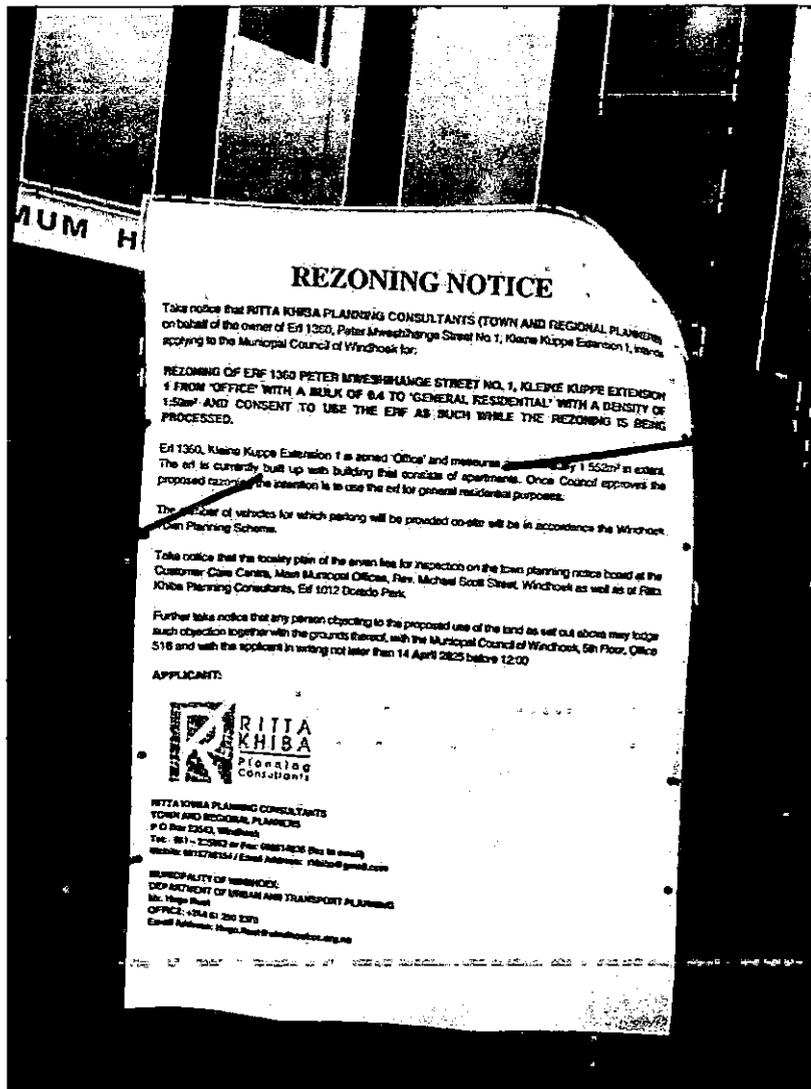


Image: Site notice of Erf 1360 Peter Mweshihange Street No.1, Kleine Kuppe

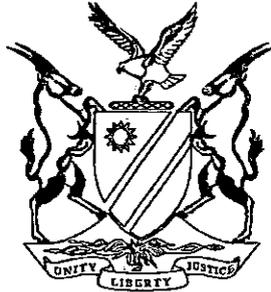
I trust that this application will receive your positive consideration.

Yours truly,

*Ritza Khiba*

**RITTA KHIBA**  
**PRINCIPAL MEMBER**





# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$22.40

WINDHOEK - 14 March 2025

No. 8597

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## Proclamations

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by the

**PRESIDENT OF THE REPUBLIC OF NAMIBIA**

No. 8 2025

**ANNOUNCEMENT OF CONFERMENT OF CERTAIN HONOURS ON LATE  
MR. ANDRIES TEMBA MBUETJI: NAMIBIAN CONSTITUTION**

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

- (a) I have, under the powers vested in me by Sub-Article (3)(h) of that Article read with section 3(1) of the Conferment of National Honours Act, 2012 (Act No. 11 of 2012), directed that an official funeral be held in honour of the late Mr. Andries Temba Mbuetti, born on 21 March 1933 and died on 30 January 2025; and
- (b) the remains of the late Mr. Andries Temba Mbuetti were interred at the Pioneerspark Cemetery, Windhoek, Khomas Region on Monday, 17 February 2025.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 20th day of February, Two Thousand and Twenty Five.

**NANGOLO MBUMBA**

President

**BY ORDER OF THE PRESIDENT**

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Municipality of Swakopmund and Stewart Planning within fourteen (14) days of the last publication of this notice to the address provided below.

Written objections or comments must be submitted before 17h00, Monday, 7 April 2025.

**Applicant**  
Stewart Planning  
P.O. Box 2095, Walvis Bay  
13013  
Tel: +264 64 280 770  
mario@sp.com.na

**Chief Executive Officer**  
Municipality of Swakopmund  
P.O. Box 53, Swakopmund  
13001  
Tel: +264 64 410 4403  
jheita@swkmun.com.na

No. 155

2025

### REZONING OF ERF 1360, KEINE KUPPE EXTENSION 1

**Ritta Khiba Planning Consultants (Town And Regional Planners)** on behalf of the owner of Erf 1360, Peter Mweshihange Street No.1, Kleine Kuppe Extension 1, intends applying to the Municipal Council of Windhoek for:

**Rezoning of Erf 1360, Peter Mweshihange Street No. 1, Kleine Kuppe Extension 1 from 'office' with a bulk of 0.4 to 'general residential' with a density of 1:50 and consent to use the erf as such while the rezoning is being processed.**

Erf 1360, Kleine Kuppe Extension 1 is zoned 'office' and measures approximately 1 552m<sup>2</sup> in extent. The erf is currently built up with building that consists of apartments. Once Council approves the proposed rezoning the intention is to use the erf for general residential purposes.

The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.

The locality plan of the erven lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

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 Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than **14 April 2025 before 12h00.**

**Applicant:**  
Ritta Khiba Planning Consultants  
Town and Regional Planners  
P.O. Box 22543, Windhoek  
Tel: 061 – 225062 or Fax: 088614935 (fax to email)  
Mobile: 0815788154 /  
Email Address: rkhiba@gmail.com

**Municipality Of Windhoek:**  
Department of Urban and  
Transport Planning  
H. Rust  
Office: +264 61 290 2378  
Hugo.Rust@windhoekcc.org.na

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)	FOR OFFICE USE
1.	Full Application with motivation by applicant	Annexure A	YES	
2.	Previous Council's Approval (if applicable)	Annexure B	N/A	
3.	A. Locality Plans	Annexure C1	YES	
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	N/A	
	C. Existing Zoning Plan	Annexure C3	YES	
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	YES	
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	N/A	
	F. Services Plans with Contours (for township establishment)	Annexure C6	N/A	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	YES	
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	YES	
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	N/A	
4.	Conditions to be registered or maintained	Annexure D	YES	
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	YES	
6.	Closure Certificate (if applicable)	Annexure F1	N/A	
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	N/A	
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	N/A	
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	N/A	
9.	NamWater approval and plan confirming availability / provision of water services (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 electrical services (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) or Company Registration (for properties registered in the name of Close Corporation/Company/Organization)	Annexure K1	YES	
	B. Copy of Board/Company Resolution authorizing the PoA signature (for properties registered in the name of Close Corporation/Company/Organization)	Annexure K2	N/A	
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	YES	
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	N/A	
14.	Proof of Payment of 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	
16.	Judicial Attachment by the Deputy Sherrif	Annexure P	YES	

**Please Note:** All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

<b>FOR OFFICE USE:</b>	
<b>RECEIVED BY: NAME:</b> <input style="width: 90%;" type="text" value="Eline Ashipembe"/>	<b>SIGNATURE:</b>
<b>APPLICATION ACCEPTED:</b> <input checked="" type="checkbox"/>	<b>STAMP:</b>
<b>APPLICATION NOT ACCEPTED:</b> <input type="checkbox"/> Reason(s) for not accepting the application:	<div style="border: 2px solid black; padding: 10px; transform: rotate(-2deg);"> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">CITY OF WINDHOEK</p> <p style="margin: 0; font-size: 0.8em;">DEPT OF URBAN AND TRANSPORT PLANNING</p> <p style="margin: 5px 0 0 40px; font-size: 0.8em;">E.A</p> <p style="margin: 0 0 0 40px; font-size: 1.2em; font-weight: bold;">2025-05-09</p> <p style="margin: 0; font-size: 0.8em;">URBAN POLICY DIVISION UPI</p> </div>

09 May 2025

Our Reference: KHOM/ERF/3444/WHK

The Chief Executive Officer  
Department of Urban Planning and Property Management  
Municipality of Windhoek  
PO Box 59  
WINDHOEK

Attention: Mr. D. Haikonda

**Re.: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), DR FRANS  
INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 0.4' TO 'OFFICE WITH  
A BULK OF 0.75', FOR COMPLIANCE PURPOSES**

### **1. APPLICATION**

Urban Green Sustainability Consultants has been appointed by H Hendricks Investments CC (CC/97/610), the owner of Erf 3444 (A Portion of Consolidated Erf No 441), Windhoek to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- **Rezoning of Erf 3444 (A Portion of Consolidated Erf No 441), Windhoek from "office with a bulk of 0.4' to "office" with a bulk of 0.75;**

as provided for by the Windhoek Zoning Scheme and Part 3 of the Urban and Regional Planning Act, No. 5 of 2018.

**On receipt of this application, please provide our office with the official instruction (on Council letter head) to proceed with the public consultation for the applied rezoning, as required by the promulgated Urban and Regional Planning Act (No. 5 of 2018).**

It is the owner's intention to rezone Erf 3444, Windhoek from 'office with a bulk of 0.4' to 'office with a bulk of 0.75', with purpose to be in line with compliance of the Windhoek Zoning Scheme.

#### ***1.1. Ownership***

Erf 3444, Windhoek is owned by H Hendricks Investments CC (CC/97/610), with sole ownership held by Mr. Henry Ivan Hendricks, as confirmed by Deed of Transfer No. T4334/2004 (see Annexure L).

Meanwhile, the property has been seized and laid under judicial attachment at the Deeds office of Windhoek. In terms of Rule 111 of the Rules of the High Court of Namibia, the Deputy Sheriff for the Khomas Region is regarded as the rightful holder of the property upon attachment and for the purposes of the Rules as stipulated marked "C" (see Annexure P) including the handling of the rezoning application as endorsed on the Special Power of Attorney (see Annexure E).

**2. ERF / SITE INFORMATION**

**2.1. *Locality***

Erf 3444, Windhoek is situated in the central part of the Windhoek Township area (see Annexure C1a). Erf 3444, Windhoek is located on the western side of Dr. Frans Indongo Street and to the south of John Meinert Street (see Annexure C1b).

**2.2. *Topography***

The immediate topography of the area surrounding Erf 3444, Windhoek, is characterized by a gently sloping terrain, typical of the Windhoek Township region. The surrounding area to the south, near the Namibia University of Science and Technology, is situated at a slightly higher elevation, steep slope. The immediate surrounding areas has a flat to moderate topography sloping into an easterly direction into Dr. Frans Indongo Street and towards Hosea Kutako Drive, before draining into a canal located next to the TransNamib railway line situated to the far eastern areas of the Erf.

Erf 3444, Windhoek is not located within close proximity to any rivers.

**2.3. *Current Zoning***

In accordance with the Windhoek Zoning Scheme, the current zoning of Erf 3444, Windhoek is 'office with a bulk of 0.4' (see Annexure C3b).

**2.4. *Size***

Erf 3444, Windhoek measures 1348 m<sup>2</sup> in extent, as indicated by the title deed No. T4334/2004 (see Annexure L).

**2.5. *Existing land use & Buildings***

Erf 3444, Windhoek accommodates 2 storey corporate office buildings located centrally and eastwards on the Erf, with shaded parking areas located to the western side on the Erf, as indicated by the as build approved building plan (see Annexure C7).

From the aerial map it is evident that all surrounding erven has been developed (see Annexure C1c).

The surrounding urban area is characterised by a variety of land uses and activities, of which the most prominent is 'offices', 'residential' and 'general residential', as seen from Annexure C3a. The larger area is serviced with an effective road network consisting of different order roads ensuring optimal access throughout the larger CBD area.

**2.6. *Access***

Access to Erf 3444, Windhoek is currently obtained from Dr. Frans Indongo Street, located to the eastern side of the Erf (see Annexure C1b).

**2.7. *Existing Infrastructure Services***

All municipal services (i.e. water, electricity, sewage and storm water) are existing and available.

**2.8. Existing Title Deed Conditions**

The title conditions registered against Erf 3444, Windhoek is listed within the Title Deed No T4334/2004 (see Annexure L).

The conditions to be registered in favour of the local authority against the title deed of the erf are attached as Annexure D.

**3. DEVELOPMENT PROPOSAL****3.1 Intended Development**

It is the owner's intention to rezone Erf 3444, Windhoek from 'office with a bulk of 0.4' to 'office with a bulk of 0.75', with purpose to comply to the current exceeded bulk factor in accordance with the Windhoek Zoning Scheme.

**Rezoning of Erf 3444, Windhoek**

The proposed rezoning of Erf 3444, Windhoek from 'office with a bulk of 0.4' to 'office with a bulk of 0.75' is indicated by Annexure C4.

The zoning of Erf 3444, Windhoek from the current 'office with a bulk of 0.4' to 'office with a bulk of 0.75' is with purpose to be in compliance in accordance with the Windhoek Zoning Scheme, as motivated below.

The owners' intention to rezone the property is motivated by the fact that the property must comply, in accordance with the requirements of the Windhoek Zoning Scheme.

Currently, Erf 3444, Windhoek, is developed and accommodates two-storey corporate office buildings, as indicate by the approved building site plan (see Annexure C7).

The size and zoning of Erf 3444, Windhoek are presented in Table 1.1 below.

Table 1.1 – Rezoning Erf Sizes & Zoning

Erf No.	Size (m <sup>2</sup> )	Current Zoning	Proposed Zoning
Erf 3444, Windhoek	1348 m <sup>2</sup>	Office with a bulk of 0.4	Office with a bulk of 0.75

The proposed rezoning will ensure the property complies with its existing corporate office buildings developments setup and enables the registration of property transfer and distribution of proceeds from sale by the Deputy Sheriff. This rezoning is thus necessary to optimize land use and accommodate the corporate office buildings, which currently exceeds the "bulk of 0.4" zoning.

**3.2 Future Access & Parking Provision**

Access to Erf 3444, Windhoek will continue to be obtained from the eastern side of the property via Dr, Frans Indongo Street (see Annexure C1b). Parking will be provided in accordance with the requirements set forth in the Windhoek Zoning Scheme.

### **3.3 Future Infrastructure Services**

Future municipal services to Erf 3444, Windhoek (i.e. water, electricity, sewage and storm water) would be provided on the Erf in accordance with the requirements of the Windhoek Zoning Scheme.

## **4. MOTIVATION**

### **4.1 Need and Desirability**

The need and desirability of rezoning is based on the intention of the owner to rezone Erf 3444, Windhoek from 'office with a bulk of 0.4' to 'office with a bulk of 0.75', with the purpose of compliance to the current exceeded bulk factor as required by the Windhoek Zoning Scheme. The proposed rezoning will ensure the property complies with the exceeded bulk factor i.e. its existing corporate office buildings development and enables the registration of property transfer and distribution of proceeds from sale by the Deputy Sheriff. This rezoning is thus necessary to optimize land use and accommodate the corporate office buildings, which currently exceeds the "bulk of 0.4" zoning.

Considering the land uses and coverage of the immediate and larger surroundings, as well as the intended rezoning, the requested rezoning can be considered as necessary and desirable.

### **4.2 City's Policy & Development Framework**

The particular area located west the Windhoek CBD forms part of the Windhoek office & higher density policy area promoting the establishment and development of higher bulk developments.

The intended rezoning is in line with what is being provided for, for this area by the Windhoek Zoning Scheme, and is supported by the City of Windhoek.

### **4.3 Use of Existing and New Buildings**

Erf 3444, Windhoek accommodates 2 storey corporate office buildings consisting of administrative offices, boardrooms, kitchen areas, lavatories, electric power room and veranda.

The corporate office building will continue to be used for the purpose of administrative activities as is. No other uses are intended.

Access to the corporate office building will continue to be obtained from Dr. Frans Indongo Street located to the east of the Erf, as indicated by Annexure C1b.

## **5. CONCLUDING REMARKS**

It is the intention of the owner to rezone Erf 3444, Windhoek from 'office with a bulk of 0.4' to 'office with a bulk of 0.75', with the purpose to comply with the current exceeded bulk factor, as provided for by the Windhoek Zoning Scheme.

The proposed rezoning will ensure the property complies with the current exceeded bulk factor i.e. its existing corporate office buildings development and enables the registration of property transfer and distribution of proceeds from sale by the Deputy Sheriff as motivated above.

Urban Green cc, on behalf of the owner of Erf 3444, Windhoek herewith applies with the City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the –

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- **Rezoning of Erf 3444 (A Portion of Consolidated Erf No 441), Windhoek from “office with a bulk of 0.4’ to “office” with a bulk of 0.75;**

as provided for by the Windhoek Zoning Scheme and Part 3 of the Urban and Regional Planning Act, No. 5 of 2018.

Find attached the following documents in support of the above.

- Annexure C1a: Locality Map
- Annexure C1b: Locality Map with Erf inset
- Annexure C1c: Aerial Map with Contours
- Annexure C3a: Existing Zoning Plan
- Annexure C3b: Zoning Certificate
- Annexure C4 : Intended Zoning Plan
- Annexure C7 : Approved Building plan and Parking layout
- Annexure C8 : Extract of General Plan No. K142
- Annexure D : Conditions to be Registered and Maintained
- Annexure E : Special Power of Attorney (endorsed by Deputy Sherrif)
- Annexure K1 : Copy of Founding Statement (CC/97/610)
- Annexure L : Copy of Deed of Transfer (T4334/2004)
- Annexure N : Proof of CoW Application Submission Fee Payment
- Annexure O : Debt management Credit Check Clearance Certificate
- Annexure P : Judicial Attachment by the Deputy Sheriff

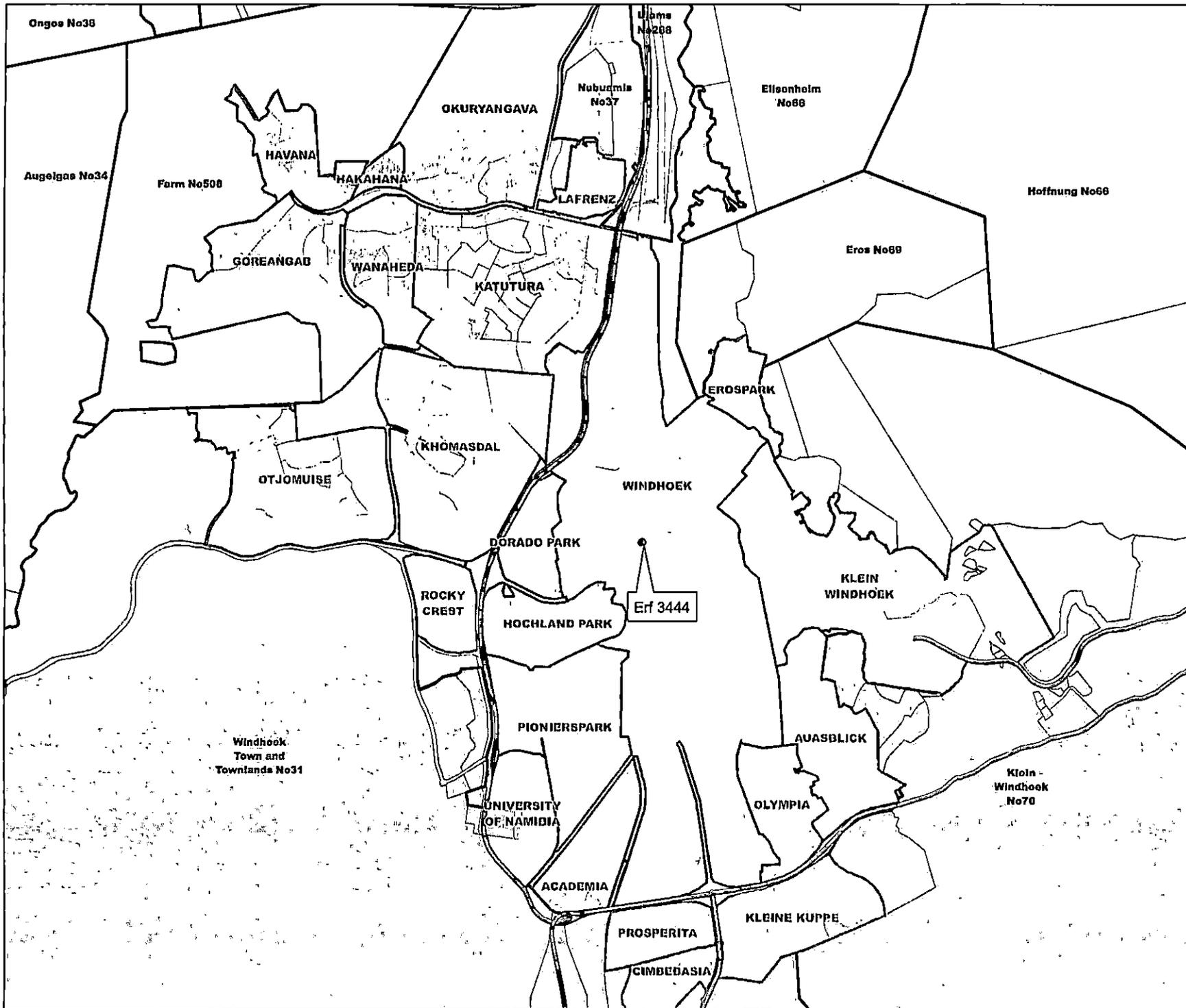
**On receipt of this application, please provide our office with the official instruction (on Council letter head) to proceed with the public consultation for the applied rezoning, as required by the promulgated Urban and Regional Planning Act (No. 5 of 2018).**

Should you require any further information in this regard please contact us.

Yours faithfully,



Brand van Zyl (MNCTRP)



**WINDHOEK**

Erf 3444  
Windhoek



**Legend**

- Trunk Roads
- Erf 3444
- Township Extensions
- Farms
- Windhoek Erven
- Windhoek Farm Portic

1035

**LOCALITY MAP**

NOTES: The copyright of this drawing is reserved

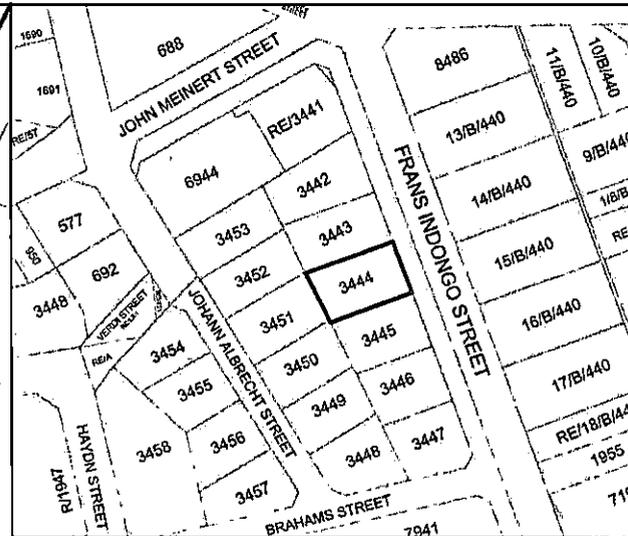
PREPARED BY:

P O BOX 11829  
Klein Windhoek  
WINDHOEK  
CELL: 0811295759  
TEL: 051-300820  
FAX: 061-401294



SURVEY:	DATE: February 2025
DESIGN: Urban Green	DATE: February 2025
DRAWN: Geo Business Solution	DATE: February 2025
DRAWING NO: Erf 3444 Locality Map	
SCALE: 1:50,000	

ANNEXURE C1A



**WINDHOEK**

Erf 3444  
Windhoek



**Legend**

-  Erf 3444
-  Erf 3444
-  Township Extension

1036

**LOCALITY MAP**

NOTES:  
The copyright of this drawing is reserved

PREPARED BY:

P O BOX 11929  
Klein Windhoek  
WINDHOEK  
CELL: 091 1295769  
TEL: 061- 300820  
Fax: 061- 401294



SURVEY:	DATE April 2025
DESIGN: Urban Green	DATE April 2025
DRAWN: Urban Green	DATE April 2025
DRAWN NO: Erf RE/1700	
SCALE	1:80 000





**WINDHOEK**

Erf 3444  
Windhoek

**Legend**

- Erf 3444 Bulk of 0.4
- Buildings
- ZONE**
- AGRICULTURE
- BUSINESS
- CEMETERY
- CONSERVATION
- FARM
- GARAGE
- GENERAL RESIDENTIAL
- GOVERNMENT
- HOSPITALITY
- INDUSTRIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- MUNICIPAL
- NATURE ESTATE
- OFFICE
- PARASTATAL
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- RESIDENTIAL
- RESTRICTED BUSINESS
- RURAL RESIDENCE
- SPECIAL
- STREET
- TRANSPORT & COMMUNICATION
- UNDETERMINED
- UNKNOWN ZONING

1038

**LAND USE MAP**

NOTES: The copyright of this drawing is reserved

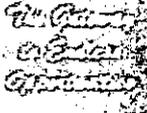
PREPARED BY:

P O BOX 11829  
Klein Windhoek  
WINDHOEK  
CELL: 0811295759  
TEL: 081-300620  
FAX: 081-401264



SURVEY:	DATE: February 2025
DESIGN: Urban Green	DATE: February 2025
DRAWN: Q83	DATE: February 2025
DRAWING NO: Erf 3444 Land Use	
SCALE: 1:1,000	

ANNEXURE C3A



# City of Windhoek

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Vision: To be a Sustainable and Caring City by 2027



## ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018)

<b>ERF DESCRIPTION:</b>	ERF 3444 of WINDHOEK/WINDHOEK BLOCKS	
<b>TOWNSHIP EXTENSION:</b>		
<b>STREET NAME:</b>	DR FRANS INDONGO STR	
<b>STREET ADDRESS:</b>	85 DR FRANS INDONGO STR	
<b>USE ZONE:</b>	OFFICE	- Refer to Table B
<b>PRIMARY USES:</b>	Offices	
<b>CONSENT USES:</b>	Dwelling units; Residential buildings; Institutions; Places of public worship; Business buildings; hotels; Restaurant	- Refer to Table H
<b>DENSITY:</b>		- Refer to Table E
<b>BULK FACTOR:</b>	0.4	- Refer to Table F
<b>COVERAGE:</b>	70 %	- Refer to Table G
<b>ERF SIZE:</b>	1348 m <sup>2</sup>	- Refer to Table B
<b>PARKING:</b>	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
<b>STREET BUILDING LINES:</b>		- Refer to Table B
<b>POSITION OF BUILDINGS:</b>		
<b>FLOOD LINE:</b>		
<b>HEIGHT RESTRICTION:</b>		
<b>STREET RESERVATION:</b>		- Refer to Table J
<b>OTHER LAND RESERVATION:</b>		- Refer to Table A
<b>OTHER:</b>		

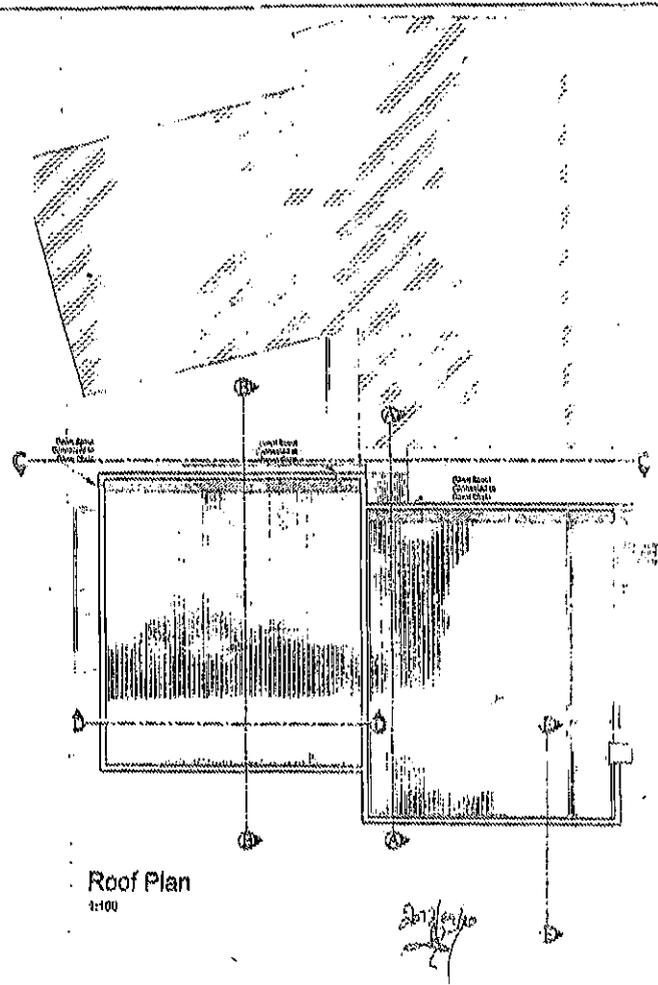
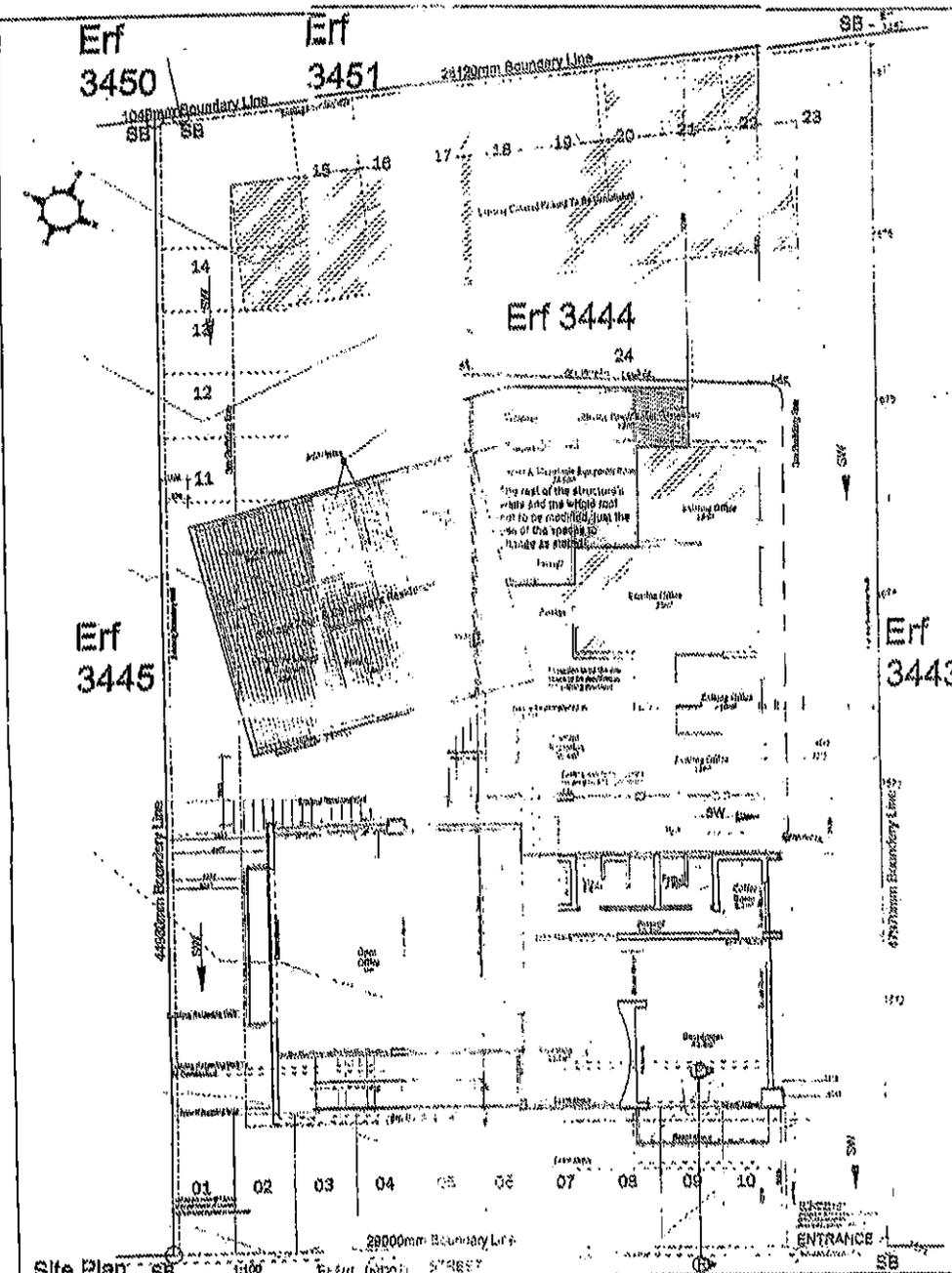
**PLEASE NOTE:**

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

Your attention is further directed to any condition which may be registered against your property in the title deeds or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

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





**Roof Plan Legend:**

- Existing Structure (including existing roof structure)
- Proposed Structure (including proposed roof structure)
- Existing Structure (including existing roof structure)
- Proposed Structure (including proposed roof structure)
- Existing Structure (including existing roof structure)
- Proposed Structure (including proposed roof structure)

AREAS	
Site:	1340 m <sup>2</sup>
Bulk:	40%
Footprint Area:	470 m <sup>2</sup>
Electric & Electronic Area & Verandah:	68 m <sup>2</sup>
Residential:	40 m <sup>2</sup>
Storage 1, 2 & 3:	73 m <sup>2</sup>
Pile Store 02 (GF):	1.6 m <sup>2</sup>
Pile Store 01 (GF - Boardroom):	1.6 m <sup>2</sup>
Pile Store 02 (FF):	1.6 m <sup>2</sup>
Mini-Book Store:	2.4 m <sup>2</sup>
Total Storage Area:	80 m <sup>2</sup>
Basement Area (Storage):	184.3 m <sup>2</sup>
Total Residential & Storage Area:	120 m <sup>2</sup>
Existing Office Space:	80 m <sup>2</sup>
Ground Floor (Council Approved):	216.7 m <sup>2</sup>
Extension (First Floor):	242.8 m <sup>2</sup>
Total Office Areas:	830.6 m <sup>2</sup>
TOTAL NEW AREA (Storage):	184.3 m <sup>2</sup>
Required Storage Parking = 1.5 parking per 100 m <sup>2</sup> 180 x 1.5 =	2 parking bays
Required Office Parking = 1 parking per 28 m <sup>2</sup> 180 x 1 =	22 parking bays
Total Required parking bays:	24 parking bays
Percentage of Office Area to Site:	40%

1041

REVISED	DATE	BY	DESCRIPTION

ALL CONTRACTORS TO BE CHECKED:  
 1. CONTRACTORS  
 2. SUB-CONTRACTORS  
 3. SUPPLIERS  
 4. LABORERS  
 5. ALL WORKERS TO BE CHECKED  
 6. ALL WORKERS TO BE CHECKED  
 7. ALL WORKERS TO BE CHECKED  
 8. ALL WORKERS TO BE CHECKED  
 9. ALL WORKERS TO BE CHECKED  
 10. ALL WORKERS TO BE CHECKED

NO.	DATE	DESCRIPTION

**CONSTRUCTION DOCUMENTATION**

NEOPLAN

PROPOSED EXTENSION FOR  
 NEOPLAN OFFICES: erf 3444 Woodstock

Site Plan & Roof Plan

NEOPLAN

March 2011

NO.	DATE	DESCRIPTION



Scale 1:1000

# GENERAL PLAN K 142

The Figure A. B. C. D. E. F. G. H. J. K. L. M. N. O. P. Q. represents REMAINDER OF CONSOLIDATED ERF 441

## WINDHOEK TOWNSHIP

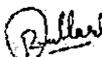
comprising of 30 erven numbered 3441 - 3470 and streets.

Situate in the Registration Division "K"

South-West-Africa

Vide diagram No. A. 306/47 annexed to Cert. of Cons Title No. 189/50

Surveyed in February-April 1958 by me



Land Surveyor

1043(a)

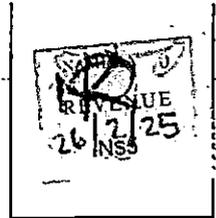
**IN FAVOUR OF WINDHOEK MUNICIPALITY**

**CONDITIONS TO BE REGISTERED AGAINST THE ERF**

The following conditions shall be registered in favour of the local authority against the title deed of the erf:

- A. The Erf shall only be used or occupied for the 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 5 of 2018).

The building value of the main building, excluding the outbuildings, to be erected on the Erf shall be at least **four** times more than the municipal valuation of the Erf.



**SPECIAL POWER OF ATTORNEY**

I, the undersigned **HENRY IVAN HENDRICKS (ID 6210100802309)** (name & ID)  
in my capacity as **THE SOLE MEMBER** (capacity with cc)  
of **H HENDRICKS INVESTMENTS (CC/97/610)** (being the)  
owner of **ERF NO. 3444, (A PORTION OF CONSOLIDATED ERF NO. 441), WINDHOEK,** (property)  
**NO.85, DR FRANS INDONGO STREET**

do hereby nominate, constitute and appoint

**URBAN GREEN CC (2004/0898)**  
**PO Box 11929**  
**Klein Windhoek**

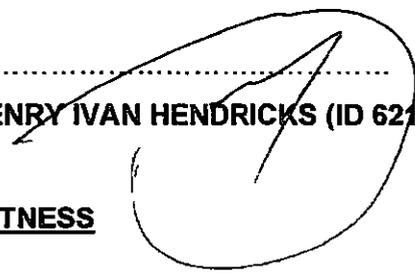
with power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary application to the Windhoek City Council and Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- **Rezoning of Erf 3444, Windhoek from Office with a bulk of 0.4 to Office with a bulk of 0.75**

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 we might of could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at WINDHOEK this 26<sup>TH</sup> day of FEBRUARY 2025, in the presence of the undersigned witnesses.

**MEMBER WITH SIGNATORY RIGHTS**

  
HENRY IVAN HENDRICKS (ID 6210100802309)



**WITNESS**

1. ELOEINE VAN HYK  
831018 1008 b

Add name, surname & ID number

**WITNESS**

2. Cathryn Jiruangua  
74041400678

Add name, surname & ID number

200 1045 701



*Office*

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

**Founding Statement**

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

REGISTRATION NUMBER OF CORPORATION CC/97/610	DATE OF RECEIPT Dunn 10/6/97
---	---------------------------------

Full names of corporation H HENDRICKS INVESTMENTS CC

Literal translation of name (if applicable) N/A

Shortened form of name (if applicable) N/A

Description of principal business INVESTMENT IN SHARES AND PROPERTY

Date of end of financial year FEBRUARY

Postal address P O BOX 24304, WINDHOEK

Address of registered office (not post office box) GRAND NAMIBIA,  
6 PLANCK STREET, SOUTHERN INDUSTRIAL AREA, WINDHOEK

(Attached written consent to appointment)

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

Membership/Practice No. 9424

## NOTES

1. Form CC 1 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.
2. Where a person signs on behalf of a member, a power of attorney must be attached.
3. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.
4. If no identity document has been issued, a written statement to this effect must be attached.
5. Form CC 1 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
6. Particulars to be furnished under the heading "MEMBERS".
  - (a) Full names and surname (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
  - (b) Identity number ((I) if no identity document has been issued, state date of birth and see par. 4 above) ((ii) if juristic person, mention registration number identity number ((i)
  - (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 H HENDRICKS INVESTMENTS CC

REGISTRATION NUMBER CC/97/610

PART C

MEMBERS \_\_\_\_\_

Full names and surmane HENRY IVAN HENDRICKS

Identity number or date of birth (I) 

Year	Month	Day
6	2	1
0	1	0
0	8	0
2	3	0
9		

Registration number (ii) 

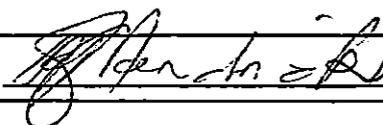
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Percentage of interest 100 %

Particulars of contribution N\$ 100.00

Residential address 1 RABEN STREET, HOCHLANDPARK, WINDHOEK

Postal address P O BOX 22713, WINDHOEK

Signature of member or representative 

Full names and surmane \_\_\_\_\_

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 Christalene Dunn Date of signature 30/5/97.

Full names CHRISTALENE DUNN

Residential address ERF 562, BLOCK A, REHOBOTH

Business address 6 PLANCK STREET. SOUTHERN INDUSTRIAL AREA, WINDHOEK

Postal address P O BOX 24304, WINDHOEK

REPUBLIC OF NAMIBIA  
CLOSE CORPORATIONS ACT, 1988  
(Section 13,14,27 and 60)  
(Regulations 3,10 and 13)

(To be lodged in triplicate together with the Founding Statement)

Certificate of Incorporation

REGISTRATION NUMBER OF CORPORATION	
CC	1 / 97/610

This is to certify that the Founding Statement (CC 1) of

**H HENRICKS INVESTMENTS CC**

has been registered and the above-named close corporation was this day incorporated in terms of the Close Corporation Act, 1988.

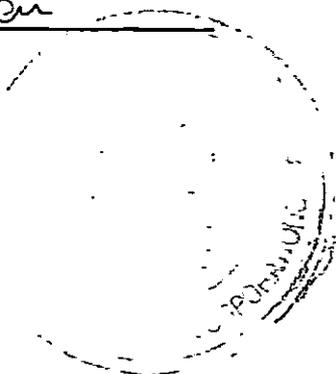
- The above-named corporation has been converted from a company:

(Reg. No. \_\_\_\_\_)

Signed at Windhoek this 6 day of June

One Thousand Nine Hundred and Ninety seven

*[Signature]*  
REGISTRAR OF CLOSE CORPORATIONS



- (Delete if not applicable)

NAME OF CORPORATION H HENDRICKS INVESTMENTS CC

REGISTRATION NUMBER	CC/97/610
---------------------	-----------

The above-named corporation has been converted from company:

(Reg.No. \_\_\_\_\_)

**FOR OFFICE USE**

Founding Statement registered

*[Signature]*

Registrar of Close Corporations

Date 6/6/97

Data Processing \_\_\_\_\_

Classification \_\_\_\_\_

Recorded \_\_\_\_\_

Initials and date \_\_\_\_\_

Paste revenue receipt or  
affix revenue stamp or  
impress \_\_\_\_\_ing  
machin. \_\_\_\_\_ere

NAMIBIA  
REVENUE

N\$100



CC2

## Amended Founding Statement

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

REGISTRATION NUMBER OF CORPORATION  
 CC 1997.0610

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY  
 DATE OF RECEIPT  
 bipa 2021-04-30  
PO Box 155, Windhoek, Namibia  
 Tel: +264 61 285 4400  
 Fax: +264 61 42 08 08  
 E-mail: info@bipa.gov.na

### PART A

	Dates of commencement of change
Full name of corporation HENDRICKS INVESTMENTS CC	*
Previous name of corporation (if applicable)* N/A	*
Literal translation of name (if applicable)* N/A	*
Shortened form of name (if applicable)* N/A	*
Description of principal business* INVESTMENT IN SHARES AND PROPERTY; TRADING, IMPORT AND EXPORT OF ALL COMMODITIES (DOMESTIC AND FOREIGN)	2 April 2021
Date of end of financial year* FEBRUARY	*

### PART B

Postal address* P O BOX 22713 WINDHOEK	*
Email address: HENRY@NEOPLAN.COM.NA	
Address of registered office (not post office box)* ERF 258 IRIDIUM STREET WINDHOEK	*
Name and address of accounting officer* KISTING CONSULT P O BOX 338, WINDHOEK, NAMIBIA	*

(Attach written consent to appointment)

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

Membership Practice No. 21219

Signature of previous accounting officer: *[Signature]*

Signature of current accounting officer: *Kisting Consult*

\* See note 2 on page 2

**1051**  
**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 representative, as the case may be, and the capacity must be stated.
5. If no identity document has been issued, a written statement to this effect must be attached.
6. Particulars which do not change should also be furnished.
7. No fee is payable in respect of any changes in particulars under Part B and C.
8. New members must personally sign the form.
9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
10. Particulars to be furnished under PART C.
  - (a) Full names and surname. (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
  - (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) If juristic person, mention registration number).
  - (c) Size of interest expressed as a percentage.
  - (d) Particulars of interest and fair value thereof.
  - (e) Residential address
  - (f) Postal address.
  - (g) Signature of member or representative (where applicable).

NAME OF CORPORATION

**H HENDRIKS I 1052 MENTS CC**

REGISTRATION NUMBER

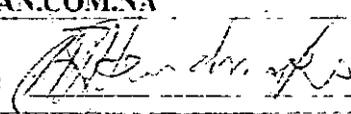
CC/1997/0610

**PART C**

Date of Change

**MEMBERS**

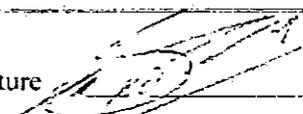
Full names and surname **HENRY IVAN HENDRICKS**

Identity number or date of birth	(i)	Year	Month	Day																	
		6	2	1	0	1	0	0	8	0	2	3	0	9							
Registration number	(ii)																				
Percentage of interest	<b>100%</b>	Particulars of contribution	<b>NS100.00</b>																		
Residential address	<b>1 RABEN STREET, HOCHLAND PARK, WINDHOEK</b>																				
Postal address	<b>P O BOX 22713 WINDHOEK</b>																				
Email address:	<b>HENRY@NEOPLAN.COM.NA</b>																				
Signature of member or representative																					

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day											
Registration number	(ii)														
Percentage of interest		Particulars of contribution													
Residential address															
Postal address															
Email address:															
Signature of member or representative															

Witness Signature



Date of signature **06 APRIL 2021**

Full names **SAMUEL MAASDORP**

Residential address **ERF 4170, WEST STREET OKAHANDJA**

Business address **258 IRIDIUM STREET, PROSPERITA**

Postal address

**P O BOX**

**22713**

**WINDHOEK**

Email address: **SMAASDORP@NEOPLAN.COM.NA**

NAME OF CORPORATION

**H HENDRICKS INVESTMENTS CC**

REGISTRATION NUMBER	CC/1997/0610
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**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

Full 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

Full address:

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

Full address:

H HENDRICKS INVESTMENTS CC

NAME OF CORPORATION

REGISTRATION NUMBER	CC/1997/0610
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PART C

Date of Change

MEMBERS

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day	
Registration number	(ii)				
Percentage of interest		Particulars of contribution			
Residential address					
Postal address					
Email address					
Signature of member or representative					

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day	
Registration number	(ii)				
Percentage of interest		Particulars of contribution			
Residential address					
Postal address					
Email address					
Signature of member or representative					

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

1055

NAME OF CORPORATION H HENDRICKS INVESTMENTS CC

REGISTRATION NUMBER	CC/1997/0610
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**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				
Email address				
Signature of member or representative				

Full names and surname

	Year	Month	Day	
Identity number or date of birth (i)				
Registration number (ii)				
Percentage of interest	Particulars of contribution			
Residential address				
Postal address				
Email address				
Signature of member or representative				

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

Email address

NAME OF CORPORATION

H HENDRICKS INVESTMENTS CC

REGISTRATION NUMBER	CC/1997/0610
---------------------	--------------

**PART C**

Date of Change

MEMBERS

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day		
Registration number	(ii)					
Percentage of interest	Particulars of contribution					
Residential address						
Postal address						
Email address						
Signature of member or representative						

Full names and surname

Identity number or date of birth	(i)	Year	Month	Day		
Registration number	(ii)					
Percentage of interest	Particulars of contribution					
Residential address						
Postal address						
Email address						
Signature of member or representative						

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

Email address



**MEMBER(S) / 1058 SS CONTACT DETAILS**

\*- Please note: in addition to the requirements of the CC Act and Regulations, any additional information requested is in terms of Section 4 of the Financial Intelligence Act, 2012 (Act No. 13 of 2012), as well as the Regulations thereunder.

1. Name	HENRY IVAN HENDRICKS
2. Land-line number of applicant (if available):	N A
3. Mobile number (compulsory):	0811299545
4. Fax Number (if available):	
5. E-mail Address (if available):	N A
	HENRY@NEOPLAN.COM.NA
1. Name	SAMUEL MAASDORP
2. Land-line number of applicant (if available):	
3. Mobile number (compulsory):	N A
4. Fax Number (if available):	0812865718
5. E-mail Address (if available):	N A
	SMAASDORP@NEOPLAN.COM.NA
1. Name	
1. Land-line number of applicant (if available):	
2. Mobile number (compulsory):	
3. Fax Number (if available):	
4. E-mail Address (if available):	
1. Name	
2. Land-line number of applicant (if available):	
3. Mobile number (compulsory):	
4. Fax Number (if available):	
5. E-mail Address (if available):	
1. Name	
2. Land-line number of applicant (if available):	
3. Mobile number (compulsory):	
4. Fax Number (if available):	
5. E-mail Address (if available):	
1. Name	
2. Land-line number of applicant (if available):	
3. Mobile number (compulsory):	
4. Fax Number (if available):	
5. E-mail Address (if available):	

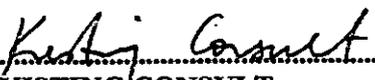
06 APRIL 2021

**REGISTRAR OF CLOSE CORPORATIONS  
P.O. BOX 21214  
WINDHOEK**

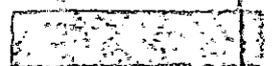
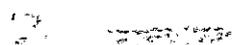
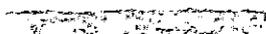
**H HENDRICKS INVESTMENTS CLOSE CORPORATION**

We hereby agree under section 60 of the Close Corporations' Act 1994 to act as Accounting Officer of the Close Corporation to be registered under the name of H HENDRICKS INVESTMENTS Close Corporation .

Yours faithfully

  
.....  
**KISTING CONSULT  
ACCOUNTING OFFICER (NAMIBIA)  
PRACTICE NO.21219**

**Kisting Consult**  
P.O. Box 338, Windhoek, Namibia  
Tel: +264 61 255276, Fax: +264 61 241047  
Garthamri Park 4, Southern Industrial





10000000045940

ORIGINAL
STAMPED
DUTY N\$ 7750.00
FEES

5274 Pops  
 CANCELLED  
 2013-10-14  
 M B DE KLERK  
 Registrar of Deeds

Prepared by me:

*M B De Klerk*  
 CONVEYANCER  
 DE KLERK, M B

23 JUL 2004  
 VILHEMSTRADE  
 to: N\$ 720 000.00  
 an additional amount not exceeding N\$ 144 000.00  
 M B DE KLERK  
 REGISTRAR OF DEEDS  
 WINDHOEK

**M B DE KLERK & ASSOCIATES**  
 Attorneys, Notaries and Conveyancers  
 2<sup>nd</sup> Floor, South Block C  
 Maerua Park  
 Centaurus Road  
 P O Box 90181  
 Klein Windhoek  
 WINDHOEK

FOR INFORMATION ONLY



8000001171369

Deed of Transfer No.

4334 2004

BE IT HEREBY MADE KNOWN:  
 THAT **MARÉN BRYNARD DE KLERK**  
 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:-

*[Handwritten marks and signatures]*

1. **KARL OTTO LUDWIG KLAUS DIERKS**  
Born on: 19 February 1936  
Married to **KARIN DIERKS**, which marriage is governed  
by the laws of the Federal Republic of Germany
2. **KARIN DIERKS**  
Born on: 21 December 1943  
Married to **KARL OTTO LUDWIG KLAUS DIERKS**,  
which marriage is governed by the laws of the Federal  
Republic of Germany

dated the 17<sup>th</sup> day of **JUNE 2004** and signed at **WINDHOEK**.

**And the said Appearer** declared that his said principal on the 21<sup>st</sup> day of **JANUARY 2004** had truly and legally sold, and that he in his capacity aforesaid, did by these presents, cede and transfer in full and free property, to and on behalf of -

**H HENDRICKS INVESTMENTS CC**  
Registration Number: **CC/97/610**

It's Successors-in-Title, Administrators or Assigns -

**CERTAIN** : Erf No. 3444 (A Portion of Consolidated  
Erf No. 441)  
WINDHOEK

**SITUATE** : In the Municipality of WINDHOEK  
Registration Division "K"  
Khomash Region

**MEASURING** : 1 348 (One Three Four Eight) Square Metres

**FIRST TRANSFERRED** by Deed of Transfer No. T 175/1960 with  
General Plan No 358/58 relating thereto;

**AND HELD BY** Deed of Transfer No. T 2972/1995

FOR INFORMATION ONLY

10

*[Handwritten mark]*

*[Handwritten mark]*

**(A) SUBJECT**

to the following conditions imposed by the Municipal Council of Windhoek in their favour and created in the said Deed of Transfer No. T 1175/1960, in the English language, namely:

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.
2. Unless a dwelling house as described in paragraph 1 hereof, of a building value of at least N\$9,000.00 shall be erected on the said property on or before the 1<sup>st</sup> of November 1960 and thereafter maintained at the said value, the Council shall have the right at its own 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.
3. The said Council shall not be liable to the said Transferee or 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 if any portion of such streets is effected at any time by the said Council.
4. In the event of the said Council at any time laying out and constructing such 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 to effectually prevent any portion of the said property falling into the street or *vice versa*.

|

c.

L

S

B

5. All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the said Transferee or his or its successor-in-title fail to comply with the provision 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.

**(B) AND FURTHER SUBJECT**

to the following conditions imposed by the Administrator of the Territory of South West Africa in his Certificate dated 18 December 1957 relating to the subdivision of the Remaining Extent of Consolidated Erf No 441, Windhoek, and issued in terms of section 22(7) of the Townships Ordinance 1928 (Ordinance No 11 of 1928) created in the said Deed of Transfer No T 1175/1960, in the English language, namely:-

1. **IN FAVOUR OF THE ADMINISTRATOR**

This erf shall not be subdivided without the Administrator's consent and subject to such conditions as he may wish to impose.

2. **IN FAVOUR OF THE MUNICIPALITY**

- (a) No new buildings or structures or any portions thereof, except boundary walls or fences shall be erected nearer than 5 metres to the street line which forms a boundary of this erf nor within 3 metres of any lateral or rear boundary common to an adjoining.

FOR INFORMATION ONLY

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Handwritten signatures and initials.

- (b) In the event of the Municipality laying out and constructing the streets at a level differing from the average level of any of the erven, the owners of their successors-in-title shall construct at their own cost a retaining wall, at any street boundary, of sufficient height and strength to prevent any portion of the erven falling into the streets or *vice versa*. All such retaining walls shall be built in consultation with the Municipality and shall be subject to its approval.
- (c) Outbuildings to be erected on this erf may not be occupied by any one except the domestic servants of the owner or is tenant.
- (d) This erf shall be used for residential purposes only and not more than one dwelling house for one family together with the necessary outbuildings and appurtenances shall be erected thereon.
- (e) The minimum building value of the main building to be erected on this erf, exclusive of outbuildings, shall be N\$9,000.00.

FOR INFORMATION ONLY

me.

RS  
L S

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, It's Successors-in-Title, 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 is the sum of N\$785,000.00.

SIGNED AT WINDHOEK on 23 JUL 2004  
together with the appearer, and confirmed with my Seal of Office

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

IN MY PRESENCE

  
REGISTRAR OF DEEDS

Transfer duty receipt No.104149139 issued by the Receiver of Revenue Windhoek on 25 June 2004 for N\$62,800.00.

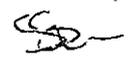
CHECKED:

1.  2. 

I, the undersigned, **Marèn Brynard De Klerk**, Conveyancer, hereby certify in terms of section 78 of the Local Authority Act, Act 23 of 1992, that all rates, fees of charges leviable in respect of the immovable property contained in this Deed, have been paid up to an including the date of registration hereof.

FOR INFORMATION ONLY

  
\_\_\_\_\_  
CONVEYANCER  
DE KLERK, M B

110  


Surety B. 1066

8 JAN 2008  
 MORTGAGED (No. B 250) AS  
 for N\$ 1 000 000 - 00 (with preference for)  
 an additional amount not exceeding N\$ 200 000 - 00

**D. BEUKES**  
 REGISTRAR OF DEEDS

5275  
**CANCELLED**  
 2013-10-14  
**D. BEUKES**  
 REGISTRAR OF DEEDS

2013-10-14  
 MORTGAGED (No. B 6284 / 2013)  
 for N\$ 5 000 000 - 00 (with preference for)  
 an additional amount not exceeding N\$ 1 000 000 - 00

**D. BEUKES**  
 REGISTRAR OF DEEDS

25 APR 2014  
 MORTGAGED (No. B 2272) 2014  
 for N\$ 400 000.00 (with preference for)  
 an additional amount not exceeding N\$ 80 000.00

**W. T. WEISEL**  
 REGISTRAR OF DEEDS

END INFORMATION ONLY

1067

**Thank You!**

Your transaction was successful

Payments From Urban Green Cheque 62066234528  
16 Apr 2025

Not Categorised - Recipients paid in the last 3 months

Recipient	Ref	Amount	Reason
City Of Windhoek	CoW-Erf3444,WHK	N\$ 2,012.50	ⓈYour payment was successful NAM0XLK4FSQB
62012146115 - First National Bank	2025267760		
Total		N\$2,012.50	

**\*INV2025267760\***  
INV2025267760

# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2025267760	<b>Date Issued</b> : 2/12/2025
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : URBAN GREEN SUSTAINABILITY CONSULTANTS	<b>Reference Number</b> : 3444, WINDHOEK
<b>Address</b> : N/A	<b>System Reference</b> : INV425537
	<b>Issued By</b> : 17304 - HAIKONDA (D)
	<b>Contact Details</b> : +264 61 290 3517
<b>Description</b> : REZONING OF ERF 3444, DR FRANS INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 4.0' TO 'OFFICE WITH A BULK OF 0.75', FOR COMPLIANCE PURPOSES	

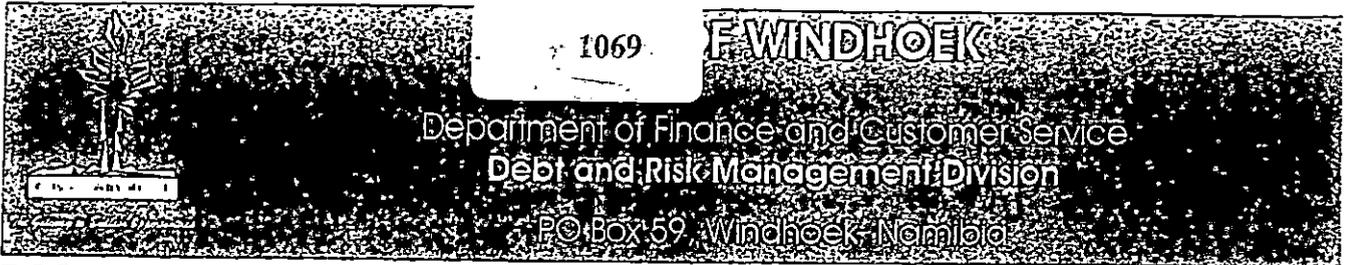
### PAYMENT DUE

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

### INVOICE DETAILS

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

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



**DEBT MANAGEMENT CREDIT CHECK FORM**

Surname: DEPUTY SHEPPIF First name(s): \_\_\_\_\_

Erf/stand no: 3444 Township: WINDHOEK

If company or registered under cc: Hendricks Investments cc

Namibian I. D / Passport no.: \_\_\_\_\_

Postal/Private Bag address: \_\_\_\_\_ Township of address: \_\_\_\_\_

Physical Residential or Business address: \_\_\_\_\_

Tel no 0837226300 (H) \_\_\_\_\_ Cell 0817066796

**CREDIT CONTROL**

Service Accounts

Credit Control Officer Comments:

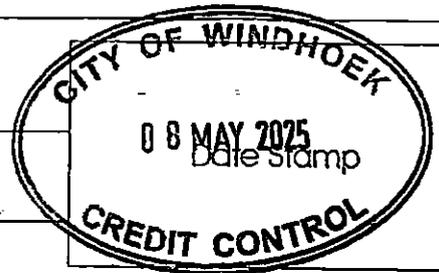
10732349 - N\$ 41268.83 paid

Name of Credit Controller:

Pawlus

Signature:

R. Embela



**SUNDRY DEBTORS - LAND SALES**

Comments:

No Accounts



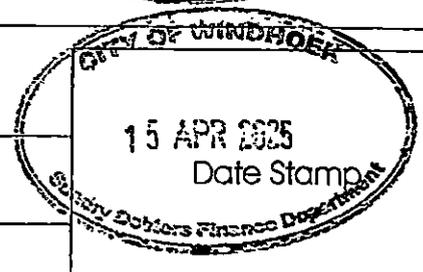
Name of Credit Controller:

Elsie

Signature:

E. Esterhuizen

Accountant Land Sales:



# Deputy Sheriff <sup>1070</sup> Khomas Region

Tel + 264 83 722 6300 e-mail - moc1@mocwhk.com P.O Box 11887 Klein Windhoek

422 Independence Avenue Windhoek Namibia.

To whom it may concern,

I, Manfred Hennes, Deputy Sheriff for the Khomas Region, hereby confirm that in accordance with the writ of execution issued under case number I1890/2016, I attached Erf No. 3444 (a portion of consolidated erf No. 441), Windhoek which erf is situated at No. 85, Frans Indongo Street, Windhoek. I attach herein a copy of the said writ of execution marked "A".

On the 6<sup>th</sup> of October 2016 at 09h04, I seized and laid under judicial attachment at the Deeds Office of Windhoek Erf No. 3444 (a portion of consolidated erf No. 441), Windhoek which erf is situated at No. 85, Frans Indongo Street, Windhoek. I attach herein a copy of the said return of service marked "B".

In terms of Rule 111 of the Rules of the High Court of Namibia, I am to be regarded as the rightful holder of the property upon attachment and for the purposes of the above rules. Therefore, I may for that purpose do all that is necessary to effect registration of transfer and anything so done by me is as valid and effectual as if I were the owner of the property. An excerpt of this rule is attached herein marked "C".

I remain available for any questions as regards the above and can be contacted at 083 722 6300 should there be any queries in the above matter.

Manfred Hennes  
Deputy Sheriff



"A"

WRIT OF EXECUTION - IMMOVABLE PROPERTY

IN THE HIGH COURT OF NAMIBIA

(Main Division)

Case No: 11890/2016

In the matter between:

OLD MUTUAL LIFE ASSURANCE COMPANY (NAMIBIA) LIMITED

Plaintiff

And

H HENDRICKS INVESTMENTS CC

Defendant

TO: THE DEPUTY SHERIFF FOR THE DISTRICT OF WINDHOEK

WHEREAS you are directed to cause to be realised the sum of N\$ 6,372, 939.84 in satisfaction of a judgment debt and costs obtained by OLD MUTUAL LIFE ASSURANCE COMPANY (NAMIBIA) LTD against the said H HENDRICKS INVESTMENTS CC in this court on the 22<sup>nd</sup> day of September 2016.

AND WHEREAS this court declared the immovable property being,

CERTAIN: ERF NO. 3444 (A PORTION OF CONSOLIDATED ERF NO. 441) WINDHOEK

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

REGISTRATION DIVISION "K"

DEPUTY SHERIFF  
WINDHOEK

**MEASURING:** 1348 (ONE THREE FOUR EIGHT) SQUARE METRES

**HELD:** BY DEED OF TRANSFER NO T4334/2004

specifically executable

NOW, therefore, you are directed to attach and take into execution the immovable property of the said H HENDRICKS INVESTMENTS CC, being

**CERTAIN:** ERF NO. 3444 (A PORTION OF CONSOLIDATED ERF NO. 441) WINDHOEK

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

**MEASURING:** 1348 (ONE THREE FOUR EIGHT) SQUARE METRES

**HELD:** BY DEED OF TRANSFER NO T4334/2004

To cause to be realised therefrom the sum of N\$ 6,430, 934.48 together with the costs hereof to be taxed and your charges in and about the same, and thereafter to pay to the said Plaintiff or its Attorneys the sum or sums due to it with costs as abovementioned, and for your so doing this shall be your warrant.

**AND RETURN** you this Writ with what you have done thereupon.

Dated at WINDHOEK on this the <sup>17<sup>th</sup></sup> day of APRIL 2018.

  
REGISTRAR OF THE HIGH COURT

  
ETZOLD-DUYENHAGE ATTORNEYS  
LEGAL PRACTITIONER FOR PLAINTIFF  
NO. 33 FELD STREET WINDHOEK  
P.O.BOX 320  
WINDHOEK  
NAMIBIA  
TEL NO: 083-2293370, FAX NO: 083-2293381  
EMAIL: [office@edlaw.com.na](mailto:office@edlaw.com.na)

  
C.O.J. No. 13179  
Windhoek  
Tel (061) 2921111  
Fax (061) 221686  
9 APR 2018  
OFFICE OF THE JUDICIARY  
REGISTRAR  
HIGH COURT OF NAMIBIA



Our reference: 1611/954

Case number: I 1890/16

In the case between:

Printed on 20-November-2023

OLD MUTUAL LIFE ASSURANCE COMPANY (NAMIBIA)LTD and H HENDRICKS INVESTMENT CC	PLAINTIFF  DEFENDANT
Address as specified: DEEDS OFFICE, ROBERT MUGADE AVENUE ERF 3444 (A PRT OF CONSOLIDATED ERF 441) WINDHOEK	
<b>WRIT OF EXECUTION-IMMOVABLE PROPERTY</b>	

RETURN OF SERVICE

Attachment of Immovable Property:

Take notice that I, MANFRED HR HENNES, have on this 6th day of October 2016 at 09:04 seized and laid under Judicial Attachment at the Deeds Office - Windhoek the immovable property described in the following inventory. In pursuance of a warrant of Execution issued out of the High Court of Namibia, whereby I am directed to attach the immovable property of the DEFENDANT H HENDRIKS INVESTMENTS CC, and cause to be realised by public auction the sum of N\$6 372 939.84 together with the costs hereof to be taxed and your charges in and about the same, and thereafter to dispose of the proceeds thereof in accordance with rule 110.

Certain: ERF 3444 (A PORTION OF ERF 441)

Site: WINDHOEK

Bonds: B 4478/2004 - BANK WINDHOEK - N\$720 000.00 (CAP) N\$144 000.00 (ADD)  
B 250/2008 - SEAWORK FISH PROCESSORS (PTY)LTD - N\$1 000 000.00 (CAP)

DOCUMENT RETAINED

Dated at Windhoek this 06TH day of DECEMBER 2016.

ACTING DEPUTY SHERIFF MANFRED HR HENNES

From: Deputy Sheriff Windhoek  
M.J. HENNES  
PO BOX 11887  
KLEIN WINDHOEK. 1000

Tel: +6461248568 Fax: +6461248569

Email: moc1@mocwhk.com

Bank info for deposits/EFT:

FIRST NATIONAL BANK (FIRNNANX OR 281872)

Account: WORKING ACCOUNT

Account number 55511180669

To: HIGH COURT OF NAMIBIA  
NAMIBIA

BEHRENS & PFEIFFER ATTORNEYS

PO BOX 97121

WINDHOEK

Tel: 222050 Fax: 220968

Acc No 3

VAT number: {none}

Ref: WHP/O312

INVOICE NUMBER 583477	
DESCRIPTION OF FEES	FEES
Return and Registration	42.50
Copy	10.00
Service	125.00
Running Costs	8.00
Ascertain Bonds	125.00
Time	125.00
Attachment	125.00
Cheque Processing Fee	
Attempt	
Release Upliftment Fee	
Release Fee	
Commission	
Sub-total fees	560.50
Plus VAT	82.88
<b>TOTAL OWING</b>	<b>N\$ 643.38</b>

VAT number: 0018840015

(12) If an application has been made under subrule (11), the deputy-sheriff must prepare a written report on the circumstances surrounding the cancellation of the sale and -

- (a) in writing notify the purchaser that the report will be placed before the judge who is hearing the application; and
- (b) place the written report before the judge to assist the judge in determining the application.

(13) On receipt of the report referred to in subrule (12), the judge may summarily pronounce judgment based on the written report of the deputy-sheriff.

(14) If the purchaser is already in possession of the property, the deputy-sheriff may, on 10 days' notice to the purchaser, apply to a judge for an order ejecting him or her or any person claiming to hold under him or her, from the property.

#### **Transfer of property and distribution of proceeds from sale**

111. (1) The execution creditor may appoint a legal practitioner to attend to the transfer of the property when it is being sold in execution.

(2) The deputy-sheriff must give transfer to the purchaser against payment of the purchase money and on performance of the conditions of sale and may for that purpose do all that is necessary to effect registration of transfer and anything so done by him or her is as valid and effectual as if the deputy-sheriff were the owner of the property.

(3) The deputy-sheriff may not pay out the purchase money to the creditor until transfer has been given to the purchaser, but on receipt of the purchase price, he or she must without delay pay all moneys received in respect of the purchase price into the trust account of the legal practitioner acting for the execution creditor or, in the absence of a legal practitioner acting for the execution creditor, deposit it into the suspense account of the magistrate of the district.

(4) The deputy-sheriff must as soon as possible after the sale -

- (a) prepare in order of preference, as provided in subrule (5), a plan of distribution of the proceeds;
- (b) forward a copy of such plan to the registrar of the court;
- (c) immediately thereafter give notice by registered post to all parties who have lodged writs and to the execution debtor that the plan will lie for inspection for 15 days from a date mentioned in the notice at his or her office and at the office of the registrar; and
- (d) unless all the parties have signified in writing their agreement to the plan, lay the plan for inspection at the office of the deputy-sheriff and at the office of the registrar.

(5) After deduction from the proceeds of sale of the costs and charges of execution the following is the order of preference, namely -

- (a) the claims of preferent creditors ranking in priority in their legal order of preference; and
- (b) thereafter the claims of other creditors whose writs have been lodged with the deputy-sheriff in the order of preference appearing in section 96 and sections 99 to 103 of the Insolvency Act, 1936 (Act No. 24 of 1936).

(6) An interested person objecting to the plan referred to in subrule (4) must, within five days of the expiry of the period referred to in that subrule, give notice in writing to the deputy-sheriff and all other interested persons of the particulars of his or her objection and must bring such objection before a judge for review on 10 days' notice to the deputy-sheriff and the interested persons.

(7) The judge reviewing the objection made under subrule (6) must hear and determine the matter in dispute and may amend or confirm the plan of distribution or may make such order, including an order as to costs, as the judge considers suitable or appropriate.

(8) If -

- (a) no objection is lodged to the plan referred to in subrule (4);
- (b) the interested parties signify their concurrence with the plan; or
- (c) the plan is confirmed or amended on review,

the legal practitioner or magistrate referred to in subrule (3) must, on production of a certificate from the conveyancer that transfer has been given to the purchaser and on the request of the deputy-sheriff, pay out in accordance with the plan of distribution and if the address of a payee is not known pay the amount due to him or her into the Guardian's Fund established under any law relating to the administration of estates.

#### Superannuation

112. (1) A writ of execution may not be issued after the expiry of three years from the day on which a judgment has been pronounced, unless the -

- (a) debtor consents to the issue of the writ; or
- (b) judgment is revived by the court on notice to the debtor,

but in such a case no new proof of the debt is required. . . .

(2) In case of a judgment for periodic payments the three years referred to in subrule (1) run in respect of any payment from the due date of payment.

(3) Once a writ of execution of a judgment has been issued, it remains in force and may, subject to section 11(a)(ii) of the Prescription Act, 1969 (Act No. 68 of 1969), at any time be executed without being renewed until judgment has been satisfied in full.

#### Interpleader

113. (1) Where a person in this rule called 'the applicant' -

- (a) does not have beneficial interest in respect of property in his or her possession or under his or her control; and
- (b) is sued or expects to be sued in respect of that property or its proceeds; or
- (c) receives a claim in respect of that property or its proceeds,

by or from two or more persons in this rule called 'claimants', the applicant may apply to the court for interpleader relief.



07 August 2025

Our Reference: KHOM/ERF/3444/WHK

The Chief Executive Officer  
Department of Urban Planning and Property Management  
Municipality of Windhoek  
PO Box 59  
WINDHOEK

Attention: Mr. H. Rust

**Re.: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), DR FRANS INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 0.4' TO 'OFFICE WITH A BULK OF 0.75', FOR COMPLIANCE PURPOSES.**

Our application dated 09 May 2025 with your office refers.

Following instruction via the attached email from your office dated 12 May 2025, Urban Green cc conducted the required public consultation for the above mentioned, in line with the requirements of Sections 99 or 107 of the Urban and Regional Planning Act, (Act 5 of 2018) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy for the proposed development.

The public consultation commenced on 13 June 2025 and concluded on 104 July 2025.

Find herewith attached, the following documents in support of the public consultation –

- **Notice placed in the Government Gazette of the intent to rezone;**
- **Newspaper Notices placed in the 'Namibian' and 'New Era' newspapers on the 13<sup>th</sup> of June and again on the 20<sup>th</sup> of June 2025;**
- **Proof of Registered Mail sent to the Neighbouring property owners on 06 June 2025;**
- **Notice Displayed at the Windhoek City Council's customer care notice board; and the**
- **On-site notice display.**

No objections applicable to the above-mentioned application were registered with our office during the public consultation period.

Please note that our office did not do hand deliveries to neighbouring property owners as it was not a compulsory requirement by then, instead, registered mail was send out because registered post is considered by the Court of Law as a legal means of notification and the required proof/tracing is available and attached as part of this process.

However, we take into consideration and are informed that Section 121(1) of the Urban and Regional Planning Act (Act No. 5 of 2018) makes provision for hand delivery and is thus a legal means of serving a notice.

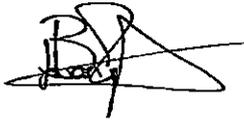


1078

Your office is hereby requested to proceed with the necessary submissions to the respective bodies with the Windhoek City Council, where after on approval from the Windhoek City Council an application for the Urban and Regional Planning Board will be submitted.

Should you require any further information in this regard please contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Brand van Zyl', with a large, sweeping flourish extending to the right.

Brand van Zyl (MNCTRP)

**Julia Bashir**

---

**From:** Rust (H.J) <Hugo.Rust@windhoekcc.org.na>  
**Sent:** 12 May 2025 08:19  
**To:** Julia Bashir  
**Cc:** Brand Van Zyl  
**Subject:** 3444 W Application

Dear **URBAN GREEN CONSULTANT**

Your application for the **REZONING ERFD 3444 WINDHOEK** has been received during the submission month of MAY 2025.

**PLEASE NOTE ECOPY OUTSTANDING.**

Your application is assigned to Mr. **H Rust** who can be contacted for further inquiries at 290 2378 or [Hugo.Rust@windhoekcc.org.na](mailto:Hugo.Rust@windhoekcc.org.na)

Please proceed to advertise the application in line with the requirements of Sections 99 or 107 of the Urban and Regional Planning Act, Act No, 5 of 2018 (the Act) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy for the proposed development.

Please take note that the due date for the Public Participation period (including period for comments) is 28 AUGUST 2025.

Given the objective of the public participation process to provide neighbours and the general public with a fair opportunity to provide inputs for consideration on the intended development proposal we wish to bring the following to your attention:

1. Where notices are served under the provisions of Section 121(1)(c) of the Urban and Regional Planning Act (Act No. 5 of 2018), please ensure that the prescribed condition is satisfied by providing a plausible explanation as to why the individual or entity could not be reached using any other method provided for in the Act.
2. Advertisements should be scheduled to appear in the media (as per the relevant legal requirements) over a continuous two-week period. The time period for all consultation, irrespective of consultation method (Government Gazette, newspaper adverts, neighbour notices, City of Windhoek's Customer Care Centre notice board or on-site notices), should coincide and may not span a period of more than 2 months in total.
3. In accordance with Section 120 of the Act, the calculation of days does not include Saturdays, Sundays or Public Holidays and the period in question must be calculated as exclusive of the first day and inclusive of the last day.

You will be obliged to submit a Public Participation Report (PP Report) in hard copy and E copy. The PP Report must be submitted in WORD FORMAT and all attachments (proof of advertisements, letters and notices) in PDF FORMAT.

The PP Report should address and include proof of the following:

1. Placement of the application in newspapers; dates of advertisement and closing date for any comments.

2. Notice number and date notice appeared . 1080 Government Gazette (if required) and closing date for any comments.
3. Placement of On Site Notices and Notices on Local Authority Notice Board.
4. Delivery of Neighbour Notices\*\*.
5. Confirmation whether any objection was received or not and responding to any objection received.

**\*\* The PP Report must state the consultant's reasons why the delivery of Neighbour Notices could not be done by hand (personal delivery) if registered post letters are used during the public participation process.**

Applications will only proceed to the TPC if the PP process is completed – applications with incomplete/incorrect PP process by the due date will be returned to the Consultant for resubmission which will make it an application in the following submission month.

Regards  
Urban Policy Division



Hugo Rust

*Section Planner: Urban Policy*  
Department of Urban and Transport Planning

Office: +264 61 290 2378

Fax: +264 61 290 2111

Mobile:

E-mail: [Hugo.Rust@windhoekcc.org.na](mailto:Hugo.Rust@windhoekcc.org.na)

Box 59, Windhoek

Enquiries: +264 61 290 2911

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

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



# CHECKLIST

FOR URBAN PLANNING APPLICATIONS

1081

Property No.:	Erf 3444
Township/Farm:	Windhoek

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

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)	FOR OFFICE USE
1.	Full Application with motivation by applicant	Annexure A	YES	
2.	Previous Council's Approval (if applicable)	Annexure B	N/A	
3.	A. Locality Plans	Annexure C1	YES	
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	N/A	
	C. Existing Zoning Plan	Annexure C3	YES	
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	YES	
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	N/A	
	F. Services Plans with Contours (for township establishment)	Annexure C6	N/A	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	YES	
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	YES	
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	N/A	
4.	Conditions to be registered or maintained	Annexure D	YES	
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	YES	
6.	Closure Certificate (if applicable)	Annexure F1	N/A	
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	N/A	
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	N/A	
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	N/A	
9.	NamWater approval and plan confirming availability / provision of water services (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 electrical services (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) or Company Registration (for properties registered in the name of Close Corporation/Company/Organization)	Annexure K1	YES	
	B. Copy of Board/Company Resolution authorizing the PoA signature (for properties registered in the name of Close Corporation/Company/Organization)	Annexure K2	N/A	
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	YES	
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	N/A	
14.	Proof of Payment of 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	
16.	Judicial Attachment by the Deputy Sherrif	Annexure P	YES	

Please Note: All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

<b>FOR OFFICE USE:</b>	
RECEIVED BY: NAME: <u>E. Ashipembe</u>	SIGNATURE: <u>[Signature]</u>
APPLICATION ACCEPTED: <input checked="" type="checkbox"/>	STAMP: <b>CITY OF WINDHOEK</b> DEPT. OF URBAN AND TRANSPORT PLANNING E-A 2025-05-09 URBAN POLICY DIVISION UP1
APPLICATION NOT ACCEPTED: <input type="checkbox"/>	
Reason(s) for not accepting the application: _____ _____ _____ _____	

# MEMORANDUM

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*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/3444/W

**DATE** : 03 June 2025

MR. H. Rust

**RE: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), DR FRANS INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 0.4' TO 'OFFICE WITH A BULK OF 0.75', FOR COMPLIANCE PURPOSES.**

Application dated 9<sup>th</sup> May 2025, for the proposed, Rezoning of Erf 3444 (a Portion of Consolidated Erf no 441), Dr Frans Indongo Street no 85, Windhoek from 'Office with bulk of 0.4' to 'Office with a bulk of 0.75', for compliance purposes, refers.

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

1. The proposed Erf 3444, Windhoek, has a general downward slope from the southwest into a northeasterly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed Erf 3444, Windhoek, except for surface stormwater runoff.
3. Access to the proposed Erf 3444, Windhoek, is indicated to be obtained from Dr. Frans Indongo Street.

This Division has no objection to the proposed, Rezoning of Erf 3444 (a Portion of Consolidated Erf no 441), Dr Frans Indongo Street no 85, Windhoek from 'Office with bulk of 0.4' to 'Office with a bulk of 0.75', for compliance purposes, provided:

1. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
  - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater 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**

# MEMORANDUM <sup>1084</sup>

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*The Gateway to Endless Opportunities*

**TO :** Mr. Hugo Rust  
Section Planner: Urban Policy  
Department of Urban & Transport Planning

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

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

**DATE :** 23/06/2025

**RE: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), DR FRANS INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 0.4' TO 'OFFICE WITH A BULK OF 0.75', FOR COMPLIANCE PURPOSES**

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

- Should an Electrical Substation be required a servitude or subdivided Erf must be allocated where the Substation will be constructed.
- No electrical substations shall be installed on the sidewalk.
- Medium and Low Voltage Cables, Streetlights and Low Voltage Distribution Units may be installed on sidewalk spaces.
- All electrical services design drawings, and internal reticulations must be submitted to the office of the Strategic Executive: Electricity for approval before any construction works are commenced
- During project implementation, the applicant's electrical representative should at all times engage the quality monitoring official from Electricity Department for all inspections and testing required.
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and an application for a new service connection or 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”
- “General Residential” developments without high rise buildings i.e. individual apartments, a Split Prepayment meter for each unit shall be used with a metering box located on the street/ development erf boundary if it’s technically possible otherwise a bulk meter shall be used.

*Mr. V. H. Namgongo*

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

Sustainable Development

*The Sustainable Development Division has no objection to the proposed rezoning application provided that the applicant meets all Council's requirements.*

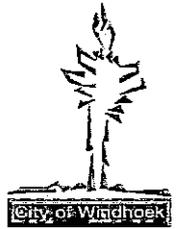
1087  
MEMORANDUM

TO: Mr. H. Rust

DATE: 2 July 2025

FROM: INF: Engineering Services Division

REF: L/3444/W



**SUBJECT: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), WINDHOEK FROM "OFFICE WITH A BULK OF 0.4' TO "OFFICE" WITH A BULK OF 0.75.**

The application dated 09 May 2025 regarding the Rezoning of Erf 3444 (A Portion of Consolidated Erf No 441), Windhoek from "office with a bulk of 0.4' to "office" with a bulk of 0.75, 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 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

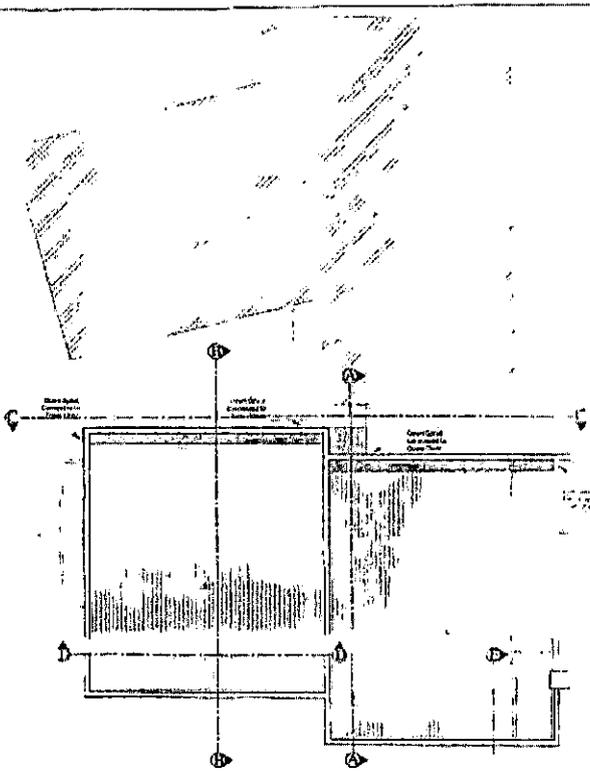
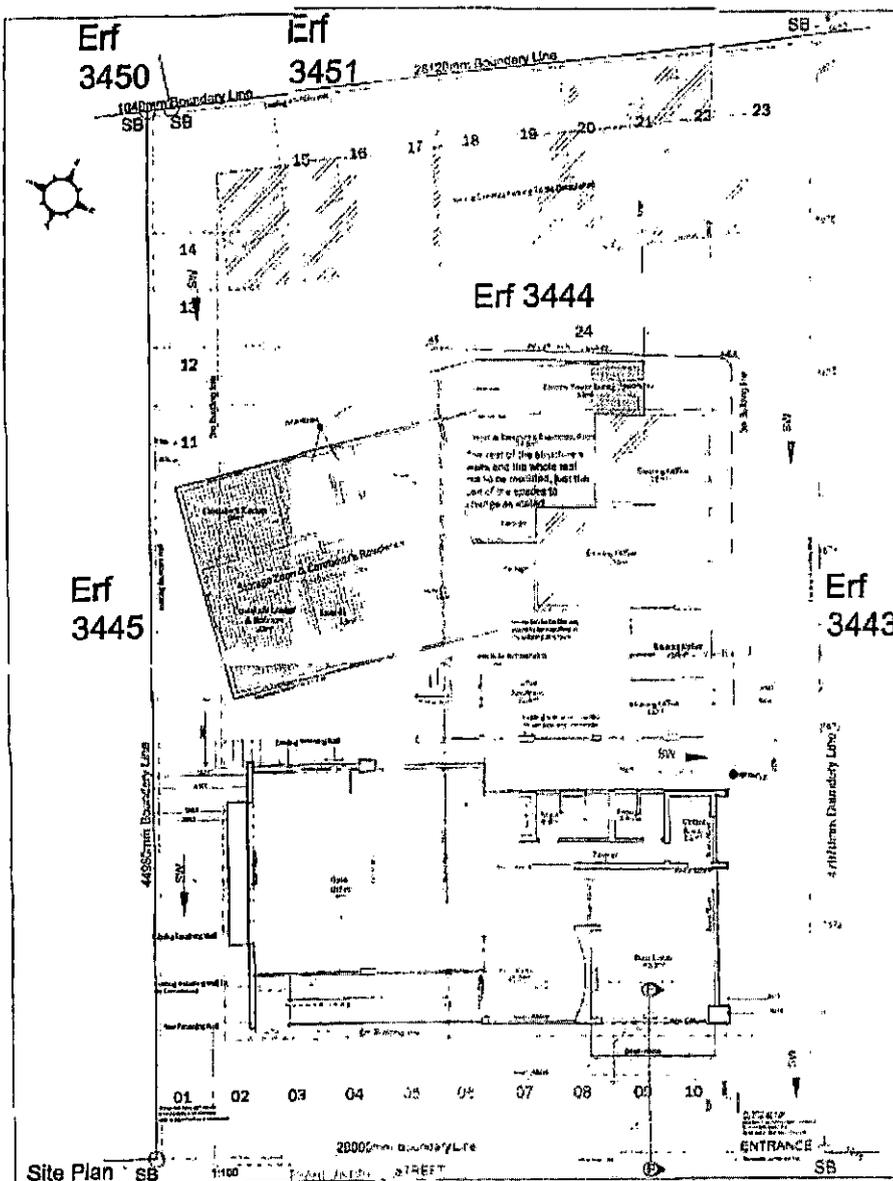
<b>TO:</b>	Urban Planning H. Rust	<b>DATE:</b>	05 August 2025	
<b>FROM:</b>	Section Engineer: Roads Planning & Traffic Flow	<b>REF:</b>	L/3444/W	

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

The application dated 09 May 2025 received from Du toit Town Planning Consultants regarding the above application has reference.

Erf 3444 is located in Dr. Frans Indongo Street, Windhoek West and measures 1348m<sup>2</sup> in extent. The erf is zoned 'Office' with a bulk of 1. Traffic volume in Dr. Frans Indongo Street is high and often congested during peak hours. The proposed rezoning will generate approximately 21 additional vehicular trips to the current the road network. The erf is situated within the Windhoek West High Density Policy Area and the applied zoning is in line with the recommended bulk.

1. This Division has no objections to the proposed Rezoning of Erf 3444, Windhoek from "office with a bulk of 0.4' to "office" with a bulk of 0.75, provided that:
  - 1.1 The applicant takes notes that Dr. Frans Indongo Street is planned to be upgraded to dual carriageway as per the below map. Accordingly, only a left in, left out will be allowed. An access service road might be a consideration in future which will impact on street parking.
  - 1.2 No parking will be allowed on the sidewalk.
  - 1.3 Minimum 1 parking bay per 25m<sup>2</sup> utilised bulk to be provided on site for office use.
  - 1.4 Parking be provided as per the approved Building Permit No.: 1747/2012, attached.



**Roof Plan Legend:**

- Roof Structure Profile to be Constructed
- Roof Structure Profile to be Demolished
- Roof Structure Profile to be Retained
- Roof Structure Profile to be Retained (to be used for the existing structure)
- Roof Structure Profile to be Retained (to be used for the new structure)

AREAS	
Site:	1948 m <sup>2</sup>
Bulk:	40%
Footprint Area:	470 m <sup>2</sup>
Electric & Electronic Area & Verandah	68 m <sup>2</sup>
Residential:	40 m <sup>2</sup>
Storage 1, 2 & 3:	73 m <sup>2</sup>
File Store 02 (GF)	1.6 m <sup>2</sup>
File Store 01 (GF - Boardroom)	1.6 m <sup>2</sup>
File Store 02 (FF)	1.6 m <sup>2</sup>
At-Book Store	2.4 m <sup>2</sup>
Total Storage Area	80 m <sup>2</sup>
Basement Area (Storage)	164.3 m <sup>2</sup>
Total Residential & Storage Area	120 m <sup>2</sup>
Existing Office Space	60 m <sup>2</sup>
Ground Floor (Council Approved):	210.7 m <sup>2</sup>
Extension (First Floor):	242.8 m <sup>2</sup>
Total Office Area:	533.6 m <sup>2</sup>
TOTAL NEW AREA (Storage)	164.3 m <sup>2</sup>
Required Storage Parking = 1.5 parkings per 100 m <sup>2</sup> 164.3 x 1.5 =	2 parking bays
Required Office Parking = 1 parking per 26 m <sup>2</sup> 533.6 =	22 parking bays
Total Required parking bays:	24 parking bays
Percentage of Office Area to Site:	40%

**Site Plan** 1:100

NO. 1	NO. 2	NO. 3	NO. 4
-------	-------	-------	-------

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF JOHANNESBURG MUNICIPALITY (CJ) ACT NO. 105 OF 2004 AND THE CITY OF JOHANNESBURG MUNICIPALITY (CJ) ACT NO. 105 OF 2004 (AS AMENDED).

THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.

THE PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.

**CONSTRUCTION DOCUMENTATION**

**ATANTER**

**NEOPLAN**

Project: Extension of  
COUNCIL OFFICES at 3444 Verduyn

Project No.	3444
Drawn By	
Checked By	
Date	March 2011
Scale	1:100
Sheet	
Drawn	
Checked	

1089



Yours faithfully

M. Shiimi

Roads Planning, Design and Traffic Flow

\*2508

# MEMORANDUM<sup>1091</sup>

---



**TO** : URBAN POLICY

**FROM** : HEALTH AND ENVIRONMENT SERVICES

**ENQ** : MET SHANYENGANGE Tel. 061 290 3529

**CC** :

**DATE** : 22/09/2025

Dear Colleague,

**RE: REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF NO 441), DR FRANS INDONGO STREET NO 85, WINDHOEK FROM 'OFFICE WITH BULK OF 0.4' TO 'OFFICE WITH A BULK OF 0.75', FOR COMPLIANCE PURPOSES**

The Division has no objection to the application. The rezoning from Office to Office is not required to comply with environmental requirements because the rezoning remains the same.

Kind Regards,



# CLASSIFIEDS <sup>1095</sup>

(061) 208 0800/44  
 (061) 220 584  
 classifieds@nepc.com.na

**Notice**      **Notice**      **Notice**      **Notice**      **Notice**      **Notice**      **Notice**

**Legal Notice**      **Legal Notice**      **Legal Notice**      **Legal Notice**      **Legal Notice**      **Legal Notice**      **Legal Notice**

### SUBDIVISION AND CONSENT NOTICE

Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the Trustees for the Time Being of the Finkenstejn Portion Five Trust, the owner of Portion 235 of Farm Finkenstejn No. 526, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the –

- Subdivision of Portion 235 of the Farm Finkenstejn No. 526 (Kappsfarm Scheme Area Jurisdiction), Windhoek into Portion X and the Remainder of Portion 235 of Farm Finkenstejn No. 526; and
- Consent for "Light Industrial" for purpose of a Geoscience laboratory under the current "rural residence" zoning on the proposed Portion X/526, Farm Finkenstejn, while the subdivision is in process

The Portion No. 235 of the Farm Finkenstejn No. 526 is located to the eastern side of the larger Windhoek Township area (see Annexure C1a). Portion 235 of the Farm Finkenstejn No. 526 lies along the proclaimed "Trunk Road 1" also known as the B6 highway, being the main road connecting the Windhoek City to the Hosea Kutako International Airport and further eastwards to the town of Gobabis. Portion 235 of the Farm Finkenstejn No. 526 measures 22,2052 hectares in extent and is zoned "rural residence" in accordance with the Kappsfarm Zoning Scheme.

It is the trustee's intention to subdivide Portion 235, Farm Finkenstejn No. 526 into Portion X/526 and the Remainder of Portion 235 of the Farm Finkenstejn No. 526 for Geoscience laboratory purposes, to conform with the compliance of the Kappsfarm Zoning Scheme. Access to Portion 235 of the Farm Finkenstejn No. 526 is currently obtained via a gravel road that runs along the southeastern side of Portion 1 of the Farm Bellerode No. 67. The gravel road continues westward into Portion 2 of Farm Bellerode No. 67 before connecting to the trunk road 1 (B6 Highway). Parking would be provided on the portion in accordance with the requirements of the Kappsfarm Zoning Scheme.

The locality plan of the Portion is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed subdivision and consent set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 04 July 2025).

**Applicant:**  
Urban Green Town and Regional Planning Consultants  
PO Box 11929  
Klein Windhoek  
Contact details: 061 – 300 820  
Email: [adm@urbangreenafrica.net](mailto:adm@urbangreenafrica.net)

**Municipal Council of Windhoek**  
R. Kwenani – Town Planner  
Department of Urban Planning and Transport Planning Office  
Tel: 061 – 290 3428  
Email: [Ruth.Kwenani@windhoekcc.org.na](mailto:Ruth.Kwenani@windhoekcc.org.na)

### PUBLIC NOTICE

Notice is hereby given that Nghivhwa Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 1846, Ekuku Extension 6, has applied to the Oshakati Town Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 1846, Ekuku Extension 6 from "Single Residential" with a density of 1:300 to "Accommodation" with a bulk of 1.0.

The intention for the owner to rezone the property is to allow for the construction of a guesthouse with a maximum of 5 rooms on the rezoned property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Oshakati Town Council, Civic Centre, First Floor, Town Planning Office, Sam Nujoma Road, Oshakati and the Applicant; Office no. 3, 64, Jenner 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 Oshakati Town Council and with the applicant (Nghivhwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 4th July 2025

**Applicant:**  
Nghivhwa Planning Consultants  
P O Box 40900, Aussampplatz  
Email: [planning@nghivhwa.com.na](mailto:planning@nghivhwa.com.na)  
Cell: 081 4127 359

### PUBLIC NOTICE

Notice is hereby given that Nghivhwa Planning Consultants (Town and Regional Planners) on behalf of the owner of 1420, Oranjemund Extension 4 has applied to the Oranjemund Town Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 1420, Oranjemund Extension 4 from "Office" with a bulk of 0.4 to "Institutional".

The intention for the owner to rezone the property is to allow for the construction of a public health facility on the rezoned property.

The locality plans of the Erf lie for inspection on the town planning notice board of the Oranjemund Town Council; c/o 8th & 12th Avenue, Oranjemund and the Applicant; Office no. 3, 64, Jenner 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 Oranjemund Town Council and with the applicant (Nghivhwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 4th July 2025

**Applicant:**  
Nghivhwa Planning Consultants  
P O Box 40900, Aussampplatz  
Email: [planning@nghivhwa.com.na](mailto:planning@nghivhwa.com.na)  
Tel: 081 4127 359

### PUBLIC NOTICE

Notice is hereby given that Nghivhwa Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 676, Potgieter Street, Pionierspark, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

- Rezoning of Erf 676, Potgieter Street, Pionierspark from "Residential" with a density of 1:900m<sup>2</sup> to "Hospitality" for a guesthouse with a maximum of 10 rooms.

Erf 676 is located in Potgieter Street, and currently measures 2173 m<sup>2</sup> in extent. The Erf is currently zoned for "Residential" purposes. It is the intention of the owners to apply for the rezoning to allow for the construction of an accommodation establishment of a guesthouse with a maximum of 10 rooms.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality; Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant; Office no. 3, 64, Jenner 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 Windhoek Municipality and with the applicant (Nghivhwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 11th July 2025

**Applicant:**  
Nghivhwa Planning Consultants  
P O Box 40900, Aussampplatz  
Email: [planning@nghivhwa.com.na](mailto:planning@nghivhwa.com.na)  
Cell: 081 41 273 59

### REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)**

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

1. Name and postal address of applicant:  
CATHERINE MULEMWA BAYOLE  
PO BOX 8043, MAYUNI, KONGOLA AREA

2. Name of business or proposed business to which applicant relates:  
LIBERDADE SHEEEN
3. Address/Location of premises to which Application relates:  
LIBUTO VILLAGE, KONGOLA AREA; ±120KM WEST OF KATIMA MULILO, ALONG KATIMA-KONGOLA ROAD
4. Nature and details of application:

5. Clerk of the court with whom Application will be lodged:  
KATIMA MULILO MAGISTRATE'S COURT

6. Date on which application will be Lodged: 12 – 30 JULY 2025
7. Date of meeting of Committee at which application will be heard:  
10 SEPTEMBER 2025

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

### NOTICE TO CREDITORS

**ESTATE LATE JOSEF THOBIAS**  
With identity number 430315 0004 5  
Who died at WINDHOEK, KHOMAS REGION  
On 17/02/2000

ESTATE NO: E 826/2025

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof.

**DATED AT WINDHOEK ON THIS 13<sup>TH</sup> DAY OF JUNE 2025**

**S. NEWAKA & COMPANY INCORPORATED**  
ESTATE ADMINISTRATOR  
P.O. BOX: 25215  
WINDHOEK NAMIBIA  
[snewaka@snewakaco.com](mailto:snewaka@snewakaco.com)

### NOTICE TO CREDITORS

**ESTATE LATE PETRO ZAAL**  
With identity number 550125 0031 1  
Who died at WINDHOEK, KHOMAS REGION  
On 14/04/2025

Married in community of property to  
**JOHANNA CATHERINA ZAAL**  
With identity number 640901 0020 8  
ESTATE NO: E 741/2025

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof.

**DATED AT WINDHOEK ON THIS 13<sup>TH</sup> DAY OF JUNE 2025**

**S. NEWAKA & COMPANY INCORPORATED**  
ESTATE ADMINISTRATOR  
P.O. BOX: 25215  
WINDHOEK NAMIBIA  
[snewaka@snewakaco.com](mailto:snewaka@snewakaco.com)

### NOTICE TO CREDITORS

**ESTATE LATE NESEHO ALASKEN MUBUYAETA**  
With identity number 700407 0070 4  
Who died at KATIMA MULILO, ZAMBEZI REGION  
On 12/02/2024

Married in community of property to  
**IWE NSALA MUBUYAETA**  
With identity number 751126 1012 4  
ESTATE NO: E 755/2025

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof.

**DATED AT WINDHOEK ON THIS 13<sup>TH</sup> DAY OF JUNE 2025**

**S. NEWAKA & COMPANY INCORPORATED**  
ESTATE ADMINISTRATOR  
P.O. BOX: 25215  
WINDHOEK NAMIBIA  
[snewaka@snewakaco.com](mailto:snewaka@snewakaco.com)

### REZONING NOTICE

Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owner of Erf 3444, (A Portion of Consolidated Erf: No. 443) Windhoek, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the –

- Rezoning of Erf 3444, (a Portion of Consolidated Erf No. 443), No. 85 Dr Frans Indongo Street, Windhoek from "office" with a bulk of 0.4 to "office" with a bulk of 0.25.

Erf 3444, Windhoek is situated in the central part of the Windhoek Township area, located on the western side of Dr. Frans Indongo Street and to the south of John Meinert Street within the central areas of the larger Windhoek. Erf 3444, Windhoek measures 1,348m<sup>2</sup> and is currently zoned "office" with a bulk of 0.4. The intended rezoning's need is motivated by the intention to conform with compliance of the Windhoek Zoning Scheme. Access to Erf 3444, Windhoek is currently obtained from Dr. Frans Indongo Street, located to the eastern side of the Erf. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek

Any person objecting to the proposed rezoning set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 04 July 2025).

**Applicant:**  
Urban Green Town and Regional Planning Consultants  
PO Box 11929  
Klein Windhoek  
Contact details: 061 – 300 820  
Email: [adm@urbangreenafrica.net](mailto:adm@urbangreenafrica.net)

**Municipal Council of Windhoek**  
H. Rust – Town Planner  
Department of Urban Planning and Transport Planning Office  
Tel: 061 – 290 2264

### PUBLIC NOTICE

Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 2800, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- REZONING OF ERF 2800, NO 41 STURROCK STREET WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.4.
- CONSENT IN TERMS OF SECTION 23(1) OF THE WINDHOEK ZONING SCHEME FOR FREE RESIDENTIAL BULK OF 0.2

Erf 2800, Windhoek is located on No.41 Sturrock Street, in the neighbourhood locally known as Windhoek North. The property is zoned for "Residential" purposes with a density of 1:900 and it measures 1148 sqm in extent.

The purpose of the application, as outlined above, is to formalise the existing use of Erf 2800, Windhoek, which is already being utilised for office purposes. The rezoning will allow the owner to fully optimise the property by formalizing the office use and utilising the permissible free residential bulk for a dwelling unit, in line with the provisions of the Windhoek Zoning Scheme.

Please further take note that –

- For more enquiries regarding the rezoning and consent application, visit the City of Windhoek's Department of Planning, 5th Floor, Town House or the applicant, at the address listed below.
- any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, the Chief Executive Officer of the City of Windhoek and with the applicant within 14 days of the last publication of this notice, i.e. no later than 11 July 2025.

### FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

<p>No. 59 Jenner Street   Windhoek west   e: +254 81 443 3263   c: +264 62521978 f: +264 63 204219   P.O. Box 22296   Windhoek   <a href="mailto:landuse@kamunepc.com">landuse@kamunepc.com</a> <a href="http://www.kamunepc.com">www.kamunepc.com</a></p>	<p>The Chief Executive Office City of Windhoek P O Box 99, Windhoek No. 80, Independence Avenue, Windhoek</p>

### PUBLIC NOTICE: EIA FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL NO: 10171 SWAKOPMUND DISTRICT, ERONGO REGION.

In accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations, the proposed exploration activities on EPL no 10171 require an Environmental Clearance Certificate before commencement.

The proponent, Randberg Investment CC, is proposing to conduct exploration activities on EPL no: 10171 in Swakopmund district, Erongo region.

Consultant: Kalahari Geological and Environmental Solutions

Members of the public are invited to register as I&AP's for comments/inputs in order to receive further information on the EIA process on, and before the 27<sup>th</sup> of June 2025 at [kalaharigeoenviro@gmail.com](mailto:kalaharigeoenviro@gmail.com)

For more information please contact:  
Mr. Joseph Kawina  
Mobile: +254 813597277



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# Classifieds

1096



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DEADLINE: 12H00 - 2 WORKING-DAYS PRIOR TO PLACEMENT

INDEX	
Personal	1210 Anniversaries 1220 Weddings 1230 Birthdays Wishes 1240 Reunions 1250 Graduations 1260 Special Messages 1270 Thank You Messages 1280 Valentine's Messages
Business & Finance	1410 Opportunities 1420 Business for Sale 1430 Tax Licences
Services	7420 House & Garden 1810 General 7440 Communications & Security 7450 Lost & Missing 7460 Transport Wanted & Offered
Education & Training	2610 Education & Training
Employment	2710 Wanted 2720 Offered
Food & Beverages	3210 Food & Beverages
Goods	3610 Wanted 3630 For Sale 3700 Auctions
Health & Beauty	3910 Health & Beauty
Hospitality	4010 Hospitality (See also 'Travel & Tourism')
Housing & Property	4110 Wanted 4210 For Rent 4310 For Sale
Leisure & Entertainment	4910 Leisure & Entertainment
Livestock & Pets	5010 Livestock & Pets 5010 Auctions 5010 For Sale 5010 Lost & Missing 5010 Wanted
Planning	5310 Vehicles Wanted 5320 Vehicles for Hire 5360 Vehicles for Sale 5370 Vehicle Auctions 5380 Vehicle Spares & Accessories
Notices	5810 Legal 5820 Public 5830 Tenders 5710 Churches 5820 Name Change 5820 Rezoning
Obituaries	6000 In Memoriam 6010 Tombstones Unveiling 6020 Death & Funeral Notices 6030 Condolences 1270 Thank you messages
Travel & Tourism	7800 Travel & Tourism

**1410 Business & Finance**

**• Opportunities •**

**DO YOU URGENTLY NEED CASH?** Get up to 75% of your vehicle's value in 45 min just a car! Moonwalk when you need it! Autocash 061 400 676.

CLAO250001521

**2720 Employment**

**• Offered •**

**GAC Investments CC,** is seeking dynamic and competent individuals to join our team.

Vacancy 1 Position  
Assistant Superintendent  
Qualifications:  
- Bachelor in Nautical Science (with 10 years of tanker experience & 5 years similar position experience) OR Deck Class 1 Certificate of competency (with 12 years of tanker experience)  
Additional qualifications:  
- Business dealing experience with Chinese, HK vessel owners.  
- Expertise in Dredging industry.  
Age limit - 45 years Application deadline - 30 June 2025.

Vacancy 2 Position:  
Master SRPS & MLD-06 manager Qualification:  
- Minimum 10 years experience to handle SRPS at Chinese owner vessel  
- MLC-06 certified by any classification society. Age limit - 40 years Application deadline - 30 June 2025. Email your CV to hr@gacinvestments.com and info@gacinvestments.com

CLAO250001560

**3610 Goods**

**3610 Wanted**  
Office Admin and Marketing Person wanted. A higher tertiary qualification in Business Administration or Marketing Management is required. An accounting background. Computer literate. Email CV: mercanturians@gmail.com Closing date: 21 June 2025.

CLAO250001641

**3910 Health & Beauty**

**Hair Stylist needed in Windhoek to work on commission of 50%. Interested? Call 081817869.**

CLAO250001644

**5010 Livestock & Pets**

**5010 Auctions**  
5010 For Sale  
5010 Lost & Missing  
5010 Wanted

**5310 Planning**

**5310 Vehicles Wanted**  
5320 Vehicles for Hire  
5360 Vehicles for Sale  
5370 Vehicle Auctions  
5380 Vehicle Spares & Accessories

**5810 Notices**

**5810 Legal**  
5820 Public  
5830 Tenders  
5710 Churches  
5820 Name Change  
5820 Rezoning

**6000 Obituaries**

**6000 In Memoriam**  
6010 Tombstones Unveiling  
6020 Death & Funeral Notices  
6030 Condolences  
1270 Thank you messages

**7800 Travel & Tourism**

**3700 Goods**

**• Auction •**

**PRO-EX Auctioneers**

**• LIVE & ONLINE •**  
**SAVAGE VEHICLE AUCTION**

**Auction Date: 25 JUNE 2025**  
Auction @ 10:00  
Online Bidding: www.pro-ex.com.na  
Registration: 20-25 JUNE 2025  
NB!! N\$20 000 Refundable Deposit for Vehicles  
NB!! ONLY EFT Deposits & Payments  
Place: 391 Platinum St, Prosperita

**VEHICLES & TOOLS ON AUCTION**

**FLAT DECK TRUCKS**  
2015 PERKINS 20M - 15W  
2012 TOYOTA QUANTUM - USED  
2011 FORD RANGER 2.8 DC AT 4X4 - NEW  
2009 DAIHATSU TERIOS 04 - 10 PAPERS  
2013 TOYOTA HILUX 2.0 DC 100 - USED  
2019 FORD RANGER 2.0 DC 100 - SCRAP  
FLEET - 2017 VOLKSWAGEN AMUGO DC - USED  
2018 HISSAN 15000 HARBOUR DC - USED  
2023 ISUZU LULU 4X4 3.0 - NO PAPERS  
2023 VOLKSWAGEN POLO 11.4 - USED  
2021 TOYOTA HILUX 2.7 - 10 PAPERS  
NB!! Loads of car parts & other loose items are also on auction!

**• MUCH MUCH MORE !! •**

**Come and view these items from TODAY, 20 JUNE till TUESDAY, 24 JUNE from 08:00 till 16:00.**

For any further information please call: (061) 228 901.

**Auctioneer:**  
Renato Burger  
- 081 147 7480

**Website:**  
www.pro-ex.com.na  
clao250001615

**Housing & Property**

**• Wanted •**

Looking for plot or free-standing house to buy in Windhoek areas of Windhoek, Soweto, Luvuvhu, Lunda, Freedom Square, Goliath, Shadumba, Kuduara Central, Gysbek and Khomasdal. Call: 081572609

**Housing & Property**

**• For Sale •**

**INVESTMENT OPPORTUNITY Dubai**  
Market 100% Profit on Return Dubai is building the biggest airport in the world plus more. We have more than 500 properties available for sale plus hotels. Contact +971545211795 or WhatsApp. Make your dreams come true.

**5820 Notices**

**• Legal •**

**REZONING NOTICE:**  
PLEASE NOTE THAT URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owner of Erf No. 4411 (A Portion of Consolidated Erf No. 344) Windhoek, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:  
- Rezoning of Erf 3444, (a Portion of Consolidated Erf No. 441), No. 85 Dr Frans Indongo Street, Windhoek from 'office' with a bulk of 0.75.  
- Erf 3444, Windhoek is situated in the central part of the Windhoek Township area, located on the western side of Dr. Frans Indongo Street and to the south of John Meinert Street within the central areas of the larger Windhoek. Erf 3444, Windhoek measures 1,348m<sup>2</sup> and is currently zoned 'office' with a bulk of 0.4. The intended rezoning's need is motivated by the intention to conform with compliance of the Windhoek Zoning Scheme. Access to Erf

**5830 Notices**

**• Legal •**

**3444, Windhoek** is currently obtained from Dr. Frans Indongo Street, located to the eastern side of the Erf. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner - Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 04 July 2025).

Applicant:  
Urban Green Town and Regional Planning Consultants  
PO Box 11929  
2150 Windhoek  
Contact details: 061 - 300 820  
Email: admin@urbangreen.co.na

**5830 Notices**

**• Legal •**

**LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION** In terms of section 35 (3) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) of the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specifically stated) from the date specified or from the date of publication hereof, whichever may be the last, at the offices of the Masters and Magistrates as stated. Should no objection be lodged with the Masters concerned during the specified period, the executors will proceed to make payments in accordance with the accounts.

1. Registered number of estate: E18/9/2022  
2. Surname: CHIZABULO  
3. Christian Names: GOLDEN USELI  
4. Identity number: 3801010304  
5. Description of account and surname of surviving spouse: N/A  
6. Complete only if deceased was married in community: N/A  
7. Description of account other than First and Final: First Period of Inspection other than 21 days: 21 DAYS  
8. Magistrate's Office: SHAKATI  
Master's Office: WINDHOEK  
2. Registered number of estate: N/A  
3. Christian Names: FREDRIK  
4. Identity number: 54099 0015 8  
5. Last address: OSHAKATI  
6. Christian names and surname of surviving spouse: N/A  
7. Complete only if deceased was married in community: N/A  
8. Description of account other than First and Final: FIRST Period of Inspection other than 21 days: 21 DAYS  
9. Magistrate's Office: OSHAKATI  
Master's Office: WINDHOEK  
2. Registered number of estate: N/A  
3. Christian Names: SHEVA  
4. Identity number: 54099 0015 8  
5. Last address: OSHAKATI  
6. Christian names and surname of surviving spouse: N/A  
7. Complete only if deceased was married in community: N/A  
8. Description of account other than First and Final: FIRST Period of Inspection other than 21 days: 21 DAYS  
9. Magistrate's Office: OSHAKATI  
Master's Office: WINDHOEK  
2. Registered number of estate: N/A  
3. Christian Names: FREDRIK  
4. Identity number: 54099 0015 8  
5. Last address: OSHAKATI  
6. Christian names and surname of surviving spouse: N/A  
7. Complete only if deceased was married in community: N/A  
8. Description of account other than First and Final: FIRST Period of Inspection other than 21 days: 21 DAYS  
9. Magistrate's Office: OSHAKATI  
Master's Office: WINDHOEK  
2. Registered number of estate: N/A  
3. Christian Names: SHEVA  
4. Identity number: 54099 0015 8  
5. Last address: OSHAKATI  
6. Christian names and surname of surviving spouse: N/A  
7. Complete only if deceased was married in community: N/A  
8. Description of account other than First and Final: FIRST Period of Inspection other than 21 days: 21 DAYS  
9. Magistrate's Office: OSHAKATI  
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**5830 Notices**

**• Legal •**

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2. Surname: CHIZABULO  
3. Christian Names: GOLDEN USELI  
4. Identity number: 3801010304  
5. Description of account and surname of surviving spouse: N/A  
6. Complete only if deceased was married in community: N/A  
7. Description of account other than First and Final: First Period of Inspection other than 21 days: 21 DAYS  
8. Magistrate's Office: SHAKATI  
Master's Office: WINDHOEK  
2. Registered number of estate: N/A  
3. Christian Names: FREDRIK  
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# CLASSIFIEDS

1097

(061) 208 0800/44  
 (061) 220 584  
 classifieds@nepc.com.na

## Property

### Offered

**ZIMBO REALTORS/CC**

Properties for sale, LOOKING FOR BUYERS!

- 1) 2 bedroom ground floor flat - Otiomun Ext B: N\$550,000
- 2) 2 bedroom house - Osona Village: N\$590,000
- 3) 2 bedroom flat - Aussenplatz: N\$1.1 Mil

Prices exclude transfer costs. Contact: 081 407 9382 / 081 143 0633

### REZONING NOTICE

Please note that **URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS**, on behalf of the owner of Erf 3444, (A Portion of Consolidated Erf No. 441) Windhoek, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erf 3444, (A Portion of Consolidated Erf No. 441), No. 85 Dr Frans Indongo Street, Windhoek from "office" with a bulk of 0.4 to "office" with a bulk of 0.75.

Erf 3444, Windhoek is situated in the central part of the Windhoek Township area, located on the western side of Dr. Frans Indongo Street and to the south of John Meinert Street within the central areas of the larger Windhoek. Erf 3444, Windhoek measures 1,348m<sup>2</sup> and is currently zoned "office" with a bulk of 0.4. The intended rezoning's need is motivated by the intention to conform with compliance of the Windhoek Zoning Scheme. Access to Erf 3444, Windhoek is currently obtained from Dr. Frans Indongo Street, located to the eastern side of the Erf. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Sothi Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek

Any person objecting to the proposed rezoning set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner - Town House, 5th Floor, Room 515) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 04 July 2025).

Applicant: Urban Green Town and Regional Planning Consultants PO Box 11929 Klein Windhoek Contact details: 061 - 300 820 Email: [zfm@urbangreenplanning.com.na](mailto:zfm@urbangreenplanning.com.na)

Municipal Council of Windhoek H. Rust - Town Planner Department of Urban Planning and Transport Planning Office Tel: 061 - 290 2264

### NOTICE

Please take notice Ms Berthilla Ndahepa Simbaranda T/A Care Unit Trading Services CC the LESSEE of Erf 1837 Measuring 600 M<sup>2</sup> SAFARI, RUNDU PROPER. I, herewith intend to apply to the Rundu Town Council for the following:

### CONSENT TO OPERATE AN OCCUPATIONAL PRACTICE ON ERF 1837, RUNDU PROPER.

Any person having an objection against applications should lodge such objection/s or comment within 14 days of the last publication to both the Chief Executive Officer of the Rundu Town Council and the applicant during normal business hours. Closing date for objection/s or Comment/s is 08 July 2025

Ms Berthilla Ndahepa Simbaranda Tel/Cell: 0814855404 P.O. Box 3749, RUNDU E-mail: shukudakes@gmail.com

## Notice

### Legal Notice

Take notice that HARMONIC TOWN PLANNING CONSULTANTS CC, Town and Regional Planners, on behalf of the owner of the respective erf, intends to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf No. 5936 (A Portion of Erf No. 3109), Windhoek from "Residential" with a density of 1:900 to "General Residential" with a density of 1:250; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf 5936 is located on Johann Albrecht Street, within the neighbourhood of Windhoek North. The Erf measures approximately 1,067m<sup>2</sup> in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The client intends to develop and operate residential flats on the property, specifically designed to provide affordable and convenient accommodation for students. The proposed rezoning to "General Residential" will enable the erection of up to four units on the erf, thus optimising the use of the erf to its full potential. The proposed rezoning aligns with the City of Windhoek's strategic objectives to densely well-located urban areas, optimise land use, and provide inclusive, affordable housing options

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

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 Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is Thursday, 03 July 2025).

Contact: Harold Kisting Harmonic Town Planning Consultants CC Town and Regional Planners P.O. Box 3216 Windhoek Cell: 081 127 5875 Fax: 0885464201 Email: hkisting@namibnet.com



### LIQUIDATION AND DISTRIBUTION ACCOUNT IN THE DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35 (5) of Act 66 of 1965, notice is hereby given that copies of the First and Final Liquidation and Distribution Account in the Estate specified below will be open for inspection for all persons interested therein for a period of 21 days (or longer if specifically stated), from the date specified or from date of publication hereof, which ever may be the later, and at the offices of the Master of the High Court. Should no objection thereto be lodged with the Master's concerned during the specific period, the executor will proceed to make payments in accordance with the accounts. Registered number of estate E 733/2024 WHK

Surname: SHIKOMBA Christian Names: TEOPOLINA NDESHIHALUKA Identity number: 72060300843 Marital Status: Unmarried, Female Last Address: Windhoek, Khomas Region. Estate number: E 733/2024

Address of Executor or Authorized Agent: YAHWEH-NISSI TRUST P.O. Box 1214, Windhoek Ref: I. Koujo [ikoujo@yahoo.com](mailto:ikoujo@yahoo.com) Cell phone No: 0812066707

Notice of publication in the Government Gazette on: 20 June 2025

## Notice

### Legal Notice

**ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 4284 OUTAPI EXTENSION 14, OUTAPI INTO PORTION 1 AND THE REMAINDER; THE CLOSURE OF PORTION 1 AND THE SUBSEQUENT REZONING OF PORTION 1 OF ERF 4284 OUTAPI EXTENSION 14, OUTAPI FROM "PUBLIC OPEN SPACE" TO "BUSINESS WITH A BULK OF 0.3, OMUSATI REGION, NAMIBIA**

**PROJECT TITLE:** The subdivision of Erf No. 4284, Extension 14, Outapi (Public Open Space) into Portion 1 and the Remainder; Permanent Closure of Portion 1 of Erf No. 4284, Extension 14 (Formerly Public Open Space), Outapi as "Public Open Space"; and Rezoning of Portion 1 of Erf No. 4284, Extension 14, Outapi to "Business" with a bulk of 3.0.

**PROJECT DESCRIPTION:** The client wishes to subdivide the Erf into Portion 1 and the Remainder of Erf 4284, to permanently close off Portion 1 of Erf 4284 and rezone to "Business" with a bulk of 3.0. The client intends to rezone the Portion 1 to facilitate the operation of an office. According to the Outapi Zoning Scheme, primary uses under the "Business" zoning category include office operations.

**PROJECT LOCATION:** The proposed land development is situated in Outapi Extension 14/Omusati Region, Namibia.

**PROPOSER:** Nored Electricity (Pvt) Ltd

Interested and Affected Parties (I&APs) are invited to register with the Consultant and give their comments and concerns in writing for the proposed project within 14 days of the advertisement. Furthermore, I&APs are welcome to request the background information document (BID).

**NB:** The participation and commenting period is effective until 03 July 2025

**Harmonic Town Planning Consultants cc**  
 Contact Person: Mr. Harold Kisting  
 Cell: +264 81 127 5879  
 Tel: +264 61 238 460  
 Email: [hkisting001@gmail.com](mailto:hkisting001@gmail.com)



### NOTICE

Estate of the Late MAXIMILIAN UWE HOTH of Kamanjab, who died on the 31 MARCH 2025 No. E858/2025

Creditors in the above Estate are hereby called upon to lodge their claims with the undersigned, within 30 days from date of publication hereof.

M WIUM P.O. Box 97013, MAERUA PARK [wium.michele@gmail.com](mailto:wium.michele@gmail.com)



### EMPLOYMENT OPPORTUNITY / OMIYO VILONGA

Clothing Company looking for the machinist (tailors) who can work on industrial machine. Contact: 0857461813

Otakukongwa zahnondji, makwara-the yokukangula nokuteta non-godhi. Nyayakale yayayokola nawa, layakalanga kola Ombisaba, Mboka yeneahalo nayathenza ko. 0857461813

## Notice

### Legal Notice

#### PUBLIC NOTICE

Kamanjab Town Planning and Development Specialist has been appointed by the owner of Erf 2800, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- REZONING OF ERF 2800, NO 41 STURROCK STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 0.4.
- CONSENT IN TERMS OF SECTION 23(1) OF THE WINDHOEK ZONING SCHEME FOR FREE RESIDENTIAL BULK OF 0.2

Erf 2800, Windhoek is located on No.41 Sturrock Street, in the neighbourhood locally known as Windhoek North. The property is zoned for "Residential" purposes with a density of 1:900 and it measures 1148 sqm in extent.

The purpose of the application, as outlined above, is to formalise the existing use of Erf 2800, Windhoek, which is already being utilised for office purposes. The rezoning will allow the owner to fully optimise the property by formalizing the office use and utilising the permissible free residential bulk for a dwelling unit, in line with the provisions of the Windhoek Zoning Scheme.

Please further take note that -

- For more enquiries regarding the rezoning and consent application, visit the City of Windhoek's Department of Planning, 5th Floor, Town House or the applicant, at the address listed below.
- any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, the Chief Executive Officer of the City of Windhoek and with the applicant within 14 days of the last publication of this notice, i.e. no later than 11 July 2025.

#### FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

Applicant	Local Authority
 No. 59 Jenner Street   Windhoek West Tel: +264 81 443 3263   Fax: +264 61 232 975 P.O. Box 41304219   Windhoek   <a href="mailto:handwrite@kamauplanning.com">handwrite@kamauplanning.com</a> <a href="http://www.kamauplanning.com">www.kamauplanning.com</a>	 The Chief Executive Officer City of Windhoek P.O. Box 59, Windhoek No. 80, Independence Avenue, Windhoek

### PUBLIC NOTICE: EIA FOR THE PROPOSED EXPLORATION ACTIVITIES ON EPL NO: 10171 SWAKOPMUND DISTRICT, ERONGO REGION.

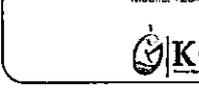
In accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations, the proposed exploration activities on EPL no 10171 require an Environmental Clearance Certificate before commencement.

The proponent, Randberg Investment CC, is proposing to conduct exploration activities on EPL no: 10171 in Swakopmund district, Erongo region.

Consultant: Kalahari Geological and Environmental Solutions

Members of the public are invited to register as I&AP's for comments/inputs in order to receive further information on the EIA process on, and before the 27<sup>th</sup> of June 2025 at: [kalaharigeoenviro@gmail.com](mailto:kalaharigeoenviro@gmail.com)

For more information please contact: Mr. Joseph Kawira Mobile: +264 813597277



### PUBLIC NOTICE

#### ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PHARMACEUTICAL MANUFACTURING PROCESSING PLANT DEVELOPMENT PROJECT AT NYDIYONA COMMUNAL IN GICIRIKU TRADITIONAL AUTHORITY OF KAVANGO EAST REGION

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 7 of 2007) and its Regulation (2012) for the following intended activity:

Project Name: Pharmaceutical Manufacturing Processing Plant

Project Location: Nydiyona Village (along Trans-caprivi highway) of Kavango East Region

Proponent: Marmerl Medicines cc

**Project Description:** The Proposed project entails the development of a Pharmaceutical Manufacturing plant to be situated at Nydiyona Village in Giciriku Traditional Authority of Kavango East Region (Along Trans-Caprivi highway), on 178,222 hectares.

Consultant: Nyepez Consultancy cc  
 All Interested and Affected Parties (I & APs) are encouraged to register and raise concerns or provide comments and opinions on or before 11 July 2025. Background Information Document (BID) document will be provided upon indication as an I&AP. A public meeting will be held only if there is sufficient public interest & attendance.

Public Consultation meeting date: 04 July 2025

Venue: Project site 10h00-12h00 (Nydiyona Village)

Should you wish to register as I & AP please contact the Nyepez Environmental Consultant. Cell: +264 81231252 / +264 814554221 Email: [gsinyepe@gmail.com](mailto:gsinyepe@gmail.com)



## Notice

### Legal Notice

#### FIRST FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the Liquidation and Distribution Accounts (First and Final) in the estate specified below will be open for the inspection of all persons interested therein for a period of 21 days and at our offices of the Magistrate of RUNDU. Should no objection thereto be lodged with the Master during the specified period, the executor will proceed to make payments in accordance with the accounts.

Registered number of Estate: E 39/2024  
 Master office: Windhoek  
 Surname: Mambo  
 First Names: Engelbertha Naita  
 Date of Birth: 24 July 1974  
 Identity Number: 74072400457  
 Last Address: Rundu, Kavango West  
 Date of Death: 09 February 2022

Name and (only one) address of executor or authorized agent: Isabella Tjartera & Associates Inc  
 Legal Practitioners  
 Erf 1626, Unit 11, Dr Sam Nujoma Avenue  
 Tsumeb

Period allowed for objections if other than 21 days: 21 days

0837247001  
 Date: 27 June 2025  
 Notice for publication in the Government Gazette on: 27 June 2025

Applicant	Local Authority
 No. 59 Jenner Street   Windhoek West Tel: +264 81 443 3263   Fax: +264 61 232 975 P.O. Box 41304219   Windhoek   <a href="mailto:handwrite@kamauplanning.com">handwrite@kamauplanning.com</a> <a href="http://www.kamauplanning.com">www.kamauplanning.com</a>	 The Chief Executive Officer City of Windhoek P.O. Box 59, Windhoek No. 80, Independence Avenue, Windhoek

## Notice

### Legal Notice

#### REZONING NOTICE

Notice is hereby given that Afrishine Investment cc, intends to apply to the Municipal Council of Windhoek and the Urban and Regional Planning Board on behalf of the registered owners of Erf 2998, Johann Albrecht Street, Windhoek Extension 2, for the:

- Rezoning of Erf 2998, Windhoek Ext 2 from "Residential" with a density of 1:900 to "Institutional"
- Consent to have a dwelling unit; and
- Consent to operate whilst the rezoning is in progress.

Erf 2998 is located in Johann Albrecht Street. The erf is currently zoned "residential" with a density of 1:900 and measures 821m<sup>2</sup>. This property comprises of one (1) main dwelling that is double storey with an outbuilding. It is proposed that Erf 2998, Windhoek Extension 2 be rezoned from "residential" with a density of 1:900 to "institutional" to allow the owner of the property to fully operate a training centre on the erf.

The rezoning of Erf 2998, Johann Albrecht Street, Windhoek Ext 2as well as the consent sought, would increase the development potential of the erf by ensuring the erf is more efficiently utilized and that mono-functionality of the surrounding neighborhood is countered.

Take note that a similar notice of the intent to rezone, have been posted on site, published in the Government Gazette as well as on the Notice Board of the City of Windhoek Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek. The consultation with neighboring erf owners duly took place too.

## Employment

### Offered

Position: General Medical Practitioner  
 Company: Gradex Medical Practice  
 Location: Tsumeb Town

- Requirements:
1. A Bachelor of Medicine and Surgery degrees from a recognized University
  2. Registration with HPCSA
  3. Eight (08) year experience in private clinical practice or management
  4. Diploma in Primary Emergency Care
  5. Experience in medicines/Pharmaceuticals dispensing and stock management.
  6. Training or Experience in Ultrasonography and Male circumcision procedures is added advantage.
  7. Priority is given to Namibian citizens.

Remuneration is Attractive If interested call: +264 816 479075 or send CVs/Resumes to [admin@gradexmedicalcare.com](mailto:admin@gradexmedicalcare.com)  
 Closing date: 18 June 2025

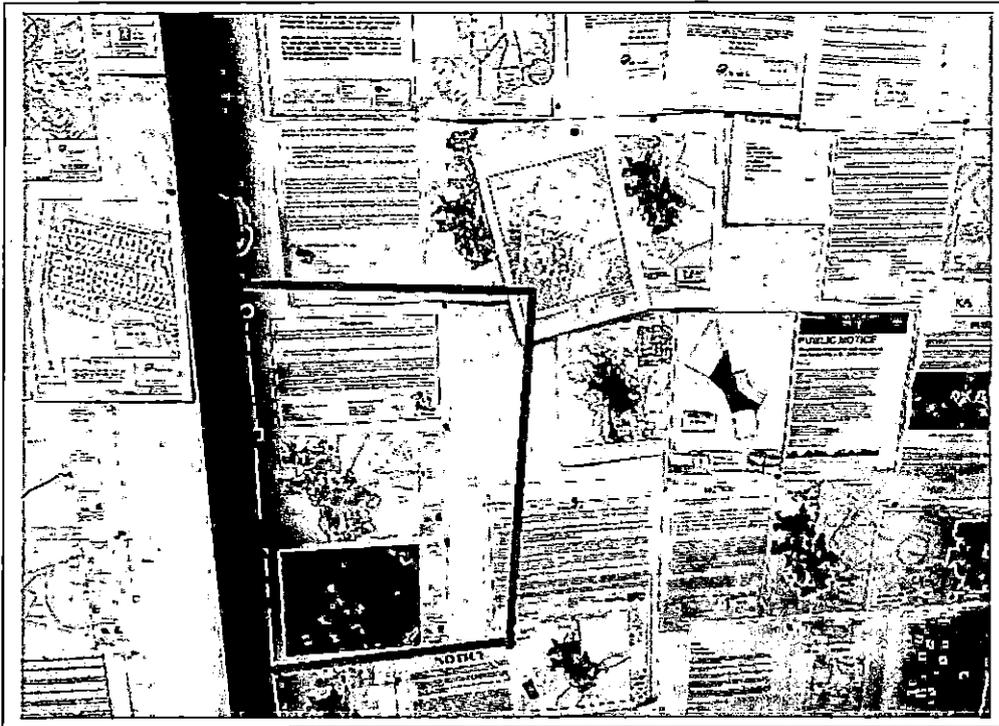
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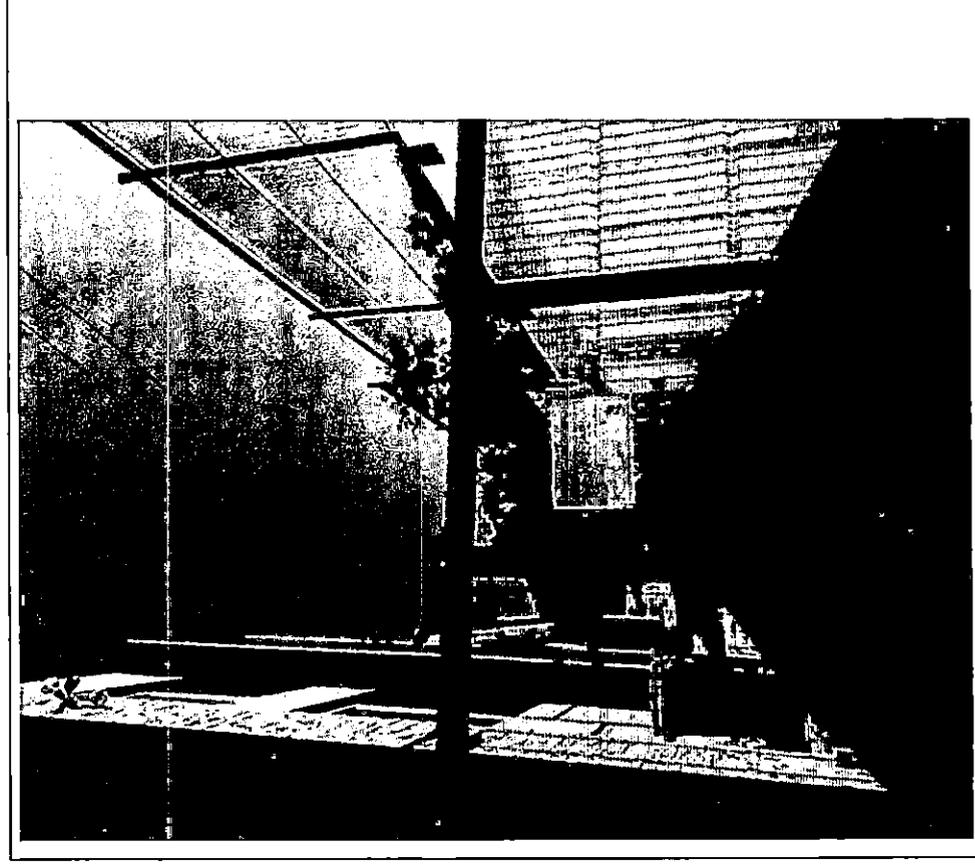
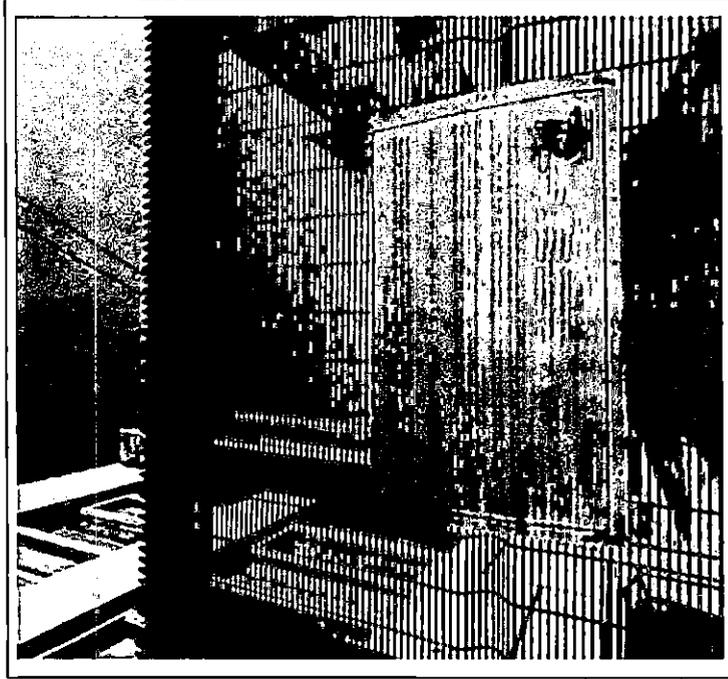
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**ERF 3444, WINDHOEK – CUSTOMER CARE NOTICE BOARD PICTURES**



ERF 3444, WINDHOEK - ON-SITE NOTICE PICTURES



E 1100 3444 Windhoek

# LIST OF REGISTERED ITEMS POSTED



by URBAN GREEN C.C. PO BOX 11929 Klein Windhoek

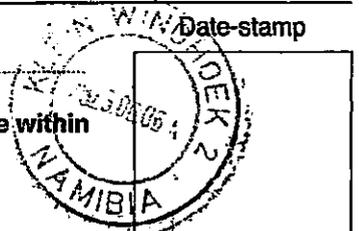
nampost®

Sender's reference no.	Addressee's name and address	Registration no.
1	Black Shoe Investment 21 cc PO Box 812 Windhoek 10005 Erf 3450 Whk ✓	 BA 003 202 656 NA
2	Beacon Investments cc SQ Kotze & AJH Ludwig PO Box 767 Windhoek 10005 Erf 3452 Whk ✓	 BA 003 202 660 NA
3	Namibia University of Science and Technology Private Bag 13388 Windhoek 10005 Erf 3451 Whk ✓	 BA 003 202 673 NA
4	EFN FAHL PO Box 3 Windhoek 10005 Erf 14/B/440 Whk ✓	 BA 003 202 687 NA
5	The Namibian Nature Foundation PO BOX 245 Windhoek 10005 Erf 15/B/440 Whk ✓	 BA 003 202 695 NA
6	Exclusive Enterprises CC PO Box 90323 Klein Windhoek 10012 Erf 16/B/440 Whk ✓	 BA 003 202 775 NA
7	Ministry of Works and Transport Department of Works Private Bag 13348 Windhoek 10005 Erf 3443 Whk ✓	 BA 003 202 789 NA
8	Zebra Holdings (PTY) LTD PO Box 23062 Windhoek 10005 Erf 3445 Whk ✓	 BA 003 202 792 NA

studio print 28054

Number of items 8 Received by J. L. Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.





# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$29.60

WINDHOEK - 13 June 2025

No. 8665

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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 Windhoek, 5th Floor, Office 516 and with the applicant in writing, not later than **14 July 2025**.

**Applicant:** Ritta Khiba Planning Consultants cc  
 P.O. Box 22543, Windhoek  
 Tel: 061 – 225062 or Fax: 088614935 (fax to email)  
 Mobile: 0815788154  
 Email Address: [tp4@rkpc.com.na](mailto:tp4@rkpc.com.na)/[info@rkpc.com.na](mailto:info@rkpc.com.na)

No. 372

2025

**REZONING OF ERF 3444 (A PORTION OF CONSOLIDATED ERF 441), WINDHOEK**

Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 3444, (a portion of Consolidated Erf No. 441) Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

**Rezoning of Erf 3444, (a portion of Consolidated Erf No. 441), No. 85 Dr Frans Indongo Street, Windhoek from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75.**

Erf 3444, Windhoek is situated in the central part of the Windhoek Township Area, located on the western side of Dr. Frans Indongo Street and to the south of John Meinert Street within the central areas of the larger Windhoek. Erf 3444, Windhoek measures 1,348m<sup>2</sup> and is currently zoned 'office' with a bulk of 0.4. The intended rezoning's need is motivated by the intention to conform with compliance of the Windhoek Zoning Scheme. Access to Erf 3444, Windhoek is currently obtained from Dr. Frans Indongo Street, located to the eastern side of the Erf. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is **4 July 2025**).

**Applicant:** Urban Green Town and Regional Planning Consultants  
 P.O. Box 11929  
 Klein Windhoek  
 Contact details: 061 – 300 820  
 Email: [admin@urbangreenafrica.net](mailto:admin@urbangreenafrica.net)

No. 373

2025

**REZONING OF ERVEN 3967 AND 3968, KLEIN WINDHOEK**

**Ritta Khiba Planning Consultants (Town and Regional Planners) cc** on behalf of the owners of Erven 3967 and 3968, Andries De Wet Street and Gobabis Road, Klein Windhoek, intends on applying to the Municipal Council of Windhoek for: