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CITY OF WINDHOEK

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NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Wednesday, 30 April 2025**, rescheduled to be held on **Thursday, 8 May 2025 at 17:30,** in the new Council Chambers, Windhoek.

.....

CHIEF EXECUTIVE OFFICER

ENQUIRIES:	Ms M Garises/mgo Ms T Edward	**REF:**	2025-05-08(04-30).ca
TELEPHONE:	2902557/2902597	**DATE:**	2025-04-30

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[Municipal Council Agenda: 2025-05-08(04-30)]

1 **OPENING BY PRAYER**
(3/2/1)

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[Municipal Council Agenda: 2025-05-08(04-30)]

2 **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCIL MEMBER NDESHIHAFELA LARANDJA**
(3/1/6/8)

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[Municipal Council Agenda: 2025-05-08(04-30)]

3 **APPLICATIONS FOR LEAVE OF ABSENCE**
(3/1/5/1)

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[Municipal Council Agenda: 2025-05-08(04-30)]

4 **DECLARATION OF INTEREST**
(3/1/5/1)

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[Municipal Council Agenda: 2025-05-08(04-30)]

5 **CONFIRMATION OF MINUTES**
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 31(27) March 2025 are submitted for confirmation.

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[Municipal Council Agenda: 2025-05-08(04-30)]

6 **PETITIONS**
(3/2/1)

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[Municipal Council Agenda: 2025-05-08(04-30)]

7 **MOTIONS**
(3/2/1)

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[Municipal Council Agenda: 2025-05-08(04-30)]

8 ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN
(3/1/6/3) (16/15/1)

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9 MINUTES OF MANAGEMENT COMMITTEE

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1 APPROVAL OF MINUTES (MC 07/2025)

The minutes of the Management Committee meeting (MC 07/2025) held on 1 April 2025 was approved by the said Committee on 16(15) April 2025 and is submitted for notice, with recommendations being submitted to the Municipal Council of Windhoek per Items GOV.2, GOV.3, GOV.5, GOV.8 and FNS.1, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 07/2025) held on 1 April 2025, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items GOV.2, GOV.3, GOV.5, GOV.8 and FNS.1.

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1.1 GOV.2 [CIT] SAFER CITY STRATEGIC PARTNERSHIP AGREEMENT BETWEEN NAMIBIA WILDLIFE RESORT (NWR) AND THE MUNICIPAL COUNCIL OF WINDHOEK (WINDHOEK CITY POLICE SERVICE)
(13/2)

Introduction

The Strategic Vision of the Municipal Council of Windhoek is to become a sustainable and caring city by the year 2027. In order for this vision to be realised, each department has the responsibility to initiate and implement smart initiatives. As per its mandate, the Windhoek City Police Service (WCPS) in helping the Municipal Council of Windhoek achieve this strategic vision, has the role of implementing smart policing solutions aimed at ensuring the safety and security of the residents of Windhoek.

With the Integrated Crime Prevention, By-laws and Road Safety Framework (operational pillars), the Windhoek City Police Service (WCPS) aims to increase the use of technology as one of its key methods in reducing crime and disorder in the city. This, the Windhoek City Police Service (WCPS) does through the promotion of strategic partnerships with the community and key stakeholders.

Purpose

*** The purpose of this submission is to seek the Municipal Council of Windhoek's approval for the establishment of a strategic partnership with Namibia Wildlife Resorts (NWR) by entering a Memorandum of Understanding (MoU), **attached as pages 1 - 9 to the agenda** and to accept the donation of **N$300 000.00**. The donated funds will be used for purchasing Close-Circuit Television (CCTV) cameras and accessories for the Municipal Council of Windhoek (Windhoek City Police Service (WCPS)) to enhance safety and security within the jurisdictional area of the Municipal Council of Windhoek.

Background

The Namibia Wildlife Resorts (NWR) has noticed with a great concern the increase in crime such housebreak-ins, robberies and other forms of crime. Of great concern to the Namibia Wildlife Resorts (NWR) is the registered increase in robberies and theft out of motor vehicles against tourists, who are the backbone of the tourism industry.

Having known, through the media, that the Windhoek City Police Service (WCPS) has embarked on a project of forming strategic partnerships to combat crime with stakeholders, the Namibia Wildlife Resorts (NWR) expressed their desire to do their part, because they believe that combating crime is a shared responsibility.

On 3 July 2024, informal discussions were held between the Parties, about the possible financial support for purchasing of Close-Circuit Television (CCTV) cameras, to be installed at identified crime hotspots within the city. The meeting culminated with a tour around the City Police smart policing infrastructure at the new Command and Dispatch Centre.

Discussion

The Integrated Crime Prevention, By-Laws and Road Safety Framework relies on the following pillars:

- Zonal Policing;
- Intelligence-led Policing;
- Community Policing and Problem Solving; and
- Investigation and the Use of Technology.

The use of technology is an enabling pillar as it touches on crime prevention, by-laws enforcement and traffic law enforcement. The use of technology entails the use of law enforcement equipment such as the Close-Circuit Television (CCTV) cameras, the use of drones, Intelligent Traffic Management System, body cameras, household panic buttons, etc.

As such, the Windhoek City Police Service (WCPS) has prioritised this pillar as the major enabling factor for achieving objectives of the smart policing solutions as set out in the 2022 to 2027 Organisational Strategic Plan. In order to achieve the Safer City objectives, there needs to be funds from Council and through forging strategic partnerships with key stakeholders with an interest in safety and security.

Namibia Wildlife Resorts (NWR) and the Municipal Council of Windhoek Strategic Partnership Agreement

As alluded to above, the informal discussions around the possible financial support towards procuring Close-Circuit Television (CCTV) cameras for crime prevention started in July 2024. These discussions culminated in technical assessments by the Windhoek City Police Service (WCPS) to different crime prone hotspots around the city. Based on the assessment, the Namibia Wildlife Resorts (NWR) took a decision to donate a total amount of N$300 000.00 over the period of three (3) years to procure Close-Circuit Television (CCTV) cameras, for crime prevention purpose.

The contribution shall be made in three (3) equal instalments of N$100 000.00 per year. Payments shall be made annually, with the first payment due on 13 December 2024, and subsequent payments due on the same date each year until the total contribution of N$300 000.00 is completed at the crime hotspots that needed surveilling.

Based on the above, the Parties agreed to enter into a mutually beneficial strategic partnership agreement and the responsibilities of the parties will be as follows:

Responsibilities of the Parties

Windhoek City Police Service (WCPS) responsibilities

- Install, maintain, and monitor the Close-Circuit Television (CCTV) cameras procured under this agreement;

- Ensure that the cameras are installed in high-risk areas that mostly need enhanced security measures;

- Take reasonable steps to ensure that the Close-Circuit Television (CCTV) cameras are operational at all times and provide the Namibia Wildlife Resorts (NWR) with regular feedback on the surveillance system's effectiveness;

- Acknowledge the Namibia Wildlife Resorts' (NWRs) contribution to public communications related to the project, including press releases and signage at crucial surveillance points; and

- Store and manage data generated by the Close-Circuit Television (CCTV) camera feeds.

Namibia Wildlife Resorts responsibilities

- Financially contribute a total amount of **N$300 000.00** over the period of three (3) years to procure Close-Circuit Television (CCTV) cameras;

- Make the contribution in three (3) equal installments of **N$100 000.00** per year;

- Annually make payments, with the first payment due on 13 December 2024, and subsequent payments due on the same date each year until the total contribution of **N$300 000.00** is completed; and

- Request periodic updates on the project's progress, including installation status and security improvements in areas covered by the Close-Circuit Television (CCTV) cameras.

Strategic significance

The collaboration between the Namibia Wildlife Resorts (NWR) and the Windhoek City Police Service (WCPS) will enhance safety and security through the use of technology (Close-Circuit Television (CCTV) cameras). A collaboration like this will ensure faster response times, allow for evidence-based criminal investigations, and allow for the Municipal Council of Windhoek's resource optimisation.

By entering this strategic partnership, some of the major benefits that will accrue to the Municipal Council of Windhoek and the Windhoek residents in general are as follows:

- The funds shall be used to purchase Close-Circuit Television (CCTV) cameras that will be installed in areas identified by the Windhoek City Police Service (WCPS) as crime hotspots; and

- This will allow the Windhoek City Police Service (WCPS) to cater to areas in dire need of Close-Circuit Television (CCTV) surveillance to curtail criminal activities, thereby assisting the latter in achieving its objectives related to the use of technology.

In turn, the Namibia Wildlife Resorts (NWR) will benefit in the following manner:

- Pride itself in contributing to the enhancement of the safety and security of the residents of Windhoek and their properties (Corporate Social Responsibility);

- Contribute to curbing crime against tourists visiting Windhoek; and

- Brand enhancement.

Financial implications

The Namibia Wildlife Resorts (NWR) will provide financial contribution to the total amount of **N$300 000.00** over a period of three (3) years, made in three (3) equal installments of **N$100 000.00** per year, related to:

- The purchasing and installation of Close-Circuit Television (CCTV) cameras (as per the Windhoek City Police Service (WCPS) specifications);

- The maintenance and upgrading of the Close-Circuit Television (CCTV) cameras; and

- The Namibia Wildlife Resorts (NWR) shall annually make payments, with the first payment due on 13 December 2024, and subsequent payments due on the same date each year until the total contribution of **N$300 000.00** is completed for the installation of Close-Circuit Television (CCTV) cameras at crime hotspots that need surveilling.

Possible risks

There are measurable risks associated with this strategic partnership and the operationalisation of these cameras. However, if any unforeseen risks arise, there is a waiver of liability from both Parties, in that each party will carry its own liability where the strategic partnership agreement is concerned. There is minimal threat that this partnership can pose to attaining the objectives of ensuring a safer city.

The following table outlines any possible risks, mitigating factors and risk ratings that may arise following the acceptance and operationalisation of this strategic partnership:

Risk rating	Description of risk rating	Score
Catastrophic	Risks are addressed as a priority due to high exposure	4
Critical	Risks that cause management concern and are actively managed and mitigated	3
High	Risks that require attention but are not an immediate cause of concern	2
Low	Risks are manageable and monitored	1

The possible risks are as follows:

Risk No.	Risk type (strategic/ operational/financial/ legal/reputational/ regulatory compliance/ labour relations/ security/leadership/ political)	Risk description and possible cause(s) and effect(s))	Risk rating	Score	Risk mitigation
1	Strategic	If the partnership is not accepted, there is a missed opportunity for technological advancement in crime prevention.	Catastrophic	[illegible]	Engage in proactive discussions with alternative partners and secure funding to implement similar technology-driven security initiatives.
2	Operational	Failure of the Close-Circuit Television (CCTV) system or delayed response to security alerts due to technical issues or inadequate monitoring.	Critical	3	Regular system maintenance and technical support. Continuous staff training to ensure optimal performance of Close-Circuit Television (CCTV) systems.

The potential impact on our goal of creating a safer, crime-free city far outweighs these concerns. The threat to achieving our objectives cannot be over-emphasised, as ensuring public safety is paramount. Receiving and operating these cameras is a critical step towards creating this goal. While there are risks associated with this project, they are justified by the broader benefits of enhanced security, which aligns with our commitment to building a safer community for the residents and visitors alike.

Compliance check/legal implications

This Memorandum of Understanding (MoU) shall be governed by the laws of the Republic of Namibia. Any disputes arising from or related to this MoU shall be subject to the exclusive jurisdiction of Courts of Law in the Republic of Namibia.

In terms of the law governing the receipt of donations by Local Authorities, section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) *inter alia* provides as follows:

Subject to the provisions of subsections (2) and (3), ***a local authority council shall have the power to accept donations made or receive moneys offered to it by any person within Namibia*** *and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.*

*** **Disclaimer:** The section above provides that the Municipal Council of Windhoek is eligible to receive and accept donations that are pledged from any person within Namibia. It should be noted however that donations to any local authority council are only subject to Ministerial approval if said donations are from any person outside of Namibia. Moreover, a legal opinion on donations has been received from the Corporate Legal Adviser of the Municipal Council of Windhoek is **attached as <u>pages 10 - 14</u> to the agenda.**

Options

The only option available to the Windhoek City Police Service (WCPS) in ensuring it attains its Safer City objectives is as follows:

- That Municipal Council of Windhoek (Windhoek City Police Service (WCPS)) enter into strategic partnership agreements with key stakeholders to augment the Municipal Council of Windhoek efforts to assist the Windhoek City Police Service (WCPS) to achieve its Safer City objectives by 2027.

Considering Municipal Council of Windhoek's financial constraints, the most reasonable choice is therefore to embrace the opportunities of forming mutually beneficial strategic partnerships such as this one.

Conclusion

For technology-driven policing, the strategic partnership between the Namibia Wildlife Resorts (NWR) and the Municipal Council of Windhoek will not only leverage the strengths of both sectors, but it will also transform how the Windhoek City Police Service (WCPS) operates, in making communities and visitors safer and more secure. The extensive use of technology as a method of proactive policing in this contemporary era cannot be over-emphasised. Through employing the use of technology, the Windhoek City Police Service (WCPS) will create a safer city for residents, their properties, and visitors alike, as well as ensuring a conducive environment for businesses to thrive.

Management Committee

RECOMMENDED

1 That the intended Strategic Partnership between the Municipal Council of Windhoek and the Namibia Wildlife Resorts (NWR), be noted.

2 That the Memorandum of Understanding (MoU) between the Municipal Council of Windhoek and the Namibia Wildlife Resorts (NWR), be noted.

*** 3 That the Action Plan denoting the activities to be undertaken during the Strategic Partnership between the Municipal Council of Windhoek and the Namibia Wildlife Resorts (NWR), **attached as page 15 to the agenda**, be noted.

4 That the benefits that will accrue to the Municipal Council of Windhoek, be noted.

5 That the decision by the Namibia Wildlife Resorts (NWR) to spend funds to improve the lives of the residents and visitors of Windhoek, be noted.

6 That the indemnity of the Municipal Council of Windhoek from any risks (liabilities) accruing from the agreement with the Namibia Wildlife Resorts (NWR), be noted.

7 That the Memorandum of Understanding (MoU) between Municipal Council of Windhoek and the Namibia Wildlife Resorts (NWR), be approved.

8 That the Chief Executive Officer (Manager: External Relations and Networking) and the Windhoek Municipal Police Service (WMPS) arrange for a signing ceremony of the Memorandum of Understanding (MoU).

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1.2 GOV.3 [CEO] REQUEST TO ACCEPT THE DONATION OF A SOLAR WATER PUMP AND PANELS FOR FARM OKUKUNA BY HANSEWASSER BREMEN GmbH
(13/6/12)

Purpose

The purpose of this item is to seek the Municipal Council of Windhoek's acceptance of a donation of a solar powered water pump by HanseWasser Bremen GmbH, in support of Farm Okukuna infrastructural development project.

Introduction

*** The Municipal Council of Windhoek is in receipt of a letter dated 19 March 2025, addressed to Mr Christopher Eita, Manager: External Relations and Networking, **attached as page 16 to the agenda**, from his counterpart Dr Annette Lang, the Head of International Relations at the City of Bremen, Germany, communicating an offer by HanseWasser Bremen GmbH, a Bremen Municipal owned entity to donate a solar water pump and panels to the Municipal Council of Windhoek's Urban Food System project at Farm Okukuna in the Goreangab Dam area adjacent to the new Goreangab Reclamation Plant. This donation is offered within the framework of the longstanding partnership between the Cities of Windhoek and Bremen and is a culmination of the visit to Windhoek by the Mayor of the City of Bremen, Dr Andreas Bovenschulte in September 2024.

Background

The Sister Cities of Windhoek and the Free Hanseatic City of Bremen, Germany enjoy fraternal relations under a Co-operation Agreement signed in 2000, in the framework of the Namibia-German Friendship. In September 2024, during the visit of Dr Andreas Bovenschulte, the Mayor of Bremen to the Municipal Council of Windhoek, the two (2) Cities signed a Sister Cities Agreement to strengthen and expand the enduring ties between the two (2) Cities. The two (2) Cities have over the years been jointly co-ordinating, planning and implementing projects in the Municipal Council of Windhoek with particular focus on solid waste management, sustainable tourism, environmental management, localisation of Sustainable Development Goals (SDGs), waste water management, provision of basic sanitation and exchange of elected leaders, youth and technical officials. These projects include the construction of the waste oil handling facilities at Menarovandu Industrial Park, the Katutura Waste Buy-back Centre and the Decentralised Waste Water Treatment System (DEWATS) at the Mix Informal Settlement.

During their visit, the delegation of the Mayor of Bremen visited Farm Okukuna in Goreangab, a community-driven agricultural project under the Municipal Council of Windhoek's initiative to combat food insecurity through urban community gardens. Though the dry and arid nature of Namibia (in general) and Windhoek in particular is self-evident, the shortage of water at the farm is of great concern and risks the sustainability of the project. It is against this

background that HanseWasser Bremen GmbH, whose Commercial Managing Director, Mr Ekkehard Siering formed part of the team that visited the said farm, offered to donate a solar powered water pump worth EUR10 000.00 for Farm Okukuna with the aim to improve access to water and ensure sustainability.

Discussion

Farm Okukuna is an urban food and nutrition system initiative in Windhoek, established in 2015 by the Municipal Council of Windhoek as per Council Resolution 175/07/2015. The project aims to address food poverty, empower small-scale farmers and enhance infrastructure to support sustainable urban agriculture particularly for vulnerable residents. The farm includes thirteen (13) greenhouse plots, irrigation systems, and water tanks, which enable beneficiaries to cultivate a variety of crops. The thirteen (13) beneficiary plots are active as of current and are engaged in producing crops such as spring onions, beetroot, okra, carrots, cucumber, butternut, parsley, garlic, onions, cabbage, eggplants, rape, tomatoes and spinach. Each household has ± 10 m² x 10 m² of land allocated for cultivation. Depending on the season and crop cycle, an individual beneficiary can produce ± 80 kilogramme of produce, with this yield varying based on factors such as soil conditions, climate, season, agricultural practices and crop types.

The Municipal Council of Windhoek per Resolution 196/07/2023, approved the Windhoek Integrated Climate Change Strategy and Action Plan (WICCSAP) which will enhance its ability to respond to climate change and increase the City's resilience through mitigation and adaptation efforts. The said Action Plan accentuates sustainable urban agriculture and augmentation of water resources as climate adaptation strategies and strengthen the City's food security, production capacity and resilience. Therefore, the donation offer could not have come at an optimal time than now, as Windhoek and Namibia in general, accelerate the implementation of climate change mitigation strategies and adaptation actions. Water supply and other conservation methods are fundamental elements for sustainable food production in the City that grapples with recurring drought.

Strategic implications/significance

The donation of the solar water pump and accessories to Farm Okukuna by HanseWasser Bremen GmbH aligns with the Windhoek Integrated Climate Change Strategy and Action Plan (WICCSAP), the Municipal Council of Windhoek's Organisational Vision *'to be a sustainable and caring City by 2027'*, and Sustainable City Concept's Social, Economic and Environmental descriptors. Particularly the environmental commitment to a safe, healthy environment and protection of current and future resources to minimise exploitation. It also supports the attainment of the Municipal Council of Windhoek's Strategic Objective *'to enhance the quality of life of all our stakeholder particularly our residents by promoting sustainable production of fresh produce at the household level'*.

Financial implications

The pledged donation is worth N$196 204.00 in monetary value (€10 000.00) and it was communicated that HanseWasser Bremen GmbH will directly procure and donate the solar powered water pump.

Possible/perceived risks and mitigation matrix

Risk rating	Description of risk rating	Score
Critical	Risks are addressed as a priority due to high exposure	4
Critical	Risks that cause management concern and are actively managed and mitigated	3
High	Risks that require attention but are not an immediate cause of concern	2
Low	Risks are manageable and monitored	1

The possible risk is as follows:

Risk No.	Risk type	Risk description (and possible cause(s) and effect(s))	Prob.	Impact	Score	Risk containment plan
1	Operational	Maintenance, repair and operational costs	High	Major	[illegible]	The Department of Economic Development and Community Services to conduct comprehensive due diligence and make budgetary provision for maintenance, repair and operational costs

Compliance check/legal implications

As in all donations, this donation is in line with section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) *inter alia* reading as follows:

to accept donations made or receive moneys offered to it by any person within Namibia and, with the prior approval in writing of the Minister in every particular case and to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.

*** The full legal opinion and interpretation of section 30(1)(y) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) is **attached as <u>pages 17 - 21</u> to the agenda.**

Consultation with Stakeholder departments and other interested parties

The following comments were received:

Comments from the Office of the Chief Executive Officer

- **External Relations and Networking**

  The donation offer highlights the importance of international partnerships in strengthening local capacities to implement sustainable development practices. Sustainable urban agriculture is gaining global traction not only for its environmental benefits and impact on food security but also as cost cutting measure in an inflationary economy. The donation of the solar powered water pump equipment supports the Windhoek-Bremen sustainability partnership.

- **Legal Services**

As in all donations, this donation is in line with section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) *inter alia* reading as follows:

... to accept donations made or receive moneys offered to it by any person within Namibia and, with the prior approval in writing of the Minister in every particular case and to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.

The abovementioned section contemplates two (2) scenarios if one has regard to the language employed therein. The Municipal Council of Windhoek has the power to accept donations made to it by any person within Namibia without the need to seek Ministerial approval. Whereas the Ministerial approval and any further conditions become a pre-requisite if a donation is made by a person outside Namibia. This interpretation in our view accords the Municipal Council of Windhoek a degree of autonomy insofar as the donation is made from within Namibia and further grants the Minister oversight in relation to donations made from outside Namibia.

Comments from the Strategic Executive: Economic Development and Community Services

Farm Okukuna is an urban food and nutrition system initiative in Windhoek, established in 2015 by the Municipal Council of Windhoek as per Council Resolution 175/07/2015. The Project aims to address food poverty, empower small-scale farmers and enhance infrastructure to support sustainable urban agriculture particularly for vulnerable residents. Water supply and other conservation methods are fundamental elements for sustainable food production in the city that grapples with recurring drought.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

The Municipal Council of Windhoek has no solar expertise in solar powered water pumping equipment, hence, the department would recommend that such installation be done by an expert on that type of installation. Therefore, it would be preferrable that the Municipal Council of Windhoek appoint a reputable solar pump installer to finalise the installation.

Comments from the Strategic Executive: Electricity

Following Council's approval of the Renewable Energy Policy as well as Demand Side Management (DSM) Strategies, the Municipal Council of Windhoek has taken an approach for sustainable energy through renewable energy sources which is environmentally friendly as well as to reduce the internal energy consumption such as for water pumping.

The donation is therefore in line with the current sustainable energy polices for the Municipal Council of Windhoek and will drive the latter towards its intentional direction of reducing energy cost that is consumed internally, water cost being one of the major costs.

Conclusion

Farm Okukuna presents a unique opportunity to advance urban food and nutrition systems in the City by developing a strategy and embarking upon agro-processing initiatives that enhance local food security and create economic opportunities for residents. The donation of a solar water pump and accessories to Farm Okukuna will improve access to sustainable water supply for small-scale farmers enabling them to increase their harvest. This initiative will also reduce post-harvest losses, improve the shelf-life of fresh produce, and support the livelihoods of local farmers by providing them with reliable access to water as the said farm strives to become a fully operational training and production hub as a model garden.

Management Committee

RECOMMENDED

1 That the donation for the financing of a water pump for Farm Okukuna by HanseWaser Bremen GmbH, be noted and approved.

2 That Ministerial exemption be obtained in terms of section 30(z)(i)(ii) of Local Authorities Act, 1992 (Act 23 of 1992) (as amended) to receive the donation.

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1.3 GOV.5 [CEO] CONFIDENTIAL MATTER
(2/2/2)

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

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

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

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1.4 GOV.8 [INF] CONFIDENTIAL MATTER
(16/7/19)

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

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

(ii) any offer to be made by the local authority council by way of tender or otherwise for the purchase of any property;

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.1.5 FNS.1 [UTP] APPLICATION FOR THE RELAXATION OF BUILDING LINES ON ERF 355, WINDHOEK
(L/355/W)

Application

An application with Building Plan No. 830/2024 for Erf 355, Windhoek was submitted by A Truter Architectural Designs on behalf of the owner of Erf 355, Windhoek (LJ Property Holdings (Pty) Ltd, of which John Bernhard Zulch and Liezel Downer are the Directors) requesting for the following:

- Relaxation of the 3 metre building line on Erf 355, Windhoek.

Existing situation

*** Erf 355, Windhoek is 732 m² in extent and is zoned 'business' with a bulk of 3.5, which allows for a building with a total floor area of 2 562 m² at a coverage of 85 %. The subject property is located at the corner of Nachtigal Street and Rehobother Road, as indicated on the locality plan, **attached as page 22 to the agenda**.

A site inspection conducted confirmed that the dilapidated building that used to occupy the erf was recently demolished. The subject erf is therefore vacant.

Development proposal

The owner intends to construct a new modern three (3) storey business building, in line with the erf's zoning and bulk.

Neighbours' consultation

As part of the consultation process for the submission of building plans when the 3 metre building lines are encroached, the owner of Erf 355, Windhoek is required to consult the owners of the Remainder of Erf 356, Windhoek (neighbour) as the proposed building is encroaching the 3 metre building line of the common erf boundary.

The owner of the Remainder of Erf 356, Windhoek (hereinafter referred to as the objector) is however objecting to the relaxation of the 3 metre building line and has submitted the objection in writing.

Objections

The grounds for objection as lodged by the owner of Erf 355, Windhoek are summarised as follows:

- *The proposed proximity of a gambling house to existing flats occupied at night by paying tenants that wish to sleep, can potentially cause future disputes in terms of the noise pollution;*

- *The drawings do not indicate a demolition plan to make way for the new proposed development;*

- *The new proposed development will be built against an existing three (3) storey building and there is no indication given on how the structural stability of the structures on the Remainder of Erf 356, Windhoek will be ensured as no section is indicated through this part of the proposed building;*

- *No elevation of the proposed new development on Erf 355, Windhoek is shown, and no context is given on the development relates to existing adjacent buildings;*

- *Section A-A indicates a third (3rd) floor but on the new proposed development no floor plan for the third (3rd) floor is included on the drawings and if it is used for entertainment purposes it will cause a serious noise pollution; and*

- *Street parking bays within a 30 metre distance from the street corner of Nachtigal Street and Rehobother Road.*

*** The objection lodged by the owner of the Remainder of Erf 356, Windhoek is **attached as <u>pages 23 - 27</u> to the agenda.**

*** The applicant's response to the objection is **attached as <u>pages 28 - 29</u> to the agenda.**

Comments from technical/services divisions

The building permit application has already been evaluated and recommended for approval by all other technical divisions.

Urban Policy evaluation

The Urban Policy Division has evaluated the application and objections lodged and wish to comment as follows:

- **Zoning Scheme provisions and Council Resolution for the relaxation of building lines**

  In terms of Clause 20 of the Windhoek Town Planning Scheme:

  20 Side spaces of buildings

  1) Except with the consent of Council or as otherwise provided for in this Scheme, no building or structure or any portion thereof shall be erected nearer than three (3) metres to any lateral or rear boundary common to an adjoining erf. A lateral boundary is defined as a boundary with at least one end on a street boundary, a street boundary is any boundary common to a street, and a rear boundary is any boundary other than a street or lateral boundary. In the case of a dwelling unit or residential building the three (3) metre requirements shall apply to single storey units and shall increase by two (2) metres for each additional storey. The minimum requirement shall be measured from the external walls of the building under consideration.

  2) The Council may, subject to any conditions it deems necessary, relax the provisions of clause 20(1).

  Council Resolution 233/09/2019 *inter alia* reads as follows:

  4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

  3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

*** The building plan is **attached as <u>pages 30 - 32</u> to the agenda**, and the objections are herewith submitted to the Municipal Council of Windhoek, for consideration.

- **Noise pollution**

  The building permit for Erf 355, Windhoek has been amended from a gambling and betting shop to offices, as establishing a gambling house requires prior approval from Municipal Council of Windhoek for consent as a place of amusement.

  Additionally, the property is situated within the Central Business District (CBD), a zone designated for 24-hour business activity. As such, the zoning classification in the Central Business District (CBD) is 'business' rather than 'residential'.

It is also important to note that any potential nuisances arising in the future can be effectively managed and mitigated through the Municipal Council of Windhoek's applicable by-laws, with enforcement carried out by the Departments of City Police; and Economic Development and Community Services (Health and Environmental Services), as necessary.

- **No demolition plans**

  The dilapidated building on Erf 355, Windhoek, was already demolished recently and further demolition plans are not relevant or required.

- **Structural stability**

  As part of standard procedure, owners of multi-storey buildings are required to appoint a registered Structural Engineer and submit structural drawings to verify the building's structural stability.

*** For this application, the Structural Engineer's documentation, **attached as <u>pages 33 - 66</u> to the agenda,** has been submitted

- **No elevation**

  The applicant has confirmed that the drawings submitted to the Municipal Council of Windhoek, are the same drawings that were submitted to the owner of the Remainder of Erf 356, Windhoek (objector), which clearly indicate all elevations.

- **Third (3rd) floor and entertainment area**

  Floor plans for the third (3rd) floor have been submitted to the Municipal Council of Windhoek by the owner of the Erf 355, Windhoek. The said owner also indicated that they submitted the same building plans to the owner of the Remainder of Erf 356, Windhoek (the objector). It is not an uncommon practice within the Central Business District (CBD) to have roof top open spaces or useable areas, which provide better view of the City and access to natural fresh air. Furthermore, the Windhoek Zoning Scheme allows this type of development on 'business' erven: Provided that the land use do not translate into a *Place of Amusement*, which as per definition translates into a 'night-club' and/or similar uses.

- **Street parking**

  All parking requirements have been strictly adhered to, as confirmed by the Planning, Design and Traffic Flow Division. This compliance is reflected in the building plans for Erf 355, Windhoek, which have been submitted for approval.

Conclusion

Based on the preceding evaluation, there are no technical or substantive grounds in the objections raised that would justify withholding approval of the proposed buildings on Erf 355, Windhoek. Furthermore, the Urban Policy Division actively supports developments that align with policy areas, particularly those contributing to urban regeneration through modern architecture and urban design, ultimately enhancing the liveability of the Central Business District (CBD).

Additionally, it is important to note that Erf 355, Windhoek will remain significantly underdeveloped in terms of bulk utilisation. The submitted building plans indicate a total floor area of 798.73 m², equating to a bulk of 1.1, whereas the maximum permissible bulk for the erf is 3.5, allowing for a potential total floor area of 2 562 m².

Management Committee, having considered the application,

RECOMMENDED

1 That in accordance with clause 20 of the Windhoek Zoning Scheme, the relaxation of the 3 metre boundary line on Erf 355, Windhoek on common boundaries with Erf 355 and the Remainder of Erf 356, Windhoek as per Building Plan No. 330/2024, be approved.

2 That the proposed building not be used as a Place of Amusement, as this land use require a prior consent use application and the Municipal Council of Windhoek approval thereof, pursuant to the Windhoek Zoning Scheme.

3 That in accordance with clause 51(3) of the Windhoek Zoning Scheme, the applicant and objector be informed of the Municipal Council of Windhoek's decision and be given the opportunity to appeal against the Municipal Council of Windhoek's decision to the Minister of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

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

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[Municipal Council Agenda: 2025-05-08(04-30)]

9.2 APPROVAL OF MINUTES (MC 08/2025)

The minutes of the Management Committee meeting (MC 08/2025) held on 16(15) April 2025 was approved by the said Committee on 6 May 2025 and is submitted for notice, with recommendations being submitted to the Municipal Council of Windhoek per Items GOV.4, GOV.5, GOV.6, GOV.7, GOV.10, FNS.1, FNS.2 and FNS.3, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 08/2025) held on 16(15) April 2025, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items GOV.4, GOV.5, GOV.6, GOV.7, GOV.10, FNS.1, FNS.2 and FNS.3.

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.1 GOV.4 [CEO] STAFF MATTER
(3/1/6/9/6)

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

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

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

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.2 GOV.5 [HCC] STAFF MATTER
(11/1/2/6)

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

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

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

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.3 GOV.6 [ELE] UPGRADE OF THE STREETLIGHTS IN THE CENTRAL BUSINESS DISTRICT (CBD)
(15/4/1)

Introduction/Background

The submission is to inform and seek approval from Council to upgrade streetlights in the Central Business District (CBD) of the Municipal Council of Windhoek to create a conducive ambiance necessary for economic activities, aesthetics and ambiance, social interaction, among many others. This Central Business District (CBD) streetlighting initiative will be considered as the Phase 1 of revitalising the Central Business District (CBD).

Urban centres increasingly seek to enhance community engagement and economic vitality and traditional streetlighting may no longer suffice in capturing public interest and fostering communal pride especially in strategic areas of the city such as the Central Business District (CBD). Modern street lighting solutions offer vibrant and sustainable alternatives that can transform streets and public spaces in the City.

The current streetlights in the Central Business District (CBD) are not meeting the minimum requirements in capturing the public interest necessary in bringing life to the City's heart, hence the need to upgrade.

*** Streets planned to be upgraded are included in the table and aerial view, **attached as pages 67 - 68 to the agenda.**

Internal consultations

Consultations with the Department of Economic Development and Community Services as well as the External Relations and Networking Division in the Office of the Chief Executive Officer, have started and are ongoing. It is furthermore recommended that the Department of Electricity include the Departments of Economic Development and Community Services; Urban and Transport Planning; Chief Executive Officer (Strategy Advisor: Smart Cities and Transport); and City Police in the planning, design and implementation of this Central Business District (CBD) streetlight upgrade project.

Organisational implication

- **Enhanced safety and security**

  Good lighting in the Central Business District (CBD) is a key factor in creating a safe, functional and attractive urban environment that supports the well-being of its users and the economic vitality of the City. The current situation of having traditional streetlights in the Central Business District (CBD) is lacking the necessary synergy and has a potential to negatively affect social and economic activities in the heart of the City especially from the young population. Well-lit streets provide the following advantages:

  - Deter crime by reducing opportunities for theft and other offenses; and
  - Improved visibility thus enhancing safety for pedestrians, cyclists, and drivers, minimising the risk of accidents. This is especially crucial in a Central Business District (CBD), where there's high foot traffic, particularly during evening hours.

- **Boost to economic activity**

  If upgraded, there is an opportunity to extend the hours during which businesses can operate, contributing to the local economy. Restaurants, cafes and shops in the Central Business District (CBD) can attract more customers in the evening if the area is well-lit and inviting. A well-lit Central Business District (CBD) will encourage people to visit the Central Business District (CBD) and thus also encourage investment in the Central Business District (CBD) area.

- **Improved urban environment**

  Improved lighting can enhance the architectural features of buildings and public spaces, contributing to the overall attractiveness of the Central Business District (CBD) which can improve the experience for residents, workers and visitors, and can also be a draw for tourists.

  Modern street lighting, especially Light Emitting Display (LED) upgrades, can be more energy-efficient, contributing to the Municipal Council of Windhoek's sustainability development goals. Furthermore, upgraded lighting can improve the overall aesthetics of the Central Business District (CBD), creating a more attractive and vibrant urban space, and also creates a better environment which encourages people to walk within the city, which is a goal of the Municipal Council of Windhoek.

  Properly designed and well-lit streets and public spaces can encourage social interaction and community activities, which can take place in the productive hours of the evening. This can lead to a more vibrant and active city community.

  The proposed modern street lighting solutions, such as Light Emitting Display (LED) lights, will not only provide good illumination but are also energy-efficient and have a lower environmental impact which is important for reducing the carbon footprint and promote sustainability.

Legal and Governance compliance implications

There are no legal implications.

Financial implications/impact

The proposed initiative will have the following estimated financial implications:

Description	Estimated amount (N$)
- Planning and concept design (benchmarking visits and architectural consulting)	2 000 000
- Supply and delivery of materials, installations and commissioning	15 000 000
Total project estimate (eighteen (18) months)	**17 000 000**

If approved, the above project costs will be funded by the Organisation's Capital Expenditure and be spread over two (2) or three (3) financial years, i.e. 2025/2026, 2026/2027 and 2027/2028.

High level risk assessment matrix - possible/perceived risks and mitigation

The following risks may pop-up as a result of considering this matter:

Risk rating	Description of risk rating	Score
[illegible]	Risks are addressed as a priority due to high exposure	4
Critical	Risks that cause management concern and are actively managed and mitigated	3

Risk rating	Description of risk rating	Score
High	Risks that require attention but are not an immediate cause of concern	2
Low	Risks are manageable and monitored.	1

This include risks in the following:

Risk No.	Risk description (and possible cause(s) and effect(s))	Risk type (strategic/ operational/financial/ legal/reputational/ regulatory compliance/ labour relations/ security/leadership/ political)	Risk rating	Score	Risk mitigation
1	Slowdown in social and economic activities due to business closing early and few customers attracted to the Central Business District (CBD)	Strategic, financial and operational	Critical	3	Create a conducive environment in the CDB including upgrading streetlighting in Central Business District (CBD) area
2	Slowdown in social interactions within the Central Business District (CBD) area mostly by the young population that prefer to engage until late evening hours	Strategic and operational	Critical	3	Create a conducive environment in the Central Business District (CBD) including upgrading streetlighting in Central Business District (CBD) area

Procurement implication

The following will have to be procured:

- Consulting services of an Architect to generate concept designs and architectural impressions for the project; and

- Supply and delivery of materials, installations and commissioning.

The Public Procurement Act, 2015 (Act 15 of 2015) (as amended) will be used for the above item.

Management Committee

RECOMMENDED

1 That the need to enhance community engagement and economic vitality in the City's urban centre, be noted.

2 That the current traditional streetlighting in the Central Business District (CBD) which is not meeting the requirements for capturing public interest and fostering communal pride in the City's strategic areas, be noted.

3 That the proposed need to upgrade streetlights in the Central Business District (CBD) to create a conducive ambiance necessary for economic activities, aesthetics and ambiance, and social interaction, be noted.

4 That the Organisational and financial implications of the proposed project, be noted.

5 That the cost drivers of the project and the source of funding which is the department's CAPEX Budget, be noted.

6 That the Project Team, in consultation with the External Relations and Networking Division, conduct benchmarking visits to Sister Cities to ensure the successful upgrade and modernisation of streetlights in the Central Business District (CBD).

7 That the following streets and any other street(s) to be identified during the planning process, be considered and approved for this proposed streetlight project upgrade:

Street	From	To
- Independence Avenue	Ausspannplatz Traffic Circle	Bahnhof Street
- Sam Nujoma Drive	Robert Mugabe Avenue	Mandume Ndemufayo Avenue
- Fidel Castro Street	Robert Mugabe Avenue	Mandume Ndemufayo Avenue
- Post Street Mall		
- Frans Indongo Street	Independence Avenue	Hosea Kutako Drive
- Casino Street		
- John Meinert Street	Robert Mugabe Avenue	Mandume Ndemufayo Avenue
- Carl List Street	Bahnhof Street	Sam Nujoma Drive
- Mandume Ndemufayo Avenue	Bahnhof Street	Sam Nujoma Drive

8 That the Department of Electricity include the Departments of Economic Development and Community Services; Urban and Transport Planning; and the Chief Executive Officer (Strategy Advisor: Smart Cities and Transport) in the planning, design and implementation of this Central Business District (CBD) streetlight upgrade project.

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.4 GOV.7 [CEO] COLLABORATION BETWEEN THE MUNICIPAL COUNCIL OF WINDHOEK AND THE UNITED NATIONS INNOVATION TECHNOLOGY ACCELERATOR FOR CITIES (UNITAC) HAMBURG
(2/1/2/1)

Council at its meeting held on 11 November (3110) 2024 per Resolution 249/11/2024 *inter alia* resolved as follows:

1 That this matter be referred back in order for the Chief Executive Officer (Manager: External Relations and Networking) to do stocktaking of all Memorandum of Agreements (MoAs) entered into between Council and various stakeholders, whereafter a status report, including listing how many are similar and what has been achieved; and in consultation with the Acting Manager: Mayoral and Council Affairs, arrange a workshop for all Council Members, to discuss the same, prior to resubmission to Management Committee/Council, for consideration.

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

*** The workshop as per paragraph 1 above was held on 19 March 2025 with Council Members, of which the Attendance Register is **attached as pages 69 - 70 to the agenda**. The Status Report is **attached as pages 71 - 82 to the agenda.**

The matter is herewith resubmitted.

Introduction

The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg, a key player in the *'People-Centred Smart Cities'* Flagship programme of the United Nations (UN) - Habitat, is a Human-Centric Smart City Flagship Programme uniquely focusing on understanding human behaviour. It provides strategic and technical support on digital transformation to national, regional and local governments to accelerate the achievement of the Sustainable Development Goals (SDG), particularly Goal 11: Making Cities and human settlements inclusive, safe, resilient and sustainable.

The United Nations Innovation Technology Accelerator for Cities (UNITAC) is actively involved in a range of projects, including Localising the Sustainable Development Goals (SDG) Workshop, the GIZ ISUD Project and the Go Local Project. These projects, along with the tools developed by the United Nations Innovation Technology Accelerator for Cities (UNITAC), are designed to accelerate the achievement of the Sustainable Development Goals (SDG), particularly Goal 11.

Purpose

This submission seeks approval to formalise the collaboration between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg on the Smart City Strategy, a partnership with great promise for our City's future development and sustainability. This collaboration holds the potential to transform Windhoek into a leading People-Centred Smart City, fostering a collaborative approach to urban development and positioning Windhoek as a role model for other African cities.

Background

The United Nations Innovation Technology Accelerator for Cities (UNITAC), Hamburg offers services delivered through the following modalities:

- Development of Smart City, Data and Digital Transformation Strategies, Frameworks and Policies;
- Citizen Science, Crowdsourcing and Participatory Data Collection;
- Digital Public Participation Toolbox; and
- Training for City Leaders on people-centred Smart Cities.

The United Nations Innovation Technology Accelerator for Cities (UNITAC) is currently working with other Organisations such as:

- Opuwo;

- Rundu;
- Rehoboth;
- Helao Nafidi; and
- Namibia Statistics Agency (NSA).

The United Nations Innovation Technology Accelerator for Cities (UNITAC) has made significant progress with other local authorities and has successfully concluded on projects where the United Nations Innovation Technology Accelerator for Cities (UNITAC) could assist, demonstrating our ability to implement and benefit from their expertise effectively. The following successful projects stand as a testament to the United Nations Innovation Technology Accelerator for Cities (UNITAC) expertise and their potential to bring about positive change in Windhoek:

- Opuwo - is seeking assistance on their Zero Waste Project;
- Rundu - is seeking assistance with its Water Loss Project as they need an effective method of water reading to recognise water leakages and remedy the losses quickly; and
- Rehoboth needs assistance setting up a data office.

*** A standing draft Memorandum of Agreement (MoU) between the Government of the Republic of Namibia, represented by the Ministry of Urban and Rural Development and the United Nations (UN) Human Settlements Programme is **attached as pages 83 - 91 to the agenda.**

Discussion

The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg seeks to conclude on projects where the Organisation could assist the Municipal Council of Windhoek.

*** On Friday, 19 April 2024, the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg met the staff members in the Smart Cities and Transport Division. Minutes of the meeting dated 19 April 2024 is **attached as pages 92 - 93 to the agenda.** The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg mentioned that they had prior engagements with Mr Metusalem T Ashipala from the Departments of Housing, Property Management and Human Settlement; and Mr Kenneth Neumbo from Information and Communication Technology and they requested for projects or areas where they can assist the Smart Cities and Transport Division.

Possible areas of co-operation for Smart Cities

*** The possible areas of collaboration between the Smart Cities and Transport Division and the United Nations Innovation Technology Accelerator for Cities (UNITAC) mainly fall under the People Centred Smart Cities Flagship Programme of the United Nations Innovation Technology Accelerator for Cities (UNITAC), the draft Action Plan, **attached as page 94 to the agenda.** The Action Plan outlines the mutual interests of both parties and provide an overview of key activities, strategic objectives and indicators for success.

During the past engagements, the Smart Cities and Transport Division and the United Nations Innovation Technology Accelerator for Cities (UNITAC) discussed working on the following Projects:

- The Smart Cities and Transport office mentioned that they had the Terms of Reference (ToR) for the Expression of Interest (EoI) for Smart, Resilient, and Sustainable City Framework for the Municipal Council of Windhoek. The United Nations Innovation Technology Accelerator for Cities (UNITAC) stated that one (1) of its services is the development of the Smart City and Data and Digital Transformation Strategies, frameworks, and policies.

- The Smart Cities and Transport office previously tried establishing a SmartCoW Interdepartmental Committee to ensure project management. The Committee also aimed to ensure integration and avoid project duplications through this Committee. The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg mentioned that they can offer training to the Committee members. The training forms part of their services, i.e., Training City Leaders on people-centric Smart Cities.

- The Smart Cities and Transport office mentioned that they have, in the past, contacted the World Council on City Data (WCCD) to assess the resources available. One (1) of the services the United Nations Innovation Technology Accelerator for Cities (UNITAC) offers is the Digital transformation readiness assessment. The United Nations Innovation Technology Accelerator for Cities (UNITAC) also has a Digital public participation toolbox.

- Co-organising awareness creation and information sharing festivals such as Reimagine Windhoek. This event is proposed to be held from Friday to Saturday in May/June 2025.

Kick-off meeting

*** During the kick-off meeting on Wednesday, 3 July 2024 as per the minutes, **attached as page 95 to the agenda,** the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg and the Municipal Council of Windhoek discussed potential areas of collaboration. The United Nations Innovation Technology Accelerator for Cities (UNITAC) proposed working on the '*People-Centred Smart Cities*' Flagship Project, a comprehensive initiative aimed at transforming Windhoek into a model Smart City that prioritises the needs and experiences of its residents. This Project, among other things, holds great potential for enhancing the quality of life in Windhoek and positioning it as a leader in Smart City development.

The United Nations Innovation Technology Accelerator for Cities (UNITAC) requested the Terms of Reference (ToR) for the Expression of Interest (EoI) for the Smart, Resilient, and Sustainable City Framework for the Municipal Council of Windhoek team to review and provide comments. They further requested the draft Terms of Reference (ToR) for the SmartCoW Interdepartmental Committee. Both documents were shared on Thursday, 4 July 2024.

Follow-up

*** On Wednesday, 17 July 2024, the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg met with the Smart Cities and Transport office staff members for a feedback session on the submitted documents, minutes of the meeting is **attached as page 96 to the agenda.**

The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg expressed positive feedback on the SmartCoW Interdepartmental Committee's Terms of Reference (ToR) and the described objectives, providing a solid foundation for generating discussion and collaboration across the various departments around the Smart City Strategy. This positive feedback from the United Nations Innovation Technology Accelerator for Cities (UNITAC) reassures us of the potential success of our collaboration and the positive impact it can have on Windhoek's development.

Presentation for the Reimagine Windhoek Festival

*** On Tuesday, 20 August 2024, the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg presented the Reimagine Windhoek concept idea the presentation is **attached as pages 97 - 125 to the agenda**.

The Reimagine Windhoek Festival is organised as part of the Municipal Council of Windhoek's Smart City Strategy development process. The initiative aims to envision Namibia's capital's future as a smart, resilient, and inclusive City. The festival will serve as an interactive platform for citizens to engage in discussions and contribute their ideas for Windhoek's future, as well as a starting point to establish sustainable stakeholder engagement practices beyond the festival itself. By bringing together a diverse range of urban stakeholders from the public and private sector, artists, and residents, the festival seeks to position Windhoek as a leading people-centred Smart City in Africa and foster a collaborative approach to urban development.

The festival is planned for May/June 2025.

The Multi-data Advisory Group

The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg is establishing a Multi-Data Advisory Group. The group will have a data champion who will be a representative from each Organisation they are currently working with.

The United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg hopes that the Advisory Group will continue functioning at the end of the project in December 2025, and the local authorities will be able to continue advising each other on projects.

The Chief Executive Officer be mandated to nominate a City's representative to form part of the Multi-data Advisory Group.

Strategic implications/significance

By formalising the relationship between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg, the Municipal Council of Windhoek will benefit from the technical expertise of the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg. This will:

- Position Windhoek in a pioneering role as a forward-thinking African City embracing smart technologies and resilient practices;

- Create awareness around Windhoek's Smart City Strategy and consult citizens on it in an engaging and accessible manner, ensuring diverse voices are heard;

- Showcase innovative urban solutions and technologies that could be implemented in Windhoek;

- Establish sustainable stakeholder engagement practices by introducing innovative tools and formats for ongoing community participation. These will be applicable in Windhoek and as best practices for Cities across Namibia and internationally; and

- Adopting the United Nations (UN) Habitat's people-centred Smart Cities approach will elevate Windhoek's profile on both national and global stages, positioning the City as a pioneer in innovative urban development. This showcase can serve as a valuable learning opportunity and blueprint for other Cities looking to implement similar strategies and processes.

Consultation with Stakeholder departments and other interested parties

The following comments were received:

Comments from the Office of the Chief Executive Officer

- **External Relations and Networking**

  The Ministry of Urban and Rural Development has signed a Memorandum of Understanding (MoU) with the United Nation (UN) Habitat, in which the United Nations Innovation Technology Accelerator for Cities (UNITAC) was referenced. Upon consultation with the Ministry, they indicated that they have no objections to the City engaging with the United Nations Innovation Technology Accelerator for Cities (UNITAC). The collaboration between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) represents a significant step forward in fostering innovation and enhancing urban governance. This partnership is aligned with our strategic goals of promoting sustainable urban development and improving the quality of life for the residents of Windhoek.

The External Relations and Networking Division acknowledges the importance of this collaboration and remains dedicated to facilitating ongoing dialogue and engagement between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC), ensuring that the objectives of this partnership are fully realised for the benefit of all stakeholders.

Conclusion

Formalising the collaboration between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg on the Smart City Strategy will allow Windhoek to collaborate on a project whilst receiving technical support that will assist the Municipal Council of Windhoek to elevate its profile on both national and global stages by adopting United Nation (UN) Habitat's people-centred Smart Cities approach, positioning the City as a pioneer in innovative urban development.

Management Committee, having considered the matter

RECOMMENDED

1 That the request to formalise the collaboration between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg on the Smart City Strategy, be noted and approved.

2 That the signed Memorandum of Agreement (MoA) between the Government of the Republic of Namibia represented by the Ministry of Urban and Rural Development and the United Nations Human Settlements Programme, be noted.

3 That it be noted that the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg is seeking to co-operate on projects where the Organisation could assist the Municipal Council of Windhoek in the areas of sustainable human settlements, housing and urban development, urban climate resilience and data, digitalisation, and people-centred Smart Local Governance in Namibia, with a focus on informal settlements.

4 That the possible areas of collaboration between the Chief Executive Officer (Strategy Advisor: Smart Cities and Transport) and the United Nations Innovation Technology Accelerator for Cities (UNITAC) under the people centred Smart Cities flagship programme of the United Nations Innovation Technology Accelerator for Cities (UNITAC), be noted and approved.

*** 5 That the draft Action Plan, **attached as page 94 to the agenda**, be noted and approved.

6 That the Chief Executive Officer be mandated to establish a SmartCoW Interdepartmental Committee to ensure project management and integration, to avoid project duplications.

7 That the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg offer provide training to the committee members as the training forms part of the services they deliver, i.e., Training City Leaders in people-centric Smart Cities.

8 That the offer from the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg to assist the Municipal Council of Windhoek with the assessment of resources available as one of the services the United Nations Innovation Technology Accelerator for Cities (UNITAC) offers is the digital transformation readiness assessment through a digital public participation toolbox.

9 That the various meetings between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg, be noted.

10 That the planned Reimagine Windhoek Festival scheduled for Friday to Saturday in May/June 2025, be approved.

11 That the establishment of the Multi-data Advisory Committee comprising of representatives from the different local authorities be noted and the City's participation, be approved.

12 That the Chief Executive Officer be mandated to select a Municipal Council of Windhoek's representative to form part of the Multi-data Advisory Committee.

13 That it be noted that the External Relations and Networking Division will facilitate ongoing dialogue and engagement between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC).

14 That the strategic significance of the relationship between the Municipal Council of Windhoek and the United Nations Innovation Technology Accelerator for Cities (UNITAC) Hamburg in the following, be noted:

14.1 Position Windhoek in a pioneering role as a forward-thinking African City;

14.2 Create awareness around Windhoek's Smart City Strategy;

14.3 Showcase innovative urban solutions and technologies; and

14.4 Establish sustainable stakeholder engagement practices and elevating Windhoek's profile on both national and global stages.

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.5 **GOV.10 [CEO] CONFIDENTIAL MATTER**
(1/3)

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

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

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

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.6 **FNS.1 [UTP] APPLICATION FOR THE REZONING OF THE REMAINDER OF PORTION 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:50 000 m² TO 'INDUSTRIAL' WITH A BULK OF 1.0**
(L/18/BW 48)

Application

An application was received from Urban Green CC, on behalf of the owners of the erf, WP Transport (Pty) Ltd (2006/062), of which Daniel Stefanus Brink Le Grange, Mathys Andre Enslin and Hendrik Johannes van Zyl are the Directors, for the following:

- Rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:50 000 m² to 'industrial' with a bulk of 1.0; and

- Consent to proceed with the existing land uses, being transport and logistics, as per the intended zoning of 'industrial' upon the Municipal Council of Windhoek's approval.

The Deed of Transfer T1990/2015 lists WP Transport (Pty) Ltd (2006/062) as the owner of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 and the Power of Attorney has been signed by the Directors, Daniel Stefanus Brink La Grange and Mathys Andre Enslin.

*** The full application, including the relevant correspondence/documentation is **attached as <u>pages 126 - 228</u> to the agenda.**

A Credit Clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Background

The application for the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 was initially delayed by access issues and referred back for the applicant to obtain approval from TransNamib as the proposed access was over the railway servitude service road. The matter was only resolved during early 2025, hence the application can now proceed to Council, for consideration.

Portion information

The Remainder of Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48 is zoned 'residential' with a density of 1:5 hectare and is ± 43 591 m² in extent. It is located about 15 kilometre north of Windhoek, just south east of the A1 National Highway, and D1473 intersection. The portion is currently being used for light industrial purposes (warehousing and logistics).

The portion falls within the Brakwater Development Policy area of Zone E - Industrial core which allows business buildings and industrial buildings as primary land uses and agricultural and residential buildings land uses as consent uses.

Development intention

The owner would like to rezone the portion, so that the current activities (logistics) on the portion can comply with the Windhoek Zoning Scheme.

Advertisement

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

*** - The proposed rezoning was advertised in The Namibian newspaper and in The Market Watch for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on the 15 and 22 May 2023, as per the advertisements, **attached as pages 229 - 232 to the agenda**;

*** - Notices of the proposed rezoning, **attached as pages 233 - 234 to the agenda**, were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 235 - 238 to the agenda**, were sent by certified mail to the neighbours/owners of the Remainder of Farm Döbra No. 49, Portion 122/C and the Remainder of Portion 117 of the Farm Brakwater No. 48; and

*** - A notice, **attached as pages 239 - 241 to the agenda**, was also published in Government Gazette No. 8089 of 15 May 2023.

The closing date for comments and objections was 6 June 2023 and no objections were received.

Technical comments

The application was circulated for comments and the following can be reported:

Comments from the Strategic Executive: Urban and Transport Planning

- **Sustainable Development**

  There is no objection to the application taking in consideration that it is within the Policy directives employable in the area. All necessary town planning and engineering processes and procedures are complied with by all relevant stakeholders.

- **Roads Planning, Design and Traffic Flow**

  This Roads Planning, Design and Traffic Flow **initially objected** to the application due to an indication in the application of an access to be obtain through the TransNamib railway line without an approval letter from TransNamib. The applicant was then required to first obtain approval from TransNamib before the application could be considered which issue has now been resolved.

  Based on the resolution of the above, there is no further objection to the proposed rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:50 000 m² to 'industrial' with a bulk of 1.0: Provided:

  - That applicant construct an all-weather access over the Klein Windhoek River at their own cost.

  - That a Development Agreement be signed whereby an Engineer or Engineering Firm be appointed **by the applicant** to design and supervise the construction of all access/infrastructure.

  - That no access be allowed from the arterial road adjacent to the farm on the eastern boundary.

  - That the parking requirements for 'industrial' zoned properties be as follows:

    - Warehouse > 1 000 m² having no partitions: One (1) parking bay per 100 m² floor area plus loading bays;

    - Warehouse ≤ 1 000 m²: One and a half (1.5) parking bays per 100 m² floor area plus a loading bay; and

    - All other uses: One and a half (1.5) parking bays per 100 m² floor area plus a loading area. [Adequate provision to be made for the in and out movement of large trucks.]

There is objection to the proposed consent to proceed with the intended zoning of 'industrial' upon the Municipal Council of Windhoek's approval, due to the following:

- The applicant failed to submit a parking layout; and
- Consent use will only come into effect after meeting the overall parking requirements, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done, and the following is reported:

- Portion R/18/16/48 of Farm Brakwater is situated along a low-lying area, with a general downward slope from the southwest into a north easterly direction.
- The Klein Windhoek River flows from the south into a north easterly direction, then into a northerly direction, flowing across the central part of the proposed Portion R/18/16/48 of Farm Brakwater No. 48.
- No detail flood lines of the Klein Windhoek River for that section of the river, however is available.

There is no objection to the proposed rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:50 000 m² to 'industrial' with a bulk of 1.0 and consent to proceed with the intended use while rezoning is in progress: Provided:

- That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the Klein Windhoek River at own cost and risk.
- That the applicant apply the conditions as stipulated in the detailed 50-year flood report.
- That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed Portion R/18/16/48 of Farm Brakwater No. 48 is to be protected against any potential flood damage.
- That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.
- That no development be allowed within the 50-year flood level of any river or stormwater course.
- That no development be allowed onto or over any stormwater system or structure.

- That any stormwater crossing be accommodative of at least a 50-year flood.

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

- That the detailed 50-year flood study be conducted and submitted to the Strategic Executive: Urban and Transport Planning for municipal consideration before the rezoning application be submitted to the Urban and Regional Planning Board.

- That the usable area of Portion R/18/16/48 of Farm Brakwater No. 48 be determined upon completion of the detailed 50-year flood report.

- That no angled retaining structure intruding into the river be considered, but that only a vertical retaining structure be recommended.

- That the top of any retaining structure be at least 250 mm above the 50-year flood level.

- That the final floor level of any new development be at least 250 mm above the 100-year flood level.

- That any surface stormwater run-off be discharged into the river above the 50-year flood levels.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Bulk Water and Waste Water**

  There is no objection to the proposed application: Provided:

  - That it be noted that no existing bulk water and sewer services are available.

  - That it be noted that the Municipal Council of Windhoek conducted a Bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.

  - That the supply of bulk water and sanitation/sewerage services, if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.

  - That it be noted that no new wet industries are permitted within the Windhoek municipal area as per Council Resolution 114/05/2013, with specific reference to paragraphs 2.3 and 5.3.

- That it be noted that the following definitions of wet industry are accepted for the evaluation of investment proposals as per Council Resolution 114/05/2013:

  - Water is a major production factor in the manufacturing process;

  - The industry requires more than an upper limit of 100 m^3 per day of source water for any industrial erf that exceeds 10 hectare in size;

  - The industry requires more than 10 m^3 per day in source water, per hectare or part thereof, on any industrial erf smaller than 10 hectare;

  - The industry produces industrial effluent;

  - The industry has a process water/domestic water ratio exceeding 20:1;

  - The industry will suffer production losses if process water, inclusive of recycled water, is unavailable for any period exceeding 48 hours; and

  - If, under critical conditions, the sustained reduction of process water by 50 %, will lead to closure of the industry.

- That all cost for the provision of bulk and internal services be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.

- That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from the Department of Infrastructure, Water and Technical Services (Engineering Services Division).

- That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulations to the applicable municipal standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services (Chief Engineer: Engineering Services), before construction commence.

- That the applicant provide its own water storage for the erf with a storage capacity of 48 hours.

- That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorate in case of boreholes.

- That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system: Provided:
  - That no pollution of the ground water occur.
  - That there be no health risks to the users and surrounding residents.
  - That the possibility to re-use the purified effluent be addressed.
  - That final effluent at all times comply with applicable legislation.
- That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services (Chief Engineer: Engineering Services) for approval prior to approval of any building plans, and the issuing of the Waste Water Discharge Permit be subject to the adherence of all conditions pertaining to such permit.
- That only full waterborne waste systems be utilised and all the Municipal Council of Windhoek's service standards apply.
- That final effluent from any treatment facilities comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
- That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.
- That the design criteria be in accordance with *'The Guidelines for Human Settlement, Planning and Design'* as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is no objection to the application submitted.

The Municipal Council of Windhoek does not have any electrical network in the area, but there is electricity infrastructure in the area under the operation of NamPower, and the applicant must approach NamPower, for any electrical network upgrade.

Furthermore, the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on the Municipal Council of Windhoek's electricity specifications when designing for internal reticulations, and all design drawings to be submitted for approval by the Strategic Executive: Electricity.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application. The provided Environmental Management Clearance Certificate provided is valid and is noted.

Urban Policy evaluation

- **Proposed land uses and Windhoek Zoning Scheme provisions**

  The Remainder of Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48 is zoned 'residential' and the intended zoning is 'industrial' with a bulk of 1.0. The owner intends to continue utilising the land for logistics purposes and ancillary uses.

  However, Council as per Resolution 281/09/2013, resolved that the 'industrial' zoning be removed from the Brakwater Policy Zones and replaced with the 'restricted business' zoning. The 'restricted business' zoning makes provision for the following primary and consent uses allowed under the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
V Restricted Business	Business buildings	Other uses not under columns 2 and 4	Noxious industrial buildings

  Clause 2(1) of the Windhoek Zoning Scheme defines 'business building' as follows:

  *'Business building' means a building designed and/or used as offices, **warehouses**, medical or dental consulting rooms, laboratories or other business purposes but **does not include other buildings specifically defined or mentioned elsewhere in this Scheme** with the exception of **offices**.*

- **Brakwater Development Policy area and Windhoek Zoning Scheme provisions**

  The portion falls within Group E of the Brakwater Development Policy area as approved by Council Resolutions 41/2/2002 and 363/10/2008. Group E initially allows for rezoning to 'industrial' with a bulk of 1.0.

  In view of the aforesaid, the proposed land uses (logistics and ancillary land uses) can still be accommodated on the 'restricted business' zoning.

- **Access**

  Indication is that the access road to the Remainder of Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48 is gained through the railway service road servitude. The Municipal Council of Windhoek advised the applicant to obtain approval from TransNamib to maintain such access. However, the request was not granted. Therefore, the applicant has to provide an all-weather access.

The consent to proceed with the land uses upon Council's approval may only be supported after the Development Agreement for the construction of the all-weather access has been finalised; and provided that the overall on-site parking meets the requirements of the Strategic Executive: Urban and Transport Planning.

- **Flood study**

  The Stormwater Section indicates that the applicant must conduct a detailed 50-year flood study and it be submitted to the Strategic Executive: Urban and Transport Planning for municipal consideration before the rezoning application is submitted to the Urban and Regional Planning Board.

- **Previous Council Resolution on a similar application**

  Council Resolution 348/09/2007 already resolved on the approval of the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48 from 'industrial' with a density of 1:5 hectare to 'industrial' with a bulk of 1.0. However, the applicant brought a new application for the same rezoning, considering they wish to amend the conditions. Council Resolution 348/09/2007 must therefore be rescinded in its entirety and replaced with this Council Resolution, if approved.

- **Title Deed conditions**

  There are no restricting Title Deed conditions on Deed of Transfer No. T1990/2015 that prevent the proposed rezoning of the Remainder Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48. However, Conditions B and D are outdated and must be replaced with the standard municipal conditions.

  Condition B of the Title Deed must be removed as it is old and no longer valid.

  Condition D of the Title Deed refers to the old ordinance and must be replaced with the standard conditions, which *inter alia* state that:

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

  b. *The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.*

Betterment fee/compensation

The applicant is operating a logistics business on a 'residential' zoned farm portion. Therefore, the application is subject to a 75 % betterment fee due to existing illegal activities. However, due to the required all-weather access, it is recommended that the betterment fee be offset against the construction of the said access.

Conclusion

The rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:5 hectare to 'industrial' with a bulk of 1.0 is not recommended due to Council Resolution 281/09/2013, which replaced the 'industrial' zoning in the Brakwater Policy Zones with a 'restricted business' zoning.

Instead, the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 1.0 is recommended, as the intended logistics land uses and ancillary uses are permitted on the 'restricted business' zoned land.

The consent to proceed with the logistics land uses and ancillary uses (i.e. business building) upon the Municipal Council of Windhoek's approval is supported, but limited to existing buildings, after signing the Development Agreement and after meeting overall parking requirements on-site, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

Management Committee, having considered the application

RECOMMENDED

1 That the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:5 hectare to 'industrial' with a bulk of 1.0, not be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), due to the following:

1.1 Council per Resolution 281/09/2013, resolved that the 'industrial' zoning be removed from the Brakwater Policy Zones and replaced with a 'restricted business' zoning.

2 That the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 1.0, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That consent to proceed with the 'business building' land uses (logistics and ancillary land uses) on the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48, as per the intended 'restricted business' zoning upon the Municipal Council of Windhoek's approval, be supported in terms of clause 11 and Table B of the Windhoek Zoning Scheme, but limited to existing buildings, which will only come into effect after signing the Development Agreement for an all-weather access and meeting overall parking requirements on-site, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

4 That the consent granted remain conditional upon the successful completion of the rezoning of the Remainder of Portion 18 (a portion of Portion 16) of the Farm Brakwater No. 48, from 'residential' with a density of 1:5 hectare to 'restricted business' with a bulk of 1.0, and should the rezoning fail, the consent lapse with immediate effect.

5 That Condition B of the Title Deed be cancelled as it is outdated and no longer valid.

6 That Condition D of the Title Deed be replaced with the standard municipal conditions that should be registered against the Remainder of Portion 18 (a portion of Portion 16) of Farm Brakwater No. 48, *inter alia* stating as follows:

6.1 The erf shall only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all 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); and

6.2 The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four (4) times the municipal valuation of the erf.

7 That the applicant take note that compensation (development contribution) will be payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), but will be offset against the construction of an all-weather access over the Klein Windhoek River.

8 That the applicant construct an all-weather access over the Klein Windhoek River within five (5) years from the Council Resolution (of this application), at their own cost.

8.1 That a Development Agreement be signed whereby an Engineer or Engineering Firm is appointed by the applicant to design and supervise construction of all access/infrastructure, prior to the submission of the rezoning application to the Urban and Regional Planning Board.

9 That no access be allowed from the arterial road adjacent to the farm on the eastern boundary.

10 That the parking requirements for 'industrial' zoned properties be as follows:

10.1 Warehouse > 1 000 m² having no partitions: One (1) parking bay per 100 m² floor area plus loading bays;

10.2 Warehouse ≤ 1 000 m²: One and a half (1.5) parking bays per 100 m² floor area plus a loading bay; and

10.3 All other uses: One and a half (1.5) parking bays per 100 m² floor area plus a loading area. [Adequate provision to be made for the in and out movement of large trucks.]

11 That the applicant appoint a registered professional Engineer to compile a detailed 50-year flood report of the Klein Windhoek River at own cost and risk.

12 That the applicant apply the conditions as stipulated in the detailed 50-year flood report.

13 That the applicant accept the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoint a registered professional Engineer to submit detailed engineering plans as to how the proposed Portion R/18/16/48 of Farm Brakwater No. 48 is to be protected against any potential flood damage.

14 That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

15 That no development be allowed within the 50-year flood level of any river or stormwater course.

16 That no development be allowed onto or over any stormwater system or structure.

17 That any stormwater crossing be accommodative of at least a 50-year flood.

18 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Zoning Scheme, *inter alia* stating as follows:

18.1 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.

18.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

18.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.

18.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.

18.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.

18.6 That no building plans be approved until the stormwater conditions are met.

19 That the detailed 50-year flood study be conducted and submitted to the Strategic Executive: Urban and Transport Planning for municipal consideration before the rezoning application is submitted to the Urban and Regional Planning Board.

20 That the usable area of Portion R/18/16/48 of Farm Brakwater No. 48 be determined upon completion of the detailed 50-year flood report.

21 That no angled retaining structure intruding into the river be considered, but that only a vertical retaining structure be recommended.

22 That the top of any retaining structure be at least 250 mm above the 50-year flood level.

23 That the final floor level of any new development be at least 250 mm above the 100-year flood level.

24 That access and 'right of way' servitudes be according to the conditions as stipulated by the Strategic Executive: Urban and Transport Planning.

25 That any surface stormwater run-off be discharged into the river above the 50-year flood levels.

26 That Council Resolution 348/09/2007 be rescinded in its entirety and be replaced by this Council Resolution.

27 That it be noted that no existing bulk water and sewer services are available.

28 That it be noted that the Municipal Council of Windhoek conducted a Bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.

29 That the supply of bulk water and sanitation/sewerage services, if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.

30 That it be noted that no new wet industries are permitted within the Windhoek municipal area as per Council Resolution 114/05/2013, with specific reference to paragraphs 2.3 and 5.3.

31 That it be noted that the following definitions of wet industry are accepted for the evaluation of investment proposals as per Council Resolution 114/05/2013:

31.1 Water is a major production factor in the manufacturing process;

31.2 The industry requires more than an upper limit of 100 m^3 per day of source water for any industrial erf that exceeds 10 hectare in size;

31.3 The industry requires more than 10 m^3 per day in source water, per hectare or part thereof, on any industrial erf smaller than 10 hectare;

31.4 The industry produces industrial effluent;

31.5 The industry has a process water/domestic water ratio exceeding 20:1;

31.6 The industry will suffer production losses if process water, inclusive of recycled water, is unavailable for any period exceeding 48 hours; and

31.7 If, under critical conditions, the sustained reduction of process water by 50 %, will lead to closure of the industry.

32 That all cost for the provision of bulk and internal services be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.

33 That all new water and sewer infrastructure requirements comply with the standard conditions to large subdivisions in respect of services, and that it be noted that these requirements can be obtained from the Strategic Executive: Infrastructure, Water and Technical Services.

34 That the applicant appoint a registered professional Engineer to design the water supply and sewer reticulations to the applicable municipal standards and subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services, before construction commence.

35 That the applicant provide its own water storage for the erf with a storage capacity of 48 hours.

36 That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorate in case of boreholes.

37 That the applicant appoint a registered professional Engineer to propose an acceptable waste water disposal system: Provided:

37.1 That no pollution of the ground water occur.

37.2 That there be no health risks to the users and surrounding residents.

37.3 That the possibility to re-use the purified effluent be addressed.

37.4 That final effluent at all times comply with applicable legislation.

38 That the sewer system and proposed treatment of waste water be submitted to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to approval of any building plans.

38.1 That the issuing of the Waste Water Discharge Permit be subject to the adherence of all conditions pertaining to such permit.

39 That only full waterborne waste systems be utilised and all Windhoek service standards apply.

40 That final effluent from any treatment facilities comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

41 That the operation and maintenance of all water and sewer infrastructure be the responsibility of the applicant.

42 That the design criteria be in accordance with the *'The Neighbourhood Planning and Design Guide 2019'* as published by the Council of Scientific and Industrial Research (CSIR), available on-line at https://www.ukesa.info/.

43 That it be noted that the Municipal Council of Windhoek is not having any electrical network in the area, however, there is electricity in the area under the operation of NamPower, and the applicant must approach NamPower, for any electrical network upgrade.

44 That the applicant or his/her electrical engineering representative approach the Strategic Executive: Electricity to be advised on Municipal Council of Windhoek's electricity specifications when designing for internal reticulations, and all design drawings be submitted for approval by the Strategic Executive: Electricity.

45 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

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

46 That the applicant accept the Council Resolution in writing.

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.7 **FNS.2 [UTP] APPLICATION FOR THE RELAXATION OF BUILDING LINES AND A DWELLING UNIT OF MORE THAN TWO (2) STOREYS ON ERF 362, EROSPARK**
(L/362/EP)

Application/Background

An application was submitted by Urban Green CC on behalf of the owner of the registered sectional title unit (Section 1) on Erf 362, Erospark (Crest of Windhoek Close Corporation, of which Sarie Helene Botha is the sole member), requesting for the following:

- Relaxation of 5 metre and 7 metre building lines on Erf 362, Robyn Street, Erospark; and

- A dwelling unit of more than two (2) storeys.

*** The full application including the locality plan is **attached as pages 242 - 280 to the agenda**.

Existing situation

*** Erf 362, Erospark is ± 1 499 m² in extent and is zoned 'residential' with a density of 1:500 m², which allows for a building with a total floor area of 749.50 m² at a coverage of 50 %. The subject property is located on Robyn Street, as indicated on the plan, **attached as page 250 to the agenda**.

A site inspection conducted confirmed that there are currently two (2) dwelling units built on the erf.

Development proposal

The three (3) storey dwelling house encroaching onto the 5 metre and 7 metre building lines has been constructed. The owner intends to legalise the slight modifications to the approved building plans.

Advertisement

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

*** - The application was advertised in The Namibian and the Market Watch for the Namibian Sun, Allgemeine Zeitung and Republikein on 6 June 2024 and 13 June 2024, as per the advertisements, **attached as pages 281 - 284 to the agenda**;

*** - Notices, **attached as pages 285 - 286 to the agenda**, were placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC) as well as on-site;

*** - Neighbour consultation letters/forms, **attached as pages 287 - 331 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 392, 490, 712, 363, 364, 361, 499 and the Remainder of Erf 393, Erospark;

- The neighbours, being the owners of Erven 392, 490, 712, 363, 364, 361, 499, the Remainder of Erf 393, Erospark as well as the co-owner of Erf 362, Erospark (on Section 2 or Unit B), were also consulted face to face, and they have all completed the Neighbours Consent Forms.

The owner of Erf 363, Erospark (hereinafter referred to as the Objector) granted approval for the three (3) storey house, but objected against the relaxation of the 5 metre and 7 metre building lines. All other neighbours granted approval for both the three (3) storey house and the relaxation of the 5 metre and 7 metre building lines.

Objections

The grounds for objection as lodged by the owner of Erf 363, Erospark are *inter alia* as follows:

- *For fire emergency issues we would be disadvantaged or will not be able to co-ordinate with the 5 metre and 7 metre building lines; and*

- *Therefore, we object to the relaxation of building lines to be beyond 3 to 5 metres.*

*** The objection lodged by the owner of Erf 363, Erospark is **attached as pages 332 - 337 to the agenda.**

Zoning Scheme provisions and Council Resolution for height of buildings

In terms of clause 20 of the Windhoek Town Planning Scheme:

20 Side spaces of buildings

1) Except with the consent of Council or as otherwise provided for in this Scheme, no building or structure or any portion thereof shall be erected nearer than three (3) metres to any lateral or rear boundary common to an adjoining erf. A lateral boundary is defined as a boundary with at least one end on a street boundary, a street boundary is any boundary common to a street, and a rear boundary is any boundary other than a street or lateral boundary. In the case of a dwelling unit or residential building the three (3) metre requirements shall apply to single storey units and shall increase by two (2) metres for each additional storey. The minimum requirement shall be measured from the external walls of the building under consideration.

2) The Council may, subject to any conditions it deems necessary, relax the provisions of clause 20(1).

*** Council Resolution 233/09/2019, **attached as page 338 to the agenda,** *inter alia* stipulates as follows:

4 *That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:*

3 *That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.*

Clause 21(3) of the Windhoek Zoning Scheme *inter alia* states as follows:

That no dwelling unit or residential building may be erected in excess of two storeys on land zoned 'residential' without Council approval; Council shall, in considering the application, have regard to the impact, real or potential, of the additional storeys on the neighbouring property.

Technical comments

The building permit application has already been evaluated and recommended for approval by all other technical divisions, barring resolution of the objection raised.

Urban Policy evaluation

The Urban Policy Division has evaluated the application and objections recorded and wish to comment as follows:

- **Fire safety**

  The house on Erf 362, Erospark is not on the common boundary with Erf 363, Erospark. This is validated by the building plans that show that the first (1st) and second (2nd) storeys are set back 3 metre from the Objector's erf, while the third (3rd) storey is set back about 5 metre from the Objector's erf.

  In relation to the objection received it should be note that the Objector's house is about 30 metre away from the applicant's dwelling. The aforesaid spacing or setback distances reduce the risk of fire spread between the two (2) properties, as the fire safety guidelines typically require a reasonable buffer to prevent direct flame impingement or heat transfer. Fire safety concerns are deemed critical in situations where buildings are located less than 1.5 metre from, or directly abutting, each other. Apart from that the setbacks provide adequate space for firefighting in case of an emergency. That is, the 3 metre clearance ensures sufficient room for emergency services to access and control potential fire without obstruction. Hence, it is not foreseeable that the house on Erf 362, Erospark will create an immediate potential fire hazard due to proximity.

  Nevertheless, the building plan for Erf 362, Erospark have been assessed by all technical divisions including Fire Prevention. The evaluation concluded that the application meets Fire Safety Regulations required by the Municipal Council of Windhoek, which are attached as annexures.

The Objector's concerns are therefore speculative rather than based on specific regulation contravention or professional assessments.

Conclusion

In the evaluation and consideration of objections received, only reasonable objections stating valid technical or related concerns regarding the provisions of the Windhoek Zoning Scheme, Building Regulations, recognised construction standards or similar references can be considered. In the absence of technical concerns and reasonable objections, the application for the third (3rd) storey as well as for the relaxation of the building lines for Erf 362, Erospark is supported, and no negative impacts are foreseen.

Management Committee, having considered the application

RECOMMENDED

1 That in accordance with clause 21(3) of the Windhoek Zoning Scheme, consent be granted for the building (dwelling house) on Erf 362, Erospark to have more than two (2) storeys pursuant to Building Plan No. 978/2001.

2 That in accordance with clause 20 of the Windhoek Zoning Scheme, the relaxation of the lateral boundary lines on Erf 362, Erospark as per Building Plan No. 978/2001, be approved.

3 That in accordance with clause 51(3) of the Windhoek Zoning Scheme, the applicant and Objector be informed of the Municipal Council of Windhoek's decision and be given the opportunity to appeal against the said decision to the Minister of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

4 That in accordance with clause 51(3) of the Windhoek Zoning Scheme, any notice of an appeal against the Municipal Council of Windhoek's decision also be submitted to the Municipal Council of Windhoek within twenty eight (28) days from the date of notification of the Council Resolution.

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.2.8 **FNS.3 [HPH] APPLICATION TO RESCIND COUNCIL RESOLUTION 280/11/2023: APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 4627, KHOMASDAL EXTENSION 1 FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL EXTENSION 1**
(L/4434/KD) (L/4627/KD)

Introduction

The purpose of this submission is to seek the Municipal Council of Windhoek's approval to rescind Council Resolution 280/11/2023, and replace it with a new Council Resolution.

Background

*** Council per Resolution 280/11/2023, **attached as pages 339 - 342 to the agenda**, approved the subdivision of the Remainder of Erf 4427, Khomasdal Extension 1 into Portion A (± 243 m² in extent) and the Remainder. The same Council Resolution further approved the sale of Portion A (± 243 m² in extent) of Erf 4627, Khomasdal Extension 1 to the owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes.

Paragraph 6 of Council Resolution 280/11/2023 resolved that the sewer line should be relocated outside the boundaries of the applied portion at the applicant's own costs. Ms Quest, the owner of Erf 4434, Khomasdal Extension 1 approached an Engineer who did an investigation on the costs estimation for the relocation of the sewer line and found that the relocation exercise will be too costly. Ms Quest thereafter approached the Department of Infrastructure, Water and Technical Services (Bulk Water and Waste Water Division) to discuss the report from the private Engineer that was approached. The division assessed the report against their previous technical comments and concluded that the relocation of the sewer line is not necessary and the following two (2) options were presented to Ms Quest:

- Option 1: The registration of a servitude over the sewer line; and
- Option 2: A smaller portion of the public open space that excludes the sewer line.

Ms Quest chose Option 2, and for that reason this submission is presented to Council in order to rescind Council Resolution 280/11/2023 in its entirety, and replace it with a new Council Resolution.

Property descriptions and locality plan

The Remainder of Erf 4627, Khomasdal Extension 1 is zoned 'public open space', is ± 3 807 m² in extent, and is situated at the corner of Fargo Street and Chrysler Road.

Erf 4434, Khomasdal Extension 1 is zoned 'residential' with a density of one (1) dwelling per erf, is ± 1 114 m² in extent, and is situated in Fargo Street.

*** The locality plan depicting the erven, is **attached as page 343 to the agenda.**

Technical comments

New technical comments were requested after the applicant submitted the Engineer's Report, and from the comments received the following can be reported. It is imperative to take note that revised comments were only requested from the Strategic Executive: Infrastructure, Water and Technical Services given that it is only their comments that needed to be revised.

Comments from the Strategic Executive: Infrastructure, Water and Technical Services

- **Engineering Services**

  The applicant should take note that the sale of the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 for subsequent consolidation with Erf 4434, Khomasdal Extension 1 can only be approved: Provided:

  - That the extent of the applied Portion A be at least 1.5 metres away from the municipal sewer line that exist on the rear of the consolidated erf.

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

Comments from the Strategic Executive: Housing, Property Management and Human Settlement

- **Valuations**

*** Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 is ± 219 m² in extent and after consolidation with Erf 4434, Khomasdal Extension 1, the size of the consolidated erf would be ± 1 333 m² in total. With a density of one (1) dwelling per erf, the development potential of the property is not enhanced, hence, the value payable is half the full purchase price of N$858.00/m² or N$187 900.00 in total, as indicated on the Valuation Certificate dated 26 March 2025, **attached as page 344 to the agenda.** Therefore, Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 should be sold at a purchase price of N$93 950.00 in line with Council Resolution 276/08/2004 (Policy), **attached as page 345 to the agenda.**

Should the owner of Erf 4434, Khomasdal Extension 1, wish to take occupation of Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 prior to the conclusion of the sale, it could be leased to the applicant once the preliminary diagrams are available, pending the finalising of the sale, at a monthly rental of N$782.92. The rental was calculated at 10 % of the purchase price divided by twelve (12), and should be further subject to annual escalation in line with the Namibia Inflation Rate.

Conclusion

Given the above application, together with the technical comments received, it is hereby recommended that Council Resolution 280/11/2023 be rescinded in its entirety and be replaced with a new Council Resolution reflecting the new size of the portion required.

Management Committee, after due consideration of the matter,

RECOMMENDED

*** That Council Resolution 280/11/2023, **attached as pages 339 - 342 to the agenda**, be rescinded in its entirety and be replaced with this Council Resolution *inter alia* reading as follows:

*** 1 That the Remainder of Erf 4627, Khomasdal Extension 1 be subdivided into Portion A (± 219 m² in extent) and the Remainder, as indicated on Plan KD 4434-1, **attached as page 346 to the agenda**.

2 That Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be sold to the owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes.

3 That the sale of Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be subject to the following conditions:

3.1 That Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 be closed as a public open space in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

3.2 That the Municipal Council of Windhoek prepare the closure notice.

3.3 That the applicant/owner of Erf 4434, Khomasdal Extension 1 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours, at own cost.

3.4 That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the transfer process.

3.5 That the applicant comply with all subdivision and consolidation requirements in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3.6 That the applicant be responsible to submit all required documents, forms and fees as per the Urban and Regional Planning Board requirements to the Strategic Executive: Urban and Transport Planning for submission to the Urban and Regional Planning Board.

3.7 That Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be consolidated with Erf 4434, Khomasdal Extension 1 into one (1) erf, simultaneously with transfer.

3.8 That the standard conditions registered against Erf 4434, Khomasdal Extension 2 be retained against the consolidated erf.

3.9 That upon consolidation, Portion A (± 219 in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 assume the same zoning as Erf 4434, Khomasdal Extension 1, being 'residential' with a density of one (1) dwelling per erf, in terms of clause 5(3) of the Windhoek Town Planning Scheme.

3.10 That the applicant/owner of Erf 4434, Khomasdal Extension 1 be responsible for the town planning and cadastral procedures, i.e. closure, subdivision, consolidation, survey and registration of the newly consolidated erf and all costs involved.

*** 4 That, after successful completion of the closure, town planning and cadastral procedures, Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be sold for consolidation purposes, to the owner of Erf 4434, Khomasdal Extension 1 at 50 % of the market price of N$858.00/m² or N$187 900.00, thus being N$93 950.00 in total in terms of Council Resolution 276/08/2004 (Policy), **attached as page 345 to the agenda**, and as per the signed Valuation Certificate dated 26 March 2025, **attached as page 344 to the agenda**.

5 That the sale of Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be further subject to the following conditions:

5.1 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

5.1.1 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.

5.1.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

5.2 That the applicant appoint a registered professional Engineer at his/her own cost and risk, to determine if the south eastern boundary of the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 require to be protected against any potential flood damage.

5.3 That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the erf, all costs involved be for the applicant's account.

5.4 That only one (1) service connection and one (1) meter point be allowed from the municipal electrical network.

5.5 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

6 That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.

7 That the applicant/owner of Erf 4434, Khomasdal Extension 1:

7.1 Submit proof to the Chief Executive Officer (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.

7.2 Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

7.3 Submit draft erf diagrams to the Chief Executive Officer (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.

7.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

8 That should the applicant/owner of Erf 4434, Khomasdal Extension 1 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 ($\pm$ 219 m^2 in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 to the owner of Erf 4434, Khomasdal Extension 1 beyond eighteen (18) months, be subject to the price escalation to be determined by the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).

9 That should the applicant wish to take occupation of Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1, prior to the conclusion of the sale thereof, that Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$782.92, further subject to the annual escalation in line with the Namibia Inflation Rate.

10 That the sale/lease of Portion A (± 219 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

11 That the sale/lease of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

12 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

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[Municipal Council Agenda: 2025-05-08(04-30)]

9.3 APPROVAL OF MINUTES (SMC 02/2025)

The minutes of the Special Management Committee meeting (SMC 02/2025) held on 17 April 2025 was approved by the said Committee on 6 May 2025 and is submitted for notice, with recommendations being submitted to the Municipal Council of Windhoek per Items GOV.1 and GOV.2, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Special Management Committee meeting (SMC 02/2025) held on 17 April 2025, be noted by its members, with recommendations submitted to the Municipal Council of Windhoek as per Items GOV.1 and GOV.2.

[Municipal Council Agenda: 2025-05-08(04-30)]

9.3.1 **GOV.1 [EDC] STAFF MATTER**
(2/1/10)

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

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

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

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

[Municipal Council Agenda: 2025-05-08(04-30)]

9.3.2 **GOV.2 [CEO] STAFF MATTER**
(2/1/10)

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

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

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

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

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NWR

MEMORANDUM OF UNDERSTANDING

Between

NAMIBIA WILDLIFE RESORT LIMITED

A Company, duly incorporated in terms of the Companies Act, (Act 28 of 2004) as amended.

Herein represented by **Dr Matthias Ngwangwama** in his capacity as the Chief Executive Officer

(Hereinafter referred to as "NWR")

And

WINDHOEK MUNICIPAL COUNCIL

Duly established in terms of *the Local Authorities Act*, 1992 (Act No. 23 of 1992)

Herein represented by **MOSES MATYAYI** in his capacity as the Chief Executive Officer in terms of section 27(5) and in his capacity as the Chairperson of the Management Committee in terms of Section 31A (a) of *the Local Authorities Act*, 1992 (Act No. 23 of 1992).

(Hereinafter referred to as the "Windhoek Municipal Council")

DEFINITIONS

"Calendar dates" shall mean specific days, usually organized in a chronological order within a calendar system.

"Camera feeds" shall mean the live or recorded visual information captured by cameras installed as part of the collaborative efforts between parties, potentially used for security, monitoring, or joint initiatives.

"Confidentiality" shall mean the obligation to maintain the privacy and security of sensitive information shared between parties as part of their cooperative activities, preventing unauthorized access or disclosure.

"Council" shall mean Municipal Council referred to in paragraph A of section 6(1) of the Local Authority Act, 1992 (Act 23 of 1992) and vice versa.

"Designated site" shall mean a specific location agreed upon by parties where collaborative activities, initiatives, or installations (such as cameras) will take place.

"Exclusive Jurisdiction" shall mean the legal concept that dictates which legal system has the sole authority to address disputes or legal matters arising from the collaborative activities outlined in the MoU.

"Namibia Wildlife Resorts" shall mean a listed company, duly incorporated in terms of the Company laws applicable in the Republic of Namibia.

"Parties" shall mean the entities involved in the agreement, namely Namibia Wildlife Resorts and Windhoek Municipal Council.

"Security incidence" shall mean any event or situation that might compromise the Namibia Wildlife Resorts infrastructures and criminal activities.

"Safer City" shall mean an urban environment designed and managed to minimize risks and enhance the safety and security of its residents, workers, and visitors.

"Technical support" shall mean the assistance provided by parties in addressing technical issues related to camera systems, data management, and other technological aspects of the collaboration.

"Windhoek Municipal Police Service" shall mean a Municipal Police Service as established in terms of the Section 43(C) of the Police Act, 1990 (Act No. 19 of 1990), as amended. Hereinafter referred to as City Police Service.

"CCTV (closed-circuit television)" shall mean CCTV cameras system provided by Namibia Wildlife Resorts for the purpose of monitoring infrastructure, crime prevention, safety, and security.

"Member" shall mean members of the Windhoek Municipal Police Service deployed to monitor infrastructure through CCTV camera system

ACRONYMS

NWR	-	Namibia Wildlife Resorts
WCPS	-	Windhoek Municipal Police Service
MOU	-	Memorandum of Agreement
CCTV	-	Closed-circuit television

1. THE PARTIES

1.1. Namibia Wildlife Resort Limited is a juristic person incorporated in terms of the Companies Act, (Act 28 of 2004) as amended.

1.2. Municipal Council of Windhoek, a juristic person established and declared as such in terms of Section 3 of the Local Authorities Act, (Act No. 23 of 1992).

1.3. The parties hereby wish to record their agreement in writing and as set out below.

2. INTRODUCTION

This Memorandum of Agreement (MOU) outlines the collaborative framework and mutual commitment between Namibia Wildlife Resort Limited and the Windhoek Municipal. Council.

3. PURPOSE OF THE AGREEMENT

This agreement sets forth the terms and conditions under which NWR shall provide financial support, in the form of a donation, to the City of Windhoek for the procurement of CCTV cameras to enhance safety and security within the boundaries of the Municipal Council of Windhoek. The financial support, which is part of NWR's Corporate Social Responsibility, will be in the amount of up to **Three Hundred Thousand (N$300,000.00)** and will be disbursed over the next three (3) years. It further details the desire by the two (2) institutions to collaborate on the funding for other law equipment in the future.

The Parties have reached an agreement and wish to record same in writing.

4. SCOPE OF COLLABORATION

4.1. Financial assistance for procurement of CCTV cameras and accessories

The parties agree that NWR commits to providing financial assistance for procuring CCTV cameras and accessories, to the amount of **N$300,000.00**, over the next three (3) years.

4.2. Procurement of the CCTV cameras and accessories

The parties agree that the CCTV cameras will be provided by WCPS vetted service providers.

4.3. Installation and maintenance of CCTV cameras

The parties agree that the installation of CCTV cameras will be done by the WCPS. The WCPS will identify the sites where the CCTV cameras will be installed.

The WCPS will be responsible for the maintenance of the donated CCTV cameras.

4.4. CCTV camera data management

The parties agree that the CCTV cameras procured in terms of this agreement will feed to the Command and Dispatch Centre, at the WCPS only. The data collected from the CCTV camera feeds will be securely stored and managed by the WCPS in compliance with the applicable policies and laws. The parties further agree that NWR will obtain access to CCTV camera footage in line with the procedures set by the WCPS.

4.5. Monitoring and Response

The parties agree that the WCPS will be responsible for the active monitoring of the CCTV camera feeds and respond to any security alerts or incidents detected at the sites of installation.

4.6. Future Safer City Initiatives

The parties acknowledge the potential for future development of safer city initiatives. Parties agree to explore opportunities for future collaboration for law enforcement purposes, subject to relevant laws and regulations, and the availability of funds.

5. FINANCIAL COMMITMENT

5.1. NWR agrees to contribute a total amount of N$ 300,000.00 (Three Hundred Thousand Namibian Dollars) over a period of three (3) years to procure CCTV cameras.

5.2. The financial contribution shall be made in three (3) equal instalments of N$ 100,000.00 (One Hundred Thousand Namibian Dollars) per year.

5.3. Payments will be made annually, with the first payment due on 13 December 2024, and subsequent payments due on the same date each year until the total contribution of N$ 300,000.00 is completed.

6. USE OF FUNDS

6.1. The City of Windhoek agrees to use the funds exclusively for procuring CCTV cameras and accessories for installation in critical areas identified as security hotspots within the city.

6.2. The Windhoek Municipal Council shall provide NWR with a detailed report on the use of the funds, including the number of cameras procured and installed, their locations, and the impact on public security, within three (3) months after each instalment is disbursed.

7. RESPONSIBILITIES OF THE PARTIES

7.1. Windhoek City Police Service's responsibilities

7.1.1. Procure, install, maintain, and monitor the CCTV cameras procured under this agreement.
7.1.2. Ensure that the cameras are installed in high-risk areas that mostly need enhanced security measures.
7.1.3. Take reasonable steps to ensure that the CCTV cameras are operational at all times and provide NWR with regular feedback on the surveillance system's effectiveness.
7.1.4. Acknowledge NWR's contribution with public communications related to the project, including press releases and signage at crucial surveillance points.
7.1.5. Store and manage data generated by the CCTV camera feeds.

8. Namibia Wildlife Resort Limited's Responsibilities

8.1. NWR shall make timely payments as agreed in Clause 5 of this agreement.

8.2. NWR may request periodic updates on the project's progress, including procurement and installation status and security improvements in areas covered by the CCTV cameras.

9. TERM AND TERMINATION

9.1. This agreement shall commence on the date of signature by both parties and shall remain in effect for three (3) years or until the full amount of N$300,000.00 has been disbursed and all cameras have been installed and accounted for, whichever comes later.

9.2. Either party may terminate this agreement within thirty (30) days' written notice to the other party in case of a material breach.

9.3. Should NWR fail to make payments as stipulated, CoW may terminate the agreement and seek alternative funding sources for the project.

9.4. Upon termination, the Municipal Council of Windhoek shall provide NWR with a final report on any CCTV cameras procured and installed with the funds provided up to the termination date.

9.5. The Parties agree that the CCTV cameras hardware and software shall remain the property of Windhoek Municipal Police Service upon termination of this Agreement.

10. RELATIONSHIP BETWEEN THE PARTIES

10.1. The Parties shall meet quarterly to discuss possible and future partnership initiatives.

10.2. The Parties will not be entitled to conclude or enter into any express or implied agreements, warranties, guarantees or representations or incur any debt, in the name of or on behalf of the other or represent that their relationship is other than that contemplated in this Agreement. Neither Party will be liable by or have any liability under any Agreements or representations made by the other that are not expressly authorized in terms of this Agreement or otherwise agreed to in writing.

11. INDEMNITIES

The Parties indemnify and hold each other harmless against any liability, claims, fines, or other penalties of whatsoever nature imposed on the other Party and or its affiliates and or their respective officers, employees, or agents, directly or indirectly arising from or in respect of the other Party's failure to comply with and/or its breach of its obligations under this Agreement.

12. CONFIDENTIALITY

Both Parties agree to maintain the confidentiality of any non-public information or data shared during the course of this collaboration.

13. GENERAL

13.1. This Agreement constitutes the whole of the Agreement between the Parties hereto relating to the matters dealt with herein and, save to the extent otherwise provided for, no undertaking, representation term or condition relating to the subject matter of this Agreement not incorporated in this Agreement shall be binding on any of the parties.

13.2. No variation, addition, deletion or agreed cancellation will be of any force or effect unless done in writing and signed by the duly authorized representatives of the party hereto. Failure or delay on the part of any Party hereto in exercising any right, power or privilege hereunder will not constitute or be deemed to be a waiver thereof or any other right hereunder, nor will any single or partial exercise thereof or the exercise of any other right, power or privilege.

13.3. A waiver by any Party of any of the terms of this Agreement shall not be effective unless it is expressly stated in writing. A waiver in respect of one breach will not be considered a waiver in respect of any other subsequent breach.

13.4. None of the Parties to this Agreement may cede, delegate, assign, or otherwise transfer this Agreement, or any part, share or interest therein or any rights or obligations hereunder without the prior written consent of the other Party hereto.

13.5. This Agreement is executed by two (2) Parties, each of which shall be deemed an original, and all of which together shall constitute one and the same Agreement as at the date of signature of the Party last signing one of the Parties. The Parties undertake to take whatever steps may be necessary to ensure that each Party is duly signed by each of them without delay.

13.6. If any provision of this Agreement is found by a court of competent jurisdiction to be void, illegal, invalid, or otherwise unenforceable, such provision shall be severed, and

the remainder of this Agreement shall continue in full force and effect to the fullest extent permitted by Law.

14. GOVERNING LAW

This MoU shall be governed by and construed in accordance with the laws of the Republic of Namibia. Any disputes arising from or related to this MoU shall be subject to the laws of the Republic of Namibia.

15. FORCE MAJEURE

15.1. Neither party shall be liable to the other for any prevention, suspension or postponement of its performance in terms of this Agreement where such prevention, suspension or postponement is due to any event of force majeure (including but not limited to any act of God, flood, fire, earthquake, terrestrial or extra-terrestrial interference, satellite malfunction, war, riot, insurrection, strike and act of civil or military authority), or other cause beyond the reasonable control of a party hereto.

15.2. If any such event of *force majeure* shall continue for a period of sixty (60) consecutive days or ninety (90) days in the aggregate within one-year contract period during the terms of this Agreement, either Party shall have the option thereupon to terminate this Agreement upon no less than thirty (30) days prior written notice to the other Party.

16. DISPUTE RESOLUTION

If any disputes arise from this agreement, the parties agree to resolve the matter amicably through negotiation. If the dispute cannot be resolved within thirty (30) days, either party may submit the matter to arbitration under the laws of Namibia.

17. MISCELLANEOUS

17.1. This agreement constitutes the entire agreement between the parties and supersedes any prior agreements, understandings, or negotiations, whether written or verbal.

17.2. Any amendments to this agreement must be made in writing and signed by both parties. 9.3 This agreement shall be governed by and construed in accordance with the laws of Namibia.

18. NOTICES AND *DOMICILIA*

18.1. The parties choose the following addresses at which documents in legal proceedings in connection with this agreement or any other notices may be served *(i.e., their domiilium citandi et executandi.*

18.1.1. In the case of Namibia Wildlife Resort: Chief Executive Officer, Gathemann building, Independence Avenue, Windhoek, Namibia.

18.1.2. In the case of Windhoek Municipal Council: Chief Executive Officer, No. 80 Independence Avenue, Windhoek, Namibia.

18.2. The notice will be deemed to have been duly given:

18.2.1. Ten (10) business days after posting, if posted by registered post to the party's address.
18.2.2. On delivery if delivered to the party's nominated physical address.
18.2.3. On dispatch, if it is sent to the party's telefax number and confirmed by registered letter posted not later than the next business day.

18.3. A party may change that party's address for this purpose to another physical address in the Republic of Namibia by fiving fourteen (14) days' notice in writing to this effect.

19. COSTS

Each party will bear and pay its own legal costs and expenses of an incidental to the negotiation, drafting, preparation and implementation of this Agreement.

Thus, done and signed at **Windhoek** on this _____ day of _____ 2024 in the presence of the undersigned and witnesses:

NAMIBIA WILDLIFE RESORT

_____	_____	_____
Chief Executive Officer	Signature	Date

Witness:

_____	_____	_____
Chief Finance Officer	Signature	Date

Thus, done and signed at **Windhoek** on this _____ day of _____2024 in the presence of the undersigned signatories and witnesses:

FOR COUNCIL

_____	_____	_____
Chief Executive Officer	Signature	Date

Witnesses:

_____	_____	_____
Corporate Legal Advisor	Signature	Date
_____	_____	_____
Head: Windhoek City Police Service	Signature	Date

MEMORANDUM

TO : M Matyayi
CHIEF EXECUTIVE OFFICER

FROM : B. Ngairorue
CORPORATE LEGAL ADVISOR

DATE : 12/02/2025

RE: LEGAL OPINION ON DONATIONS

INTRODUTION

The Corporate Legal Advisor was pursuant to a resolution taken at the meeting of the Strategic Executive forum of 11 February 2025 requested to provide an intepretation of section 30(1)(y) of the Local Authorities Act 23 of 1992.

30(1)(y) (i) to accept donations made or receive moneys offered to it by any person within Namibia and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia;

(ii) with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to make grants or donations;

THE APPLICABLE LAW

The Supreme Court in Torbitt v International University of Management stated that the cardinal rule of construction is that words in a statute must be given their ordinary, literal or grammatical meaning if the words are clear and unambiguous, unless it is apparent that such literal construction would lead to a manifest absurdity, inconsistency, injustice or would be contrary to the intention of the legislature.

In Natal Joint Municipal Pension Fund v Endumeni Municipality the Supreme Court of Appeal in South Africa expressed itself as follows regarding the current legal position in respect of the interpretation of statutes, at para 18a-c:

> "The present state of the law can be expressed as follows: Interpretation is the process of attributing meaning to words used in a document, be it legislation, some other statutory instrument, or contract, having regard to the context provided by reading the particular provision in the light of the document as a whole and the circumstances attendant upon it coming into existence. Whatever the nature of the document,

> consideration must be given to the language used in light of the ordinary rules of grammar and syntax, the context in which the provision appears; the apparent purpose to which it is directed and the material known to those responsible for its production.'

and continues at para 26f-g:

> 'An interpretation will not be given that leads to impractical, unbusinesslike or oppressive consequences or that will stultify the broader operation of the legislation or contract under consideration.'

Council as a public entity has been inundated with donors offering to donate monies and various things to council. The council on the other hand also makes grants or donations to other entities, members of the public and individuals. It is clear from the import of section 30(1)(y)(ii) that "*prior approval in writing of the Minister*" is a prerequisite for the Council to make grants or donation.

It is evident that the ordinary meaning of a words in a statute under the above paragraph is determinative of its legal meaning. There is also no issue on the meaning of the above provision. It was the believe that for the entire 20th century that the plain or ordinary meaning of a provision is almost always determinative of its legal meaning and that the broader context of an enactment such as other provisions in the same Act, headings, titles, preambles and debates on the floor of Parliament[1] are of secondary concern, and to be applied only when a word is vague, absurd or ambiguous

Courts went about their interpretative exercise methodically: first find the ordinary meaning of a word or phrase. If the ordinary meaning is clear, the word or phrase should be given that clear meaning. If it is vague, absurd or ambiguous, then we may depart from the ordinary meaning to give the word or phrase a meaning intended by the legislature. This was known as the textualist, the literalist-*cum*-intentionalist approach to statutory interpretation, and it was the primary method for interpreting statutes for most of our history.[2] In the case of *Jaga v Donges* the decision was a dissenting one by Schreiner JA in which he proposed a different approach to interpreting statutes - one where the context of the legislation and the word or phrase being interpreted should be considered together.

It is evident in *casu* that the literal meaning of the words is clear in that the provision has two parts the first being that the Council may accept donations and receive monies from sources in Namibia and and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.

Contextually the preamble defines "the powers, duties and functions of the local authority councils" the second part of the above provision sets parameters to local authority councils to

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[1] As regards Parliamentary debates, the Appellate Division rejected it as a source for determining the ordinary meaning. See for example *Mathiba v Moschke* 1920 AD 354 paras 361-362; *Mavromati v Union Exploration Import (Pty) Ltd* 1949 4 SA 917 (AD) para 927. But the issue has not been decided since.

[2] Cowen 1980 *THRHR* 374; Du Plessis *Re-interpretation of Statutes* 93-96.

accept donations made or to receive moneys outside Namibia with prior approval of the minister who may impose conditions as he may determine in each particular case.

Contemporaneously, our courts seemingly embrace Schreiner's approach largely due to the intervention of Wallis JA in *Natal Joint Municipal Pension Fund v Endumeni Municipality,* where he considers interpretation as a unitary exercise, taking into account the context and the provision being interpreted together.[3]

Endumeni provide "greater clarity about the task of interpretation".[4] Jurist and courts no longer need to show that a word has an ordinary meaning that is not absurd, vague or ambiguous. They simply have to point out the objective meaning of a word having regard to the context.

Textualism, as it had been embraced in England, had established its roots in South Africa which continued to find support for decades to come because of the 1907 *locus classicus* in statutory interpretation, *Venter v Rex.*[5]

Venter's case concerned the meaning of the words "any person entering" in terms of section 3 of Ordinance 20 of 1905. Section 3 provided that any person entering the Transvaal would be guilty of an offence if he had been convicted of a crime in any place other than the Transvaal. Venter was born in the Cape Colony but later moved to the Transvaal where he became a citizen and resided for six years. He then moved to Natal and later the Orange River Colony where he stayed for another six years. During his residence in the Orange River Colony he was convicted of theft before the High Court at Bloemfontein and was sentenced to a year's imprisonment. Having served his sentence, he decided to return to the Transvaal in January of 1907 and was arrested eight months later for contravening section 3 of the Ordinance. The question before the Supreme Court of Transvaal was whether "any person entering" included someone like Venter, who was not entering the Transvaal for the first time but re-entering it. Innes J stated what became the golden rule of statutory interpretation as follows:[6]

> [W]hen to give the plain words of the statute their ordinary meaning would lead to [an] absurdity so glaring that it could never have been contemplated by the legislature, or where it would lead to a result contrary to the intention of the legislature, as shown by the context or by such other considerations that the Court is justified in taking into account, the Court may depart from the ordinary effect of the words to the extent necessary to remove the absurdity and to give effect to the true intention of the legislature.

An interpretation that prior ministerial approval is required by a local authority to receive donations or monies from sources within Namibia will clearly lead to an absurdity and flies in the face of the intention of the legislature if regard is had to the second part of the provision which refers to sources outside Namibia.

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[3] *Natal Joint Municipal Pension Fund v Endumeni Municipality* 2012 4 SA 593 (SCA) paras 17-26 (hereafter *Endumeni*).

[4] *Endumeni* para 24.

[5] *Venter v Rex* 1907 TS 910.

[6] *Venter v Rex* 1907 TS 910 914-915.

So statutory interpretation in South Africa, as in England,[7] required our courts to do four things:

a) Find the literal meaning of a word. This may be done by looking at the meaning it has in the dictionary and using the common law canons of construction to determine the most likely operation of a word or phrase.

b) If the literal meaning is absurd, vague or ambiguous, we may depart from that meaning.

c) But when we depart from the literal meaning we have to give the word a meaning intended by the legislature.

d) The meaning intended by the legislature can be determined only by a limited context[8], that is, by what Parliament actually said in the rest of the enactment in other sections, titles, preambles, margins, headings and so on. One may not imaginatively reconstruct the will of Parliament by wondering how it would reasonably interpret a particular word.[9]

In 1912 Jacob de Villiers JA refused to abide by the plain meaning of the words in an Act governing prescription and instead cited a number of Roman Dutch authorities for the proposition that[10]

> ... the enquirer must take account of ... context, and the reason of the law (*ratio legis*) ... the history of the law in general ... and [the] particular legal institutions about which the law to be interpreted deals (logical, systematic, historical interpretation).

CONCLUSION AND APPLICATION OF THE LAW

In conclusion it is clear that the intention of the legislation is to regulate the conduct of Local Authorities when receiving donations or receiving monies from sources in Namibia and from sources outside Namibia and that the prior written approval must be obtained from the minister when accepting or receiving monies from sources outside Namibia.

There is no doubt that there are two distinct sources from which donations or monies may be received from a Local Authority, one from within Namibia and the other from a source outside Namibia. A better construction would have been not to distinguish the sources from which donations or monies may be received and the prior ministerial approval would be required in both instances.

The fact that there is a clear distinction between the sources, the two scenarios must be distinguished and the two parts must be interpreted disjunctively.

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[7] See in particular the 19th century decision of Lord Wensleydale's golden rule in *Grey v Pearson* 6 H L Cas 106 and Popkin *Statutes in Court* 9.

[8] *Rex v Detody* 1926 AD 198 229; *Principle Immigration Officer v Hawabu* 1936 AD 26.

[9] *R v Westenraad* 1941 OPD 103 105; *Seluka v Suskin and Salkow* 1912 TPD 257.

[10] *Seluka v Suskin and Salkow* 1912 TPD 257 (de Villiers JA dissenting).

It is furthermore my considered opinion that the intention of the legislature was that the two parts in the provision provides separate and independent instances from which local authority councils may receive donations or monies. A disjunctive interpretation will give full effect to the intention of the legislation. The correct intepretation is that the no prior ministerial approval is required for donations or monies received by a local authority from sources within Namibia. Such prior ministerial approval will only be required when donations or monies are received from sources outside Namibia.

I opine,

B. Ngairorue
CORPORATE LEGAL ADVISOR

CITY OF WINDHOEK ACTION PLAN-STRATEGIC PARTNERSHIP BETWEEN CITY OF WINDHOEK AND NAMIBIA WILDLIFE RESORT

VISION	To be a sustainable & caring city
MISSION	To enhance the quality of life for all our people by rendering efficient and effective municipal services
THEMES	Governance Financial Sustainability Social Progression Economic Advancement Infrastructure Development

COMMON AREAS/MOU	ACTIVITIES	STRATEGIC OBJECTIVE	INDICATOR/METRIC	DEPTs RESPONSIBLE	PROJECT TEAM MEMBERS	RESOURCES REQUIRED	STAKEHOLDERS	CONSTRAINTS	TIME FRAME/ DATE DUE	PERCENT COMPLETED	COMMENTS
	Purchase surveillance cameras and their accessories	Ensure Public Safety, Security & Disaster Management	Number of surveillance cameras and accessories acquired	City Police Service	Supt. Kakonda, A/Supt. Ashipala A/Supt. Kalola A/Supt. Numwa	N$300,000.00 (N$100,000.00 Annually for a period of 3 years)	Namibia Wildlife Resort (NWR)	Potential procurement delays	Bid Validity period 180 days	0	
	Identification of areas where cameras will be installed		Number of areas identified where cameras will be installed	City Police Service	Section Commanders for Integrated Operations, Members at Law Enforcement Technology and Drone Operations				One week (5 working days)	0	
	Installation of cameras in identified areas		Number of cameras to be installed	City Police Service	A/Supt. Ashipala, Cst. Haipinge, Cst. Hasheela, Cst. Kanenguni				Three months (90 working Days)	0	
	Maintenance of cameras installed		Quarterly reports on the maintenance of Cameras	City Police Service	A/Supt. Ashipala, Cst. Haipinge, Cst. Hasheela, Cst. Kanenguni				Quarterly or when neccesssary	0	
	Identification of Electrical infrastructure for installation of CCTV Cameras and supplying of Electricity		Number of Electrical infrastructure identified on which cameras are to be installed and suppling of Electricity	Department of City Police Service and Electricity Department	Mr Petrus Nehale Mr W. Kalimbo A/Supt Ashipala Cst Kanenguni				One week (5 working days)	0	
	Periodic Updates to parties on progress of camera installations		Quarterly reports on progress of cameras installed	City Police Service	Supt. Kakonda, A/Supt. Ashipala				Quarterly report	0	
	Account for NWRs donation		Quarterly Report on how funds are being utilized	City Police Service	Deputy Chief Eiseb				Quarterly report	0	

Senatskanzlei

Freie Hansestadt Bremen

Senatskanzlei • Postfach 10 25 20 • 28025 Bremen

City of Windhoek
Mr. Christopher Eita

via Email

External Relations & Networking Division
24 MAR 2025
P.O. Box 59, Windhoek, Namibia

Auskunft erteilt
Annette Lang
Zimmer K304
T +49 421 361-65684
E-Mail
annette.lang@sk.bremen.de

Datum und Zeichen
Ihres Schreibens

Mein Zeichen
(bitte bei Antwort angeben)
52

Bremen, 19.03.2025

Donation of a water pump for the City of Windhoek Okukuna Farm

Dear Mr. Eita,

I hereby confirm that, within the framework of the longstanding partnership between the cities of Windhoek and Bremen and based on the discussions held on site in September 2024, the amount of **EUR 10,000** will be donated to the City of Windhoek Okukuna farm for the purchase of a water pump.

The donation is kindly provided by hanseWasser Bremen GmbH, the Bremen Water Supply and Disposal Company.

All further details on the further procedure can be found in the attached document.

Please do not hesitate to contact me for any further question.

Kind regards

Annette Lang

Annette Lang

Head of international relations

MEMORANDUM

TO : M Matyayi
CHIEF EXECUTIVE OFFICER

FROM : B. Ngairorue
CORPORATE LEGAL ADVISOR

DATE : 12/02/2025

RE: LEGAL OPINION ON DONATIONS

INTRODUTION

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(ii) with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to make grants or donations;

THE APPLICABLE LAW

The Supreme Court in Torbitt v International University of Management stated that the cardinal rule of construction is that words in a statute must be given their ordinary, literal or grammatical meaning if the words are clear and unambiguous, unless it is apparent that such literal construction would lead to a manifest absurdity, inconsistency, injustice or would be contrary to the intention of the legislature.

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> "The present state of the law can be expressed as follows: Interpretation is the process of attributing meaning to words used in a document, be it legislation, some other statutory instrument, or contract, having regard to the context provided by reading the particular provision in the light of the document as a whole and the circumstances attendant upon it coming into existence. Whatever the nature of the document,

> consideration must be given to the language used in light of the ordinary rules of grammar and syntax, the context in which the provision appears; the apparent purpose to which it is directed and the material known to those responsible for its production.'

and continues at para 26f-g:

> 'An interpretation will not be given that leads to impractical, unbusinesslike or oppressive consequences or that will stultify the broader operation of the legislation or contract under consideration.'

Council as a public entity has been inundated with donors offering to donate monies and various things to council. The council on the other hand also makes grants or donations to other entities, members of the public and individuals. It is clear from the import of section 30(1)(y)(ii) that "*prior approval in writing of the Minister*" is a prerequisite for the Council to make grants or donation.

It is evident that the ordinary meaning of a words in a statute under the above paragraph is determinative of its legal meaning. There is also no issue on the meaning of the above provision. It was the believe that for the entire 20th century that the plain or ordinary meaning of a provision is almost always determinative of its legal meaning and that the broader context of an enactment such as other provisions in the same Act, headings, titles, preambles and debates on the floor of Parliament[1] are of secondary concern, and to be applied only when a word is vague, absurd or ambiguous

Courts went about their interpretative exercise methodically: first find the ordinary meaning of a word or phrase. If the ordinary meaning is clear, the word or phrase should be given that clear meaning. If it is vague, absurd or ambiguous, then we may depart from the ordinary meaning to give the word or phrase a meaning intended by the legislature. This was known as the textualist, the literalist-*cum*-intentionalist approach to statutory interpretation, and it was the primary method for interpreting statutes for most of our history.[2] In the case of *Jaga v Donges* the decision was a dissenting one by Schreiner JA in which he proposed a different approach to interpreting statutes - one where the context of the legislation and the word or phrase being interpreted should be considered together.

It is evident in *casu* that the literal meaning of the words is clear in that the provision has two parts the first being that the Council may accept donations and receive monies from sources in Namibia and and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia.

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Endumeni provide "greater clarity about the task of interpretation".[4] Jurist and courts no longer need to show that a word has an ordinary meaning that is not absurd, vague or ambiguous. They simply have to point out the objective meaning of a word having regard to the context.

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[5] *Venter v Rex* 1907 TS 910.

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CONCLUSION AND APPLICATION OF THE LAW

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[7] See in particular the 19th century decision of Lord Wensleydale's golden rule in *Grey v Pearson* 6 H L Cas 106 and Popkin *Statutes in Court* 9.

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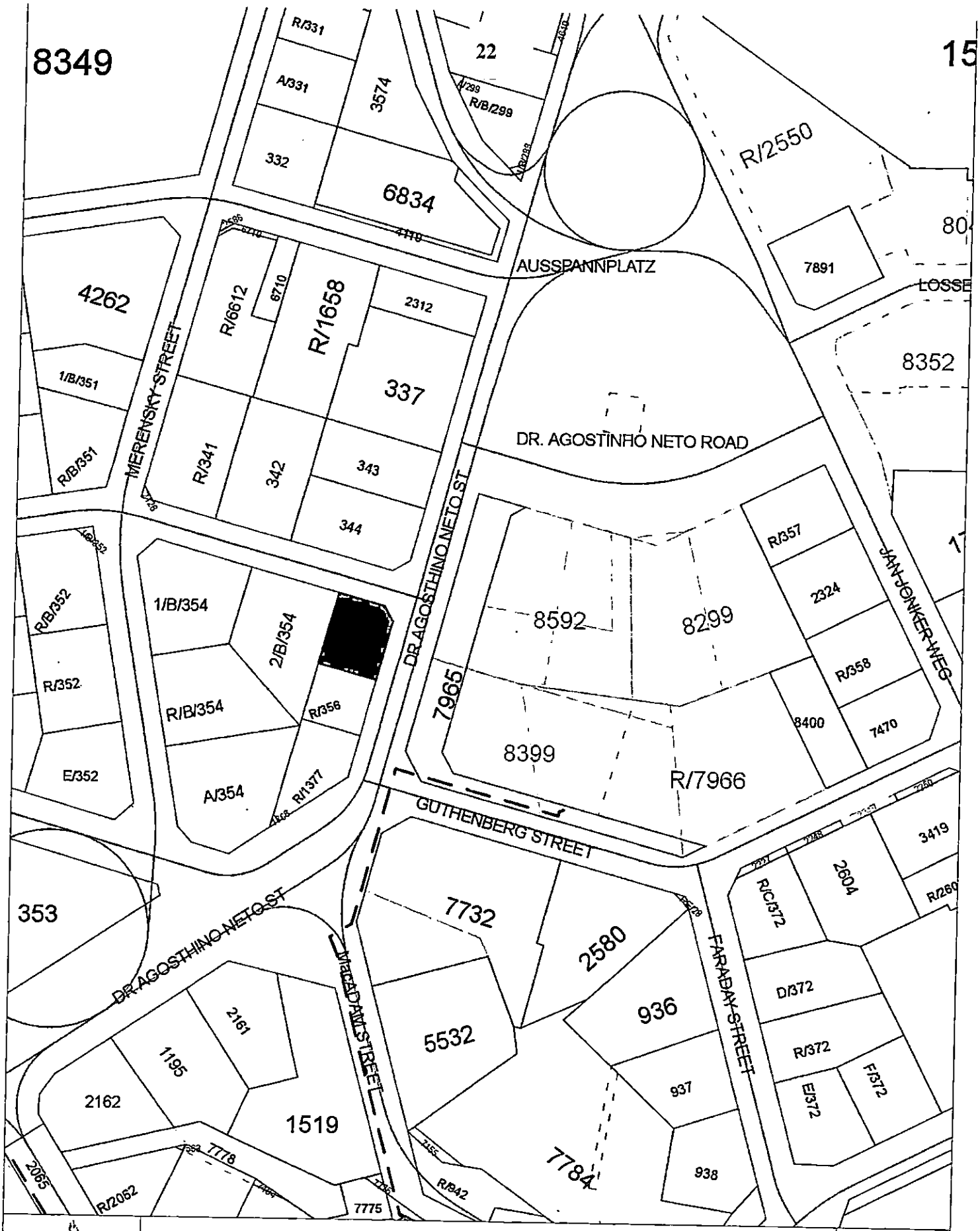
[9] *R v Westenraad* 1941 OPD 103 105; *Seluka v Suskin and Salkow* 1912 TPD 257.

[10] *Seluka v Suskin and Salkow* 1912 TPD 257 (de Villiers JA dissenting).

It is furthermore my considered opinion that the intention of the legislature was that the two parts in the provision provides separate and independent instances from which local authority councils may receive donations or monies. A disjunctive interpretation will give full effect to the intention of the legislation. The correct intepretation is that the no prior ministerial approval is required for donations or monies received by a local authority from sources within Namibia. Such prior ministerial approval will only be required when donations or monies are received from sources outside Namibia.

I opine,

B. Ngairorue
CORPORATE LEGAL ADVISOR



NOTES:

Compiled by

Date: 4/3/2025

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

City of Windhoek

Department of Urban Planning & Property Management
Building Control Division

Address: [illegible]
Erf No: 355 [illegible]
Tel. No: [illegible]

NEIGHBOUR CONSENT FORM

COMMENTS REQUIRED FOR:

- **A:** More than 2 Storey Residential Dwelling
- **B:** Exceeding of coverage
- **C:** Exceeding of outbuilding size
- **D:** Relaxation of Building Lines

Please mark where applicable:

(1) ADJACENT ERF OWNER'S COMMENTS:

I, Selena Iarari the Owner of Erf R/356, which is adjacent* to Erf 355, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey residential dwelling	AGREE		OBJECT	X
Exceeding of Coverage	AGREE		OBJECT	X
Exceeding of outbuilding size	AGREE		OBJECT	X
Relaxation of Building Lines	AGREE		OBJECT	X

Reason for objection, if any:

Kindly see enclosed

I herewith declare that the above is true and correct

Signed: * S. Iarari

Tel: * 081 622 1536

Date: * 03 June 2021

Signatory must attached copy of ID

*Immediate neighbours include owners of properties that share borders, or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

Gmail

Gloria Ferrari <ferrarigloria.pta@gmail.com>

REF L/355/W OBJECTION TO THE ERECTION OF THE PROPOSED BUILDING ON ERF 355 REHOTHER ROAD WINDHOEK

1 message

Gloria Ferrari <ferrarigloria.pta@gmail.com>
To: "truts@africaonline.com.na" <truts@africaonline.com.na>

Mon, Jun 3, 2024 at 12:26 PM

Dear Mr.Truter,

We refer to ref.: L/355/W dated 02 May 2024 and forward our written comments and reason(s) for our objection to the erection of the proposed building.

With reference to this drawing indicating a Ground Floor Plan (Scale 1:100), a First Floor Plan (Scale 1:100), Section A-A (Scale 1:100), two boundary wall Sections (Scale 1:50) (both labelled Section R-R) and a 1:200 scale Site Plan, we have the following comments:

1. We would like to make you aware that the proposed plan shows a Betting Area that indicates a "Betting Counter Area" indicated on the ground floor on Erf 355, which is directly adjacent and below the two levels of Residential Flats in the building on Erf 356, with the public street entrance and exit door 6 meters away from the Erf 356 boundary. Another entrance to a seemingly indicated Gambling area, in terms of the internal layout on the new proposed Ground Floor Plan, is shown on the Street corner of Erf 355. This proposed proximity of a Gambling House to existing Flats occupied at night by paying tenants that wish to sleep, can potentially cause future disputes. The proposed building use of a Gambling House of an adjacent building to a block of flats, can historically cause serious noise pollution at night that goes against National Health Regulations and Municipal Bylaws. Gambling houses remain open throughout the day and night and public use will take place throughout the day and night. The Public and Environmental Health Act indicates that noise is a Health nuisance and prescribes the action required from the Local Authority (Municipality) to ensure measures taken against this nuisance:

Public and Environmental Health Act, 2015

Act 1 of 2015

Part 10 – HEALTH NUISANCES

"56. Health nuisances

A person may not cause a health nuisance or may not permit to exist on a land or premises owned or occupied by him or her, or of which he or she is in charge, a health nuisance or other condition liable to be injurious or dangerous to health.

57. Local authority to maintain cleanliness and prevent health nuisances

A local authority must take all lawful, necessary and reasonable practical measures to -(a)maintain its local authority area at all times in a clean and sanitary condition; and(b)prevent the occurrence of or for remedying or causing to be

remedied, a health nuisance or condition liable to be or dangerous to health and must take proceedings at law against a person causing or responsible for the continuance of a health nuisance or condition.

58. Local authority to prevent or remedy danger to health arising from unsuitable dwelling

(d)the construction, condition or manner of use of a factory or business premises and must take proceedings at law against a person causing or responsible for the continuance of the condition.

59. What constitutes health nuisance

The following is considered to be health nuisances which can be offensive, injurious or dangerous to health and liable to be dealt with in the manner provided in this Part, a -

(h) excessive noise that infringes the right of others;"

2. With reference to the information provided on the drawing No. 001 provided, we note the following in addition to the above:
    1. The drawing does not indicate whether there is an existing building on Erf 355. There is **no Demolition Plan** if there is a building that requires demolition to make way for the newly proposed development. The Structural implications, if any, on buildings on adjacent properties are therefore not known.
    2. It must be made clear that the new proposed development on Erf 355 will be built against the already existing 3 storey structure on Erf 356. It is indicated that the new structure will be double storeyed on this boundary, and no indication is given of how the structural stability of the existing Erf 356 foundation structures will be ensured during the proposed foundation excavations on Erf 355, during the construction period. **No Section is indicated through this part of the proposed building.**
    3. **No Elevations** of the Proposed new building on Erf 355 are shown and **no context** is given of how this development relates to existing adjacent buildings, either on elevation or in a general **Location Plan** that shows the existing **use Zoning of Properties**, as no such Location Plan is provided..
    4. Section A-A on the drawing indicates a **Third Floor** on the new proposed development, however **no Plan** of this floor is included on the drawing, so the intended use of this floor is unknown. If this is for argument's sake a Bar or Entertainment area and the roof of the building is used for entertainment this will cause serious noise pollution and therefore a Health nuisance to the tenants on Erf 356, and any other Residential buildings in the area.
    5. The Site Plan indicates 110mm Stormwater pipes in the boundary walls adjacent to Erf 2/B/354 and Erf R/356. The "second" Section R-R (on the RHS) indicates an 8.1m high wall on the boundary to Erf 356. This section also indicates a Storm Water opening from Erf 365 to Erf 355. The function of these is unclear as it seems that the existing building on Erf 356 covers the entire property and is roofed over. No levels are indicated on the drawing and storm water surface run-off seems to be indicated toward Nachtigal Street. The function of the Boundary wall 110mm diameter PVC SW pipes at 1500mm centres is therefore unclear.

    Currently the Section R-R shows an 8.1m high free-standing wall, which is not acceptable according to Municipal bylaws and SABS/SANS Standards. The height of the wall of 8.1m (which should show how the rest of the structure of the new building ties into it) will also most probably require a deeper excavation and preparation for compacted fill under the foundation structures. It must be noted that absolutely no excavations below the level of the adjacent existing building's foundations on Erf 356 may take place without underpinning of these existing foundations, under the full responsibility and specifications of a qualified and registered Structural Engineer, as this will impede the structural stability of the existing building on Erf 356. This is the same if the building on Erf 2/B/354 is adjacent to the other boundary, which has not been shown.

    6. The 4 street parking bays shown on the Site Plan are within the 30m distance from the Street corner Nachtigal Street and Rehobother Road. It must be confirmed with

the City of Windhoek Town26 ng Scheme whether this arrangement for 90° parking on the street and in proximity of a street corner is acceptable.

WE WILL NOT CONSENT TO

A: More than 2 storey residential Dwelling,

B: Exceeding of coverage,

C. Exceeding of outbuilding size,

D. Relaxation of Building lines,

UNTIL ALL THE ABOVE MENTIONED COMMENTS HAS BEEN ADDRESSED.

Please confirm that you have received our email.

Kind regards.

Severina & Gloria FERRARI

Department of Urban & Transp[27]... Planning

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

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

GLORIA AND SEVERINA FERRARI
P.O. BOX 5489
AUSSPANNPLATZ, WINDHOEK.

Ref: L/355/W
Date: 02 May 2024

Dear Sir/Madam,

NEIGHBOURS COMMENTS, SIGNATURES AND COPY OF ID IN SUPPORT OF BUILDING / CONSTRUCTION ON ERF 355, REHOTHER ROAD, WINDHOEK

The Town Planning Scheme of the City of Windhoek provides the opportunity for neighbouring erf owners to provide comments and to object or not object to construction of a neighbouring erf as per Clause 19, 20 and 21 in the following cases: where a three-storey dwelling, unit is to be built, where the coverage of the erf is to be exceeded, where the size of an outbuilding exceeds the provisions of the town planning scheme and where the 3, 5 and 7m building line is to be relaxed.

The Public Consultation Policy for Proposed Development approved as per Council Resolution 348/11/2018 determines further that the signatory to the consent form should provide a copy of his / her ID.

The copy of the ID is purely an administrative requirement in order for the City of Windhoek officials to verify that the correct person is signing the consent. It is in the best interest of the signatory as it is the only means to make sure the actual concerns / comments/ objections are received from the actual neighbour.

The Building Plan submitted for Erf 355 Windhoek require the comments and ID of the owner on of **Erven RE/356 Windhoek** being the adjacent neighbour to Erf 355 Windhoek. You are herewith requested to sign off the building plans for Erf 355 Windhoek and provide your ID's, at your earliest convenience should you have no objection to the Building Plan.

The contact details of the owner of Erf 355 Windhoek are 061-401 750/081 5607097. Attached to this letter is a copy of the building plan for your comments.

Should you have any problem or objection to the erection of the proposed building, your written comments and reason(s) for your objection must be forwarded or hand delivered to the owner and at the following address:

The Urban Planner (Town House, Fifth Floor, Room 524)
City of Windhoek
P.O. Box 59
Windhoek

Further take notice that any person objecting to the proposed building plan as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Urban Policy 5th Floor) and with the applicant / consultant in writing within 21 working calendar days of the last publication of this notice.

The due date for objections is 04 JUNE 2024

Thank you for your cooperation.

N. Samuel
Officer: Town Planning
Tell: 061 290 2609
Email: snt@windhoekcc.org.na

CITY OF WINDHOEK
DEPT OF URBAN & TRANSPORT PLANNING
03 ... 2024
URB... PLANNING

ATRU 28 ER
ARCHITECTURAL DESIGNS

18 FARADAY STREET, WINDHOEK, NAMIBIA, CELL: 081 127 4561/081 560 7097, TEL: + 264 - 61 - 401 750, FAX + 264 - 61 - 401 752,
E - Mail: truts@africaonline.com.na / dennis@africaonline.com.na

24 July 2024

Attention:

City of Windhoek

Dept. of urban Planning and Property Management

P.O. Box 59

Windhoek

RE: APPEAL TO COUNCIL IN RESPONSE TO NEIGHBOURS OBJECTION TO THE DEVELOPMENT

On behalf of our client, we hereby state our response to the objection: Our client wishes to erect a building that upgrades the area and provides multiple work opportunities for individuals.

SECTION A

1. The function of the building can be changed with respect to the tenant who will lease the respective spaces in line with the City of Windhoek guidelines.
2. By the decision of any individual electing to reside in town, the respective individual has basically signed up to make do with the accepted noise level that is generated within the business activities therein.
3. Erf 355 is zoned as business and there all relevant legal business activities may be conducted there.
4. Pertaining to the noise as a health nuisance, the space being an office, the elected finish is carpet wall finish that absorbs outgoing sound and dampens incoming noise. Hence the point put forward on this falls away. It was presumptive on the neighbour's part to pre-conclude that the noise generated will be "***excessive***" for an office. The neighbour did not indicate by what instrument & methodology did they determined the level of noise to classify what is tolerable and what is excessive?

SECTION B

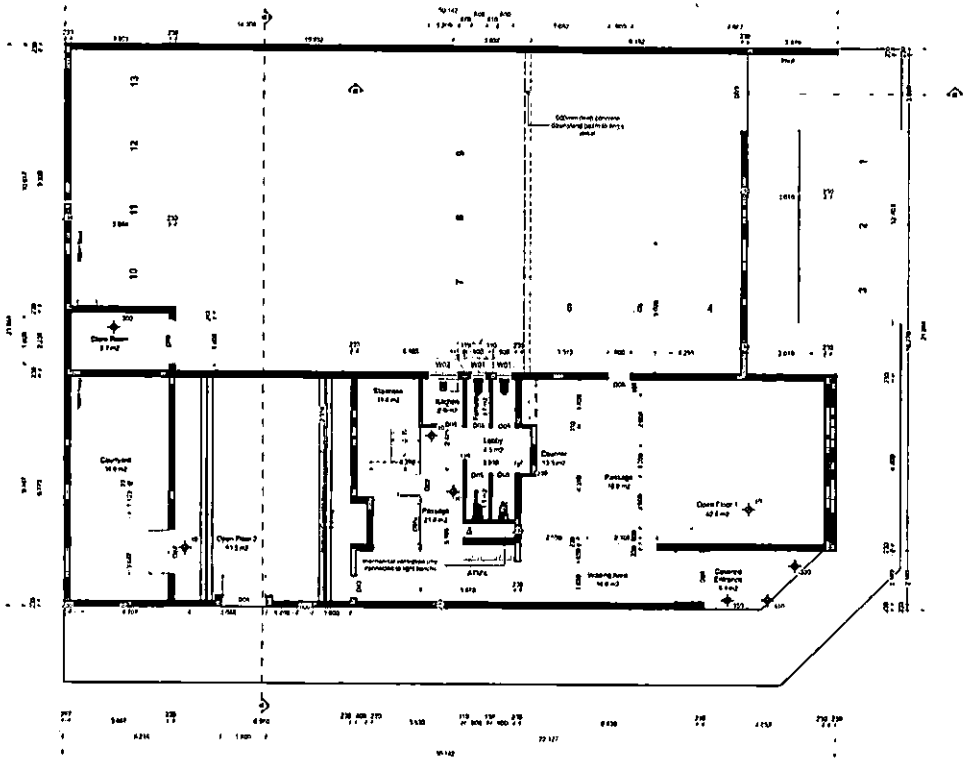
1. The neighbours request for demolition plan in not necessary for municipal approval and relevant lateral support insurance by the contractor will be undertaken as a precondition to works.
2. Relevant structural support/underpinning, if necessary, will be implemented as per standard construction practice, furthermore the client has employed the service of a registered structural engineer who will see to this
3. The elevations and sections were provided by Mr Mario (agent), hence this reason is invalid.

4. The entertainment area is for private use by the office staff during lunch breaks or shift breaks and is not a bar. As you mentioned "for arguments sake", it would have been prudent for the neighbour to clarify as we held multiple meeting which the neighbour did not raise this up despite our meetings in good faith with them.
5. It is a standard municipal requirement to make provision for diameter 110mm storm water channel from neighbouring erven for storm water management. Respective storm water levels are determined on site with respect to earth works and position of neighbours
6. The concern of parking off street has been addressed in accordance with the road planning division and has been approved.

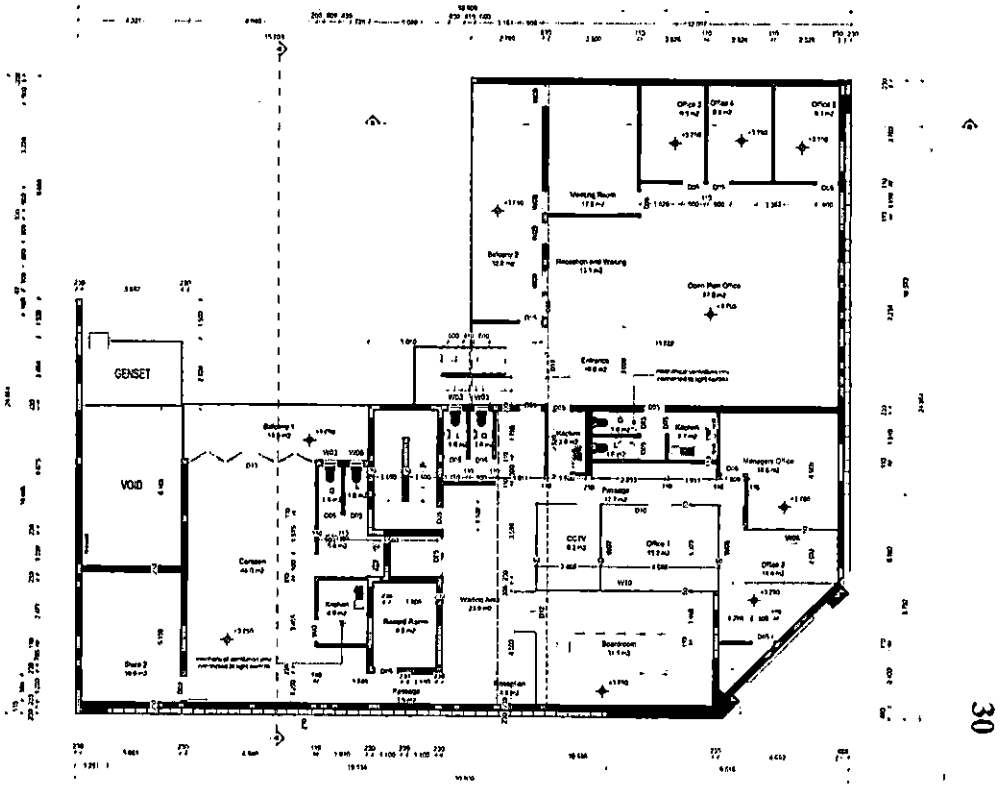
Yours sincerely,

Dennis Mukadah

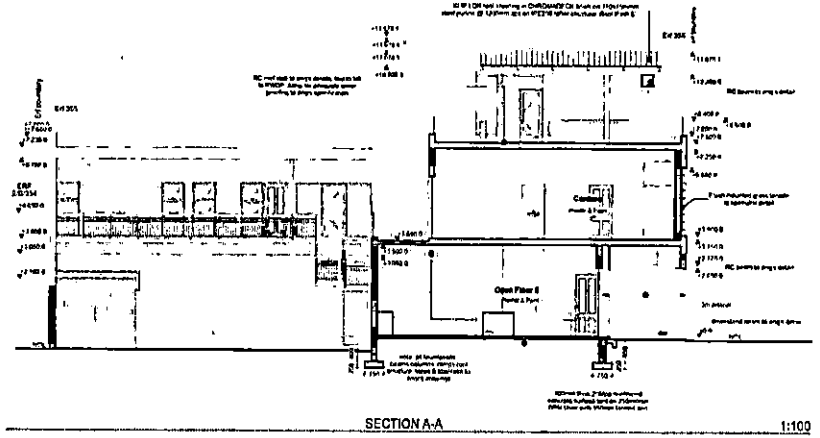
On behalf of ATAD



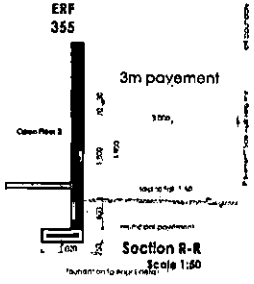
GROUND FLOOR LAYOUT 1:100



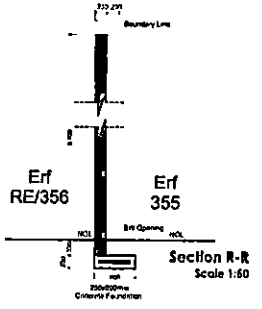
FIRST FLOOR LAYOUT 1:100



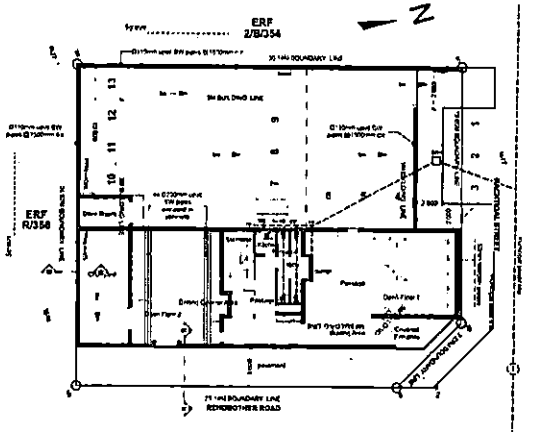
SECTION A-A 1:100



W-09 Relaxation section 1:50



W-10 Firewall 1:50



000 Site Plan 1:200

SCHEDULE OF RIGHTS			PARKING CALCULATIONS			BULK CALCULATIONS	
LAND AREA		737.53 sqm					
ZONING	BUSINESS					ALLOWABLE BULK - 3.5	
LAND USE						2581.36m²	
ALLOWED COVERAGE	85%		3 bays per 100m²			UTILIZED BULK - 0.61	
COVERAGE	73.06%		Total Parking Bays Provided		13	441.2m²	
		AREA SCH.	AREA SCH.	PARKING		UTILIZED BULK	
Site coverage - area under roof		538.96m²	Office space incl. Stores, Stank, Ablutions incl	Required	Provided	Office space incl. Cabinetron Areas Stores Parking Service Ducts	
Area Schedule							
Ground Floor Area		240.49m²	116.9m²	2.51	3	116.9m²	
First Floor Area		491.25m²	268.2m²	8.04	6	268.2m²	
Second Floor Area		76.22m²	64m²	1.02	2	64m²	
Total Area		798.73m²	449.1m²	13.473	13	Total Bulk 449.1m²	

Title	Drawing No	Project No	
Site Plan, Floor Layouts, Area Schedule, Relaxation Section	001	765	MUNICIPAL DOCUMENTATION

[redacted]

Client: FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD.

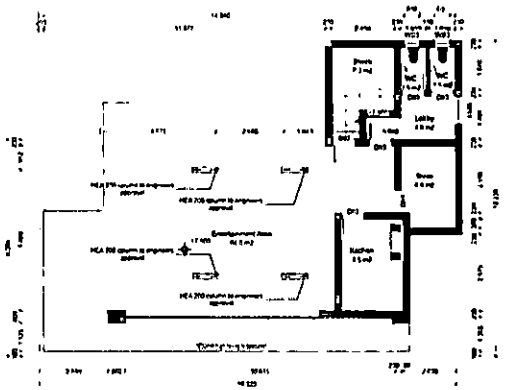
Date: July 2024

Rev:

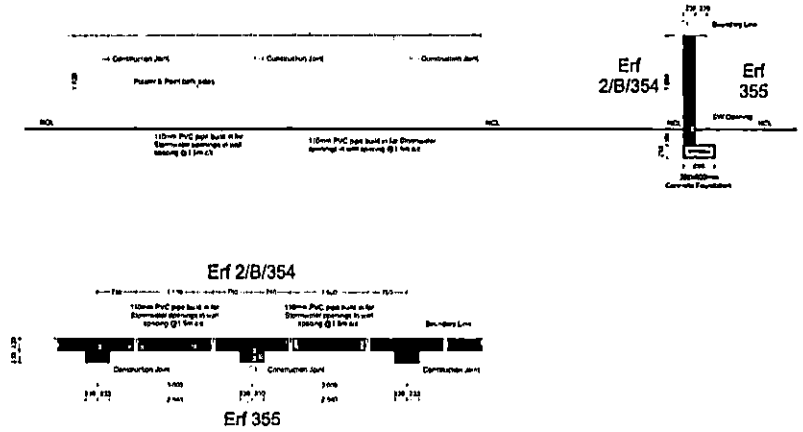
Project: New Proposed Building on Erf 355, Windhoek

Drawn: Dennis

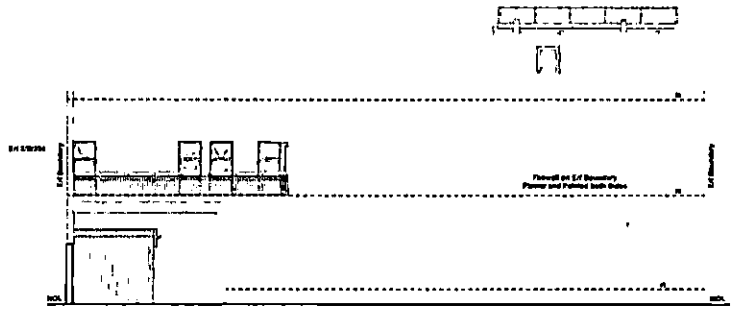
Paper: A1



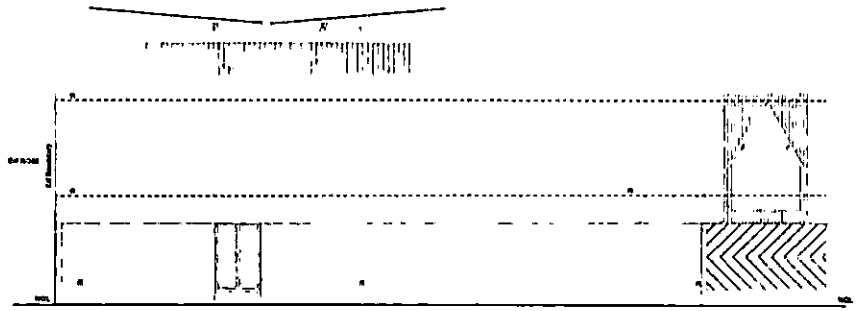
SECOND FLOOR LAYOUT 1:100



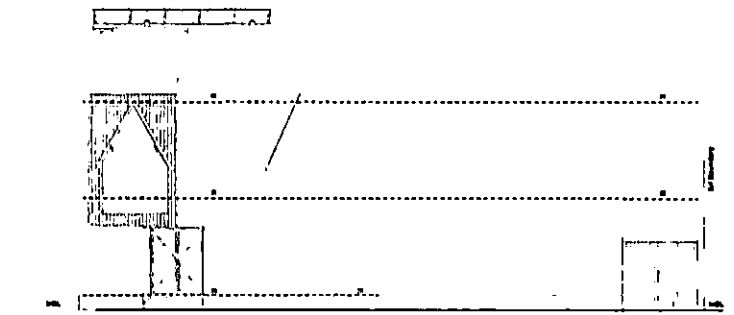
1004 Boundary Wall Details 1:50



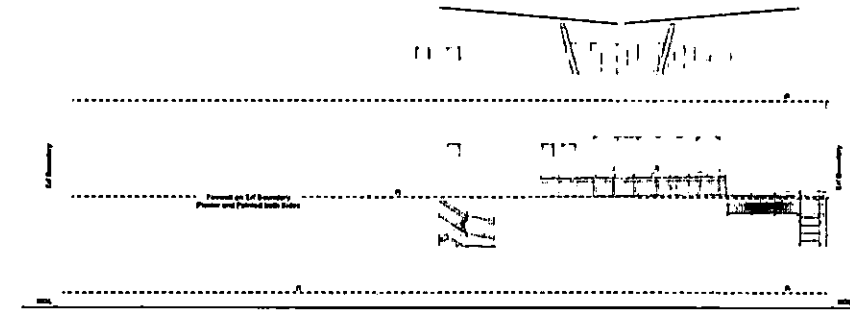
South South West Elevation 1:100



South East Elevation 1:100



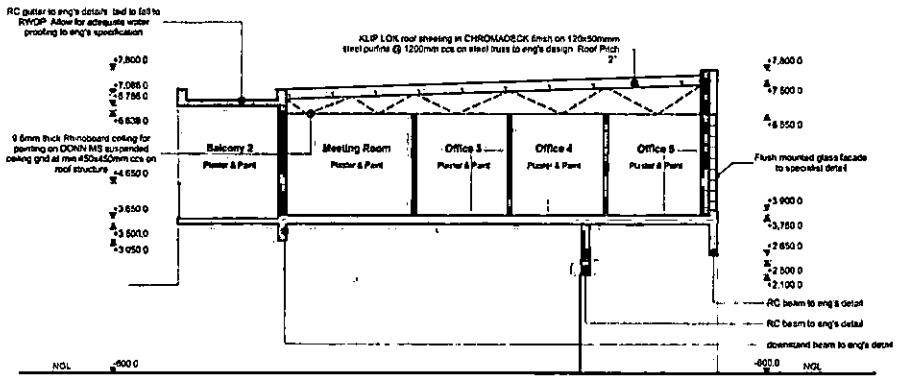
North East Elevation 1:100



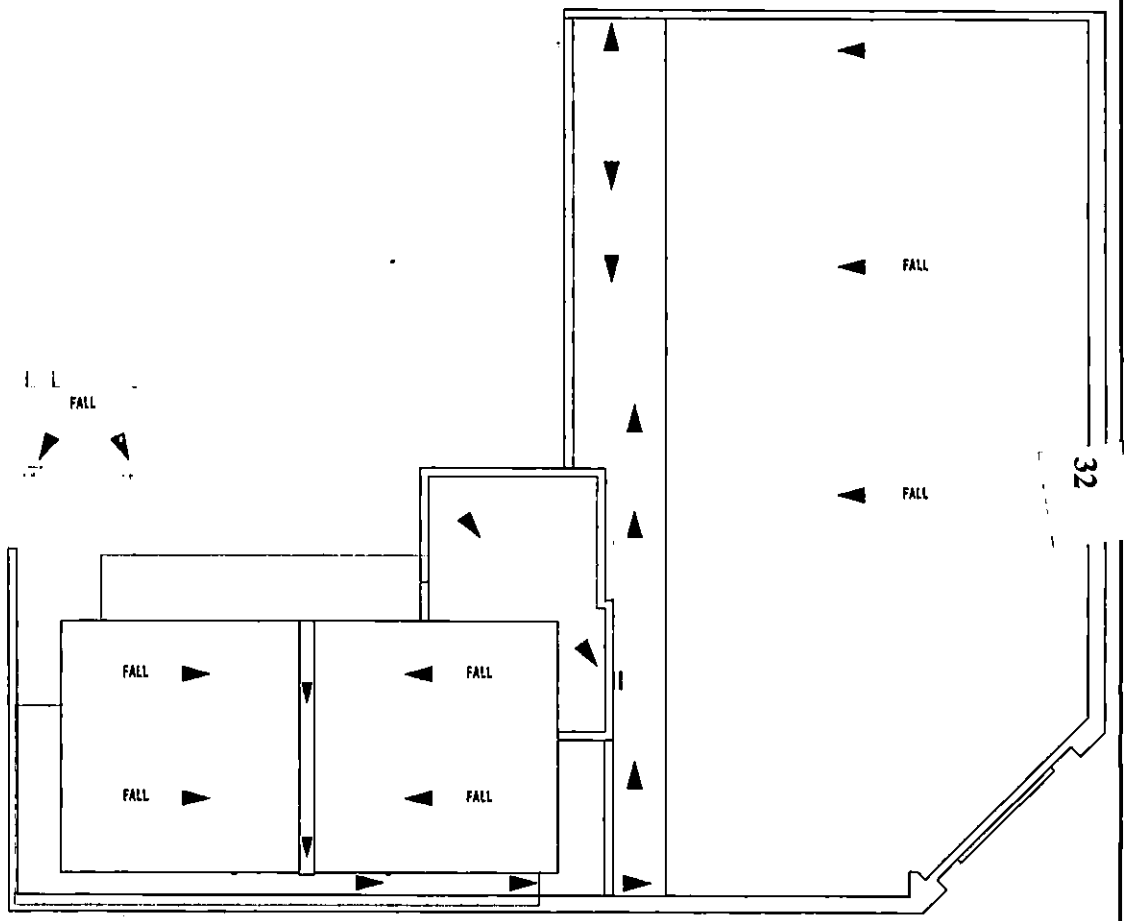
North West Elevation 1:100

31

Title: Elevations, Boundary Wall, Second Floor Layout	Drawing No: 308	Project No: 765	MUNICIPAL DOCUMENTATION
[redacted]	Client: FOUR FIVE ONE CYCLING PROPERTIES (PTY) LTD.	Date: July 2024	Rev:
	Project: New Proposed Building on Erf 355, Windhoek	Drawn: Dennis	Paper: A1



B Section B - B 1:100



3. ROOF PLAN 1:100

32

Rev ID	Date	Change ID	Change Name	Rev Comment	Requested by

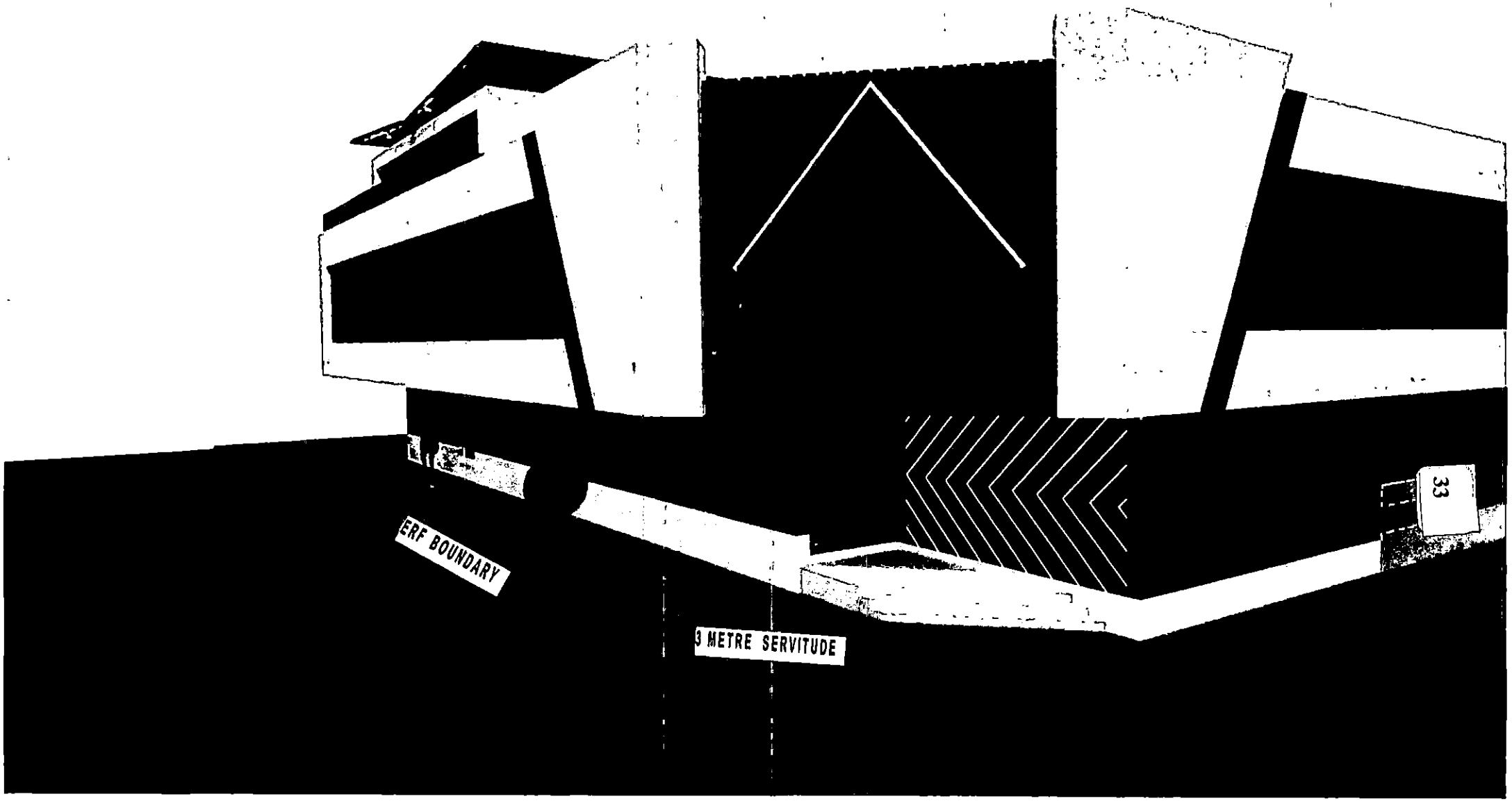
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND
THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEER'S/SPECIALIST'S DRAWINGS WHEN APPLICABLE
DIMENSIONS NOT TO BE SCALED
ANY DISCREPANCIES AND AMBIGUITIES ON THIS DRAWING TO BE REPORTED TO THE ARCHITECT/DESIGNER
COPYRIGHT RESERVED

Structural Engineer:

Quantity Surveyor:

Title: SECTIONS AND ROOF LAYOUT

Drawing No: 302	Project No 765	MUNICIPAL DOCUMENTATION
Client: MR & MRS FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD.	Date: July 2024	Rev:
Project: New Proposed Building on Erf 355, Windhoek	Drawn: Jonathan	Paper: A2



ERF 355

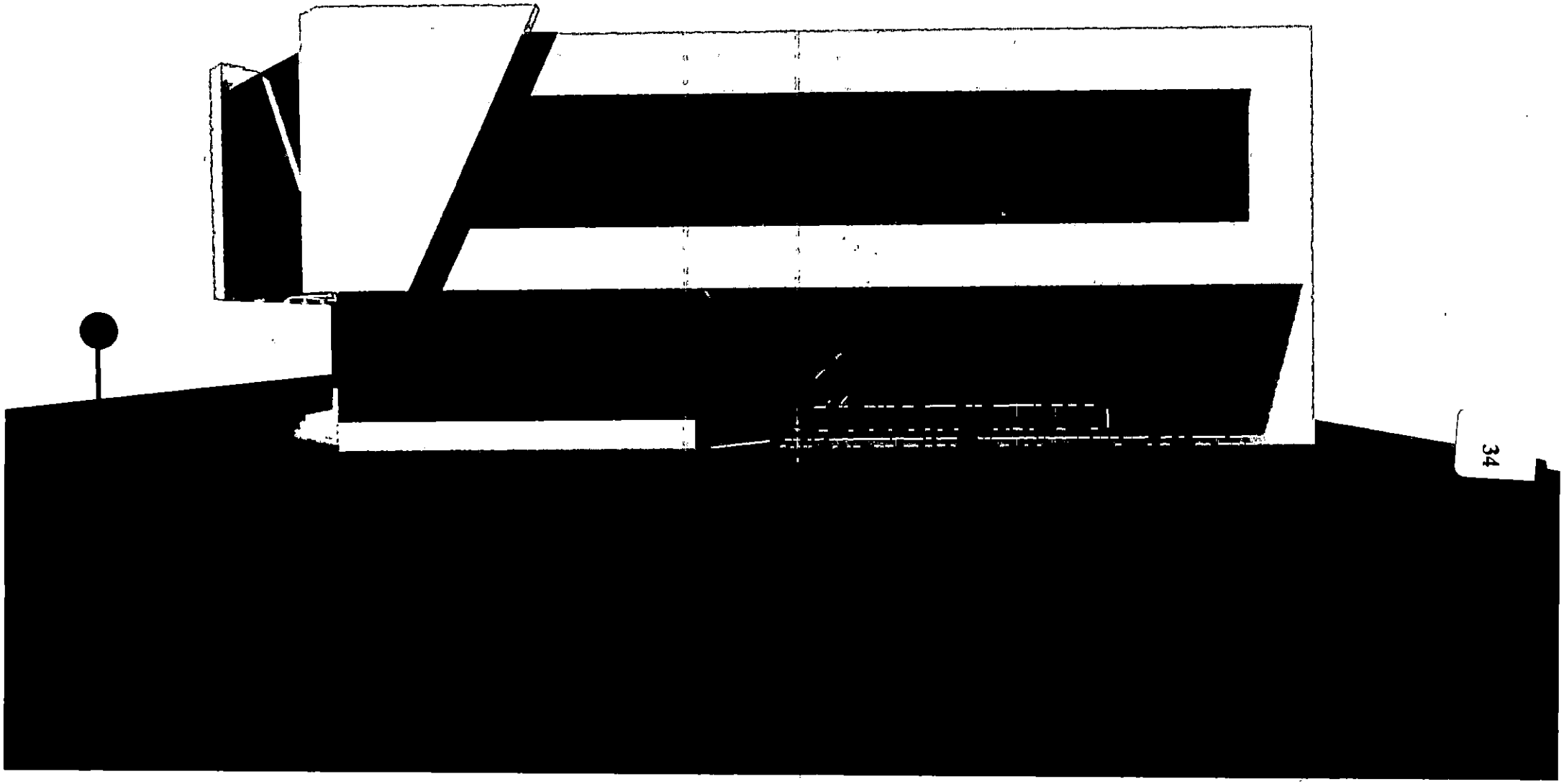
C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL 061 40 759
FAX 061 40 752
CELL 081 124 9472
P.O. BOX 97155
18 FARADAY STREET
WINDHOEK
NAMIBIA

IMPRESSION

1



34

ERF 355

C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

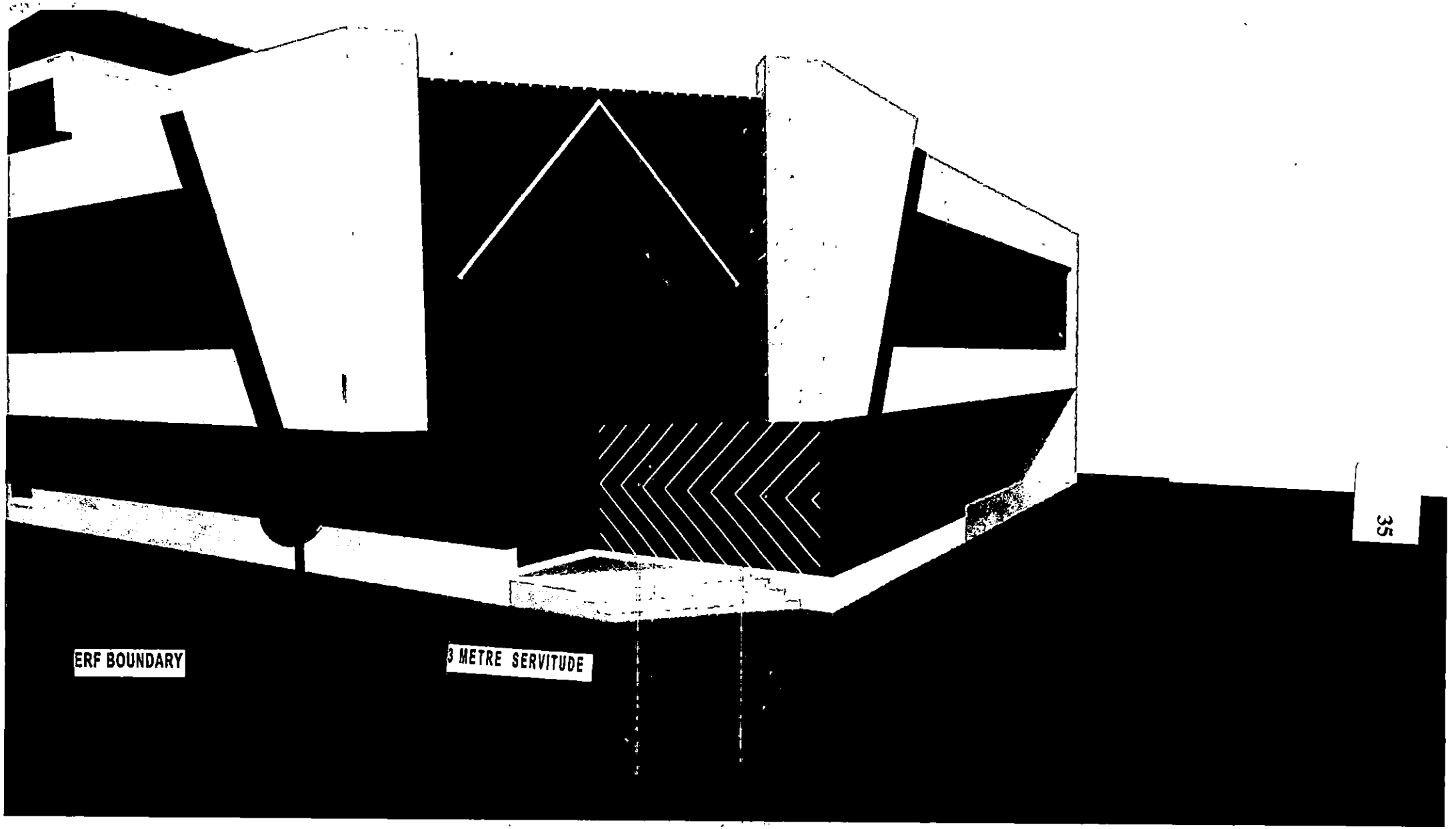
TEL 061 401 751
FAX 061 - 401 752
CELL 081 124 9412
jon@jonarchitects.com

P.O. BOX 90155
18 FARADAY STREET
WINDHOEK
NAMIBIA

jon scott architects

IMPRESSION

2



ERF 355

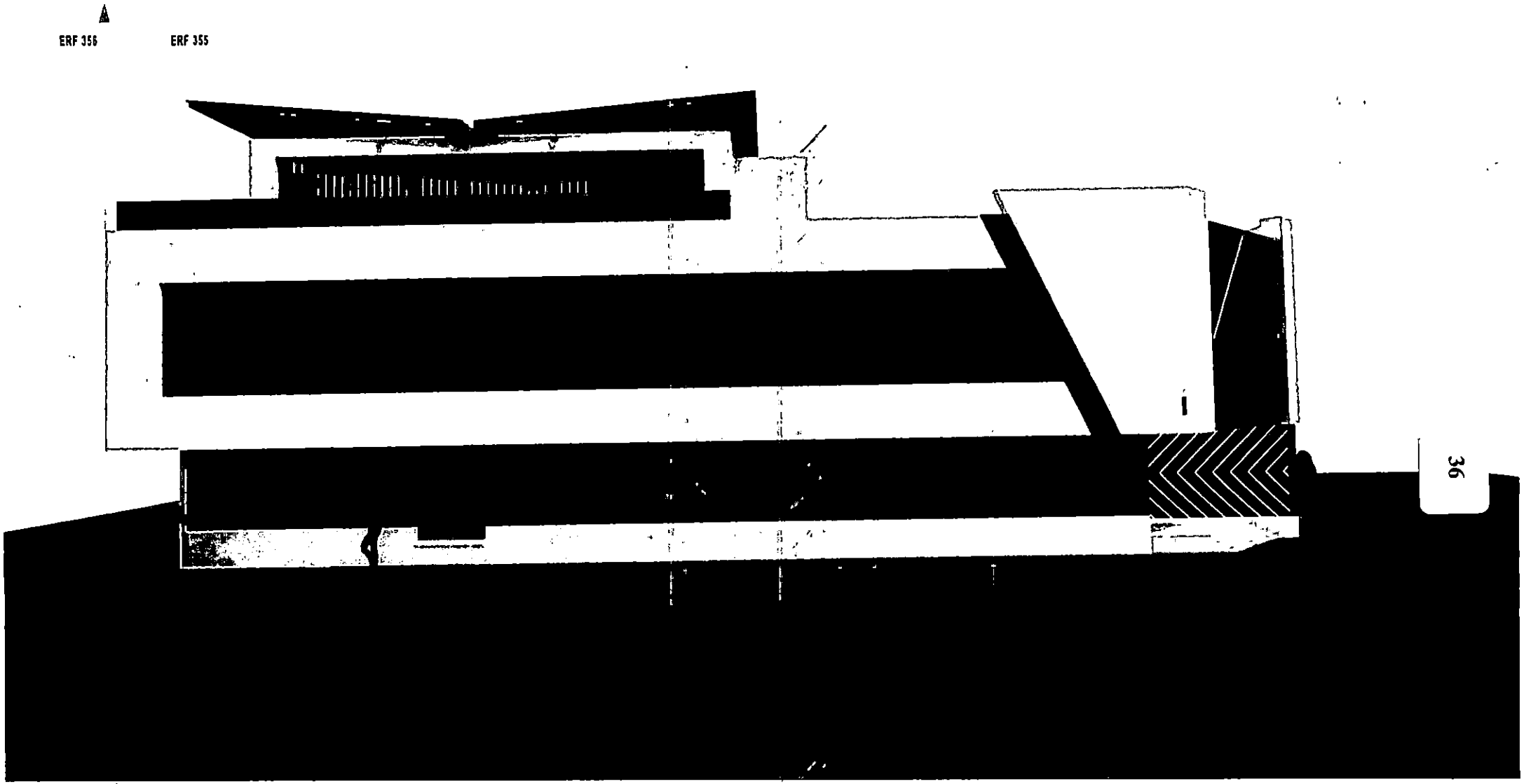
C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL 061 401 759
FAX 061 - 401 752
CELL 081 124 9412
jon@jsdc.precision.com.na
P.O BOX 90155
18 FARADAY STREET
WINDHOEK
NAMIBIA

IMPRESSION

3



ERF 355

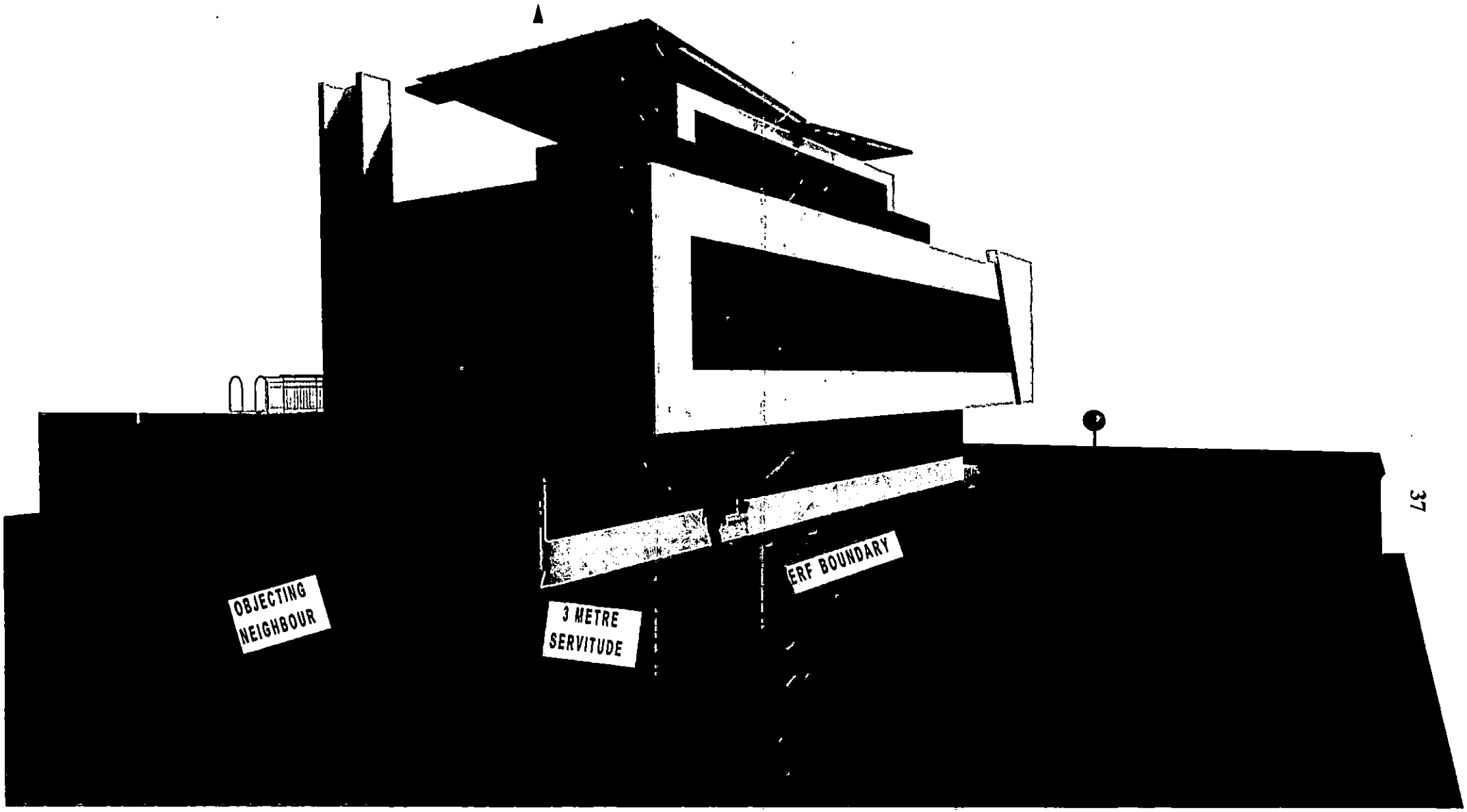
C/O RE OBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL 061 - 41 756
FAX 061 - 41 752
CELL 081 124 9412
P O BOX 90155
18 FARADAY STREET
WINDHOEK
NAMIBIA

IMPRESSION

4



ERF 355

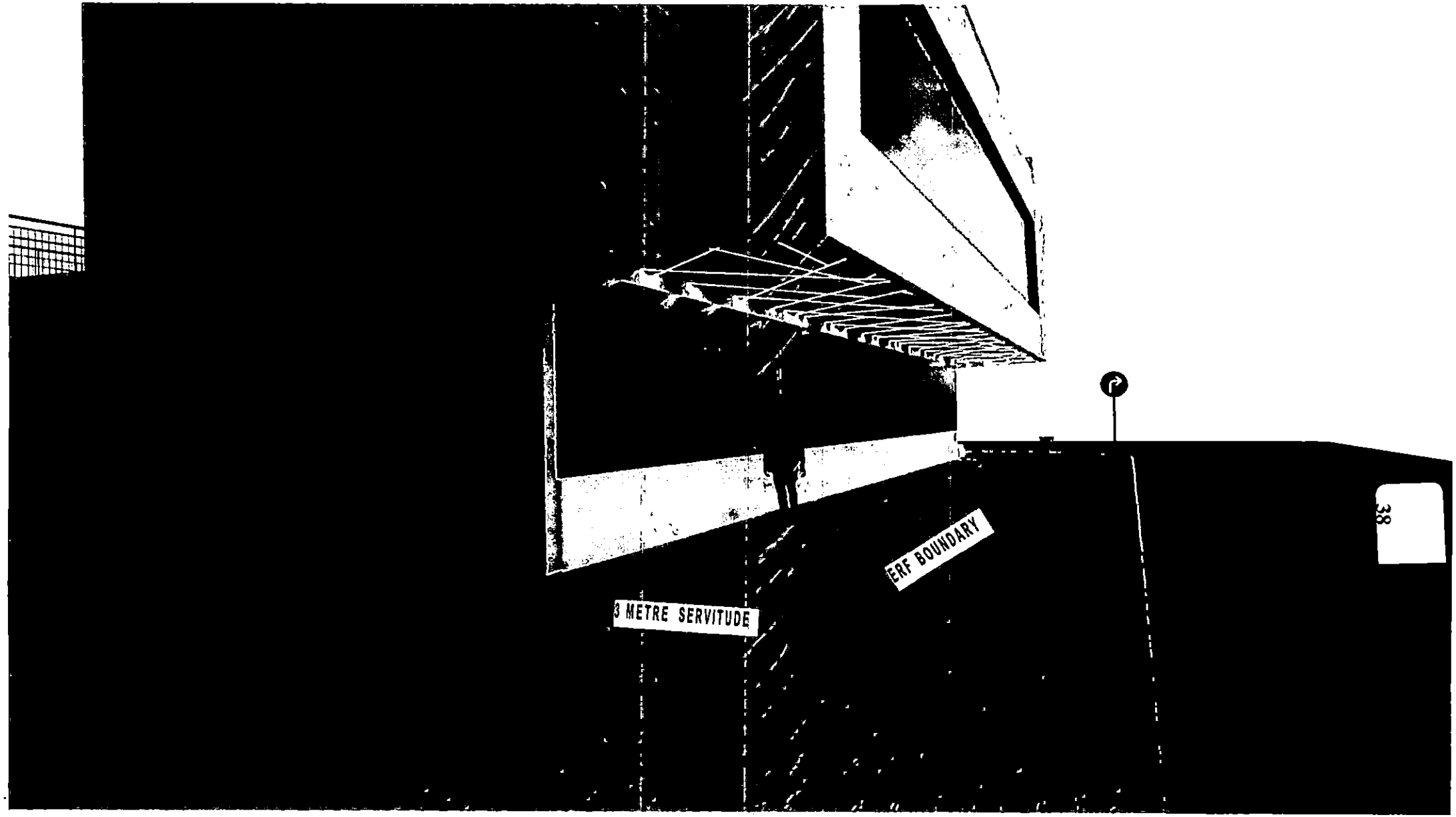
C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL 061 - 401 750
FAX 061 - 401 752
CELL 081 124 94 2
P O BOX 99155
18 FARADAY STREET
WINDHOEK
NAMIBIA

IMPRESSION

5



38

ERF 355

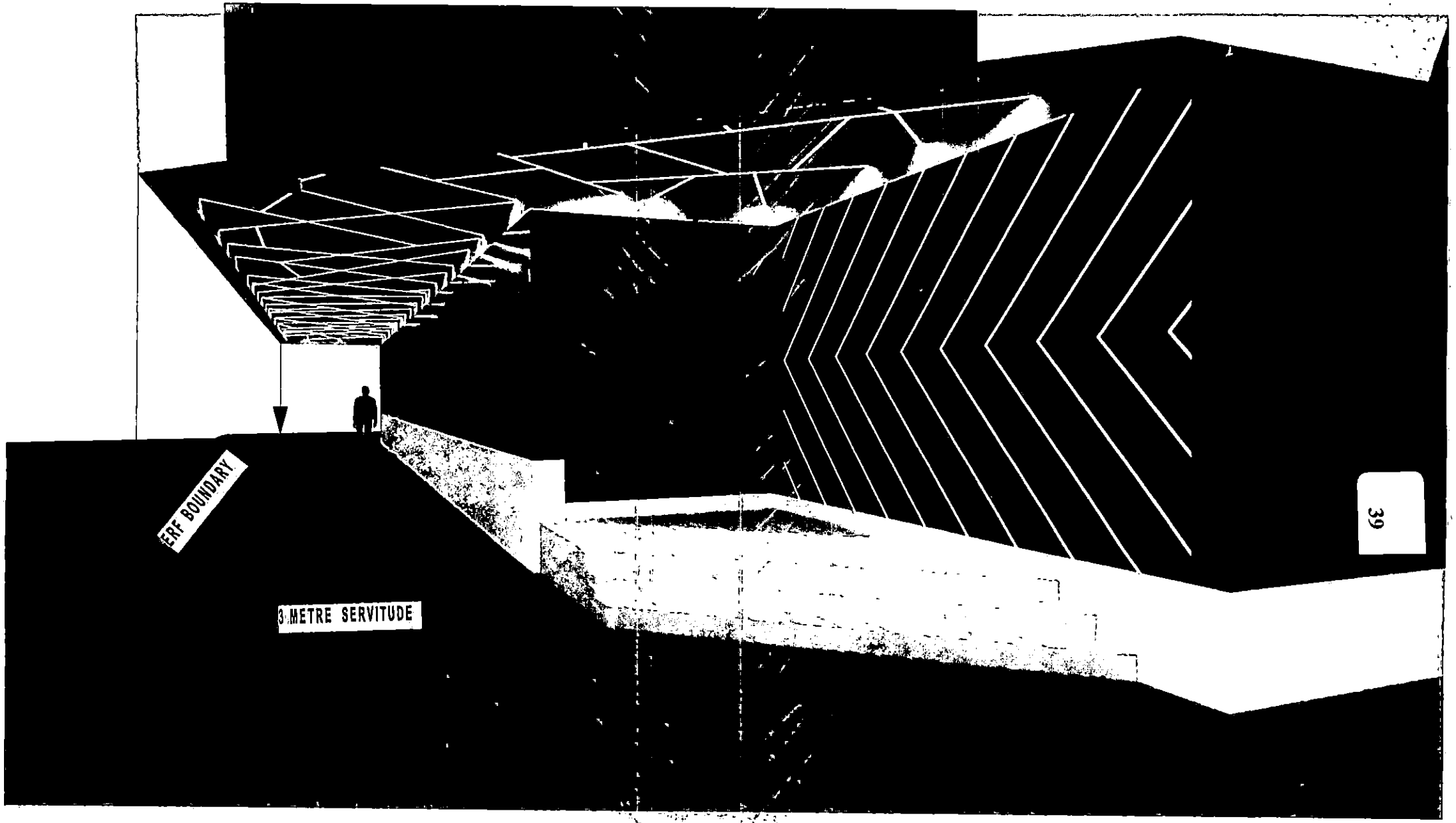
C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL 061 401 750
FAX 061 401 752
CELL 081 124 9412
P O BOX 92155
18 FARADAY STREET
WINDHOEK
NAMIBIA

IMPRESSION

6



ERF 355

C/O REHOBOTHER AND NACHTIGAL STREET

WINDHOEK

TEL : 061 - 401 750
FAX : 061 - 401 752
CELL . 081 124 9412
jan@jsarchitects.com.na

P.O BOX 90155
18 FARADAY STREET
WINDHOEK
NAMIBIA

jan sauer architects

IMPRESSION

7

2401189 140

REPUBLIC OF NAMIBIA

Form CM 9

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 50(3)) (Regulation 16(1))

(to be lodged in duplicate)

CM9

CERTIFICATE OF CHANGE OF NAME OF COMPANY

Registration Number of Company
2015/0062

This is to certify that

FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD

has changed its name by SPECIAL RESOLUTION and is now called

LJ PROPERTY HOLDINGS (PTY) LTD

and that the new name has this day been entered in the Register of Companies

Signed and sealed at WINDHOEK this 22 day of February of the year 2024

REPUBLIC OF NAMIBIA bipa CM-01

Seal of Business Registration Office

Registrar of Business

This certificate is not valid unless sealed by the seal of the Business Registration Office

Copyright Business and Intellectual Property Authority, Namibia

REPUBLIC OF NAMIBIA

Form CM 25

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 207(5) (Regulation 43 (2))

CM25

CONSENT TO WAIVE PERIOD OF NOTICE OF MEETING TO PASS A SPECIAL RESOLUTION

Registration Number of Company
2015/0062

N$ 10,00 payable in terms of the Act and as set out in the regulations Plus, annual duty under section 182 and 183 and regulation 40

Business and Intellectual Property Authority - Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Name of Company FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD

We, the undersigned members of the above-mentioned company, consent and agree that at the general meeting of the company to be held on 24 NOVEMBER 2023 ,and of which less than 21 days notice was given, a resolution relating to NAME, MAIN BUSINESS AND OBJECTIVE CHANGE

may be proposed and passed as a special resolution.

Date 24/11/2023 Signature JB Zulch representative of JS PROPERTY TRUST

Date Signature

Date Signature

Date Signature

Date Signature

I certify that the members of the company whose signatures are affixed above are the majority in number of the members of the company having the right to attend and vote at the meeting concerned and that they hold in aggregate not less than 95 per cent of the total votes held by all the members of the company.

Date 24/11/2023 Signature

Director/Manager/Secretary
J.B. Zulch

Rubber stamp of company, if any, or of secretaries

To be attached to special resolution lodged for registration.

Copyright: Business and Intellectual Property Authority, Namibia

REPUBLIC OF NAMIBIA

Form CM 26

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 208) (Regulation 43 (1))

(To be lodged in duplicate)

CM26

SPECIAL RESOLUTION

Registration Number of Company
2015/0062

N$ 160,00 fee payable in terms of the Act and as set out in the regulations

Name of company **FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD**

Date notice given to members 24 NOVEMBER 2023 Date resolution passed 24 NOVEMBER 2023

Special resolution passed in terms of section 50(1) & 62(1) of the Act/*paragraph 1A; 2 AND 3 of the memorandum/

*article _____ of the articles.

Copy of notice convening meeting attached.
Consent to waive period of notice of meeting (CM 25) attached/ not attached.

CONTENTS OF RESOLUTION (Use reverse side if necessary)
Resolved
THAT the name of the company be and is hereby changed from:

" **Four Five One Eveline Properties (Pty) Ltd" to "LJ Property Holdings (Pty) Ltd".**

THAT the main business and main object of the company be and the same is hereby amended to the following:-

"A Holding Company."

Rubber stamp of company, if any, or of secretaries.

Date 24/11/2023 Signature _____

Director/Manager/Secretary

Name (in block capitals) JOHN BERNHARD ZULCH

* Delete whichever not applicable

Perforated

(To be completed by company)

Herewith copy of special resolution as registered

Registration Number of Company
2015/0062

Name of Company FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD

Postal address P O BOX 23877, WINDHOEK

NAMIBIA

TO BE COLLECTED BY STARC SECRETARIAL

Special resolution registered this day

22 FEB 2024

Registrar of Companies

Date stamp of BIPA Companies Registration Office

Not valid unless stamped by BIPA Registrar of Companies.

Copyright Business and Intellectual Property Authority, Namibia

REPUBLIC OF NAMIBIA

Form CM 29

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CM29

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Business and Intellectual Property Authority - Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company 2015/0062.

N$ 20,00 fee payable in terms of the Act and as set out in the regulations

2022 -09- 29

29 SEP 2022

Name and postal address of Company FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD
PO BOX 23877, WINDHOEK, NAMIBIA

Return of particulars as at 16/01/2019

I, JOHN BERNHARD ZULCH
(name of director of officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified under section 225

Signed

Date 29/9/2022

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED

	PERSONAL PARTICULARS
1 Surname	BEZUIDENHOUT
2. Full forenames	STEVEN
3. Former surname and forenames	
4 Identity number or, if not, available, date of birth and Passport number	Year 70 Month 08 Day 08
5. (a) Date of appointment	10/04/2015
(b) Designation	DIRECTOR
6. Residential address	35 VAN ASWEGEN STREET WINDHOEK NAMIBIA
7. Business address	10 INDEPENDENCE AVENUE WINDHOEK NAMIBIA
8. Postal address	P O BOX 23877 WINDHOEK NAMIBIA
9. Email address	liezel.downer@outlook.com
10. Contact number	+27 825685438
11. Nationality (If not Namibian)	SOUTH AFRICAN
12. Occupation	FINANCIAL MANAGER
13. Resident in Namibia (Yes or No)	YES
14. Nature of change in 1 to 5 above and date	DECEASED 16/01/2019

Copyright, Business and Intellectual Property Authority Namibia

Registration Number of Company
2015/0062

1 ZULCH
2. JOHN BERNHARD
3
4. Year | Month | Day
5 7 1 1 1 0 1 0 0 2 7
5 (a) 10/04/2015
(b) DIRECTOR
6. 97 KOEDOE STREET FINKENSTEIN WINDHOEK NAMIBIA
7 10 INDEPENDENCE AVENUE WINDHOEK NAMIBIA
8. P O BOX 23877 WINDHOEK NAMIBIA
9. jzulch57@gmail.com
10. +264 814358194 /+27 724293709
11 SOUTH AFRICAN
12. DIRECTOR
13 YES
14. NO CHANGE

1 DOWNER
2. LIEZEL
3
4. Year | Month | Day
6 8 0 3 2 2
5.(a) 16/01/2019
(b) DIRECTOR
6. 839 MABULA CRESCENT FAERIE GLEN PRETORIA SA
7 10 INDEPENDENCE AVENUE WINDHOEK NAMIBIA
8. PO BOX 23877 WINDHOEK NAMIBIA
9. liezel.downer@outlook.com
10. +27 825685438
11 SOUTH AFRICAN
12 DIRECTOR
13 NO
14. APPOINTED 16/01/2019

1
2
3
4 Year | Month | Day
5.(a)
(b)
6
7
8
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10
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12
13
14

1
2.
3
4. Year | Month | Day
5.(a
(b)
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12.
13
14.

Copyright Business and Intellectual Property Authority, Namibia

Registration Number of Company
2015/0062

B. AUDITOR

1. Name C R VAN WYK AND COMPANY

2. Date of appointment 11/02/2015

3. Nature of change in 1 and 2 above and date.
NO CHANGE

Perforated

(To be completed by company)

Return of particulars of company's register of directors, auditors & officers

Dated 16/01/2019

Name of company FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD

Postal address P O BOX 23877, WINDHOEK, NAMIBIA

Email address jzulch57@gmail.com

CM29

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
Date received
2022 -09- 29
Date Stamp of Business Registration Office

Copyright: Business and Intellectual Property Authority, Namibia

C. Officers and Local Managers

46

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company 2015/0062

1. Surname	BEZUIDENHOUT
2. Full forenames	STEVEN
3. Former surname and forenames	
4. Identity number or, if not, available, date of birth and Passport number	Year / Month / Day: 7 0 0 8 0 8
5. (a) Date of appointment	10/04/2015
(b) Designation	PUBLIC OFFICER
6. Address of registered office, and registration number if officer is a corporate body	N/A
7. Residential address	35 VAN ASWEGEN STREET WINDHOEK NAMIBIA
8. Business address	10 INDEPENDENCE AVENUE WINDHOEK NAMIBIA
9. Postal address	P O BOX 23877 WINDHOEK NAMIBIA
10. Email address	liezel.downer@outlook.com
11. Contact number	+27 825685438
12 Nationality (If not Namibian)	SOUTH AFRICAN
13. Occupation	FINANCIAL MANAGER
14. Resident in Namibia (Yes or No)	YES
15 Nature of change in 1 to 6 above and date	DECEASED 16/01/2019

FOR KEY TO PARTICULARS, SEE ABOVE

1	1 ZULCH
2	2. JOHN BERNHARD
3	3.
4 Year / Month / Day	4 Year / Month / Day: 5 7 1 1 1 0 1 0 0 2 7
5 (a)	5.(a) 16/01/2019
(b)	(b) PUBLIC OFFICER
6.	6. N/A
7	7. 97 KOEDOE STREET FINKENSTEIN WINDHOEK NAMIBIA
8.	8. 10 INDEPENDENCE AVENUE WINDHOEK NAMIBIA
9.	9. P O BOX 23877 WINDHOEK NAMIBIA
10.	10 jzulch57@gmail com
11	11. +27 724293709 / +264 814358194
12	12. NAMIBIA
13.	13. DIRECTOR
14.	14 YES
15.	15. APPOINTED 16/01/2019

Copyright. Business and Intellectual Property Authority, Namibia

NAME OF COMPANY **FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD**

Written statement in respect of identity

I, the undersigned,

LIEZEL DOWNER

hereby state that:

- I am not in possession of a Namibian identity document; and
- I am a South African citizen; and
- I was born on 22 March 1968.

Herewith attached a copy of my foreign passport document.

Signed at PRETORIA on this 20th day of SEPTEMBER 2022

Signature

32

1015203693

Passport / Passeport

REPUBLIC OF SOUTH AFRICA / REPUBLIQUE D'AFRIQUE DU SUD

Type / Type: PA

Country code / Code du pays: ZAF

Passport No / No du passeport: A06452293

Surname / Nom: DOWNER

Given names / Prénoms: LIEZEL

Nationality / Nationalité: SOUTH AFRICAN / SUD-AFRICAINE

Date of birth / Date de naissance: 22 MAR 1968

Identity No / No d'identité: 6803220029087

Sex / Sexe: F

Place of birth / Lieu de naissance: ZAF

Date of issue / Date de délivrance: 29 DEC 2017

Authority / Autorité: DEPT OF HOME AFFAIRS

Date of expiry / Date d'expiration: 28 DEC 2027

Holder's signature / Signature du titulaire

PAZAFDOWNER<<LIEZEL<<<<<<<<<<<<<<<<<<<<<<<<<<

A0646229 38ZAF6803225F2712284680322002908 7<72

MARIETHA THIRION
NOTARY PUBLIC
GAUTENG
SOUTH AFRICA

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO 571110 1002 7
SURNAME
ZULCH
FIRST NAME(S)
JOHN BERNHARD

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE ORIGINAL AND THAT THERE IS NO INDICATION THAT ANY UNAUTHORISED ALTERATIONS HAVE BEEN MADE TO THE ORIGINAL DOCUMENT

RICHARD HANS LUDWIG
COMMISSIONER OF OATHS
Namibia Institute of Professional Accountants, Membership No 10001
17 Parsival Street, Windhoek
P O Box 86420 Windhoek

DATE OF BIRTH
1957-11-10
COUNTRY OF BIRTH
SOUTH AFRICA:ZAF
GENDER
MALE
HEIGHT/m
1,83
DATE OF ISSUE
2021-04-21
APPL.-NO.
AZ2200

CITIZENSHIP
NON-CITIZEN
EYE COLOUR
BROWN

57111010027

home affairs

Department:
Home Affairs
REPUBLIC OF SOUTH AFRICA

G5676462

83/DHA - 5

PARTICULARS FROM THE POPULATION REGISTER I.R.O..

ABRIDGED DEATH CERTIFICATE

IDENTITY NUMBER: 700808 5038 08 7
SURNAME: BEZUIDENHOUT

FIRST NAMES: STEVEN

DATE OF BIRTH: 1970-08-08
GENDER: MALE
MARITAL STATUS: NEVER MARRIED
DATE OF DEATH: 2019-01-16
PLACE OF DEATH: MELKBOSSTRAND
CAUSE OF DEATH: NATURAL CAUSES

DATE OF ISSUE: 2019-01-22 ISSUED BY: YDJ214

DIRECTOR-GENERAL: HOME AFFAIRS

DEPARTMENT OF HOME AFFAIRS
DISTRICT REPRESENTATIVE
2019 -01- 22
BELLVILLE
BELLVILLE (141)

SPA

CERTIFIED A TRUE COPY OF THE ORIGINAL
28/7/2021
COMMISSIONER OF OATHS
NATASJA DURSANT
Ex Officio - Director
CMV TRUST (PTY) LTD, 17 Midas Ave,
Olympus, Pretoria

Four Five One Eveline Properties (Pty) Ltd

Registration number 2015/0062

"the Company"

Directors Resolution

By unanimous written consent of the Board of Directors of the abovementioned company, in lieu of a formal meeting, the following was adopted and approved as of 16 September 2022.

DIRECTORATE

IT WAS RESOLVED to **remove** the following director in terms of Section 228 of the Companies Act and as Public Officer:

Steven Bezuidenhout	Deceased	As from 16/01/2019

IT WAS RESOLVED to **appoint** the following director:

Liezel Downer	680322	As from 16/01/2019

PUBLIC OFFICER

IT WAS RESOLVED to accept the following **appointment**:

John Bernhard Zulch	57111010027	As from 16/01/2019

The undersigned, being all the Directors of the Company, hereby consent to and adopt the above resolution(s).

JB Zulch 29/9/2022

L Downer 29/9/2022

Form CM 27

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 219) (Regulation 45 (1))

CM27

CONSENT TO ACT AS DIRECTOR OR OFFICER AND OTHER DIRECTORSHIPS

Registration Number of Company
2015/0062

Name of company: Four Five One Eveline Properties (Pty) Ltd

A. Consent

I hereby consent to my appointment as * director / officer of the above-named company.
I certify that I am not disqualified in terms of sections 225 or 226 of the Companies Act from being a director/officer*.

Signed: _____ Date: 20-09-2022

(To be signed by: Director or officer personally; or the authorised agent on behalf of a director of an external company not resident in Namibia; or the authorised agent of a corporate body.)
Delete where not applicable.

B. Personal particulars

1. Surname	Downer
2. Full forenames	Liezel
3. Former surname and forenames	
4. Identity number or, if not, available, date of birth	6 8 0 3 2 2
5. Date of appointment	16/01/2019
6. Residential address	839 Mabula Crescent Faerie Glen, Pretoria, South Africa
7. Business address	10 Independence Avenue, Windhoek, Namibia
8. Postal address	PO Box 23877, Windhoek, Namibia
9. Email Address	liezel.downer@outlook.com
10. Contact Number	+27 825685438
11. Nationality (If not Namibian)	South African
12. Occupation	Directors
13. Resident in Namibia (Yes or No)	No
14. Address of registered office, and registration number, if officer is a corporate body	

C. Other Directorships

Attach list hereto

Copyright: Business and Intellectual Property Authority, Namibia

Department of Urban & Transport Planning

Building Control

APPOINTMENT OF A PROFESSIONAL ENGINEER OR OTHER COMPETENT PERSON

Local Authority : **The Municipality of Windhoek**

Proposed work : NEW PROPOSED BUILDING
Please define scope of services

Description of property : ERF 355 WINDHOEK
e.g. property no., street address and township.

I, JOHN ZURCH
being the owner of the above property, have in terms of regulation A19 of SABS 0400-1990 hereby confirms the appointment of:

EWERTHARDUS BURGER FROM ELEMENT CONSULTING ENGINEERS
Suitably qualified and registered in the Republic of Namibia (if consulting firm appointed, specific person employed by firm) with professional registration number:

PE2014-8
to undertake the design of

FOUNDATIONS, COLUMNS BEAMS SLABS AND ROOF STRUCTURE
and the inspection of this work while construction to check compliance with the approved design, such as appointment being effective from: 2025-01-01 (date).

The above-named appointed person has accepted the appointment and under an agreement in terms of regulation A19 of SABS 0400-1990, has undertaken to accept responsibility for providing the City of Windhoek, Building Control Division with such drawings, details, and particulars as it may require in terms of the regulations. In so far as such drawings, details and particulars may refer to work of a structural nature, the appointed person has further undertaken to inform the City of Windhoek, Building Control Division if it appears that any structural work is being carried out in a manner which may endanger the strength, stability or serviceability of the building or any adjoining building or structure.

Should the above appointment be terminated before construction of the building is completed, I undertake to inform the City of Windhoek, Building Control Division accordingly and, where necessary, to make a new appointment.

REGISTERED OWNER: JOHN ZURCH (Print name) (Sign) 14/2/25 (Date)

PERSON APPOINTED: EWERTHARDUS BURGER (Print name) (Sign) 2025-02-11 (Date)

REGISTRATION NO: PE2014-8

ELEMENT CONSULTING ENGINEERS (Pty) Ltd.
Registration No: 2002/444
6 Otto Nitzche Street, Klein Windhoek, Namibia
P.O. Box 11598, Windhoek
Tel: +264 61 309416, Fax: +264 61 309412

ACADEMIC, PROFESSIONAL OR OTHER QUALIFICATIONS:

B.ENG (CIVIL)

EXPERIENCE:

16 YEARS

GENERAL NOTES
STRUCTURAL CONCRETE

1 THESE DRAWINGS MUST BE READ AS PART OF THE ARCHITECT'S DRAWINGS AND ALL DISCREPANCIES MUST BE DISCUSSED WITH THE ENGINEER WITHOUT DELAY

2 ALL SETTING OUT DIMENSIONS AND HEIGHTS MUST BE CHECKED BY THE CONTRACTOR PRIOR TO ANY WORK ON SITE

3 ONLY CONCRETE DIMENSIONS ARE SHOWN ON THESE DRAWINGS FINISHING MUST BE ADDED.

4 BEAM DIMENSIONS ARE SHOWN AS FOLLOWS.
WIDTH x DEPTH
THE SLAB THICKNESS IS INCLUDED IN THE BEAM DEPTH UNLESS SHOWN OTHERWISE.

5 NO SUPPLY OR WASTE PIPES MAY ENTER THE CONCRETE CONSTRUCTION WITHOUT THE CONSENT OF THE CONSULTING ENGINEER

6 MINIMUM CONCRETE CUBES CRUSHING STRENGTH AFTER 28 DAYS FOR.

6.1 FOUNDATIONS ..... 30 MPa
6.2 SURFACE BEDS ..... 30 MPa
6.3 COLUMNS, BEAMS AND SLABS ..... 25 MPa
6.4 WALLS ..... 25 MPa
6.5 BRICK WALL FOUNDATIONS ..... 30 MPa
6.6 50mm BLINDING UNDER FOUNDATION ..... 15 MPa (ENGINEER TO CONFIRM IF NEEDED)

7 WHEN POURING CONCRETE, THE CONTRACTOR MUST TAKE CARE THAT THE REINFORCEMENT STAYS IN THE CORRECT POSITION

8 NO CONCRETE MUST BE POURED BEFORE THE WRITTEN CONSENT OF THE CONSULTING ENGINEER IS OBTAINED

9 CONCRETE SLUMP FOR ALL CONCRETE = 50mm

10 NO CONCRETE SHALL BE POURED DURING RAIN

11 NO CONCRETE SHALL BE POURED AFTER A DELAY OF 60 MINUTES AFTER MIXING WATER HAS BEEN ADDED.

12 NO CONCRETE SHALL BE MIXED OR POURED IN TEMPERATURES UNDER 9 DEGREES CELSIUS ON A RISING THERMOMETER OR UNDER 9 DEGREES CELSIUS ON A FALLING THERMOMETER THEREAFTER CONCRETE SHALL BE KEPT AT A MINIMUM OF 10 DEGREES CELSIUS AND A MAXIMUM OF 27 DEGREES CELSIUS FOR AT LEAST 72 HOURS.

13 WHEN CONCRETE IS POURED AGAINST EXISTING CONCRETE, EXISTING CONCRETE MUST BE CLEANED, WATERED AND COATED WITH HIGH STRENGTH MORTAR.

14 NO "HONEY-COMBING" IN CONCRETE SHALL BE RECTIFIED WITHOUT INSPECTION AND CONSENT OF THE ENGINEER.

15 ALL CONCRETE MUST BE EFFECTIVELY COVERED AND WATERED FOR A MINIMUM PERIOD OF 7 DAYS (e.g. HESSIAN FOR WALLS AND COLUMNS AND 25mm SAND FOR FLOOR PLUS WATER)

16. NO CONCRETE SHALL BE POURED AFTER 15h00 WITHOUT APPROVAL.

17 THE SUPPORT AND LAYING OF PRESTRESSED MATERIAL MUST BE IN ACCORDANCE WITH THE SUPPLIER'S REQUIREMENTS

18. FURTHER CONSTRUCTION PROCEDURES MUST COMPLY WITH SANS 1200 CODES FOR REINFORCED AND PLAIN CONCRETE

18.1 WHERE CONCRETE SLABS OR BEAMS ARE SUPPORTED BY BRICKWORK, A DOUBLE SLIDING PLATE OF APPROVED MATERIAL MUST BE PROVIDED AT THE SUPPORT POINTS BETWEEN THE CONCRETE AND BRICKWORK.

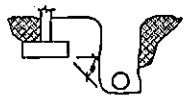
18.2 SHOULD BRICKWORK BE USED AS FORMWORK, AS IN THE CASE OF SLABS, 12mm THICK SOFTBOARD OR AN APPROVED MATERIAL IS TO BE PLACED VERTICALLY BETWEEN THE BRICKWORK AND CONCRETE.

19 FOUNDATIONS

19.1 THE FINAL DIMENSIONS FOR THE FOUNDATIONS ARE RESERVED UNTIL THE EXCAVATIONS ARE APPROVED

19.2 THE EXCAVATION FOR FOUNDATIONS MUST BE KEPT DRY AND COMPACTED WHERE NECESSARY, UNLESS STATED OTHERWISE.

19.3 WHEN EXCAVATION FOR DRAINAGE, PITS, ETC THE CONTRACTOR MUST TAKE CARE THAT THE REQUIREMENTS FOR THE POSITION OF THE UNDERSIDE FOUNDATIONS AS SHOWN IN DETAIL BELOW.



EXCAVATION ADJACENT TO FOUNDATIONS 19.3

20. REINFORCEMENT

20.1 ALL BENDING DIMENSIONS FOR REINFORCEMENT ARE OVERALL UNLESS OTHERWISE ON THE SCHEDULES.

20.2 REINFORCEMENT MUST BE MAINTAINED IN ITS CORRECT POSITION DURING CONCRETING BY MEANS OF APPROVED MECHANICAL SPACERS

20.3 MEASURES SHOULD BE TAKEN TO PROTECT REINFORCEMENT FROM RUST. ALL RUST MUST BE REMOVED

21. CONCRETE SLABS

21.1 IN SLABS WITH MAIN REINFORCEMENT IN TWO DIRECTIONS, THE STEEL SPANNING THE SHORTER DISTANCE MUST BE LAID FIRST, UNLESS STATED OTHERWISE

21.2 REINFORCEMENT IN TOP OF SLABS MUST BE SUPPORTED BY STOOLS 1,0m APART

21.3 CONCRETE COVER OVER REINFORCEMENT MUST BE 40mm MINIMUM

BEAMS

22.1 WHERE MAIN REINFORCEMENT IS LAID IN TWO OR MORE LAYERS, SPACER BARS MUST BE PROVIDED AT 1500mm CENTRE TO CENTRE TO SUPPORT THE UPPER LAYERS

23 CONCRETE COVER TO MAIN REINFORCEMENT TO BE AS FOLLOWS:

23.1 FOUNDATIONS 50mm
23.2 LONGITUDINAL IN COLUMNS 25mm
23.3 LONGITUDINAL IN BEAMS 25mm
23.4 WALLS AND RIBS 25mm

24 SHUTTERING

24.1 THE MINIMUM PERIODS FOR SHUTTERING TO BE KEPT IN POSITION AFTER CONCRETE (NO ADMIXTURES) HAS BEEN POURED ARE AS FOLLOWS:

24.2 SIDES OF COLUMNS, BEAMS AND WALLS ..... 1 DAY
24.3 UNDERSIDES OF SLABS WITH PROPS IN POSITION ..... 4 DAYS
24.4 UNDERSIDES OF BEAMS WITH PROPS IN POSITION ..... 7 DAYS
24.5 SLAB PROPS ..... 14 DAYS
24.6 BEAMS, FLAT SLABS AND SLAB STRIP PROPS ..... 14 DAYS
24.7 BUILDING OF BRICKWORK MAY NOT COMMENCE ON SLABS OR BEAMS BEFORE ALL PROPS ARE NOT REMOVED.

25 WHEN FLOOR SLAB IS POURED IN MULTI-STOREY BUILDING THE FOLLOWING GUIDELINES APPLY WITH REGARD TO THE SUPPORT OF THE BOTTOM FLOOR SLABS.

25.1 WET CONCRETE AND CONSTRUCTION JOINT OF THE SLAB TO BE POURED MUST BE SUPPORTED BY AT LEAST 3 FORMER SLABS

25.2 TAKING ITEM 24 INTO CONSIDERATION, THE FOLLOWING IS SUGGESTED.

IF SLABS ARE POURED MORE THAN 10 DAYS APART
50% PROPS UNDER THE FIRST SLAB
25% PROPS UNDER SECOND SLAB
0% PROPS UNDER THIRD SLAB

25.3 THE POSITION OF THE PROPS ON TOP AND BOTTOM OF THE SLAB MUST CORRESPOND

26. NOT WITHSTANDING THE ABOVE MENTIONED, NO SHUTTERING MAY BE STRIPPED WITHOUT THE CONSENT OF THE CONSULTING ENGINEER

27 THE ENGINEER SHOULD BE NOTIFIED IN "GOOD TIME" IF HE IS REQUIRED ON THE SITE "GOOD TIME" WILL BE DEEM AS 48 HOURS IF NOT OTHERWISE AGREED.

28. NOTATION FOR COLUMNS

28.1 COLUMN OVER AND UNDER
28.2 COLUMN OVER
28.3 COLUMN UNDER

GENERAL NOTES
STRUCTURAL STEELWORK

1 THE QUALITY OF WORK AND MATERIALS MUST COMPLY WITH SANS 0162 "THE STRUCTURAL USE OF STEEL" AND SANS 1200H "STANDARDIZED SPECIFICATIONS FOR CIVIL ENGINEERING CONSTRUCTION CHAPTER 4 - STRUCTURAL STEELWORK"

2. ALL STRUCTURAL STEEL MUST BE GRADE 350WA.

3. STEEL BOLTS AND NUTS MUST BE GRADE 8.8, UNLESS SHOWN OTHERWISE AND MUST COMPLY WITH SABS 135

4. WELDING MUST COMPLY WITH SANS 10044 "WELDING, ARTS I, II AND III". IF GUSSET PLATES ARE NOT USED, MEMBERS MUST BE WELDED AROUND FULL CIRCUMFERENCE OF CONTACT AREA. IF NOT SPECIFIED, WELDS MUST BE 6mm FILLET WELDS WITH 4,2mm THROAT THICKNESS.

5 THE STRUCTURAL STEEL CONTRACTOR MUST PROVIDE FOR THE FOLLOWING IN HIS TENDER PRICE:

a) TEMPORARY BRACING AND STRUTS, IF NECESSARY TO IMPROVE EASE OF ERECTION AND POSITIONING OF TRUSSES.
b) WORKSHOP DRAWINGS (SABS 1200 H 8.1.2 REFERS).
c) X-RAY TESTING OF AT LEAST 5 WELDS IF REQUIRED BY ENGINEER.

6 PRIOR TO COMMENCEMENT OF MANUFACTURING OF TRUSSES, FINAL LENGTHS THEREOF AND POSITION OF HOLDING DOWN BOLTS SHOULD BE CHECKED ON SITE.

7. ALL STRUCTURAL STEEL MUST BE FREE OF RUST, OIL, SLAG AND DIRT AND MUST BE PAINTED DIRECTLY AFTER MANUFACTERING. FOR CLEANING OF STEEL, SEE SANS 064

a) APPROVED RUST RESISTANT PAINT COMPLYING TO SANS 679 MUST BE USED.
b) DAMAGE TO THIS PRIMER COAT MUST TOUCHED UP IMMEDIATELY.

8 IF MANUFACTURED STRUCTURAL STEELWORK HAS TO BE STORED, MEASURES SHOULD BE TAKEN TO AVOID RUSTING. NO RUSTED STEEL MAY BE ERECTED.

9. ALL SLIDING PLATES SHALL BE SUPPLIED WITH GRAPHITE GREASE.

10 WELDING MACHINES MUST BE OF SUFFICIENT CAPACITY TO ENSURE FULL PENETRATION - 150 AMPS IS REGARDED THE MINIMUM.

GENERAL NOTES
BRICKWORK

1. TWO LAYERS OF MALTHOID BETWEEN CONCRETE AND LOAD BEARING BRICKWORK

2. CONTRACTOR TO VERIFY CORRELATION OF SUPPORT STRUCTURE DIMENSIONS ON ENGINEER'S DRAWINGS AND ARCHITECT'S DRAWINGS. ANY DISCREPANCY TO BE REPORTED TO THE ENGINEER.

3. ALL LOAD BEARING 220mm WALLS AND COLUMNS TO BE CONSTRUCTED WITH 14MPa BRICKS AND CLASS 1 MORTAR.

4. BUILDING OF BRICKWORK MAY NOT COMMENCE ON SLABS OR BEAMS BEFORE ALL PROPS ARE NOT REMOVED.

5 BRICKFORCE TO BE PROVIDED EVERY THIRD (3) LAYER AND CONTINUOUS THROUGH EXPANSION JOINTS.

6. EXPANSION JOINTS IN BRICKWORK SPACED AT 6 METERS MAXIMUM.

GENERAL NOTES
LATTICE BEAM SYSTEM

1. MINIMUM STRENGTH OF 25 MPa/19mm @ 28 DAYS

2. MESH REF 158 IN TOP OF ALL SLAB, MIN 200mm LAPS.

3. MINIMUM SLAB THICKNESS OVER BLOCK = 65mm.

4. ALL RIBS TO BE TEMPORARY PROPPED AT MAXIMUM 1.8m C/C FOR 14 DAYS AFTER POURING OF CONCRETE.

5 USE 10mm BITUMEN IMPREGNATED / HD POLISTYRENE SOFT BOARD AGAINST BRICKS AT SLAB EDGE

6. SLIDING LAYER UNDERNEATH ALL RC SLAB,RIBS AND BEAMS ON LOAD BEARING BRICKWORK - 2x3 LAYERS OF MALTHOID .

7. RIBS AND BLOCKS TO BE SPRAYED WITH WATER PRIOR TO CASTING OF CONCRETE.

8 THE ENGINEER TO INSPECT THE SYSTEM BEFORE CASTING OF CONCRETE.

9. SLAB DESIGN LIVE LOAD = 1.5KN/m RUNNING FOR 0.68m WIDE STRIP.

- PLAN/GRID DIMENSION: 165x60mm HIGH
- BLOCK A 120mm HIGH x 500mm WIDE x 190mm LONG - 18 Kg
  B 150mm HIGH x 500mm WIDE x 190mm LONG - 19 Kg
  C 200mm HIGH x 500mm WIDE x 190mm LONG - 22 Kg

GENERAL

1. ALL REINFORCEMENT SIZES AND QUANTITIES ARE PROVISIONAL UNTIL THE FINAL ISSUE OF DRAWINGS FOR CONSTRUCTION

2. FOUNDATION DIMENSIONS AND DEPTHS ARE ASSUMED AND MUST BE CONFIRMED ON COMMENCEMENT OF CONSTRUCTION.

3. SANS 1200 NORMS AND STANDARDS FOR CONSTRUCTION TO BE FOLLOWED AND STRICTLY ADHERED TO

SURFACE BEDS

1. MINIMUM CONCRETE CUBES CRUSHING STRENGTH AFTER 28 DAYS = 30 MPa

GENERAL NOTES
CONCRETE WATERPROOFING ADDITIVES

1. FOR PILES AND ALL SUB SURFACE CONCRETE WORK - Cryso Fudge 9 OR SIMILAR ADDED TO CONCRETE FOR WATERPROOFING

2 CONCRETE FOR ALL EXTERNAL AREAS (GROUND FLOOR SLAB, BALCONIES, ROOF SLABS) - Cryso CWA 10 OR SIMILAR ADDED TO CONCRETE FOR WATERPROOFING

3 CONCRETE FOR VEHICLE TRAFFICKED AREAS - Cryso CWA 10 OR SIMILAR ADDED TO CONCRETE FOR WATERPROOFING. APPROVED SURFACE APPLIED TRAFFICABLE WATERPROOFING TO MANUFACTURERS SPECIFICATIONS FOR LOCALIZED AREAS CAN ALSO BE USED

4 FOR SWIMMING POOL USE 35MPa CONCRETE WITH 30mm COVER AND USE Cryso Fudge 9 PORE BLOCKING WATER PROOFER ADMIXTURE. DOLLY HOLES TO BE SEALED WITH abe Duraprep F/R (FIBRE REINFORCED) STRUCTURAL REPAIR MORTAR WITH CORROSION INHIBITOR.

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SIGNED DATE

PROJECT TITLE

NEW PROPOSED BUILDING ON ERF 355, WINDHOEK

DRAWING TITLE

GENERAL NOTES AND SPECIFICATIONS

DATE	DESIGNED	DRAWN
2023-09-13	HB	HB
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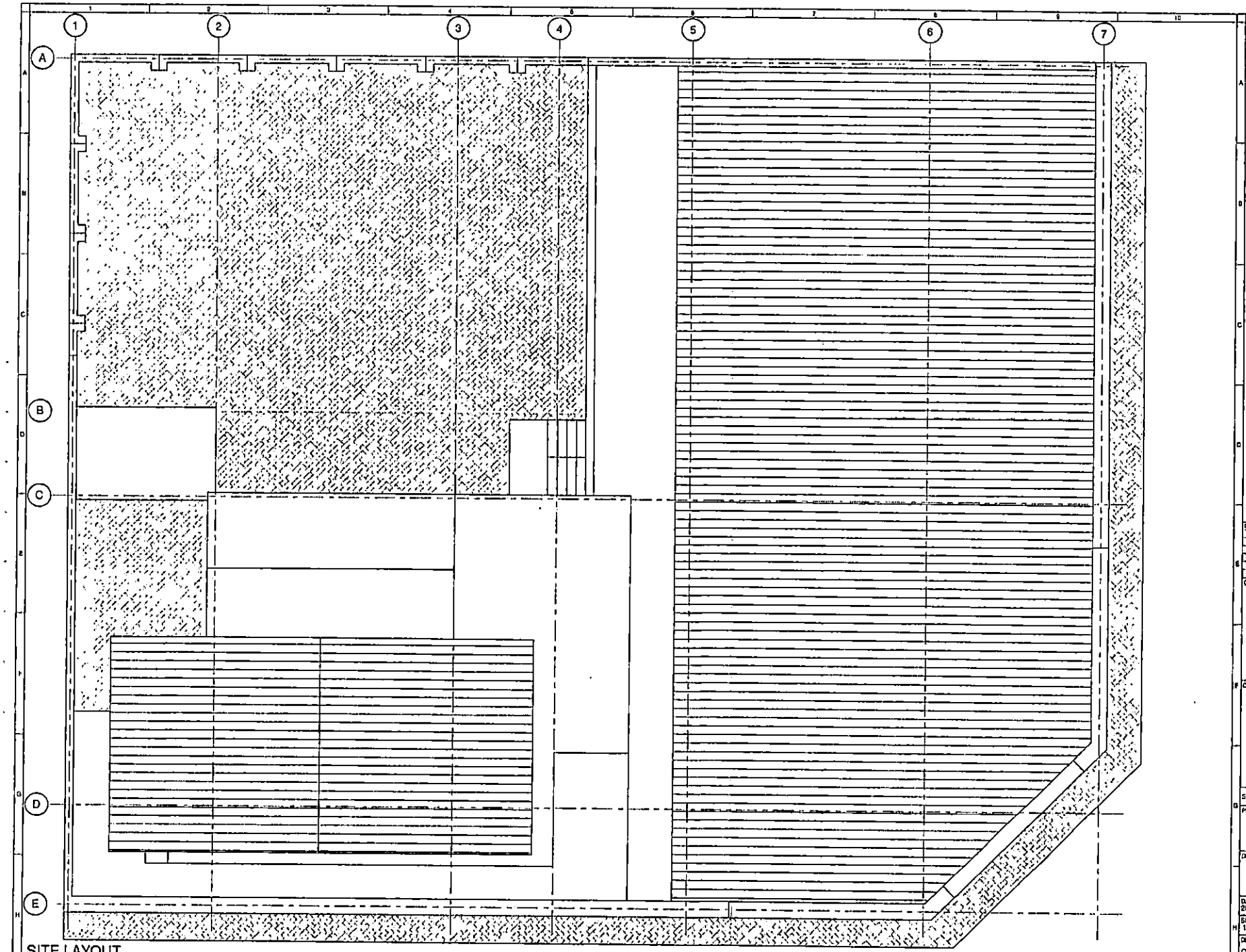

SITE LAYOUT

SCALE: 1 : 50

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SITE LAYOUT

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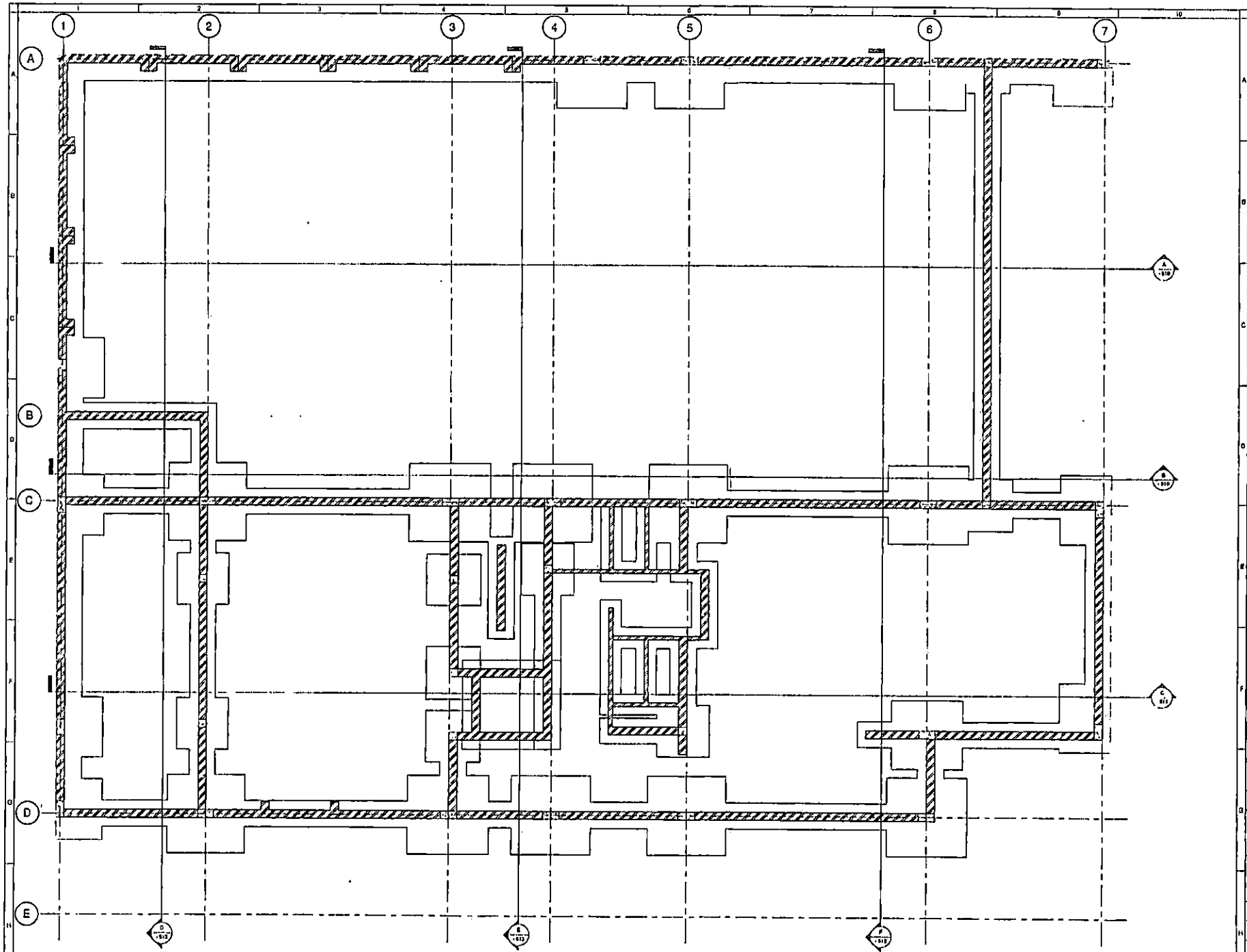

FOUNDATION LAYOUT

SCALE: 1 : 50

BASE SCHEDULE	
BASE	SIZE
B01	2250x1750x400
B02	1800x1350x300
B03	2000x1500x300
B04	1750x1350x300
B05	1500x1350x300
B06	4815x1750x400
B07	1750x1350x300
B08	1500x1500x300
B09	2250x2250x400
B10	2000x2000x400
B11	4815x1750x400
B12	1250x1000x300
B13	2000x2000x400
B14	1750x1750x400
B15	2000x2000x400
B16	1250x1000x300
B17	1750x1750x400
B18	2250x2250x400
B19	2000x2000x400
B20	1500x1500x300
B21	2000x1500x300
B22	1500x1500x300
B23	1500x1500x300
B24	2250x2250x400
B25	2250x2250x400
B26	1750x1350x300
B27	2000x1500x300
B28	1250x1000x300
B29	1750x1350x300

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PROJECT TITLE

NEW PROPOSED BUILDING ON ERF 355, WINDHOEK

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FOUNDATION LAYOUT

DATE	DESIGNED	DRAWN
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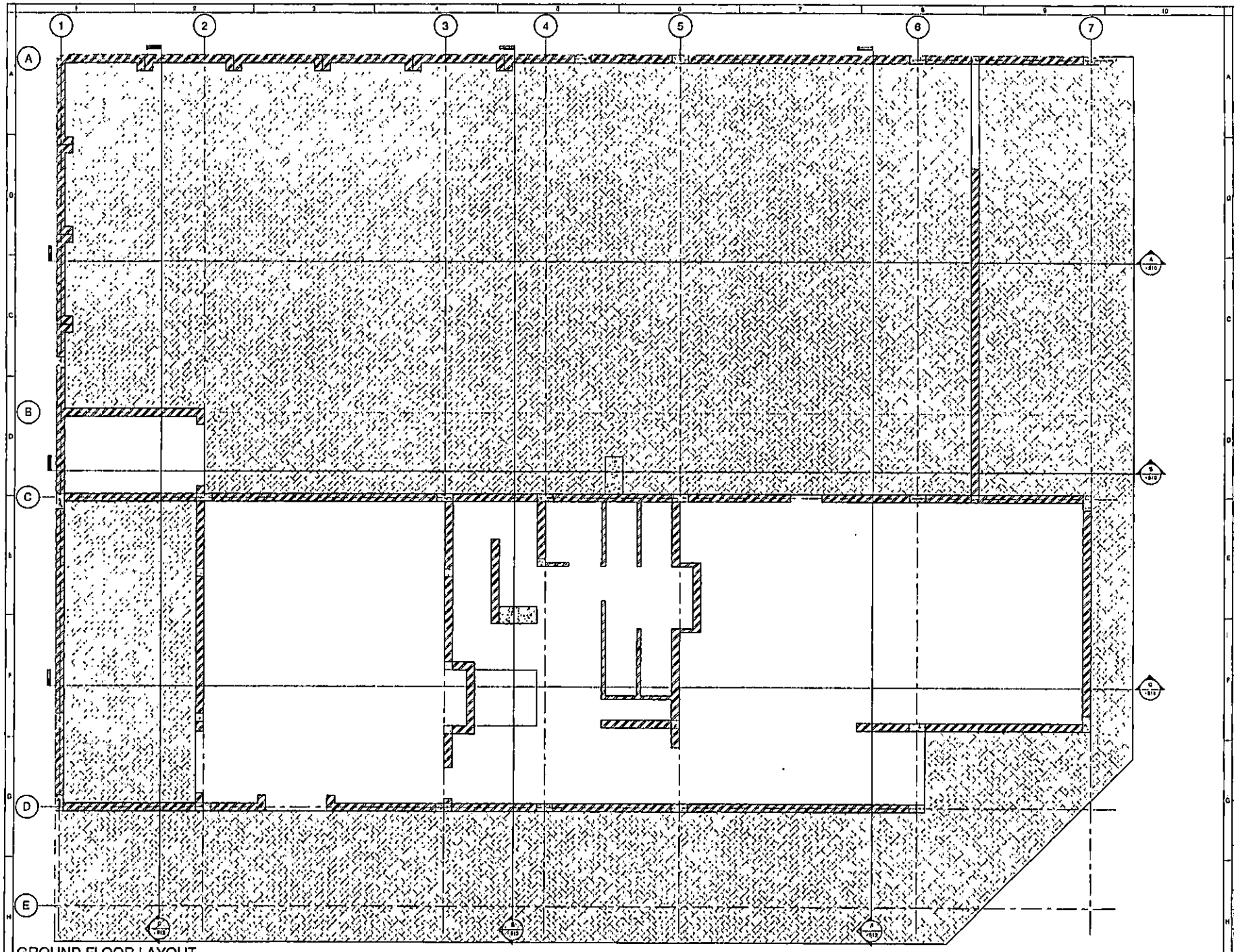

GROUND FLOOR LAYOUT

SCALE: 1 : 50

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A	2025-02-14	ISSUED FOR INFORMATION	

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GROUND FLOOR LAYOUT

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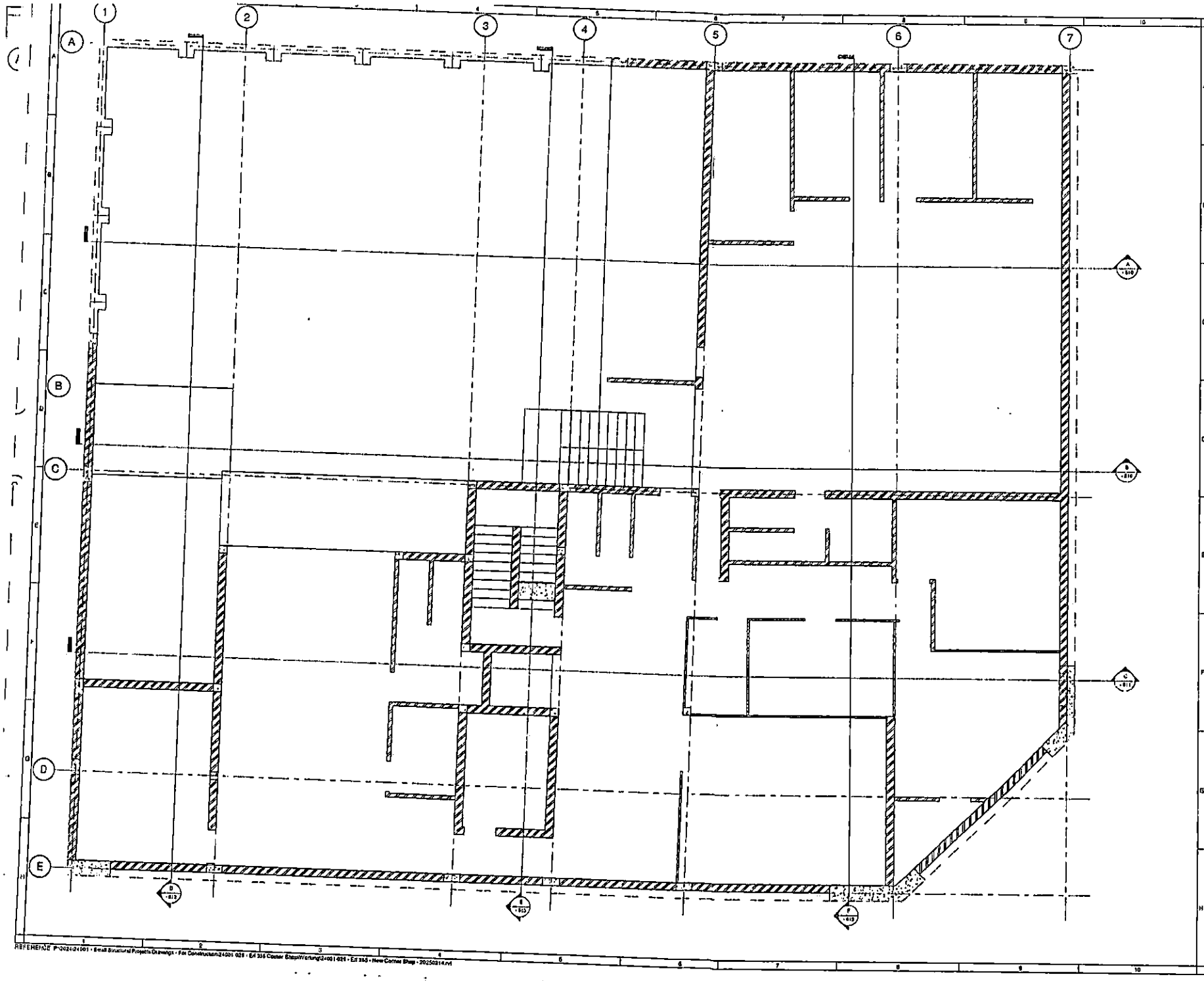

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FIRST FLOOR LAYOUT

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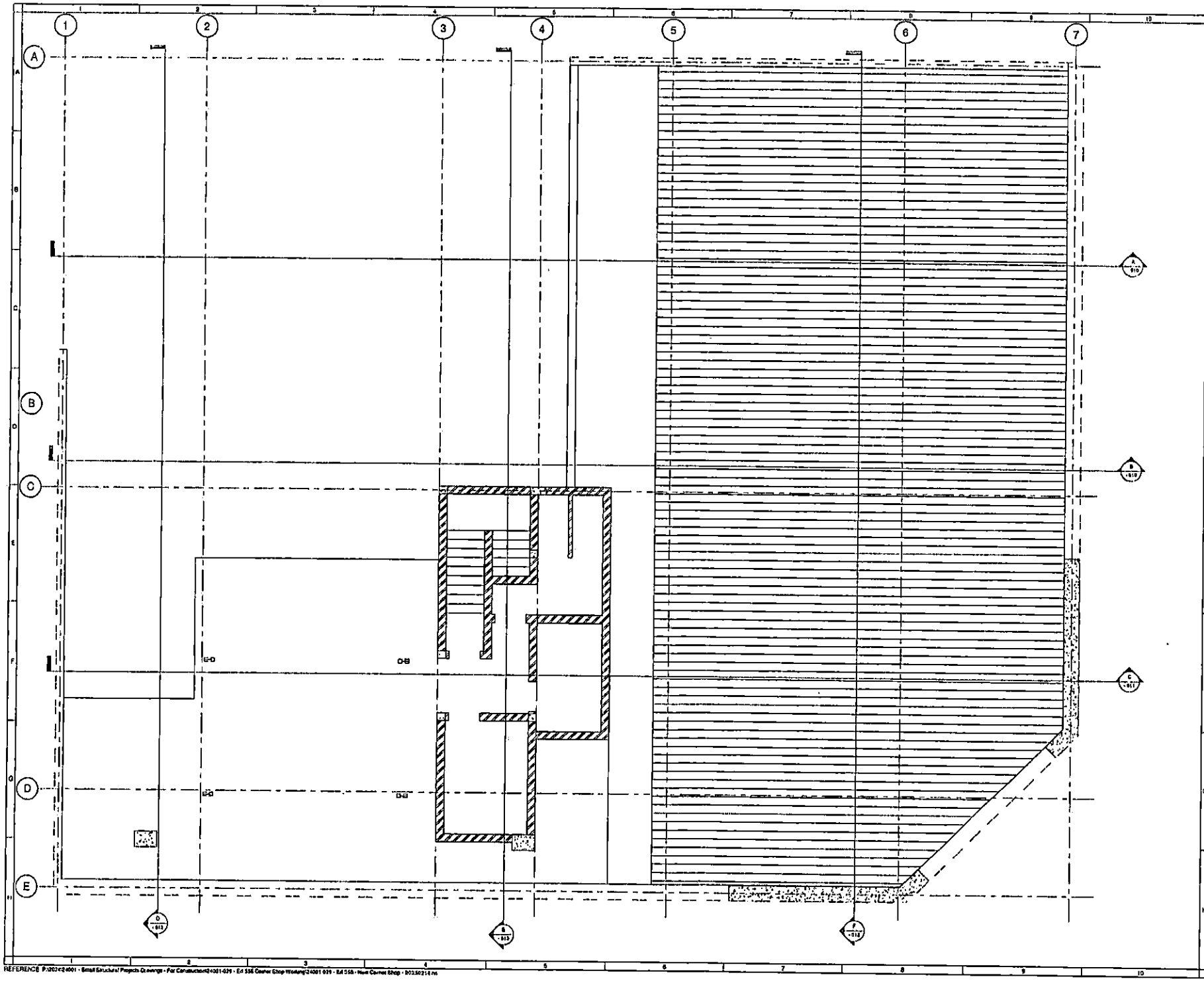
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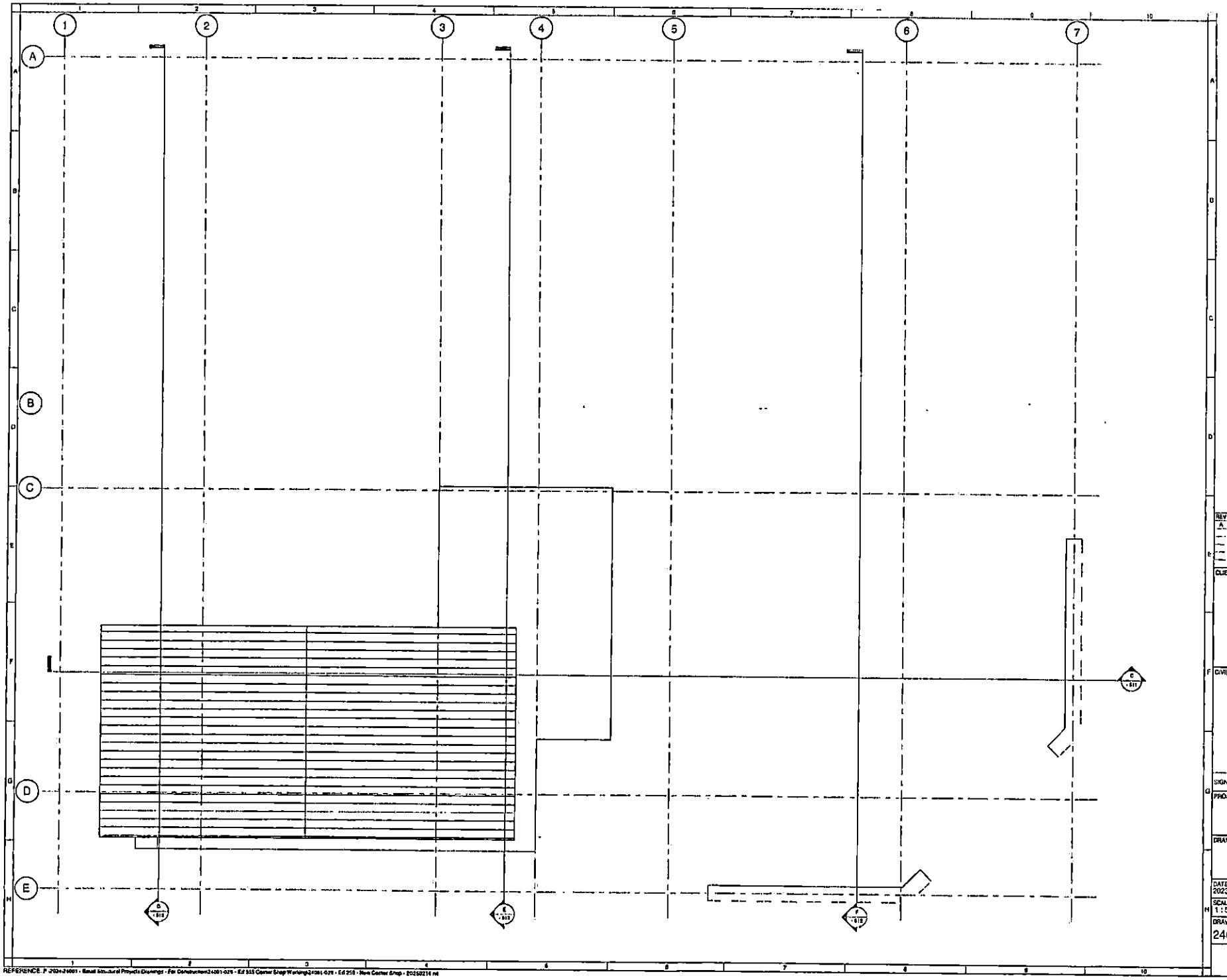

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ROOF LAYOUT

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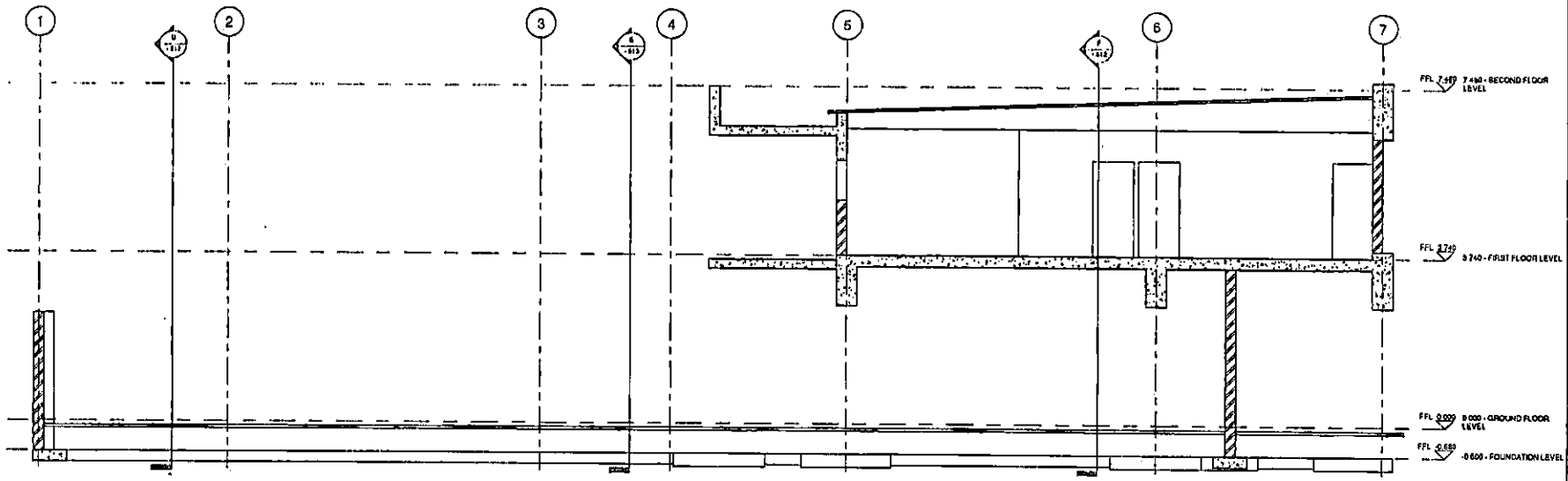

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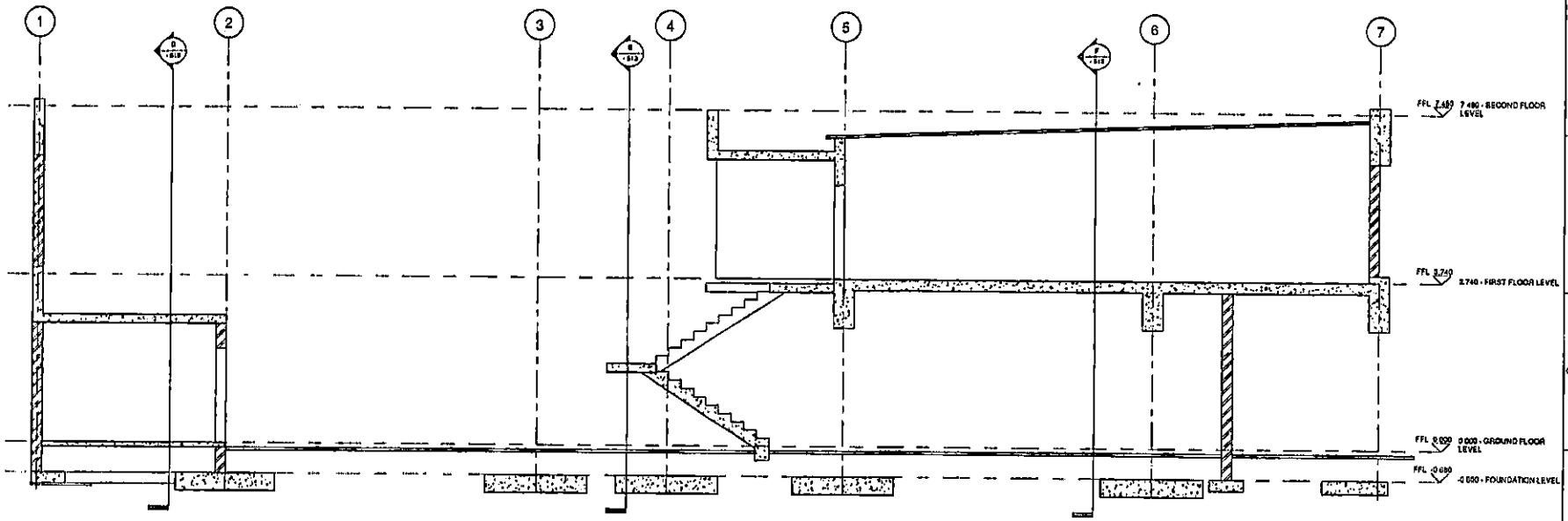

SECTION B
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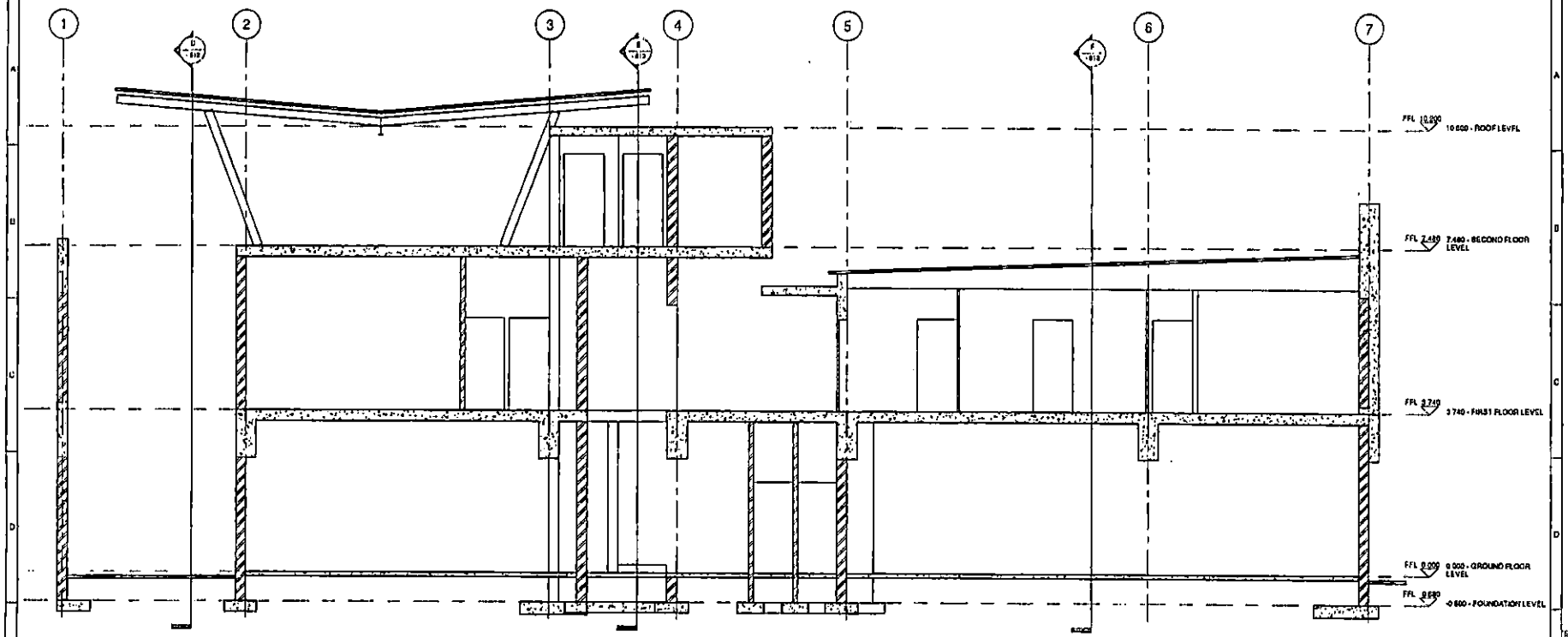

SECTION C

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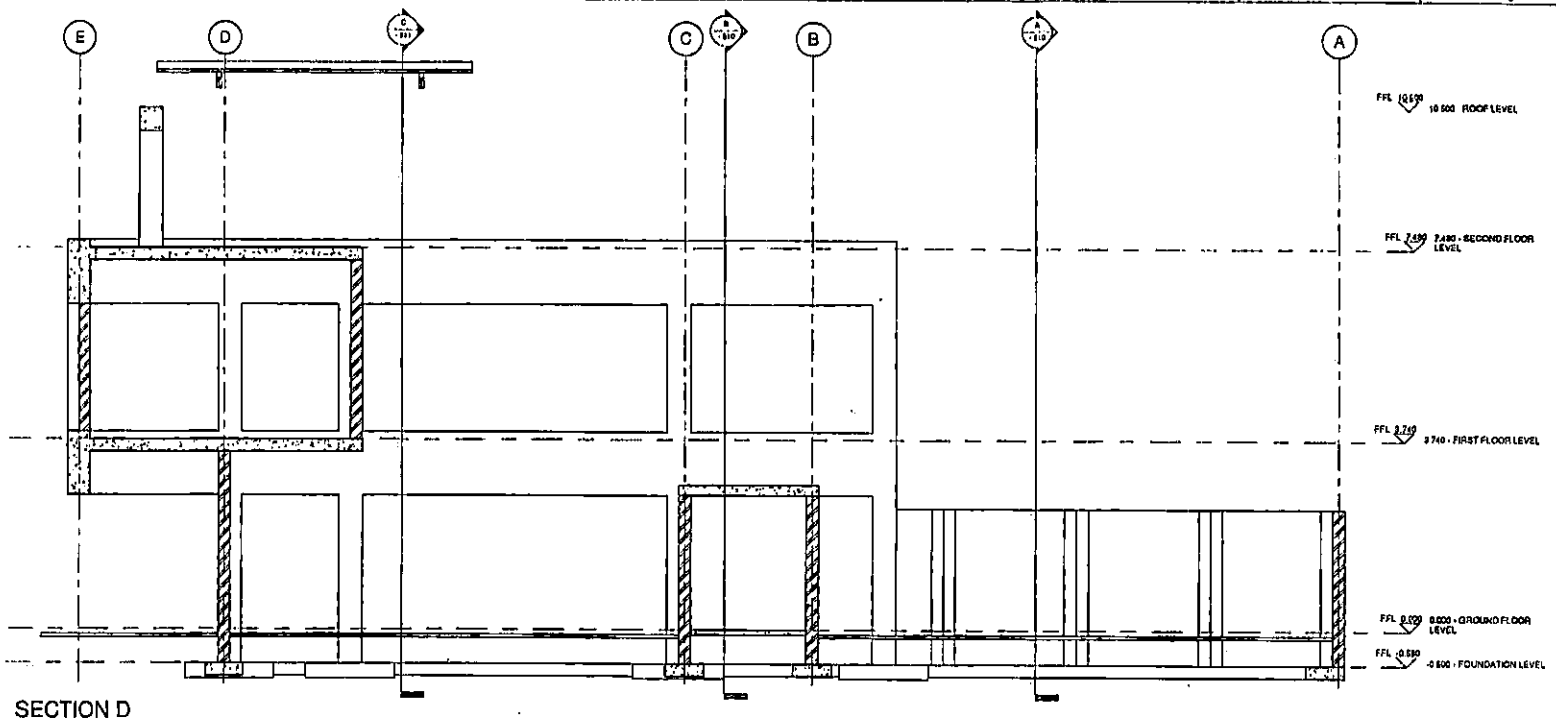

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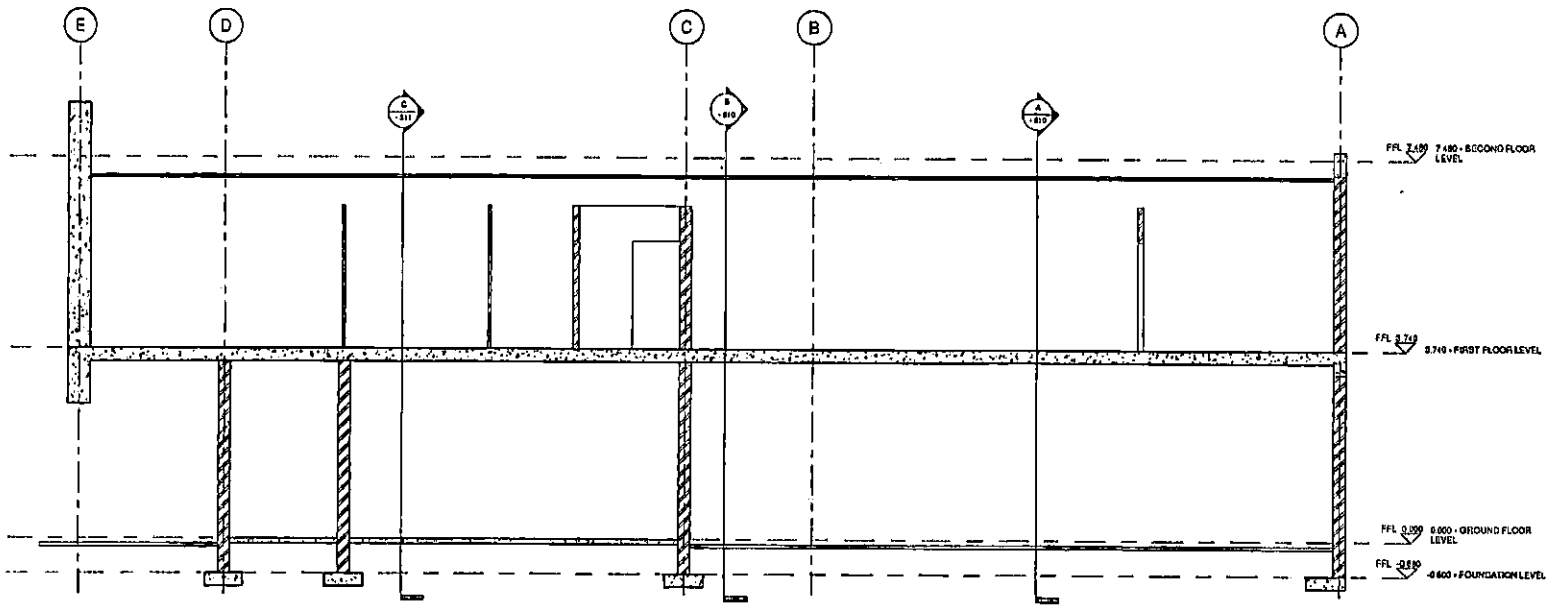

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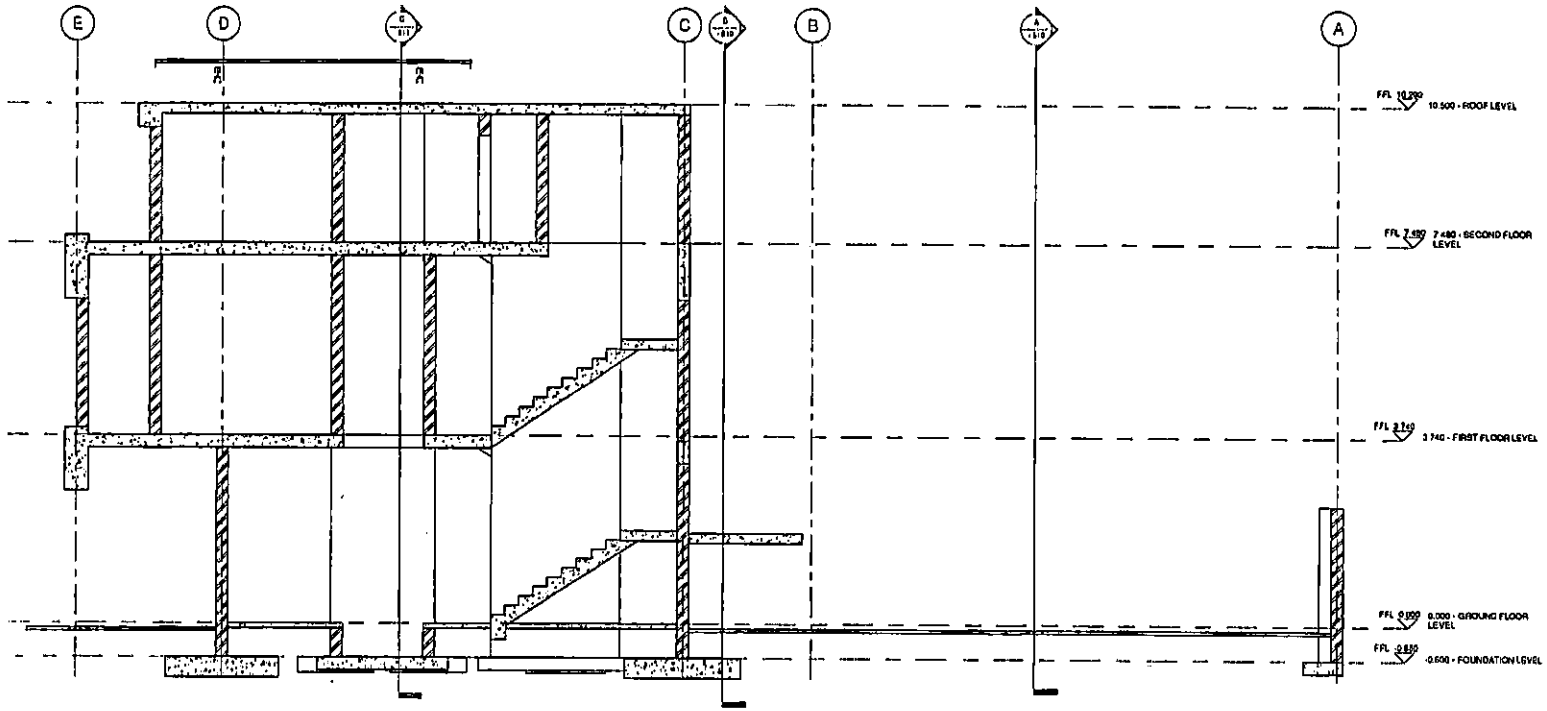

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PROJECT TITLE

NEW PROPOSED BUILDING ON ERF 355, WINDHOEK

DRAWING TITLE

SECTIONS

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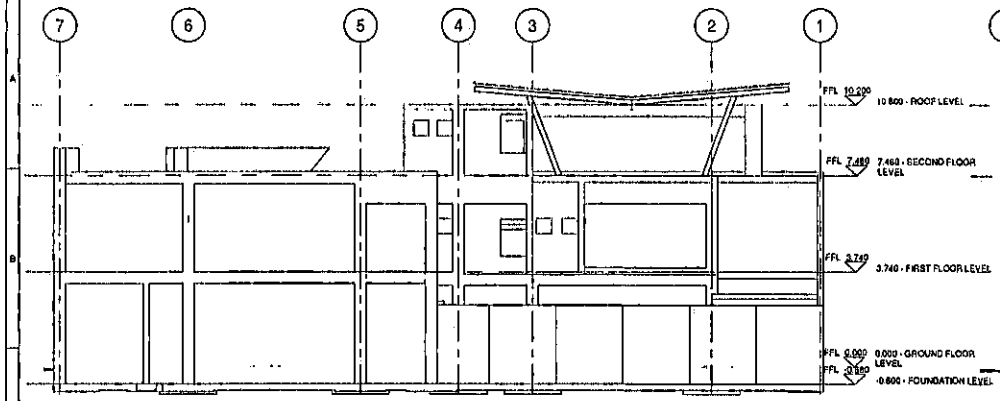

NORTH ELEVATION
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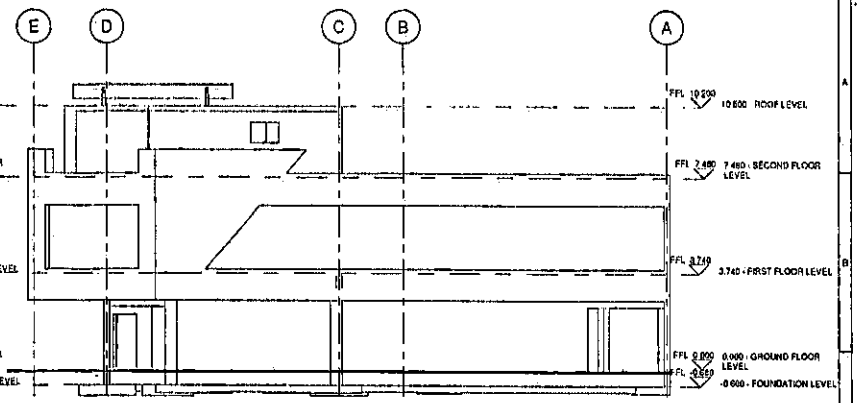

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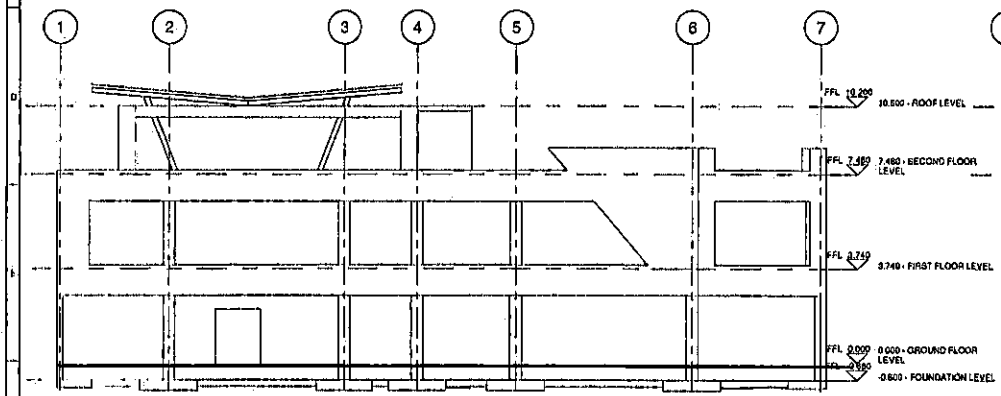

SOUTH ELEVATION
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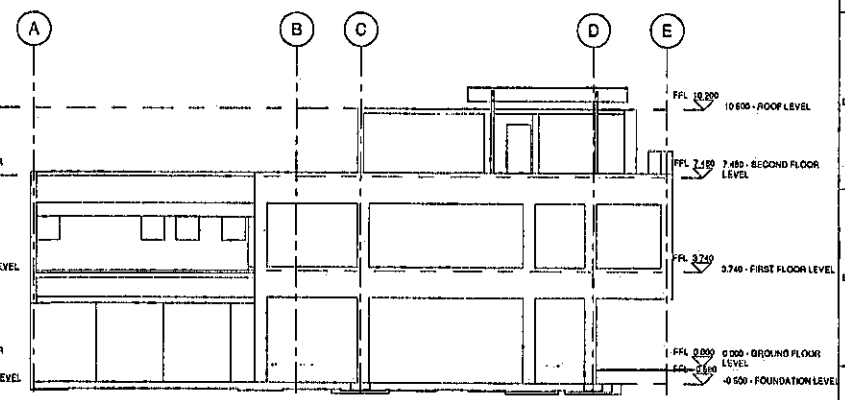

WEST ELEVATION
SCALE: 1 : 100

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ELEVATIONS

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2023-09-13	HB	HB
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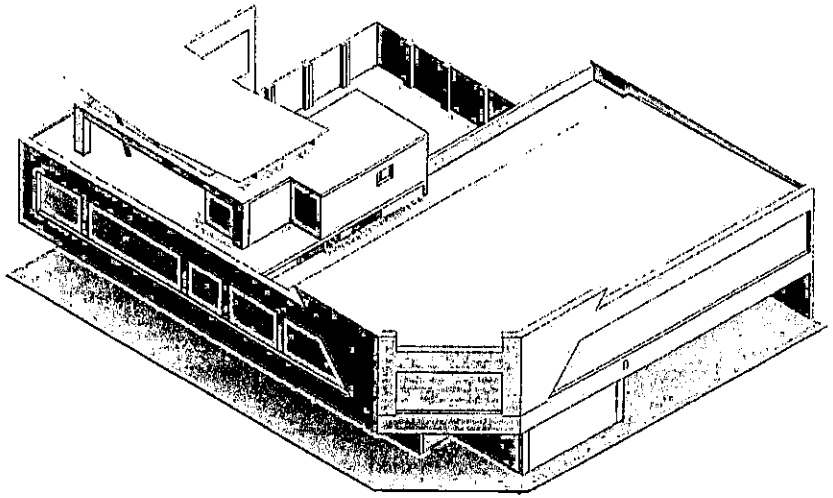
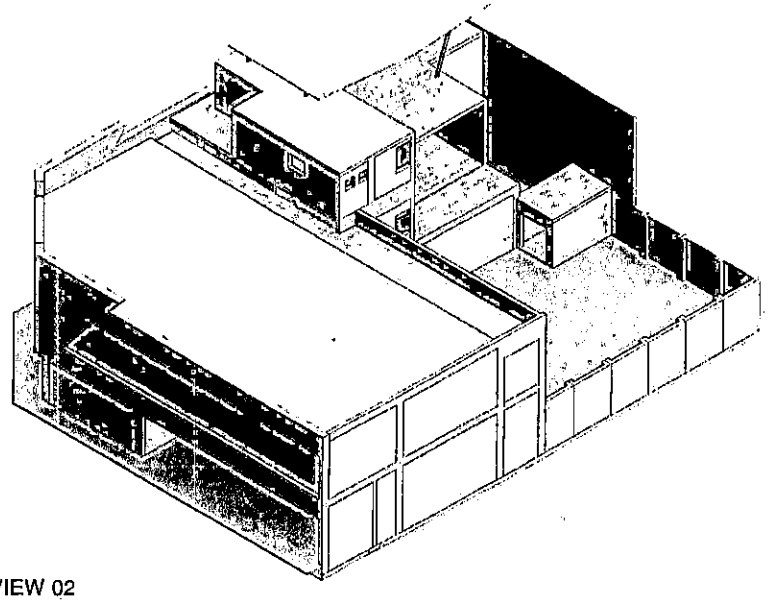
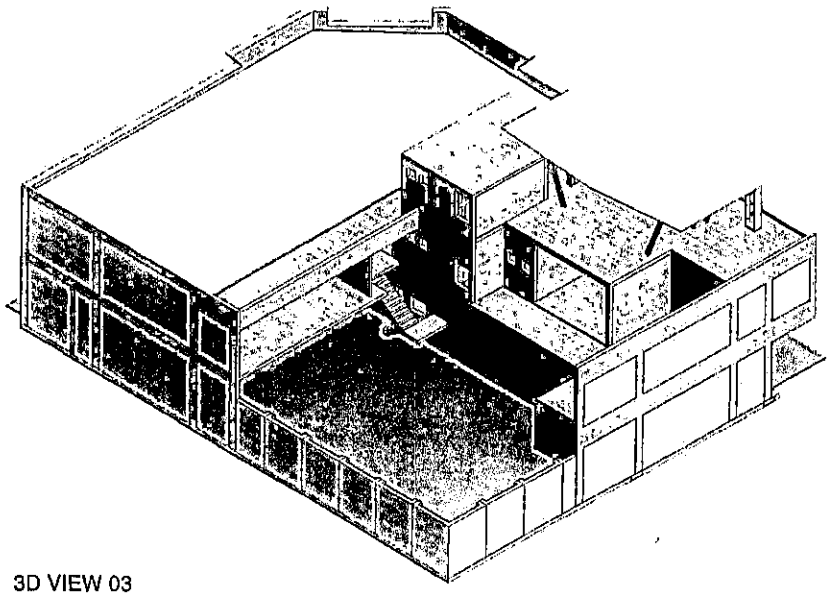


3D VIEW 01
SCALE:



3D VIEW 02
SCALE:



3D VIEW 03
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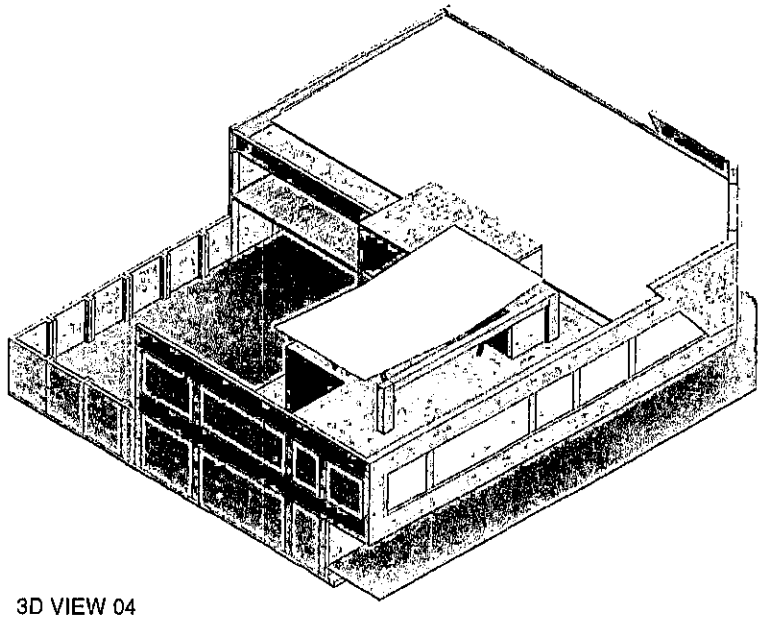

3D VIEW 04
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FOR INFORMATIO

REV	DATE	DESCRIPTION
A	2025-02-14	ISSUED FOR INFORMATION

CLIENT

FOUR FIVE ONE EVELINE PROPERTIES (PTY) LTD

CIVIL / STRUCTURAL ENGINEERS

ELEMENT Consulting Engineers
A FIFTH DIMENSION TO ENGINEERING

8 Otto Nitsche Street, P.O. Box 11588, Klein Windhoek, Namibia
Tel +264 61 300 416 Fax +264 61 305 412
E-mail: element@element.com.na

SIGNED: DATE:

PROJECT TITLE

NEW PROPOSED BUILDING ON ERF 355, WINDHOEK

DRAWING TITLE

3D VIEW

DATE	DESIGNED	DRAWN
2023-09-13	HB	HB
SCALE	CHECKED	APPROVED
	GKC	GKC

DRAWING No: 24001-029 - 530 REV: A

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PAPER SIZE: A1

REFERENCE: P:\2024\24001 - Small Structural Projects Drawings - For Construction\24001-029 - Erf 355 Corner Shop\Working\24001-029 - Erf 355 - New Corner Shop - 20250214.rvt

Streets to be upgraded

Street	From	To	Total distance (km)
1. Independence Avenue	Ausspannplatz Traffic Circle	Bahnhof Street	1.7
2. Sam Nujoma Drive	Robert Mugabe Avenue	Mandume Ndemufayo Avenue	0.8
3. Fidel Castro Street	Robert Mugabe Avenue	Mandume Ndemufayo Avenue	0.6
4. Post Street Mall			0.5
5. Dr Frans Indongo Street	Independence Avenue	Hosea Kutako Drive	0.7
6. Casino Street			0.2
7. John Meinert Street	Robert Mugabe Avenue	Mandume Ndemufayo Avenue	0.6
8. Werner List Street	Bahnhof Street	Sam Nujoma Drive	0.8
9. Mandume Ndemufayo Avenue	Bahnhof Street	Sam Nujoma Drive	1.4
		Total	**8.0**

Stadspalast
WINDHOEK WEST
WINDHOEK OUTRAM

ATTENDANCE REGISTER: OFFICIALS

Workshop/Presentation/Meeting Title: Workshop to all Council Members on MC Items Stocktaking of all Memorandum of Agreements (MoAs) entered by Council & Various Stakeholders

Date: Wednesday, 19 March 2025

Venue: Council Chambers

Starting time: 16:30

Closing time: 18h30

Date Submitted: 20/03/2025

NAME	DESIGNATION	PAY NUMBER	SIGNATURE	DEPARTMENT (please circle)
Mr. Moses Matyayi	Chief Executive Officer			OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
Mr. CMU Rupingena	Strategy Advisor Smart Cities & Tra	5592		OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP

Department	Abbreviation	Department	Abbreviation	Department	Abbreviation
Office of the Chief Executive Officer			OCEO		
City Police	CIT	Economic Development and Community Services	EDC	Electricity	ELE
Finance and Customer Services	FCS	Housing, Property Management and Human Settlement	HPH	Human Capital and Corporate Services	HCC
Information and Communication Technology	ICT	Infrastructure, Water and Technical Services	INF	Urban and Transport Planning	UTP

NAME	DESIGNATION	PAY NUMBER	SIGNATURE	DEPARTMENT (please circle)
Monica K. Sheqfem	GRM	16162		OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
Chris Eita	GRN	14443		OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
Winnie Munyanya	Mayoral Affairs	16682	Hmunyanya	OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC /HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/HCC

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Information and Communication Technology	ICT	Infrastructure, Water and Technical Services	INF	Urban and Transport Planning	UTP

PRESENTED BY: CHRISTOPHER EITA

MANAGER: EXTERNAL RELATIONS AND NETWORKING DIVISION

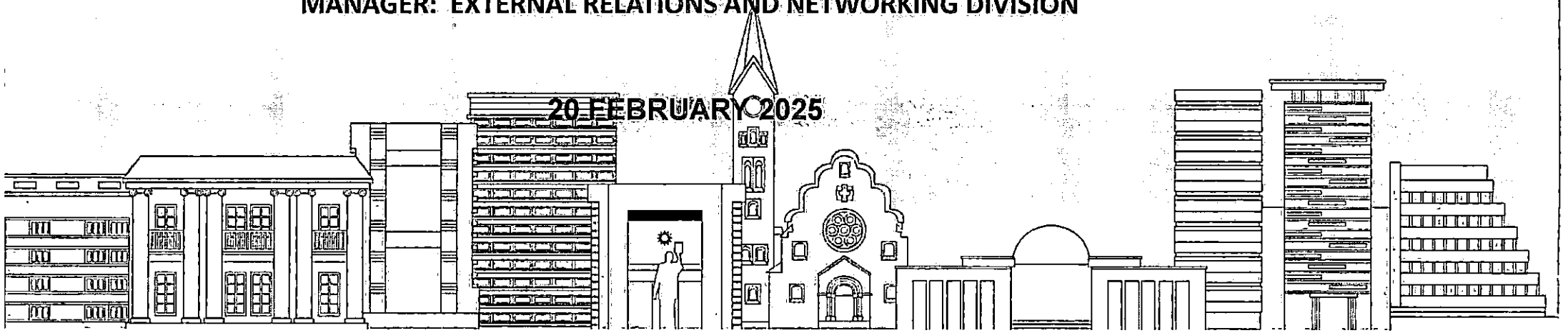
20 FEBRUARY 2025

STOCKTAKING OF ALL MEMORANDUM OF AGREEMENTS ENTERED INTO BETWEEN COUNCIL AND VARIOUS STAKEHOLDERS

PRESENTED BY: CHRISTOPHER EITA

MANAGER: EXTERNAL RELATIONS AND NETWORKING DIVISION

20 FEBRUARY 2025



PRESENTATION OUTLINE

1. Introduction
2. Background
3. List of stakeholders
4. Purpose
5. Discussions
6. Stocktaking of the MoUs
7. Keys Challenges and Recommendations

1. INTRODUCTION

Council at its meeting held on 11 November 2024, while considering a submission on the proposed MoU with UNITAC, per CR249/11/2024 resolved:

*****That this matter be referred back for the Chief Executive Officer (Manager: External Relations and Networking) to do stocktaking of all Memorandum of Agreements (MoAs) entered into between Council and various stakeholders, whereas a status report, including listing how many are similar and what has been achieved; and in consultation with the Acting Manager: Mayoral and Council Affairs, arrange a workshop for all Council Members, to discuss the same, before resubmission to Management Committee/Council, for consideration.*

In line with the above-quoted resolution, an assessment of all MoUs/MoAs between CoW and stakeholders' organizations.

2. BACKGROUND

- The City of Windhoek has been actively engaging diverse local stakeholder organizations to promote sustainable urban development and improve service delivery.
- Through MoUs/MoAs, the City formalizes partnerships with academic institutions, government agencies, private entities, and other organizations.
- These agreements enable collaboration in research, skills development, infrastructure planning, innovation, and community programs.
- A stocktaking exercise attached as **Annexure 1** has been conducted to assess the effectiveness of these agreements, ensuring they align with the City's strategic goals and provide measurable benefits.
- The proposed CoW/UNITAC MoU is a new separate relationship, which could be considered on its merit.

3. PURPOSE

- The purpose of this presentation is to provide the current status of all MoU/MoUs entered between Council and various Stakeholders in fulfillment of CR249/11/2024.

- MOU:
- MOA:

4. DEFINITIONS

Source: https://www.sfylaw.com/blog/2023/07/when-to-use-an-mou-and-how-it-differs-from-an-moa/#:~:text=MOUs%20serve%20as%20starting%20points,in%20business%20dealings%20and%20negotiations.

An MOU is sometimes confused with a memorandum of agreement (MOA).

- **MOU:** MOUs outline broad concepts and goals. MOUs serve as starting points for collaboration and a broader framework within which parties would relate to each other.
- **MOA:** MOAs provide detailed responsibilities and actions for each party to achieve objectives. MOAs outline specific steps and guidelines for the parties involved to complete the agreed tasks. MOAs take things one step further by documenting the terms and conditions of an understanding or agreement.

5. LIST OF STAKEHOLDERS

To date, the Council has signed MoUs and MOAs agreements with the following stakeholders' organizations:

1. Namibia University of Science and Technology MoU
2. University of Namibia MoA
3. International University of Management MoU
4. Windhoek Vocational Training Centre MoA
5. Welwitschia University MoU
6. Mobile Telecommunications Limited MoA
7. Pulsar Eletronic Solutions MoU
8. Road Authority (RA) and Road Fund Administration (RFA) Tripartite Agreement
9. Namibia Correctional Services MoU
10. Namibia Airports Company MoA
11. Khomas Regional Council MoU

6. KEY CONSIDERATIONS OF SIGNED MOU/MOA

- **Intent**: Facilitate collaboration between the City of Windhoek and stakeholders to achieve shared goals.
- **Strategic Benefits**: Strengthen relationships, enhance synergies, and support the vision of a smart, sustainable city.
- **Resource & Expertise Sharing**: Formalize cooperation to address urban challenges effectively.
- **Implementation Measures**: Action plans for each agreement.
- **Coordination & Accountability**: Joint Working Groups to oversee progress and address challenges.
- **Expected Key Outcomes**: Promote transparency, align stakeholder efforts, shared knowledge and resources, consultative governances, enhanced innovation, service delivery efficiency and together stronger in driving sustainable urban development

7. STOCKING RESULTS

Similarities:

Common in agreements signed with institutions of high learning, NUST, UNAM, IUM, WU, and WVTC., where the common focus is on research, capacity building, internships, policy and skills development, urban planning, curricula development, urban agriculture, and environmental management.

Note: *Based on individual university expertise and should be seen as synergetic, not duplicative*

8. STOCKTAKING RESULTS cont..

Agreements with State Entities (KRC, NCS, RFA, RA): Distinct areas of cooperation with no overlaps.

Examples of Cooperation:

- **NCS**: Offender rehabilitation and community reintegration.
- **KRC**: Housing, poverty alleviation, and local governance.
- **RA & RFA**: Roads and infrastructure development and administration.

Refer to Annexure A for details on progress made per agreement

9. RECOMMENDATIONS

- That the status report be noted ~~and approved~~.
- That the COW/UNITAC MOU be considered separately on its own merit.

Thank you!

UN-HABITAT

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE GOVERNMENT OF THE REPUBLIC OF NAMIBIA

REPRESENTED BY

THE MINISTRY OF URBAN AND RURAL DEVELOPMENT

AND

THE UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

PREAMBLE:

WHEREAS, the United Nations Human Settlements Programme (hereinafter referred to as "**UN-Habitat**"), established by the General Assembly of the United Nations by its resolution 32/162 of 19 December 1977, transformed into a Programme by its resolution 56/206 of 21 December 2001, having its Headquarters in Nairobi, Kenya. UN-Habitat is the coordinating agency within the United Nations System for human settlement activities and in collaboration with governments, is responsible for promoting and consolidating collaboration with all partners, including local authorities, private and non- governmental organizations in the implementation of the Sustainable Development Goals (SDGs), in particular, Goal 11 of "*Making cities and human settlements inclusive, safe, resilient and sustainable*", as well as the task manager of the human settlements chapter of Agenda 21 and focal point for the monitoring, evaluation and implementation of the New Urban Agenda adopted during the United Nations Conference on Housing and Sustainable Urban Development (Habitat III), in Ecuador, Quito, 2016.

WHEREAS, the Ministry of Urban and Rural Development (hereinafter referred to as "**MURD**") is a Ministry of the Government of the Republic of Namibia (hereinafter referred to as the "**Government**") responsible for urban and rural development with a mandate to enhance the welfare of the people of Namibia by devising and implementing policies, strategies and programmes on rural development, housing and physical planning, and by establishing an effective decentralised Regional and Local Government system in the country; and

WHEREAS, MURD and UN-Habitat have agreed to collaborate on different projects and programmes in Namibia in the fields of sustainable human settlements, housing and urban development, with a specific focus on informal settlements, and within the framework of the United Nations Sustainable Development Cooperation Framework (UNSDCF) 2019 – 2023 and its successor.

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WHEREAS, UN-Habitat and **MURD** (hereinafter collectively referred to as the **"Parties"** and individually as the **"Party"**) recognizing the benefits of genuine, substantive cooperation and wishing to pursue such cooperation in all four (4) domains of change of UN-Habitat's 2020-2025 Strategic Plan, which are: (i) Reduced spatial inequality and poverty in communities across the urban-rural continuum; (ii) Enhanced shared prosperity of cities and regions; (iii) Strengthened climate action and improved urban environment; and (iv) Effective urban crisis prevention and response, have entered into this Memorandum of Understanding (hereinafter referred to as the **"MoU"**) in a spirit of trust and cooperation;

NOW THEREFORE, the Parties hereto hereby reach the following understanding:

ARTICLE 1
Scope and Purpose

1.1 The purpose of this MoU is to provide a framework of cooperation within which UN-Habitat and MURD will work together on issues related to sustainable human settlements, with a focus on informal settlements, housing, and urban development in Namibia.

1.2 The collaboration between the Parties will be implemented in Namibia with a focus on the following domains of change:

1.2.1 Reduced spatial inequality and poverty in communities across the urban-rural continuum.

1.2.2 Enhanced shared prosperity of cities and regions.

1.2.3 Strengthened climate action and improved urban environment; and

1.2.4 Effective urban crisis prevention and response.

1.3 Subject to Article 2, sub-clause two point six (2.6) herein below, and to their respective regulations, rules, policies, practices, procedures, the Parties shall collaborate and work together on the improvement and advancement of policies, strategies, practices, and initiatives in the areas of sustainable human settlements, housing and urban development and urban climate resilience in Namibia, with a special focus on, but not limited to, informal settlements.

1.4 The following shall be the primary results of the collaboration in Namibia:

1.4.1 To develop and implement a cohesive, sustainable and long-term UN-Habitat country programme in Namibia;

1.4.2 To establish a UN-Habitat country office in Namibia;

1.4.3 To implement the National Housing Policy with a focus on an action plan for informal settlements upgrading and thereafter following national response programming;

1.4.4 To contribute to strengthening the digital and data capacity of national government stakeholders, including the Namibia Statistics Agency and local governments to improve decision making and enable implementation of climate resilient urban solutions in informal settlements in Namibia;

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1.4.5 To contribute to building urban climate resilience in informal settlements of Namibia, capacity-building on disaster risk management;

1.4.6 To contribute to strengthening the tenure security of communities in informal settlements;

1.4.7 To assist and support with the action plan for the formalization and upgrading of informal settlements in Namibia;

1.4.8 To carry-out capacity building in participatory urban and informal settlements upgrading and urban development, and other topics as needed;

1.4.9 To support opportunities in the housing and waste sectors through circular construction elements and training of relevant stakeholders for the developed toolkit, and

1.4.10 To develop demonstration projects and project proposals in the above areas.

ARTICLE 2
General Responsibilities of the Parties

2.1 The Parties agree to carry out their respective responsibilities in accordance with the provisions of this MoU.

2.2 The Parties agree to join efforts and to maintain close working relationships in order to achieve the objectives of this MoU.

2.3 The Parties shall keep each other informed of all relevant activities pertaining to this MoU and shall hold consultations at any time any Party considers it appropriate.

2.4 The Parties shall refrain from any action that may adversely affect the interests of the other Party and fulfil their commitments with fullest regard to the terms and conditions of this MoU and the principles of the United Nations and UN-Habitat.

2.5 Each party shall nominate a focal point for this collaboration as stated under **Article 11** (*"Notices"*).

2.6 The Parties agree that this MoU and any work plan agreed to hereunder are **neither fiscal nor funding obligations documents.** Any commitment to transfer anything of value involving reimbursement or to provide funds, goods, or services by the Parties for any agreed activity will be outlined in separate agreements that will be made in writing by representatives of the Parties and will be independently authorised by an appropriate authority of the funding Party consistent with the regulations, rules, policies and practice of the Parties. The Parties agree that this MoU does not provide such authority.

ARTICLE 3
Areas of Collaboration of the Parties

Subject to Article 2, sub-clause two point six (2.6) herein above, the Parties will jointly collaborate on the improvement and advancement of policies, practices, and initiatives in the areas of sustainable human settlements, housing and urban development, urban climate resillence and data, digitalization, and people-centered smart local governance in Namibia, with a focus on informal settlements.

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ARTICLE 4
Specific Responsibilities of the Parties

4.1 Subject to Article 2, sub-clause two point six (2.6) herein above, the specific responsibilities of UN-Habitat will be to:

4.1.1 Provide technical expertise in the implementation of the activities as indicated in Article 1;

4.1.2 Provide IT capacity for hosting potential digital solutions in the MURD;

4.1.3 Undertake missions to Namibia in order to agree on the priorities with officials of MURD and determine programme of work and financing strategy, with a view towards developing a cohesive, sustainable and long-term country programme in Namibia;

4.1.4 Provide and identify technical tools, professional support, best practices and benchmarking of human settlement and urban development programs, in collaboration with the UN Habitat Team, to be adapted to the Namibian context;

4.1.5 Implement activities through UN-Habitat and The United Nations Innovation Technology Accelerator for Cities (UNITAC) within the framework of the project "Just transitions in vulnerable places: digital solutions for more climate resilient informal settlements in Namibia" in coordination with MURD, including the following:

4.1.5.1 Technical support to MURD and the Namibia Statistics Agency in the development of the National Housing Information System, with a special focus on informal settlements;

4.1.5.2 Technical support to local governments in the development of local urban data platforms, with a special focus on informal settlements;

4.1.5.3 Advice to MURD and the Namibia Statistics Agency in the development of an Urban Observatory;

4.1.5.4 Technical support to MURD in the development of a multi-level data governance framework to facilitate the sharing of urban data between national and local stakeholders; and

4.1.5.5 Capacity building of national and local stakeholders on the collection, management of use of urban data informal settlements planning and service delivery;

4.1.6 Implement demonstration projects related to urban resilience building and disaster preparedness and response in informal settlements, and jointly planning their proliferation and scaling-up;

4.1.7 Provide an assessment of the 'National Strategy for Upgrading Informal Settlements' prepared by UN-Habitat and make recommendations for its finalization and next steps;

4.1.8 Support the Implementation Plan of the National Housing Policy which includes informal settlements upgrading;

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4.1.9 Support the Flexible Land Tenure System (FLTS); and

4.1.10 Develop concept notes and project funding proposals in-line with government priorities.

4.2 Subject to Article 2, sub-clause two point six (2.6) herein above, the specific responsibilities of MURD in Namibia will be to:

4.2.1 Facilitate UN-Habitat's collaboration across concerned government entities for the implementation of activities, including national and local stakeholders;

4.2.2 Facilitate the work of UN-Habitat staff, consultants and partners in Namibia as part of the implementation of this MoU;

4.2.3 Facilitate access to required data and information to UN-Habitat;

4.2.4 Provide feedback on and validation of UN-Habitat project documents and deliverables/ products;

4.2.5 Support joint resource mobilisation for the implementation of the activities of UN-Habitat to expand UN-Habitats country portfolio in Namibia toward a long-term Country Programme;

ARTICLE 5
Monitoring and Evaluation

5.1 The Parties shall maintain regular close consultations to monitor and review the progress of activities for each joint project that may be agreed upon.

5.2 The Parties will share with each other all relevant information and documents, including research, reports and any other information related to the activities, outputs and finally impact of this collaboration.

5.3 The Parties may wherever possible and as appropriate, undertake joint mission with respect to the project for the purpose of monitoring and evaluating the effectiveness of the Parties undertakings under the MoU.

5.4 The Parties shall keep the United Nations Resident Coordinator in Namibia, if any, fully informed of all actions undertaken by them in carrying out this MoU.

5.5 UN-Habitat will utilise the capacity of the Habitat Focal Point for Namibia based at the Regional Office for Africa and the Project Manager based in Windhoek, Namibia as necessary and appropriate for the effective implementation of the project, (if applicable).

ARTICLE 6
Termination

6.1 This MoU may be terminated by either Party giving the other Party a written notice of thirty (30) days prior to its intention to terminate. In the event of termination, the Parties will take the appropriate steps to bring activities under this MoU to a prompt and orderly conclusion.

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6.2 The termination of this MoU shall not affect any other agreement already entered into by either Party.

ARTICLE 7
Amendments and Good Faith

This MoU may be modified by written agreement between the Parties hereto. Any relevant matter for which no provision is made in this MoU will be settled by the Parties in keeping with the general objectives of the MoU and in a manner that is conducive to continued good faith.

ARTICLE 8
Dispute Settlement

8.1 Any dispute arising between UN-Habitat and MURD concerning the interpretation or application of this MoU, except for a dispute subject to Section 30 of the 1946 Convention on the Privileges and Immunities of the United Nations or to any other applicable agreement, that is not settled through negotiation or another agreed form of settlement shall be submitted, at the request of either Party for final decision to a tribunal of three arbitrators, one to be named by the Secretary-General of the United Nations, one to be named by MURD and the third, who shall be the chairman, to be chosen by the first two.

8.2 If either Party fails to appoint an arbitrator within sixty (60) days of the appointment by the other Party, or if these two should fail to agree on the third arbitrator within sixty (60) days of their appointment, the President of the International Court of Justice may make any necessary appointments at the request of either Party.

8.3 Except as otherwise provided for by the Parties, the Tribunal shall adopt its own rules of procedure, provide for the reimbursement of its members and the distribution of expenses between the Parties, and take all decisions by a two-thirds majority. Its decision on all questions of procedure and substance shall be final and, even if rendered in default of one of the Parties, be binding on both Parties.

ARTICLE 9
Privileges and Immunities

Nothing in or relating to this MoU shall be deemed a waiver, express or implied, of any of the privileges and immunities of the United Nations, including UN-Habitat.

ARTICLE 10
Use of the Name, Emblem or Media

10.1 Neither Party will use the name or emblem of the other Party, or an abbreviation thereof, in connection with its business or otherwise, without the express prior written permission by a duly authorized representative of the Party in each case.

10.2 Neither Party has the authority, express or implied, to make any public statement on behalf of other Party and all press releases issued in relation to this MoU shall be approved in writing in advance by the Parties before being issued.

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ARTICLE 11
Notices

Any notice required to be given by either Party under this Agreement shall be given in writing and shall be deemed given when actually received by the other Party, to the following addresses below:

To UN-Habitat	To MURD
For Operational Matters: Names: Fruzsina Straus Title: Human Settlements Officer Address: P.O. Box 30030, Nairobi, Kenya Telephone Number: +254-713366570 Email Address: straus@un.org	**For Operational Matters:** Names: Naomi T. Haufiku Title: Deputy Director: Habitat Address: Private Bag 13289, Windhoek, 10001, Namibia Telephone Number: +264 61 2975019 Email Address: naomi.haufiku@murd.gov.na

ARTICLE 12
Confidential Nature of Documents

Information that is considered proprietary by either Party or that is shared or disclosed to the other, and is designated as confidential, shall be held in confidence by that Party and shall be used for the purpose for which it was disclosed.

ARTICLE 13
Copyright, Patents and Proprietary Rights

13.1 Except as is otherwise expressly provided in writing in the MoU, the Parties shall be entitled to their own intellectual property and other proprietary rights including, but not limited to, patents, copyrights, and trademarks, with regard to products, processes, inventions, ideas, know-how, or documents and other materials which bear a direct relation to or are produced or prepared or collected in consequence of, or during the course of, the performance of this MoU.

13.2 To the extent that any such intellectual property or other proprietary rights consist of any intellectual property or other proprietary rights of either Party: (i) that pre-existed the performance by either Party under this MoU, or (ii) that either Party may develop or acquire, or may have developed or acquired, independently of the performance of this MoU, neither Party shall claim any ownership interest thereto, without the express prior written permission of a duly authorized representative of the Party in each case.

ARTICLE 14
Officials not to Benefit

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MURD warrants that it has not and shall not offer any direct or indirect benefit arising from or related to the implementation of this MoU or the award thereof to any representative, official, employee, or other agent of UN-Habitat. The Parties acknowledge and agree that any breach of this provision is a breach of an essential term of this MoU.

ARTICLE 15
Conflict of Interest

15.1 The Parties hereto warrant that at the time of signing this MoU no conflict of interest exists or is likely to arise in the implementation of their obligations under this MoU.

15.2 If a conflict of interest arises or appears likely to arise during the duration of this MoU, the Parties hereto shall:

15.2.1 Immediately notify each other;

15.2.2 Make full disclosure of all relevant information relating to the conflict; and

15.2.3 Take such steps as reasonably required to resolve or otherwise deal with the conflict.

ARTICLE 16
Legal Status of the Parties

16.1 Nothing contained in or relating to this MoU shall be construed to create a partnership, a joint venture, employment or agency relationship between the Parties.

16.2 The officials, representatives, employees, or subcontractors of either Party shall not be considered in any respect as being employees or agents of the other Party.

16.3 The collaboration between the Parties under this MoU shall be on a non-exclusive basis.

16.4 Nothing in this MoU creates or is intended to create any legally binding rights or obligations on the Parties.

ARTICLE 17
Entry into Force

This MoU shall enter into force upon signature by the authorized representatives of the Parties, being effective from the date of the latest signature and shall remain valid for a period of five (5) years from the effective date of this MoU, unless earlier terminated by either Party in accordance with Article 6 ("*Termination*") above.

ARTICLE 18
Entire Agreement

This MoU constitutes the entire understanding of UN-Habitat and MURD with respect to its subject matter and

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supersedes all oral communications and prior written documents.

IN WITNESS WHEREOF, the undersigned, duly appointed representatives of UN-Habitat and MURD have signed this MoU in two (2) originals at the place(s) and on the date(s) herein below indicated:

For UN-Habitat	For The of Government as represented by MURD
Mr. Oumar Sylla Director, Regional Office for Africa	Nghidinua Daniel Executive Director
Place: Nairobi, Kenya **Date:** 22/02/2024	**Place:** Windhoek, Namibia **Date:** 22/02/2024

Meeting with UNITAC

Friday, 19 April 2024

E104 Boardroom, New East Wing, City of Windhoek

Present

Abigail Kemper – UNITAC

Dora Hegyi - UNITAC

Hilda TN Nathnael – CoW

Discussion

United Nations Innovation Technology Accelerator for Cities (UNITAC)

- The UNITAC is a human-centric/ people centered smart city flagship program that aims to understand human behavior. They use digital tools to inform settlement and development.
- The UNITAC had engagements with Mr. Ashipala (from Housing) and Mr. Neumbo (from IT).
- The UNITAC want to establish a Multi-stakeholder Data Advisory Group.
  The group will have a representative from each of the organizations – a data campion to form part of the advisory group. The UNITAC is currently working with the following organizations:
  - City of Windhoek
  - Opuwo
  - Rundu
  - Rehoboth
  - Helao Nafidi
  - MURD
  - NSA
  - GIZ
  - NHAG
  - NUST
- The UNITAC has made progress with the other Local Authorities and has concluded on projects where the UNITAC could offer the LA assistance, i.e;
  - Opuwo – the town is seeking assistance on their Zero Waste project.
  - Rundu – the town is seeking assistance on their Water losses project. They need assistance with an effective method of water reading and to easily recognize water leakages and remedy the losses.
  - Rehoboth – needs assistance to set up a data office.
- The UNTAC sent a partially signed MoU to MURD in 2022. They are still waiting for the MOU back. (we have received the signed version as of Thursday last week. We will share accordingly)
- The UNITAC project is expecting to deliver support and interventions before end December 2025.

- It is the wish and hope of the UNITAC that at the end of the project the Advisory Group is functioning and the LA could continue advising each other on projects.

The City

- The City has draft ToR for the EXPRESSION OF INTEREST FOR SMART, RESILIENT, AND SUSTAINABLE CITY FRAMEWORK FOR THE MUNICIPAL COUNCIL OF WINDHOEK (CITY OF WINDHOEK). The draft document was shared with the Universities as part of the MoU between City and the Universities for their input. The draft will be finalized and Consultants will be invited to bid.
  Abigail mentioned that the draft ToR can be shared with them for input as one of their services is the Development of Smart City, data and digital transformation strategies, frameworks and policies.

- The City has also in the past tried to establish a SmartCoW Interdepartmental Committee to ensure project management. The committee also aimed to ensure integration and avoid project duplications.
  Abigail mentioned that they can offer a training to the Committee. The training forms part of the services they deliver, i.e; Training City Leaders on people-centric smart cities.
- The City mentioned they have in the past reached out to the World Council on City Data (WCCD) with the aim of doing an assessment on resources available. One of the services the UNITAC offers is the Digital transformation readiness assessment.
  The UNITAC also has a Digital public participation toolbox.
  Abigail has never heard of the WCCD. But they have a Resilient Tool and other digital participation tools that the City can use to check the City's available resources that they can share with the City once formal engagements start.

Action Plan - City of Windhoek and UNITAC Collaboration

VISION	To collaborate on the improvement and advancement of policies, practices, and initiatives in the areas of sustainable human settlements, housing and urban development, urban climate resilience and data, digitalization, and people-centered smart local governance in Namibia, with a focus on informal settlements.
MISSION	To make cities and human settlements inclusive, safe, resilient and sustainable
THEMES	People Centered Smart Cities Strategy Policy formulation Awareness Creation

COMMON AREAS/MOU	ACTIVITIES	STRATEGIC OBJECTIVE	INDICATOR/METRIC	DEPTs RESPONSIBLE	PROJECT TEAM MEMBERS	RESOURCES REQUIRED	STAKEHOLDERS	CONSTRAINTS	TIME FRAME/ DATE DUE	PERCENT COMPLETED	COMMENTS
People Centered smart cities flagship program	Collaboration on - Research - Technical guide for cities and regions	To research and provide identified technical tools, professional support, best practices and benchmarking	Reports and other publications documenting research findings	Department of Office of the Chief Executive Officer (Smart Cities)	Mr. Rupingena/Ms. Nathnael		MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST		2025		
	Diagnostics	National or city level diagnostics/assessment of smart city development	Available data and audits				MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST				
	Smart city governance	Formulation of national/local people-centered smart city governance policies, plans, strategies and frameworks	Implemented policies, plans, strategies and frameworks				MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST				
	Technical solutions for cities	Design of technology solutions for cities on specific priorities or challenges	Data platforms designed and implemented				MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST				
	Capacity training and skills development	Trainings/capacity building for local governments, policy	Technical skills developed				MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST				
Awareness Creation	Collaborate on awareness creation and promotional activities	To share information and engage citizens to generate discussions around topic of smart cities	Informed residents Attract stakeholders Co-create smart city vision	Department of Office of the Chief Executive Officer (Smart Cities) & (Corporate Communications, Marketing and Public Participation)	Mr. Rupingena/Ms. Nathnael Mr. Akwenye		MURD Nambia Housing Action Group (NHAG) Namibia Statistics Agency (NSA) GIZ NUST		2025		

UNITAC – City of Windhoek kick-off: 03.07.2024

Attendees

- Clarence Rupingena – Smart Cities and Mobility Division, City of Windhoek
- Hilda Nathnael – Smart Cities and Mobility Division, City of Windhoek
- Monika Sheefeni – International Relations, City of Windhoek
- Thomas Chiramba - UNITAC
- Abigail Kemper – UNITAC
- Natanael Nabot – UNITAC
- Vamsi Gunturi – UNITAC
- Carine Ingabire – UNITAC
- Yuming Pan – UNITAC
- Anthony Twesigye – UNITAC
- Dora Hegyi - UNITAC

Notes

- Goal of this meeting: clarify and specify potential areas of collaboration between Smart Cities and Mobility Division and UNITAC
- 3 key consideration of People-Centered Smart City approach resonates well with CoW's approach
    - citizen and stakeholder engagement need to be important components of strategy development process
    - informal settlements also need to be integrated in strategy and the strategy development process
- Windhoek's Smart City Strategy is envisioned as a pilot that can serve as a blueprint for the whole country in the future
- CoW is in the process of hiring a consultant to support strategy development (advertisement period is closing in July) - ToR to be shared with UNITAC team for review
- Potential other relevant stakeholders to engage with: CoW has existing MoU with NUST, GIZ ISUD, UNam
- Training and capacity building needs are to be scoped and discussed more in detail
- The establishment of a smart city advisory committee – spearheaded by the Smart Cities Division, integrating various other departments across CoW – is being planned
- Current status of 'smartness' within each department needs to be assessed

Next steps

1. Follow-up meeting during the 3rd week of July. In the meantime:
    a. Monika plans to explore with MURD preferred way of formalising this specific smart city strategy collaboration between CoW and UNITAC (probably no need for additional MoU, but letter of intent might be expanded/specified)
    b. UNITAC team to review ToR and provide comments
2. TBC: Stakeholder mapping exercise (still to be decided if UNITAC's involvement is desired in this process)
3. TBC: ideation and development of training/capacity building plan

UNITAC – City of Windhoek Smart Cities & Mobility Division 2024.07.17

Attendees

- Clarence Rupingena – Smart Cities and Mobility Division, City of Windhoek
- Hilda Nathnael – Smart Cities and Mobility Division, City of Windhoek
- Abigail Kemper – UNITAC
- Natanael Nabot – UNITAC
- Vamsi Gunturi – UNITAC
- Carine Ingabire – UNITAC
- Yuming Pan – UNITAC
- Anthony Twesigye – UNITAC
- Dora Hegyi - UNITAC

Notes

Timeline with consultants to be hired for Smart City Strategy Development

- Deadline for applications is next week
- It will take 2-3 months for consultant to be appointed and start (expected start October/November 2024)
- 6 months contract: October/November 2024 - April 2025
- Stakeholder engagement event/Reimagine Windhoek could potentially take place April 2025
- Elections should not have an impact on the timeline

Discussion around consultants ToR

- 1 submission to council when UNITAC relationship with CoW is formalised
- During the Smart City Strategy development process, it is key to engage and consider both formal and informal areas and residents (2 cities in 1)
- 3 proposed areas of UNITAC's contribution:
  - Stakeholder engagement
  - Capacity building
  - Data privacy contribution (under the work of UNITAC legal expert)
- Resilience Planning
  - What is the starting point of this deliverable? – Responsible department has conducted studies and developed various strategies on the topic of climate resilience, disaster preparedness etc.
  - Current practice of developing such plans and strategies is following the traditional approach – therefore the Smart City Strategy can be an important opportunity to introduce smarter, more innovative approaches
- How to incorporate costs of implementation
  - Share notes on how consultants should include costs and savings (Cost benefit analysis)

Other considerations

- Need to think about how we frame UNITAC's role
- Need to think about the possibility to extend our work with Windhoek

Next steps

- UNITAC - share meeting notes
- UNITAC - draft concept note for Reimagine Windhoek (including resilience as important aspect)
- UNITAC - follow up on WCCD certificate
- CoW - follow up on process for formalisation

HAMBURG UNITAC

Event building blocks and budget estimate

Event coordinator Nov 2024 - June 2025 (9 months) part time, 2000 EUR/month 18.000 EUR
Core Including: Promotion, security personnel, videographer, photographer, transport for student groups and youth, welcome desk, goodie bags, onsite branding, MC, DJ, sound technician, coffee/tea/water for speakers and guests 13.800 EUR *Additional: Student support, stage, chairs, tables, tech equipment, transport of equipment, tech support, venue*

Networking dinner/reception **1200 EUR** Incl: Catering for approx. 60 people (20 EUR per person) *Additional: student support*	**NUST urban design student competition** **500 EUR** Incl: competition prize	**Reimagine Windhoek creative art competition** **7750 EUR** Incl: promotion and call for artworks, money prize	**MIT Imaginary Atlas workshop** **1300 EUR** Incl: catering for participants, workshop material *Additional: workshop coordination (MIT)*
Future cities playground **500 EUR** Incl: onsite branding, printing *Additional: stands and booths, student and tech support, transport of equipment, basic tech equipment*			
AR city tour **6000 EUR** Incl: development costs	**NUST urban design student exhibition** **500 EUR** Incl: printing *Additional: exhibition equipment, student support*	**Reimagine Windhoek art exhibition** **1000 EUR** Incl: printing, onsite branding *Additional: exhibition material, student support*	**MIT Imaginary Atlas exhibition** **500 EUR** Incl: printing, onsite branding *Additional: exhibition equipment*
Urban VR experience / game **6000 EUR** Incl: development costs			

Business expo

TOTAL estimated event budget: 62,050 EUR (1,225,000 NAD = 68,000 USD)

Goals and objectives

- Enable creative imagining of Namibia's urban future and co-create a vision for a smart and resilient Windhoek by engaging citizens, experts, and policymakers in interactive discussions and workshops.
- Position Windhoek in a pioneering role as a forward-thinking African city embracing smart technologies and resilient practices.
- Create awareness around Windhoek's Smart City Strategy and consult citizens on it in an engaging and accessible manner, ensuring diverse voices are heard.
- Initiate multistakeholder discussions and secure buy-in for the strategy by facilitating dialogue between public sector officials, private enterprises, and community representatives.
- Showcase innovative urban solutions and technologies that could be implemented in Windhoek.
- Establish sustainable stakeholder engagement practices by introducing innovative tools and formats for ongoing community participation, applicable not only in Windhoek but also serving as best practices for cities across Namibia and internationally.
- Empower and provide a platform for the youth, students, local artists and innovators to contribute their ideas and perspectives on the city's development.
- Elevate Windhoek's profile on both national and global stages by adopting UN-Habitat's people-centered smart cities approach, positioning the city as a pioneer in innovative urban development. This showcase can serve as a valuable learning opportunity and blueprint for other cities worldwide looking to implement similar strategies and processes.
- Provide UN-Habitat with a concrete, real-world application of its people-centered smart cities approach, demonstrating the practical value and impact of its methodologies in shaping sustainable urban futures.

Event stakeholders

Main organizers

- City of Windhoek: Primary organizer and host of the event
- UN Innovation Technology Accelerator for Cities (UNITAC): Technical advisor and organizer
- Namibia University of Science and Technology (NUST): Academic partner
- Massachusetts Institute of Technology (MIT): Potential collaborator for the Imaginary Atlas workshop

Guests

- Local businesses and startups in the tech and urban development sectors (e.g. Flying Labs Namibia etc.)
- Local authorities working on urban innovation (eg. Helao Nafidi, Rehoboth, Rundu, Opuwo)
- Public sector (e.g. NSA, MURD, TransNamib, National Planning Commission)
- Private sector (e.g. GIPF)
- Non-governmental organizations: NHAG, GIZ ISUD, GIZ Lüderitz
- Art institutions (e.g. National Art Gallery, Bellhouse Gallery, Namibian Arts Association, FNCC)
- Community initiatives (e.g. Havana Youth Cafe)

Target audience

- University students from various disciplines
- Residents of Windhoek, with a focus on engaging diverse communities

Just Transitions in Vulnerable Places

Digital solutions for more climate resilient informal areas in Namibia

Concept note

Reimagine Windhoek Festival

Event Name	Reimagine Windhoek Festival
Date	Friday-Saturday in May/June 2025
Event Duration	2 days

Summary

The Reimagine Windhoek Festival is an event organized as part of the City of Windhoek's Smart City Strategy development process. The initiative aims at envisioning the future of Namibia's capital as a smart, resilient, and inclusive city. The festival will serve as an interactive platform for citizens to engage in discussions and contribute their ideas for Windhoek's future, as well as a starting point to establish sustainable stakeholder engagement practices beyond the festival itself. By bringing together a diverse range of urban stakeholders from the public and private sector, artists, and residents, the festival seeks to position Windhoek as a leading people-centered smart city in Africa and foster a collaborative approach to urban development.

Event schedule

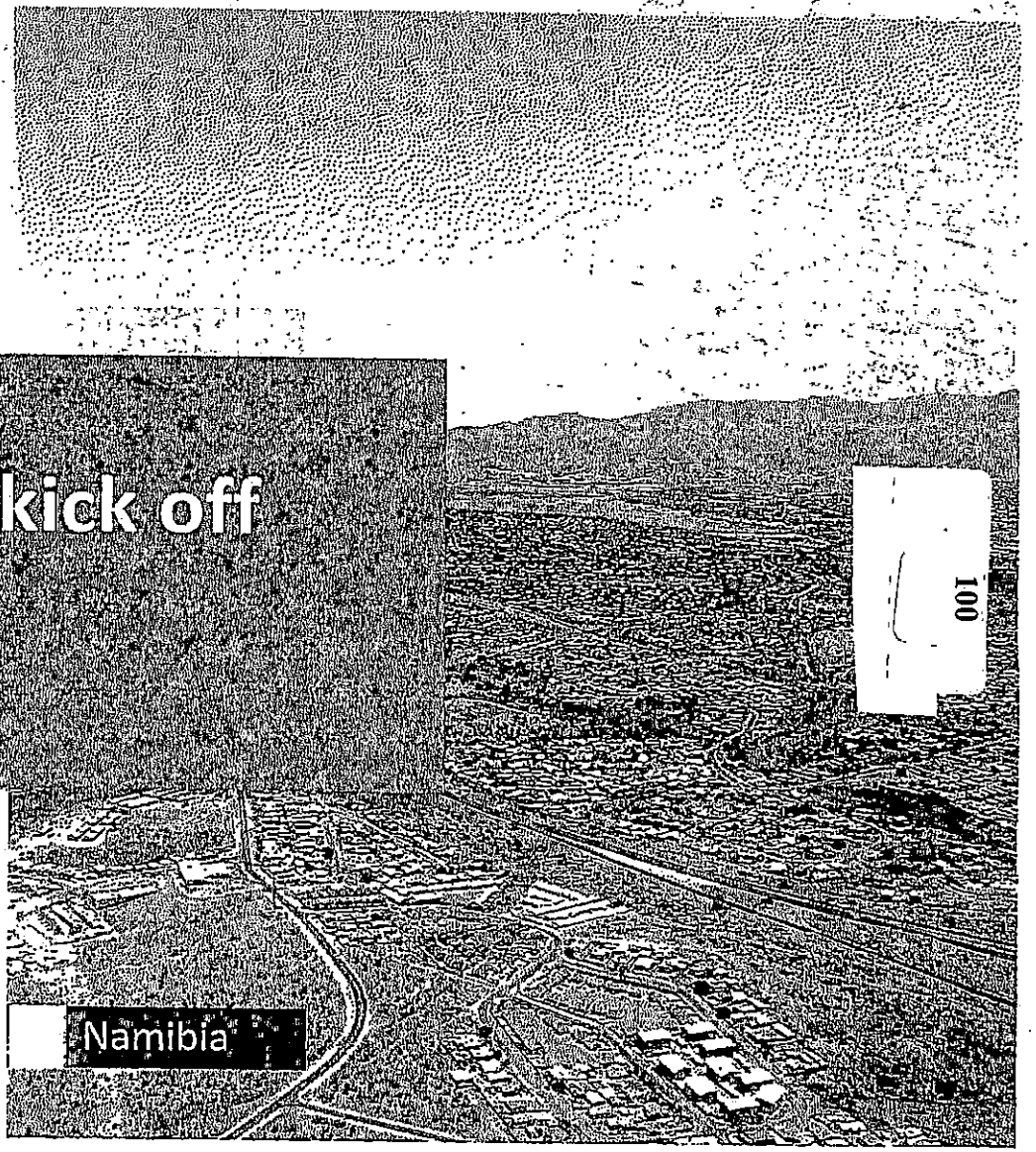
<table>
<tr><th>Time</th><th colspan="3">Day 1 (Friday)</th><th colspan="3">Day 2 (Saturday)</th></tr>
<tr><td>15.00-16.00</td><td colspan="3">Opening speech
Presentation of draft Smart City Strategy</td><td colspan="3">Opening and cities discussions</td></tr>
<tr><td>16.00-16.30</td><td>Art competition opening and winner announcement</td><td rowspan="3">Future cities playground</td><td rowspan="3">AR City tour</td><td>MIT Imaginary Atlas discussion</td><td rowspan="4">AR City tour</td><td rowspan="4">Future cities playground</td></tr>
<tr><td>16.30-17.30</td><td>NUST student presentations</td><td rowspan="4"></td></tr>
<tr><td>18.30-19.00</td><td>NUST student project winner announcement</td></tr>
<tr><td>19.00-</td><td colspan="3">Networking dinner</td></tr>
</table>

Ongoing events over the 2 days: Art competition exhibition, Student projects exhibition, Imaginary Atlas exhibition
Prior to the 2-day festival: MIT Imaginary Atlas workshop

HAMBURG UNITAC

City of Windhoek - UNITAC kick off

3 July 2024



Namibia

UN-HABITAT FOR A BETTER URBAN FUTURE

UNITED NATIONS OFFICE OF INFORMATION AND COMMUNICATIONS TECHNOLOGY

hcu HafenCity Universität Hamburg

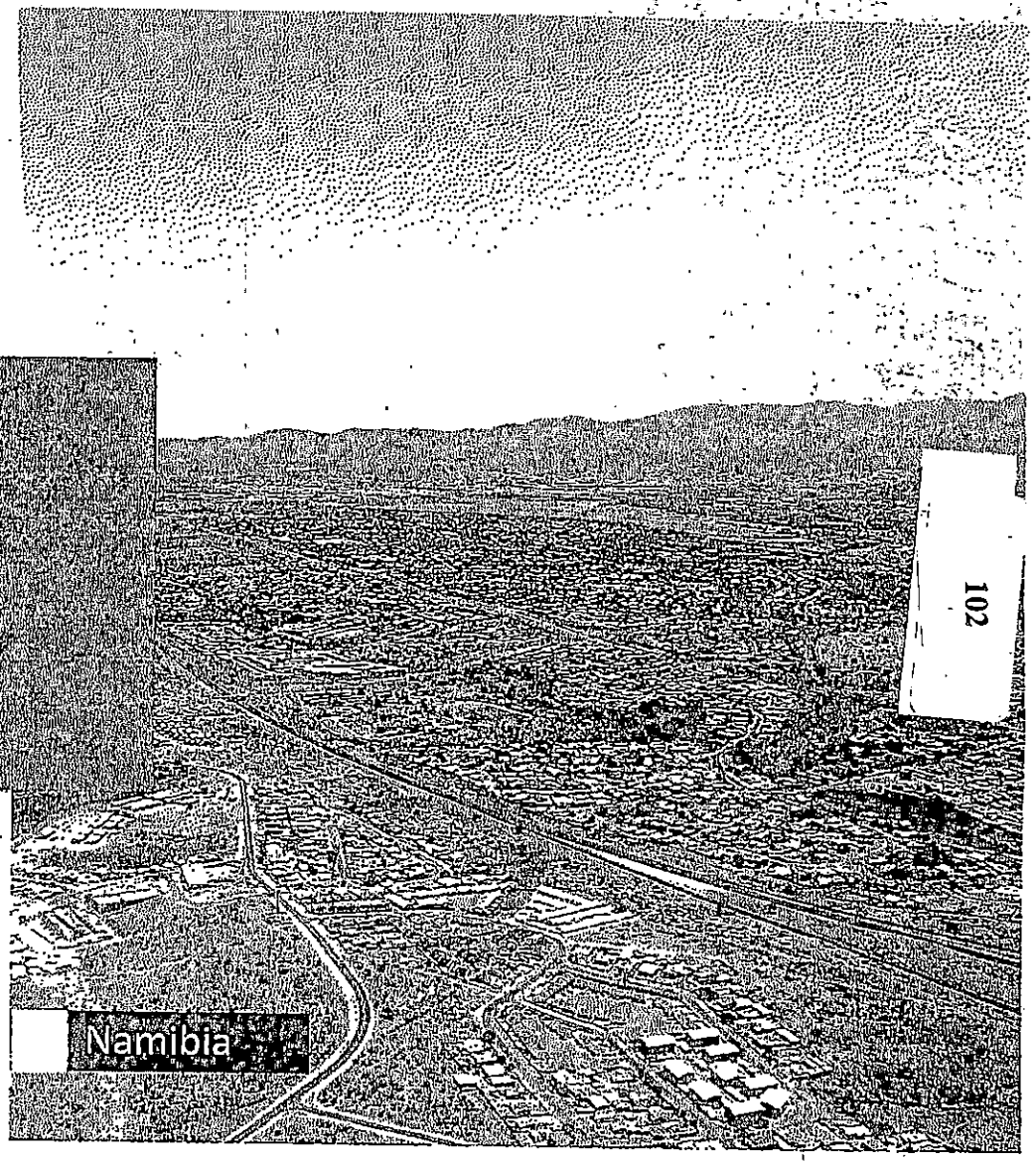
Agenda

Time	Item	Responsible
09:00 – 09:15	Welcome and introductions	All
09:15 - 10:00	Overview of the UNITAC "Just Transitions" Project in Namibia	UNITAC
10:00 – 10:45	Discussion: Proposed areas of collaboration	All
10:45 – 11:00	Summary of Next Steps	

HAMBURG UNITAC

Just transitions in vulnerable places

Digital solutions for more climate resilient informal areas in Namibia



UN-HABITAT FOR A BETTER URBAN FUTURE

UNITED NATIONS OFFICE OF INFORMATION AND COMMUNICATIONS TECHNOLOGY

hcu HafenCity Universität Hamburg

ABOUT OUR PROJECT

Overview

- **Funding:** BMZ
- Developed by the United Nations Innovation Technology Accelerator for Cities (UNITAC)
- with a delivery team split between Hamburg and in-country team: Team in Hamburg (Coordination + Data Scientist) and Local team in Namibia (Project management + Data Scientist)
- **Duration:** 3 years (January 2023 – December 2025)

HAMBURG UNITAC

Shack Dwellers Federation Namibia
https://www.shackdwellersnam

ABOUT OUR PROJECT

Objective

Building **digital and data capacity** of the national and local governments to support urban decision making and implementation of **innovative climate resilient urban solutions** for informal areas in Namibia.

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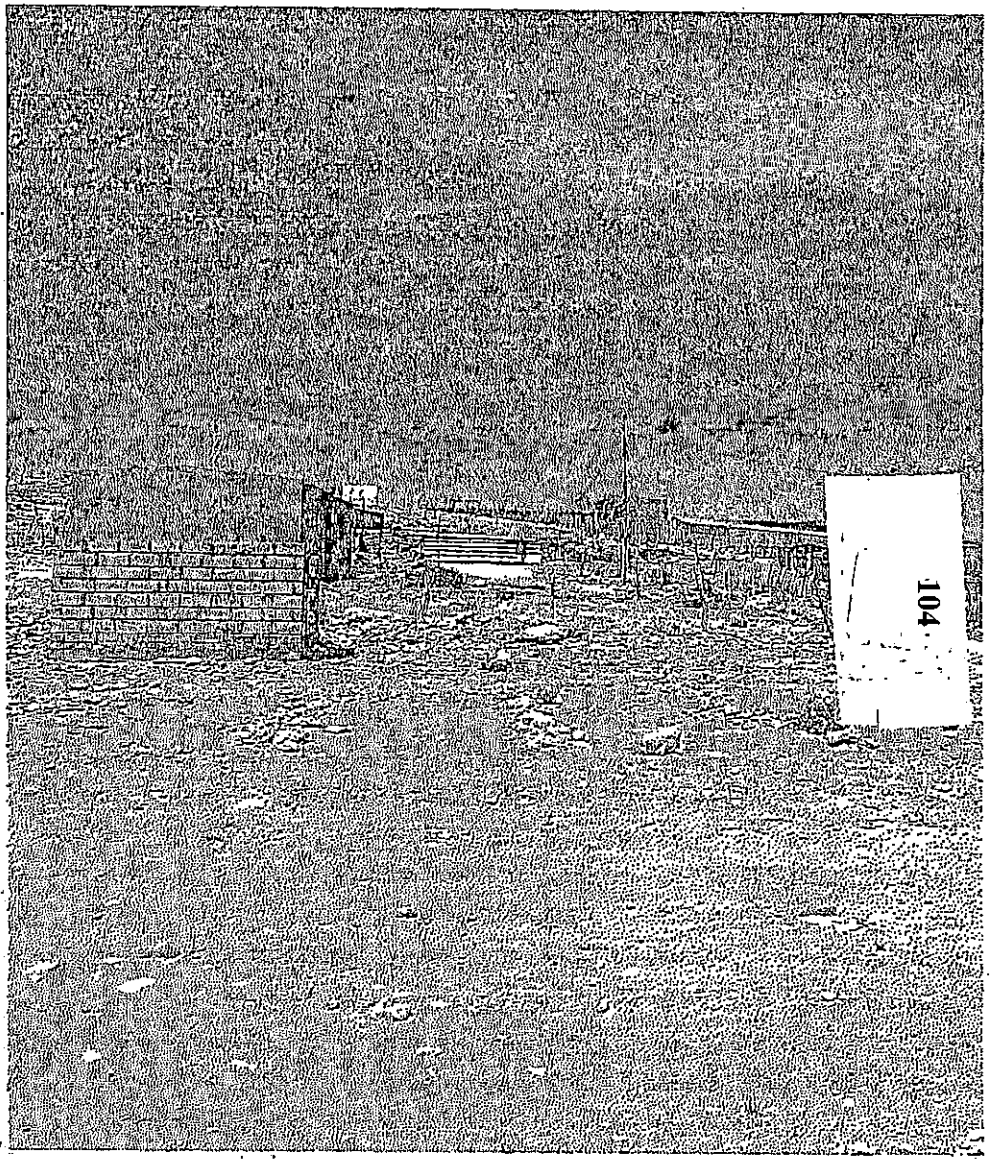
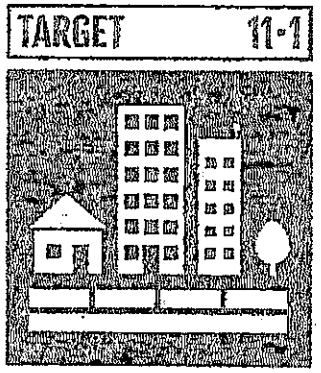
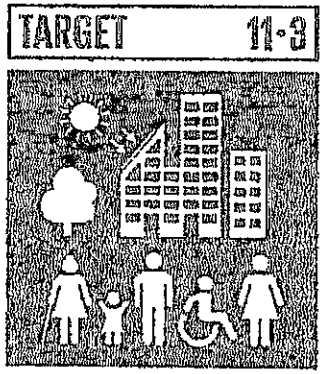


SUSTAINABLE CITIES AND COMMUNITIES

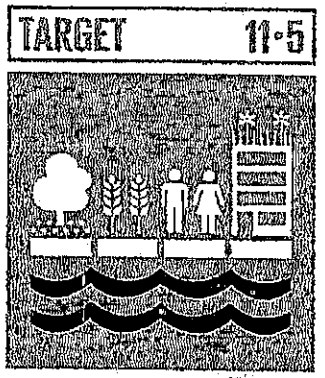
SDG 11



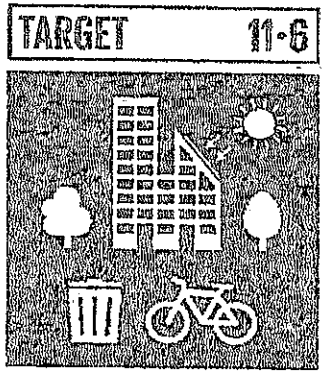
SAFE AND AFFORDABLE HOUSING.



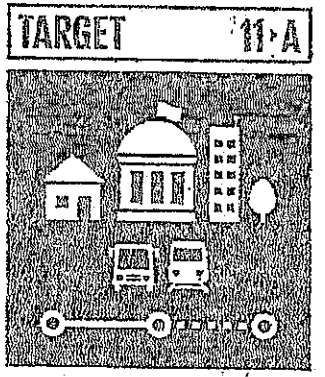
INCLUSIVE AND SUSTAINABLE URBANIZATION



REDUCE THE ADVERSE EFFECTS OF NATURAL DISASTERS.



REDUCE THE ENVIRONMENTAL IMPACT OF CITIES



STRONG NATIONAL AND REGIONAL DEVELOPMENT PLANNING

Our Offer

Strategy

We analyse and provide technical expertise on urban digital transformation, data strategies and digital governance frameworks.

Tools

We provide innovative approaches and digital tools on public participation, spatial analysis, mapping, data simulation and visualisation.

Capacity

We provide practical training, knowledge exchange and technical advice.

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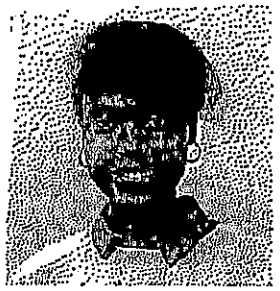
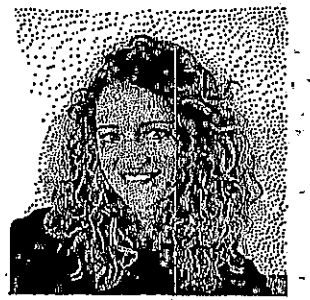
ABOUT US

Our Project team



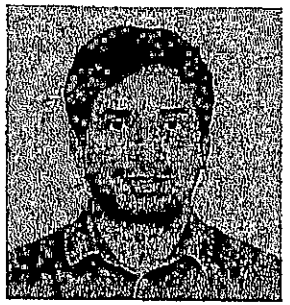
Carine Ingabire
Environmental Engineer

Dora Hegyi
Urban Analyst

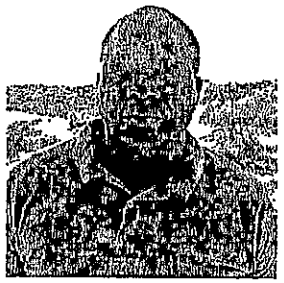


Abigail Kemper
Project Lead

Yuming Pan
Data Scientist



Vamsi Gunturi
Lead Developer



Thomas Chiramba
Project Advisor

Natanael Nabot
Data Scientist

Recruiting
Data Scientist

Anthony Twesigye
Front end developer

Recruiting
Back end developer

2024–25 Workplan

1 Data Governance

To formally establish who and how local authorities can better manage their data and make better use of data in planning, service delivery and decision making.
To initiate the development of Local Data Strategies.

2 Data platform

To enable the safe sharing and access to digital data by local and national governments and other stakeholders.

3 NHIS 4th Module

To support NSA with technical capacity design thinking process.
To empower local authorities to streamline the data required by the NHIS with their own processes related to upgrading informal settlements.
To improve citizen participation in the upgrading of informal settlements.

4 Local digital /data intervention

Identify local priority interventions to increase climate resilience
Collaborate with stakeholders to implement 5 pilot interventions (digital and/or data solutions) that build climate resilience in partner towns.

5 Training

Build capacity and skills a
stakeholders to make better use of data and digital tools through training and peer learning exchange.
User training and user manuals to be provided for every tool and local intervention developed by UNITAC.

Collaboration

Inclusive and Sustainable Urban Development (ISUD)

giz Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH

- **Data science and research support:** reviewing and optimising data collection, data analysis and developing research conclusions from informal settlement profiling.
- **Digital tools:** for data visualisation, analysis and sharing
- **Safe Data Sharing Platform** for all stakeholders to share and access data with appropriate access rights and restrictions

Potential areas of Collaboration

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LOCAL CONTEXT

Upgrading Informal Settlements

- Digital solutions for mapping informal settlements, measuring population density and change over time. We are already using digital tools for collecting data and civic participation.
- With data, we can plan better, we can make better decisions and deliver better services.
- Role at national level still to be defined with MURD and NSA
- Colaborating with partners such as NHAG, GIZ, NUST

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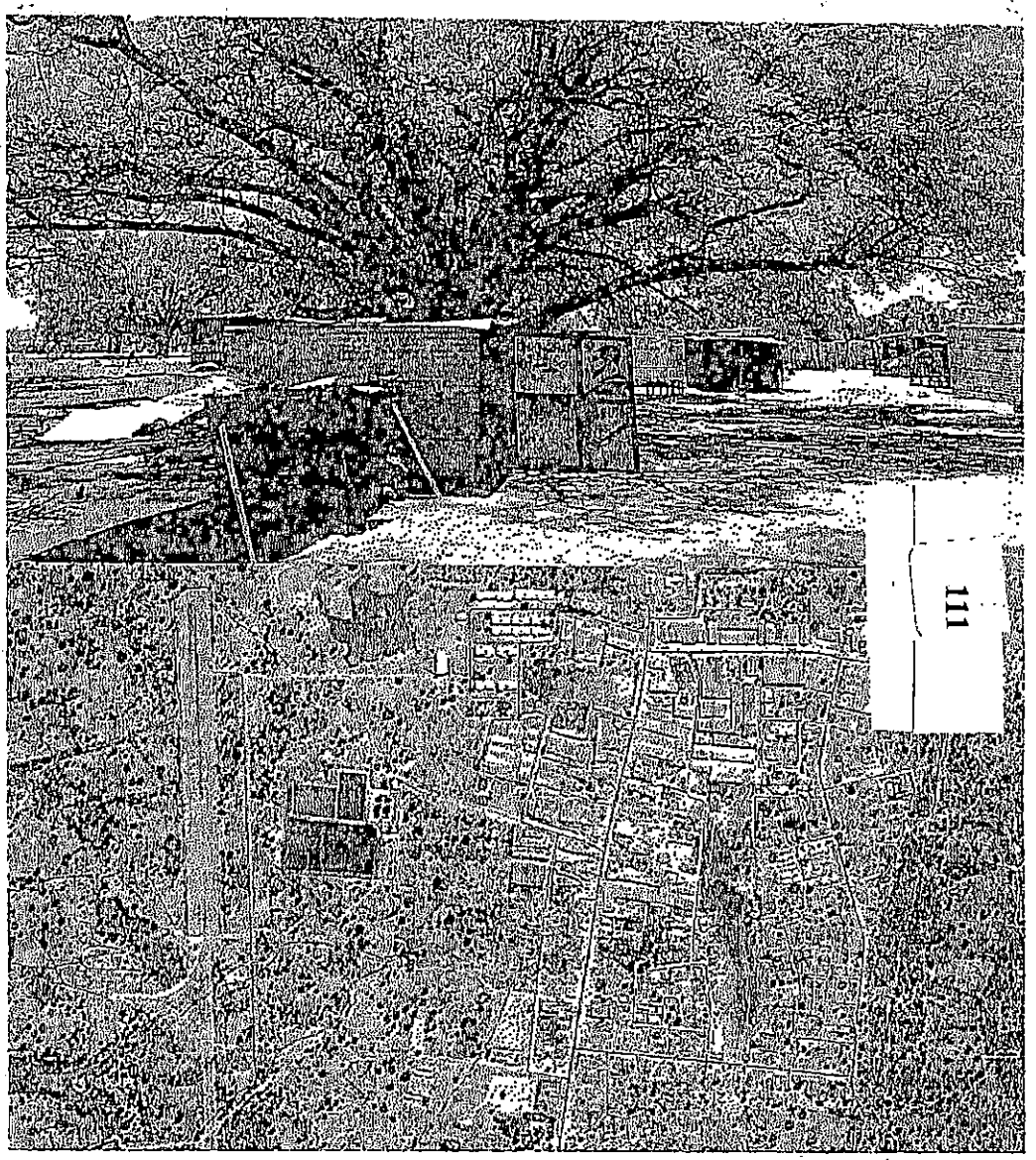
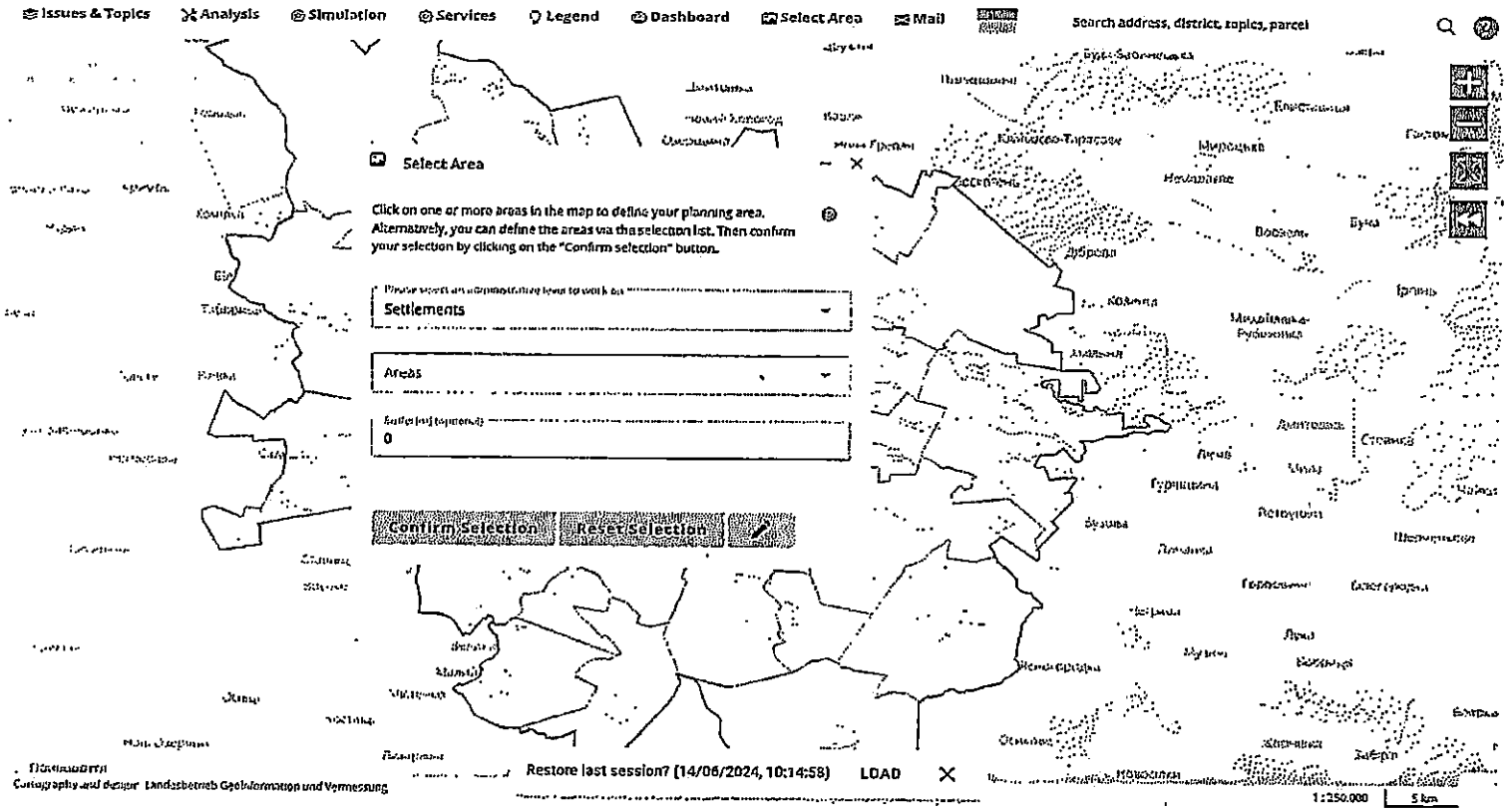


Data and digital tools

Selection of data and digital tools

- CoSI
- DIPAS
- Data from informal settlement enumeration surveys
- Data Platform required to deploy digital tools and data sharing

CoSi - Cockpit of Urban Infrastructure



Partner: Hamburg's Authority for Urban Development and Housing

How it works:

- Data-agnostic visualization, analysis and simulation modules
- Simulation & scenario planning

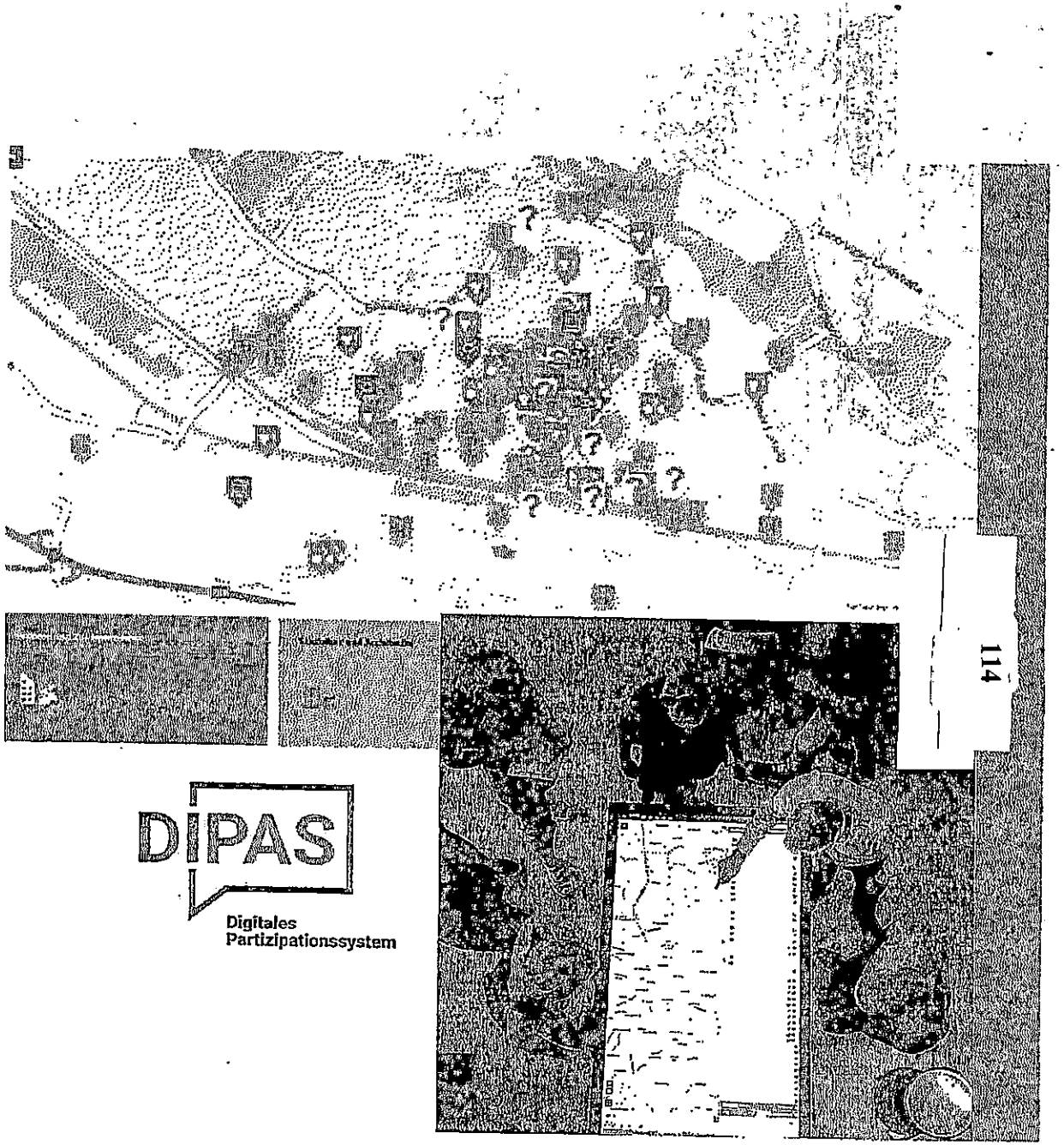
DIPAS

Digital Participation System

Partner: Hamburg's Authority for Urban Development and Housing

How it works:

- Citizens comment online (mobile devices) or on site (touch-table at events) on city planning issues
- Evaluation of participatory data standards (Machine Learning/NLP)
- Informal participation



Solara one gives interactive map where layers being survey answers can be explored in the informal settlem

Gmail Maps

All Bookmarks

Search...

+ New

Home

Browse data

COLLECTIONS

Our analytics

Your personal collection

ISUD survey analysis

rehoboth reporting - billing

rehoboth reporting - sewerage and ...

Metabase has been updated

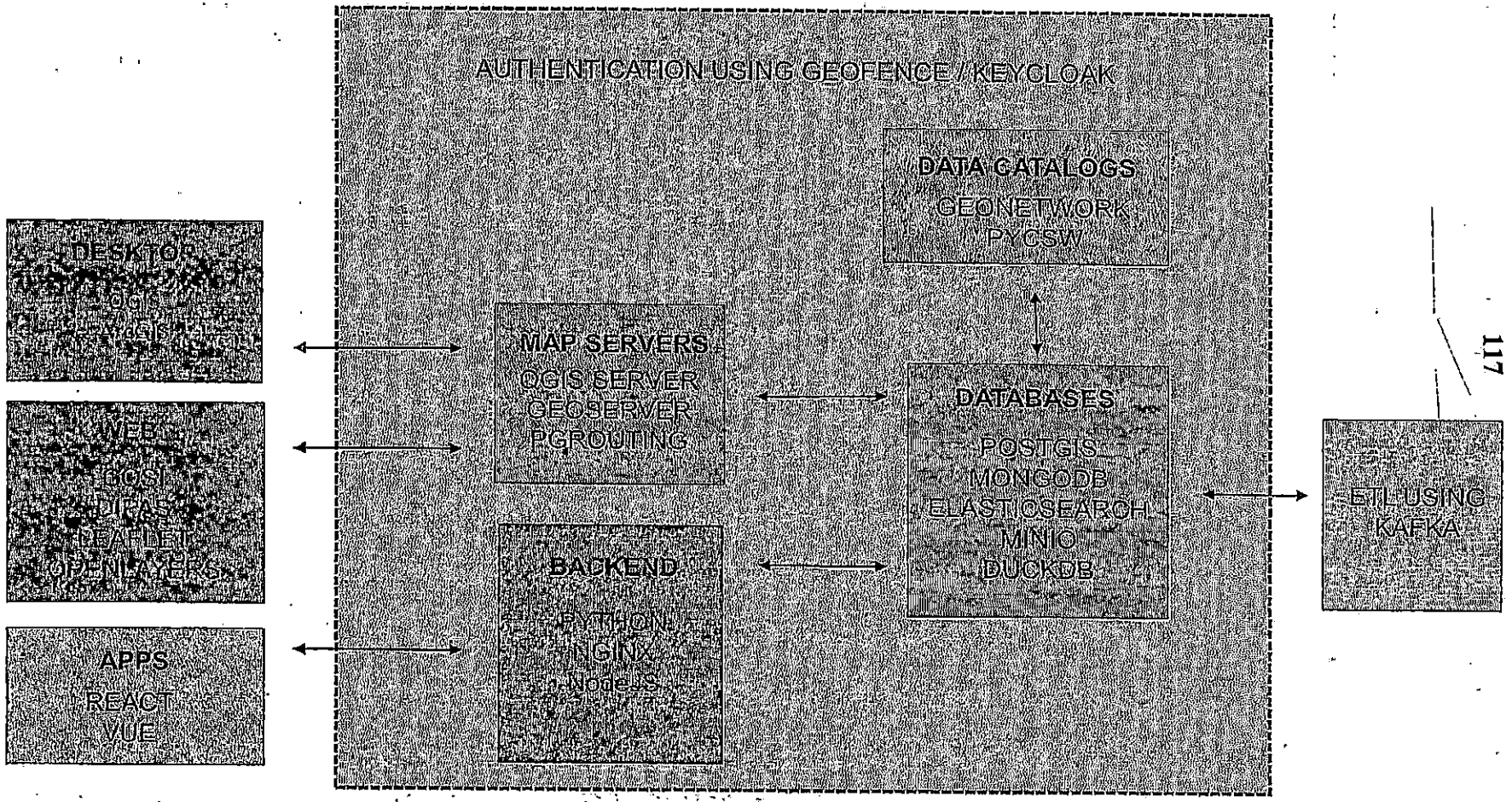
See what's new

ISUD survey analysis

Type	Name	Last edited by	Last edited at
	ISUD survey - helao nafidi trade and business	whisky pizza	April 24, 2024
	ISUD survey - RUNDU EAST, WEST, SEWAGE	whisky pizza	April 09, 2024
	Does The Business Have Any Employees?	whisky pizza	April 08, 2024
	F1 development challenges by settlement	whisky pizza	April 09, 2024
	How Long Has This Business Been Operational	whisky pizza	April 08, 2024
	how many informally employed are women	whisky pizza	April 24, 2024
	How Many People Do You Support With This B...	whisky pizza	April 08, 2024
	How Much Are You Able Save Each Week?	whisky pizza	April 08, 2024
	Indicate The Type Of Business	whisky pizza	April 08, 2024

The meta base one enables you to create questions based on surveyed answers, visualizing simple g

Initial draft for Spatial Data Infrastructure (SDI) inside Data Platform



POTENTIAL AREAS OF COLLABORATION

People Centered Smart Cities

UN-HABITAT

HAMBURG UNITAC

People-Centered Smart Cities Flagship Programme

UN-HABITAT

- People-centered smart cities use innovation and technology to make life better for their residents.
- Three key considerations to make smart cities people-centred:

Improving lives in urban areas

Develop technologies and digital solutions that **improve the lives of people,** focusing on accessibility, ensuring public participation and developing skills and tools to achieve urban goals such as inclusive urban planning, sustainable mobility, and affordable housing services.

Digital human rights

Support the **protection of human rights in smart cities - both online and offline** - through technical guidance on how to set up foundations, structures and tools to govern technologies and digitalization processes.

Digital inclusion

Ensure that people-centered smart cities **work to overcome the digital divide** in terms of internet access, infrastructures, skills, affordable digital services and economic opportunities.

How we work? - Technical cooperation

UN-HABITAT

Research

- AI, smart city governance, digital human rights

Technical guides for cities & regions

- Practical playbooks on smart cities

Diagnostics

- National or city level diagnostics/assessment of smart city development (status, capabilities, challenges, opportunities)

Smart city governance

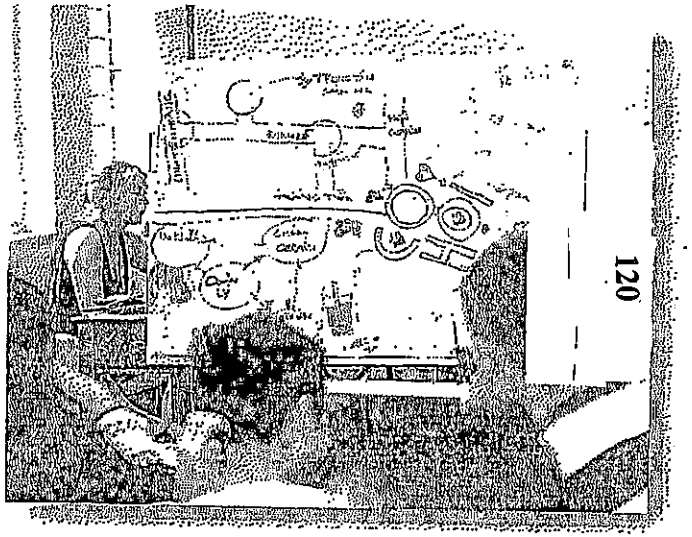
- Formulation of national/local people-centered smart city governance policies, plans, strategies and frameworks

Tech solutions for cities

- Design of technology solutions for cities on specific priorities or challenges (e.g. data platforms)

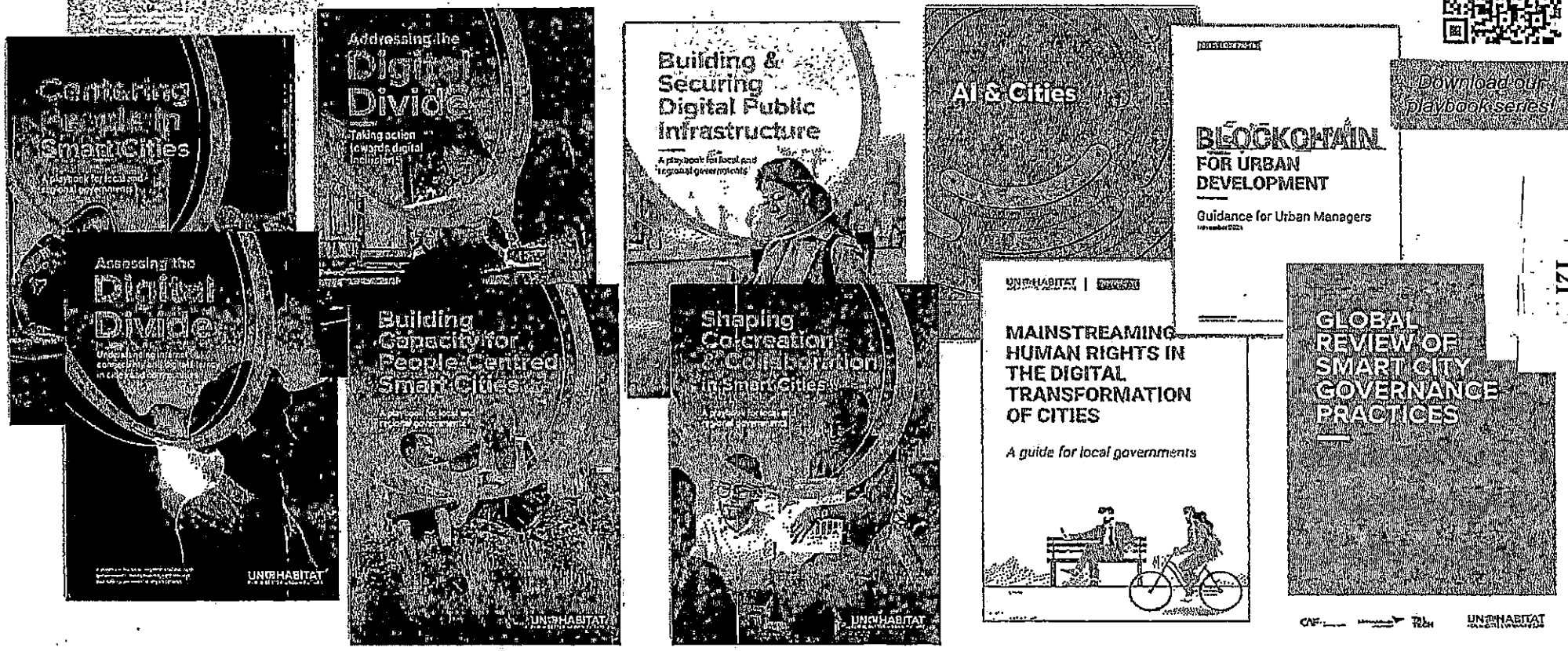
Capacity development

- Trainings/capacity building for local governments, policy and decision makers on people-centered smart city development



Guiding cities and local governments on smart cities

UN-HABITAT



Download our playbook series!

https://unhabitat.org/programme/people-centered-smart-cities

Reimagine Windhoek – Pioneering the African city of the future

- Key component: communication
- Generate discussions around topic
- Get public on board
- Pioneering role of Windhoek

POTENTIAL AREAS OF COLLABORATION

What could it be?

- Inspiring event e.g. Festival in strategic location
- Bring together diverse perspectives
- Encourage out of the box thinking
- Different activities and potential formats

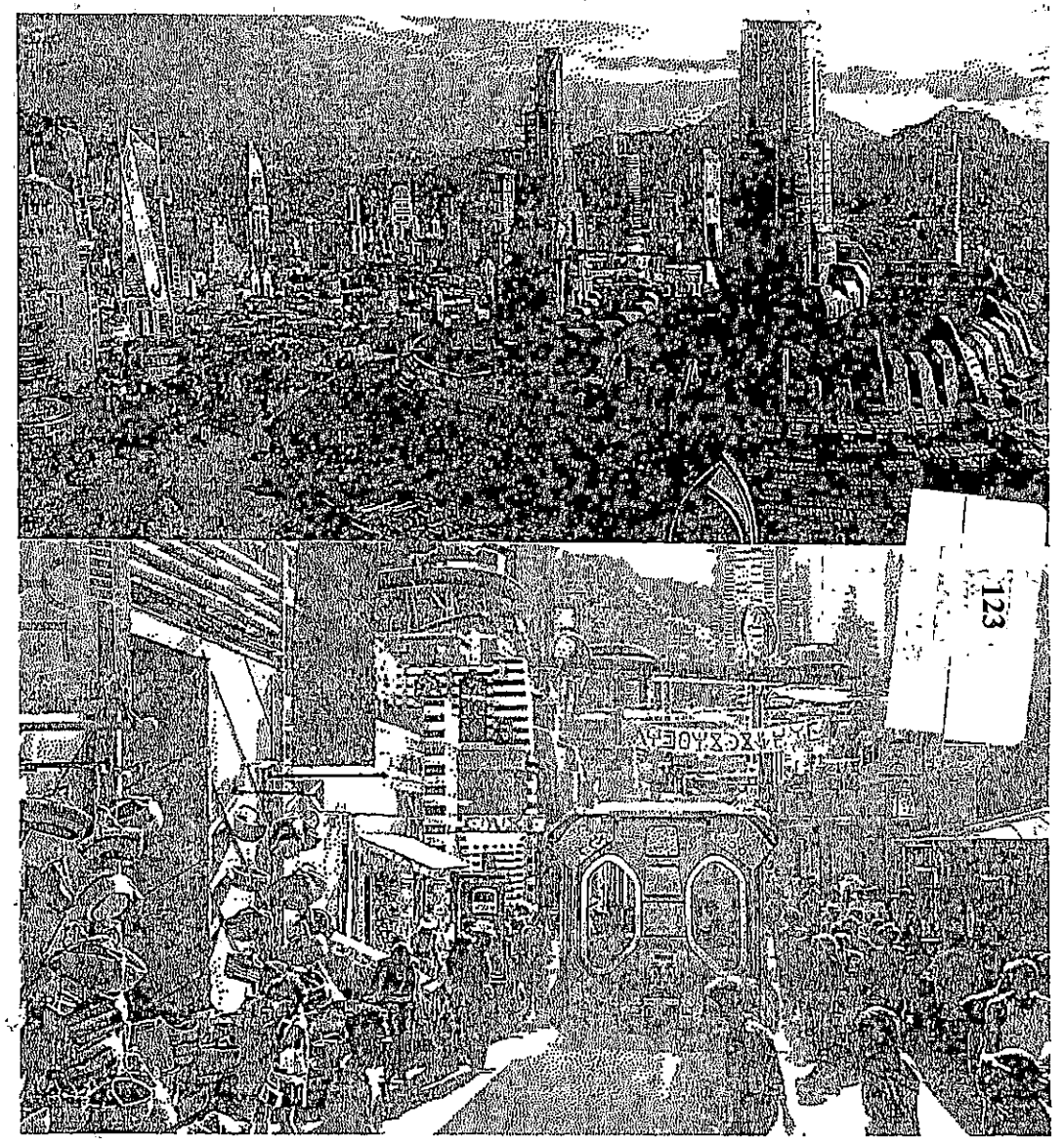


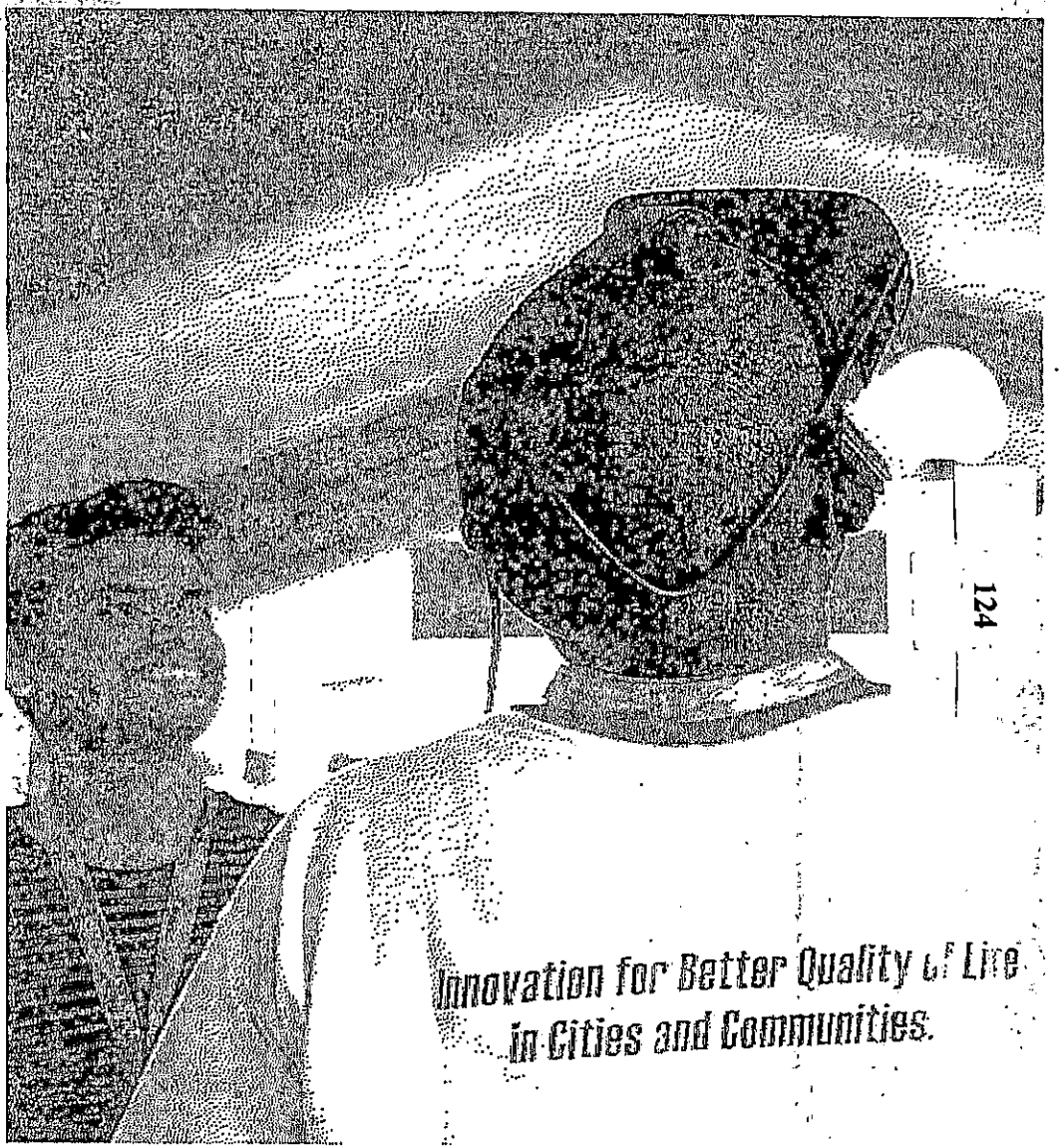
Image source

POTENTIAL AREAS OF COLLABORATION

Citizen and stakeholder engagement

- Put people in the focus
- Attract stakeholders
- Co-create smart city vision

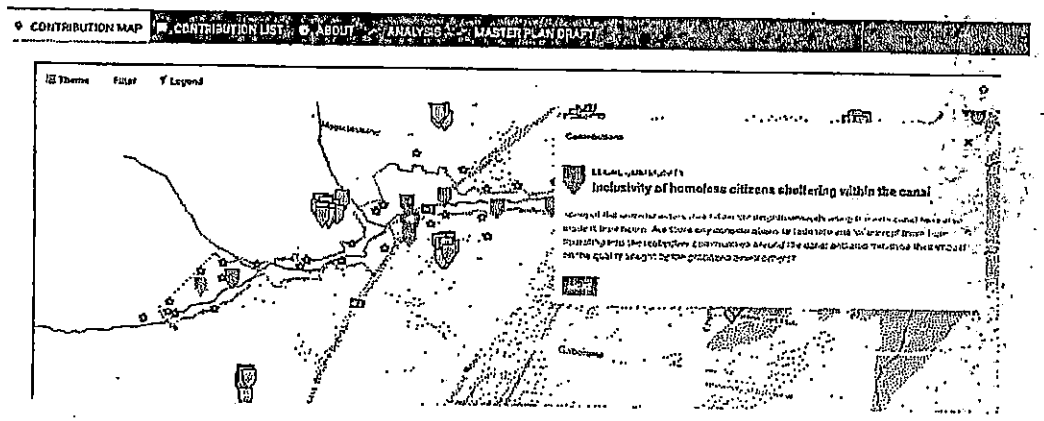
HAMBURG UNITAC



POTENTIAL AREAS OF COLLABORATION

Digital citizen engagement in Botswana

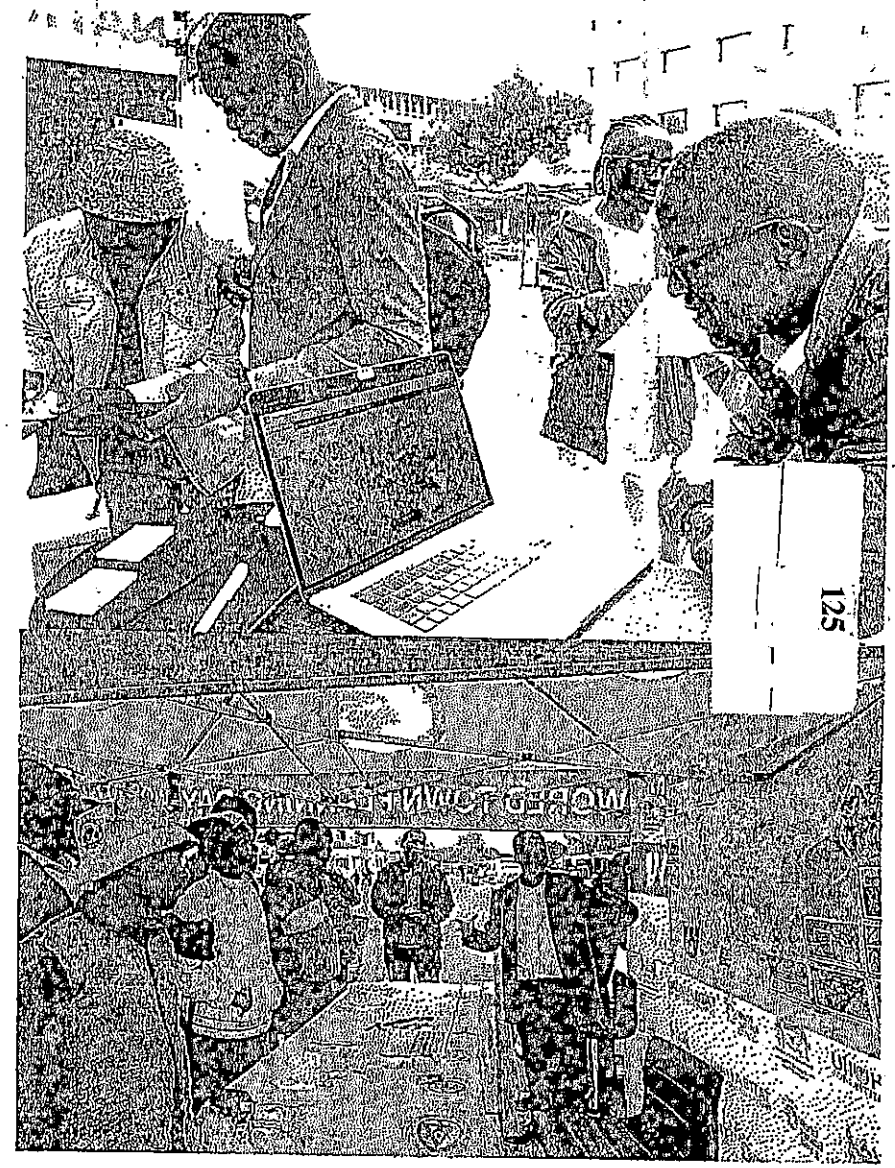
Segoditshane River Corridor



HAMBURG UNITAC

DEPARTMENT OF TOWN & COUNTRY PLANNING

Botswana INNOVATION HUB



URBAN Green cc
SUSTAINABILITY CONSULTANTS

URBAN Green cc
Town and Regional Planning Consultants
Environmental Management Consultants

18 April 2023

Our Reference: KHOM/PTN/REM/18.16.48/FARM-BRAK/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 PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0'

Checklist of Appendices attached, in support of the above application.

Appendix A	Locality Map	✓
Appendix B	Aerial Map	✓
Appendix C	Copy of Title Deed	✓
Appendix D	Town Planning Certificate	✓
Appendix E	Portion Diagram	✓
Appendix F1	Zoning Map	✓
Appendix F2	Current Land Use Map	✓
Appendix F3	Future Land Use Map	✓
Appendix G	Credit Check from City of Windhoek	✓
Appendix H	Environmental Clearance Certificate	✓
Appendix I	Special Power of Attorney	✓
Appendix J	Proof of Application Submission Fee Payment	✓

CITY ... EK
DEPT OF ... PLANNING
2023 -04- 18
URBAN ... NG
BP3

Telephone: +264-61-300 820
Fax: +264-61-401 294
Cell: +264-81-129 5759
E-mail: urbangreen@iway.na
Website: www.urbangreenafrica.net

GREEN BUILDING COUNCIL

P O Box 11929
Klein Windhoek
Namibia

No. 19 Elysium Field Complex,
No. 40, Berg Street, Klein Windhoek

URBAN Green cc
Town and Regional Planning Consultants
Environmental Management Consultants

18 April 2023

Our Reference: KHOM/REM/PTN/18.16.48/FARM-BRAK/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 PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND CONSENT TO PROCEED WITH THE INTENDED REZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL

1. APPLICATION

Urban Green cc has been appointed by WP Transport (PTY) LTD., the owner of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 to apply with the Windhoek City Council for the –

- **Rezoning of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval**

as provided for by the Windhoek Town Planning 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 newly promulgated Urban and Regional Planning Act (No. 5 of 2018).

It is the owner's intention to rezone from residential to industrial with the purpose to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme.

2. SITE INFORMATION

2.1 Locality

Portion Rem/18/16 of the Farm Brakwater No. 48 is situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. It is located to the south-eastern side of the larger Brakwater area (see Appendix A).

Telephone: +264-61-300 820
Fax: +264-61-401 294
Cell: +264-81-129 5759
E-mail: urbangreen@iway.na
Website: www.urbangreenafrica.net

GREEN BUILDING COUNCIL
Klein Windhoek

P O Box 11929
Klein Windhoek
Namibia
No. 19, Elysium Fields
No. 40, Berg Street
Klein Windhoek

2.2 *Topography*

The immediate surrounding area has a moderate topography having a natural fall west-east wards towards the Klein Windhoek River, which flows northwards to link-up with the Swakop River.

The Portion Rem 18/16/48 borders Portion 22/18/48, Farm Brakwater, to the east which is adjacent to the Klein Windhoek River located to the eastern parts (see Appendix B).

The Portion has a flat topography with natural drainage within a west-easterly direction, away from the Portion into the Klein Windhoek River. The Klein Windhoek River is located 0.12km east from the portion Rem 18/16/48, Farm Brakwater. This river feeds downstream water resources (i.e. localised boreholes and the Swakoppoort Dam) along the Swakop River.

The Klein Windhoek River is highly invested with the Prosopis tree species in the area surrounding the Portion Rem/18/16/48, Farm Brakwater. The Portion is located well away of the Klein Windhoek River and not affected by any flooding.

2.3 *Current Zoning*

In accordance with the Windhoek Town Planning Scheme the current zoning of Portion Re/18/16/48, Farm Brakwater is 'residential' with a density of 1:50,000 (see Appendix D).

2.4 *Size*

Portion Remainder 18 (a portion of portion 16) Farm Brakwater No. 48, measures 4,3591 hectares as indicated by the portion diagram (Appendix E) and title deed.

2.5 *Ownership*

Portion Rem/18/16 of the Farm Brakwater No. 48 is owned by WP Transport (PTY) LTD. Find attached as indicated by the Deed of Transfer No. T1990/2015, (see Appendix C1).

2.6 *Existing land use & Buildings*

The Portion Rem/18/16/48, Farm Brakwater is currently used for industrial purposes e.g. logistics purposes, and accommodates a residential building; office buildings with parking; ablution facilities located to the north and a workshop and wash bay for trucks, a fuel depot and vast storage space for trucks, trailers, tanks and containers located in the centre and southwards, as indicated by Appendix B. The surrounding area is characterised by existing heavy industrial activities.

2.7 *Access*

Access is currently obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16 of the Farm Brakwater No. 48, having a northerly and westerly access.

2.8 *Existing Infrastructure Services*

The Portion Rem/18/16/48, Farm Brakwater is supplied with electricity from the existing NamPower network, while potable water is supplied by NamWater. The existing borehole, offering brackish (hard) water, is used for washing of trucks and dust suppression. Sewerage from the ablution facilities and office toilets is captured in on-site septic tanks that are pumped on request by Rent-a Drum. Daily waste is also removed by Rent-a-Drum.

2.9 *Existing Title Deed Conditions*

The title conditions registered against the Portion is listed within the attached Deed of Transfer No 1990/2015.

3. DEVELOPMENT PROPOSAL

3.1 *Intended Rezoning & Development*

It is the owner's intention to rezone from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0' with the purpose to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme.

3.2 *Future Access & Parking Provision*

Future access would be obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16 of the Farm Brakwater No. 48, having a northerly and westerly access, and parking would be provided on the Portion in accordance with the Windhoek Town Planning Scheme.

3.3 *Future Infrastructure*

Future infrastructure services on Portion Rem/18/16/48, Farm Brakwater would be the continuation of electricity supply from the existing NamPower network, while potable water would be supplied by NamWater. The existing borehole, offering brackish (hard) water, would be used for washing of trucks and dust suppression. Sewerage from the ablution facilities and office toilets would be captured in on-site septic tanks that would be pumped on request by Rent-a Drum. Daily waste would be removed by Rent-a-Drum. Future services are to be provided according to municipal standards.

4. MOTIVATION

3.4 *Need and Desirability*

Considering the land uses and coverage of the immediate and larger surroundings, which are of industrial nature, as well as the intended rezoning, the requested rezoning from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0' can be considered as desirable. The rezoning's need is purely motivated by the compliance and the owner's desire to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme requirements.

3.5 *Windhoek Town Planning Scheme; City's Policy & Development Framework*

The particular area of Brakwater is surrounded by properties that were rezoned for industrial use as provided for by the Windhoek Town Planning Scheme. The Brakwater Development Policy Plan (non-statutory) was introduced in support to the Town Planning Scheme No. 23 of April 1995, following the incorporation of the larger Brakwater area as part of the jurisdictional area of the City of Windhoek.

The 1995 Brakwater Development Policy Plan provides a 'land use zonation' which provides guidance to Council pertaining rezoning and consent use applications. It also provides general direction for the future use of land and infrastructural development in Brakwater, and is made up of eight development zones, as amended.

The Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 falls within the central parts of the Development Zone E, as indicated in Figure 1 below. The surrounding area is characterised by existing heavy industrial activities (see Appendix B).

Figure 1

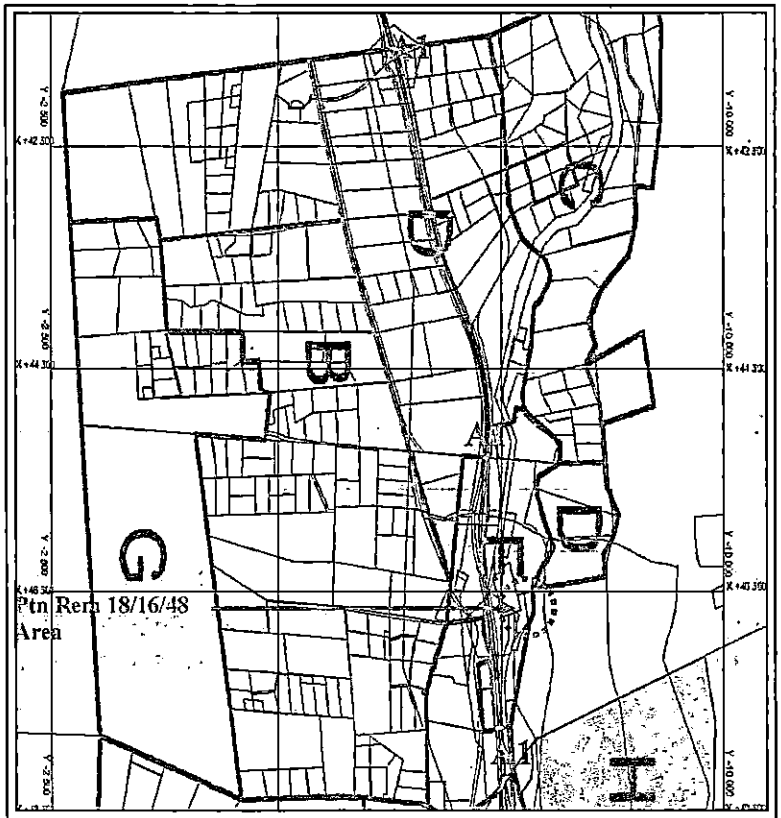


Figure 1 – The eight development zones (Source: Brakwater Development Plan, 1995, as updated)

The Brakwater Bulk Services Master Plan (2010) provides for the longer term planning and development of bulk infrastructure (i.e. arterial roads, water and sewer) within the Brakwater area. For the immediate short term, provision of services is the responsibility of the developer to be designed and constructed according to the Municipal standards (City of Windhoek Drainage Regulations (GN 208 of 1930).

Rezoning`s from residential to industrial is supported by the City of Windhoek.

Use of Existing and New Buildings

The residential building; office buildings with parking; ablution facilities; workshop and wash bay for trucks, the fuel depot and vast storage space for trucks, trailers, tanks and containers will continue to be used for the purpose of industrial (i.e. logistics) as is. No other uses are intended.

Access to the Ptn Rem 18/16/48, Farm Brakwater will continue to be obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16 of the Farm Brakwater No. 48, having a northerly and westerly access.

5. CONCLUDING REMARKS

Considering the variety of industrial land uses and mixture of activities within the immediate and larger surroundings to the Portion Rem/18/16/48, Farm Brakwater, it is the owner's intention to rezone from residential to industrial with the purpose to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme.

To enable the mentioned, a rezoning from residential with a density of 1:50,000 to industrial with a bulk of 1.0 is required.

Considering the fact that the requested rezoning is in line with the City's policy for land uses and bulk for this particular area, and the fact that the use of the Portion Rem/18/16/48 remains as is without any additional load on any services, the requested rezoning can be supported.

We, on behalf of the owner of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48, herewith apply with the City Council for the –

- **Rezoning of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval**

as provided for by the Windhoek Town Planning 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.

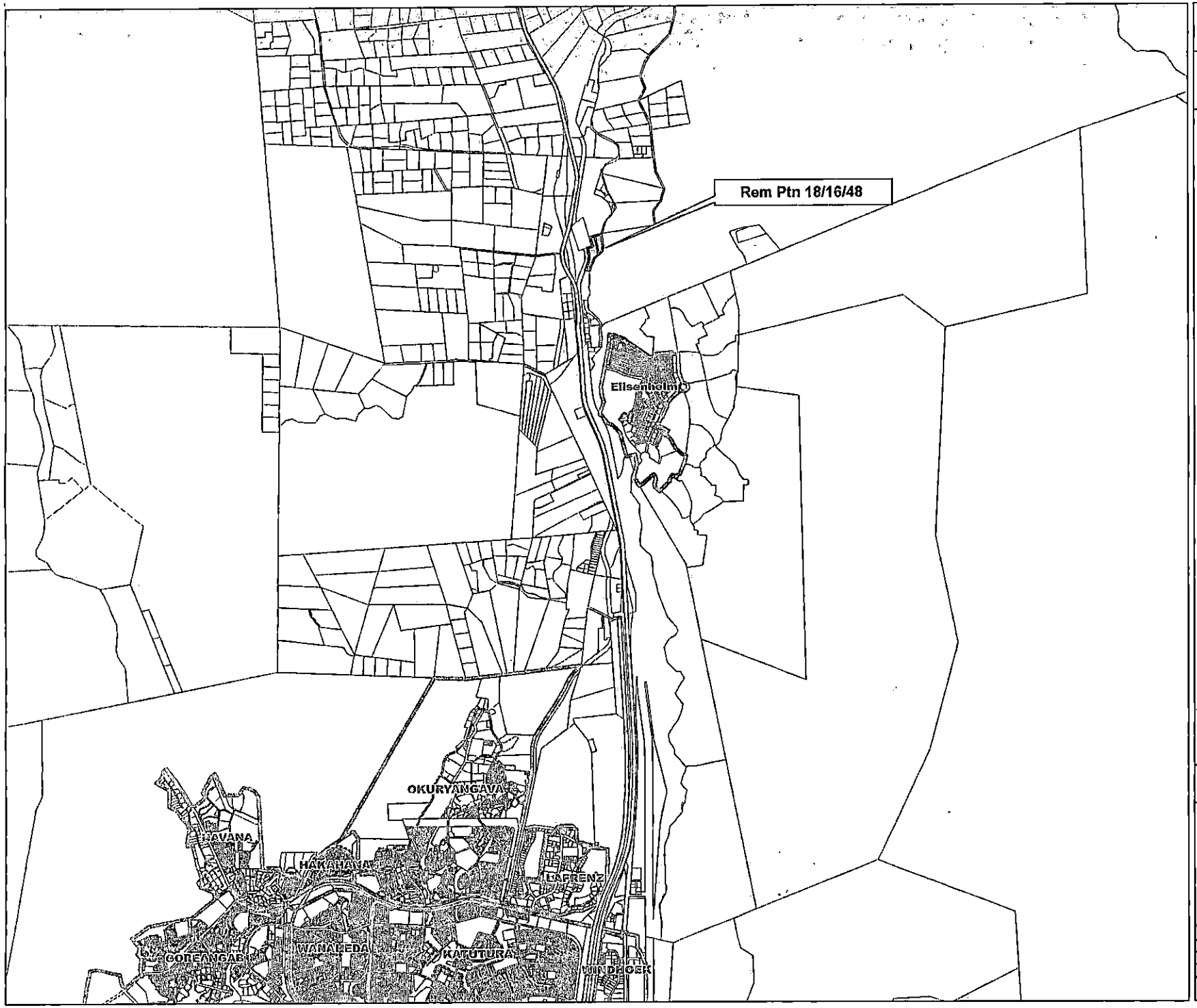
Appendix A	:	Locality Map
Appendix B	:	Aerial Photo Map
Appendix C1	:	Copy of Title Deed
Appendix C2	:	Copy of Company Founding Statement
Appendix C3	:	Company Resolution
Appendix D	:	Town Planning Certificate
Appendix E	:	Portion Diagram
Appendix F1	:	Zoning Map
Appendix F2	:	Current Land Use Map
Appendix F3	:	Future Land Use Map
Appendix G	:	Credit Check from the City of Windhoek
Appendix H	:	Environment Clearance Certificate
Appendix I	:	Special Power of Attorney
Appendix J	:	Proof of Application Submission Fee Payment

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 newly 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)



FARM BRAKWATER

Rem Ptn 18/16/48

N

Legend

- Trunk Roads
- Location of Portions
- Township Extentions
- Windhoek Erven
- Windhoek Farms

133

LOCALITY MAP

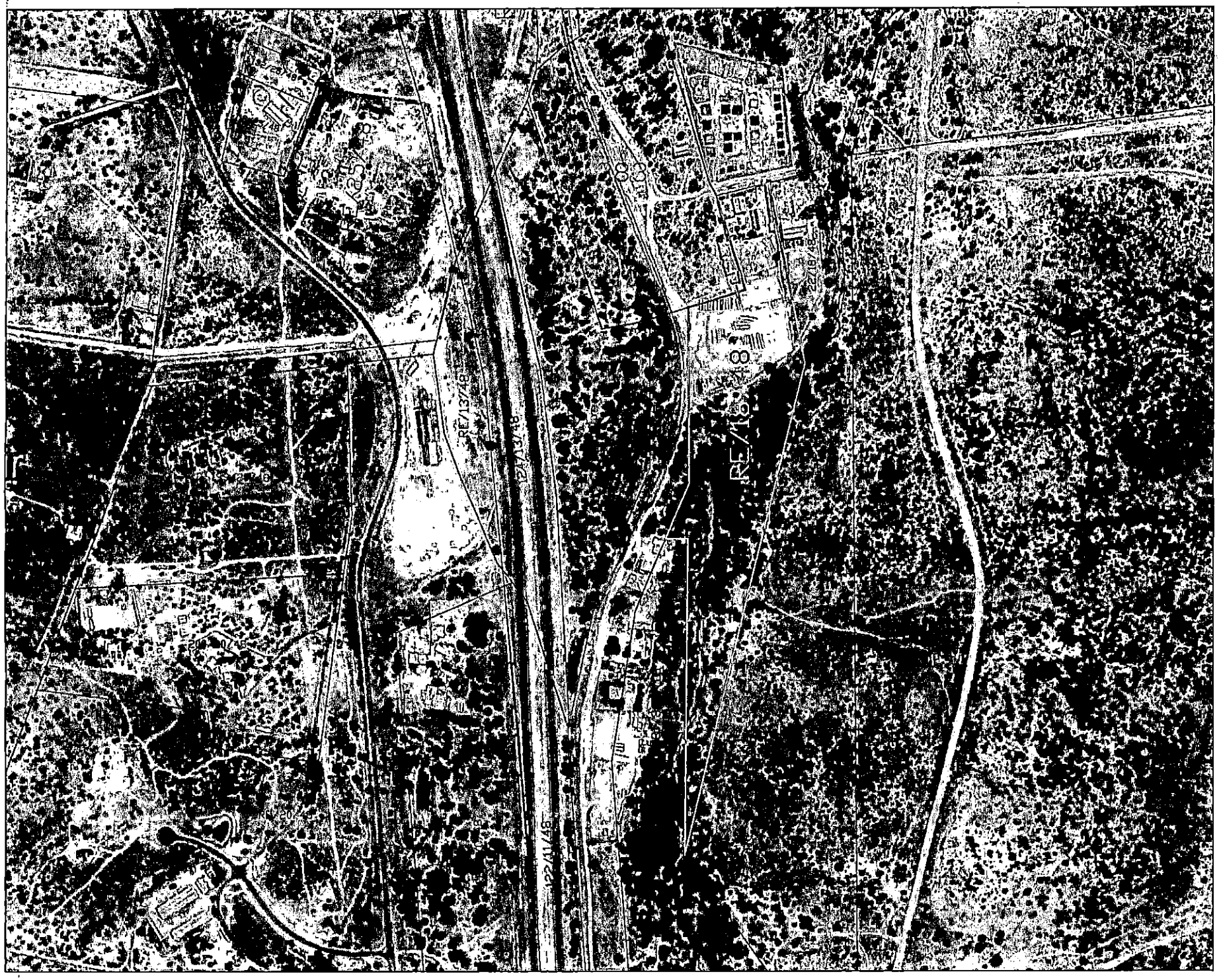
NOTES:

The copyright of this drawing is reserved

PREPARED BY:

P O BOX 11929
Klein Windhoek
WINDHOEK
CELL: 0811295759
TEL: 061-300820
FAX:061-401294

SURVEY:	DATE: April 2021
DESIGN: Urban Green	
DRAWN: OBS	DATE: April 2021
DRAWING NO: Portion 18 & 22	
SCALE	1:52,780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Transfer/deed of transfer/beverley/18.03
JSS/bv/H43597/ 20

Prepared by me

Conveyancer
STEYN JS

ORIGINAL
STAMPED
DUTY N$ 264 000-00
FEES

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

DEED OF TRANSFER NO. T 1990 /2015

BE IT HEREBY MADE KNOWN

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

H.S. PROPERTIES (PROPRIETARY) LIMITED
COMPANY NUMBER: 2009/005

8000000648884

dated the **26TH** day of **JANUARY 2015** and signed at **WINDHOEK;**

AND THE SAID APPEARER declared that him said Principal on the **14TH OF AUGUST 2014** had truly and lawfully sold and that he, in his aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of

WP TRANSPORT (PROPRIETARY) LIMITED
COMPANY NUMBER: 2006/062

Its Successors in Title or Assigns

CERTAIN	**REMAINING EXTENT OF PORTION 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48**
SITUATE	**IN THE MUNICIPALITY OF WINDHOEK**
REGISTRATION DIVISION	**"K", KHOMAS REGION**
MEASURING	**4,3591 (FOUR COMMA THREE FIVE NINE ONE) SQUARE METRES**
FIRST TRANSFERRED	**BY DEED OF TRANSFER NO. T1057/1956, WITH DIAGRAM, RELATING THERETO;**
AND HELD BY	**DEED OF TRANSFER NO. T318/1998**

A. **SUBJECT** the whole property, with the exception of the figures L.M.N.O.P.H.J.K. as indicated on Diagram No. A.79/1956 annexed to Deed of Transfer No. T1057/1956, is subject to the following conditions created in Government Grant No. 57/1927 dated 28th July 1927, and registered on 4th of August, 1927, namely: -

(a) That the land hereby granted shall be subject to the laws for the time being of the Government of Namibia respecting minerals, prospecting, mining and all rights and materials incidental thereto;

(b) That the Administrator may at any time and in such manner and under such conditions as he may think fit -

(i) construct or authorise the construction of dams or reservoirs upon the land hereby granted;

(ii) construct or authorise the construction upon, through or under the land hereby granted of water furrows, pipelines, canals and drains and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land;

(iii) construct and work or authorise the construction and working subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted,

and take material from the land hereby granted for the purpose of any such works.

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

(c) That the Administrator may at any time in any such manner and under such conditions as he may think fit, resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

(d) That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

(e) That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed, or altered by competent authority.

(f) That the grantee shall be required to grant any adjacent or neighbouring proprietary a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

(g) The owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B. **FURTHER SUBJECT TO** the endorsement in terms of Section 22 (4) of Ordinance 11 of 1963, namely: the within Transferee is prohibited from erecting any further buildings on the within property/ies, other than for farming operations as created by endorsement against Deed of Transfer No. T1058/1970.

C. **FURTHER SUBJECT TO** to a Servitude to convey electricity in favour of NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED, Company No. 2051, as created by virtue of Notarial Deed of Servitude No. K313/2010S.

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

IN FAVOUR OF THE LOCAL AUTHORITY

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

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.

WHEREFORE THE APPEARER, renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR**, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said **TRANSFEREE**, Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be **N$22 000 000.00.**

SIGNED at **WINDHOEK** , on 2015 -04- 16
together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence:

REGISTRAR OF DEEDS

1. Transfer Duty receipt No. **108189576** issued at **Windhoek** on **16 FEBRUARY 2015** for **N$2 640 000.00.**

Checked

(1. ..... 2. .....

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

.....
CONVEYANCER

VAN DER MERWE-GREEFF ANDIMA INC/bv
Ordinary Transfer/pa/beverley/15.01.2015
Ref: JSS/bv/H43597 / 20

Prepared by me

Conveyancer
STEYN JS

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

WILLIE DAMES, duly authorized thereto and acting on behalf of:

H.S. PROPERTIES (PROPRIETARY) LIMITED
COMPANY NUMBER: 2009/005

do hereby nominate, constitute and appoint

MARIA CATHARINA GREEFF AND/OR JACOB SCHALK STEYN AND/OR MARGARET JEANE DE BRUYN

with power of substitution to be my true and lawful Attorney and Agent in our names, place and stead to appear before the

REGISTRAR OF DEEDS, at WINDHOEK

and then and there as my act and deed to declare that I

did on the **14TH** day of **AUGUST 2014**, sell to

WP TRANSPORT (PROPRIETARY) LIMITED
COMPANY NUMBER: 2006/062

for the sum of **N$22 000 000.00**

CERTAIN	**REMAINING PORTION OF PORTION 18 (A PORTION OF PORTION16) OF THE FARM BRAKWATER NO. 48**
SITUATE	**In the Municipality of WINDHOEK**
REGISTRATION DIVISION	**"K", KHOMAS REGION**
MEASURING	**4,3591 (FOUR COMMA THREE FIVE NINE ONE) HECTARES**
HELD	**by Deed of Transfer No T318/1998**

SUBJECT TO THE CONDITIONS CONTAINED THEREIN;

and further cede and transfer the said ground in full and free property to the said **TRANSFEREE**; to renounce all the right, title and interest which the said **TRANSFEROR** heretobefore had in and to the said property, to promise to free and warrant the said property thus sold and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as I might or could do if personally present and acting therein; herein ratifying, allowing and confirming all and whatsoever my said Attorney and Agent shall lawfully do or cause to be done in the premises by virtue of these presents.

SIGNED at **WINDHOEK**

on this 26th day of JANUARY 2015

in the presence of the undersigned witnesses:

AS WITNESSES:

1. .....

2. .....

.....

18-0/0005

EXAMINERS NOTES

1. Lodge waiver Certificate

2. Lodge tax clearance certificate

Form CM9

REPUBLIC OF NAMIBIA
COMPANIES ACT 1973
(Section 44(1)(b))

Registration No. of Company
2006/062

Certificate of change of name of company

This is to certify that

TEREDO INVESTMENTS (PROPRIETARY) LIMITED

has changed its name by SPECIAL RESOLUTION and is now called

WP TRANSPORT (PROPRIETARY) LIMITED

and that the new name has this day been entered in the Register of Companies

Signed and sealed at WINDHOEK this 22ND day of SEPTEMBER 2006.

Registrar of Companies

Seal of Companies Registration Office

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REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

ARTICLES OF ASSOCIATION

OF A COMPANY HAVING A SHARE CAPITAL
NOT ADOPTING SCHEDULE 1
[Section 60(1); Regulation [8]]

Registration No. of Company

2006/062

NAME OF COMPANY:

TEREDO INVESTMENTS (PROPRIETARY) LIMITED

COMMISSIONER OF OATHS
Charmaine Gouws
28 Church Street
P O Box 2356, WINDHOEK
Legal Practitioner
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A. The articles of Table B contained in Schedule 1 to the Companies Act, 1973, shall not apply to the Company.

B. The articles of the company are as follows:

INTERPRETATION

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1 (1) In these articles, unless the context otherwise indicates as provided in Section 188 (1) of the Act:

(a) "**authorised representative**" means a person authorised in terms of the Act by a company or other body corporate as its representative at any general meeting of the company;

(b) "**capital**" means the share capital of the company consisting of shares of par value or shares of no par value;

(c) "**company**" means this company as constituted by its memorandum of association;

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(d) **"foreign committee"** means a committee appointed under article 76 of these articles;

(e) **"memorandum"** means the memorandum of association of the company in force for the time being;

(f) **"person"** includes any company incorporated or registered under any law and any body of persons corporate or incorporate;

(g) **"share"**, in relation to the company, means a share in the share capital of the company, and includes stock as is provided for in Section 1(1) of the Act;

(h) **"the Act"** means the Companies Act, 1973;

(i) **"these articles"** means the articles of association of the company

(j) words and expressions defined in the Act, and which are not otherwise defined in these articles, shall have the meaning assigned there to by the Act.

RESTRICTIONS

2 The directors shall have regard to the restrictions on the commencement of business imposed by the Act as is provided for in Section 172 of the Act.

3 (1) The company is a private company and accordingly;

(a) the right to transfer its shares is restricted as hereafter provided;

(b) the number of members of the company (exclusive of persons who are in the employment of the company and of persons who having been formerly in the employment of the company, were, while in such employment and have continued since the determination of such employment to be members of the company) is limited to fifty;

(c) any invitation to the public to subscribe for shares or debentures of the company is prohibited; and

(d) the company shall not have power to issue share warrants to bearer as is provided for in Section 101 of the Act.

(2) Where two or more persons hold one or more shares of the company jointly, they shall for the purposes of the article be treated as a single member.

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4 The company shall not give, whether directly or indirectly, or whether by means of a loan, guarantee, the provision of security or otherwise, any financial assistance for the purpose of or in connection with a purchase or subscription made or to be made by any person of or for any shares of the company, or where the company is a subsidiary company, of its holding company as is provided for in Section 38 of the Act.

ISSUE OF SHARES AND DEBENTURES

5 (1) Subject to the provisions of the Act and any applicable provisions of the memorandum and without prejudice to any special rights previously conferred on the holders of existing shares, a general meeting, or the directors with the prior approval of the company in general meeting, may -

(a) issue any shares (including shares with such preferred, deferred or other special rights, or subject to such restrictions, whether in regard in dividend, voting, return of capital or otherwise) as the company may from time to time determine;

(b) create, issue and re-issue secured or unsecured debentures as is provided for in Sections 116, 124 and 125 of the Act;

(c) with the sanction of a special resolution, issue preference shares which are, or at the option of the company are liable, to be redeemed on such terms and in such manner as the company before the issue of the shares may determine. The special resolution sanctioning any such issue shall also specify by way of an addition to these articles the terms on which and the manner in which any such preference shares shall be redeemed as provided for in Section 98(1)(d) of the Act.

6 If any shares of the company are issued for the purpose of raising money to defray the expenses of the construction of any works or buildings or the provision of any plant which cannot be made profitable for a lengthy period, the company may, with the prior approval of the Minister, pay interest at a rate not exceeding six *per centum* (6%) per annum or such lower rate as may, for the time being, be prescribed by the Minister, on the issued share capital for the period and subject to the conditions and restrictions specified in the Act, and may charge the same to capital as part of the cost of construction of the works or buildings or the provision of plant as is provided in Section 79 of the Act.

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CERTIFICATE OF SHARES

7 (a) Every person whose name is entered, as a member in the register of members shall be entitled to one certificate for all the shares registered in this name, or to several certificates, each for a part of such shares. Every share certificate shall specify the number of shares in respect of which it is issued. Every original member shall be entitled to one share certificate free of charge but for every subsequent certificate the directors may make such charge as from time to time they may think fit; Provided that if a share certificate is defaced, lost or destroyed, it may be renewed on payment of such fee, if any, not exceeding twenty-five cents, and on such terms, if any, as to evidence and indemnity as the directors may think fit as is provided for in Section 94 of the Act;

(b) The company shall within two months after the allotment of any of its shares, debentures or debenture stock, complete and have ready for delivery the certificates of the shares, the debentures or the certificates of all debenture stock allotted as is provided for in Section 96 of the Act.

8 Share certificates shall be issued under the authority of the directors, or the foreign committee when authorised thereto by resolution of the directors, in such manner and form as the directors shall from time to time prescribe. If any shares are numbered, all such shares shall be numbered in numerical progression beginning with the number one, and each share shall be distinguished, and upon the registration of transfer of any such shares the certificate relating thereto shall, in addition to the distinguishing number, bear on the face such an endorsement, in the form of a reference number or otherwise, as will enable the immediately preceding holder of the shares to be identified as is provided for in Section 95 of the Act.

JOINT HOLDERS OF SHARES

9 A certificate for shares registered in the names of two or more persons shall be delivered to the person first named in the register as a holder thereof, and delivery of a certificate for a share to that person shall be a sufficient delivery to all joint holders of that share.

10 (a) Notwithstanding anything to the contrary in these articles, on the death, sequestration, liquidation or legal disability of anyone of such joint holders the other remaining joint holders may be recognised, at the discretion of the company, as the only persons having title to such share.

(b) Any one of such joint holders may give effectual receipts for any dividends, bonuses or returns of capital or other accruals payable to such joint holders.

(c) Only the joint holder whose name stands first in the register shall be entitled to receive notices from the company and any notice given to such joint holder shall be deemed to be sufficient notice to all joint holders.

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(d) Any one of the joint holders of any share conferring a right to vote may vote either personally or by proxy at any meeting in respect of such share as if he were solely entitled thereto, and if more than one of such joint holders be present at any meeting, either personally or by proxy, then only the joint holder who tenders the vote and whose name stands in the register before the other joint holders who are present in person or by proxy shall be entitled to vote in respect of that share.

(e) The company shall be obliged to register up to five persons, and shall be entitled to register more than five persons as joint holders of a share.

VARIATION OF RIGHTS

11 Unless otherwise provided by the terms of issue of the shares of any class or by the terms under which such shares are held, the special rights or restrictions attached to all or any shares of that class may be amended, modified, varied or cancelled by a general meeting, provided that any such amendment, modification, variation or cancellation which directly or indirectly and adversely affects the special rights or restrictions attached to all or any shares of that class may only be effected with as is provided for in Section 102 of the Act.

(a) The prior written and unanimous consent of all the holders of shares, or

(b) the prior sanction of a resolution passed at a separate general meeting of the holders of the shares in question in the same manner, *mutatis mutandis*, as a special resolution, and the provision of these articles relating to general meeting, except that a quorum at any such general meeting shall be two persons holding, or represented by proxy, at least one-third of the issued shares of the shares in question and if the company has only one member, that member in person or represented by proxy: Provided that if at any adjournment of such meeting a quorum is not so present then the provisions of these articles relating to adjourned general meetings shall apply.

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REGISTER OF MEMBERS

12 (a) The company shall maintain a register of members at its registered office, or at an office where the work or making it up is done as is provided for in Section 105 of the Act.

(b) The register shall contain, in the official language of the Republic of Namibia the following particulars:

(i) the name and address of each member

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(ii) a statement of the shares issued to each member, specifying each share by its number if any, and its class or kind;

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(iii) the amount paid or agreed to be considered as paid on the share of each member; and

(iv) in respect of each member -

(aa) the date on which his name was entered in the register as a member; and

(bb) the date on which he ceased to be a member.

(c) Where the company has converted any of its shares into stock, the register shall show the amount of stock held by each member instead of the number of shares and the particulars relating to shares specified in sub-article (b).

(d) The register of members may be kept either by making entries in bound books or by recording the particulars required in any other manner and, in the case of a person who has ceased to be a member also by microfilm or microcard or by miniature photographic or other process which accurately reproduces and forms a durable medium for recording and reproducing such particulars: Provided that where the register is not kept by making entries in bound books adequate precautions shall be taken for guarding against falsification and facilitating its discovery.

(e) The register of members shall during business hours (subject to such reasonable restrictions as the company in general meeting may impose, so that not less than two hours in each day be allowed for inspection) be open to inspection by any member or his duly authorised agent free of charge as is provided for in Section 113 of the Act.

(f) The company may maintain a branch register, and the provisions of sub-articles (b) to (e) inclusive shall *mutatis mutandis* apply to such branch register as is provided for in Section 110 of the Act.

13 The company shall have power to enter in the register of members as a member, *nomine officii*, of the company, the name of any person who submits proof of his appointment of executor, administrator, trustee, curator or guardian in respect of the estate of a deceased member of the company or of a member whose estate has been sequestrated or a member who is otherwise under a disability or as the liquidator of any body corporate in the course of being wound up which is a member of the company and any person whose name has been so entered in the register shall for the purposes of the Act, be deemed to be a member of the company as is provided for in Section 103(3) of the Act.

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TRANSFER AND TRANSMISSION OF SHARES

14 The directors may at any time in their absolute and uncontrolled discretion, without assigning any reason therefore, decline to register any transfer of shares and the directors shall be deemed to have so declined until they have resolved to register the transfer.

15 Any member of the company may at any time subject to such restrictions as may be applicable, transfer all or any of his shares by means of a proper instrument of transfer which has been delivered to the company. The instrument of transfer shall be executed both by the transferor and transferee, and the transferor shall be deemed to remain the holder of the share until the name of the transferee is entered in the register of members in respect thereof. Provided that nothing in this article contained shall prejudice any power of the company to register as a member any person to whom the right to any share has been transmitted by operations of law as is provided for in Section 133(2) of the Act.

16 The directors may decline to recognise any instrument of transfer unless -

(a) a sum not exceeding twenty-five cents is paid to the company in respect thereof;

(b) the instrument of transfer is accompanied by the certificate of the shares to which it relates, and such other evidence as the directors may reasonably require to show the right of the transferor to make the transfer; and

(c) the share transfer duty thereon has been paid; and

(d) the transfer is in accordance to the terms of this agreement.

17 Every instrument of transfer shall be left at the registered office or transfer office (if any), of the company, accompanied by a certificate of the shares to be transferred. Every power of attorney given by a shareholder authorising the transfer of shares, when lodged, produced or exhibited to the company or any of its proper officers, shall be deemed as between the company and the grantor of the power to continue and remain in full force and effect, and the company may allow that power to be acted upon until such time as express notice in writing of its revocation has been lodged at such of the company's registered office or transfer office (if any) as the power was lodged, produced, or exhibited as aforesaid. The company shall not be bound to allow the exercise of any act or matter by an agent for a shareholder unless a notarially certified copy of that agent's authority be produced and lodged with the company.

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18 The executor of the estate of a deceased sole holder of a share shall be the only person recognised by the company as having any title to the share. In the case of a share registered in the names of two or more holders, the survivor, or survivors or the executor of the deceased shall be the only persons recognised by the company as having any title to the shares.

19 Any person becoming entitled to a share in consequence of the death or insolvency of a member shall, upon such evidence being produced as may from time to time be required by the directors, have the right, either to be registered as a member in respect of the share as the deceased or insolvent could have made, but the directors shall, in either case, have the same right to decline or suspend registration as they would have had in the case of a transfer of the share by the deceased or insolvent before the death or insolvency.

20 The parent or guardian of a minor and the *curator bonis* of a lunatic member and any person becoming entitled to shares in consequence of the death or insolvency of any member or the marriage of any female member or by any lawful means other than by transfer in accordance with these articles, may upon producing such evidence as sustains the character in which he proposes to act under this article, or of his title, as the directors think sufficient, transfer those shares to himself or any other person, subject to the articles as to transfer hereinbefore contained.

This article is hereinafter referred to as the "transmission clause".

21 A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of a share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company.

22 Any person who submits proof of his appointment as the executor, administrator, trustee, *curator* or guardian in respect of the estate of a deceased member of the company, or of a member whose estate has been sequestrated or of a member who is otherwise under a disability or as the liquidator of any body corporate which is a member of the company, shall be entered in the register of members of the company *nomine officii*, and shall thereafter, for all purposes, be deemed to be a member of the company.

23 If a member of the company desires to sell all or any of his shares of the company he shall give notice, in writing, of his intention to sell, to the directors of the company, and state the price he requires for the shares.

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24 The directors shall within one month of the date of receipt of the notice referred to in **Article 22** advise every other member of the company of the contents thereof and each such member shall be entitled to the date of the receipt of such advice: Provided that if more than one member makes an offer for all the shares so offered the shares shall be sold to each such member proportionally, and where fractional proportions of shares remain, such members shall become holders jointly of such fractional proportions of the shares.

25 If the members of the company are unable to agree upon the selling price of the shares, the auditor of the company may be requested to determine the true and fair value thereof and the members shall accept that value as the selling price of the shares.

26 If none of the members of the company offer to purchase the shares within the time referred to in **Article 23**, or if members of the company offer to purchase a part of the shares so offered, the member who is offering the shares for sale may offer the shares or the remaining portion of the shares which have not been purchased by members of the company, for sale to any other person and, notwithstanding the provisions of article 11, the directors shall approve the registration of the shares in the name of that person unless they have good reason to refuse such registration.

CONVERSION OF SHARES INTO STOCK

27 The company may by special resolution convert all or any of its paid-up shares into stock, and reconvert such stock into any number of paid-up shares: Provided that the company shall not have the power to issue warrants to bearer in respect of such stock as is provided for in Section 100 of the Act.

28 The holders of stock may transfer the same, or any part thereof, in the same manner, and subject to the same provisions as the shares from which the stock arose, might, prior to conversion, have been transferred, or as near thereto as circumstances permit, but the directors may from time to time fix the minimum amount of stock transferable, and restrict or forbid the transfer of fractions of such minimum, but the minimum shall not exceed the nominal amount, in the case of shares of par value, or the issue price in the case of shares of no par value, of the shares from which the stock arose.

29 The holders of stock shall, according to the amount of the stock held by them, have the same rights, privileges, and advantages as regards dividends, voting at meetings of the company and other matters as if they held the shares from which the stock arose, but no such privilege or advantage (except participation in the dividends and profits of the company) shall be conferred by such aliquot part of stock as would not, if existing in shares, have conferred that privilege or advantage.

30 Such of the articles of the company as are applicable to shares shall apply to stock, and the word "share" and "shareholder" therein shall include "stock" and "stock-holder".

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ALTERATION OF CAPITAL

Subject to the provision in Sections 56, 75 and 199 of the Act, the company may by special resolution -

(a) increase its share capital by new shares of such amount or increase the number of its shares having no par value, as it thinks expedient;

(b) increase its share capital constituted by shares of no par value by transferring reserves or profits to the stated capital, with or without a distribution of shares;

(c) consolidate and divide all or any part of its share capital into shares or larger amount than its existing shares or consolidate and reduce the number of the issued no par value shares;

(d) increase the number of its issued no par value shares without an increase of its stated capital;

(e) subdivide its shares, or any of them, into shares of smaller amount than is fixed by the memorandum;

(f) convert its stated capital constituted either by ordinary or preference shares of no par value into share capital consisting of shares having a par value;

(g) convert its stated capital constituted either by ordinary or preference shares of no par value into share capital consisting of shares having a par value as is provided for in Sections 76, 83 and 98(1)(b) of the Act;

(h) cancel shares which at the time of the passing of the resolution in that behalf, have not been taken or agreed to be taken by any person and diminish the amount of its authorised share capital by the amount of the shares so cancelled or may cancel shares of no par value which have not so been taken or agreed to be taken;

(i) convert any of its shares, whether issued or not, into shares of another class;

(j) reduce its capital, any capital redemption reserve fund, or any share premium account.

(k) Subject to the provisions in Section 99 of the Act, convert its issued preference shares into shares, which can be redeemed or converted to another class of shares.

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Unless otherwise provided by the terms of issue, the special rights or conditions attached to allot any class of shares shall not be deemed to be directly or indirectly and adversely affected by the creation or issue of any other shares ranking *pari passu* with (but in no respect in priority to) any such shares already issued by the company.

GENERAL MEETINGS

33 The company shall hold its first annual general meeting within a period of eighteen (18) months after the date of its incorporation and shall thereafter in each year hold an annual general meeting: Provided that no more than fifteen months shall elapse between the date of one annual general meeting and that of the next and that an annual general meeting shall be held within six (6) months after the expiration of the financial year of the company as is provided for in Section 179 of the Act.

All other meetings of the company shall be called "general meetings" and such meetings may be called by the directors whenever they think fit as is provided for in Section 180(1) of the Act.

34.1 Except where the company has only one member, any two or more members, holding not less than one tenth of the issued share capital, may call a general meeting of the company as is provided for in Section 180(2) of the Act.

34.2 Annual general meetings and other general meetings shall be held at such time and place as the directors shall appoint or at such time and place as is determined if the meetings are convened under Sections 179(4), 181, 182 or 183 of the Act.

NOTICE OF GENERAL MEETINGS

An annual general meeting and a meeting called for the passing of a special resolution shall be called by not less than twenty-one clear day's notice in writing, and any other general meeting may be called by not less than fourteen clear day's notice in writing as is provided for in Section 186(1) and (2). The notice shall be exclusive of the day on which it is served or deemed to be served and of the day for which it is given, and shall specify the place, the day and the hour of the meeting and shall be given in the manner hereinafter mentioned or in such other manner, if any, as may be prescribed by the company in general meeting, to such persons as are, under these articles, entitled to receive such notices from the company; Provided that a meeting of the company shall, notwithstanding the fact that it is called by shorter notice than that specified in this article, be deemed to have been duly called if it is so agreed by a majority in number of members having a right to attend and vote at the meeting, being a majority holding not less than ninety-five percent of the total voting rights of all the members.

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36 No resolution of which special notice is required to be given in terms of any provision of the Act shall have effect unless notice of the intention to move it has been given to the company not less than twenty-one days before the meeting at which it is moved, and the company shall give its members notice of any such resolution at the same time and in the same manner as it gives notice of any such meeting not less than twenty-one days before the meeting: Provided that if a meeting of the company is called for a date twenty-eight days or less after notice of the intention to move such a resolution has been given to the company, the notice, though not given within the time required by this article, shall be deemed to have been properly given for the purposes hereof as is provided for in Section 186(3) of the Act.

PROCEEDINGS AT GENERAL MEETING

37 The annual general meeting shall deal with and dispose of all matters prescribed by the Act, including the sanctioning of a dividend, the consideration of the annual financial statements, the election of directors and the appointment of an auditor, and may deal with any other business laid before it as is provided for in Section 179(2) of the Act. All business laid before any other general meeting shall be considered special business.

38 No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business. Save as herein otherwise provided, two members present in person or by proxy, or if the company has one member, such member present in person, or if the company is a wholly owned subsidiary, the authorised representative of the holding company in person or by proxy, shall be a quorum and the guardian of any member who is a minor shall in person be entitled to represent such minor as is provided for in Sections 184 and 190 of the Act.

39 If within half an hour after the time appointed for the meeting a quorum is not present, the meeting, if convened by or at the request of members, shall stand adjourned to a day not earlier than seven days and not later than twenty-one days after the date of the meeting and if at such adjourned meeting a quorum is not present within half an hour after the time appointed for the meeting the members present in person or by proxy, shall be a quorum.

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40 Where a meeting has been adjourned as aforesaid, the company shall, upon a date not later than three days after the adjournment send a written notice to each member of the company as is provided for in Section 192(2) of the Act stating -

(a) the date, time and place to which the meeting has been adjourned;

(b) the matter before the meeting when it was adjourned; and

(c) the ground for the adjournment.

41 The chairperson of the board of directors shall be the chairperson at each general meeting of the company: Provided that it there is no chairperson, or the chairperson is not willing to act, or is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as chairperson, the members present shall elect one of their number as chairperson, and in the event of an equality of votes, the chairperson shall have a second or casting vote as is provided for in Section 191 of the Act.

42 The chairperson may, with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting), adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting at which the adjournment took place as is provided for in Section 192 of the Act.

When a meeting is adjourned the provisions of **Articles 40 and 41** shall *mutatis mutandis* apply to such adjournment.

43 At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands, unless a poll is (before or on the declaration of the result of the show of hands) demanded by the chairperson as is provided for in Section 198(1)(b) of the Act, or

(a) by not less than five members having the right to vote at such a meeting; or

(b) by a member or members representing not less than one tenth of the total voting rights to vote at the meeting; or

(c) by a member or members entitled to vote at the meeting and holding in the aggregate not less than one tenth of the issued share capital of the company.

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and, unless a poll is so demanded, a declaration by the chairperson that a resolution has, on a show of hands, been carried or carried unanimously or by a particular majority or negatived, and an entry to that effect in the book containing the minutes of the proceedings of the company, shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favour of or against such resolution. The demand for a poll may be withdrawn.

44 A poll demanded on the election of a chairperson or on a question of adjournment shall be taken forthwith as is provided for in Section 198(1)(a) of the Act. A poll demanded on any other question shall be taken at such time as the chairperson of the meeting directs. The demand of a poll shall be taken at such time as the chairperson of the meeting directs. The demand for a poll shall not prevent the continuation of a meeting for the transaction of any business other than the question upon which the poll has been demanded.

45 If a poll is duly demanded it shall be taken in such a manner as the chairperson directs, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded. Scrutineers shall be elected to determine the result of the poll.

46 In the case of an equality of votes, whether on a show of hands or on a poll, the chairperson of the meeting at which the show of hands takes place, or at which a poll is demanded shall be entitled to a second or casting vote.

VOTES OF MEMBERS

47 Subject to any rights or restrictions for the time being attached to any class or classes of shares, on a show of hands every member present in person and if a member is a body corporate, its representative, shall have one vote, and on a poll every member present in person or by proxy shall be entitled to exercise the voting rights determined by Section 195 of the Act.

48 In the case of joint holders, the vote of the person whose name appears first in the register of members and who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders and the guardian of any member who is a minor shall be entitled *ipso facto* to vote or give a proxy on behalf of such member.

49 Any person present and entitled to vote, on a show of hands as a member or as a proxy or as a representative of a body corporate at any meeting of the company shall on a show of hands have only one vote irrespective of the number of shares he holds or represents as is provided for in Section 197 of the Act.

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50 The parent or guardian of a minor, and the *curator bonis* of a lunatic member, and also any person entitled under the transmission clause to transfer any shares, may vote at any general meeting in respect thereof in the same manner as if he were the registered holder of those shares: Provided that forty eight hours at least before the time of holding the meeting at which he proposes to vote he shall satisfy the directors that he is such parent, guardian or *curator* or that he is entitled under the transmission clause to transfer those shares, or that the directors have previously admitted his right to vote in respect of those shares. Co-executors of a deceased member in whose name shares stand in the register shall, for the purposes of this article, be deemed to be joint holders of those shares.

51 On a poll, votes may be given either personally or by proxy.

PROXIES

52 The instrument appointing a proxy shall be in writing under the hand of the appointer or of his agent duly authorised in writing, or, if the appointer is a body corporate, under the hand of an officer or agent authorised by the body corporate as is provided for in Section 189 of the Act. A proxy need not be a member of the company. The holder of a general or special power of attorney, whether he is himself a member or not, given by a shareholder shall be entitled to attend meetings and to vote, if duly authorised under that power and take part in the meetings. A member may not appoint more than one proxy.

53 The instrument appointing a proxy shall be in the following form or as near thereto as circumstances permit:

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"……
(Proprietary) Limited

I, …… of ……
being a member of the ……
Proprietary Limited, hereby appoint ……
…… or failing him …… of ……
or failing him ……
of
…… as my proxy to vote for me and on my behalf at the annual general meeting (as the case may be) of the company to be held on the …… day of …… and at any adjournment thereof as follows:

	IN FAVOUR OF	AGAINST
Resolution to ……		
Resolution to ……		
Resolution to ……		

(Indicate instruction to proxy by way of a cross in space provided above). Unless otherwise instructed, my proxy may vote as he thinks fit.

Signed at ……
this …… day of ……

……Signature

(NOTE: A member entitled to attend and vote is entitled to appoint a proxy to attend, speak and on poll vote in his stead, and such proxy need not also be a member of the company)".

54 (a) The instrument or other authority appointing a proxy to attend and vote at any general meeting or establishing the right of any person to transfer shares under the transmission clause shall be deposited at the registered office of the company not less than forty eight (48) hours before the time for the holding of the meeting or adjourned meeting, as the case may be, at which such proxy or person proposes to vote, and unless such instrument or authority is so deposited such a proxy or person shall not be entitle to attend and vote the meeting.

No instrument of proxy shall be valid after the expiration of six (6) months from the date of its execution unless specifically so stated on the instrument itself, and no proxy shall be used at an adjourned meeting which could not have been used at the original meeting.

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(b) In determining any period for the purposes of this article, Saturdays, Sundays and Public Holidays shall not be taken into account.

55 A vote given by a proxy in accordance with the terms of the instrument appointing him shall be valid notwithstanding the previous death, insanity or other legal disability of the appointer, or revocation of the authority or transfer of the share in respect of which the proxy is given, unless an intimation in writing of the death, insanity, legal disability revocation or transfer shall have been received at the registered office of the company or by the chairperson of the meeting at the place of the meeting if not held at the company's registered office, before the commencement of the meeting or adjourned meeting at which the vote was cast or the act was done or before the poll on which the vote was cast.

DIRECTORS

(a) The number of directors shall not be less than **1** or more than **10** as is provided for in Section 208 of the Act.

(b) The first director(s) shall/will be -
ESMÉ TROLLIP

57 (a) Until the consent to act as a director has been acknowledged by the Registrar of Companies every subscriber to the memorandum of the company shall be deemed for all purposes to be a director of the company as is provided for in Section 211 of the Act.

58 A general meeting shall have the power, from time to time, to appoint anyone as a director, either to fill a casual vacancy or as an additional director.

At any general meeting of a company a motion of the appointment of two or more persons as directors of the company by a single resolution shall not be moved, unless a resolution that it shall be so moved has first been agreed to by the meeting without any vote being given against it as is provided for in Section 210 of the Act.

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60 The continuing directors may act, notwithstanding any vacancy in their body but, if and for so long as their number is reduced below the minimum number of directors required to act as such for the time being, the continuing directors may act only to increase the number of directors to the required minimum, or to summon a general meeting for that purpose: Provided that if there is no director able or willing to act then any member may convene a general meeting for that purpose as is provided for in Section 182 of the Act.

61 Neither a director nor an alternate director shall be obliged to hold any qualification shares.

62 The remuneration of the directors shall from time to time be determined by the company in general meeting.

63 The directors shall be paid all travelling, subsistence, and other expenses properly incurred by them in the execution of their duties in or about the business of the company and which are authorised or approved by the directors.

ALTERNATE DIRECTORS

64 Each director shall have the power to nominate any person, whether a member of the company or not, possessing the necessary qualifications of a director, to act as alternate director in his place during his absence or inability to act as such director, provided that the appointment of an alternate director shall be approved by the board which approval shall not be unreasonably withheld and on such appointment being made, the alternate director shall, in all respects, be subject to the terms, qualifications, and conditions existing with reference to the other directors of the company.

65 The alternate directors, whilst acting in the stead of the directors who appointed them, shall exercise and discharge all the powers, duties and functions of the directors they represent. The appointment of an alternate director shall be revoked if the directors reasonably, withdraw their approval to his appointment; and the alternate director shall cease to hold office, whenever the director who appointed him ceases to be a director or gives notice to the company that the alternate director representing him has ceased to do so, and in the event of the disqualification or resignation of any alternate director during the absence or inability to act of the director whom he represents, the vacancy so arising shall be filled by the chairperson of the directors who shall nominate a person to fill such a vacancy, subject to the approval of the board.

66 An alternate director shall -

(a) only be entitled to attend or act or vote at any meeting of directors if the director to whom he is an alternate is not present, provided that he may attend a meeting of directors at which the director to whom he is an alternate is present if the other directors agree thereto;

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(b) only be entitled to sign a resolution which may be validly and effectively passed otherwise than at a meeting of directors in terms of the Act if the director to whom he is an alternate is then absent from the town in which the registered office is situate or is incapacitated;

(c) subject to the afore going, generally exercise all the right of the director to whom he is an alternate in the absence or incapacity of that director;

(d) in all respects be subject to the terms and conditions existing with reference to the appointment, rights and duties and the holding of office of the director to whom he is an alternate, but shall not have any claim of any nature whatever.

POWER AND DUTIES OF DIRECTORS

67 The business of the company shall be controlled and managed by the directors who may pay all expenses incurred in promoting and incorporating the company, and may exercise all such power of the company as are not by the Act, or by these articles required to be exercised by the company in general meeting, subject to these articles, and to the provisions of the act, and to such regulations, not inconsistent with the aforesaid articles or provisions, as may be prescribed by the company in general meeting; but no regulation prescribed by the company in general meeting shall invalidate any prior act of the directors which would have been valid if such regulation had not been made.

68 Subject to compliance with the provisions of the Act, a director shall not be liable (in the absence of any agreement to the contrary) to account to the company for any profit or other benefit arising out of any contract which director indirectly affects or relates to the company as provided for in Sections 234 and 241 of the Act.

A director who has disclosed his interest in any contract or proposed contract in accordance with the Act may be counted in a quorum for the purpose of a meeting of directors to consider any matter; and shall be entitled to vote in regard to any matter relating to that contract as is provided for in Sections 234, 235 and proposed 237 quorum of the Act.

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BORROWING POWERS

70 The directors may exercise all the powers of the company to borrow money and to mortgage or bind its undertaking and property or any part thereof, and to issue debentures, debenture stock and other securities whether outright or as security for any debt, liability or obligation of the company or of any third party: Provided that the amount for the time being remaining undischarged in respect of moneys borrowed or secured by the directors as aforesaid (apart from temporary loans obtained from the company's bankers in the ordinary course of business) shall not at any time, without the prior sanction of the company in general meeting, exceed one-half of the amount of issued share capital plus the amount of the share premium account (if any), or of the stated capital.

MANAGING DIRECTORS

71 The directors may from time to time appoint one or more of their number to be managing director or joint managing directors of the company or to be the holder of any other executive office in the company, including for the purposes of these articles the office of chairperson and may, subject to any contract between him or them and the company, from time to time terminate his or their appointment and appoint another or others in his or their place or places.

72 A managing director may be appointed by contract for a maximum period of five (5) years at any one time and he shall not be subject to retirement by rotation and be taken into account in determining the rotation of retirement of directors, but his appointment shall determine if he ceases for any reason to be a director.

73 The director may from time to time entrust to or confer upon a managing director or manager, for the time being, such of the powers and authorities vested in them as they may think fit, and may confer such powers and authorities for such time and to be exercised for such objects and purposes and upon such terms and conditions and with such restrictions as they may think expedient, and they may confer such powers and authorities either collaterally or to the exclusion of, or in substitution for, all or any of the powers and authorities of the directors and may from time to time revoke or vary all or any of such powers and authorities.

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ROTATION OF DIRECTORS

74 The company in general meeting may from time to time determine the number of directors, their terms of office and the manner of their retirement. An annual general meeting or other general meeting of the company may fill any vacancy and a retiring director shall be eligible for re-election.

75 If at any meeting at which an election of directors ought to take place the offices of the retiring directors are not filled, unless it is expressly resolved not to fill such vacancies, the meeting shall stand adjourned and the provisions of **Articles 40 and 41** shall apply *mutatis mutandis* to such adjournment, and if at such adjourned meeting the vacancies are not filled, the retiring directors or such of them as have not had their office filled shall be deemed to have been re-elected at such adjourned meeting unless a resolution for the re-election of any such director shall have been put to the meeting and negatived.

The company may from time to time in general meeting increase or reduce the number of directors, and may also determine in what rotation such increased or reduced number is to retire from office.

77 Unless the shareholders otherwise determine in general meeting any casual vacancy occurring on the board of directors may be filled by the directors, but the director so appointed shall be subject to retirement at the same time as if he had become a director on the day on which the director in whose stead he is appointed was last elected a director.

78 The directors shall have power at any time, and from time to time, to appoint a person as an additional director but so that the total number of directors shall not at any time exceed the number fixed according to these articles, and such director shall retire from office at the next following annual general meeting and shall then be eligible for re-election, but shall not be taken into account in determining which directors are to retire by rotation at such meeting.

FOREIGN COMMITTEES

79 The directors may from time to time appoint persons resident in a foreign country to be a foreign committee for the company in that country with such powers and duties as the directors may from time to time determine. The directors may from time to time establish branch registers of members and transfer offices in foreign countries, close them at any time and may appoint and remove agents for any purposes in any foreign country.

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DISQUALIFICATION OF DIRECTORS

80 The office of director shall be vacated if the director -

(a) ceases to be a director or becomes prohibited from being a director by virtue of any provision of the Act; or

(b) without the consent of the company in general meeting holds any other office of profit under the company except that of managing director or manager; or

(c) resigns his office by notice in writing to the company and the Registrar; or

(d) for more than six months is absent without permission of the directors from meetings of directors held during that period; or

(e) is directly or indirectly interested in any contract with the company and fails to declare his interest and the nature thereof in the manner required by the Act.

INTEREST OF DIRECTORS IN CONTRACTS

81 (1) A director of the company who is in any way, whether directly or indirectly, materially interested in a contract or proposed contract referred to in **sub-article (2)**, which has been or is to be entered into by the company or who so becomes interested in any such contract after it has been entered into, shall declare his interest and full particulars thereof as provided for in Section 234 of the Act.

(2) The provisions of **sub-article (1)** shall apply to any contract or proposed contract which is of significance in relation to the company's business and which is entered into or to be entered into -

(a) in pursuance of a resolution taken or to be taken at a meeting of directors of the company; or

(b) by a director or officer of the company who either alone or together with others has been authorised by the directors of the company to enter into such contract or any contract of a similar nature.

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(3) (a) For the purposes of **sub-article (1)** a general notice in writing given to the directors of the company by a director thereof to the effect that he is a member of a specified company or firm and is to be regarded as interested in any contract which may after the date of notice and before the date of its expiry be made with that company or firm, shall be deemed to be a sufficient declaration of interest in relation to any contract or proposed contract so made or to be made, if -

(i) the nature and extent of the interest of the said director in such company or firm is indicated in the said notice; and

(ii) at the time the question of confirming or entering into the contract in question is first considered or at the time such director becomes interested in a contract after it has been entered into, the extent of his interest in such company or firm is not greater than is stated in the notice.

(b) A general notice under **(a)** may from time to time be amended and shall not be effective beyond the end of the financial year of the company but may from time to time be renewed.

(4) Nothing in this article shall be taken to prejudice the operation of any rule of law restricting directors of a company from having any interest in contracts with the company.

82 (1) No declaration of interest by a director under **Article 79** shall be of any effect unless it is made at or before the meeting of directors at which the question of confirming or entering into the contract is first taken into consideration and, if in writing, is read out to the meeting or each director present states in writing that he has read such declaration as is provided for in Section 235 of the Act.

(2) If for any reason it is not possible for a director to make any such declaration at or before a particular meeting of directors, he may make it at the first meeting of directors held thereafter at which it is possible for him to do so and shall in that event state the reasons why it was not possible to make it at such particular meeting.

83 Subject to the provisions of **Section 36** of the Act no resolution which concerns contracts or proposed contracts referred to in **Article 79** shall be valid unless the provisions of that article and **Article 80** are complied with as provided for in Section 236 of the Act.

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84 (1) A director or officer referred to in **Article 79 (2)(b)** who is in any way, whether directly or indirectly, materially interested in any proposed contract to be entered into by him on behalf of the company, shall, before entering into such contract, declare his interest and the full particulars thereof at a meeting of directors as prescribed by **Article 80** and shall not enter into such contract unless and until a resolution has been passed by the directors approving thereof as is provided for in Section 237 of the Act.

(2) Any such officer who becomes materially interested in any contract entered into by him on behalf of the company after it was entered into, shall forthwith declare his interest and the full particulars thereof by a written notice given to the directors.

(3) A notice referred to in **sub-article (2)** may be delivered to the secretary of the company, if the company has a secretary, and the secretary shall forthwith transmit it to the directors for whom it is intended.

(4) Nothing in this article shall be taken to prejudice the operation of any rule of law restricting an officer of the company from having an interest in contracts with the company.

85 If a director of a company is in any way, whether directly or indirectly, materially interested in a contract or proposed contract which is placed before the company at any meeting thereof for confirmation or authorisation, the notice convening any such meeting shall state the full particulars of the interest in such a contract of the director concerned as is provided for in Section 238 of the Act.

86 (1) Every declaration of interest made under **Article 79, 80, or 82(1)** shall be recorded in the minutes of the meeting of directors at which the declaration is made, and any declaration of interest by an officer under **Article 82(2)** shall be recorded in the minutes of the first meeting of directors held after the date of that declaration as is provided for in Section 239 of the Act.

(2) Where any such declaration is made in writing, the company shall, unless copies of the minutes are circulated to the directors, cause the minute recording the declaration to be read out at the first meeting of directors held after the meeting in the minutes of which the declaration was recorded.

87 (1) The company shall keep at its registered office or at the office where it is made up a register of interests in contracts in one of the official languages of the Republic of Namibia, and shall enter therein the particulars of any declarations of interest made under **Article 79, 80 or 82**, including any amendments under **Article 79 (3)(b)**.

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(2) The provisions of **Article 101** relating to the inspection of minutes shall *mutatis mutandis* apply to an inspection of the register of interests in contracts of directors and officers.

88 A director may be employed by or hold any office of profit under the company in conjunction with the office of director, other than that of auditor of the company, and upon such terms as to appointment, remuneration and otherwise as the directors may determine, and any remuneration so paid may be in addition to the remuneration payable in terms of **Article 61** of these articles: Provided that the appointment of a director in any other capacity in the company and his remuneration must be determined by a disinterested quorum of directors, if there are more than **three (3)** directors of the company.

PROCEEDING OF DIRECTORS

89 The directors may meet together for the dispatch of business, adjourn and otherwise regulate their meetings as they think fit. Any questions arising at any meeting shall be decided by unanimous consent. A director may, and the secretary on the requisition of a director shall, at any time convene a meeting of the directors.

90 Subject to the provisions of sections 234 to 241 inclusive of the Act, a director shall not vote inrespect of any contract or proposed contract with the company in which he is interested, or any matter arising therefrom, and if he does so vote his vote shall not be counted: Provided that this articles shall not apply where the company has only one director.

91 The quorum necessary for the transaction of the business of the directors, unless there is only one director, may be fixed by the directors, and unless so fixed shall, when the number of directors exceeds three, be three and when the number of directors does not exceed three, shall be two.

92 Subject to the provisions of the Act, a resolution in writing, signed by all the directors, shall be as valid and effectual as if it had been passed at a meeting of the directors duly convened and held.

93 Any resolution of directors (or alternate directors, if applicable) of the company in the form of a written resolution signed by the directors shall be deemed to be a minute book of a meeting and shall be entered in the book or books provided for in **Article 96** and be noted by the following meeting of directors as is provided for in Section 242(2) of the Act.

94 The directors may elect a chairperson and a deputy chairperson of the directors for their meetings and determine the period for which each is to hold office. If at any meeting of directors neither the chairperson nor deputy chairperson, if any, is present within ten minutes after the appointed time for the meeting, the directors present may elect one of their number to be chairperson of the meeting.

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95 The directors may delegate any of their powers to committees consisting of such member or members of their body, as they think fit. Any committee so formed shall, in the exercise of the powers so delegated, conform to any rules that may be imposed on it by the directors.

96 A committee may elect a chairperson of its meetings. If no such chairperson is elected, or if at any meeting the chairperson is not present within ten minutes after the time appointed for holding the same, the members present may elect one of their number to be chairperson of the meeting.

97 A committee may meet and adjourn, as it thinks fit. Questions arising at any meeting shall be determined by unanimous votes of the members present, and in the event of an equality of votes the chairperson shall have a second or casting vote.

98 The acts of a director shall be valid notwithstanding any defect that may afterwards be discovered to his appointment or qualification as is provided for in Section 214 of the Act.

MINUTES AND MINUTE BOOKS

99 The directors of the company shall cause minutes of the proceedings at any meeting of the company to be entered in one of the official languages of the Republic of Namibia, in one or more minute books kept for the purpose, within one month after the date on which the meeting was held as is provided for in Section 204(1) of the Act.

100 The directors of the company shall cause minutes in one of the official languages of the Republic of Namibia of all proceedings of directors or managers to be entered in one or more bound books to be kept for that purpose as is provided for in Section 242(1) of the Act.

101 Every director of the company present at any meeting of directors, and every manager thereof present at any meeting of managers, shall at the meeting sign his name under the date of the meeting in a book complying with the provisions of **Article 99** to be kept for that purpose as is provided for in Section 245(1) of the Act.

102 Any such minutes or minute books and attendance register referred to in **Article 97** shall be kept at the registered office or at the office where such minutes or minute books are made up as is provided for in Sections 204(1)(b), 242(1) and 245(2) of the Act.

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103 For the purpose of articles 95 to 97 inclusive, loose leaves of paper shall not be deemed to constitute a minute book unless they are bound together permanently, without means provided for the withdrawal or insertion of leaves and the pages are consecutively numbered as is provided for in Sections 204(2), and 242(4) of the Act.

104 The minutes of any meeting of the company, directors or managers purporting to be signed by the chairperson of that meeting or by the chairperson of the next succeeding meeting shall be evidence of the proceedings at that meeting as is provided for in Sections 204(3) and 242(4) of the Act.

INSPECTION OF MINUTES

105 (a) The minutes of every general meeting and annual general meeting shall during business hours (subject to such reasonable restrictions as the company in general meeting may impose, so that not less than two hours in each day be allowed for inspection) be open to inspection to any member or his duly authorised agent free of charge and by any other person upon payment for each inspection of an amount of twenty five cents or such lesser amount as the company may determine.

(b) Any person may apply to the company for a copy of or extract from the minutes of any general meeting or annual general meeting and the company shall either furnish such copy or extract on payment by the applicant of an amount of twenty five cents or such lesser amount as the company may determine for every hundred words or fraction thereon of the required body or extract or offer such person adequate facilities for making such copy or extract.

DIVIDENDS AND RESERVE

106 The company in annual general meeting may declare dividends but no dividend shall exceed the amount recommended by the directors.

107 The directors may from time to time pay to the members such interim dividends as appear to the directors to be justified by the profits of the company.

108 No dividend shall be paid otherwise than out of profits or bear interest against the company.

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109 The directors may, before recommending any dividend, set aside out of the profits of the company such sums as they think fit as a reserve or reserves, which shall, at the discretion of the directors, be applicable for any purpose to which the profits of the company may be properly applied and, pending such application may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the directors may from time to time think fit. The directors may also without placing the same to reserve carry forward any profits, which they may think prudent not to divide.

110 Notice of any dividend that may have been declared shall be given in the manner hereinafter provided to the persons entitled to share therein.

111 Every dividend or other moneys payable in cash in respect of shares may be paid by cheque, warrant, coupon or otherwise as the directors may from time to time determine, and shall, if paid otherwise than by coupon, either be sent by post to the registered address of the member entitled thereto or be given to him personally, and the receipt or endorsement on the cheque or warrant of the person whose name appears in the register as the shareholder, or his duly authorized agent, or the surrender of any coupon shall be a good discharge to the company in respect thereof. Any one of the two or more joint holders may give effectual receipts for any dividends or other moneys payable in respect of the shares held by them as joint holders.

112 The company shall not be responsible for the loss in transmission of any cheque of any other document sent through the post to the registered address of any member, whether or not it was so sent at his request.

CAPITALIZATION

113 The company in general meeting or the directors may at any time and from time to time pass a resolution that it is expedient to capitalise any such forming part of the undivided profits standing to the credit of the company's revenue fund, or any sum in the hand of the company and available for dividend, or any sum carried to reserve as the result of a sale or revaluation by way of premium on the issue of any shares, debentures or debenture stock of the company, and that any such sum or sums be set free for distribution and be appropriated to and amongst the members, according to their rights and shareholdings in such manner as the resolution may direct: Provided that no such distribution shall be made by the company unless recommended by the directors, and the directors shall, in accordance with such resolution, apply such sum or sums in paying up shares, debentures or debenture stock to or distribute the same amongst the holders of such shares according to their shareholding thereof respectively as aforesaid, or otherwise deal with such sum or sums as provided for in such resolution.

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DATE 20 July 2016

COMMISSIONER OF OATHS
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28 Church Street
PO Box 2356, WINDHOEK
Legal Practitioner
Republic of Namibia

MARIA CATHARINA GREEFF
Notary Public
Windhoek
REPUBLIC OF NAMIBIA

114 Where any difficulty arises in respect of such distribution the directors may settle the same as they think expedient and in particular they may issue fractional certificates, fix the value for distribution of any fully paid shares, debentures or debenture stock, make cash payments to any holders of shares on the footing of the value so fixed in order to adjust rights, and vest any shares or assets in trustees upon such trusts for the persons entitled in the appropriation or distribution as may seem just and expedient to the directors. When deemed requisite a contract shall be entered into and filed in accordance with the Act, and the directors may appoint any person to sign such contract on behalf of the person entitled in the appropriation or distribution, and such appointments shall be effective and the contract may provide for the acceptance by the holders of the shares to be allotted to them respectively in satisfaction of their claims in respect of the sum so capitalised.

RESERVE FUND

115 The directors may, before declaring or recommending any dividends set aside out of the amount available for dividends, such sum as they think proper as a reserve fund, or an addition to such reserve fund. The directors may divide the reserve fund into such special funds as they think fit, with full power to employ the assets constituting such fund or funds in the business of the company, or may invest the same upon such investments (other than shares of the company) as they may select without being liable for any depreciation of or loss in consequence of such investments whether the same be usual or authorised investments for trust funds or not.

116 The reserve fund shall, at the discretion of the directors, be applicable for the equalisation of dividends or for making provision for exceptional losses, expenses or contingencies, or for the extension or development of the company's business, or for writing down the value of any of the assets of the company, or for repairing, improving and maintaining any buildings, plant, machinery or works connected with the business of the company, or to cover the loss in wear and tear or other depreciation in value of any property of the company or for any of the objects of the company, or for any other purpose to which the profits of the company may be properly applied, and the directors may at any time divide among the members by way of bonus or special dividends any part of the reserve fund which they in their discretion may determine not to be required for the purposes aforesaid.

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ACCOUNTING RECORDS

117 (1) The directors shall keep or cause to be kept in one of the official languages of the Republic of Namibia such accounting records as are necessary fairly to present the state of affairs and business of the company and to explain the transactions and financial position of the trade or business of the company including as is provided for Section 284(1) of the Act -

(a) records showing the assets and liabilities of the company;

(b) a register of fixed assets showing the respective dates of acquisition and cost thereof, depreciation, if any, the respective dates of any disposals and the consideration received in respect thereof: Provided that for the purposes of this paragraph the expression "fixed assets" shall not include any assets acquired or used solely for the purposes of carrying on mining operations;

(c) records containing entries from day to day in sufficient detail of all cash received and paid out and of the matters in respect of which receipts and payment take place;

(d) where the trade or business of the company has involved dealings in goods, records of all goods sold and purchased and (except in the case of ordinary retail trade) records showing the goods and the buyers and the sellers thereof in sufficient detail to enable the nature of those goods and those buyers and sellers to be identified; and

(e) statements of annual stocktaking.

(2) The accounting records referred to in **sub-article (1)** may be kept either by making entries in bound books or by recording the matters in question in any other manner, and where such records are not kept by making entries in bound books adequate precautions shall be taken for guarding against falsification and facilitating its discovery as is provided for in Section 284(2) of the Act.

118 The accounting records shall be kept at the registered office of the company or at such other place or places as the directors think fit, and shall always be open to inspection by the directors as is provided for in Section 284(3) of the Act.

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119 The directors shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations the accounting records of the company or any of them shall be open to inspection by members not being directors, and no member (not being a director) shall have any right of inspecting any accounting records or document of the company except as conferred by the Act or authorised by the directors or by the company in general meeting.

ANNUAL FINANCIAL STATEMENTS

120 The directors shall, pursuant to the provisions of the Act, from time to time, cause to be prepared and to be laid before the company in general meeting such annual financial statements, and group annual financial statements, if any, and other reports as are required by the Act as is provided for in Sections 286, 288, 299 and 301 of the Act. There shall be attached to every such annual financial statements the report of the auditors and a report of the directors as to the state of the company's affairs, business and the profit or loss of the company and its subsidiaries, if any, and as to the amount, if any, which has been paid or declared or which they recommend to be paid out of the profits by way of dividend to the members, and the amount, if any, which they have carried or propose to carry to the reserve fund, and the annual financial statements and directors report shall be signed by two (2) directors, or if the company has one director, that director.

121 A copy of the financial statements and group financial statements, if any, including every document required by the Act to be attached thereto as referred to in **Article 113**, which is to be laid before the company in general meeting, shall, pursuant to the provisions of the Act, be delivered or sent by post to the registered address of every member and holder of debentures or other person entitled to receive notice of general meetings of the company (including the auditor of the company) not less than twenty-one days before the date of annual general meeting: Provided that this article shall not require a copy of those documents to be sent to any person of whose address the company is not aware or to more than one of the joint holders of any shares or debentures as is provided for in Section 286 of the Act.

AUDIT

122 An auditor shall be appointed and his duties will be regulated in accordance with Chapter X of the Act.

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NOTICES

123 A notice may be given by the company to any member either personally, or by sending it by post in a prepaid letter addressed to such member at his registered address or (if he has no registered address in the Republic of Namibia) at the address, if any, within the Republic of Namibia supplied by him to the company for the giving of notices to him.

124 Whenever a notice is to be given in terms of **Article 116** the notice may be given by the company to -

(a) the joint holders of a share by giving the notice to the joint holder whose name is first entered in the register in respect of the share; or

(b) the persons entitled to a share in consequence of the death or insolvency of a member, or by sending it through the post in a prepaid letter addressed to him by name, or by the title of the representative of the deceased, or trustees of the insolvent or by any like description, at the address, if any, in the Republic of Namibia supplied for the purpose by the person claiming to be so entitled, or
(until such address has been so supplied) by giving the notice in any manner in which the same might have been given if the death or insolvency had not occurred.

125 Notice of every general meeting shall be given in any manner authorised -

(a) to every member or holder of debentures of the company except, in the case of notices to be given personally or sent by post to those members or holders of debentures who (having no registered address within the Republic of Namibia) have not supplied the company an address within the Republic of Namibia for the giving of notices to them;

(b) to every person entitled to a share in consequence of the death or insolvency of a member or holder of debentures, who but for his death or insolvency, would have been entitled to receive notice of the meeting; and

(c) to the auditor of the company.

No other person shall be entitled to receive notice of general meetings.

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126 Any notice by post shall be deemed to have been served at the time when the registered letter containing the same was received and this was acknowledged by the addressee's signature.

127 Every person who by operation of the law, transfer or other means whatsoever shall become entitled to any share or debenture shall be bound by every notice in respect of such share or debenture which previously to his name and address being entered on the register shall have been given to the person from whom he derives his title to such share.

128 The signature to any notice given by the company may be affixed to the notice by autographic or mechanical means.

129 When a given number of days notice or notice extending over any other period is required to be given, the day of service and the day of the meeting shall not be counted in such number of days or period.

130 If the company has a seal, it shall not be affixed to any instrument except by the authority of a resolution of the directors, and shall be affixed in the manner and subject to such safeguards as the directors may from time to time determine.

INDEMNITY

131 Every director, alternate director, manager, secretary and other officer of the company and any person employed by the company and its auditor shall be indemnified out of the company's funds against all liability incurred by him as a director, alternate director, secretary or other officer of the company in defining any proceedings (whether civil or criminal) in which judgement is given in his favour or in which he is acquitted or in connection with any matter in which relief is granted to him by the Court in terms of the Law provided that the Board may indemnify out of the company's funds such director, alternate director, or any other officer of the company as aforesaid against liability or in respect of expenses incurred in such capacity in the sole discretion of the Board as is provided for in Section 247(2) of the Act.

PREACQUISITION PROFITS

132 At the discretion of the directors and so far as it is lawful:

(a) where any asset, business or property is bought by the company as from a past date (whether such date is before or after the incorporation of the company) upon the terms that the company shall as from that date take the profits and bear the losses thereof, then such profits or losses may be credited or debited, as the case may be, wholly or in part to revenue account, and any amount so credited or debited shall be treated for all purposes as a profit or loss of the company;

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(b) if any shares or securities are purchased by the company *cum* dividend or interest, that dividend or interest may be treated as revenue and it shall not be obligatory to capitalise it or any part of it.

WINDING-UP

133 If the company shall be wound up, whether voluntarily or otherwise the assets remaining after payment of the debts and liabilities of the company and the costs of the liquidation shall be applied as follows:

(a) to repay the members the amounts paid upon the shares respectively held by each of them; and

(b) the balance (if any) shall be distributed among the members in proportion to the number of shares respectively held by each of them.

Provided that the provisions of this article shall be subject to the rights of the holders of shares (if any issued upon special conditions).

134 In a winding up, any part of the assets of the company, including any shares or securities of other companies may, with the sanction of a special resolution of the company, be paid to the members of the company *in specie* or may with the same sanction be vested in trustees for the benefit of such members and the liquidation of the company may be closed and the company dissolved.

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Form CM 44C

Signatories of Articles of Association

Particulars of Subscribers	Date and signature	Particulars of Witness	Date and signature
Full Names ESMÉ TROLLIP (herewith representing BDO Secretarial Services (Pty) Ltd)	08/12/2005	**Full Names** JAQUELINE BEUKES	08/12/2005
Occupation COMPANY SECRETARY		**Occupation** SECRETARY	
Residential address 8 OMURAMBA ROAD EROS WINDHOEK		**Residential address** 5886 LAMBDA STREET KHOMASDAL WINDHOEK	
Business address 61 BISMARCK STREET WINDHOEK,		**Business address** 61 BISMARCK STREET WINDHOEK	
Postal Address P O BOX 2184 WINDHOEK		**Postal address** P O BOX 2184 WINDHOEK	
Full Names		**Full Names**	
Occupation		**Occupation**	
Residential address		**Residential address**	
Business address		**Business address**	
Postal Address		**Postal address**	

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Imperial
A DP WORLD Company

Logistics

TO WHOM IT MAY CONCERN

REZONING OF THE REMAINING EXTENT OF PORTION 18 (A PORTION OF PORTION 16) FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000' TO 'INDUSTRIAL WITH A BULK OF 1.0'; AND CONSENT TO PROCEED WITH THE INTENDED ZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL.

We hereby authorize Mr Desmond Ernst Van Jaarsveld to sign the special power of attorney and all documents relating to the rezoning of Portion Remainder 18/16/48, Farm Brakwater.

Signed at Windhoek this 12th day of April 2023 in the presence of the undersigned board members.

JJ Siepker

GS Coetzee

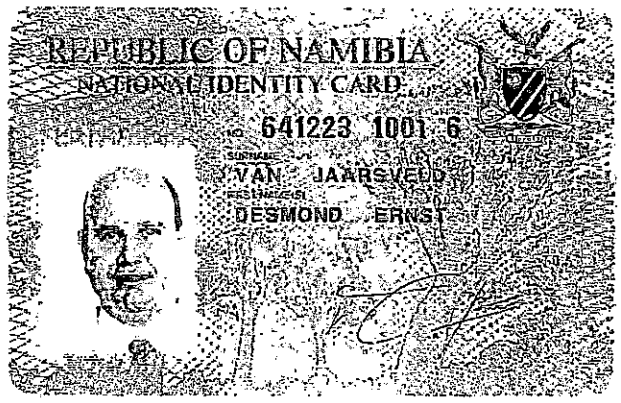
Imperial | Logistics | Africa

WP Transport (Pty) Ltd

Board of directors: DE van Jaarsveld (Managing Director), GS Coetzee, JJ Siepker

Portion 18, Farm Brakwater 48, Dobra, Brakwater, Windhoek, Namibia
PO Box 81588, Olympia, Windhoek, Namibia | T +264 61 261 160 | www.imperiallogistics.com

Reg No.: 2006/062 | VAT No.: 4141647015


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
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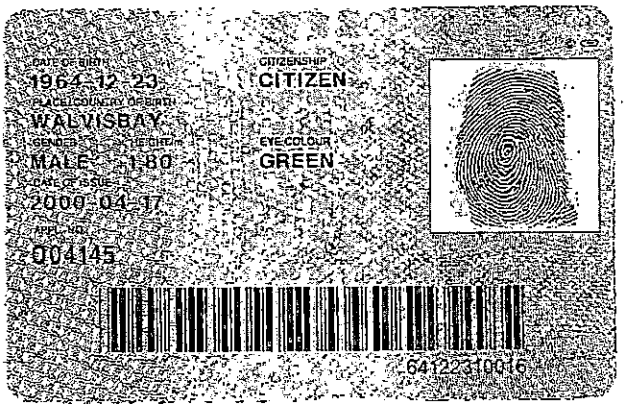
VAN JAARSVELD
DESMOND ERNST


1964 12 23
WALVISBAY
MALE 1.80
2009 04 17
004145
CITIZEN
GREEN
641223 10016

Town Planning Certificate No. 1: 180
Town Planning Scheme Information

Ref :
Enq :
Tel :
Applicants Address

Telephone Number :

Sir / Madam

Erf No: C
Township : FARM BRAKWATER NO. 48
Street : TRUNK RD

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

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 50 000M² — Refer to Table E.
3. Bulk Factor : 0 10 — Refer to Table F.
4. Coverage : — Refer to Table G.
5. Erf Size : 50,090 m²
6. Parking :

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

7. Street Build Lines
8. Position Of Buildings :
9. Street Address : 0 TRUNK RD
10. Flood Line :
11. Height Restriction : — Refer to Table J.
12. Street Reservation :
13. Other :

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

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

181

Nr. A 79 56

GOEDGEKEUR

LANDMETER-GENERAAL

12/11/56

Beskrywing van Bakens

A.B.C.D.E.F.G.J.K.L. 3' Ysterpaal in beton.
H. 2'X1" Ysterpen in beton.

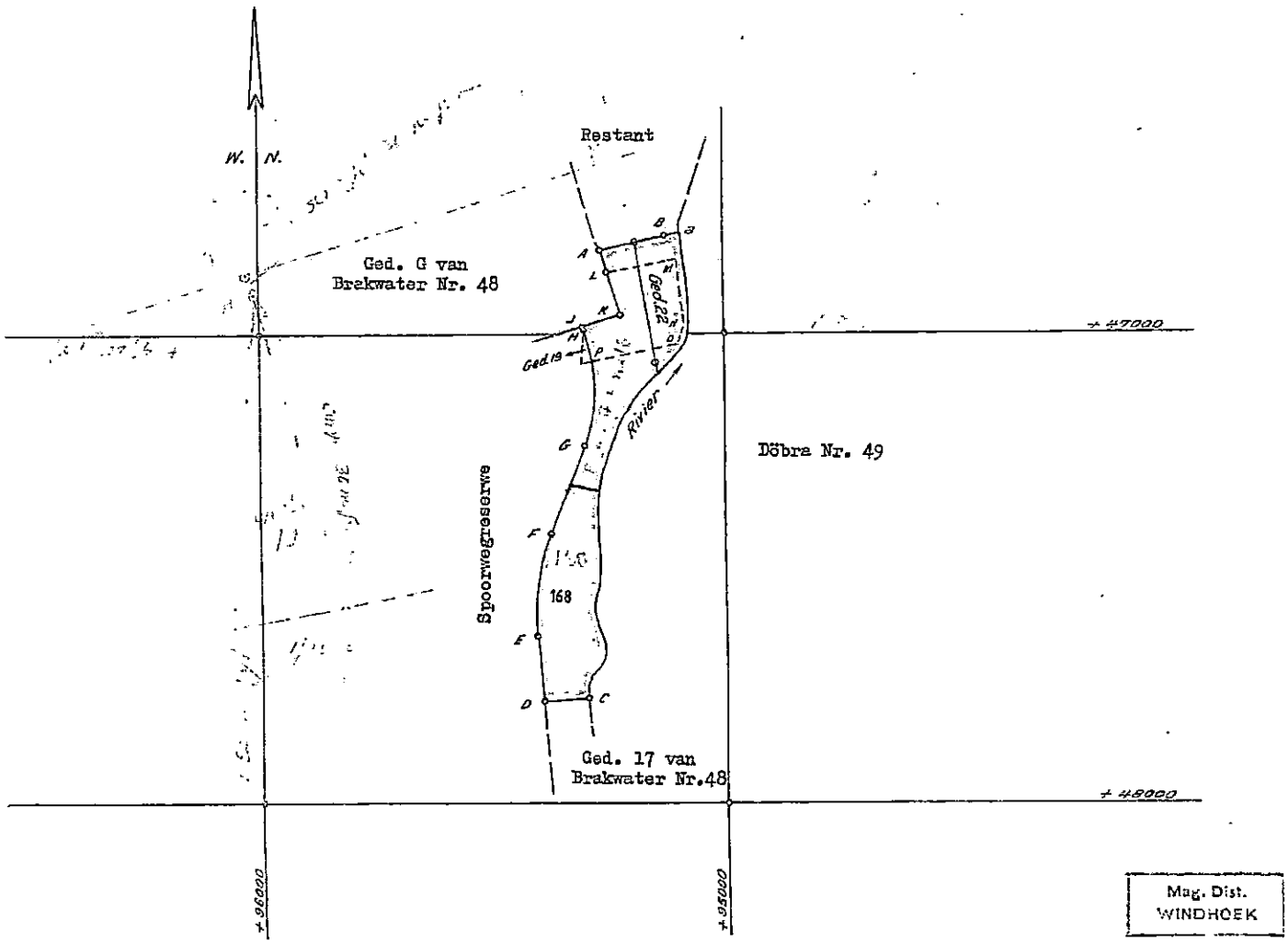
Rigtingshoek BC = 10° 04' 29"

Punt	KOORDINATE Stelsel 22/18 y	x	Hoeke °	'	"	Sye Meter		Baken Gereg. Nr.
A	+ 95262.78	+ 46827.14	88	03	51	AB	140.62	LB 6753
B	+ 95127.01	+ 46790.52	64	49	50	BC	999.58	LB 6754
C	+ 95301.87	+ 47774.69	105	00	42	CD	93.00	LB 6756
D	+ 95394.52	+ 47782.69	90	00	00	DE	139.16	LB 6755
E	+ 95406.50	+ 47644.03	166	34	38	EF	218.48	LB 6707
F	+ 95374.26	+ 47427.94	166	34	37	FG	200.81	LB 6709
G	+ 95299.33	+ 47241.63	202	37	05	GH	253.67	LB 6713
H	+ 95302.47	+ 46987.98	202	37	16	HJ	0.51	LB 6715
J	+ 95302.67	+ 46987.51	83	46	41	JK	85.13	LB 6738
K	+ 95221.31	+ 46962.47	269	55	55	KL	93.16	2554
L	+ 95248.61	+ 46873.40	179	59	25	LA	48.38	2556

DATA VAN SPOORWEGBOË

Boë	Koordinate van Middelpunte		Strale
EF	+ 94937.68	+ 47603.53	470.57
GH	+ 95605.28	+ 47118.58	329.77

Hoek $\measuredangle$.B.A. = 180° 00' 00" Ba = 35 m.



SKAAL 1: 10000

Die figuur A.a. middel van rivier C.D. langs n lyn 30 m. van en ewewydig met middellyn van Spoorweg J.K.L.

stel voor 11 hektaar 6032 vierkante meter grond synde

Gedeelte 18 (n ged. van Ged. 16) van die plaas BRAKWATER Nr. 48

geleë in die Registrasie-Afdeling "K" SUIDWES AFRIKA.

Opgemeet en gebaken in September 1955 – Januarie 1956 deur my

Rigtingshoek EC = 10° 04' 29"

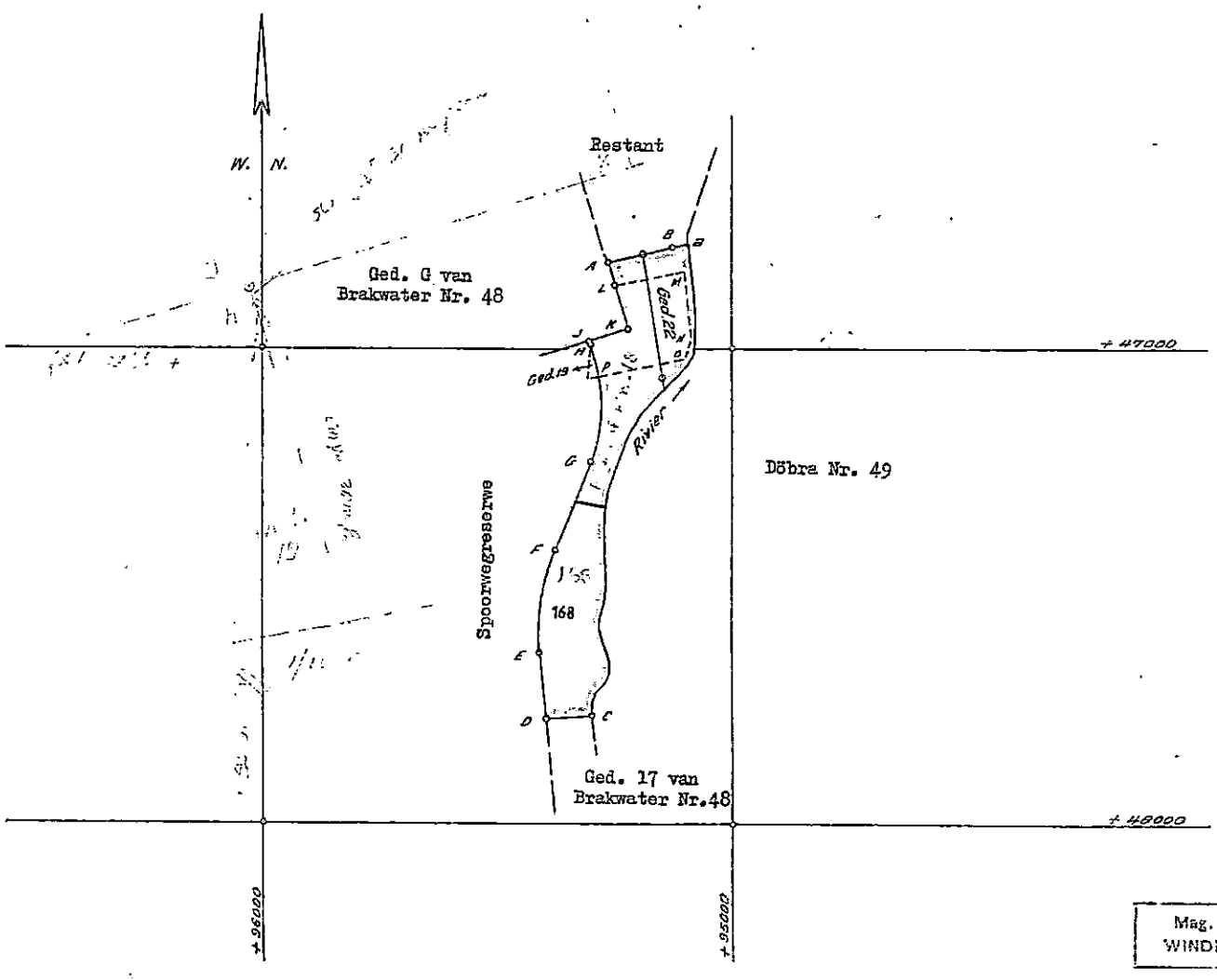
E	[illegible]	[illegible]	166	34	30	EF	210.40	LB 6707
F	+ 95374.26	+ 47427.94	166	34	37	FG	200.81	LB 6709
G	[illegible].33	+ 47241.63	202	37	05	GH	253.67	LB 6713
H	[illegible].47	+ 46987.98	202	37	16	HJ	0.51	LB 6715
J	[illegible].67	+ 46987.51	83	46	41	JK	85.13	LB 6738
K	[illegible]95221.31	+ 46962.47	269	55	55	KL	93.16	2554
L	+ 95248.61	+ 46873.40	179	59	25	LA	48.38	2556

182

DATA VAN SPOORWEGBOË

Boë	Koordinate van Middelpunte		Strale
EF	+ 94937.68	+ 47603.53	470.57
GH	+ 95605.28	+ 47118.58	329.77

Hoek L.B.A. = 180° 00' 00" Ba = 35 m.



Mag. Dist.
WINDHOEK

SKAAL 1: 10000

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stel voor 11 hektaar 6032 vierkante meter grond synde

Gedeelte 18 (n ged. van Ged. 16) van die plaas BRAKWATER Nr. 48

geleë in die Registrasie-Afdeling "K"

SUIDWES AFRIKA.

Opgemeet en gebaken in September 1955 – Januarie 1956 deur my

Landmeter

Die oorspronklike kaart is Nr. 77/56 geheg aan S.G.T. by K. 891/56	Hierdie kaart is geheg aan Akte van Transport Nr. 1057/56 geregistreer op 21-9-1956	M.S. Nr. E. 14/56 Alg. Plan Nr. Noteerplan MGN Landkaartverwysing Breed ° ' S. Leng. ° ' O.
	Akteskantoor, Windhoek. (Get.) A.S. Combrink WAARN. Registrateur van Aktes.	

MS 31 A.

Rigtingshoek BC = 10° 04' 29"

E	+ 95400.50	+ 47044.03	166	34	30	EF	210.40	LB 6707
F	+ 95374.26	+ 47427.94	166	34	37	FG	200.81	LB 6709
G	+ 95299.33	+ 47241.63	202	37	05	GH	253.67	LB 6713
H	183	.47	202	37	16	HJ	0.51	LB 6715
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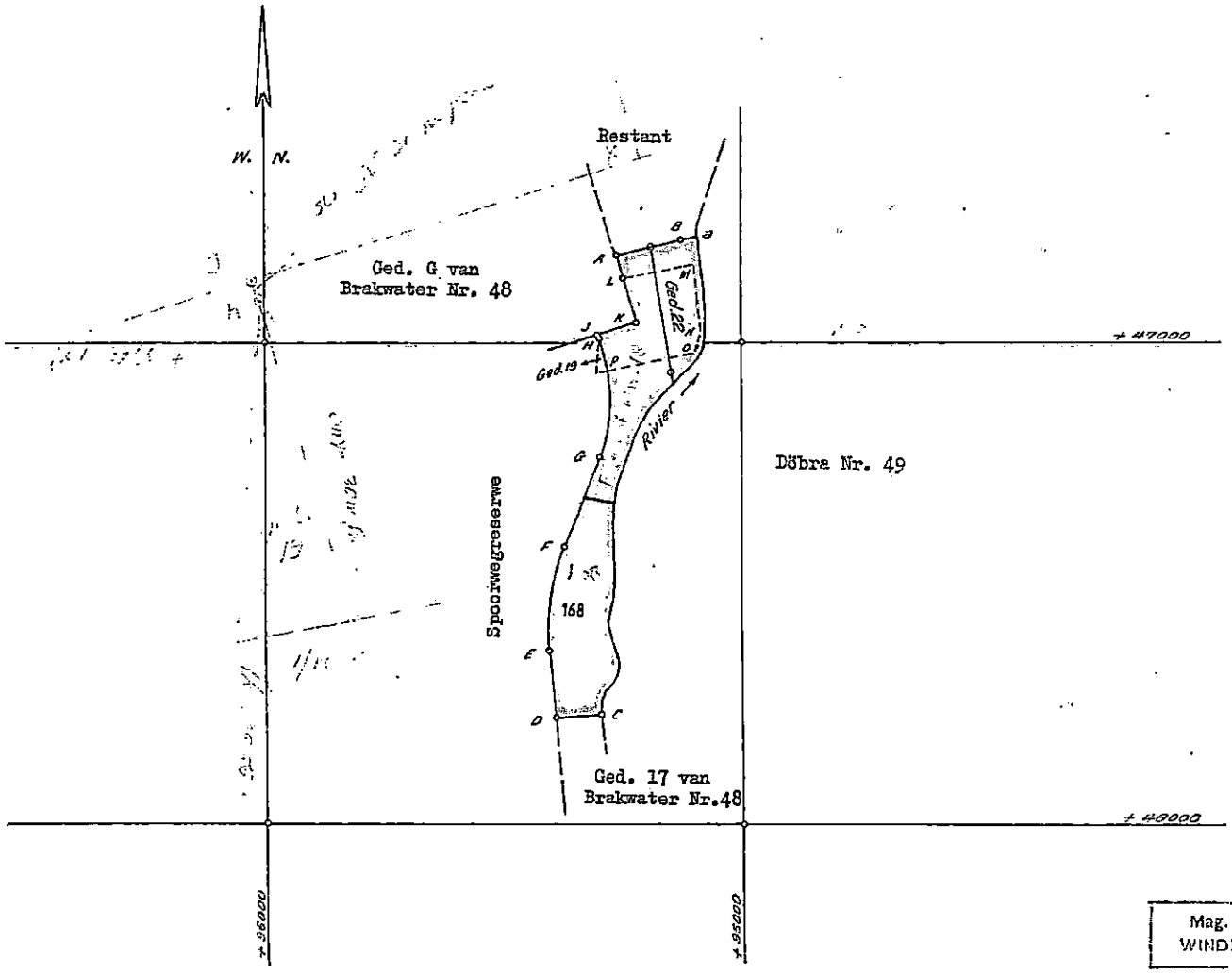

Mag. Dist.
WINDHOEK

SKAAL 1: 10000

Die figuur A.a. middel van rivier C.D. langs n lyn 30 m. van en ewewydig met middellyn van Spoorweg J.K.L.

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geleë in die Registrasie-Afdeling "K"

SUIDWES AFRIKA.

Opgemeet en gebaken in September 1955 – Januarie 1956 deur my

Landmeter

Die oorspronklike kaart is Nr. 77/56 geheg aan S.G.T. by V. 891/56	Hierdie kaart is geheg aan Akte van Transport Nr. 1059/56. geregistreer op 21-9-1956 Akteskantoor, Windhoek. (Get.) A.S. Combrink WAARN. Registrateur van Aktes.	M.S. Nr. E. 14/56 Alg. Plan Nr. Noteerplan MGN Landkaartverwysing Breed ° ' S. Leng. ° ' O.

MG 3E A.

FARM BRAKWATER

Rem Ptn 18/16/48

N

Legend

- Location of Portions
- Township Extentions

ZONE

- AGRICULTURE
- FARM
- GENERAL RESIDENTIAL
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL
- MUNICIPAL
- NATURE ESTATE
- PUBLIC OPEN SPACE
- RESIDENTIAL
- RESTRICTED BUSINESS
- SPECIAL
- STREET
- TRANSPORT & COMMUNICATION
- UNDETERMINED
- UNKNOWN ZONING

184

ZONING MAP

NOTES:

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PREPARED BY:

P O BOX 11929
Klein Windhoek
WINDHOEK
CELL: 0811295759
TEL: 061-300820
FAX:061-401294

SURVEY:	DATE: April 2021
DESIGN: Urban Green	
DRAWN: GBS	DATE: April 2021
DRAWING NO: Pal 18 & 22 Zone	
SCALE	1:10.000

FARM BRAKWATER

Portion 22/16/48

N

Legend

- Location of Portions
- Township Extentions

ZONE

- AGRICULTURE
- FARM
- GENERAL RESIDENTIAL
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL
- MUNICIPAL
- NATURE ESTATE
- PUBLIC OPEN SPACE
- RESIDENTIAL
- RESTRICTED BUSINESS
- SPECIAL
- STREET
- TRANSPORT & COMMUNICATION
- UNDETERMINED
- UNKNOWN ZONING

185

CURRENT LAND USE MAP

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FAX:061-401294

URBAN

SURVEY:	DATE: April 2021
DESIGN: Urban Green	
DRAWN: GBS	DATE: April 2021
DRAWING NO: Prt 18 & 22 Zone	
SCALE	1:10,000

FARM BRAKWATER

Rem Ptn 18/16/48

N

Legend

- Location of Portions
- Township Extentions

ZONE

- AGRICULTURE
- FARM
- GENERAL RESIDENTIAL
- GOVERNMENT
- INDUSTRIAL
- INSTITUTIONAL
- MUNICIPAL
- NATURE ESTATE
- PUBLIC OPEN SPACE
- RESIDENTIAL
- RESTRICTED BUSINESS
- SPECIAL
- STREET
- TRANSPORT & COMMUNICATION
- UNDETERMINED
- UNKNOWN ZONING

186

PROPOSED LAND USE MAP

NOTES:

The copyright of this drawing is reserved

PREPARED BY:

P O BOX 11929
Klein Windhoek
WINDHOEK
CELL: 0811295759
TEL: 061-300820
FAX:061-401294

URBAN Green

SURVEY:	DATE: April 2021
DESIGN: Urban Green	
DRAWN: GBS	DATE: April 2021
DRAWING NO: Pnt 18 & 22 Pr Zone	
SCALE	1:10,000

Services		Tender		Auction	

CITY OF WINDHOEK CREDIT CHECK FOR DEBT

SURNAME N/A FULL NAMES N/A

COMPANY NAME WP TRANSPORT (PTY) Ltd.

ERF NUMBER RE/18/16 SUBURB BRAKWATER NO. 40

NAMIBIAN ID 641223100 16.

POSTAL ADDRESS P O BOX 86467, EROS, WHK

PHYSICAL ADRESS OR BUSINESS ADRESS

TEL (B) (H) (C)

FINANCE DEPARTMENT CREDIT CHECK

A. Services accounts (MS)

Comments No Arrears

2023 04 13

Accounting Technician L. Kwali Signature

Date

B Land sales

Comments Approved

13 APR 2023

Finance Department

Accountant SHAMEN Signature

Date

ECC – 02117

Serial: 9RYXa32117

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

ENVIRONMENTAL CLEARANCE CERTIFICATE

ISSUED

In accordance with Section 37(2) of the Environmental Management Act (Act No. 7 of 2007)

TO

WP Transport (PTY) Ltd.
P. O. Box 86467, Windhoek

TO UNDERTAKE THE FOLLOWING LISTED ACTIVITY

THE PROPOSED REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL", WINDHOEK, KHOMAS REGION.

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK, NAMIBIA
11 APR 2022
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

ENVIRONMENTAL COMMISSIONER

Issued on the date: 2022-04-11

Expires on this date: 2025-04-11

(See conditions printed over leaf)

Reuse

Recycle

NAMIBIA IS NOT A TRASH BIN

This certificate is printed without erasures or alterations

ECC –

CONDITIONS OF APPROVAL

1. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office
2. This certificate does not in any way hold the Ministry of Environment, Forestry and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants
3. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project
4. -
5. All applicable and required permits are obtained and mitigation measures stipulated in the EMP are applied particularly with respect to management of ecological impacts.
6. Strict compliance with national heritage guidelines and regulations is expected throughout the life-span of the proposed activity, therefore any new archaeological finds must be reported to the National Heritage Council for appropriate handling of such.

REPUBLIC OF NAMIBIA

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Tel: (00 264) 61 284 2111
Fax: (00 264) 61 232 057

Cnr Robert Mugabe &
Dr Kenneth Kaunda Street
Private Bag 13306
Windhoek
Namibia

OFFICE OF THE ENVIRONMENTAL COMMISSIONER

NOTIFICATION OF DECISION

REF NUMBER: ECC 02117 **DATE OF ISSUE: 11 APRIL 2022**

DETAILS OF PROPONENT:
WP Transport (PTY) Ltd
P. O. Box 86467
Windhoek
Namibia

Dear Sir/ Madam

SUBJECT: NOTIFICATION ON APPLICATION FOR ENVIRONMENTAL CLEARANCE TO UNDERTAKE THE PROPOSED LISTED ACTIVITY: THE PROPOSED REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL", WINDHOEK, KHOMAS REGION.

Notice is herewith given in accordance with section 37(2) of the Environmental Management Act, Act 7 of 2007 and Environmental Impact Assessment Regulations of 2012 (GG 4878): that a decision in respect to your application No. **APP 2640** for Environmental Clearance Certificate to undertake a listed activity has been reached.

DECISION
An Environmental Clearance Certificate (ECC) to undertake the listed activities specified in the environmental assessment report and draft management plan dated May 2021, is granted (**ECC 02117**). The applicant / proponent is therefore advised to comply with conditions of approval set out in **Section C** of this notification.

A. **DETAILS OF THE PROPOSED ACTIVITY**

A1: TITLE OF THE PROPOSED ACTIVITY

THE PROPOSED REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL", WINDHOEK, KHOMAS REGION.

A2: DETAILS OF ASSESSMENT PRACTITIONER

URBAN GREEN CC
P O BOX 11929, KLEIN WINDHOEK
TEL/FAX: +264-61-300 820
CELL: +264-81 129 5759
E-MAIL: urbangreen@iway.na
WEBSITE: www.urbangreenafrica.com

A3: LOCATION OF PROPOSED ACTIVITY

(Annexure A – proposed site map)

B. RELEVANT LISTED ACTIVITIES

Legislation	Description of Listed Activity	Relevance to Proposed Activity
Regulation 29(sub-regulation 5) of Government Notice No. 29 of 2012	LAND USE AND DEVELOPMENT ACTIVITIES. The rezoning of land from - (a) residential use to industrial or commercial use; (b) light industrial use to heavy industrial use; (c) agricultural use to industrial use; and (d) use for nature conservation or zoned open space to any other land use. The establishment of land resettlement schemes. Construction of veterinary protected area or game proof and international boundary fences.	THE PROPOSED REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" TO "INDUSTRIAL", WINDHOEK, KHOMAS REGION.

C. CONDITIONS

C1: Conditions of Approval

1. This certificate does not in any way hold the Ministry of Environment and Tourism accountable for misleading information, nor any adverse effects that may arise from these activities. Instead, full accountability rests with the proponent and its consultants.

2. This Ministry reserves the right to attach further legislative and regulatory conditions during the operational phase of the project.

3. Regular environmental monitoring and evaluations on environmental performance should be conducted. Targets for improvements should be established and monitored throughout this process.

4. This environmental clearance is valid for a period of 3 (three) years, from the date of issue unless withdrawn by this office.

C2: Clearance Certificate Validity

1. On expiry of the ECC, the proponent is required to submit within a period not exceeding one month, and in the prescribed form and manner an application to the Office of the Environmental Commissioner for the renewal of the ECC.
2. Failure to renew an expired environmental clearance certificate shall result in permanent termination of the environmental clearance certificate.

3. In terms of Section 3 (2)C of the Environmental Impact Assessment, you are instructed to, within 14 days of this notice issuance date, ensure that all registered interested and affected parties (" I&APs") are notified that an environmental clearance certificate has been issued in respect to your application and of their right to appeal

C3: Compliance with authorization under other laws

4. All other applicable and required permits or authorization from relevant competent authorities must be obtained prior to commencing the proposed activities and accordingly adhered to.

C4: Implementation and Monitoring

5. The granting of the Environmental Clearance Certificate (ECC) constitute, an approval for the implementation of mitigation measures proposed in your approved Environmental Management Plan (EMP), hence making the approved EMP legally binding document.

6. The proponent shall appoint a suitably experienced environmental control officer, or site agent where appropriate, before the commencement of any listed activities to ensure compliance with the conditions of approval and mitigation stipulated in the approved EMP

7. A copy of the Environmental Clearance Certificate (ECC), EMP, Environmental Audit and monitoring reports must be kept at the site of the authorized activity and readily available for inspection by officials of the Ministry and registered Interested and affected Parties (I&APs) on request.

8. Officials of the environmental commissioner's office may from time-to-time conduct spot-inspection (non-auditing) without prior notice and or Auditing Inspection (dates to be agreed prior to arrival to the site), hence access to the site and the aforementioned documentation must be granted to any authorized official representing the Office of the Environmental Commissioner and Registered Interested and Affected Parties (I&APs)

9. Officials representing the Office of the Environmental Commissioner must be, in possession and or by request and for the purpose of inspection referred to in C4(8) present their staff identification card in order to gain entry to the premises

10. The proponent is required, from the date of commencing implementation of project activities, to compile and submit environmental monitoring reports (on project progress and the environmental management profile) on a bi-annual basis to Office of Environmental Commissioner

11. Any changes to, or deviations from the scope of project activities approved in respect to the assessment received and reviewed for the purpose or granting this ECC Number (**ECC 02117**) are subject to an amendment application and approval by the Environmental Commissioner prior to adopting / implementing any such changes / deviations.

12. For the purpose of amending and or transferring the ECC, the proponent submit in the prescribed form and manner an application to the Office of the Environmental Commissioner, clearly indicating the need for amendment and or transfer of the ECC

13. Non-compliance with a condition of this Environmental Clearance Certificate or EMP may render the Proponent liable to criminal prosecution.

D. DISCLAIMER

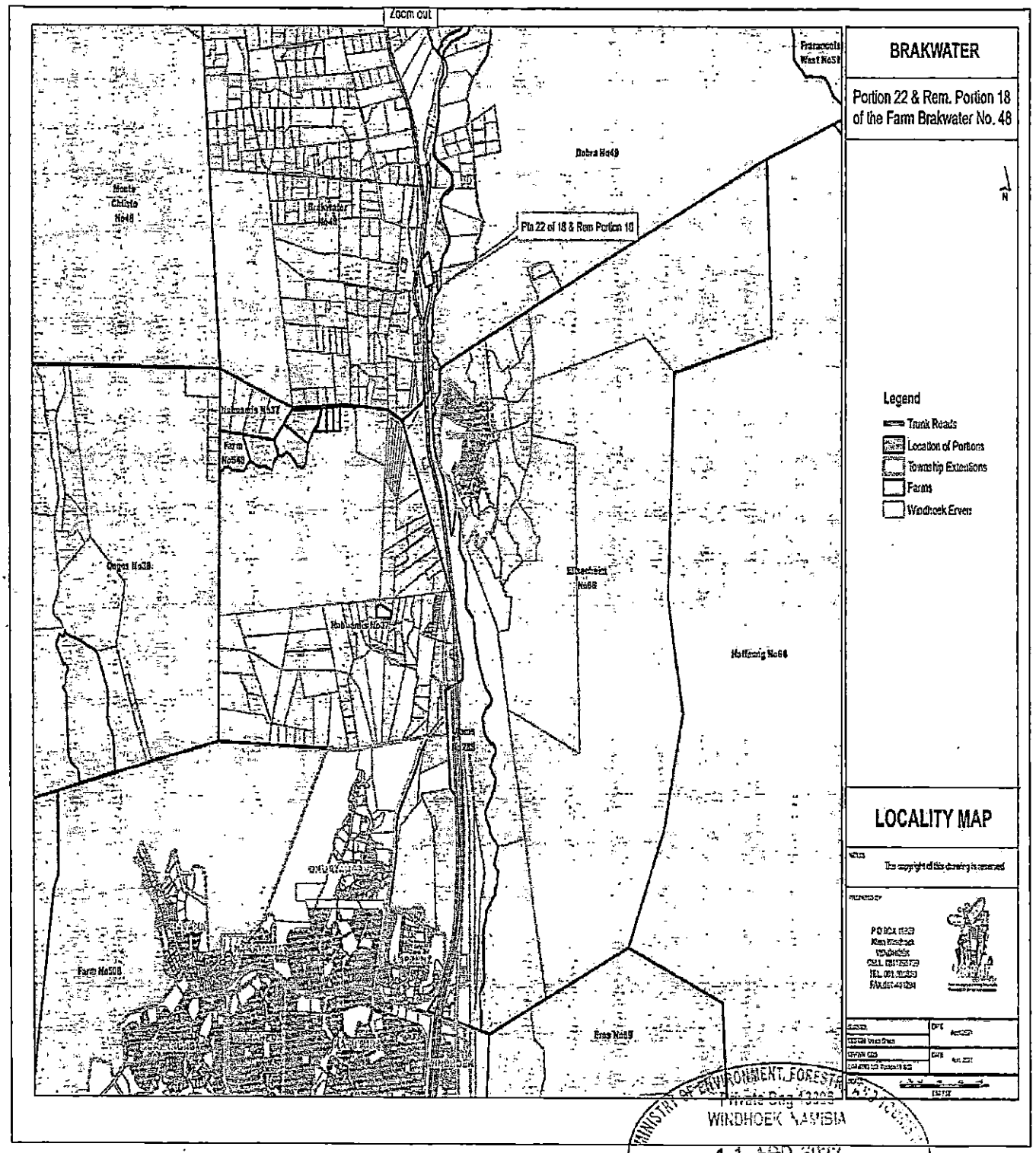
1. The decision taken by the Office of Environmental Commissioner is based mainly on information provided by the proponent or their representative, therefore, it must be noted here that the proponent is accountable for any wrong and misleading information that may have been presented in the environmental assessment documents.

Yours sincerely

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM
Private Bag 13306
WINDHOEK, NAMIBIA
11 APR 2022
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

Timoteus Mufeti
ENVIRONMENTAL COMMISSIONER

ANNEXURE A: SITEMAP / SITE LAYOUT



MINISTRY OF ENVIRONMENT, FORESTRY
Private Bag 13306
WINDHOEK NAMIBIA
1 APR 2022
ENVIRONMENTAL COMMISSIONER
REPUBLIC OF NAMIBIA

1-A

SPECIAL POWER OF ATTORNEY

I, the undersigned	**DESMOND ERNST VAN JAARSVELD (ID 641223 10016)**	*(name & ID number)*
in my capacity as	**THE MANAGING MEMBER**	*(capacity with company)*
of	**WP TRANSPORT (PROPRIETARY) LIMITED (2006/062)**	*(being the)*
owner of the	**REMAINING EXTENT OF PORTION 18 (A PORTION OF PORTION 16)**	
	OF THE FARM BRAKWATER NO. 48	*(property)*

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 Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval**

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 12th day of April 2023, in the presence of the undersigned witnesses.

MEMBER WITH SIGNATORY RIGHTS

.....

DESMOND ERNST VAN JAARSVELD (ID 641223 10016)

WITNESS **WITNESS**

1. ..... 2. .....

196

INV2023

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2023209636	**Date Issued :** 2023/04/18
Account Number : N/A	**Vote Number :** 5000132050048
Name : URBAN GREEN CC	**Reference Number :** PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48
Address : N/A	**System Reference :** INV353703
	Issued By : 16562 - SAMUEL (N.T)
	Contact Details : +264 61 290 2609
Description : REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND THE	

PAYMENT DUE

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

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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

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

Accounts Transfer Payments +

FNB

Thank You!

Your transaction was successful

Payments From Urban Green Cheque 62066234528
18 Apr 2023

Not Categorised - Recipients paid in the last 3 months

Recipient	Ref	Amount	Reason
City Of Windhoek	CoWPtn18Brak	N$ 2,012.50	Your payment was successful NAM05J7D4SLB
62012146115 - First National Bank	INV353703		
Total		N$2,012.50	

URBAN *Green* Sustainability Cc 198 **ants**
Town & Regional Planning
Environmental Assessment & Compliance
Water & Wastewater Treatment

03 June 2024

Our Reference: KHOM/WHK/PTN/18/16/48/BRAKWATER

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

Attention: Mr. H Rust

Re.: PUBLIC CONSULTATION – PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48

Our application dated 18 April 2023 with your office refers.

Following instruction from your office dated 24 April 2023 Urban Green cc conducted the required public consultation for the above mentioned, as per the requirements of the Urban and Regional Planning Act, (Act 5 of 2018).

The public consultation commenced on 15 May 2023 and concluded on 22 May 2023.

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

- **Notice in Government Gazette of the intent to rezone;**
- **Newspaper Notices placed in the 'Namibian' and 'Die Republikein' newspapers;**
- **Proof of Registered Mail sent to the Neighbours of Ptn Re/18/16/48, Farm Brakwater;**
- **Notices Displayed at the Windhoek City Council's customer care notice board; and the**
- **On-site notice display.**

No objections applicable to the above-mentioned rezoning and consent were registered with our office.

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 will be submitted with the Urban and Regional Planning Board.

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

Yours faithfully,

Brand van Zyl (MNCTRP)

Telephone: +264-61-300 820
Fax: +264-61-401 294
Cell: +264-81-129 5759
E-mail: urbangreen@iway.na
Website: www.urbangreenafrica.net

GREEN BUILDING COUNCIL

P O Box 11929
Klein Windhoek
Namibia
No. 19, Elysium Fields
No. 40, Berg Street
Klein Windhoek

14 January 2025

Our Reference: KHOM/REM/PTN/18.16.48/FARM-BRAK/WHK

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

Attention: Ms. R. Kwenani

RE: REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0'

Urban Planning recommendations received via email on 19 September 2024 with regards to the above-mentioned application bears reference.

Following instruction to provide updated ownership documents for Portion Remainder 18/16/48, Farm Brakwater, kindly find attached the **original** support documents as follows:

1. Updated Special Power of Attorney;
2. Company Resolution; and the
3. Latest Company Registration documents.

In addition to the above, kindly note that the link between Imperial Logistics and WP Transport is that Imperial is a shareholder.

Should your office require any further information and/or assistance, please contact us.

Yours faithfully,

Brand van Zyl

Telephone: +264-61-300 820
Fax: +264-61-401 294
Cell.: +264-81-129 5759
E-mail: urbangreen@iway.na
Website: www.urbangreenafrica.net

GREEN BUILDING COUNCIL SA
MEMBER ORGANISATION

P O Box 11929
Klein Windhoek
Namibia

No. 19, Elysium Field Complex
No. 40, Berg Street, Klein Windhoek

NAMIBIA REVENUE No5 4/12/2024

SPECIAL POWER OF ATTORNEY

We, the undersigned **MATHYS ANDRE ENSLIN (740208) & DANIEL STEFANUS BRINK LA GRANGE (850911)** *(name & ID number)*

in our capacity as **THE DIRECTORS** *(capacity with company)*

of **WP TRANSPORT (PROPRIETARY) LIMITED (2006/062)** *(being the)*

owner of the **REMAINING EXTENT OF PORTION 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48** *(property)*

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 Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval**

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 JOHANNESBURG this 4th day of DECEMBER 2024, in the presence of the undersigned witnesses.

DIRECTORS

.....
MATHYS ANDRE ENSLIN (740208)

.....
DANIEL STEFANUS BRINK LA GRANGE (850911)

WITNESS

1. .....
IRIS JEANNET JOHNSON
ID: 630424 0018 085

WITNESS

2. .....
YASHIKA RONGEE
ID: 930701 0363 083

Imperial
A DP WORLD Company

Logistics

TO WHOM IT MAY CONCERN

REZONING OF THE REMAINING EXTENT OF PORTION 18 (A PORTION OF PORTION 16) FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000' TO 'INDUSTRIAL WITH A BULK OF 1.0'; AND CONSENT TO PROCEED WITH THE INTENDED ZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL.

We hereby authorize Mr Mathys Andre Enslin (740208) to sign the special power of attorney and all documents relating to the rezoning of Portion Remainder 18/16/48, Farm Brakwater.

Signed at JOHANNESBURG **this** 4th **day of** DECEMBER **2024 in the presence of the undersigned witnesses.**

DANIEL STEFANUS BRINK LA GRANGE

Witness

Name: IRIS JEANNET JOHNSON
ID Number: 6304240018081
Signature:

Name: YASHIKA ROWJEE
ID Number: 930701 0363 083
Signature:

COPY REPUE 202 NAMIBIA

Form CM 29

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Sections 224(2), 284, 328(1), 331(1) and 333(1)) (Regulation 46(1))

CM29

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Registration Number of Company
2006/062

PROPERTY AUTHORITY
N$ 20,00 fee payable in terms of the Act and as set out in the regulations
bipa 2024 09 12
PO Box 185, Windhoek, Namibia
Tel: +264 61 2994400
Fax: +264 61 [illegible]
Email: info@bipa.na Web: www.bipa.na
Registrar's Office

Business and Intellectual Property Authority - Business Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Name and postal address of Company **WP TRANSPORT (PROPRIETARY) LIMITED**

P. O. BOX 81588, OLYMPIA, WINDHOEK, NAMIBIA

Return of particulars as at **11 SEPTEMBER 2024**

I, **CRONJÉ SECRETARIAL SERVICES (PTY) LTD**
(name of director of officer)

state that, the written consent of the directors or officers whose names appear in this return have been obtained on a duly completed form CM 27, the directors or officers are not disqualified under section 225.

Cronje Secretarial Services (Pty) Ltd
1 Jan Jonker Road
Klein Windhoek
Windhoek, Namibia

Signed

Date

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS
1. Surname	KEEGAN
2. Full forenames	EMER CLARE
3. Former surname and forenames	N/A
4. Identity number or, if not, available, date of birth and Passport number	Year: 72 Month: 12 Day: 22
5. (a) Date of appointment	01 MAY 2024
(b) Designation	DIRECTOR
6. Residential address	7 DEBON DRIVE, RIVER CLUB EXTENTION 15, 2191, SOUTH AFRICA
7. Business address	PORTION 18, FARM BRAKWATER 48, DOBRA, BRAKWATER, WINDHOEK, NAMIBIA
8. Postal address	7 DEBON DRIVE, RIVER CLUB EXTENTION 15, 2191, SOUTH AFRICA
9. Email address	Emer.Keegan@dpworld.com
10. Contact number	+27 83 459 3019
11. Nationality (If not Namibian)	SOUTH AFRICAN
12. Occupation	MANAGING DIRECTOR
13. Resident in Namibia (Yes or No)	NO
14. Nature of change in 1 to 5 above and date	RESIGNATION: 30 JUNE 2024

Copyright: Business and Intellectual Property Authority, Namibia

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2006/062

1. ENSLIN
2. MATHYS ANDRÉ
3. N/A
4. Year 74 Month 02 Day 08
5.(a) 01 MAY 2024
(b) DIRECTOR
6. 27 HANNABEN STREET LINKSFIELD RIDGE, SOUTH AFRICA
7. PORTION 18, FARM BRAKWATER 48, DOBRA, BRAKWATER, WINDHOEK, NAMIBIA
8. 27 HANNABEN STREET LINKSFIELD RIDGE, SOUTH AFRICA
9. Mathys.Enslin@dpworld.com
10. +27 82 902 6362
11. SOUTH AFRICAN
12. EXECUTIVE VICE PRESIDENT
13. NO
14. NO CHANGE

1. LA GRANGE
2. DANIËL STEFANUS BRINK
3. N/A
4. Year 85 Month 09 Day 11
5.(a) 01 JULY 2024
(b) DIRECTOR
6. 62 FIRST STREET, LINDEN, SOUTH AFRICA
7. PORTION 18, FARM BRAKWATER 48, DOBRA, BRAKWATER, WINDHOEK, NAMIBIA
8. 62 FIRST STREET, LINDEN, SOUTH AFRICA
9. Stefan.LaGrange@dpworld.com
10. +27 84 685 5770
11. SOUTH AFRICAN
12. MANAGING DIRECTOR
13. NO
14. APPOINTMENT: 01 JULY 2024

1. VAN ZYL
2. HENDRIK JOHANNES
3. N/A
4. Year 93 Month 03 Day 09
5.(a) 01 MAY 2024
(b) DIRECTOR
6. 2 DAAN BEKKER STREET, OLYMPIA, WINDHOEK, NAMIBIA
7. PORTION 18, FARM BRAKWATER 48, DOBRA, BRAKWATER, WINDHOEK, NAMIBIA
8. 2 DAAN BEKKER STREET, OLYMPIA, WINDHOEK, NAMIBIA
9. hendrik.vzyl@dpworld.com
10. +264 81 396 1484
11. NAMIBIAN
12. EXECUTIVE: BUSINESS DEVELOPMENT
13. YES
14. NO CHANGE

1.
2.
3.
4. Year Month Day
5.(a)
(b)
6.
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12.
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14.

Copyright: Business and Intellectual Property Authority, Namibia

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2006/062

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(b)
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4. Year | Month | Day
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4. Year | Month | Day
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(b)
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14.

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B. AUDITOR

1. Name **KPMG NAMIBIA**

2. Date of appointment **16 JANUARY 2023**

3. Nature of change in 1 and 2 above and date. **NO CHANGE**

Perforated *(To be completed by company)*

Return of particulars of company's register of directors, auditors & officers

CM29

Date received

Dated **11 SEPTEMBER 2024**

Name of company **WP TRANSPORT (PTY) LTD**

Postal address **P. O. BOX 81688, OLYMPIA, WINDHOEK, NAMIBIA**

Email address **info@cronjelaw.com**

(TO BE COLLECTED BY CRONJÉ INC.)

Date stamp of Business Registration Office

PROPERTY AUTHORITY
Registration Office
bipa 2024 -09- 12
PO Box 185, Windhoek, Namibia
Tel: 264 61 [illegible]
Fax: +264 61 [illegible]
Email: info@bipa.na Web: www.bipa.na
Registration Office

CM29 PAGE 3

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C. Officers and Local Managers

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company 2006/062

1. Surname	CRONJÉ SECRETARIAL SERVICES (PTY) LTD
2. Full forenames	N/A
3. Former surname and forenames	N/A
4. Identity number or, if not, available, date of birth and Passport number	Year / Month / Day
5. (a) Date of appointment	15 FEBRUARY 2006
(b) Designation	COMPANY SECRETARY
6. Address of registered office, and registration number if officer is a corporate body	1 JAN JONKER ROAD, KLEIN WINDHOEK, WINDHOEK, NAMIBIA – 2018/0036
7. Residential address	1 JAN JONKER ROAD, KLEIN WINDHOEK, WINDHOEK, NAMIBIA
8. Business address	1 JAN JONKER ROAD, KLEIN WINDHOEK, WINDHOEK, NAMIBIA
9. Postal address	P.O. BOX 81588, OLYMPIA, WINDHOEK, NAMIBIA
10. Email address	info@cronjelaw.com
11. Contact number	061 247 437
12. Nationality (If not Namibian)	NAMIBIAN
13. Occupation	COMPANY SECRETARY
14. Resident in Namibia (Yes or No)	YES
15. Nature of change in 1 to 6 above and date	NO CHANGE

FOR KEY TO PARTICULARS, SEE ABOVE

	1.
	2.
	3.
	4 Year / Month / Day
	5.(a)
	(b)
	6.
	7.
	8.
	9.
	10.
	11.
	12.
	13.

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Form CM 27

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 219) (Regulation 45(1)

CM27

Registration Number of Company
2006/062

CONSENT TO ACT AS DIRECTOR OR OFFICER AND OTHER DIRECTORSHIPS

Name of company **WP TRANSPORT (PROPRIETARY) LIMITED**

A. Consent

I hereby consent to my appointment as * director / officer of the above-named company.
I certify that I am not disqualified in terms of sections 225 or 226 of the Companies Act from being a director/officer*.

Signed: DSB la Grange (Sep 9, 2024 09:14 GMT+2) Date: 09/09/2024

(To be signed by: Director or officer personally; or the authorised agent on behalf of a director of an external company not resident in Namibia; or the authorised agent of a corporate body.)
**Delete where not applicable.*

B. Personal particulars

1. Surname	**La Grange**
2. Full forenames	DANIËL STEFANUS BRINK
3. Former surname and forenames	**N/A**
	Year / Month / Day
4. Identity number or, if not, available, date of birth	8 5 0 9 1 1
5. Date of appointment	01 July 2024
6. Residential address	**52 First Street,Linden,**South Africa
7. Business address	**Portion 18, Farm Brakwater 48, Dobra, Brakwater, Windhoek, Namibia**
8. Postal address	52 First Street, Linden, South Africa
9. Email address	**Stefan.LaGrange@dpworld.com**
10. Contact Number	**+27 84 585 5770**
11. Nationality (If not Namibian)	**South African**
12. Occupation	**Managing Director**
13. Resident in Namibia (Yes or No)	**No**
14. Address of registered office, and registration number, if officer is a corporate body	

C. Other Directorships
Attach list hereto

Passport / Passeport

REPUBLIC OF SOUTH AFRICA / REPUBLIQUE D'AFRIQUE DU SUD

Type / Type: PA
Country code / Code du pays: ZAF
Passport No / No du passeport: A10768661

Surname / Nom: LA GRANGE

Given names / Prénoms: DANIËL STEFANUS BRINK

Nationality / Nationalité: SOUTH AFRICAN / SUD-AFRICAIN

Date of birth / Date de naissance: 11 SEP 1985

Identity No / No d'identité: 8509115083083 R 88730

Sex / Sexe: M

Place of birth / Lieu de naissance: ZAF

Date of issue / Date de délivrance: 26 SEP 2023

Date of expiry / Date d'expiration: 25 SEP 2033

Authority / Autorité: DEPT OF HOME AFFAIRS

Holder's signature / Signature du titulaire

PAZAFLA<GRANGE<<DANIEL<STEFANUS<BRINK<<<<<<<
A1076866192AF8509118M3309254850911508308 3<18

I HEREBY CERTIFY AND ATTEST THAT THIS DOCUMENT IS A TRUE COPY OF THE ORIGINAL PRESENTED TO ME

AMAR GEERISH RUDER
NOTARY PUBLIC
GAUTENG
SOUTH AFRICA

20/08/2024

01 JUNE 2024

The Company Secretary
WP Transport (Pty) Ltd
WP Transport Incorporated (Namibia)

Dear Sir

RESIGNATION AS DIRECTOR

I, Emer Clare Keegan (ID number: 721222 0252 088) hereby resign from the following boards as director with effect from 30 June 2024:

- WP Transport (Pty) Ltd
- WP Transport Incorporated (Namibia)

Yours faithfully,

Emer Clare Keegan

EMER CLARE KEEGAN

Passport / Passeport
REPUBLIC OF SOUTH AFRICA / REPUBLIQUE D'AFRIQUE DU SUD
PA ZAF
A08492813
KEEGAN
EMER CLARE
ZAF
22 DEC 1972
7212220252088 26041
F GBR
07 MAY 2019
06 MAY 2029
DEPT OF HOME AFFAIRS

PAZAFKEEGAN<<EMER<CLARE<<<<<<<<<<<<<<<<<<<<<<
A08492813ZAF7212228F2905062721222025208 8<76

AMAR GEERISH RUDER
NOTARY PUBLIC
GAUTENG
SOUTH AFRICA

23/04/2024

WP TRANSPORT (PROPRIETARY) LIMITED

REGISTRATION NUMBER: 2006/062

("the Company")

WRITTEN RESOLUTION OF THE DIRECTORS OF THE COMPANY ADOPTED IN ACCORDANCE WITH THE ARTICLES OF ASSOCIATION OF THE COMPANY AND THE NAMIBIAN COMPANIES ACT NO. 28 OF 2004

RECORDAL:

1. **WHEREAS** Gideon Stephanus Coetzee has submitted his resignation letter to resign as a director of the Company with effect from 30 April 2024. The signed resignation letter has been attached hereto for ease of reference.

2. **WHEREAS** the following directors will be appointed with effect from 01 May 2024:
   (i) Mathys Enslin
   (ii). Emer Keegan
   (iii) Henk van Zyl

RESOLUTIONS:

RESOLUTION NUMBER 1: RESIGNATION OF DIRECTOR

3. **IT WAS RESOLVED** the resignation of Gideon Stephanus Coetzee as a director of the Company, with effect from 30 April 2024, is hereby noted and accepted.

RESOLUTION NUMBER 2: APPOINTMENT OF DIRECTORS

4. **IT WAS RESOLVED** the appointment of (i) Mathys Enslin, (ii) Emer Keegan and (iii) Henk van Zyl as directors of the Company, with effect from 01 May 2024, is hereby noted and accepted.

RESOLUTION NUMBER 3: AUTHORISATION TO IMPLEMENT

5. **IT WAS FURTHER RESOLVED** that any director of the Company be and are hereby authorised for and on behalf of the Company to sign all such documents and do all such things as are necessary to give effect to the aforementioned resolutions, and generally to do or cause to be done all such things as may be necessary or expedient in the premises in order to give effect to the aforementioned resolutions, hereby ratifying and confirming and undertaking to ratify and confirm all things done or to be done by any director and/or Company Secretary for or on behalf of the Company pursuant hereto.

GSCoetzee
GSCoetzee (May 27, 2024 15:36 GMT+2)
GS COETZEE

For	Against	Abstain
X		

01/05/2024
Date

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY

Protecting Entrepreneurship and Innovation

Tel : +264 61 299 4400
Fax :

Registrar of Companies and Close Corporation

P O Box 185
WINDHOEK
9000

Enquiries :

Our Ref :

Your Ref :

RECEIPT

Receipt No: 571115
Cashier: ANATOLIA
Till No: TL02
Session No: 21512
Date: 12/09/2024 12:49

Application No:

Email Address :

REF NO	FILE NO	ITEM DESCCRIPTION	AMOUNT PAID			TOTAL
			FEE	EXAM FEE	FINE	
24093994/1	CY/2006/0062 WP TRANSPORT (PROPRIETARY) LIMITED	REGISTER OF DIRECTORS, OFFICERS, AUDITORS AND SECRETARIES (SECTION 223, 224(2), 284(2)(4), 288(3), 238(1), 331 AND 333 OF THE ACT AND REGULATIONS 46)	20.00	0.00	300.00	320.00

GROSS AMOUNT (N$) 320.00

Received From : WP TRANSPORT (PROPRIETARY) LIMITED

EFT Amount (N$) : 320.00

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
bipa
Protecting Entrepreneurship and Innovation
2024 -09- 12
P.O. Box 185, Windhoek, Namibia
Tel +264 61 299 4400
Fax. +264 61 401061
www.bipa.na
PAYMENT CONFIRMED
F&A CA 02

Signature of Receiver

DEPARTMENT OF COMMUNITY SERVICES:

SUSTAINABLE DEVELOPMENT ADVISORY

FROM	:	Sustainable Development Division
TO	:	Urban Policy Division
DATE	:	September 4, 2024

REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND CONSENT TO PROCEED WITH THE INTENDED REZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL

The Sustainable Development Division has in principle no objection to the application taking in consideration that it is within the policy directives employable in the area. All necessary town planning and engineering processes and procedures are complied with by all relevant stakeholders.

MEMORANDUM

SUBJECT:

1. REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0'; AND

2. CONSENT TO PROCEED WITH THE INTENDED ZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. IIYAMBULA	25/06/2024	Tel: 290 2914	
Section Engineer	..../..../2024		
Chief Engineer	..../..../2024		

TO:	Urban Planning R Kwenani	**DATE:**	25 June 2024
FROM:	Section Engineer: Transport Planning	**REF:**	L/PTN/18/16/48/BW

Revised Comments

ROADS PLANNING DESIGN AND TRAFFIC FLOW

Reference is made to our previous comments dated 07 June 2023, following an application received from **Urban Green cc** dated 10 May 2023 and letter by ISG Namibia dated 06 December 2023 titled "Opinion: Right of way – WP Transport" and 04 June 2024 TPC meeting; regarding the above subject matter:

The roads within the larger Brakwater area are still undeveloped and the collector road system is also not yet finalised. Most properties obtain their accesses through registered Right of Way Servitudes. The traffic volumes are similarly low in this area as it is characterised mainly by large portions of farms, however it remains increasingly difficult for the City to maintain the main gravel roads due to increasing traffic volumes.

This Division of Roads Planning, Design and Traffic Flow objected to the application due to an indication in the application of an access to be obtain through the Trans Namib railway line without an approval letter from Trans Namib. The applicant was then required to first obtain approval from Trans Namibia before the application can be considered.

With reference to the attached Council resolution 348/09/2007, point no. 6.3 and attached letter from Roads authority dated 13 June 2006, the official access to Portion 18/48 BW is granted from the Arterial Road D1514 over the Klein Windhoek River. The Collector road where access is recommended from as in our previous comments is in line with the approval from the Roads Authority considering that the erf has been subdivided and all portions require individual access.

If Trans Namib did not approve the access to be within the Railway servitude, the applicant should revert to the original approved access for the Farm Portion as per attached Council Resolution and considering the forward planning of the City.

Based on the above;

1. This Division has no further objections to the proposed Rezoning of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0; provided:

   1.1 That applicant constructs an all-weather access over the Klein Windhoek River at their own cost.
   1.2 A development agreement must be signed whereby an Engineer or Engineering firm is appointed to design and supervise construction of the all access / infrastructure. The applicant should appoint
   1.3 A betterment fees should be lieu of the construction of the all-weather access.

1.3 No access will be allowed from the Ar ..d adjacent to the Farm on the eastern boundary.

1.4 Parking requirements for Industrial zoned properties are as follows:

a) Warehouse > 1000m² having no partitions – 1 bay per 100m² floor area plus loading bays

b) Warehouse ≤ 1000m² – 1.5 bays per 100m² floor area plus loading bay

c) All other uses – 1.5 bays per 100m² floor area plus loading area. Adequate provision must be made for the in and out movement of large trucks

2. This Division has objection to the proposed Consent to proceed with the intended zoning of industrial upon City Council approval; due to the following:

2.1 The applicant failed to submit a parking layout.

2.2 Consent use will only come into effect after meeting overall parking requirements, being to the satisfaction of the SE: Urban and Transport Planning.

General parking requirement are as follows:

a) Warehouse > 1000m2 having no partitions – 1 bay per 100m2 floor area plus loading bays

b) Warehouse ≤ 1000m2 – 1.5 bays per 100m2 floor area plus loading bay

c) All other uses – 1.5 bays per 100m2 floor area plus loading area. Adequate provision must be made for the in and out movement of large trucks

1.4

1.5 Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 is 4 3591ha in extents and according to the Policy Area, only a bulk of **0.75** is Supported.

2.2 Indication is that the access road to PTN/18/16/48/BW is gained through the railway service road servitude. The applicant is therefore required to obtain approval from TransNamib to maintain such access.

2.3 No access will be allowed from the Arterial road adjacent to the Farm on the eastern boundary. Access must be maintained from the Collector road running on the northern boundary.

2.4 Parking requirements for Industrial zoned properties are as follows:

d) Warehouse > 1000m² having no partitions – 1 bay per 100m² floor area plus loading bays

e) Warehouse ≤ 1000m² – 1.5 bays per 100m² floor area plus loading bay

f) All other uses – 1.5 bays per 100m² floor area plus loading area. Adequate provision must be made for the in and out movement of large trucks

3. This Division has objection to the proposed Consent to proceed with the intended zoning of industrial upon City Council approval; due to the following:

2.3 Point 1 above should is addressed.

Yours faithfully

.....
MN Shiimi
Transport Planning
*2508

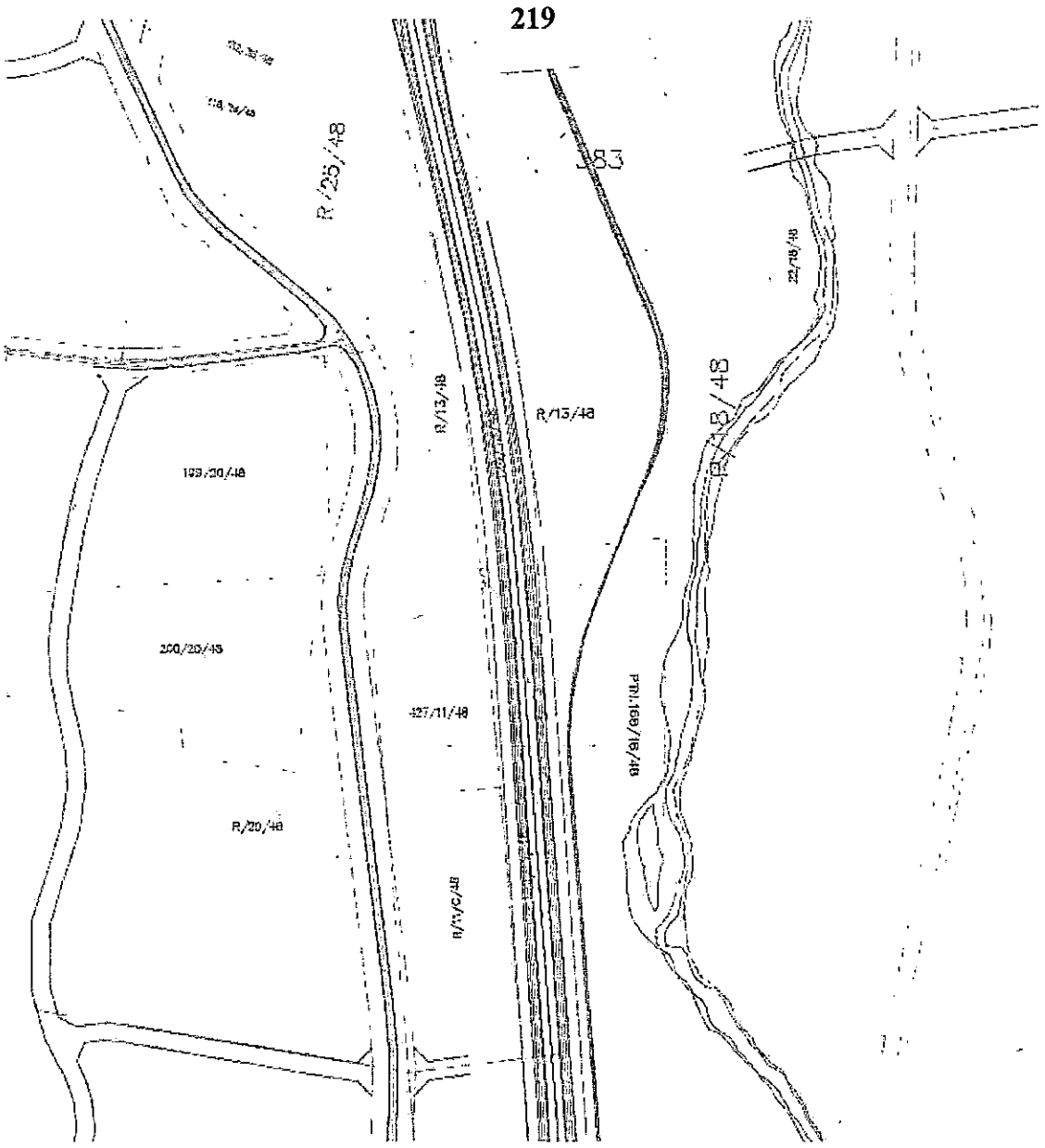
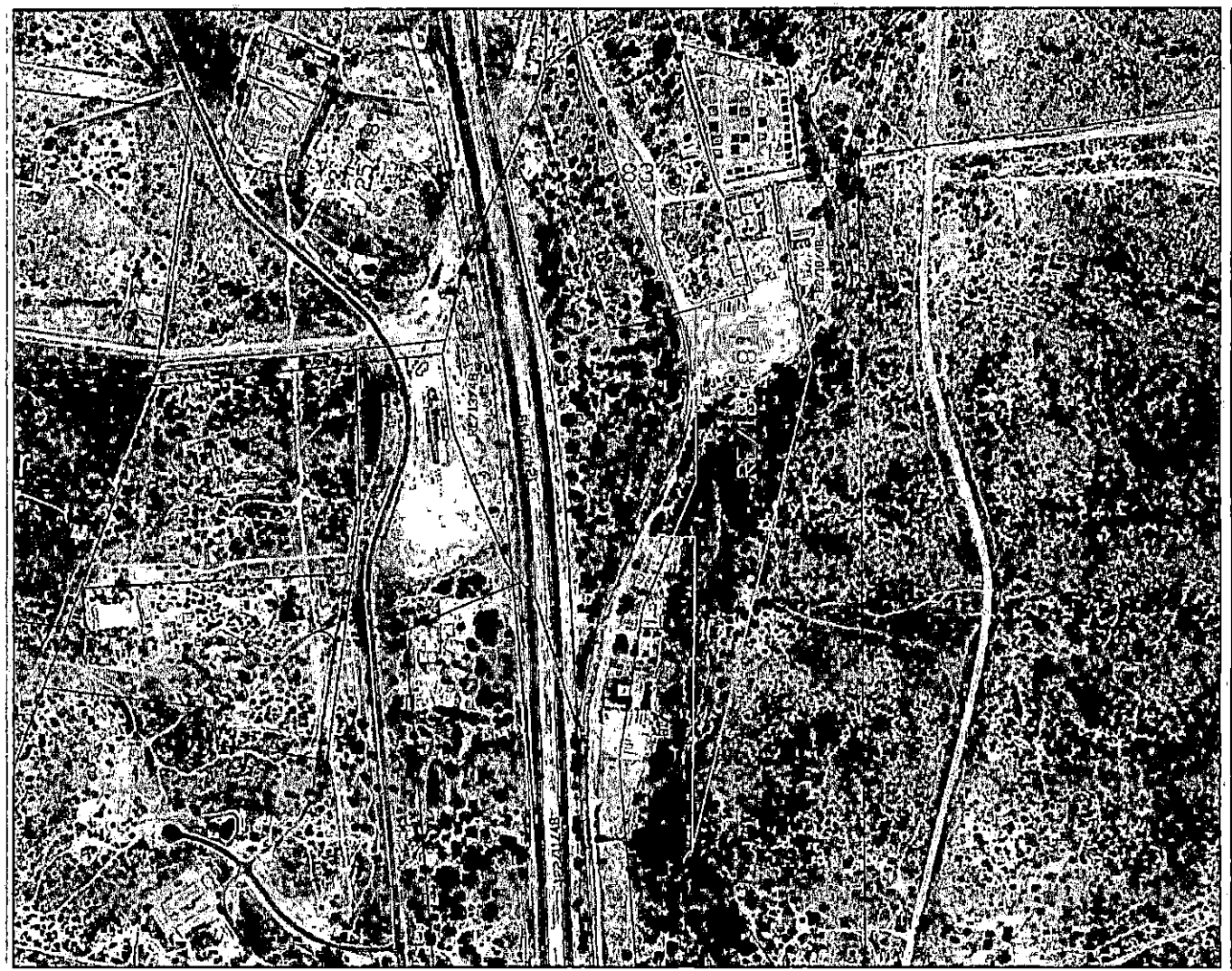


Figure 1: Collector roads - Portion 18/16/48 BW



FARM BRAKWATER

Remainder 18/16/48

Legend

Rem. 18/16/48

AERIAL MAP

The copyright of this drawing is reserved

SURVEYS	DATE
DESIGN Urban Green	April 2023
Drawing Urban Green	DATE
Drawing NO Aerial map	APRIL 2023
SCALE	

MEMORANDUM

TO:	Mr. G.F De Klerk	**DATE:**	7 June 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/PTN/ R/18/16/48/BW

SUBJECT:

APPLICATION FOR THE REZONING OF THE REMAINDER OF PORTION 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND CONSENT TO PROCEED WITH THE INTENDED USE WHILE REZONING IS IN PROGRESS.

The application dated 25 April 2023, for the proposed, Rezoning of the Remainder of Portion 18 (a Portion of Portion 16) of the farm Brakwater no. 48 from 'Residential with a Density of 1:50,000' to 'Industrial with a Bulk of 1.0' and Consent to proceed with the intended use while Rezoning is in Progress, refers.

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

1. That it be noted that the proposed Portion R/18/16/48 appears as R/18/48 on the Municipal Enlighten system.

2. The proposed Portion R/18/16/48 of Farm Brakwater is situated approximately 15 kilometers north of the Windhoek CBD, situated south of the District Road (DR 1471), and to the east of the B1, Windhoek to Okahandja, dual carriage way and to the east of the railway line.

3. The proposed Portion R/18/16/48 of Farm Brakwater no.48 is indicated in the application to be approximately 4,35 hectares in size.

4. Access to the proposed Portion of R/18/16/48 of Farm Brakwater no.48 is indicated to be obtained via an existing gravel road, located between the Proposed Portion and the Railway line, which intersects with District Road (DR 1471).

5. Portion R/18/16/48 of Farm Brakwater is situated along a low-lying area, with a general downward slope from the southwest into a north easterly direction.

6. The Klein Windhoek River flows from the south into a north easterly direction, then into a northerly direction, flowing across the central part of the proposed Portion R/18/16/48 of Farm Brakwater no 48.

7. No detail flood lines of the Klein Windhoek River for that section of the river however is available.

This Division has no objection to the proposed, Rezoning of the Remainder of Portion 18 (a Portion of Portion 16) of the farm Brakwater no. 48 from 'Residential with a

Density of 1:50,000' to 'Industrial with a Bulk of 1.0' and Consent to proceed with the intended use while Rezoning is in Progress, provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood report of the Klein Windhoek River at own cost and risk.

2. That the applicant applies the conditions as stipulated in the detailed 50-year flood report.

3. That the applicant accepts the outcome of the detailed 50-year flood report, and if allowed by the flood report, appoints a registered Professional Engineer to submit detailed engineering plans as to how the proposed Portion R/18/16/48 of Farm Brakwater no. 48 is to be protected against any potential flood damage.

4. That no adjacent or opposite property be negatively affected by the proposed development along any river or stormwater course.

5. That no development will be allowed within the 50-year flood level of any river or stormwater course.

6. That no development will be allowed onto or over any stormwater system or structure.

7. That any stormwater crossing be accommodative of at least a 50-year flood..

8. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

      (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
      (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be 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.

9. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.

10. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

11. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.

12. That no building plan will be approved until the above stormwater conditions are met.

13. That the detail 50-year flood study be conducted and submitted to the SE: UTP for Municipal consideration before the rezoning application be submitted to MURD.

14. That the usable area of Portion R/18/16/48 of Farm Brakwater no. 48 be determined upon completion of the detailed 50-year flood report.

15. That confirmation of the access from the DR 1471 be obtained from Roads Authority and be submitted.

16. That no angled retaining structure intruding into the river be considered, but that only a vertical retaining structure be recommended.

17. That the top of any retaining structure be at least 250 mm above the 50-year flood level.

18. That the final floor level of any new development be at least 250 mm above the 100-year flood level.

19. That access and "right of way" servitudes be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.

20. That any surface stormwater runoff be discharged into the river above the 50-year flood levels.

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

MEMORANDUM

TO:	Mr. G.F De Klerk	**DATE:**	21 July 2023
FROM:	INF: Engineering Services	**REF:**	L/PTN/ R/18/16/48/BW

SUBJECT:

APPLICATION FOR THE REZONING OF THE REMAINDER OF PORTION 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND CONSENT TO PROCEED WITH THE INTENDED USE WHILE REZONING IS IN PROGRESS.

The application dated 25 April 2023, for the proposed, Rezoning of the Remainder of Portion 18 (a Portion of Portion 16) of the farm Brakwater no. 48 from 'Residential with a Density of 1:50,000' to 'Industrial with a Bulk of 1.0' and Consent to proceed with the intended use while Rezoning is in Progress, refers.

This Division has no objection to the proposed application, provided:

1. That it be noted that no existing bulk Water and Sewer Services are available.
2. That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
3. That the supply of Bulk Water and Sanitation/Sewerage Services should be if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
4. That it be noted that no new wet industries are permitted within the Windhoek municipal area as per Council Resolution 114/05/2013, with specific reference to paragraph 2.3 and 5.3.
5. That it be noted that the following definitions of wet industry are accepted for the evaluation of investment proposals as per Council Resolution 114/05/2013:

   5.1 Water is a major production factor in the manufacturing process.

   5.2 The industry requires more than an upper limit of $100m^3$ per day of source water for any industrial erf that exceeds 10 hectare in size;

   5.3 The industry requires more than $10m^3$ per day in source water, per hectare or part thereof, on any industrial erf smaller than 10 hectare;

   5.4 The industry produces industrial effluent;

5.5 The industry has a process water/domestic water ratio exceeding 20:1;

5.6 The industry will suffer production losses if process water, inclusive of recycled water, is unavailable for any period exceeding fourty-eight (48) hours.

5.7 If, under critical conditions, the sustained reduction of process water by 50%, will lead to closure of the industry.

6. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.

7. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.

8. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer: Infrastructure, Engineering Services Division, before construction commences.

9. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours.

10. That it be noted that the City of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.

11. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. The possibility to re-use the purified effluent should be addressed. Final effluent shall at all times comply with applicable legislation.

12. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval prior to approval of any building plans. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.

13. That only full waterborne waste systems should be utilized and all Windhoek service standards should apply.

14. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.

15. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.

16. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.

.....
SECTION ENGINEER
OC Archer

FILE UNDER: 48

MEMORANDUM

TO: De Klerk (G.F)

DATE: 8th Apr. 2023

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: 18/16/48 BW

REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0' AND CONSENT TO PROCEED WITH THE INTENDED REZONING OF INDUSTRIAL UPON CITY COUNCIL APPROVAL

The SE: ELE has no objection to the application submitted.

Council does not have any electrical network in the area. However, there is electricity in the area under the operation of NamPower, and the applicant must approach Nampower, for any electrical network upgrade.

Furthermore, since the Electricity Control Board has a proposal that council to possibly takeover the distribution in this area, hence the applicant or his/her electrical engineering representative should approach the Strategic Executive: Electricity to be advised on council electricity specifications when designing for internal reticulations, and all design drawings to be submitted for approval by the Strategic Executive: Electricity.

Kind regards

.....
VH Namgongo
Chief Engineer: Engineering Services- Electricity Department

MEMORANDUM

228

TO: Urban Policy

Date: 29 May 2023

FROM: Health and Environment Services

Ref: Farm BW 48/ Re 18

SUBJECT: REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL'

The above subject matter has reference:-

The Division has no objection to the application. The provided Environmental Clearance Certificate provided is valid and is noted.

Regards,

Regskennisgewings
Legal Notices

ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND AFFECTED PARTIES

Notice is hereby given to all potentially interested and/or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN. No. 30 of 6 February 2012) for the following:

Proponent: Trekpoort Solar Energy (Pty) Ltd.

Developer: Emesco Energy (Namibia) (Pty) Ltd.

Environmental Assessment Practitioner: Urban Green cc

Project Name: Trekpoort Solar PV Plant

Project Location: The Farm Trekpoort No.96 is located in the southern parts of Namibia, northwest of Rosh Pinah, in the//Karas Region.

Project Background and Description: Trekpoort Solar Energy (Pty) Ltd. intends to construct and operate a photovoltaic Solar Power Plant on an approximate 200ha portion of Farm Trekpoort No. 96. The aim of the project is to supply renewable electricity into the Southern African Power Pool and local markets, at NamPower's existing Obib Substation.

Registration of I&APs and Submission of Comments: In line with the abovementioned legislation, all I&APs are hereby invited to register and submit their comments / concerns / questions (to be done in writing) to the office of Urban Green cc via the details given below. Information on the proposed project is available from the Urban Green cc office.

DEADLINE FOR REGISTRATION AND SUBMISSION OF COMMENTS IS 31 MAY 2023

Contact: Brand van Zyl
Tel.: 061-300 820
Fax: 061-401 294
email: urbangreen@iway.na

DM02023000409655

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the applicant of Portion X the Remainder of the Farm Hentiesbaai Townlands No. 133 is applying to the Municipality of Henties Bay for the following:

* Subdivision of the Remainder of the Farm Hentiesbaai Townlands No. 133 into Portion X and Remainder;
* Rezoning of Portion X of the Remainder of the Farm Hentiesbaai Townlands No. 133 from "Undetermined" to "Industrial" with a bulk of 2.0; and
* Application to lease Portion X of the Remainder of the Farm Hentiesbaai Townlands No. 133 for site establishment purposes while the statutory process on the Portion is being finalized.

The proposed Portion X of the Remainder of the Farm Hentiesbaai Townlands No. 133 from is located North-East of the Hentiesbaai Townlands sandwiched between the Uis and the C34 Terrace Bay Road. It is currently zoned "Undetermined" and measures ± 250,000 m² (25 Ha). It is proposed that the Remainder of the Farm Hentiesbaai Townlands No. 133 be subdivided into Portion X and rezone Portion X from 'Undetermined' to "Industrial" with a bulk of 2.0. This will allow the new owner to develop the Portion for an Oil Refinery Plant with the relevant supporting facilities. Further Consent to lease Portion X for Site Rehabilitation purposes while the subdivision and rezoning process is being finalized, is also applied for. Enough on-site parking as required in terms of the Henties Bay Zoning Scheme will be provided. Further, take note that the locality plan of the Erf can be inspected at the Henties Bay Municipality Town Planning Notice Board, corner of Jakkalsputz and Nicky Iyambo Road, Henties Bay. Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Henties Bay Municipality Town Planning Office within 14 days of the last publication of this notice (final date for objections is 29 May 2023). Cell: +264 855 512 173. Tel: +264 833 302 241. Email: ndimuhona@dunamisplan.com

DM02023000409661

IN THE HIGH COURT OF NAMIBIA
(Main Division)
CASE NUMBER: HC-MD-CIV-ACT-CON-2023/00082
In the matter between:
MASHARE IRRIGATION (PTY) LTD, Plaintiff and
TIIKI TRADING CC, Defendant
Rule 7(1) COMBINED SUMMONS
INFORM: TIIKI TRADING, a close corporation duly incorporated as such in terms of the applicable legislation in the Republic of Namibia with its registered office situated at ERF 1755, corner of DR. FRANS INDONGO STREET AND EDISON SQUARE, WINDHOEK, REPUBLIC OF NAMIBIA. (hereinafter called the Defendant),
THAT: MASHARE IRRIGATION (PTY) LTD, a private company with limited liability duly incorporated in terms of the laws of the Republic of Namibia with its principal place of business at ERF, 3 KIRBY STREET (FCS BUILDING) WINDHOEK, REPUBLIC of NAMIBIA. (hereinafter called the Plaintiff),
hereby institutes action against him or her in which action the Plaintiff claims the relief for the following:
1. Payment in the amount of N$231,000.00.
2. Interest charged on N$231,000.00, at the rate of 20% per annum as from date of judgement until date of final payment;
3. Cost of suit;
4. Further and/or alternative relief
INFORM: the Defendant further that if he or she disputes the claim and wishes to defend the action he or she must –
1. Within 10 days of the service on him or her of this summons file with the Registrar of the Court at High Court of Namibia, (Main Division), WINDHOEK notice of his or her intention to defend and serve a copy thereof on the Plaintiff's legal practitioner, which notice must give an address (not being a post office box or poste restante) referred to in Rule 14(3)
(b) for the service on the Defendant of all notices and documents in the action, but, if the Defendant chooses to have further pleadings served on him by way of electronic means, such electronic address must be provided to the Plaintiff in the Notice of defence.
2. Simultaneously with the delivery of the notice of intention to defend, the Defendant must deliver the return in terms of Rule 6(4), which contains the following information about the Defendant: his full names, identity numbers where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or workplace email address or both.
3. The particulars provided in terms of item 2 remain binding on the parties to which they relate and may be used by the court, or by the other party to effect service of any notice or document on such party or give notice to such party.
4. As soon as the managing judge has given notice of a case planning conference in terms of Rule 23(1), he or she is required to meet with the Plaintiff in order to agree a case plan in terms of Rule 23(3) for submission to the Managing Judge for the exchange of pleadings, and the time within which he or she must deliver his or her plea and counterclaim, if any, will be determined by the court having regard to such plan and if he or she fails to cooperate in submitting such a plan, the court will determine the time within which he or she must deliver his or her plea and counterclaim, if any and he or she must comply with such order.
INFORM: the Defendant further that if he fails to file and serve notice of intention to defend, judgment as claimed may be given against him without further notice to them or if, having filed and served such notice, he fails to plead, except, make application to strike out or counterclaim, judgment may be given against him.
DATED AT WINDHOEK ON THIS 10TH DAY OF MAY 2023.
DR. WEDER, KAUTA & HOVEKA INC.
Plaintiff's Legal Practitioners
WKH House, Jan Jonker Road
Ausspannplatz
WINDHOEK
[MAT76485/MRS. C TURCK]
TO: REGISTRAR OF THE HIGH COURT
WINDHOEK

DM02023000409796

REZONING NOTICE DUNAMIS CONSULTING (PTY) LTD TOWN, REGIONALPLANNERS AND DEVELOPERS on behalf of the owner of Erf 1974 Mozart Street Windhoek intends to apply to the Municipal Council of Windhoek for the following:
* Consent Use for a Place of Instruction for two (2) aftercare tutorial classrooms of maximum10 Grade 7 to 12 learners per class on an "Office" zoned Erf 1974 Mozart Street Windhoek with a Bulk of 0.4; and Erf 1974 Windhoek is located in Mozart Street. The property is currently zoned 'Residential' with a density of 1:900, but has obtained approval for the rezoning to office with a Bulk of 0.4 in 2006. This approval is yet to be proclaimed in the Windhoek zoning scheme by the Urban and Regional Planning Board at the Ministry of Urban and Rural Development. Erf 1974 Windhoek measures 1176 m² and comprises of 2 office buildings. The proposed consent use for a Place of Instruction will allow the owner to utilise the Erf for a Place of Instruction activities. Enough on-site parking as required in terms of the Windhoek Zoning Scheme is provided. Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek. Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 29 May 2023).Cell: +264 855 512 173. Tel: +264 833 302 241. Email: ndimuhona@dunamisplan.com

DM02023000409657

REZONING AND SUBDIVISION VAN ROOI & ASSOCIATES URBAN AND REGIONAL PLANNERS, on behalf of the owner of Erf 87, Goreangab, Windhoek and in line with the terms and stipulations of the Urban and Regional Planning Act, Act No 5 of 2018 herewith applies to the Urban & Regional Planning Board for the:
* Rezoning of Erf 87, Goreangab, from 'Undetermined' to 'Institutional'.
* Subsequent subdivision of Erf 87, Goreangab, into Portion A and a Remainder.

Erf 87 Goreangab is located in the business segment of the Goreangab suburb in the north-western part of the city. It has an area of 2 795 m² in extent and gains access from Monica Street. The erf was previously occupied by Good Hope Namibia and Erundu Kindergarten who operated a soup kitchen and kindergarten. Consequently the City Council resolved that the erf be rezoned and subdivided to give both these entities an opportunity to buy the land from the city and continue their affairs in an orderly and legal fashion. The surrounding zoning and land uses are predominantly business and institutional which is well complimented by general residential and residential development. Hence the proposed rezoning and subdivision will blend in well with the existing land uses.

Please take note that the intention to rezone and subdivide will be placed on the notice board at the Customer Care Centre, on site and in the Government Gazette. The neighbouring erf owners/occupants will also be consulted.

Any person objecting to the proposed rezoning and subdivision as set out above may lodge such objection together with the grounds thereof with the Windhoek City Council and or the applicant in writing within 14 days of the last publication of this notice. The last date for objections is thus on the 26 of May 2023.

Applicant:
VAN ROOI & ASSOCIATES URBAN & REGIONAL PLANNERS
PO BOX 90097
KLEIN WINDHOEK
MOBILE: 081 211 3307 / 081 122 5877
E-MAIL: g_bvanrooi@yahoo.co.uk

DM02023000409656

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)on behalf of the owner of Erf 4195, 12 Sauerbruch Street, Windhoek, intends applying to the Municipal Council of Windhoek for:
* REZONING OF ERF 4195, SAUERBRUCH STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250 M² AND
* CONSENT IN TERMS OF CLAUSE 9.1 AND TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO USE ERF 4195 SAUERBRUCH STREET, WINDHOEK, AS A PLACE OF INSTRUCTION

Erf 4195, Sauerbruch Street, Windhoek is zoned 'Residential' with a density of 1:900 m² and is approximately 1283 m² in extent. There are currently five (5) existing buildings situated on the erf, which is utilized for institutional purposes. The intention of the owner is to rezone the erf to accommodate the number of buildings and get consent to operate a Place of Instruction (Nursing and Midwifery Science Training Centre) on the premises.

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, current and proposed zoning 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.

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 within 14 days, not later than 5 June 2023.

APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS CC
P O Box 22543, Windhoek
Tel: 061-225062 or Fax: 088614935 (fax to email)
Mobile: 081-5788154
Email Address: tp4@rkpc.com.na/rkhiba@rkpc.com.na
MUNICIPALITY OF WINDHOEK:
Ms. Ruth Kwenani
Town Planner
Department Of Urban And Transport Planning
Office: +264 61 290 3428
Email: rkw@windhoekcc.org.na

DM02023000409702

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 483 Calvyn Street No. 15 Academia intends to apply to the Municipal Council of Windhoek for the following:
* Rezoning of Erf 483 Calvyn Street No. 15 Academia from "Residential" with a density of 1:900 to "Residential" with a density of 1:500; and
* Consent to continue using the existing 2 dwelling units while the rezoning process is being completed. Erf 483 Academia is located in Calvyn Street No. 15.

The property is currently zoned 'Residential' with a density of 1:900 and measures 1000m². This Erf is currently occupied by a main dwelling with an adjoined garage, 1 outbuilding and one servants' quarter. The proposed rezoning of Erf 483 from to "Residential" with a density of 1:900 to "Residential" with a density of 1:500 will allow the owner to register 2 Sectional Title units on the Erf for residential purposes.

On-site parking as required in terms of the Windhoek Zoning Scheme will is provided on the Erf. Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek. Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is 29 May 2023. Cell: +264 855 512 173. Tel: +264 833 302 241. Email: ndimuhona@dunamisplan.com

DM02023000409659

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF2018): SUBDIVISION OF ERF 3289, EXTENSION 26, MONDESA INTO PORTION "A" AND THE REMAINDER AND THE SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "GENERAL BUSINESS" TO"PARASTATAL"

Please take note that NAMPLAN Town Planning Consultants and Projects CC, on behalf of our client, Nambaza Investments CC, intends to apply to the Swakopmund Municipal Council for the subdivision of Erf 3289, Extension 26, Mondesa into Portion "A" and the Remainder and the subsequent rezoning of proposed Portion "A" from "General Business" to "Parastatal". Erf 3289 currently measures 4316.29m² in extent. The erf is located in Karas Street located in the Mondesa neighbourhood of Swakopmund. The Erf currently has no physical structures located on it and stands vacant. Nambaza Investments CC is currently in the proses of developing Erf 3289, Extension 26, Mondesa. Due to the extent of the proposed development on Erf 3289, it was required by Erongo RED to make land available measuring 22.5m for the construction of an electrical substation/kiosk on the erf to cater for the development proposed on erf 3289 Mondesa. Please further take note that - (a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the Corner of Rakutoka & Daniel Kamho Street. (b) any person having objections to the proposed subdivision and rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing and addressed to the Chief Executive Officer of the Swakopmund Municipality and the applicant within 14 days of publication of this notice. Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018). Such written objection or comment must therefore be submitted by no later than 17:00 on 8 June 2023. Applicant:
NAMPLAN Town Planning Consultants & Projects CC
Tel: 081 244 4441
Email: namplan@namplan.africa
P.O. Box: 467,
Swakopmund
Or; Mr. J Heita – Manager: Town Planning –Swakopmund Municipality
Tel: 064 410 4403
Email: jheita@swkmun.com.na
P.O. Box: 53, Swakopmund

DM02023000409807

IN THE High Court of Namibia
Main Division – Windhoek
Case No. HC-MD-CIV-ACT-CON-2021/04797
In the matter between:
BANK WINDHOEK LIMITED, Execution Creditor and
GREGORY LOVELL BRINKMANN, First Execution Debtor
BRINKY'S TRANSPORT, Third Execution Debtor
NOTICE OF SALE IN EXECUTION
IN EXECUTION of a judgment granted against the above Defendant by the above Honourable Court on 17 May 2022 the following goods will be sold by public auction by the Deputy Sheriff of WINDHOEK on Wednesday, 24 May 2023 at 10:00 by Windhoek Livestock Auctioneers at Brakwater Auction Pens, Brakwater, Windhoek, Namibia.
216 Mixed Head Of Cattle
TERMS FOR SALE: Voetstoots and cash to the highest bidder.
Dated at WINDHOEK this 10TH day of MAY 2022.
DR WEDER, KAUTA & HOVEKA INC
Legal Practitioners for Plaintiff
WKH House
Jan Jonker Road
Ausspannplatz
WINDHOEK
(Ref. T. LUVINDAO/MAT73326/TdK)

DM02023000409797

REZONING NOTICE Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board(Ministry of Urban and Rural Development) for the –
* Rezoning of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No.48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of1.0';
* Rezoning of Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0';and
* Consent to proceed with the intended zoning of industrial upon City Council approval

The Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 and Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 are situated about 15 km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. Portion Rem/18/16/48measures 4.3591 hectares and is zoned 'residential with a density of 1:50,000'. Portion 22/18/48 measures 2.2351 hectares and is zoned 'residential with a density of 1:50,000'. The purpose of the rezoning is to bring inline the current use/activities practised on the Portions, with the Windhoek Town Planning Scheme. Access is obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16/ 48 and Portion 22/18/48. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.

Further note that the locality plans of the Portions is available for inspection on the Town Planning Notice Board at the Customer Care Centre, 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.

Further take note that any person objecting to the proposed use of land and 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 06 June 2023).

Applicant:
Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na

DM02023000409808

Market Watch
Om te adverteer skakel:
Kleinadvertensies
t: 061-297 2055

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.
Mail: vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229
VENUE:
cnr Lüderitz and Kasino Streets
DATE AND TIME:
Thursdays at 19H00
AL-ANON

Regskennisgewings
Legal Notices

to N$28 658-65.
7. Notwithstanding a letter of demand (Annexure "B") dispatched by the plaintiff's legal practitioners to the defendant and calling upon the defendant to make payment of the said arrears within a period of 10 (ten) days and failing to do so and after the lapse of 20 (twenty) days the plaintiff will cancel the agreement and institute legal action to claim the balance outstanding, the defendant remained in breach of the personal loan agreement and persisted in her failure to remedy such breach.
8. By virtue of the defendant's breaches as aforesaid, the plaintiff is entitled to recover from the defendant the full outstanding amount still due on the loan which at 26 June 2022 amounted to N$28 658-65 as well as the interest accrued and calculated thereon at the prime rate (8.50%) plus 4.80% per annum and which interest is calculated on a daily basis and compounded monthly in arrears as from 26 June 2022 until date of payment as per a copy of the plaintiff's certificate of indebtedness (dated 1 July 2022), issued by a Manager of the plaintiff and annexed hereto marked "C".
9. In the premises the defendant is indebted to the plaintiff in the amount oIN$28 658-65 as well as the interest accrued and calculated thereon at the prime rate (8.50%) plus 4.80% per annum and which interest is calculated on a daily basis and compounded monthly in arrears as from 26 June 2022 until date of payment.
W H E R E F O R E the plaintiff prays for judgment against the defendant in the following terms:
1. Payment of the amount of in the amount of N$28 658-65;
2. Interest calculated thereon at the prime rate (8.50%) plus 4.80% per annum and which interest is calculated on a daily basis and compounded monthly in arrears as from 26 June 2022 until date of payment;
3. Costs of suit as between counsel and own client;
4. Further and/or alternative relief.
DATED AT WINDHOEK ON THIS 15th DAY OF AUGUST 2022.
THEUNISSEN, LOUW & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
SCHUTZEN HAUS
1 SCHUTZEN STREET
WINDHOEK
(Reference: MAT 2990)
DM0202300409948

IN THE High Court Of Namibia Held At Main Division Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/02985
In the matter between:
STANDARD BANK OF NAMIBIA LIMITED, Plaintiff and
SHIREEN LYNETTE JANSEN, Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 17th SEPTEMBER 2021, the following immovable property will be sold "voetstoots" by the DEPUTY SHERIFF for the District of OKAHANDJA on Friday, the 23rd day of June 2023, at 12:00 at Erf 123, Osona Village, Okahandja, Namibia.
CERTAIN: Erf 123, Osona Village, Okahandja, Republic of Namibia
SITUATED: In the Municipality of Okahandja, Registration Division "J"
RESERVE PRICE: (a) The property will be sold by the deputy-sheriff of HIGH COURT OF NAMIBIA, OKAHANDJA to the highest bidder in terms of Rule 110(1)(a), in terms of which the property will be sold at no less than 75% of the established market value.
(b) Interest at 8.50% per annum from 30 days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS: 2x Bedrooms with built-in cupboards, 1x bathroom, lounge and open plan kitchen.
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Okahandja, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the under mentioned address.
DATED at WINDHOEK this 17th day of MAY 2023.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/77723/DEB715
DM0202300409950

IN THE High Court of Namibia
MAIN DIVISION - WINDHOEK
CASE NO. HC-MD-CIV-ACT-CON-2022/04456
In the matter between:
BANK WINDHOEK LIMITED, Plaintiff and
LUKAS NGHINYEMGWA, 2nd Defendant
NOTICE OF SALE IN EXECUTION
In execution of a judgement against the above Second Defendant granted by the above Honourable Court on the 23 November 2022, the following will be sold by public auction on the 1 June 2023 at 12h00 at Advanced Refrigeration, Main Road, Oshakati, by the Deputy Sheriff, Tsumeb:
1x Volkswagen Polo Vivo - Reg No. N40226 SH
1x Nissan Bakkie - Reg No. N 17264 SH
1x Microwave
1x Washing Machine
1x Defy Double Door Fridge
1x Lounge Suite
1x Laptop Computer
2x Double Bed
TERMS OF SALE: VOETSTOOTS AND CASH TOTHE HIGHEST BIDDER
DATED at WINDHOEK this 5th day of MAY 2023.
DR WEDER KAUTA & HOVEKA INC.
Legal Practitioners for Plaintiff
S F MARITZ
WKH House
Jan Jonker Road
Ausspannplatz
WINDHOEK
MAT84914/LVS
DM0202300409691

IN THE HIGH COURT OF NAMIBIA HELD AT OSHAKATI
CASE NO. HC-MLD-CIV-ACT-CON-2022/00389
In the matter between: TONA TRADE HOLDING CC AND ONE OTHER PLAINTIFF and
FRIEDA POKOLO DEFENDANT
NOTICE OF SALE IN EXECUTION In pursuance of a Judgment of the above Honorable Court dated 13TH of MARCH 2023 and Writ of Execution dated 31ST OF MARCH 2023 the following goods will be sold in a sale in execution on 01ST of JUNE 2023 at Advanced Refrigeration, Main Road, Oshakati at12h00. 1 1 X TOYOTA HILUX REGISTRATION NO: N 1220UP.
TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER DATED at ONDANGWA this 12TH day of MAY 2023.
SHAPUMBA& ASSOCIATES INC
LEGAL PRACTITIONERS FOR APPELLANT
PER L HAIMBILI (MS)
OFFICE NO.5, FIRST FLOOR, LANKA BUILDING,
MAIN ROAD ONDANGWA
Ref:TON/0078/SHA
DM0202300409944

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION - WINDHOEK
CASE NO: HC-MD-CIV-ACT-CON-2016/03911
In the matter between:
BANK WINDHOEK LIMITED, Plaintiff and
JOSEPH AMUNYELA, First Defendant
SILVIA AMUNYELA, Second Defendant
NOTICE OF SALE IN EXECUTION
In execution of a Judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Tsumeb, at Erf No 2208 Outapi (Extension No 7), on 31 May2023, at 09h30, of the undermentioned property:
CERTAIN: Erf No 2208, Outapi (Extension No 7)
SITUATED: In the Town of Outapi, (Registration division "A")
MEASURING: 550 Square metres
IMPROVEMENTS: Three bedroom dwelling with open plan lounge / dining room /kitchen, guest WC, two bathrooms and double garage
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff, Tsumeb and at the offices of the execution creditor's attorneys.
DATED at WINDHOEK this 14TH day of MARCH 2023.
DR WEDER KAUTA & HOVEKA INC
Legal Practitioner for Plaintiff
WHK House
Jan Jonker Road
WINDHOEK
REF: MAT10993/CP
DM0202300409935

NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACTOF 2018 (ACT 5 OF 2018):
* SUBDIVISION OF ERF 3289, EXTENSION 26, MONDESA INTO PORTION "A" AND
* THE REMAINDER AND THE SUBSEQUENT REZONING OF PROPOSED PORTION "A" FROM "GENERAL BUSINESS" TO"PARASTATAL"
Please take note that NAMPLAN Town Planning Consultants and Projects CC, on behalf of our client, Nambaza Investments CC, intends to apply to the Swakopmund Municipal Council for the subdivision of Erf 3289, Extension 26, Mondesa into Portion "A" and the Remainder and the subsequent rezoning of proposed Portion "A" from "General Business" to "Parastatal". Erf 3289 currently measures 4316.29m² in extent. The erf is located in Karas Street located in the Mondesa neighbourhood of Swakopmund. The Erf currently has no physical structures located on it and stands vacant. Nambaza Investments CC is currently in the proses of developing Erf 3289, Extension 26, Mondesa. Due to the extentof the proposed development on Erf 3289, it was required by Erongo RED to make land available measuring 22.5m for the construction of an electrical substation/kiosk on the erf to cater for the development proposed on erf 3289 Mondesa. Please further take note that - (a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the Corner of Rakutoka & Daniel Kamho Street. (b) any person having objections to the proposed subdivision and rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing and addressed to the Chief Executive Officer of the Swakopmund Municipality and the applicant within 14 days of the last publication of this notice. Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018 (Act No. 5 of 2018). Such written objection or comment must therefore be submitted by no later tian 17:00 on 8 June 2023.
Applicant: NAMPLAN Town Planning Consultants & Projects CC
Tel: 081 2444441
Email: namplan@namplan.africa
P.O. Box: 467,Swakopmund Or;
Mr. J Heita - Manager: Town Planning -Swakopmund Municipality
Tel: 064 410 4403
Email: jheita@swkmun.com.na
P.O. Box: 53,
Swakopmund
DM0202300409807

REZONING NOTICE Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board(Ministry of Urban and Rural Development) for the -
• Rezoning of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No.48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of1.0';
• Rezoning of Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0';and
• Consent to proceed with the intended zoning of industrial upon City Council approval
The Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 and Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 are situated about 15 km north of Windhoek CBD, southeast to the A1 national highway and D1473 intersection. Portion Rem/18/16/48measures 4.3591 hectares and is zoned 'residential with a density of1:50,000'. Portion 22/18/48 measures 2.2351 hectares and is zoned 'residential with a density of 1:50,000'. The purpose of the rezoning is to bring inline the current use/activities practised on the Portions, with the Windhoek Town Planning Scheme. Access is obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16/48 and Portion 22/18/48. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.
Further note that the locality plans of the Portions is available for inspection on the Town Planning Notice Board at the Customer Care Centre, 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.
Further take note that any person objecting to the proposed use of land and rezoning set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner - Town House, 5th Floor, Room516), and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 06 June 2023).
Applicant:
Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: urbangreen@iway.na
DM0202300409808

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 4195, 12 Sauerbruch Street, Windhoek, intends applying to the Municipal Council of Windhoek for:
* REZONING OF ERF 4195, SAUERBRUCH STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 M² TO "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:250 M² AND
* CONSENT IN TERMS OF CLAUSE 9.1 AND TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO USE ERF 4195 SAUERBRUCH STREET, WINDHOEK, AS A PLACE OF INSTRUCTION
Erf 4195, Sauerbruch Street, Windhoek is zoned 'Residential' with a density of 1:900 m² and is approximately 1283 m² in extent. There are currently five (5) existing buildings situated on the erf, which is utilized for institutional purposes. The intention of the owner is to rezone the erf to accommodate the number of buildings and get consent to operate a Place of Instruction (Nursing and Midwifery Science Training Centre) on the premises.
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, current and proposed zoning 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.
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 within 14 days, not later than 5 June 2023.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS CC
P O Box 22543, Windhoek
Tel: 061-225062 or Fax: 088614935 (fax to email)
Mobile: 081-5788154
Email Address: tp4@rkpc.com.na/rkhiba@rkpc.com.na
MUNICIPALITY OF WINDHOEK:
Ms. Ruth Kwenani
Town Planner
Department Of Urban And Transport Planning
Office: +264 61 290 3428
Email: rkw@windhoekcc.org.na
DM0202300409702

Multiple Sclerosis
NAMIBIA
WHAT IS MULTIPLE SCLEROSIS?
A chronic disease of the brain and central nervous system
OFFICE HOURS:
Monday - Friday:
09h00 - 17h00
info@msnamibia.org

AL-ANON
Help for relatives of Alcoholics
AL-ANON Family groups offer help for friends and relatives of alcoholics. They provide assistance for people who live with alcoholics.
Mail:
vollmerdj@telecom.na
Dawnnam@gmail.com
Cell: 081 256 6229
VENUE:
cnr Lüderitz and Kasino Streets
DATE AND TIME:
Thursdays at 19H00
AL-ANON

Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: 12HOUR - 2 WORKING DAYS PRIOR TO PLACEMENT

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1410 Business & Finance — Opportunities

DO YOU URGENTLY NEED CASH? Park your car and get up to 45% of it's value! Cash in your account in 30 min! No paystip, nobank statement, just the car! Autocash 0614005676 It's that simple!

CLAO230001429

PRIVATE INVESTORS WANTED for a new Procurement Enterprise. N350 000 needed... ROI, 50% in 12 Months, +Principal. Collateral available. 0815519761

CLAO230001779

1410 Business & Finance — Opportunities

EMERGENCY FINANCIAL SOLUTIONS

⚠ WARNING: Be Mindful When Borrowing, borrow for needs not wants. We understand that life is unpredictable and unexpected expenses such as family emergencies, unanticipated travel, higher than expected utility bills, major medical bills, unplanned car or home repairs, and more can quickly deplete your savings. That's why we offer emergency financial solutions to help you stay prepared. With our user-friendly website at www.mamaufinance.com, you can quickly and easily create your fallback account and get SAME-TIME financial assistance from anywhere, at any time when the unexpected happens.

Our fast, easy, and convenient services are designed to ensure that you never have to worry about unexpected expenses again.

Contact us today via
call at +26461225352,
email at info@mamaufinance.com, or
WhatsApp at +26481703825 to learn more and start your journey to financial security!

Sign up today & Stay Ahead of Life's Surprises with Mamaui Financial Services CC
- Your Financial Safety Net.

CLAO230001681

1410 Business & Finance — Opportunities

Looking for Bulk charcoal to Buy
• We pay competitive prices
• Transport arrange on our cost
• Must have Marketing and Harvesting Permits in place

Deposit payment is done after weigh bright and full payment after 7 working days. Please contact Mrs. Jacky Okoke at +26481489035 / email jacky@mmtrading-nam.com

CLAO230001628

AUTO EQUITY LOANS
Need capital? No worries. Don't sell your vehicle. Use as collateral, borrow up to 40% of its current value. Park for up to 3 months in fully insured & ultra-safe warehouse. No invasive information (bank statement, pay slip & credit history) needed. Instant cash payout, once off interest charge & flexible repayment terms. Only with Mula Channels Trading (pty) Ltd
Call: +26481356481 / 0857758878

CLAO230001824

2010 Employment — Wanted

Susan 43 is looking for work in old age homes, ironing or office cleaning. 0817414902

CLAO230001819

I am looking for domestic work in Windhoek. 0817356678

CLAO230001813

2010 Employment — Wanted

Looking for a taxi to drive in Windhoek. 0813723422

CLAO230001814

Looking for a taxi to drive in Windhoek or any driving work, have Code B. 0813425595

CLAO230001815

2010 Employment — Wanted

A young lady looking for cleaning work at Companies, day-care centres and pre-schools in Windhoek. 0816657911

CLAO230001818

I am looking for domestic work in Windhoek. 0812554942

CLAO230001810

2020 Employment — Offered

2020 Employment — Offered

ADVERT

The Church Council of the Afrikaanse 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 Afrikaanse Protestantse Akademie in Pretoria. A suitable candidate must further have at least five years of experience as reverend in a congregation within the church denomination of the Afrikaanse 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.
The application must be emailed to **HYPERLINK**

"mailto:aansoeke.apkleonard@gmail.com"
aansoeke.apkleonard@gmail.com .

Applications close on:
19 May 2023.

CLAO230001841

2020 Employment — Offered

N.I.S has the following vacancies in the retail construction industry

1 x Cashier
1 x Contractor sales
1 x Accountant
1 x Buyer
1 x Supervisor
3 x Internal sales

Please indicate which position you apply for
Send CV's to:
nis.cv@outlook.com

CLAO230001793

Position Requirements:
Vacancy available
Pharmacist Bachelor of Pharmacy Honours Degree. Registered with the Pharmacy Council of Namibia. Fluent in English and willing to work weekends. Good communication skills. Good computer skills. Minimum of 3 years' experience in Retail Pharmacy. If interested, send CV to:info@tidepharma.org

CLAO230001818

Nail technician, hairdresser and barber
Needed in Windhoek. If you are interested contact 0812682526 / 0813724589

CLAO230001839

4110 Housing & Property — For Rent

IHS Property Management Namibia:
Apply now and get your First Month's Rent for FREE! Special 2 Bedroom apartments from N$3100 pm available for rental at Bidepe Park, Okahandja. HURRY Don't miss out!
Contact Otto 0814165369 or Philip 0814455735

CLAO230001070

IHS Property Management Namibia: Apply now and get your First Month's Rent for FREE! Special 2 Bedroom apartments from N$3500 pm available for rental at Kristina Court Eherye , Oshakati, HURRY Don't miss out! Contact Mesias 0816642669

CLAO230001073

SOWETO LUXURY HILL Erf 3559 Caesar streets: One bedroom flat, shower/toilet. Water included, prepaid electricity. Safe parking, N$3,000 p/m, 0812346344 / 0813353675 / 0814344103

CLAO230001659

Khomasdal: Spacious 2 bedroom flat available with sitting room, kitchen, bathroom N$6500, water & electricity included. Contact 0812518281

CLAO230001797

A Kambashu in Sale Lane for rent with toilet and shower, prepaid electricity for N$1600 contact 0814375090/0813632525

CLAO230001837

4110 Housing & Property — For Sale

Plot for sale
Industrial plot size 1800sqm, approx, registered in CC near Incubation Centre in Katutura. Only serious buyers. Contact 0811295216

CLAO230001703

Ludwigsdorf: 3 Bedroom house plus 2 bedroom flat, plus smaller 2 bedroom flat N$4 210 mil before N$4 750 erf 1664 sqm. Pre-approved Clients. 0812775194

CLAO230001730

COSY DORADO PARK HOUSE SELLING BELOW VALUATION: 4 bedroom, kitchen / dining, 2 lounges, 3 bathrooms, 2 entertainment areas, 2 garages, 1 carport, fully BIC and air conditioning, boundary walls. Valuation N$2,4 million. Selling for N$2,1 million excluding cost Call: 061 355 0087

CLAO230001741

5610 Notices — Legal

IN THE HIGH COURT OF NAMIBIA CASE NO.: HC-MD-CIV-ACT-CON-2021/00310 In the matter between: BANK WINDHOEK LIMITED PLAINTIFF and GORDON REIDWERS JAFTHA FIRST DEFENDANT MERLE DIANNE JANE JAFTHA SECOND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgment granted by the above Honourable Court, the following goods will be sold in execution by a public auction on 22 May 2023 via live webcast starting at 09h00 at Erf 49 cnr of Michelle Mclean & Platinum Street, Prosperita, Windhoek, Republic of Namibia namely: 1 x Samsung Led TV 1 x 22 Rule 1 x DSTV Decoder 1 x 9mm Pistol 1 x Daily Chest Freezer 1 x Double Bed 1 x KIC Fridge 1 x HeadBoard 1 x Mixer / Blender 2 x Pedestals 1 x Carpet 1 x DSTV Decoder 2 x Lamps 1 x Lounge Suite 1 x Bar Counter 1 x Washing Machine 4 x Bar Chairs 1 x Microwave 1 x Meat o Matic 1 x Vacuum Cleaner 2 x Fishing Rods 2 x Double Beds 1 x Rifle Safe 1 x Samsung DVD Player 2 x Speakers TERMS : CASH to the highest bidder. DATED at WINDHOEK this Fifth Date" V MERGEFORMAT 17th OF APRIL 2023. FISHER, QUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Ave & Thorer Str P O Box 37, WINDHOEK (Ref: FPCRef0242765)

CLAO230001842

Rule 65(4) APPLICATION: NOTICE OF MOTION (To Registrar and Respondent) IN THE HIGH COURT OF NAMIBIA (Main Division) Case Number: HC-MD-CIV-MOT-GEN-2022/00003 In the matter between: JUANITA SONJA KLASSEN APPLICANT and SOUTH AFRICAN AIRWAYS SOC LTD 1st RESPONDENT ALEXANDER FORBES NAMIBIA RETIREMENT FUND (PENSION SECTION) 2nd RESPONDENT THE NAMIBIA FINANCIAL INSTITUTIONS SUPERVISORY AUTHORITY 3rd RESPONDENT JAMES ROBERT CAMM 4th RESPONDENT SONYA PETRINA NANUSES 5th RESPONDENT ROCHE CHANDRE MANETTI 6th RESPONDENT BRIGITTE EIMAN 7th RESPONDENT MALIAH SAM 8th RESPONDENT JOSEF BRINKMAN 9th RESPONDENT MELLIKEN HOFNIE 10th RESPONDENT JEFFREY RUKERO 11th RESPONDENT TAKE NOTICE that JUANITA SONJA KLASSEN (hereinafter called

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the applicant) intends to make application to this court for an order: 1 Condoning the applicant's non-compliance with Rule 16(1) of the Rules of the Honourable Court; 2 Extending the timeframes as contemplated by Rule 16(1) of the Honourable Court; 3 Rescinding the order of Court dated 20 March 2020 under case number: HC-MD-CIV-ACT-DEL-2016/02479 in as far as it relates to the applicant (7th defendant); 4 Staying the execution of the whole of the default judgment of 20 March 2020 under case number: HC-MD-CIV-ACT-DEL-2016/02479 in as far as it relates to the applicant (7th defendant); 5 Cost of the application in the event of opposition, and that the accompanying affidavit of JUANITA SONJA KLASSEN, RICHARD NICHOLAS METCALFE and MERCY PATRIA KEMP will be used in support thereof. TAKE NOTICE FURTHER that the applicant has appointed Metcalfe Beukes Attorneys of No. 13 Liszt Street, Windhoek, Khomas, Namibia, at which he or she will accept notice and service of all process in these proceedings. TAKE NOTICE FURTHER that if you intend to oppose this application you are required to 1 notify applicant's legal practitioner in writing within 10 days from date of service of this application, of your intention to oppose this application, by service a copy of your intention to oppose on applicant at the address stated herein and filing the original at the registrar 2 and within 14 days of the service of notice of your intention to oppose, to file your answering affidavit, if any and further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings, If no notice of intention to oppose is given, the application will be moved on the 7th day of June 2023 at 08:30 AM. DATED at Windhoek on this 01 day of February 2022. Richard Metcalfe Legal practitioner for the applicant Metcalfe Beukes Attorneys No. 13 Liszt Street Windhoek Khomas Namibia Office Reference Number: KLAS/0004/MK Tel: 061 - 402 258 Fax: 061 - 402 261 TO: SOUTH AFRICAN AIRWAYS SOC LTD AIRWAYS PARK 1 JONES ROAD, OR TAMBO INTERNATIONAL AIRPORT, KEMPTON PARK, GAUTENG, South Africa Authorize Code: FUDrn ALEXANDER FORBES NAMIBIA RETIREMENT FUND (PENSION SECTION) ALEXANDER FORBES HOUSE, C/O INDEPENDENCE AVENUE & FIDEL CASTRO STREET, WINDHOEK, KHOMAS, Namibia WINDHOEK, KHOMAS, Namibia Authorize Code: 6j4Jy9 THE NAMIBIA FINANCIAL INSTITUTIONS SUPERVISORY AUTHORITY 51-55 WERNER LIST STREET, GUTENBERG PLAZA, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: urk9yY JAMES ROBERT CAMM 4697 PLAATJIES STREET, KHOMASDAL, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: PuoQFW SONYA PETRINA NANUSES ERF 7693, GOLGOTA, KATUTURA, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: axVzN6 ROCHE CHANDRE MANETTI 2488 PROTEA STREET, KHOMASDAL, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: HqKLmh BRIGITTE EIMAN 1325 FALLAND STREET, ROCKY CREST, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: kqdnd4 MALIAH SAM ERF 42, OMATJENE STREET, OMBERASIA, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: e54uHF JOSEF BRINKMAN ERF 1630, OTJOMUISE, 21 TROSSING STREET, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: OBX8z MELLIKEN HOFNIE ERF 1811, AGNES STREET, KHOMASDAL, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: DaAyKM JEFFREY RUKERO 27 VAN RHAIN STREET, WINDHOEK-WEST, WINDHOEK, KHOMAS, Namibia, 9000 Authorize Code: SVTmjo And TO: Registrar of the High Court Main Division Windhoek

CLAO230001724

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION – WINDHOEK CASE NO. HC-MD-CIV-ACT-CON-2021/04787 In the matter between: BANK WINDHOEK LIMITED EXECUTION CREDITOR and GREGORY LOVELL BRINKMANN FIRST EXECUTION DEBTOR BRINKY'S TRANSPORT THIRD EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION IN EXECUTION of a judgment granted against the above Defendant by the above Honourable Court on 17 May 2022 the following goods will be sold by public auction by the Deputy Sheriff of WINDHOEK on WEDNESDAY, 24 MAY 2023 at 10:00 by WINDHOEK LIVESTOCK AUCTIONEERS at BRAKWATER AUCTION PENS, BRAKWATER, WINDHOEK, NAMIBIA, 216 MIXED HEAD OF CATTLE TERMS FOR SALE: Voetstoots and cash to the highest bidder. Dated at WINDHOEK this 10TH day of MAY 2022. DR WEDER, KAUTA & HOVEKA INC Legal Practitioners for Plaintiff WKH House Jan Jonker Road Ausspannplatz WINDHOEK (Ref: T. LUVINDAO/MAT7332/67/DR)

CLAO230001817

Rule 7(1) COMBINED SUMMONS IN THE HIGH COURT OF NAMIBIA (Main Division) CASE NUMBER: HC-MD-CIV-ACT-CON-2023/00082 In the matter between: MASHARE IRRIGATION (PTY) LTD PLAINTIFF And TJIKO TRADERS CC DEFENDANT INFORM: TJIKO TRADING, a close corporation duly incorporated as such in terms of the applicable legislation in the Republic of Namibia with its registered office situated at ERF 1755, c/o DR. FRANS INDONGO STREET AND EDISON SQUARE, WINDHOEK, REPUBLIC OF NAMIBIA, (hereinafter

5610 Notices — Legal

called the Defendant), THAT:MASHARE IRRIGATION (PTY) LTD, a private company with limited liability duly incorporated in terms of the laws of the Republic of Namibia with its principal place of business at ERF, 3 KIRGY STREET (FCS BUILDING) WINDHOEK, REPUBLIC F NAMIBIA, (hereinafter called the Plaintiff), hereby institutes action against him or her in which action the Plaintiff claims the relief for the following: • Payment in the amount of N$231,000.00. • Interest charged on N$231,000.00, at the rate of 20% per annum as from date of judgement until date of final payment; • Cost of suit; • Further and/or alternative relief INFORM:the Defendant further that if he or she disputes the claim and wishes to defend the action he or she must –1. Within 10 days of the service on him or her of this summons file with the Registrar of the Court at High Court of Namibia, (Main Division), WINDHOEK notice of his or her intention to defend and serve a copy thereof on the Plaintiff's legal practitioner, which notice must give an address (not being a post office box or poste restante) referred to in Rule 14(3) (b) for the service on the Defendant of all notices and documents in the action, but, if the Defendant chooses to have further pleadings served on him by way of electronic means, such electronic address must be provided to the Plaintiff in the Notice of defence. 2. Simultaneously with the delivery of the notice of intention to defend, the Defendant must deliver the return in terms of Rule 6(4), which contains the following information about the Defendant: his full names, identity numbers where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or workplace email address or both. 3. The particulars provided in terms of Item 2 remain binding on the parties to which they relate and may be used by the court, or by the other party to effect service of any notice or document on such party or give notice to such party. 4. As soon as the managing judge has given notice of a case planning conference in terms of Rule 23(1), he or she is required to meet with the Plaintiff in order to agree a case plan in terms of Rule 23(2) for submission to the Managing Judge for the exchange of pleadings, and the time within which he or she must deliver his or her plea and counterclaim, if any, will be determined by the court having regard to such plan and if he or she fails to cooperate in submitting such a plan, the court will determine the time within which he or she must deliver his or her plea and counterclaim, if any and he or she must comply with such order. INFORM:the Defendant further that if he fails to file and serve notice of intention to defend, judgment as claimed may be given against him without further notice to them or if, having filed and served such notice, he fails to plead, except, make application to strike out or counterclaim, judgment may be given against him. DATED AT WINDHOEK ON THIS 10TH DAY OF MAY 2022. DR. WEDER, KAUTA & HOVEKA INC. Plaintiff's Legal Practitioners WKH House, Jan Jonker Road Ausspannplatz WINDHOEK (MAT7545/MRS.. C TJIROK) TO:REGISTRAR OF THE HIGH COURT WINDHOEK

CLAO230001804

IN THE HIGH COURT OF NAMIBIA HELD AT MAIN DIVISION WINDHOEK CASE NUMBER: HC-MD-CIV-ACT-CON-2021/02548 In the matter between: STANDARD BANK OF NAMIBIA LIMITED PLAINTIFF and ABRAHAM MBANGO 1ST DEFENDANT FRIEDA MTUTULA MBANGO 2ND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the above Honourable Court granted on the 9th of DECEMBER 2022, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of WALVISBAY on Tuesday, the 30th day of MAY 2023, at 11:00 at Erf 5360 (a portion of Erf 4172), Kuisebmund, Walvis Bay, Namibia SITUATE:in the Municipality of Walvis Bay Registration Division "F" RESERVE PRICE: (a) WITHOUT A RESERVE PRICE (b) Interest at 8.5% interest per annum from date of signature of conditions of sale ; (c) Deputy Sheriff's fees IMPROVEMENTS: 3 x Bedrooms (Main Ensuite) 2 x Bathrooms Kitchen with B/C Lounge Double Garage Flat: 2 x Bedrooms 1 x Bathroom The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Walvisbay, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address. DATED at WINDHOEK this 27th day of APRIL 2023. KOEP & PARTNERS Legal Practitioners For the Plaintiff 33 Schanzen Road Windhoek (REF: SN/ma/7771/CE5850)

CLAO230001617

IN THE HIGH COURT OF NAMIBIA (MAIN DIVISION – WINDHOEK) CASE NO.: HC-MD-CIV-ACT-CON-2020/00294 In the matter between: MARTIN S MWANGA NO 1ST PLAINTIFF ROLAND DISHENA NO 2ND PLAINTIFF and GIDEON DANIEL HEINRICH BENADE 1ST DEFENDANT RENE BENADE 2ND DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY PURSUANT TO JUDGMENT OF THE ABOVE HONOURABLE COURT GRANTED ON 1 APRIL 2022, THE FOLLOWING IMMOVABLE PROPERTY WILL BE SOLD WITHOUT

5610 Notices — Legal

RESERVE AND VOETSTOOTS BY THE DEPUTY SHERIFF OF THE DISTRICT OF REHOBOTH ON THE 31ST MAY 2023 AT 11H00 IN THE AFTERNOON AT ERF 699, BLOCK G, EXTENSION 3, REHOBOTH, REPUBLIC OF NAMIBIA CERTAIN:Erf No. 699, Block G, Extension 3 SITUATE:In The Town of Rehoboth Registration Division "M" Hardap Region MEASURING:380 (Three Eight Zero) Square Metres HELD BY:Land Title dated 12 September 2014 with registration Number 873/2014 CONSISTING OF 4 x Bedrooms 1x Kitchen with built-in cupboards 1x Lounge 2 x Bathrooms The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at REHOBOTH and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. DATED AT WINDHOEK THIS DAY OF APRIL 2023. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFFS C/O ROBERT MUGABE & THORER STREETS ENTRANCE ON DR. THEO-BEN GURIRAB STREET P O BOX 37 WINDHOEK (J.K/m/d/239726)

CLAO230001557

ENVIRONMENTAL SCOPING ASSESSMENT NOTICE TO ALL INTERESTED AND AFFECTED PARTIES Notice is hereby given to all potentially Interested and/or Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN. No. 30 of 5 February 2012) for the following: Proposed Trekpoort Solar Energy (Pty) Ltd. Developer Gamco Energy (Namibia) (Pty) Ltd. Environmental Assessment Practitioner: Urban Green cc Project Name: Trekpoort Solar PV Plant Project Location: The Farm Trekpoort No. 96 is located in the southern parts of Namibia, northwest of Rosh Pinah, in the //Karas Region. Project Background and Description: Trekpoort Solar Energy (Pty) Ltd. intends to construct and operate a photovoltaic Solar Power Plant on an approximate 200ha portion of Farm Trekpoort No. 96. The aim of the project is to supply renewable electricity into the Southern African Power Pool and local markets, at NamPower's existing Obb Substation. Registration of I&APs and Submission of Comments: In line with the above mentioned legislation, all I&APs are hereby invited to register and submit their comments / concerns / questions (to be done in writing) to the office of Urban Green cc via the details given below. Information on the proposed project is available from the Urban Green cc office. DEADLINE FOR REGISTRATION AND SUBMISSION OF COMMENTS IS 31 MAY 2023 Contact: Brand van Zyl / Tel: 061 – 200 820 / Fax 061 – 401 294 / email: urbangreen@iway.na

CLAO230001657

REZONING NOTICE: Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the ⇒ Rezoning of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 from 'residential' with a density of 1:50 000' to 'Industrial' with a bulk of 1.0';
• Rezoning of Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 from 'residential' with a density of 1:50 000' to 'Industrial' with a bulk of 1.0'; and
• Consent to proceed with the intended zoning of Industrial upon City Council approval. The Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 and Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 are situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. Portion Rem/18/16/48 measures 4.3591 hectares and is zoned 'residential' with a density of 1:50,000'. Portion 22/18/48 measures 2.2251 hectares and is zoned 'residential' with a density of 1:50,000'. The purpose of the rezoning is to bring in line the current used activities practised on the Portions, with the Windhoek Town Planning Scheme. Access is obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16/ 48 and Portion 22/18/48. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme. Further note that the locality plans of the Portions is available for inspection on the Town Planning Notice Board at the Customer Care Centre, 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. Further take note that any person objecting to the proposed use of land and 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 06 June 2023). ApplicantUrban Green Town and Regional Planning Consultants
PO Box 11929 Klein Windhoek
Contact details: 061 – 200 820
Email: urbangreen@iway.na

CLAO230001840

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Notices

Legals

WINDHOEK By way of publication AND TO:MOSES AMWEELO THIRD DEFENDANT EENGOVI VILLAGE +- 5KM FROM ONANKALI VILLAGE OSHIKOTO REGION By way of publication

FOUNDING AFFIDAVIT
IN THE HIGH COURT OF NAMIBIA (Main Division – Windhoek) CASE NO. HC-MD-CIV-ACT-CON-2020/04633 In the matter between: BANK WINDHOEK LIMITED APPLICANT and LEAFLET INVESTMENT CC 1st RESPONDENT MATTY TULINANE AMWEELO 2nd RESPONDENT MOSES AMWEELO 3rd RESPONDENT I, the undersigned, ATHALIA EUNICE WALLACE do hereby make oath and say that: 1. I am an adult female and the Head of the Legal Collections Branch situated at Jan Jonker Road, Ausspannplatz, Windhoek of Plaintiff in this matter and the facts stated herein I am within my personal knowledge and are duly authorized to depose hereto. 2. Duly authorised to depose to this affidavit and to bring this application. The facts contained herein fall within my personal knowledge and are true and correct. 3. I refer to the Court Order dated 2nd February 2021 annexed hereto marked "AEW1". I confirm the Plaintiff's cause of action as set out therein. The purpose of this application is to declare the following property executable: An order declaring the following immovable properties executable: Certain:Erf No: 3182 (A Portion of Consolidated Erf No: 3150) Windhoek Situated:In the Municipality of Windhoek Registration Division "K", Khomas Region. Measuring:1 196 (One Thousand One Hundred and Ninety-Six) Square Metres Held by:Deed of transfer T4753/1993 Subject: To all the conditions contained therein 4.I confirm that the Respondents are indebted to the Applicant, since 21st October 2020 plus interest together with legal costs that are to be taxed as follows: 4.1Account No: CL 4000077261: in the amount of N$1 034 240.01 together with compound interest calculated daily and capitalized monthly on the amount of N$1 034 240.01 at Plaintiff's Mortgage Loan Rate (currently 12.00%) plus 1% per annum capitalised monthly according to Bank procedures to date of final payment. A copy of the Balance Certificate is annexed hereto marked as annexure "AEW2". 4.2In November 2020, the Applicant served the Summons together with Particulars of Claim and Rule 24 Notice on the Respondents. A copy of the returns of service are annexed hereto and marked annexure "AEW3", "AEW4" and "AEW5" respectively. 5.In paragraph 18 and 19 of the Particulars of Claim the Applicant pleaded as follows: 18.In terms of the mortgage bond referred to supra, the terms of which are specifically referred to and incorporated herewith, the Third Defendant bounded the following immovable property as security for their indebtedness arising therefrom: Certain:Erf No: 3182 (A Portion of Consolidated Erf No: 3150) Windhoek Situated:In the Municipality of Windhoek Registration Division "K", Khomas Region, Measuring: 1 196 (One Thousand One Hundred and Ninety-Six) Square Metres Held by:Deed of transfer T4753/1993 Subject: To all the conditions contained therein 19.On application for judgement the Plaintiff will seek an order declaring the mortgaged property to be executable. The Defendants are hereby advised of the Plaintiff's intention to seek an order declaring the immovable property executable as provided for by Rule 108(2) (The Notice as provided for by Rule 108(2)(a) is attached hereto marked annexure "J"). 6.On 12th November 2020, the Respondents filed their Notice of Intention to Defend and subsequent thereto entered into a Settlement Agreement with the Applicant. 8.The Respondents have failed to make payments as agreed in the Settlement Agreement. The Respondents consented for an order declaring the bonded property executable as per paragraph 7 of the Settlement Agreement. A copy of the Settlement Agreement is annexed hereto and marked annexure "AEW6". 9.Applicant has made out a good case for the court to grant the relief as prayed in the Notice of Motion together with costs. ATHALIA EUNICE WALLACE I hereby declare that the deponent has sworn to and signed this statement in my presence at WINDHOEK on the day of MAY 2023 and she declared as follows: that the facts herein contained fall within her personal knowledge and that she understands the contents hereof; that she has no objection to taking the oath; that he regards the oath as binding on her conscience and has declared as follows: "I swear that the contents of this Sworn Affidavit are true and correct, so help me God." COMMISSIONER OF OATHS
FULL NAMES:CAPACITY:
ADDRESS:
CLAO230001883

REZONING NOTICE: Please note that URBAN GREEN TOWN AND REGIONAL PLANNING CONSULTANTS, on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the –
• Rezoning of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0';
• Rezoning of Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0'; and
• Consent to proceed with the intended zoning of industrial upon City Council approval
The Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 and Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 are situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. Portion Rem/18/16/48 measures 4.3591 hectares and is zoned 'residential with a density of 1:50,000'. Portion 22/18/48 measures 2.2351 hectares and is zoned 'residential with a density of 1:50,000'. The purpose of the rezoning is to bring in line the current use/activities practised on the Portions, with the Windhoek Town Planning Scheme. Access is obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16/ 48 and Portion 22/18/48. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.
Further note that the locality plans of the Portions is available for inspection on the Town Planning Notice Board at the Customer Care Centre, 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.
Further take note that any person objecting to the proposed use of land and 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 06 June 2023).
Applicant:Urban Green Town and Regional Planning Consultants
PO Box 11929 Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iwayna
CLAO230001840

Obituaries / In Memoriam

Samuel Nependa Nanyemba
* 19.01.1949
+ 22.05.2021

Today marks exactly 2 years since you left us. Dad, we miss you every day. You were so precious and unique. Happy memories flood our minds whenever we think of you. But you can never be replaced that much is sadly true.

We wish we had just one last chance to talk with you again. You will be always missed by your wife, children and entire family. Keep resting well till we meet again.

Psalm 103: 15-16

CLAO230001852

Obituaries / Death Clinical Notice

It is with deep sorrow and much love that we announce the sudden passing of our loved son, father, brother and uncle.

HANS ERROL HISQYS ENGELBRECHT
*13/05/1973
+16/05/2023

John 14;27
Peace I leave with you: My peace I give you. I do not give to you as the world gives. Do not let your hearts be troubled and do not be afraid.

CLAO230001939

THROUGH PASS ... Vevangapi Mbuende of Kasaona FA in action against Muhupua Hoveka of Namib Colts.

Photo: Helge Schütz

Kasaona FA book semi-final spot

• HELGE SCHÜTZ

DEFENDING champions Kasaona Football Academy booked their place in the semi-finals of the Bank Windhoek Ramblers under-21 football tournament after an impressive 5-3 win against Namib Colts on Saturday.

That win followed a 2-2 draw against Swallows on Friday and put them on top of Group B on 10 points after they won three and drew one of their group matches.

Kasaona have now completed their four group matches and are well ahead on the log, with Swallows trailing in second place on five points. Kasaona cannot be caught any more and have already booked their semi-final spot, but the second semi spot is still wide open, with Swallows, Namib Colts (two points) and SKW (two) all still in the running.

In Saturday's encounter, Namib Colts provided stiff resistance and the teams were still deadlocked at 3-all at half-time, but Kasaona finished stronger to deservedly win the match.

Tjinatjiua Kambirongo opened the scoring for Kasaona with an acute shot from the left wing, and when Vaisapoje Tjisemo headed in a cross by Brandon Basson they were suddenly 2-0 ahead after only 13 minutes.

Namib Colts, however, immediately struck back when Stephanus Hilinganye scored from the restart, and after Koviao Kazohua came close to scoring on a few occasions, he finally found the equaliser, heading in from a corner after 20 minutes.

Kasaona regained the lead when Punaje Katjimune scored after a quick attack, but Colts once again drew level when Muhupua Hoveka stabbed in a rebound from a free kick to send the teams level-pegging at 3-3 into half-time.

Kasaona came out attacking and soon regained the lead when Kambirongo headed in a long cross by Theophelus Kaposambo, and although Edsom Makias came close for Colts, Unombango Uazunga sealed Kasaona's victory with a great long-range strike that hit the roof of the net.

Kasaona FA owner and coach Uerikondjera Kasaona said they managed to weather an early onslaught by Namib Colts to win the match.

"It was a bit rough at the beginning and you could see the intent was a bit high, but my boys managed to settle in early on. We expected them to come out like that, because the boys know each other well, but at the end I think we had the upper hand," Kasaona said.

"We are now through to the semis and we are just waiting to see who our opponents will be."

Kasaona did not want to look too far ahead about their chances of retaining the title.

"Anything is possible and we are not underestimating our opponents, but we are looking forward to it. It will all come down to who's ready on the day and your display on the field of play, that's what football is all about," the coach said.

Group A, meanwhile, is hanging in the balance, with three teams still in the running for the two semi-final spots.

Ramblers, who drew 3-3 against Athletic Club Football Academy on Thursday, lead the log on seven points, followed by Kaizen Football Academy on six and ACFA on five points. All three teams still have a chance of making the semis, with only African Stars on two points and Fortis Football Academy on one point out of the running.

In matches over the weekend, KFA beat African Stars 1-0, Fortis and African Stars drew 2-2, and ACFA and African Stars drew 1-1.

In the latter match, Mbeurora Muraranganda put Stars ahead midway through the second half when he pounced to put a loose ball into the net after ACFA's goalie failed to clear a high ball.

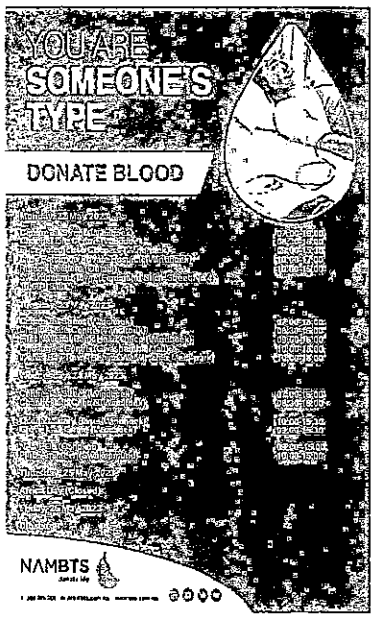
ACFA were, however, soon level when Nyambe Mwazi stabbed home from close range following a goalmouth scramble.

ACFA assistant coach Niki Gaweseb said they improved in the second half.

"It was a hard and physical game, but we lifted our game and played better in the second half. Our boys were a bit sloppy in the first half, there was no quality in the passes, and we didn't create enough shots at goal. The second half was a bit better, and although African Stars scored first, we fought back and managed to equalise," he said.

"We have won one and drawn two matches, so we've had a good run and I think we can make it to the semi-finals. I believe in my boys and I think we can push through and win the tournament," he added.

That point kept ACFA's semi-final chances alive and they will now take on bottom-of-the-log Fortis in their final group match on 25 May, while KFA face a tricky encounter against log-leaders Ramblers.



NAMIBIA UNIVERSITY OF SCIENCE AND TECHNOLOGY
Centre for Enterprise Development

Microsoft Office Training Schedule: June 2023

Course Name	Training Date	Registration Deadline	Time	Price
June				
Microsoft Office Excel 2016 - Basic	12 June 2023	Wednesday, 31 May 2023	08:30 -16:30	N$2100
Microsoft Office Excel 2016 - Intermediate	13 - 14 June 2023	Wednesday,, 31 May 2023	08:30 -16:30	N$3200
Microsoft Office Excel 2016 - Advanced	15- 16 June 2023	Wednesday, 31 May 2023	08:30 -16:30	N$3200
Microsoft Analysing Data With Power BI	27 - 30 June 2023	Wednesday, 31 May 2023	08:30 -16:30	N$7200

Terms and conditions apply.
The course will be offered if we have a minimum of 10 participants per programme. The full payment is required before the programme starts.

For more information about training outcomes, terms and conditions or to register for the courses, please visit CED's website.

Enquiries
Ms Francina Kashaka
T: +264 61 207 2236
F: +264 61 207 9236
E: fkashaka@nust.na

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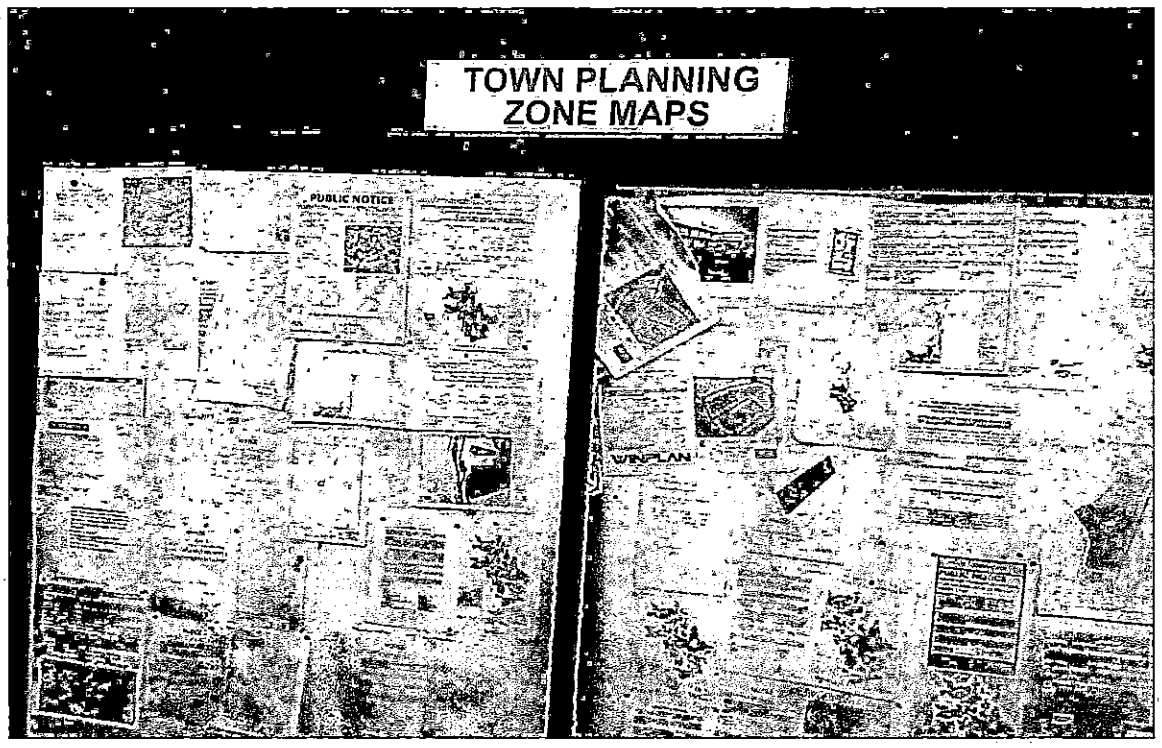
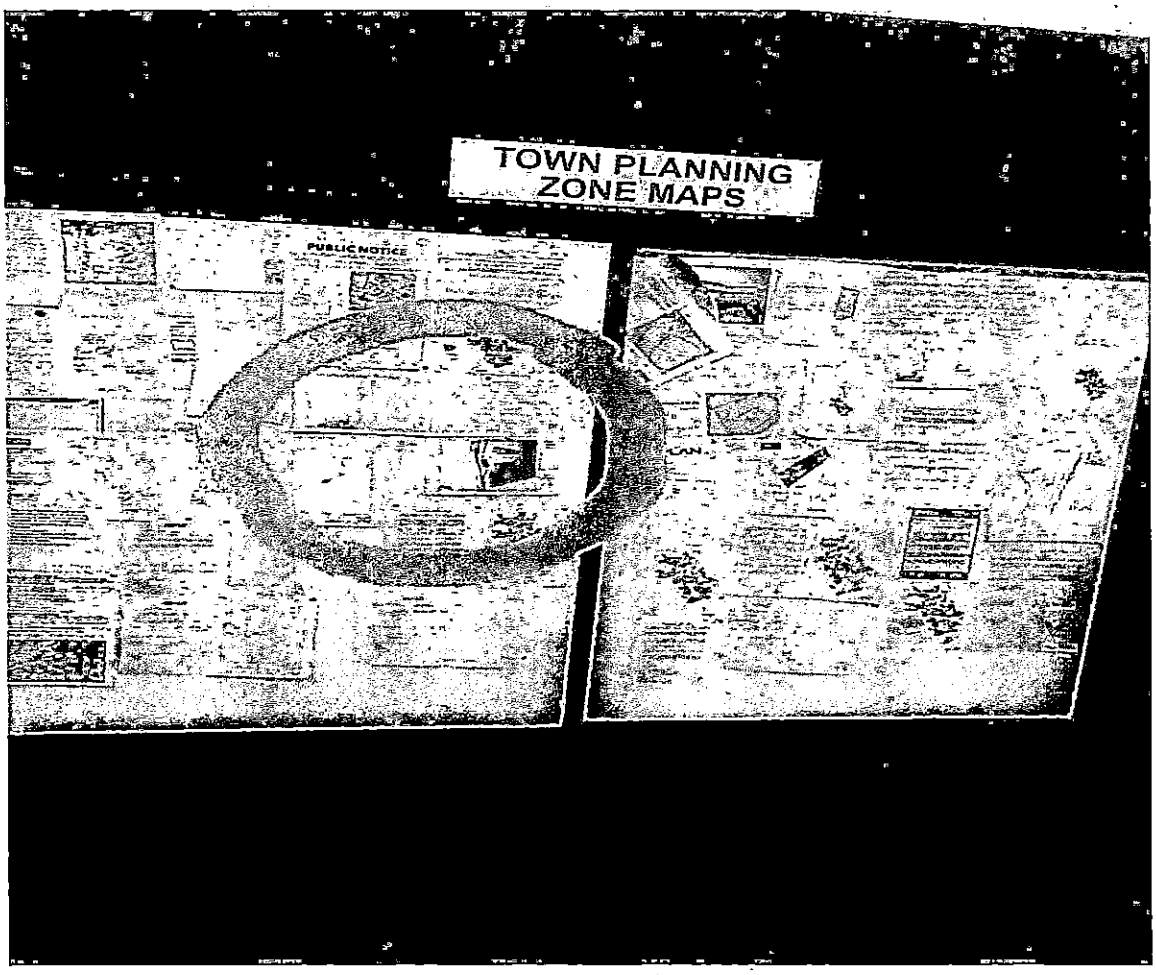
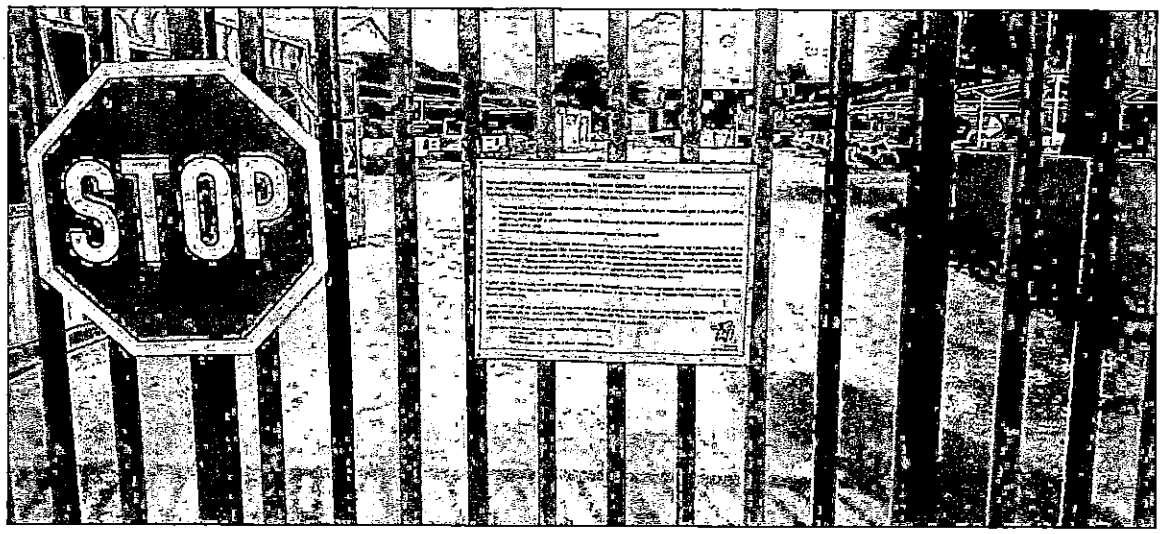
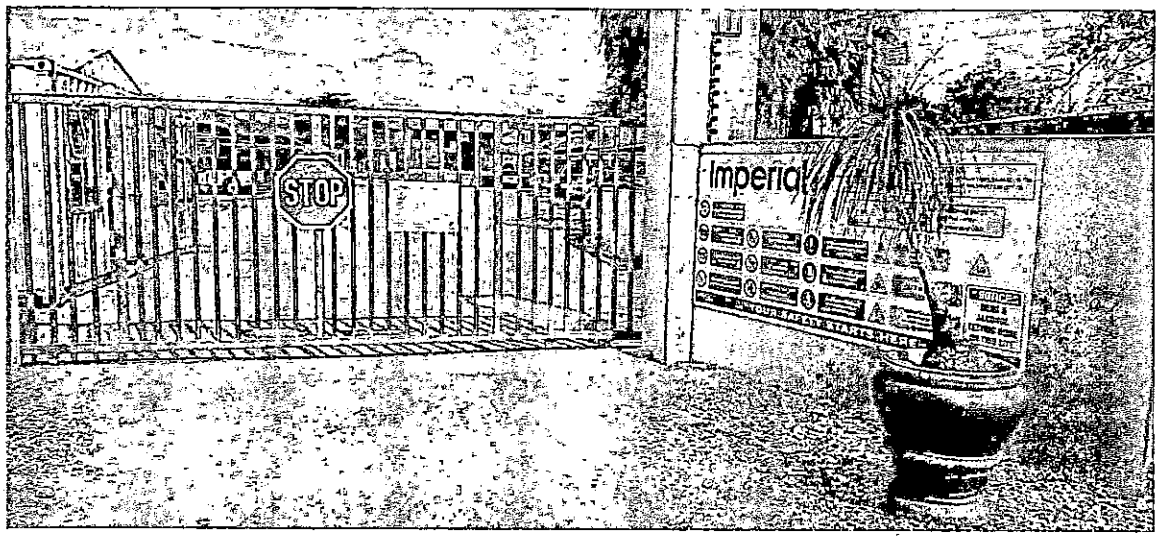
Portion 18/16/48, Farm Brakwater – CoW Customer Care Centre Notice Board Notices

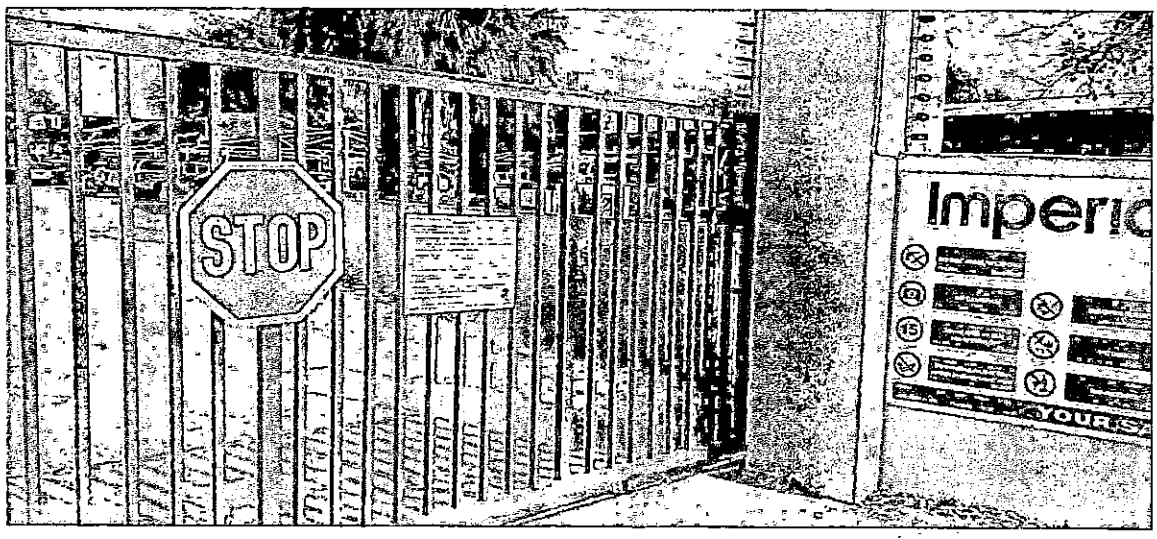




Ptn Rem. 18/16/48, Farm Brakwater – Onsite Notice







Rem 18/16/48, Farm Brakwater
Registered posts to neighbouring ~~farm~~ portion owners

LIST OF REGISTERED ITEMS POSTED

NAMPOST

by URBAN GREEN CC P O BOX 11929, KLEIN WINDHOEK

Sender's reference no.	Addressee's name and address	Registration no.
1	ROMAN CATHOLIC CHURCH P O BOX 272 ← REM OF FARM WINDHOEK DOBRA NO. 49	BA 001 836 205 NA
2	TRANS NAMIB (PTY) LTD PRIVATE BAG 13204 ← PTN 122/C/48 WINDHOEK FARM BRAKWATER	BA 001 836 214 NA
3	NAMIBIA POWER CORPORATION P O BOX 2864 ← REM OF PTN 117 WINDHOEK FARM BRAKWATER	BA 001 836 228 NA
4	MINISTRY OF TRANSPORT AND PRIVATE BAG 13341 ← PTN 19/ D/48 WINDHOEK FARM BRAKWATER	BA 001 836 231 NA
5	WES - SCHAL BUILDING CC P O BOX 86896 ← PTN 169/18/48 EROS FARM BRAKWATER	BA 001 836 245 NA
6	LUXURY INVESTMENTS THIRT P O BOX 22605 WINDHOEK ← PTN 13/C/48 FARM BRAKWATER	BA 001 836 253 NA

studio print 13847

Number of items 6 Received by

Date stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.

URBAN Green cc
SUSTAINABILITY CONSULTANTS

15 May 2023

Luxury Investments Thirty Six (Pty) Ltd
PO Box 22605
Windhoek
Namibia

Dear Sir/madam,

RE: REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0'

Urban Green cc has been appointed by WP Transport (PTY) LTD., the owner of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 to apply with the Windhoek City Council for the –

- **Rezoning of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48 from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval.**

The Windhoek Town Planning Scheme and Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) prescribes that all neighbouring property owners to the property to be rezoned and/or subdivided need to be informed of the intention and given the opportunity to comment.

Background

The owner of Portion Remainder 18 (a portion of Portion 16) of the Farm Brakwater No. 48, intends to rezone from residential to industrial with the purpose to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme.

Find below a short overview of the status quo and intended development at Ptn Rem. 18/16/48, Farm Brakwater, and a Feedback Form (attached) to be completed by the **registered owner/s of Portion 13/C/48, Farm Brakwater.**

Status Quo

Portion Rem/18/16 of the Farm Brakwater No. 48 is situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. It is located to the south-eastern side of the larger Brakwater area (see Appendix A).

Access is currently obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16 of the Farm Brakwater No. 48, having a northerly and westerly access.

Telephone: +264-61-300 820
Fax: +264-61-401 294
Cell.: +264-81-129 5759
E-mail: urbangreen@iway.na
Website: www.urbangreenafrica.net

GREEN BUILDING COUNCIL
MEMBER ORGANISATION

P O Box 11929
Klein Windhoek
Namibia
No. 19, Elysium Fields
No. 40, Berg Street
Klein Windhoek

In accordance with the Windhoek Town Planning Scheme the current zoning of Portion Rem/18/16 of the Farm Brakwater No. 48 is 'residential' with a density of 1:50,000 and measures 4.3591 hectares.

The Portion Rem/18/16/48, Farm Brakwater is currently used for industrial purposes e.g. logistics purposes, and accommodates a residential building; office buildings with parking; ablution facilities located to the north and a workshop and wash bay for trucks, a fuel depot and vast storage space for trucks, trailers, tanks and containers located in the centre and southwards, as indicated by Appendix B. The surrounding area is characterised by existing heavy industrial activities.

The Portion Rem/18/16/48, Farm Brakwater is supplied with electricity from the existing NamPower network, while potable water is supplied by NamWater. The existing borehole, offering brackish (hard) water, is used for washing of trucks and dust suppression. Sewerage from the ablution facilities and office toilets is captured in on-site septic tanks that are pumped on request by Rent-a Drum. Daily waste is also removed by Rent-a-Drum.

Intended Development

It is the owner's intention to rezone from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0' with the purpose to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme. Parking will be provided in accordance with the Windhoek Town Planning Scheme, or otherwise as instructed by the Windhoek City Council.

Considering the land uses and coverage of the immediate and larger surroundings, which are of industrial nature, as well as the intended rezoning, the requested rezoning from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0' can be considered as desirable. The rezoning's need is purely motivated by the compliance and the owner's desire to bring in line the current use/activities practised on the Portion (i.e. logistics purposes), with the Windhoek Town Planning Scheme requirements.

Public Consultation

As per the requirements of the Windhoek Town Planning Scheme and the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), you as a neighbouring property owner to the Portion Rem/18/16/48, Farm Brakwater, are hereby informed of the intended rezoning of the Portion. You are hereby given the opportunity to provide us with your written feedback before or on **06 June 2023.** Please complete the attached form and fax/post/e-mail it to the offices of Urban Green cc, containing your written comments (if any) on the intended rezoning.

If no comments have been received by 06 June 2023, it will be assumed that you have no objection/comment.

Should you require any further information on the proposed rezoning or have any questions please do not hesitate to contact us.

Yours faithfully,

_____

Brand van Zyl
(MNCTRP)

12/06/2023 Date

Your Reference: KHOM/REM/_PTN/18.16.48/FARM-BRAK/WHK

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) OF THE FARM BRAKWATER NO. 48 FROM 'RESIDENTIAL WITH A DENSITY OF 1:50,000' TO 'INDUSTRIAL WITH A BULK OF 1.0'

Herewith do I/we *(name of erf owner/s)* .....Luxury Investments 36 (Pty) Ltd

the owner/s of Erf: **Portion 13/C/48, Farm Brakwater**

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

☒ **Do not object** to the intended rezoning of Portion Rem/18/16 of the Farm Brakwater No. 48, from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0', as explained in the letter dated 15 May 2023.

☐ **Do object** to the intended rezoning of Portion Rem/18/16 of the Farm Brakwater No. 48, from 'residential with a density of 1:50,000' to 'industrial with a bulk of 1.0', as explained in the letter dated 15 May 2023.

If objecting please indicate the reasons for doing so:

.....

.....

.....

.....

.....

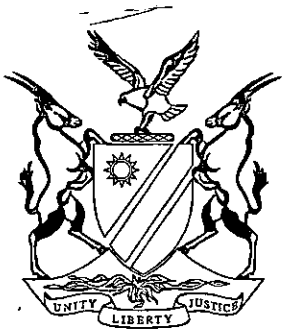
Signed at: Windhoek on this 12 day of June 2023.

W. Uhlaga (Director)

Name and signature of Property Owner/s

Witness

Town and Regional Planning Consultants
Environmental Management Consultants



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$21.60 WINDHOEK - 15 May 2023 No. 8089

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No. 222	Rezoning of Erf 3448, c/o Brahman and Johan Albrecht Streets, Windhoek	22
No. 223	Rezoning of Erf 4195, Sauerbruch Street, Windhoek	23
No. 224	Rezoning of Portion Remainder 18 (a portion of Portion 16) and Portion 22 (a portion of Portion 18), Farm Brakwater No. 48	24
No. 225	Rezoning of Erf 342, Nachtigal Street, Windhoek	24
No. 226	Permanent closure of Erf XIV, Lüderitz	25
No. 227	Permanent closure of Portion A of the remainder of Erf 527, Rocky Crest Extension 3	26
No. 228	Permanent closure and rezoning of Okahao Extension 9	26
No. 229	Rehoboth Town Council: Tariffs 2022/2023	27

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 142 2023

DECLARATION OF EMPELHEIM EXTENSION 4 TO BE AN APPROVED TOWNSHIP: URBAN AND REGIONAL PLANNING ACT, 2018

In terms of section 71 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), I -

(a) declare the area being the subdivision of Farm No.723, a portion of Portion C of the Farm Koichas No. 89, Registration Division "R", situated in the local authority area of Mariental, Hardap Region and represented by General Plan No. R112 (SG. No. A361/2019), to be an approved township; and

(b) specify the conditions of approval as set out in the Schedule.

E. UUTONI
MINISTER OF URBAN
AND RURAL DEVELOPMENT

Windhoek, 28 April 2023

No. 224 2023

REZONING OF PORTION REMAINDER 18 (A PORTION OF PORTION 16) AND PORTION 22 (A PORTION OF PORTION 18), FARM BRAKWATER NO. 48

Urban Green Town and Regional Planning Consultants, on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Windhoek Town Planning Scheme, intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the –

- **Rezoning of Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0';**
- **Rezoning of Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 from 'residential with a density of 1:50 000' to 'industrial with a bulk of 1.0'; and**
- **Consent to proceed with the intended zoning of industrial upon City Council approval**

The Portion Remainder 18 (a portion of Portion 16) Farm Brakwater No. 48 and Portion 22 (a portion of Portion 18) Farm Brakwater No. 48 are situated about 15km north of Windhoek CBD, south-east to the A1 national highway and D1473 intersection. Portion Rem/18/16/48 measures 4.3591 hectares and is zoned 'residential with a density of 1:50,000'. Portion 22/18/48 measures 2.2351 hectares and is zoned 'residential with a density of 1:50,000'. The purpose of the rezoning is to bring in line the current use/activities practised on the Portions, with the Windhoek Town Planning Scheme. Access is obtained via a gravel road off the D1471 passing east along the railway line to Portion Rem/18/16/48 and Portion 22/18/48. Parking will be provided in accordance with the requirements of the Windhoek Town Planning Scheme.

The locality plans of the Portions is available for inspection on the Town Planning Notice Board at the Customer Care Centre, 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 use of land and 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 6 June 2023).**

Applicant: Urban Green Town and Regional Planning Consultants
P.O. Box 11929, Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na

No. 225 2023

REZONING OF ERF 342, NACHTIGAL STREET, WINDHOEK

Barrie Watson, Town and Regional Planner, intends applying in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek Municipality and to the Urban and Regional Planning Board on behalf of the owners of Erf 342, Windhoek, Messrs. CC van Wyngaarden and C. van Wyngaarden, for:

- **Rezoning of Erf 342, Nachtigal Street, Windhoek from Business with a bulk of 3.5 to business with a bulk of 2.0**

242

FORM 1

CHECKLIST FOR TOWN PLANNING APPLICATIONS

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

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

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

HEALTH DEPARTMENT:

Lighting & ventilation correct: YES / NO Floor areas correct: YES / NO
Ceiling height correct: YES / NO Ablutions correct: YES / NO
Approval: YES/NO Scrutineer:
Comments:

Amended Plan

Date	Approval	Scrutineer
	Yes / No	
	Yes / No	

ROADS CONSTRUCTION DIVISION: The no comments in concrete
Stormwater pipes must be at least 160mm diameter
Stormwater accommodation correct: YES / NO
Approval: YES/NO Scrutineer:
Comments: Stormwater Drainage must be constructed to the satisfaction of The Chief Engineer: Roads & Stormwater

CITY OF WINDHOEK DEPARTMENT OF TRANSPORTATION 29 MAY 2001 CHIEF ENGINEER: ROADS & STORMWATER

Amended Plan

Date	Approval	Scrutineer
	Yes / No	
	Yes / No	

WATER & SEWER DIVISION:

Drainage plans correct: YES / NO
Approval: YES/NO Scrutineer:
Comments:
Show full set sewer layout ① enclose sewer ② building ③ look after & connect to internal

CITY OF WINDHOEK ENGINEERING SERVICES

Amended Plan

Date	Approval	Scrutineer
31/10/23	Yes / No	
1/3/24	Yes / No	

TOWNS PLANNING DIVISION Notes: As-built data no obtained

Erf No.: 362 ET Erf size: 1499 m² Zoning: Res Density: 1 500 m²
Coverage: % Bulk: Street: Robyn No.: 6
Flood zone: YES / NO Building type:
Parking requirement: To Apply for 3 Storey's
Parking Provided: Parking Needed:
Approval: YES / NO Scrutineer
Refer to Roads Planning Division: YES / NO Comments: [X] Street Building Line Relaxation [ ] Parking Layout [ ] Entrances
Refer to Architectural Section: YES / NO Comments: Buildig Line Relaxation to:
19.09.2023: Apply for 3 Storey building; advertise (newspaper, site & notice board) (mail owners)

CITY OF WINDHOEK BUILDING CONTROL 11 -10- 1999

Amended Plan

Date	Approval	Scrutineer
21/11/23	Yes / No	Verify
4/6/24	Yes / No	Verify

ROADS PLANNING DIVISION:

Street building line relaxation correct: YES / NO Parking Correct: YES / NO
Approval: YES/NO Scrutineer:
Comments:

2001 -05- 22

Amended Plan

Date	Approval	Scrutineer
	Yes / No	
	Yes / No	

ARCHITECTURE SECTION:

Rear and/or lateral building line encroachment acceptable: YES / NO
Approval: YES/NO Scrutineer:
Comments:

Amended Plan

Date	Approval	Scrutineer
	Yes / No	
	Yes / No	

FIRE BRIGADE:

Fire fighting equipment correct: YES / NO Fire escape plan correct: YES / NO
Approval: YES/NO Scrutineer:
Comments:
1, 2, 3, 4, 5, 6

EMERGENCY RISK MANAGEMENT 19 MAR 2024 Signature FIRE SAFETY & PREVENTION

Amended Plan

Date	Approval	Scrutineer
	Yes / No	
	Yes / No	

06/12/2024:
* Had a meeting with consultant (Julia) and owner of property and we agreed that they should meet up with the director (Mr. Tilahun). Julia to set up meeting in 2025 when property owner comes back from holiday. Owner & director to discuss the situation

[illegible] 04/02/2024: See and attend comment given on 19.09.2023.

04/10/2024: Neighbour consent pending
Given 361, 364, 392, 712, 410, 499 & 363 to give consent for 3 storey and only neighbour 368 to give consents for both 6.87m building line and 3 storey.
Neighbour 368 to also sign on site plan
~~[illegible]~~

② Apply for consent to create multiple dwellings as per CR F8/06/2021

③ Attach proof of notice board & site advertisement.

④ Previous comments not attended to (11/12/20)
Neighbour (Erf 363 to hold on building line relaxation and sign on plan.
Attend to Comment 2 (see with and Eliana town planning 5th floor for that.
~~[illegible]~~.

19 August 2024

Our Reference: KHOM/ERF/362/EROS PARK

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

Attention: Mr. H Rust

RE: APPLICATION FOR APPROVAL OF AN ALREADY CONSTRUCTED THREE (3) STOREY DWELLING UNIT WITH BASEMENT ON ERF 362, (NO. 6, ROBYN STREET), EROS PARK

1. APPLICATION

Urban Green cc has been appointed by Crest of Windhoek Close Corporation (CC/98/115) the owner of Erf 362, (No. 6, Robyn Street), Eros Park, to apply with the City Council for the:

- **Approval for an already constructed three (3) Storey dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme.**

It is the owners' intention to be in compliance and in line with a requirement by the City to apply for the approval of an already constructed (three) 3-story building, advertise and obtain neighbours' consent, with the aim to maintain the current status quo of Unit 1.

The construction of the Sectional Title development scheme at Erf 362, Eros Park was finalized during 2021. The Erf accommodates two Sectional Title units i.e. Unit 1 and Unit 2. The particular half (½) undivided share (Unit 1) of Erf 362 (Robyn Court), consist of a 3-storey building unit located along the south-eastern side, with basement for vehicle parking garages located to the eastern side of the Erf, as indicated by Annexure C4. The building is currently used for residential purposes.

1.1 Ownership

Erf 362, Eros Park is owned by two separate private owners having an undivided half (½) share each of ownership in the Sectional Title units e.g. Unit 1 whose building is known as Robyn Court and Unit 2 of the property.

Unit 1 is owned by the Crest of Windhoek CC as indicated by the Certificate of Registered Sectional Title No. 84/2001 (Annexure J2) and Unit 2 is owned by Maryn Properties Close Corporation (Reg No. CC/2001/0801). Find attached as Annexure J1, the Deed of Transfer No. T4428/2001.

2. ERF/SITE INFORMATION

2.1 *Locality*

Erf 362, (Unit 1) Eros Park is situated along Robyn Street on the north-eastern edge of the Windhoek CBD in the neighbourhood of the Eros Park area, located to the north-eastern part of the larger Windhoek (Annexure A).

The erf itself is located on the corner of Robyn and Akwamaryn Streets and the Unit 1 (Robyn Court) is located on Akwamaryn Street, as indicated by Annexure A2.

2.2 *Topography & Flood line*

The erf and larger area have a hilly topography. Drainage at the erf is well developed with no bodies of surface water present. The Klein Windhoek River is located approximately 1,118 metres away from the Erf, towards the western side. Due to the locality of the Eros Park Township, the larger area surrounding Erf 362, Eros Park, is mountainous.

2.3 *Current Zoning & Density*

In accordance with the Windhoek Zoning Scheme, the current zoning of Erf 362 (No. 6, Robyn Street) is 'Residential' with a density of 1:500 (Annexure C6).

2.4 *Size*

The Erf 362, Eros Park measures 1499m² in extent as indicated by Annexure C 5 & J1, while the Unit 1 (Robyn Court) measures 292m² in extent (see Annexure J2).

2.5 *Existing Buildings & Use*

The particular half (½) undivided share (Unit 1) of Erf 362 (Robyn Court), consist of a three (3) storey building unit located along the south-eastern side, with basement for two vehicle parking garages located to the south-eastern side of the Erf, as indicated by Annexure C2. The building is currently used for residential purposes.

2.6 *Existing Infrastructure*

All buildings are connected to all municipal services. All municipal bulk services (i.e. water, sewer, electricity) are existing and available.

2.7 *Existing Title Deed Conditions*

Nothing within the existing title conditions registered against the Erf restricts the development at the Erf (see attached Deed of Transfer No. T4428/2001 as Annexure J1).

2.8 *Street Access & Parking*

Access to the Erf is obtained from the existing and approved access of Robyn Street located to the eastern side of the Erf, while access to the Unit 1 (Robyn Court) is obtain from Akwamaryn Street located to the south-eastern side of the Unit (Annexure C2 & C4). Parking is provided on the Unit.

2.9 Surrounding Area

The larger area surrounding Erf 362, Eros Park is mountainous and characterised by a variety of land uses and activities, of which the most prominent is 'residential', with public open spaces to the eastern side (see Annexure C1 & C2)

3. DEVELOPMENT PROPOSAL

3.1 Intended Development

It is the owners` intention to be in compliance and in line with a requirement by the City`s Urban Planning division to apply for the approval of an already constructed (three) 3-story building, advertise and obtain neighbours` consent, with the aim to maintain the current status quo of Unit 1 (see Annexure C4).

The existing three-storey building structure with basement garage will remain as is, no new buildings are intended.

3.2 Future Access & Parking Provision

Access to the Erf's Unit 1 will continue to be obtained from Akwamaryn Street.

Parking is provided for on the lower ground floor (basement garage) and makes provision for residential parking of two vehicle parking areas in total.

3.3 Municipal Services

The existing municipal services will remain in place. All other requirements (e.g. coverage, height, building lines, etc.) are adhered to as prescribed by the Windhoek Zoning Scheme.

4. MOTIVATION

4.1 Need and Desirability

Given that construction of the Sectional Title development scheme at Erf 362, Eros Park was finalized during 2021, the owners' intentions to maintain the current status quo on Unit 1 are desirable. This is in line with a requirement by the City`s Urban Planning division to apply for a 3-story building, advertise and obtain neighbours` consent, with the aim to maintain the current status quo on Unit 1. The attached concept design adheres to the guidelines set forth in the Windhoek Zoning Scheme (Annexure C4).

4.2 Windhoek Zoning Scheme & City`s Policy & Development Framework

Table B of the Windhoek Zoning Scheme provides for 'residential' zoning as currently zoned.

The Erf is located outside the 'Windhoek Interim Policy Development Area', which allows for the most efficient use of land, thereby maximising the value of the property.

4.3 Use of Existing and New Buildings

The existing three (3) storey building structure with basement garage will remain as is, no new buildings are intended.

4.4 Concept Design of 3 Storey Dwelling

The attached conceptual design plans (Annexure C4) provide an overview of the constructed three (3) storey building layout and parking arrangement.

The lower ground/basement level feature double-parking garage and an aluminium door for access via the stairs leading to a staircase to the 1st floor of the dwelling unit on the eastern side of the Erf. The 1st floor features an open porch to the western side, kitchen, living room and open patio with no roof on the eastern side, while the 2nd floor features three bedrooms and a study (see Annexure C4).

5. Public Consultation

In terms of the Windhoek Advertisement Policy –

- Public notification for the already constructed three (3) storey dwelling unit with a basement on Erf 362, Eros Park was advertised by placing notices in the 'Namibian' and 'Die Republikein' 'Namibian Sun' & 'Allgemeine Zeitung' Market Watch newspapers consecutively on 06 June 2024, and 13 June 2024 (Annexure N1);
- Registered post consisting of eight (8) letters dated 06 June 2024, were sent to the immediate neighbours of the property under consideration (Annexure N2); and
- A notice was also posted on-site at the Erf 362, Eros Park, as well as at the municipal noticeboard at the Windhoek Municipality customer care area (Annexure N3) for the required period, as prescribed.

The neighbours consultation/consent forms; ID copies and signed building plans were received in support of the public consultation (see attached Annexure O). No objections have been received from the neighbours of Erf 362 (No. 6, Robyn Street).

The final date for objection was on 27 June 2024.

6. CONCLUDING REMARKS

We, on behalf of the owners of Erf 362, (No. 6, Robyn Street), Eros Park, herewith apply with the City Council for the –

- **Approval for an already constructed three (3) Storey dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park**

as motivated above and provided for by the Windhoek Zoning Scheme.

Find attached the following appendices in support of the above.

Annexure C1 : Locality Map

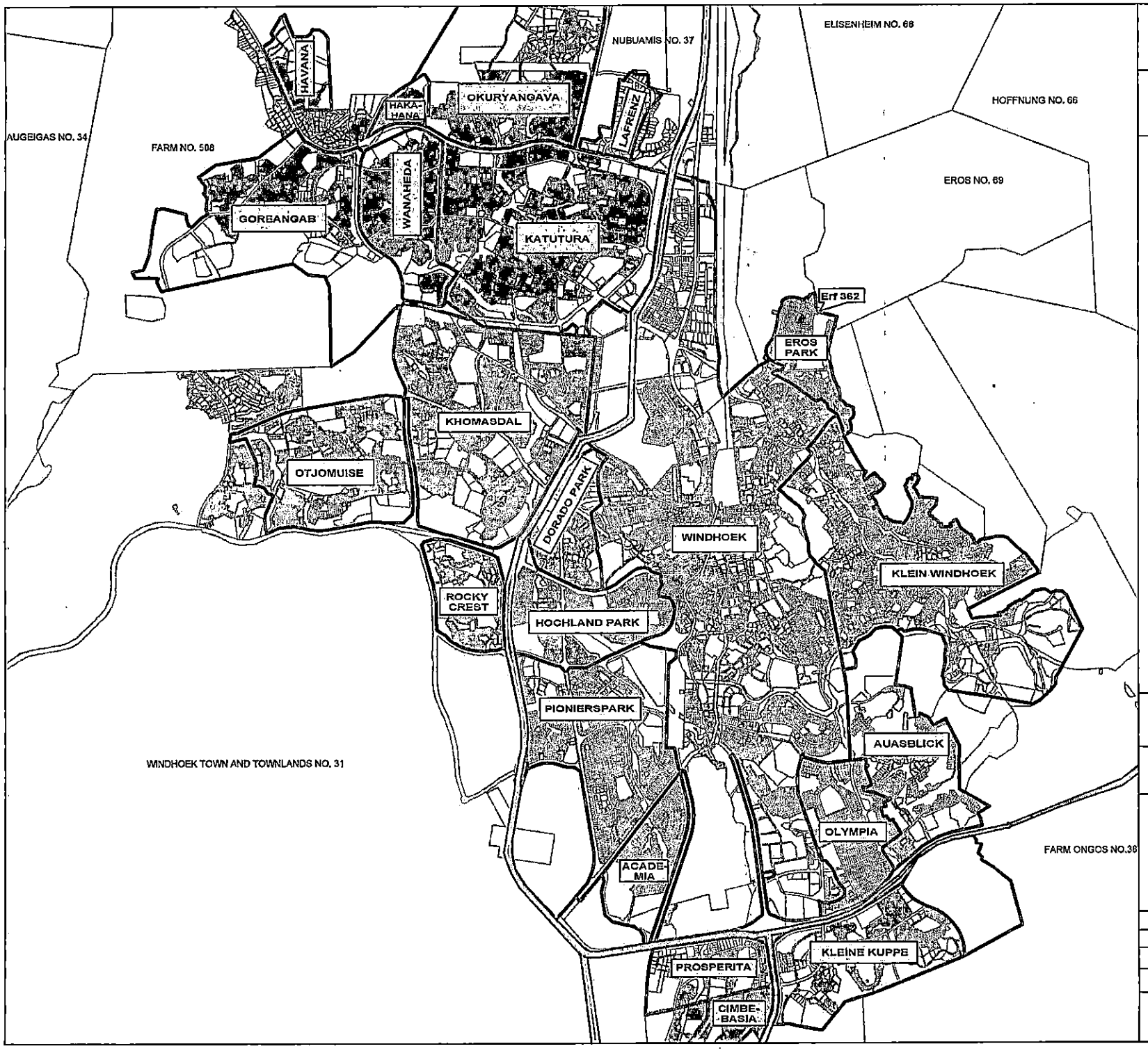
Annexure C2 : Aerial Map with Contours

Annexure C3	:	Land Use Map
Annexure C4	:	3-Storey Site Layout Plans
Annexure C5	:	Erf Diagram
Annexure C6	:	Zoning Certificate
Annexure E	:	Special Power of Attorney
Annexure I	:	Business Registration & Resolution
Annexure J	:	Title Deed No.T4428/2001 & Certificate of Registered Sectional Title No. 84/2001 (Unit 1)
Annexure M	:	Credit Clearance Certificate
Annexure N1	:	Proof of Newspaper Notices
Annexure N2	:	Proof of Registered Post
Annexure N3	:	On-Site & CoW Customer Care Area Notices
Annexure O	:	9x Complete Neighbours Consultation Forms & ID`s & Plans

Should you require any further information and/or have questions on the proposed intended development please do not hesitate to contact us.

Yours faithfully,

Brand van Zyl
(MNCTRP)



WINDHOEK

Erf 362, Eros Park
Windhoek

Legend

- Erf 362, EP
- Township Extension
- Trunk _Roads

LOCALITY MAP

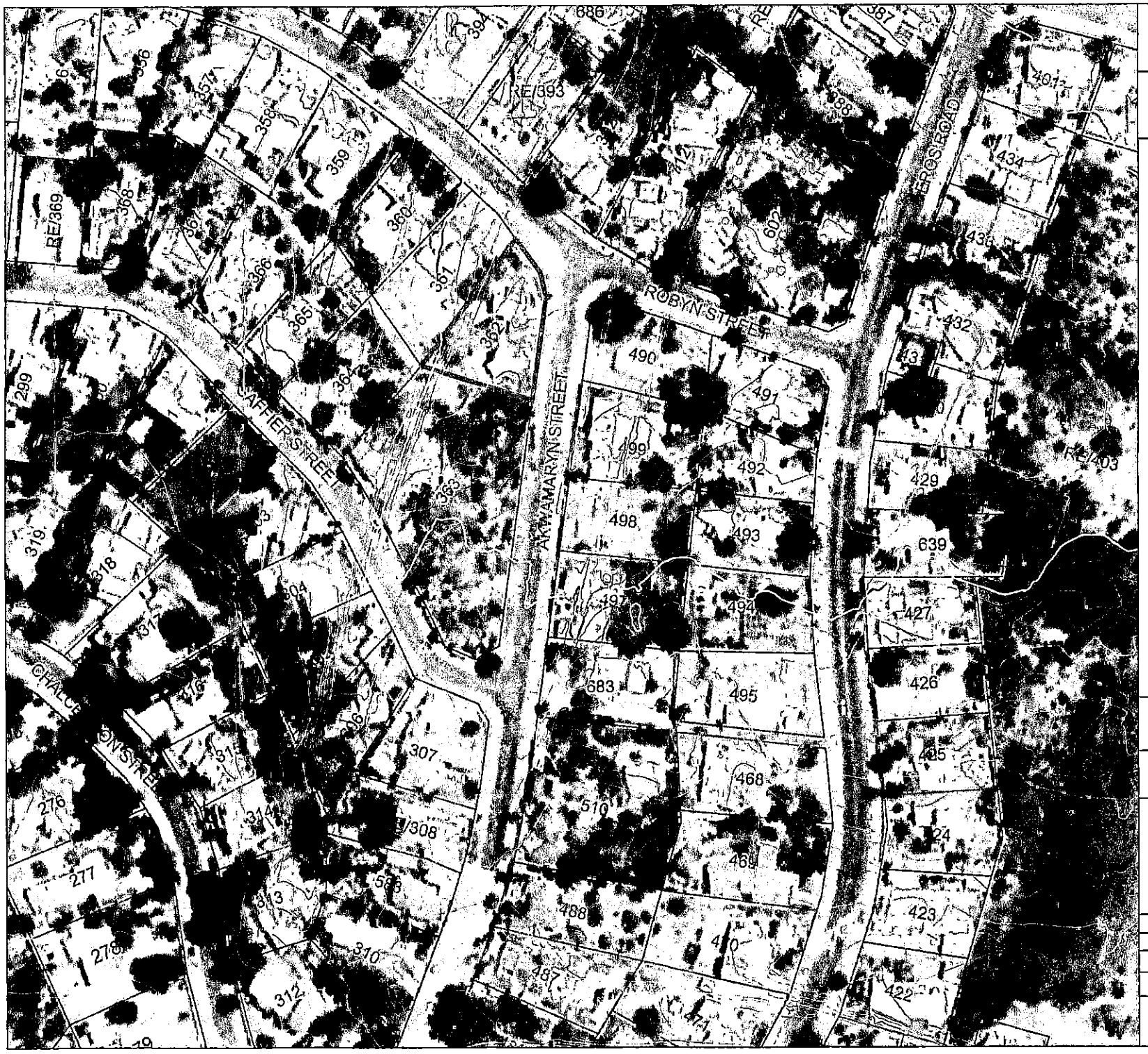
NOTES:

The copyright of this drawing is reserved

PREPARED BY:
P O BOX 11929
Klein Windhoek
WINDHOEK
CELL: 0811295759
TEL: 061- 300820
Fax: 061- 401284
URBAN GREEN SUSTAINABILITY CONSULTANTS

SURVEY:	DATE May 2024
DESIGN: Urban Green	
DRAWN: Urban Green	DATE May 2024
DRAWN NO: Erf 362, EP	
SCALE 1:50 000	

ANNEXURE C1



WINDHOEK

Erf 362, Eros Park
Windhoek

Legend

- Erf 362, EP
- Contours 1m
- Windhoek Erven

AERIAL MAP

NOTES:

The copyright of this drawing is reserved

PREPARED BY:

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URBAN GREEN
SUSTAINABILITY CONSULTANTS

SURVEY:	DATE May 2024
DESIGN: Urban Green	
DRAWN: Urban Green	DATE May 2024
DRAWN NO: Erf 362, EP	
SCALE 1:1 900	

ANNEXURE C2

WINDHOEK

Erf 362, Eros Park
Windhoek

N

Legend

Erf 362, EP

ZONE

RESIDENTIAL
PUBLIC OPEN SPACE
MUNICIPAL

LAND USE MAP

NOTES:
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PREPARED BY:

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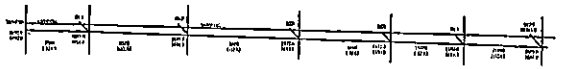
CELL: 0811295759
TEL: 061- 300820
Fax: 061- 401294

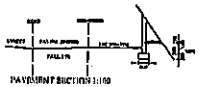
URBAN GREEN SUSTAINABILITY CONSULTANTS

SURVEY:	DATE May 2024
DESIGN: Urban Green	
DRAWN: Urban Green	DATE May 2024
DRAWN NO: Erf 362, EP	
SCALE 1:1 900	

ANNEXURE C3

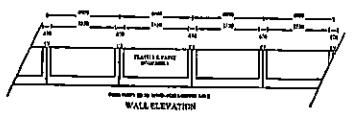


DRAINAGE (NTS)

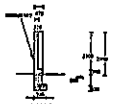


PAVEMENT SECTION 1:100

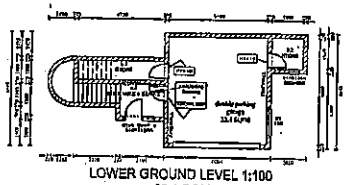
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	SQM
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	[illegible]



WALL ELEVATION



WALL SECTION 1:100

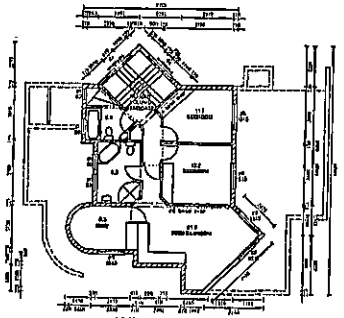


LOWER GROUND LEVEL 1:100
62.4 SQM

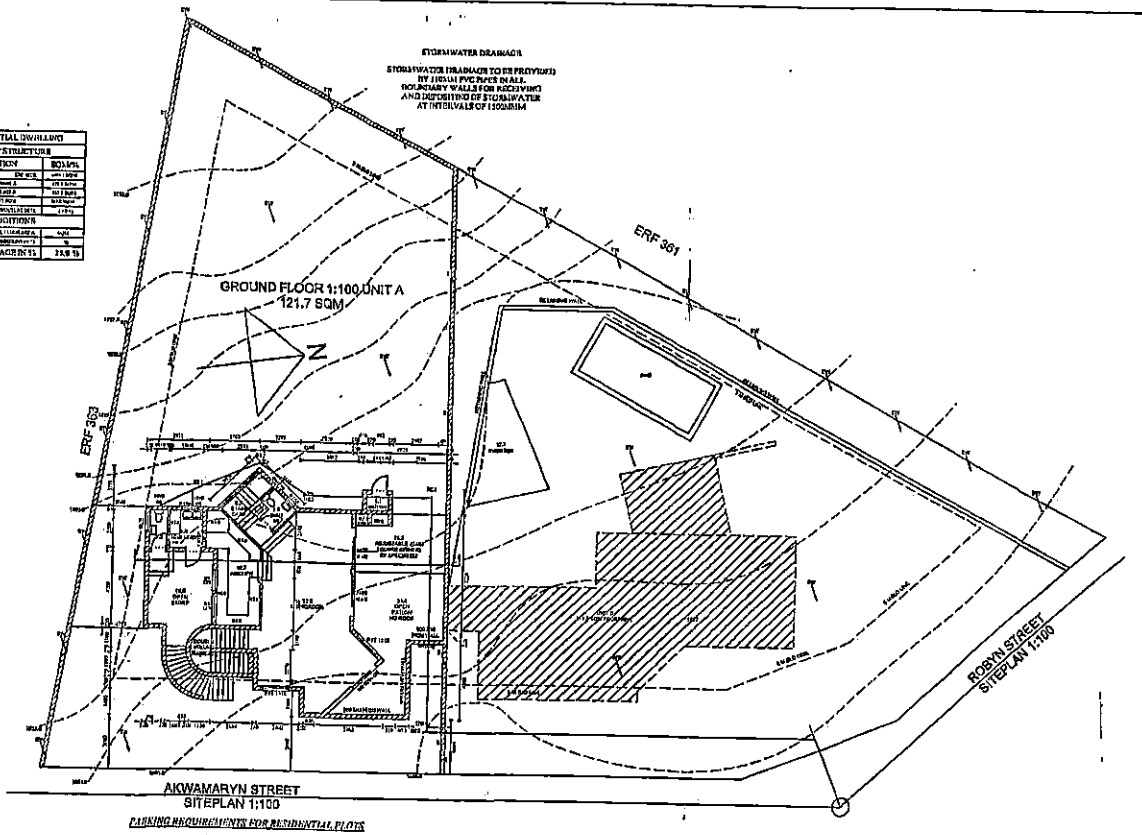
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARCELS REQUIREMENT : 2 PARKINGS

RESIDENTIAL PARCELS PROVIDED : (TWELVE (2)) PARKINGS PROVIDED



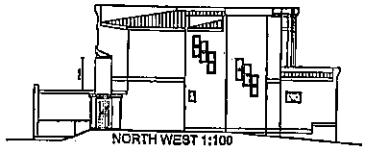
1ST FLOOR 1:100
96.4 SQM



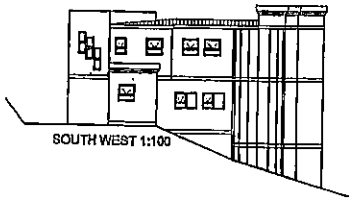
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARCELS REQUIREMENT : 2 PARKINGS

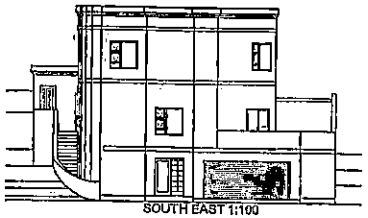
RESIDENTIAL PARCELS PROVIDED : (TWELVE (2)) PARKINGS PROVIDED



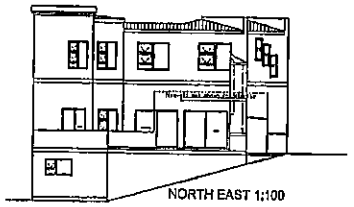
NORTH WEST 1:100



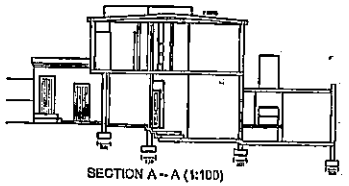
SOUTH WEST 1:100



SOUTH EAST 1:100



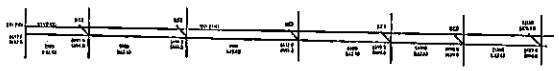
NORTH EAST 1:100



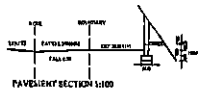
SECTION A – A (1:100)

DRAUGHTING SERVICES

Renia Louw	
eRenia@gmail.com	+264 81 215 1239
P.O. Box 40246, Windhoek, Namibia	
Selma Botha	
+264 81 124 4433	+264 81 124 4433
Bet Eskas, WHK	[illegible]@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 362 UROS PARK	
R.L.	29/9/2022
R.L.	29/9/2022
1 of 1	A0

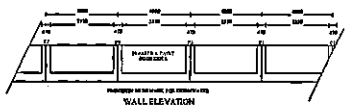


DRAINAGE (NTS)

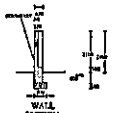


PAVEMENT SECTION 1:100

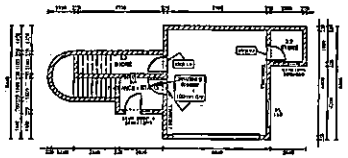
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	EQUATE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	[illegible]



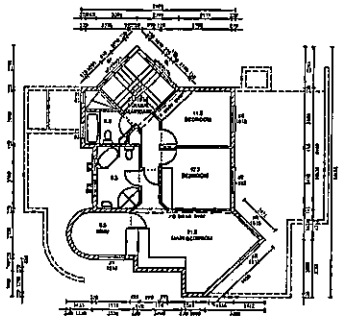
WALL ELEVATION



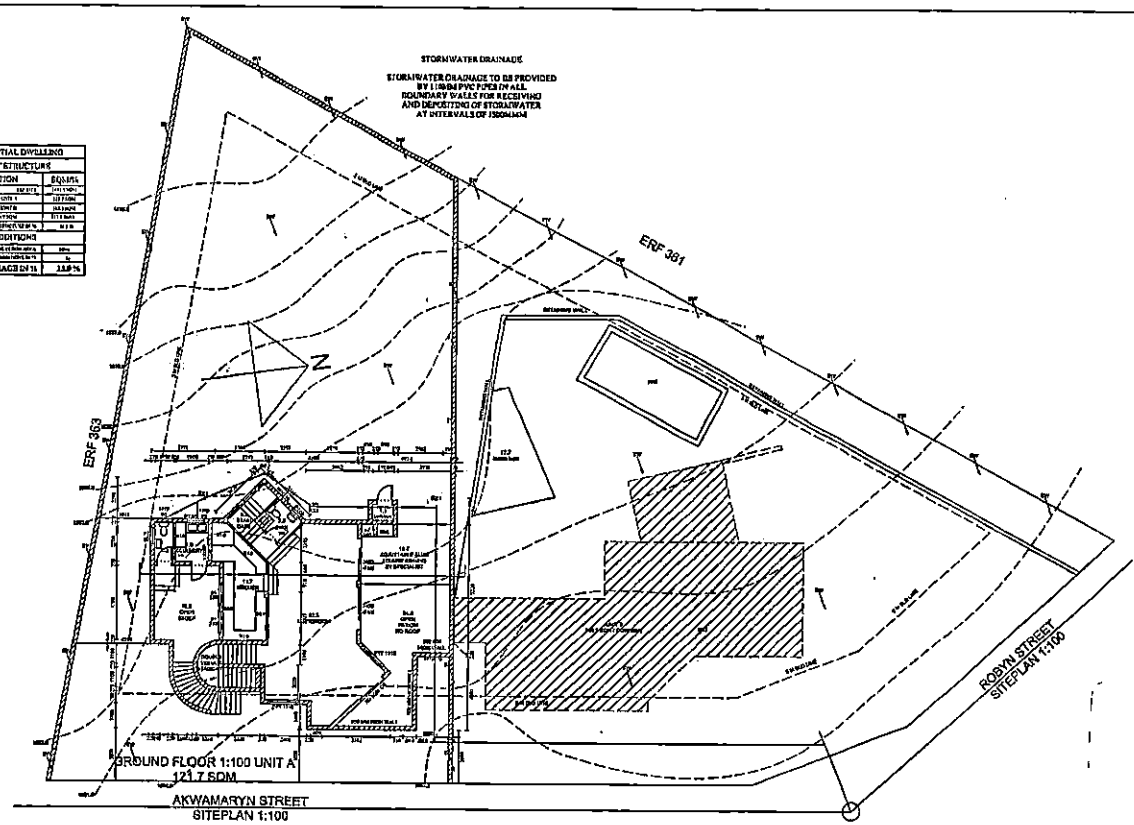
WALL SECTION 1:100

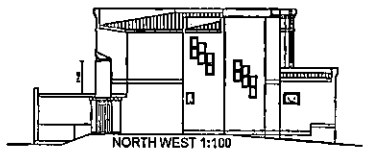


LOWER GROUND LEVEL 1:100
62.4 SQM

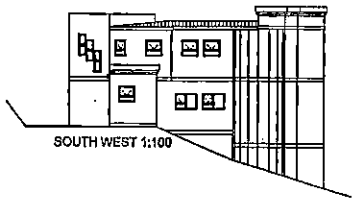


1ST FLOOR 1:100
98.4 SQM

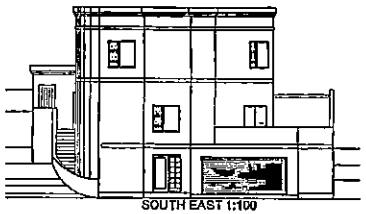




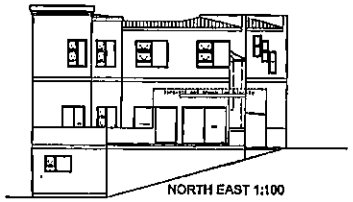
NORTH WEST 1:100



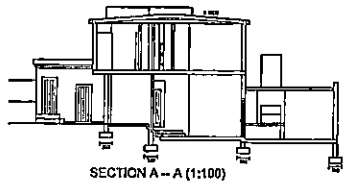
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100

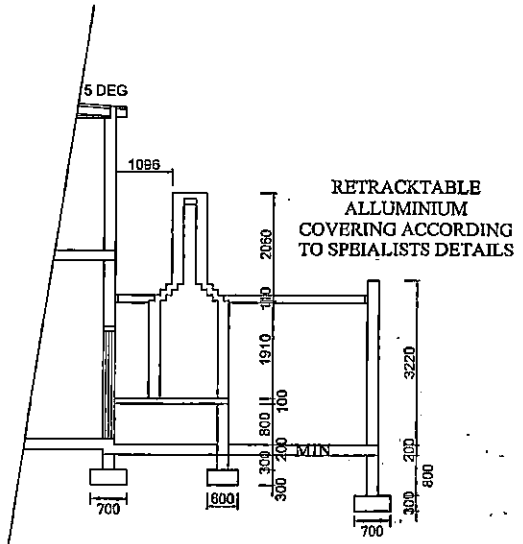


SECTION A -- A (1:100)

DRAUGHTING SERVICES

Where your drawings made human easily!

Nicola Loots	
nloots@gmail.com	+264 81 245 1219
P.O. Box 40246, Windhoek, Namibia	
Enigne Hatlas	
+264 81 124 4433	+264 81 124 4433
Box 24444, WHK	NiasLoots@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 363 EROS PARK	
N L	29/9/2022
O L	29/9/2022
1 of 1	A0



BBQ SECTION 1:100

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

255

Betsie Loots

Telephone Number:

Fax Number:

Email Address: efloots@gmail.com

Cellphone Number: +264 81 245 1239

Postal Address: P.O. Box 40246, Windhoek, Namibia

Client Name: Salene Botha

Client Telephone Number: +264 81 124 4433

Client Cellphone Number: +264 81 124 4433

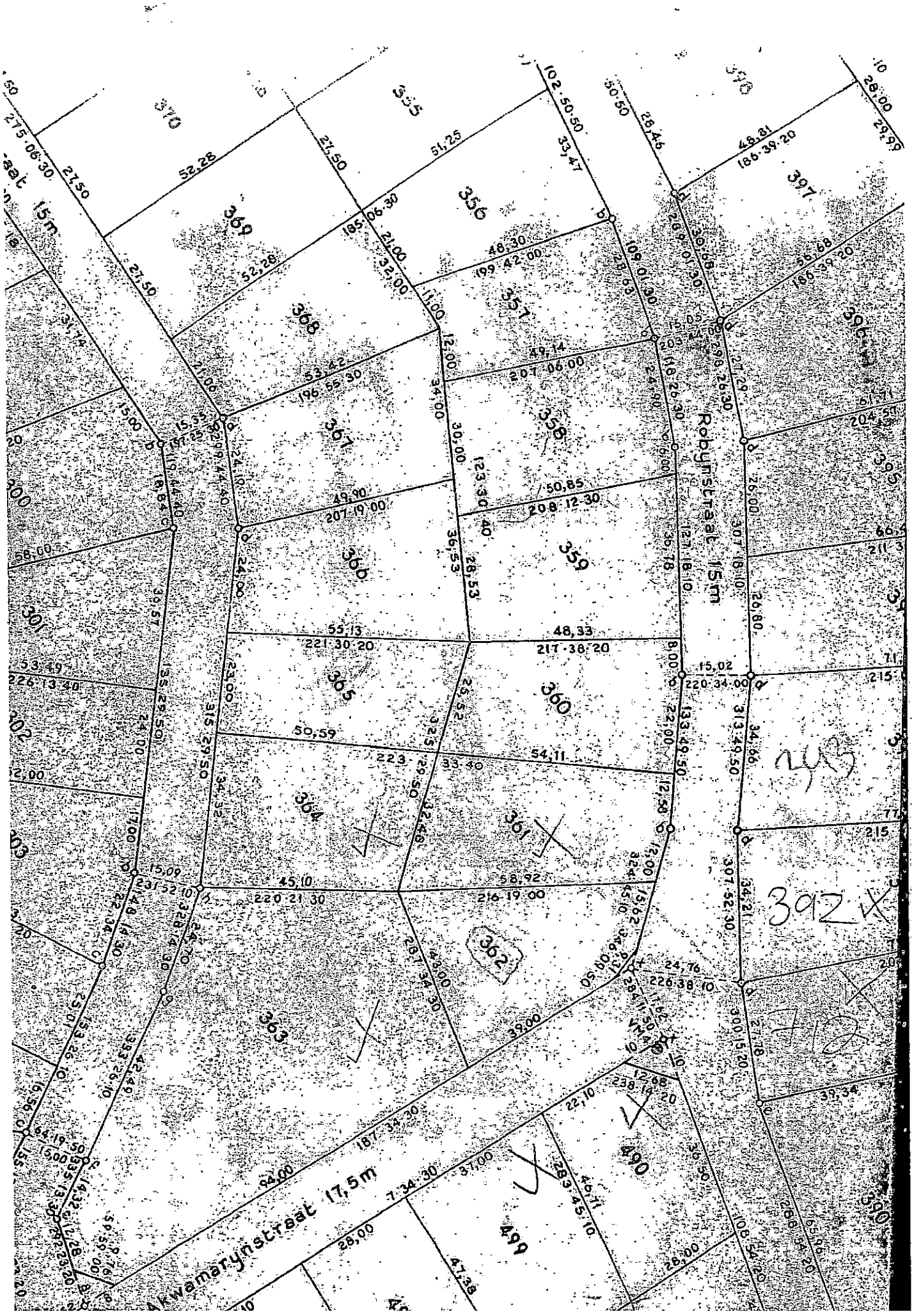
Client Postal Address: Box xxxxx, WHK

Client Email Address: RinusLoots@gmail.com

Drawing Name: Proposed New BBQ SECTION (UNIT A)

Drawing Number: ERF 362 EROS PARK

Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00


Robynstraat 15m
Akwamarynstraat 17,5m
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499

Town Planning Certificate No. 1: Town Planning Scheme Information

257

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 362

Township : EROS PARK

Street : ROBYN STR

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

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 500M² — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,499 m²
6. Parking : _____

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

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 6 ROBYN STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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

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

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
28 MAY 2024
URBAN PLANNING

SPECIAL POWER OF ATTORNEY

I, the undersigned **SARIE HELENE BOTHA (ID 501113 00320)** *(name & ID number)*
in my capacity as **THE MANAGING MEMBER** *(capacity with company)*
of **CREST OF WINDHOEK CLOSE CORPORATION (REG NO. CC/2001/0801)** *(being the)*
owner of the **ERF 362, NO. 6, ROBYN STREET, WINDHOEK** *(property)*
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 for the:

- **Approval for an already constructed three (3) storey dwelling unit with a basement on Erf 362, (No. 6 Robyn Street) Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme**

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 10th day of July 2024, in the presence of the undersigned witnesses.

MEMBER WITH SIGNATORY RIGHTS

S.H. Botha

1. **SARIE HELENE BOTHA** (ID 501113 00320)

WITNESS

1. N. A. Louw
8081410056
NICHOLAS ANDRIES LOUW

WITNESS

2. JOHNTINES LOUW
521208 1007 9.

AMENDED FOUNDING STATEMENT

of

CREST OF WINDHOEK CLOSE CORPORATION

Theunissen, Louw & Partners
P O Box 3110 - Tel. (061) 237856
Fax: (0610 228335, 4th Floor
Nimrod Building, Kasino Street
WINDHOEK, NAMIBIA

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

Amended Founding Statement

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

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/98/115	

PART A

		Dates of commencement of change
Full name of corporation	CREST OF WINDHOEK CLOSE CORPORATION	*
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*	To manufacture, distribute, product, construct, trade, import and market all commodities, to render services and invest in property, shares, securities and/or equities of any kind	*
Date of end of financial year*	END OF AUGUST	*

PART B

Postal address*	P O Box 30, Windhoek, Namibia	*
Address of registered office (not post office box)*	24 Orban Street, Klein windhoek, Windhoek	* 18 JUN 2002
Name and address of accounting officer*	KPMG, P O Box 30, Windhoek	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member: Institute for Chartered Accountants

Membership/Practice No. 9417

* See note 2 on page 2

Visions Stationery Co (Namibia) (Pty) Ltd: Reproduced under Government Authority
Registrar of Close Corporations Reference 12

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.

2. Change(s) effective from date of registration or upon a later date mentioned

3. Where a person signs on behalf of a member, a power of attorney must be attached.

4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be, and the capacity must be stated.

5. If no identity document has been issued, a written statement to this effect must be attached.

6. Particulars which do not change should also be furnished.

7. No fee is payable in respect of any changes in particulars under Part B and C.

8. New members must personally sign the form.

9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

10. Particulars to be furnished under PART C.

    (a) Full names and surname. (if juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

    (b) Identity number ((i) if no identity document has been issued, state date of birth and 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).

CC 2

NAME OF CORPORATION CREST OF WINDHOEK CLOSE CORPORATION

REGISTRATION NUMBER	CC/89/115

PART C

MEMBERS		Date of Change
Full names and surname	SARIE HELENE BOTHA	18 JUN 2002
Identity number or date of birth (i)	Year 50 Month 11 Day 13 / 01 00 32 7	18 JUN 2002
Registration number (ii)		
Percentage of interest	100%	18 JUN 2002
Particulars of contribution	N$100,00	
Residential address	Unit No. 1 Robyn Court, c/o Robynand Akwamaryn Street, Eros, Windhoek	18 JUN 2002
Postal address	P O Box 541, Windhoek	18 JUN 2002
Signature of member or representative	S H Botha	

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

Witness Signature [signature] Date of signature 11·06·2002

Full names Melanie Richter

Residential address No 122 Krupp Street, Suiderhof, Windhoek

Business address 4th Floor, Nimrod Building, Kasino Street, Windhoek

Postal address P O Box 3110, Windhoek

CC 2

NAME OF CORPORATION CREST OF WINDHOEK CLOSE CORPORATION

REGISTRATION NUMBER	CC/98/115

PART C

Date of Change

MEMBERS

Full names and surname

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

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

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

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

CC 2

NAME OF CORPORATION CREST OF WINDHOEK CONSTRUCTION CORPORATION

REGISTRATION NUMBER CC 99/15

PART C

Date of change

MEMBERS

Full names and surname

Year Month Day

Identity number or date of birth

Registration number

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

Year Month Day

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Postal address

CC 2

NAME OF CORPORATION CREST OF WINDHOEK CLOSE CORPORATION

REGISTRATION NUMBER	CC/98/115

PART C

Date of Change

MEMBERS

Full names and surname

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

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

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

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature

Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION CREST OF WINDHOEK CLOSE CORPORATION

REGISTRATION NUMBER CC/98/715

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number													Signature
TOBIAS JOHANNES ADRIAN LOUW	5	6	0	6	3	0	0	1	0	0	5	0	8	
GERT DANIEL JACOBUS STORBECK	4	4	0	6	2	2	0	1	0	0	1	5		
JOHAN STORBECK	6	9	0	3	1	2	0	1	0	1	1	5	0	

[illegible] registration of the Amended Founding Statement.

[illegible] Date of signature 11 06 2002

Mario Richter

No 122 Krupp Street, Suiderhof, Windhoek

4 Floor, Nimrod Building, Kasino Street, Windhoek

PO Box 3110, Windhoek

FOR OFFICE USE

[illegible] Statement registered

[illegible] of Close Corporations

18/6/2002

Date

Date Processing

Classification

Recorded

Initials and date

REGISTRAR OF COMPANIES AND INDUSTRIES
[illegible] FEB 2014

NAMIBIA REVENUE N$20 NAMIBIA REVENUE N$10
REGISTRAR OF COMPANIES, CLOSE CORPORATIONS AND TRADE MARKS N$30,00

Crest of Windhoek Close Corpo 267 (CC/2001/0801)
No 6 Robyn Street, Eros Park
Windhoek

TO WHOM IT MAY CONCERN

APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Ms Sarie Helene Botha (ID 501113 00320) being the sole member of the Crest of Windhoek Close Corporation (CC/2001/0801), is hereby authorized to sign the special power of attorney and all documents relating to the constructed three (3) storey residential dwelling unit on Erf 362, NO. 6, Robyn Street, Eros Park.

Signed by Sarie Helene Botha. S.H. Botha ..... at ...Windhoek.... this .....10th..... day of.....July.....2024 in the presence of the undersigned witnesses.

Witnesses:

Insert full name & signature.....NICHOLAS ANDRIES LOUW. 8602141001 6. N.A. Louw.

Insert full name & signature.....JOHN JAMES LOUW. 5212081007 9.

ANNEXURE J1

PREPARED BY ME:

CONVEYANCER
LOUW T J A

ORIGINAL
STAMPED.
DUTY N$ 500-00
FEES N$ 50-00

268

SUBSTITUTED
11 DEC 2001
this
REGISTRAR OF DEEDS.
DEPUTY REGISTRAR OF DEEDS.
Vide: Man file No. 84/2001

MORTGAGED
08 AUG 2001 No. B 4582 2001
for N$ 1 002 775-00 with
an additional amount not exceeding N$ 201 000-00
DEEDS OFFICE,
WINDHOEK.

NO VERDERE EKSEMPLARE KYK
TOT FURTHER EXTRACTS SEE

LODGED BY:

T J A LOUW
THEUNISSEN, LOUW & PARTNERS
4th Floor, Nimrod Building
Kasino Street, WINDHOEK

FOR INFORMATION ONLY

T 4478 2001

DEED OF TRANSFER

Be it hereby made known:

That **TOBIAS JOHANNES ADRIAN LOUW**

appeared before me, Registrar of Deeds

at **WINDHOEK**

he, the said Appearer, being duly authorised thereto by a Power of Attorney

granted to him by

CREST OF WINDHOEK CC
Registration number CC/98/115

dated the 10th day of May 2001, and signed at Windhoek

Certify a tr[illegible] original filed record in this office issued [illegible] provisions of regulation[illegible]

Date 52/1982

2024-05-28

Deeds Office
Windhoek

REGISTRATION OF DEEDS

I hereby certify that receipt No. [illegible]
Date 2024-05-28 has been issued for NS 3470
office fees received
2024-05-28

Date
WINDHOEK

Registrar of Deeds

And the said Appearer declared that

His Principal had truly and legally sold on the 10 May 2001

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

MARYN PROPERTIES CLOSE CORPORATION
Registration number Cc/2001/0801

Its Successors in Title or Assigns

½ Undivided share in

CERTAIN: Erf no. 362 EROSPARK

SITUATE: In the Municipality of WINDHOEK

REGISTRATION DIVISION "K"

MEASURING: 1499 (ONE FOUR NINE NINE) Square metres

FOR INFORMATION ONLY

FIRST transferred by Deed of Transfer no. T622/1975 with General Plan no. A721/71 relating thereto and held by Deed of Transfer no. T950/1999

SUBJECT to the following conditions imposed in terms of Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance no. 11 of 1963), namely:

IN FAVOUR OF THE LOCAL AUTHORITY

1. The erf shall be subject to the reservation by the Municipal Council of Windhoek of the right of access and use without compensation of the area, three metres parallel with any boundary for the construction and maintenance of Municipal services in respect of water, sewerage, drainage, electricity and gas, which rights include the right to place on such erf temporarily any materials that may be excavated during such operations on the erf or any adjacent erf.

2. The building value of the main building, excluding the outbuilding, must be at least four times the Municipal Valuation of the erf.

Wherefore the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE.

FOR INFORMATION ONLY

Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price to the sum of N$60 000,00

Signed at WINDHOEK, on 09 AUG 2001, together with the appearer, and confirmed with my seal of office.

Signature of appearer

REGISTRAR OF DEEDS

In my presence,

PRIVATE BAG 13256
WINDHOEK

Registrar of Deeds.

REPUBLIC OF NAMIBIA

1. Transfer Duty Receipt No. 109018736
Issued at Windhoek
on 14.05.2001 for
N$ 2 040.00

Checked 1. 2.

2. I, the undersigned,
TOBIAS JOHANNES ADRIAN LOUW
hereby certify in terms of Section 78 of Act 23/1992 that all rates, fees or charges leviable in respect of the immovable property contained in this Deed have been paid up to and including the date of registration thereof.

T J A LOUW (CONVEYANCER)

*Delete which is not applicable.

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

ENDORSEMENT UNDER SECTION 8 (1) (b), Act 66/1971

The land herein described is subject to a development scheme and is registered in a sectional title register which land and building(s) are known as Robyn Court as will appear from Sectional plan and Main File No. 84/2001 Application filed in the said main file.

Deeds Registry: Windhoek

W. T. S. EISER

REGISTRAR OF DEEDS

11 DEC 2001 DEPUTY

Date

FOR INFORMATION ONLY

THEUNISSEN, LOUW & VENNOTE PARTNERS

PROKUREURS
AKTEVERVAARDIGERS
NOTARISSE

ATTORNEYS
CONVEYANCERS
NOTARIES

RECHTSANWÄLTE
GRUNDBUCHANWÄLTE
NOTARE

3110
WINDHOEK
264-61-237856/7/8
TELEFAX 264-61-228335
e-mail: tlpnam@iafrica.com.na

Fourth Floor/Vierde Vloer
Nimrod Building/Gebou
Kasino Street/Straat
WINDHOEK
NAMIBIA

ANDREW THEUNISSEN B.A.LL.B.
TOBIAS JOHANNES ADRIAN LOUW B.JURIS, LL.B.
EVERHARDUS PETRUS FACKULYN GOUS B.PROC.

Ons Verwysing:
Our Reference: B 3134/03 TL/mr

Datum:
Date: 23 July, 2002

U verwysing:
Your reference:

Mrs S H Botha
WINDHOEK

Dear Madam,

TRANSFER OF MEMBERSHIP INTEREST: SECTION 1 ROBYN COURT CREST OF WINDHOEK CC / S H BOTHA

The abovementioned transaction refers.

Find annex hereto original Certificate of Registered Sectional Title No. 84/2001(1)(Unit) for your further attention.

Yours faithfully

THEUNISSEN, LOUW & PARTNERS
p.p. TJA LOUW

06 NOV 2008

CERTIFICATE OF REGISTERED SECTIONAL TITLE NO 84 /2001 (1)

(UNIT)

LODGED BY:

Kazenissen, Louw & Partners
Nimrod Building, 4th floor
Kasino Street
WINDHOEK

PREPARED BY ME:

CONVEYANCER
LOUW T J A

REVENUE N$2 N$1

CERTIFICATE OF REGISTERED SECTIONAL

TITLE NO 84 /2001 (1)
(UNIT)

CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED IN TERMS OF SECTION 8(2)(d) OF THE SECTIONAL TITLES ACT, 1971

I, the Registrar of Deeds at WINDHOEK do hereby certify that

1. **CREST OF WINDHOEK CC**
   Registration number CC/98/115

and

2. **MARYN PROPERTIES CLOSE CORPORATION**
   Registration number CC/2001/0801

are the registered owner(s) of a Unit, consisting of

(a) **SECTION NO 1**, as shown and more fully described on **SECTIONAL PLAN NO** 84 **/2001**

in the building or buildings known as **ROBYN COURT**

of which Section the floor area, according to the Sectional Plan, is **292 (TWO NINE TWO)** Square metres in extent; and

(b) an undivided share in the common property in the land and building or buildings as shown and more fully described on the said Sectional Plan, apportioned to the said Section in accordance with the participation quota of the said Section specified in a Schedule endorsed on the said Sectional Plan,

and that the said owner's title to the said Section and undivided share in the said common property is subject to or shall benefit by

(i) the servitudes, other real rights and conditions, if any, endorsed on the said Sectional plan and the servitudes referred to in Section 19 of the Sectional Titles Act, 1971, and

(ii) any alteration to the building or buildings or to a Section or to the common property shown on the said Sectional Plan.

SIGNED at WINDHOEK on the 11 DEC 2001

DEPUTY REGISTRAR OF DEEDS

DEPUTY REGISTRAR OF DEEDS ★ MINISTRY OF LANDS, RESETTLEMENT AND REHABILITATION ★

PAGE NO 3

ROBYN COURT

/ENTRY No. 1 /W.O.P.

SECTION 3 (2) (e), ACT 88/1971

Hypothecated by Mortgage Bond No. B4582/2001

dated 9/8/2001 for N$1 002 775-00 Vide mun Ble no 84/2001

Registrasiekantoor:
Deeds Registry:
WINDHOEK

/Datum:
11 DEC 2001

DEPUTY REGISTRAR OF DEEDS

SUBSTITUTED
11 DEC 2001

DEPUTY REGISTRAR OF DEEDS.

/ENTRY No.

Ownership in the unit held under this Certificate of Registered Sectional Title is hereby transferred to and registered in the name of Crest of Windhoek CC (Reg no CC/98/115)

Vide Conveyancer's Certificate No. 961/2001

Plan herewithwith duplicate original hereof.

Deeds Registry:
WINDHOEK

Datum/Date:
11 DEC 2001

DEPUTY REGISTRAR OF DEEDS

/ENTRY No. 3 /W.O.P.

SECTION 3 (2) (e), ACT 88/1971

Hypothecated by Mortgage Bond No. B4582/2001

dated 9/8/2001 for N$1 002 775-00

Registrasiekantoor:
Deeds Registry:
WINDHOEK

/Date:
11 DEC 2001

DEPUTY REGISTRAR OF DEEDS

BC 2850/2002

/CANCELLED

Deeds Registry:

Datum/Date:
9 JUN 2002

Registrateur van Akte
Registrar of Deeds

FAX NO: 2902550
ATT: Mr de Villiers / Mr van Rensburg

CITY OF WINDHOEK
APPLICATION FOR CLEARANCE CERTIFICATE

(To issue conveyancer's certificate in terms of Section 78 of the Local Authorities Act (Act 23 of 1992)

Erf No:	Erf 362 Eros
Name of Registered Owner:	CREST OF WINDHOEK
Name of Transferee:	See bottom
Postal address of Transferee:	See bottom
Certificate to be valid up to:	30.06.2002

Applicant: THEUNISSEN, LOUW & PARTNERS
FAX: 228335
WINDHOEK

Melanie Richter (Tel: 237856)

Date: 19.06.2002

NEW OWNERS:

Section No. 1 Robyn Court, 292 square metres
Mrs S H Botha
P O Box 541, Windhoek
Tel: 238957 (w) 243374 (h) 081-1244433

Section No. 2 Robyn Court, 313 square metres
Mrs A C G Da Mota
P O Box 9582, Windhoek
Tel: 081-128-2424

Find annexed hereto participation quota for your further attention.

SECTION No.	FLOOR AREA. SQUARE METRES	PARTICIPATION QUOTA (Adjusted to total 1.000)
1	292	0.483
2	313	0.517
	605 Total	1.000

City of Windhoek
Dept. Planning, Urbanization & Environment
Sectional Plan
Reference No. _____
Approved
Subject to the Conditions contained in the Certificate
Windhoek _____
Strategic Executive _____

NOTES:

1. Floor area measured to the median line of the boundary walls of each section to the nearest square metre.

SECTIONAL PLAN No. 2001
SHEET No. 7 OF 7 SHEETS

DRAWING TITLE: ROBYN COURT
PARTICIPATION QUOTA SCHEDULE
DATE: 10 October 2001

Strydom & Associates
Land Surveyors
P.O. BOX 40716
Ausspannplatz
Windhoek
Namibia

Signed: H. L. Strydom
Land Surveyor

CREDIT CHECK LIST

Surname BOTHA Full Names SARIE HELENE

Erf no. 367 Township EROS PARK

Company/ cc CREST OF WINDHOEK CC/98/115

Namibian Id. 5211130032 0

Postal Address P.O. BOX 541, WINDHOEK

Physical residential or Business address

Telephone (B) 061 300 820 (H)

Mobile no. 081 124 4433

FINANCE DEPARTMENT CREDIT CHECK

Service Accounts (MS)

Comments: NO arrears on Services accounts

CITY OF WINDHOEK 06 AUG 2024 CREDIT CONTROL

Accounting Technician Credit Control Paulus Signature

Date:

LAND SALES

Comments:

CITY OF WINDHOEK 06 AUG 2024 Sundry Debtors Finance Department

Accounting Technician Credit Control H. Clock Signature

Date: 06/08/2024

Accountant Credit Control Date:

Classifieds

281

the namibian

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE 12:00: 2 WORKING DAYS PRIOR TO PLACEMENT

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Deadlines

Visit www.namibian.com.na

Business & Finance

Opportunities

DO YOU URGENTLY NEED CASH? Get up to 75% of your vehicle's value in 45 min. Just a car. Moco-Cash when you need it! Autocash 061 400 676.

CLAO240001590

Education & Training

Education & Training

Holiday classes for all subjects at Rhino Park Tutorial Centre from grade 1-12.
Contact 0814331593 / 0813001215

CLAO240001934

Holiday Classes: Grade 1-12, from 10 June -12 July, Register at Trailing Academy. Intensive exam preparation with highly qualified Tutors.
Call 0813499943/0816846939

CLAO240001903

Employment

Wanted

WLG Investment CC:
Offer a position as a sales manager.
- Work at stores or factory.
- 5 years experience, hardworking, can speak good Chinese and a bit English.If you are interested, please send your CV's to hictoo@bz.com

CLAO240001916

Employment

Offered

WANTED FOR UK/USA/CANADA/GERMANY
Auto Mechanic/Welders/Security guards. Call +27119726064/+27764917253 (WhatsApp) Web www.careermarketingint.com. Registration fee N$3,900 Namibian Dollars, assistance to travel and accommodation offered

CLAO240001892

Aunlofo Care Centre/Wum Ave Private School, an international NGO in Okatanda open vacancy
• experienced and compassionate caregivers for our learners from pre-primary to Grade 8 in our hostel.
- Possesses strong problem-solving abilities; takes initiative in the workplace; is open to learning new skills; maintains a positive attitude
-Grade 12 (NSSCO) Certificate
- 2 years of care work experience in hostels or related organizations (preferred)
- Diploma in Early Childhood Development or Caregiving (preferred)
• experienced night timeguards
- maintains a positive attitude
- dexterous and flexibly, to detect suspicious behavior quickly
•kitchen staff- sharp cut/chen work
- hardworking and team-work spirit- is open to learning. For those interested in the post, please send the following documents to info.namibia@aunlofocarecentre.org:
Cover letter, CV, and the names and contact details for two references. Your references will be contacted at a later stage of recruitment.
Closing date: 15 June 2024

CLAO240001926

Housing & Property

For Rent

Rocky crest: 3 Bedroom house for N$8,000.00 monthly, deposit N$8,000, water & electricity excluded. Available immediately.
Contact 0817735602 / 0813465270

CLAO240001922

Housing & Property

For Sale

Kleine Kuppe: 4 Bedroom modern house, pool and double garage N$4,1 million.
Hochlandpark: 3 Bedrooms, pool, 1061sqm N$3,950,000.00.
Windhoek West: Single storey house, 4 bedrooms + offices N$2,650,000.00
Aloe block: Sophisticated modern home N$5,000,000.
Rocky Crest: 3 Bedroom house, brand new N$1,9 million. Plots for sale 42 km from Windhoek across B1 N$130,000 per hectre.
Olympia: 3 Beautiful homes for sale from N$3,5 million.
Klein Windhoek: 3 281sqm home with many features N$10 million.
Contact John 0813179697

CLAO240001869

Notices

Legal

NOTICE OF ENVIRONMENTAL ASSESSMENT PROCESS PROPOSED CONSTRUCTION AND OPERATION OF A GYPSUM PROCESSING PLANT IN OSHAKATI, OSHANA REGION GCS Water Environmental Engineering Namibia (Pty) Ltd (GCS) hereby give notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:
• Construction and Operation of the proposed Gypsum Processing Plant in Oshakati, Oshana Region.
The Proponent: Chrono Resources CC
Environmental Assessment Practitioner (EAP): GCS Water Environmental Engineering Namibia (Pty) Ltd GCS has been appointed to conduct the process and submit the application to the Environmental Commissioner on behalf of the proponent. The general public as well as any I&APs are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:
Date: 18 June 2023
Time: 17h30
Venue: Project site (Oshakati Town and Townlands No 680), opposite Omugongo Estate.
REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:
To comment or receive further information on the project, please register with GCS (contact details below) as an I&AP before or on 27 June 2024.
Contact: Victoria Shikwaya
Tel: +264 248 614
Fax: +264 61 238 586
E-mail: victoriaS@gcs-na.biz

clao240001928

CASE NO. HC-MD-CIV-ACT-CON-2020/00214 IN THE HIGH COURT OF NAMIBIA In the matter between: CHINA STATE CONSTRUCTION ENGINEERING CORPORATION (SOUTHERN AFRICA) (PTY) LTD (NAMIBIA) PLAINTIFF and JOAO PAULO DOS SANTOS DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the above Honourable Court granted on the 22nd of APRIL 2020, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of Rundu on THURSDAY, the 20TH of JUNE 2024 at 11:00. CERTAIN: Erf No 1625 Tutungeni, Rundu Extension No 5 SITUATE: In the Town of Rundu Registration Division "B" Okavango Region MEASURING 1520 (one five two nil) square metres IMPROVEMENTS Main house: 3 en-suite bedrooms, small dressing room in main bedroom, 1 study, guest toilet, open plan kitchen / lounge / dining room, big verandah. Outbuildings: 2 bedroom freestanding house with 2 bathrooms, lounge & kitchen; 2 x bachelor flats: 1 bedroom, 1 bathroom, kitchen & lounge (incomplete); 2 x 2 bedroom flats with lounge, kitchen & bathroom (incomplete); Big entertainment verandah; Boundary walls with electric fence with 2 entrances from different sides and sliding gates; The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Rundu, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, A Vaatz, at the undermentioned address. DATED at WINDHOEK this 22nd day of APRIL 2024. ANDREAS VAATZ & PARTNERS PER: S STRAUSS ATTORNEY FOR PLAINTIFF 66 SIMEON SHIXUNGILENI STREET WINDHOEK SS/kk/2118-17

CLAO240001919

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION – WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2022/00994 In the matter between: BANK WINDHOEK LIMITED EXECUTION CREDITOR and ORSMUND SIBUNGO MBEHA EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honourable Court granted on 09th August 2021, the following immovable

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Legal

property will be sold without reserve and voetstoots by the Deputy Sheriff of Katima Mulilo, at Erf No. 2228 (a Portion of Erf 1997) Katima Mulilo, (Extension No. 7), Namibia, on 18th of June 2024, at 11h00, of the undermentioned property. Certain:Erf No. 2226, (a Portion of Erf 1997), Katima Mulilo (Extension No. 7) Situate: In the Town of Katima Mulilo Registration Division "B" Zambezi Region Measuring: 522 (Five Two Two) Square Metres Held By:Deed of Transfer No. T81/2004 Subject:To All the Conditions Contained Therein Improvements: The dwelling consists of 3 bedrooms, 1 bathroom, a lounge and kitchen. TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Katima Mulilo, and at the offices of the Execution Creditor's Attorneys. DATED at WINDHOEK this 30th day of April 2024. DR. WEDER, KAUTA & HOVEKA INC. LEGAL PRACTITIONERS FOR THE PLAINTIFF WKH HOUSE, 3rd FLOOR JAN JONKER ROAD AUSSPANNPLATZ WINDHOEK (Ref: MAT62828/LVS)

CLAO240001659

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION – WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2023/03925 In the matter between: BANK WINDHOEK LIMITED EXECUTION CREDITOR and ANA NDAMONO AMAKALI EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION Pursuant to Judgement of the above Honorable Court granted on 1st March 2024, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of Ondangwa, at Erf No. 4358, Extension No. 20, Ondangwa, Namibia on 18th of June 2024, at 08h30, of the undermentioned property. Certain:Erf No. 4358, Extension No. 20, Ondangwa Situate:In the Municipality of Ondangwa Registration Division "A" Oshana Region Measuring: 350 (Three Five Nil) Square Metres Held By:Deed of Transfer No. T6975/2018 Subject:To All the Conditions Contained Therein and more specifically a restriction against the Sale disposal thereof without the consent of the Namib Bou (Pty) Limited, within a period of three (3) Years from date of registration hereof. Improvements: Single story dwelling consisting of 2 bedrooms, 1 bathroom, 1 fitted kitchen, 1 lounge TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Ondangwa, and at the offices of the Execution Creditor's Attorneys. DATED at WINDHOEK this 23rd day of April 2024. DR. WEDER, KAUTA & HOVEKA INC. LEGAL PRACTITIONERS FOR THE PLAINTIFF WKH HOUSE, 3rd FLOOR JAN JONKER ROAD AUSSPANNPLATZ WINDHOEK (Ref: MAT95483/LVS)

CLAO240001668

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) INVITATION FOR AFFFECTED AND INTERED PARTIES This notice serves to inform all Interested and Affected Parties that an application for the Environmental Clearance Certificate will be made to the Environmental Commissioner as per the Environmental Management Act (No. 7 of 2007) and the Government Notice No. 30 of 2012 (EIA Regulations) for the following activities:
PROJECT NAME: EIA PROCESS FOR SET UP THE SUNFLOWER OIL PRODUCTION PLANT ON PORTION 44 OF REMINDER OF FARM 58 , WALVIS BAY ,ERONGO REGION.
Proponent: Sunflower Namibia Oil Production cc
Environmental Consultants: Extra Time Consulting Public Participation forms an integral part of the EIA process. Therefore, all Interested and Affected Parties (I&APs) are invited to register. All registered

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I &APs will receive a Background Information Document (BID) describing the processed activity and the EIA processed to be followed. To register or to submit your contributions, please contact: P.O. Box 50776, Bachbrecht, Windhoek
cell: +264 811474742
Email: Extratimes24@gmail.com
INVITATION TO A PUBLIC MEETING:
VENUE: Walvis Bay Town hall
DATE:29 June 2024
TIME: 10:00 AM

CLAO240001914

FORM 3
Rule 13(1)
SUBSTITUTED SERVICE
IN THE HIGH COURT OF NAMIBIA (Main/Northern Local Division)
CASE NO: HC-MD-CIV-ACT-CON-2022/02186 INTERLOCUTORY NO: INT-HC-SUBSER-2024/00232 In the matter between: STANDARD BANK NAMIBIA LIMITED PLAINTIFF and JOSEF ANDREAS DEFENDANT To: JOSEF ANDREAS, a major male person, formerly residing at ERF NO. 1397 OTJIWARONGO (EXTENSION NO. 5), OTJIWARONGO, REPUBLIC OF NAMIBIA but whose present whereabouts are unknown. TAKE NOTICE that by summons sued out of this court, you have been called upon to give notice, within 10 days after the publication of this notice, to the registrar and to the plaintiff's legal practitioner of your intention to defend (if any) in an action wherein Standard Bank Namibia Limited claims: (a) Payment of N$167,092.32 (One Hundred and Thirty-Seven Thousand Eight and Ninety-Two and Thirty-Two Cents). (b) Interest thereon at 12.50% per annum calculated on a daily balance and compounded monthly on the arrears as from 23 May 2023. (c) Payment of the outstanding amount on the Loan to the amount N$ 10 446.78 plus interest thereon at prime rate (currently at 7.50%) and plus 4% per annum as from 26 January 2022 until date of final payment.
(d) Cost of suit on a scale as between attorney and own client.
(e) Further and/or alternative relief.
TAKE FURTHER NOTICE that in the event of you defending the action, you are to deliver a notice of intention to defend which must therein give your full residential or business address, and must also appoint an address, not being a post office box or poste restante, for service on you of all documents in this action within a flexible radius from the office of the registrar or if you elect to be served by electronic means indicate your electronic address and in that case service thereof at the address so given is valid and effectual, except where by any order or practice of the court personal service is required.
TAKE NOTICE FURTHER that if you fail to give such notice, judgment may be granted against you without further reference to you.
TAKE FURTHER NOTICE that simultaneously with the delivery of the notice of intention of defend, the defendant must deliver the return in terms of rule 6(4), which contains the following information about the defendant:
"(a) in the case of a natural person, his or her full names, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, facsimile number and personal or workplace email address or both;
(b) in the case of a close corporation, its name and registration number, postal address and registered office referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act;
(c) in the case of a company, its name and registered number, postal address and registered office referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary re-

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ferred to in section 223 of that Act including all particulars referred to in section 223(1) of that Act and in case of the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act;
(d) in the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person, by whatever name called, running its affairs; and
(e) in the case of a trust which is duly authorised to litigate, the particulars referred to in paragraph (a) of all trustees and a reference number given by the master to the trust deed registered with the master." The particulars so provided remain binding on the party to which they relate and may be used by the court or by the other party to effect service of any notice or document on such party or to give notice to such party.
TAKE FURTHER NOTICE that as soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), you as defendant will be required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings and the time within which you will deliver your plea and counterclaim. If any will be determined by the court having regard to such plan and if you fail to cooperate in submitting such a plan, the court will determine the time within which you must deliver your plea and counterclaim, if any, and you as defendant must comply with such order. DATED at WINDHOEK on this 29TH day of APRIL 2024. ANNE SHILENGUDWA INCORPORATED LEGAL PRACTITIONERS FOR PLAINTIFF 34 BERG STREET KLEIN WINDHOEK WINDHOEK REGISTRAR OF THE HIGH COURT MAIN DIVISION WINDHOEK

CLAO240001890

THREE (3) STOREY RESIDENTIAL DWELLING UNIT NOTICE Please note that URBAN GREEN SUSTAINABILITY CONSULTANTS; on behalf of the owners of Erf 362, Eros Park, intends to apply to the Windhoek Municipal Council for the:
• Construction of a three (3) storey dwelling unit with a basement on Erf 362, (No. 6 Robyn Street) Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme.
Erf 362, (No. 6) is situated along Robyn Street, located on the northern parts of the Eros Park Township, located to the far north-eastern parts of the larger Windhoek. The Erf measures 1499m² in extent and is currently zoned 'Residential' with a density of 1:500. The construction of the sectional title development scheme at Erf 362, Eros Park was finalized during 2021. The owner's intentions are to maintain the current status quo. Access to the Erf will continue to be obtained from the existing and approved access of Akwamaryn Street located to the eastern side of the Erf. The number of vehicle parking bays provided are two. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.
Further note that the locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek. Further take note 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 and with the applicant / consultant in writing within 14 days after the appearance of the last notice (final date for any objection is 27 June 2024).
Applicant:Urban
Green Sustainability Consultants
PO Box 11929 Klein Windhoek
Contact details: 061 – 300 820
Email: brand@urbangreenafrica.net Municipal Council of Windhoek: H. Rust – Town Planner
Department of Urban and Transport Planning Office
Tel: 061 – 290 2204

CLAO240001938

Notices

Legal

NOTICE OF INTENTION TO SUBMIT A REZONING APPLICATION TO THE RUNDU TOWN COUNCIL AND WITH THE APPROVAL OF THE REMAINDER OF FARM RUNDU TOWN & TOWNLANDS NO. 1329

Take note that Urban Dynamics Africa (PTY) Ltd, intends to apply to the Rundu Town Council and the Urban and Regional Planning Board on behalf of the Rundu Town Council as the registered owner of the Remainder of Farm Rundu Town and Townlands No. 1329 for the following:

1. Subdivision of the Remainder of Farm Rundu Town and Townlands No. 1329 into Portions 157, 158 and Remainder.

2. Township establishment and layout approval on the proposed Portions 157 and 158 of the Remainder of Farm Rundu Town and Townlands No. 1329 (comprising of 501 new erven) to be known as Sikanduko Proper and Extension 1.

The proposed township is located on proposed Portions 157 and 158 of the Remainder of Farm Rundu Town and Townlands No. 1329, north of Ndama settlement and some 2.66km east of the B8 road to Grootfontein and 4.6km south of the Rundu Central Business District.

The site measures approximately 32.4ha in extent. Further, take note that - the plan lies for inspection at the offices of the Rundu Town Council (Town Planning Office) and Urban Dynamics office at No. 43 Nelson Mandela Avenue, Klein Windhoek, during normal office hours.

Any person having objections to the township establishment or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing with the Rundu Town Council and with the applicant within 14 days of the last publication of this notice. (The final date for objections is 05 July 2024)
Applicant: Urban Dynamics Africa (PTY) Ltd.
P O Box 20837,
Windhoek,
Tel: 061 240300
Fax: 061 240309
Email: tresia@udanam.com

CALL FOR PUBLIC PARTICIPATION

Notice is herewith given to interested and affected parties that application will be made to the Environmental Commissioner in terms of the Environmental Management Act 2007 (Act 7 of 2007) and the EIA Regulations (GN No. 30, February 2012) for

Proponent: Rundu Town Council in collaboration with Developmt Workshop Namibia.

Projects: Township establishment to be known as Sikanduko Proper and Extension 1.

Locality of Project: On Proposed Portions 157 and 158 of the Remainder of Farm Rundu Townlands No. 1329

PUBLIC MEETING

A public meeting will be held
Date: On the 17th June 2024
Time: 17:30 am
Venue: On Site in Sikanduko

INTERESTED AND AFFECTED PARTIES (I&AP's)

I&AP's are also invited to register to receive a background information document and/ or submit their written comments/questions/concerns before the 05 July 2024 to Heidi Nel at
Phone: 061 240 300
email: heidri@udanam.com

DISCLAIMER ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLE THE RESPONSIBILITY OF THE ADVERTISERS. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH PRESENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

Notices · Legal ·

Dated at WINDHOEK this 20TH day of MAY 2024 FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAH/wz/S1925

CLA0240001538

FORM 24 Rule 108(2)(a) and (b) NOTICE BY JUDGMENT CREDITOR TO THE JUDGMENT DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek) In the matter between: BANK WINDHOEK LIMITED PLAINTIFF AND ABRAHAM FESTUS DEFENDANT TAKE NOTICE THAT If judgment is obtained, the plaintiff will make application for an order declaring the immovable property known as: CERTAIN:ERF NO 3135 OUTAPI (EXTENSION NO 15) SITUATEDIN THE TOWN OF OUTAPI REGISTRATION DIVISION "A" OMUSATI REGION MEASURING: 320 (THREE HUNDRED AND TWENTY) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T8191/2017 SUBJECT:TO ALL THE CONDITIONS CONTAINED THEREIN specially executable and the judgment debtor(s) or lessee(s) of the property, if any, are hereby called to provide reasons to this honourable Court within 10 days why such an order may not be granted. DATED AT WINDHOEK THIS 7th DAY OF OCTOBER 2022. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: MAT8468/TL/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO:ABRAHAM FESTUS ERF NO. 3135, EXTENSION 15 OUTAPI NAMIBIA AND TO: ALL LESSEES ERF NO. 3135, EXTENSION 15 OUTAPI NAMIBIA (Service by the Deputy Sheriff)

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION CASE NO: HC-MD-CIV-ACT-CON-2022/04543 In the matter between:BANK WINDHOEK LIMITED PLAINTIFF AND ABRAHAM FESTUS DEFENDANT AFFIDAVIT IN SUPPORT OF RULE 108(1)(c) APPLICATION I, the undersigned, ATHALIA EUNICE WALLACE Do hereby make oath and say that: -1.I am an adult female and employed as the Acting Head: Legal Collections of the Plaintiff/Applicant in this matter, 2.I am duly able and authorised to depose to this affidavit in support of this application and in that capacity, I am also authorised to bring the application on behalf of the Plaintiff/Applicant. All the data and records, relating to the Plaintiff's action and application against the Defendant/ Respondent are under my control in my capacity as Acting Head: Legal Collections. 3.The facts contained herein fall within my personal knowledge (either personally or because of my access to all relevant computer data and documents pertaining to the loans to the Defendants/Respondents and are true and correct except where the contrary clearly appears from the context or is otherwise explicitly mentioned. 4.Where I make legal submissions, I do so on the advice of my legal representatives which advice I verily believe to be true and correct. 5.Apart from the locale of the parties cited in this matter under case number HC-MD-CIV-ACT-CON-2022/04543, this Court's jurisdiction to adjudicate upon the cause of action pleaded below appears from the pleaded facts. INTRODUCTION 6.On 20 January 2022, the court granted default judgment in favour of the Plaintiff. The court order is attached and marked "A". 7.In the combined summons, the Plaintiff included a prayer in terms of which the bonded property is declared executable. 8.I am advised that the Plaintiff, where immovable property has been specially bonded, has a substantial limited real right to such property and is entitled to first execute against the immovable property and only to the extent of any shortfall afterwards against the movables. RULE 108(1)(a) 9.The Plaintiff is advised that in relation to property which is subject to a mortgage bond, it is unnecessary that an applicant must file a nulla bona return. 10.That said, in so far as a nulla bona return for movable property might be deemed necessary by this Honourable Court, a writ of execution for movable property (in respect of the judgment debt) was issued (attached and marked "B") and will be executed if possible prior to the hearing of this matter. RULE 108(1)(b) 11.On 11 November 2022, the Deputy Sheriff served the Form 24 Notice in terms of Rule 108(2)(a), which was attached to the particulars of claim as annexure "POC5", on the Defendant and at the bonded property. Copies of the Form 24 Notice and the Returns of Service are attached hereto marked "C". The Form 24 attached hereto will be served on the Defendants and at the bonded property. 12.The Defendant has to date provided no reasons to this Honourable Court as to why an order declaring the mortgaged property to be executable should not be granted. 13.Applicant/Plaintiff has a substantive right to execute against the immovable property being CERTAIN:ERF NO. 3135 OUTAPI EXTENSION NO 15) SITUATEDIN THE TOWN OF OUTAPI REGISTRATION DIVISION "A" OMUSATI REGION MEASURING: 320 (THREE HUNDRED AND TWENTY) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T8191/2017 SUBJECT:TO ALL THE CONDITIONS CONTAINED THEREIN hypothecated by virtue of the provisions of the bonds B6870/2017, attached to the particulars of claim as annexures "POC4", - executed in its favour. 14.It is unknown whether the bonded property is a primary home of any person and the relevant parties served with this application are invited to place facts before this court in that regard. CONCLUSION 15.Plaintiff therefore prays for an order as contemplated in Rule 108(1)(c) of the rules of this Court and as per the notice of motion filed herewith. ATHALIA EUNICE WALLACE I hereby declare that the deponent has sworn to and signed this statement in my presence at WINDHOEK the day of FEBRUARY 2023 and she declared as follows: that the facts herein contained fall within her personal knowledge and that she understands the contents hereof; that she has no objection to taking the oath; that she regards the oath as binding on her conscience and has declared as follows: "I swear that the contents of this Sworn Affidavit are true and correct, so help me God."COMMISSIONER OF OATHS FULL NAMES: CAPACITY: ADDRESS:

NOTICE OF MOTION IN THE HIGH COURT OF NAMIBIA (Main Division) CASE NO: HC-MD-CIV-ACT-CON-2022/04543 In the matter between: BANK WINDHOEK LIMITED PLAINTIFF AND ABRAHAM FESTUS DEFENDANT PLEASE TAKE NOTICE THAT this the above-named Applicant / Judgment Creditor will make application to this Court on FRIDAY, 12th of JULY 2024, at 10:00 or as soon thereafter as counsel may be heard, for an order in the following terms: 1.An order declaring the following immovable property specially executable: CERTAIN:ERF NO 3136 OUTAPI (EXTENSION NO 15) SITUATEDIN THE TOWN OF OUTAPI REGISTRATION DIVISION "A" OMUSATI REGION MEASURING: 320 (THREE HUNDRED AND TWENTY) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T8191/2017 SUBJECT:TO ALL THE CONDITIONS CONTAINED THEREIN hypothecated by virtue of the provisions of the bonds S8295/2019, attached to the particulars of claim as annexures "POC6", - executed in its favour. 2.Costs of suit on a scale as between attorney and client.3.Further and or alternative relief.TAKE NOTICE FURTHER THAT the affidavit of ATHALIA EUNICE WALLACE, together with the annexures hereto will be used in support of this application. TAKE NOTICE FURTHER THAT the Applicant/ Plaintiff has appointed Dr. Weder, Kauta & Hoveka Inc. of 3rd Floor, WKH House, Aussannplatz, Jan Jonker Road, Windhoek, Namibia, at which the Applicant/ Plaintiff will accept notice and service of all process in these proceedings. TAKE NOTICE FURTHER THAT the Applicant/Plaintiff will seek an order declaring the mortgaged property(ies) to be executable. The Respondent(s)/Defendant(s) are herewith advised of the Plaintiff's intention to seek an order declaring the immovable property(ies) executable as provided for by Rule 108(2). TAKE NOTICE FURTHER THAT if you intend to oppose this application you are required to: 1.Within 10 days from the date of service of this application on you, deliver your notice(s) of intention to oppose the application and to in terms of Rule 108(2)(a), (b) and (c) place relevant facts and/or circumstances before this Honourable Court under oath showing why the immovable property(ies) should not be declared executable. Failure to do so may result in the immovable property(ies) being declared specifically executable. 2.Further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings. If no notice of intention to oppose is given, the application will be moved on the 12th day of JULY 2024, and the respondent(s) is/are cautioned to be present in person and or represented by a legal practitioner. KINDLY SET THE MATTER DOWN ACCORDINGLY. DATED at WINDHOEK this 11th day of JUNE 2024. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: MAT8468/TL/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO:ABRAHAM FESTUS OMAKANGE FARM KUNENE REGION (0513346547) (Service by Substituted Service) AND TO: ALL LESSEES ERF NO. 3136, EXTENSION 15 OUTAPI NAMIBIA (Service by Substituted Service)

CLA0240002024

NOTICE OF MOTION IN THE HIGH COURT OF NAMIBIA (Main Division) HC-MD-CIV-ACT-CON-2022/04489 In the matter between: BANK WINDHOEK LIMITED APPLICANT/PLAINTIFF AND ROBERT COLLIN GARISEBRESPONDENT/ DEFENDANT PLEASE TAKE NOTICE THAT this the above-named Applicant / Judgment Creditor will make application to this Court on FRIDAY, 12 JULY 2024, at 10:00 or as soon thereafter as counsel may be heard, for an order in the following terms: 1.An order declaring the following immovable property specially executable: CERTAIN:ERF NO. 2381 ARANDIS (EXTENSION NO 5) SITUATE:IN THE TOWN OF ARANDIS REGISTRATION DIVISION "G" ERONGO REGION MEASURING: 382 (THREE HUNDRED AND EIGHTY TWO) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T9006/2019 SUBJECT:TO THE CONDITIONS CONTAINED THEREIN 2.Costs of suit on a scale as between attorney and client. 3.Further and or alternative relief. TAKE NOTICE FURTHER THAT the affidavit of ATHALIA EUNICE WALLACE, together with the annexures hereto will be used in support of this application. TAKE NOTICE FURTHER THAT the Applicant/Plaintiff has appointed Dr. Weder, Kauta & Hoveka Inc. of 3rd Floor, WKH House, Aussannplatz, Jan Jonker Road, Windhoek, Namibia, at which the Applicant/Plaintiff will accept notice and service of all process in these proceedings. TAKE NOTICE FURTHER THAT the Applicant/Plaintiff will seek an order declaring the mortgaged property(ies) to be executable. The Respondent(s)/Defendant(s) are herewith advised of the Plaintiff's intention to seek an order declaring the immovable property(ies) executable as provided for by Rule 108(2). TAKE NOTICE FURTHER THAT if you intend to oppose this application you are required to: 1.Within 10 days from the date of service of this application on you, deliver your notice(s) of intention to oppose the application and to in terms of Rule 108(2)(a), (b) and (c) place relevant facts and/or circumstances before this Honourable Court under oath showing why the immovable property(ies) should not be declared executable. Failure to do so may result in the immovable property(ies) being declared specifically executable. 2.Further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings. If no notice of intention to oppose is given, the application will be moved on the 12th day of JULY 2024, and the Respondent(s)/Defendant(s) is/are cautioned to be present in person and or represented by a legal practitioner. DATED AT WINDHOEK THIS 11th DAY OF JUNE 2024. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: MAT8468/TL/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO: ROBERT COLLIN GARISEB FIRST ERF NO. 2381, EXTENSION NO.5 ARANDIS NAMIBIA And ERF NO. 3588, GEELHART STREET ARANSIS NAMIBIA (Service by way of Substituted Service) AND TO: ALL LESSEES ERF NO. 2381, EXTENSION NO. 5 ARANDIS NAMIBIA (Service by the Deputy Sheriff)

FORM 24 Rule 108(2)(a) and (b) NOTICE BY JUDGMENT CREDITOR TO THE JUDGMENT DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek) In the matter between: BANK WINDHOEK LIMITED PLAINTIFF AND ROBERT COLLIN GARISEB DEFENDANT TAKE NOTICE THAT If judgment is obtained, the plaintiff will make application for an order declaring the immovable property known as: CERTAIN:ERF NO 2381 ARANDIS (EXTENSION NO 5) SITUATE:IN THE TOWN OF ARANDIS REGISTRATION DIVISION "G" ERONGO REGION MEASURING: 382 (THREE HUNDRED AND EIGHTY TWO) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T9006/2019 SUBJECT:TO ALL THE CONDITIONS CONTAINED THEREIN specially executable and the judgment debtor or lessee(s) of the property, if any, are hereby called to provide reasons to this honourable Court within 10 days why such an order may not be granted. DATED AT WINDHOEK THIS 11th DAY OF JUNE 2024. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: LUVINDAO-MAT8263/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO: ROBERT COLLIN GARISEB FIRST ERF NO. 2381, EXTENSION NO. 5 ARANDIS NAMIBIA And ERF NO. 3588, GEELHART STREET ARANDIS NAMIBIA (Service by the Deputy Sheriff) AND TO: TOBIAS TUTALENI INDONGO ERF NO. 32, DAN SHEFFELD STREET OLYMPIA WINDHOEK NAMIBIA AND ERF NO. 767, MEERSIG WALVIS BAY NAMIBIA (Service by the Deputy Sheriff) AND TO: ALL LESSEES ERF NO. 2381, EXTENSION NO. 5 ARANDIS NAMIBIA (Service by the Deputy Sheriff)

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION HC-MD-CIV-ACT-CON-2022/04489 In the matter between: BANK WINDHOEK LIMITED APPLICANT/PLAINTIFF AND ROBERT COLLIN GARISEB RESPONDENT/DEFENDANT AFFIDAVIT IN SUPPORT OF RULE 108(1)(c) APPLICATION I, the undersigned, ATHALIA EUNICE WALLACE Do hereby make oath and say that: -1.I am an adult female and employed as the Head: Legal Collections of the Applicant/Plaintiff in this matter,2.I am duly able and authorised to depose to this affidavit in support of this application and in that capacity, I am also authorised to bring the application on behalf of the Applicant/Plaintiff. All the data and records, relating to the Plaintiff's action and application against the Respondent/ Defendant are under my control in my capacity as Head: Legal Collections. 3. The facts contained herein fall within my personal knowledge, either personally or because: 3.1 of my access to all relevant computer data and documents pertaining to the loan to the Respondent/Defendant and are true and correct except where the contrary clearly appears from the context or is otherwise explicitly mentioned. 3.2 I exercise overall control of the recoveries in relation to the Respondent/Defendant loans with Plaintiff, and all the necessary information related to the non-performing loans with the Plaintiff can be found in the documents referred to in 3.1 and 3.3. 3.3 all necessary documents for purposes hereof are attached to the particulars of claim and or to this affidavit or any other affidavits filed for purposes of this application. 4.Where I make legal submissions, I do so on the advice of my legal representatives which advice I verily believe to be true and correct. 5. Apart from the locale of the parties cited in this matter under case number HC-MD-CIV-ACT-CON-2022/04489, this Court's jurisdiction to adjudicate upon the cause of action pleaded below appears from the pleaded facts.INTRODUCTION 6.On 17 November 2023, the court granted default judgment in favour of the Applicant/Plaintiff. The court order is attached and marked "A". 7.In the combined summons, the Plaintiff included a prayer in terms of which the bonded property is declared executable. 8. I am advised that the Applicant/Plaintiff, where immovable property has been specially bonded, has a substantial limited real right to such property and is entitled to first execute against the immovable property and only to the extent of any shortfall afterwards against the movables. RULE 108(1)(a) 9.I am informed that Rule 108(1)(a) does not find application when the property sought to be declared executable, is bonded in favour of the applicant. However a writ of execution against movable property was issued (attached and marked "B") and will be executed by the Deputy Sheriff (if possible) prior to the hearing of this matter. 10. In regards the requirements of Rule 108(2), I am informed that the process which is provided for in this rule only comes into play when the immovable property is the primary home of the judgement debtor. 11. The applicant has no knowledge of if the bonded property is currently being occupied by the respondents as a primary home or occupied by any other person. RULE 108(1)(b) 12.On 07 September 2023, the Court granted leave to the Applicant to serve the summons and all other documents under the above case number by way of substituted service. The Form 24 Notice in terms of rule 108(2)(a), which was attached to the particulars of claim as annexure POC5, was served on 13 October 2023 by way of publication in the Republikein and Namibian newspapers. Copies of the Form 24 Notice and the Newspaper extracts are attached hereto marked "C1" to "C2" and "C3". The Form 24 attached hereto again to be served as directed by the court and at the bonded property. 13.Applicant/Plaintiff has a substantive right to execute against the immovable property being: CERTAIN:ERF NO. 2381 ARANDIS (EXTENSION NO. 5) SITUATE:IN THE TOWN OF ARANDIS REGISTRATION DIVISION "G"ERONGO REGION MEASURING:382 (THREE HUNDRED AND EIGHTY-TWO) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T9006/2019 SUBJECT:TO THE CONDITIONS CONTAINED THEREIN hypothecated by virtue of the provisions of the bond B7799/2019 attached to the particulars of claim as annexure POC4 and attached hereto and marked "D" - executed in its favour. CONCLUSION 14.Plaintiff therefore prays for an order as contemplated in Rule 108(1)(c) of the rules of this Court and as per the notice of motion filed herewith. ATHALIA WALLACE I hereby declare that the deponent has sworn to and signed this statement in my presence at WINDHOEK the day of JANUARY 2024 and she declared as follows: that the facts herein contained fall within her personal knowledge and that she understands the contents hereof; that she has no objection to taking the oath; that she regards the oath as binding on her conscience and has declared as follows: "I swear that the contents of this Sworn Affidavit are true and correct, so help me God." COMMISSIONER OF OATHS FULL NAMES: CAPACITY: ADDRESS:

CLA0240002025

FORM 24 Rule 108(2)(a) and (b) NOTICE BY JUDGMENT CREDITOR TO THE JUDGMENT DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Division - Windhoek) In the matter between: BANK WINDHOEK LIMITED PLAINTIFF AND TOBIAS TUTALENI INDONGO RESPONDENT/ DEFENDANT PLEASE TAKE NOTICE THAT If judgment is obtained, the plaintiff will make application for an order declaring the immovable property known as: CERTAIN:ERF NO. 2313 WALVIS BAY (EXTENSION NO. 6) SITUATE:IN THE MUNICIPALITY OF WALVIS BAY REGISTRATION DIVISION "F" ERONGO REGION MEASURING: 1056 (ONE THOUSAND AND FIFTY SIX) SQUARE METRES HELD BY:DEED OF TRANSFER NO. T 8046/2019 SUBJECT:TO ALL THE CONDITIONS CONTAINED THEREIN specially executable and the judgment debtor(s) or lessee(s) of the property, if any, is/are hereby called to provide reasons to this honourable Court within 10 days why such an order may not be granted. DATED AT WINDHOEK THIS 11th DAY OF JUNE 2024. DR WEDER KAUTA & HOVEKA INC PER: TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JONKER ROAD WINDHOEK REF: LUVINDAO-MAT8263/MVH TO:THE REGISTRAR HIGH COURT – MAIN DIVISION WINDHOEK AND TO: TOBIAS TUTALENI INDONGO ERF NO. 32, DAN SHEFFELD STREET OLYMPIA WINDHOEK NAMIBIA AND ERF NO. 767, MEERSIG WALVIS BAY NAMIBIA (Service by substituted service) AND TO: ALL LESSEES ERF NO. 2313, EXTENSION NO. 15 WALVIS BAY NAMIBIA (Service by Sheriff and substituted service)

CLA0240002017

THREE (3) STOREY RESIDENTIAL DWELLING UNIT. NOTICE: Please note that URBAN GREEN SUSTAINABILITY CONSULTANTS, on behalf of the owners of Erf 362, Eros Park, intends to apply to the Windhoek Municipal Council for the:

• Construction of a three (3) storey dwelling unit with a basement on Erf 362, (No. 6 Robyn Street) Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme.

Erf 362, (No. 6) is situated along Robyn Street, located on the northern parts of the Eros Park Township, located to the far north-eastern parts of the larger Windhoek. The Erf measures 1490m² in extent and is currently zoned "Residential" with a density of 1:500. The construction of the sectional title development scheme at Erf 362, Eros Park was finalized during 2021. The owner's intentions are to maintain the current status quo. Access to the Erf will continue to be obtained from the existing and approved access of Akwamarym Street located to the eastern side of the Erf. The number of vehicle parking bays provided are two. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme. Further note that the locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek. Further take note 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 and with the applicant / consultant in writing within 14 days after the appearance of the last notice (final date for any objection is 27 June 2024). Applicant:Urban Green Sustainability Consultants PO Box 11925 Klein Windhoek Contact details: 061 – 300 820 Email:brand@urbangreenafrica.com Municipal Council of Windhoek: H. Rust – Town Planner Department of Urban and Transport Planning Office Tel: 061 – 290 2284

CLA0240001938

Obituaries · In Memoriam ·

GIFT INAMUTILA TOGETHER YAMUSHOKO

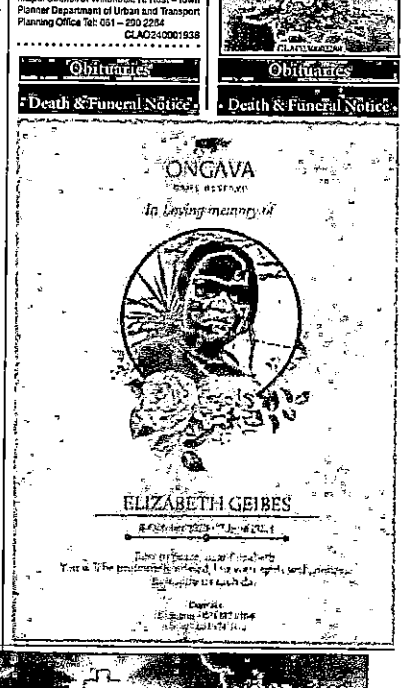
* 28-01-1990
+ 12-06-2013

12 June 2013 is always in our hearts. Always in our mind, forever in our hearts. Gone but never forgotten. Gift, we love you and miss you. We wish that you were here wish us.

Death leaves a pain that no one can cure. During this time, our prayers and love are with you. Continue resting in Peace

Obituaries · Death & Funeral Notice ·

Obituaries · Death & Funeral Notice ·



Market Watch Kleinadvertensies • Classifieds 283

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

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EMAIL: classifieds@synergi.com.na

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

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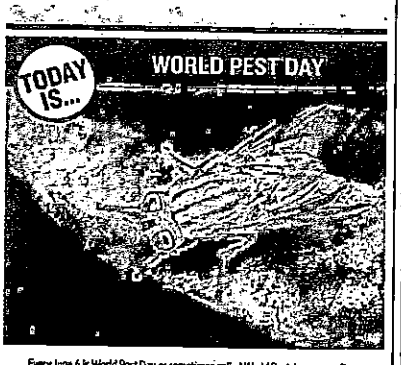
TARIEWE EN SPERTYE / RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified small& notices and display small& 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)
- Classifieds Small& N$12.30 for the first 20 words and N$2.15 (15% Vat included) for every word thereafter
- Display Small& N$108.10 per col/cm (15% Vat included)
- School notices: N$66.70 (15% Vat included) per col/cm
- Churches: N$66.70 (15% Vat included) per col/cm
- Sport Clubs: N$66.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, In memoriam: N$66.70 (15% Vat included) per col/cm
- Legal Notices: N$745.50 for the first 300 words and N$2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misrepresentation in advertisements.



Every June 6 is World Pest Day or sometimes called World Pest Awareness Day. The day was created to raise awareness of how pest management helps preserve the quality of life for you and your loved ones. It's estimated 900-million insects types can be pests. They fall into four different categories based on body types: 1. beetles; 2. flies; 3. moths and butterflies; and 4. ants, bees and wasps

008 Betrekkings gevra / Employment Wanted

MARIA (47) is looking for domestic work. Monday to Friday. Call: 081-2237526.

DM0202400416087

009 Vakatures / Vacancies

SWAKOPMUND Post designation: Procurement Officer,
Scale of salary: Depending on suitability.
Closing date: 30/06/2024.
MINIMUM QUALIFICATIONS REQUIRED: Matric Certificate. A diploma in procurement or similar will be an advantage.
MINIMUM EXPERIENCE: 5 years' procurement experience in the construction industry. Strong experience in computer software.
ADDITIONAL REQUIREMENTS: Must be fluent in Afrikaans and English. Must be willing to work long hours. Must have a valid Namibian driver's license and own transport.
KEY RESPONSIBILITIES: Execution and management of all procurement related tasks, duties and responsibilities to ensure that construction sites has a constant and timeously supply of materials, primarily in an administrative capacity.
Only shortlisted candidates will be contacted. Submit CV to: hannelie@hefergroup.com on or before closing date.

DM0202400416099

OKAHANDJA Amitofo Care Centre/Yuan Jue Private School, an International NGO.
•Experienced and compassionate caregivers for our learners from pre-primary to Grade 8 in our hostel.
- Strong problem-solving abilities; takes initiative in the workplace; is open to learning new skills;maintains a positive attitude
- Grade 12 (NSSCO) Certificate
- 2+ years of care work experience in hostels or related organizations (preferred)
- Diploma in Early Childhood Development or Caregiving (preferred)
•Experienced night time guards
- maintains a positive attitude
- alertness and the ability to detect suspicious behaviour quickly
•Kitchen staff
- sharp on kitchen work
- hard working and team-work spirit
- Eager to learn new skills
For those interested in the post, please send the following documents to: info.namibia@amitofocarecenter.org:
Cover letter, CV, and the names and contact details for two references. Your references will be contacted at a later stage of recruitment. Closing date: 15 June 2024.

DM0202400416078

016 To huur / To Let

KLEINE KUPPE 3 Bedroom house, 2 bathrooms, double garage, small lapa, N$ 10,500. Annelize 081-1285451.

DM0202400416112

RED BLUE GREEN ORANGE

New and exciting way of letting your advertisement stand out above the rest, now at an additional N$ 5.00 per placement, get your classifieds heading in COLOUR!

Market Watch

035 Regskennisgewings / Legal Notices

THREE (3) STOREY RESIDENTIAL DWELLING UNIT NOTICE! Please note that URBAN GREEN SUSTAINABILITY CONSULTANTS, on behalf of the owners of Erf 362,Eros Park,intends to apply to the Windhoek Municipal Council for the: Construction of a three (3) storey dwelling unit with abasement on Erf 362,(No. 6 Robyn Street) Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme.Erf 362, (No. 6) is situated along Robyn Street, located on the northern parts of the Eros ParkTownship,located to the far north-eastern parts of the larger Windhoek. The Erf measures 1499m² in extent and iscurrently zoned 'Residential' with a density of 1:500.The construction of the sectional title development scheme at Erf362, Eros Park was finalized during 2021. The owner's intentions are to maintain the current status quo. Access tothe Erf will continue to be obtained from the existing and approved access of Akwamaryn Street located to theeastern side of the Erf. The number of vehicle parking bays provided are two. Parking will be provided in accordancewith the requirements of the Windhoek Zoning Scheme.Further note that the locality plan of the erf is available forinspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek.Further take note that any person objecting to the proposed use of the land as set out above may lodgesuch objection, together with the grounds thereof, with the City and with the applicant / consultant in writing within 14days after the appearance of the last notice(final date for any objection is 27 June 2024).
Applicant:Urban Green Sustainability Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: brand@urbangreenafrica.net
Municipal Council of Windhoek:
H. Rust – Town Planner
Department of Urban and Transport Planning Office
Tel: 061 – 290 2264

DM0202400416113

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 3492 Daffodil Street Khomasdal Extension 3 is applying to the Windhoek Municipal Council for the following:
* Rezoning of Erf 3492 Daffodil Street Khomasdal Extension 3, from 'Residential' with a density of 1 dwelling per Erf to 'Business' with a bulk of 0.75; and
* Consent to continue operating the current business activities on the Erf with the approved resident occupation while the rezoning is being finalized.
Erf 3492 Khomasdal Extension 3 is located in Daffodil Street. The property is currently zoned 'Residential' with a density of 1 dwelling per Erf and it measures 751m². The proposed zoning of 'Business' with a bulk of 0.75 will formalize the existing business activity which is in a form of a local community shop and in line with the Windhoek Zoning Scheme. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided on-site and on Portion 1 of Erf 2551 Khomasdal Extension 3.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 26 June 2024).
Cell: +264 855 512 173
Tel: +264 83 330 2241
Email: ndimuhona@dunamisplan.com

DM0202400415974

035 Regskennisgewings / Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erven 1693 and 1694 Jenner Street Windhoek intends to apply to the Municipal Council of Windhoek for the following:
Rezoning of Erven 1693 and 1694 Windhoek from 'Residential' with a density of 1:900 to 'General Residential' with a density of 1:250,
Consolidation of Erven 1693 and 1694 Windhoek into 1 (one) Erf X, and
Consent to commence with the dwelling unit's development with the interim density of 1:250 while the Windhoek Spatial Development Framework Study and the rezoning process is finalized.
Erven 1693 and 1694 Windhoek are located in Jenner Street. The properties are both currently zoned 'Residential' with a density of 1:900. Erf 1693 Windhoek measures 1769 m² and Erf 1694 Windhoek measures 1 752 m² respectively. The proposed new density of 1:250 would allow the owner to erect a development of 14 dwelling units for a Student Accommodation Establishment on the consolidated Erf X (3 521m²). Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.
Further, take note that the locality plan of the Erven can be inspected at the Municipal Council of Windhoek Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice and final date for objections is 26 June 2024.
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

DM0202400415973

IN THE High Court Of Namibia
Main Division – Windhoek
Case No: HC-MD-CIV-ACT-CON-2022/00994
In the matter between:
BANK WINDHOEK LIMITED Execution Creditor and
ORSMUND SIBUNGO MBEHA Execution Debtor
NOTICE OF SALE IN EXECUTION
Pursuant to Judgement of the above Honourable Court granted on 5 August 2021,the following Immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of Katima Mulilo, at Erf No. 2226 (a Portion of Erf 1997) Katima Mulilo, (Extension No. 7), Namibia on 18th of June 2024, at 11h00, of the undermentioned property.
Certain: Erf No. 2226, (a Portion of Erf 1997), Katima Mulilo (Extension No. 7)
Situated: In the Town of Katima Mulilo Registration Division "B" Zambezi Region
Measuring: 522 (Five Two Two) Square Metres Held By: Deed of Transfer No. T81/2004 Subject: To All the Conditions Contained Therein Improvements: The dwelling consists of 3 bedrooms, 1 bathroom, a lounge and kitchen.
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Katima Mulilo, and at the offices of the Execution Creditor's Attorneys.
Dated at Windhoek on 30 April 2024.
DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS FOR THE PLAINTIFF
WKH HOUSE, 3 rd FLOOR JAN JONKER ROAD
AUSSPANNPLATZ
WINDHOEK
(Ref: MAT62828/LVS)

DM0202400415855

035 Regskennisgewings / Legal Notices

IN THE HIGH COURT OF NAMIBIA
CASE NO. HC-MD-CIV-ACT-CON-2020/00214
In the matter between:
CHINA STATE CONSTRUCTION ENGINEERING CORPORATION (SOUTHERN AFRICA) (PTY) LTD (NAMIBIA) PLAINTIFF and
JOAO PAULO DOS SANTOS DEFENDANT
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 22nd of APRIL 2020, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of Rundu on THURSDAY, the 20 TH of JUNE 2024 at 11:00.
CERTAIN Erf No 1625 Tutungeni, Rundu Extension No 5
SITUATE In the Town of Rundu Registration Division "B" Okavango Region
MEASURING 1520 (one five two nil) square metres IMPROVEMENTS Main house: 3 en-suite bedrooms, small dressing room in main bedroom, 1 study, guest toilet, open plan kitchen / lounge / dining room,big verandah,
Outbuildings: 2 bedroom freestanding house with 2 bathrooms, lounge &kitchen;
2 x bachelor flats: 1 bed room, 1 bathroom, kitchen & lounge(incomplete);
2 x 2 bedroom flats with lounge, kitchen & bathroom (incomplete);Big entertainment verandah;Boundary walls with electric fence with 2 entrances from different sides and sliding gates;
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Rundu, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, A Vaatz, at the undermentioned address.
DATED at WINDHOEK this 22nd day of APRIL 2024.
ANDREAS VAATZ & PARTNERS
PER: S STRAUSS
ATTORNEY FOR PLAINTIFF
66 SIMEON SHIXUNGILENI STREET
WINDHOEK
SS/kk/2118-17

DM0202400416111

035 Regskennisgewings / Legal Notices

IN THE High Court of Namibia
Main Division, Windhoek
Case No. HC-MD-CIV-ACT-CON-2023/03925
In the matter between:
BANK WINDHOEK LIMITED Execution Creditor and
AINA NDAMONO AMAKALI Execution Debtor
NOTICE OF SALE IN EXECUTION
Pursuant to Judgement of the above Honourable Court granted on 1 March 2024, the following Immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of Ondangwa, at Erf No. 4358, Extension No. 20, Ondangwa, Namibia on 18th of June 2024, at 08h30, of the undermentioned property.
Certain: Erf No. 4358, Extension No. 20, Ondangwa Situate: In the Municipality of Ondangwa Registration Division "A" Oshana Region
Measuring: 350 (Three Five Nil) Square Metres Held By: Deed of Transfer No. T8975/2018 Subject: To All the Conditions Contained Therein and more specifically a restriction against the Sale disposal thereof without the consent of the Namib Bou (Pty) Limited, within a period of three (3) Years from date of registration hereof. Improvements: Single story dwelling consisting of 2 bedrooms, 1 bathroom, 1 fitted kitchen, 1 lounge
TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy of Sheriff of the Court, Ondangwa, and at the offices of the Execution Creditor's Attorneys.
Dated at Windhoek this 23rd day of April 2024.
DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS FOR THE PLAINTIFF
WKH HOUSE,
3rd FLOOR JAN JONKER ROAD
AUSSPANNPLATZ
WINDHOEK
(Ref: MAT95483/LVS)

DM0202400415865

IN TERE HERINNERING AAN
Christie Mostert
09.03.1969 01.06.2024
Inwoner van Windhoek
Op die ouderdom van 55 JAAR
HY WORD OORLEEF DEUR SY SEUN, BROERS EN SUSTER
BEGRAFNISDIENS VIND PLAAS OP:
Sondag 9 Junie 2024 om 11:00 by De Kayak, Tennis Street, Olympia.

NAMBOB
Comfort when you need it most
www.nambob.com.na
Cell 081 140 5009

IT IS WITH A HEAVY HEART THAT WE ANNOUNCE THE PASSING OF
Derek Kelvin Routh
* 24 July 1972 † 03 June 2024
Psalm: 34:4

BURIAL SERVICE:
Saturday, 08 June 2024 at
08h00 from home Kransneus and
09h00 from JMM Church
(Behind Khomasdal Total Service Station).
ENQUIRIES:
ANDREW: 081 124 4001 | RELENT: 081 127 7412

Market Watch Kleinadvertensies • Classifieds

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

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

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

INHOUDSOPGAWE

001 Sterfgevalle
002 In Memoriam
003 Dankbetuigings
004 Verlore
005 Kennisgewings
006 Persoonlik
007 Opleiding
008 Betrekkings gevra
009 Vakatures
010 Spesiale dienste
011 Gelukwensings
012 Eiendomme
013 Dou en verf
014 Akkommodasie
015 Te huur gevra
016 Te huur
017 Kommersieel te huur gevra
018 Kommersieel te huur
019 Kommersieel te koop gevra
020 Kommersieel te koop
021 Allerlei te koop gevra
022 Allerlei te koop
023 Diere
024 Motorfietse en fietse
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027 Huise te koop gevra
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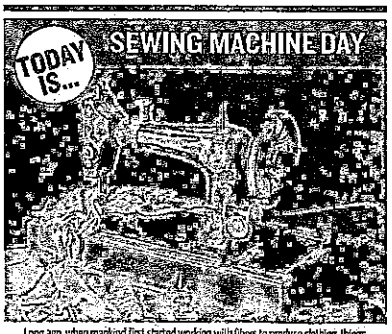
RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified smalls, notices and display smalls: 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)
- Classifieds Smalls: N$12.30 for the first 20 words and N$2.15 (15% Vat included) for every word thereafter
- Display Smalls: N$108.10 per col/cm (15% Vat included)
- School notices: N$66.70 (15% Vat included) per col/cm
- Churches: N$66.70 (15% Vat included) per col/cm
- Sport Clubs: N$66.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, In memoriam: N$66.70 (15% Vat included) per col/cm
- Legal Notices: N$745.80 for the first 300 words and N$2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misprestentation in advertisements.



Long ago, when mankind first started working with fibers to produce clothing, things were long and arduous. Fiber had to be laboriously broken down and spun into yarn and thread, and then thread woven into cloth. That cloth would then be cut and stitched together using a needle and thread, with someone laborious picking out every stitch by hand. Then something amazing happened, the Sewing Machine was invented, and with it the process of making clothing grew ever more efficient. Sewing Machine Day celebrates the invention of this amazing device.

008+ Vakatures Vacancies

GENERAL SUPERVISOR Duties: General Office work, Workshop production, Security, Quotations, Fleet Management
Background: Drivers license Code BE, Grade 12, Computer knowledge, Reading of drawings, Welding background, Light construction Background.
Please contact Mega Shade Namibia at 061-254116.
DM0202400416189

CHINA TRAVEL AGENCY (CTA)
Short Term Guide (6 Months)
Requirements: Conducting informative and captivating tours, sharing insights into local wildlife, flora, and ecosystems. Excellent communication and interpersonal skills for both English and Chinese. Ensuring the safety and comfort of guests throughout each excursion. Providing exceptional customer service, engaging with guests, and attending to their needs. Adhering to all conservation and environmental regulations. Minimum of 3 years' experience as a Field Guide, preferably in luxury tourism or outdoor education. Proven track record of delivering exceptional guided tours and providing outstanding guest service.
Email: cta1892@gmail.com
Due date: 21 June 2024.
DM0202400416205

EQUINE COACH/ FARMLAND ECOLOGIST: Requirements for this position: Chriffre (Horesemanship)-EQASA International Level 2 Equestrian Coach
-SADF Advanced Riding Instructor
-International Work Experience minimum 10 years: South Africa, Namibia, Botswana, Europe: Germany, Netherland, Spain
-Equine Breeding Management
-Equine Performance Nutrition
-Equine Health and Genetics
-Farmland Ecology
-Functional Horse Assessment
Contact: Cathleen Goedeman 081-1248958.
DM0202400416207

SENIOR DRILLING ENGINEER at DI-Africa
Location: Windhoek / Walvis Bay
DI-Africa, a leading company in the energy sector, is seeking a highly skilled and experienced Senior Drilling Engineer to join our dynamic team.
Key Responsibilities:
- Design and implement drilling plans
- Supervise drilling operations ensuring safety and efficiency
- Conduct technical analysis and troubleshooting
- Collaborate with cross-functional teams to optimize drilling performance
- Manage budgets and project timelines
Qualifications:
- Minimum of 10 years of experience in drilling engineering
- Extensive experience in various energy projects
- Strong knowledge of drilling software and technology
- Excellent problem-solving and decision-making skills
- Proven leadership and team management abilities
Why Join DI-Africa?
- Competitive salary and benefits
- Opportunity to work on cutting-edge projects
- Supportive and innovative work environment
- Career development and advancement opportunities
Interested candidates are invited to send their resume and cover letter to: jobs264@di-africa.com
For more information about DI-Africa, please visit our website at www.di-africa.com
Apply now and be part of our commitment to excellence in the energy sector! DI-Africa is an equal opportunity employer.
DM0202400416209

008+ Vakatures Vacancies

PHARMACIST - KHABUSER PHARMACY REQUIREMENTS:
- Currently registered as a Pharmacist with Pharmacy Council of Namibia
- At least 5 (five) years working experience with Unisolve, preferably in a community Pharmacy
- Must have at least 5 (five) years working experience with Tecnyfarma Technology
- Preference will be given to Namibians
Please send CV
Closing Date: 30 June 2024
Khabuser Pharmacy
P O Box 372
KEETMANSHOOP
Tel: 063 - 223309
Fax: 063 - 222702
Email: khabuseradmin@iway.na
DM0202400416212

OSHANA OPTICS CC: OPTOMETRIST
We are looking for a qualified and experienced Optometrist. The ideal candidate should have the following:
- Optometry (O.D.) recognized University Degree with 2 years' experience in Optometry.
- Namibian citizen or African, registered with the Allied Health Council.
- Fluent in English, added language(s) will be an advantage.
- In-depth knowledge of eye-related disorders and conditions.
The Company offers in return:
- Market-Related Salary
-Total Guaranteed Package (TGP)
- Performance bonus
Submit applications to: hr@oshanaoptics.com.na
Closing date for applications: 22 June 2024 and only shortlisted candidates will be advised.
DM0202400416217

SPECIALIST PHYSICIAN AND PULMONOLOGIST, PhD
Minimum requirements: MB,ChB (Stell); MMed Int Med (Stell); MPhil Pulmonology (Stell); FCP (SA); Cert Pulmo (SA) Phys, European Diploma in Adult Respiratory Medicine (HERMES, ERS) Registration with HPCNA as Specialist Physician and Pulmonologist
Minimum work experience: 15 years.
Contact 0833355170 or submit CV to: reception@physician.com.na before 25/06/2024.
DM0202400416208

008+ Regskennisgewings Legal Notices

IN THE HIGH COURT OF NAMIBIA
(Main Division)
NOTICE OF MOTION
CASE NO: HC-MD-CIV-ACT-CON-2023/01423
In the matter between:
BANK WINDHOEK LIMITED PLAINTIFF AND
KORNELIUS NDEMUPENGHETE NEHEMIA DEFENDANT
PLEASE TAKE NOTICE THAT this the above-named Applicant / Judgment Creditor will make application to this Court on FRIDAY, 12 July 2024, at 10:00 or as soon thereafter as counsel may be heard, for an order in the following terms:1. An order declaring the following immovable property specially executable:CERTAIN: ERF NO. 1209 OSHAKATI NORTH (EXTENSION NO. 5)SITUATE: IN THE TOWN OF OSHAKATI REGISTRATION DIVISION "A"OSHANA REGION
MEASURING: 456 (FOUR HUNDRED AND FIFTY SIX) SQUARE METRES
HELD BY: DEED OF TRANSFER NO. T4439/2019 SUBJECT: TO ALL THE CONDITIONS CONTAINED THEREIN 2. Costs of suit on a scale as between attorney and client. 3. Further and or alternative relief.
TAKE NOTICE FURTHER THAT the affidavit of ATHALIA EUNICE WALLACE will be used in support of this application.DATED AT WINDHOEK THIS 10th DAY OF JUNE 2024.
DR WEDER KAUTA & HOVEKA INC.
PER: TSHUKA LUVINDAO
LEGAL PRACTITIONER FOR PLAINTIFF
WKH HOUSE, JAN JONKER ROAD, WINDHOEK
REF: LUVINDAO - MAT89850/MVH
TO: THE REGISTRAR HIGH COURT - MAIN DIVISION, WINDHOEK
AND TO: KORNELIUS NDEMUPENGHETE NEHEMIA
ERF NO. 1209 OSHAKATI, NAMIBIA, AND
ERF NO.1920, TUGELA STREET, WANAHEDA
NAMIBIA
(Service by Substituted service)
AND TO: ALL LESSEES
ERF NO. 1209 OSHAKATI NORTH (EXTENSION NO. 5)
OSHAKATI, NAMIBIA
(Service by Substituted service)
DM0202400416225

008+ Regskennisgewings Legal Notices

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: KHOMAS
1. Name and postal address of applicant: CRAFT CAFE CC, PO BOX 97346, WINDHOEK
2. Name of business or proposed business to which application relates: CRAFT CAFE CC
3. Address/location of premises to which application relates: CHANIE STREET, KLEINE KUPPE, HILLTOP VILLAGE, UNIT 9 & 10.
4. Nature and details of application: APPLICATION FOR A SPECIAL LIQUOR LICENCE.
5. Clerk of the court with whom application will be lodged: CLERK OF THE MAGISTRATE COURT IN WINDHOEK.
6. Date on which application will be lodged: 21 JUNE 2024
7. Date of meeting of Committee at which application will be heard: 14 AUGUST 2024
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.
DM0202400416218

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION WINDHOEK
CASE NO: HC-MD-CIV-ACT-OTH-2023/00819
In the matter between:
CYMOT (PTY) LTD EXECUTION CREDITOR
And
STEWARDSHIP DRILLING 1ST EXECUTION DEBTOR
PIENAAR SCHALK VAN WYK 2ND EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION
In execution of an order handed down by the above Honorable Court on the 07TH of June 2023 in the above mentioned case, a judicial sale by public auction of the following will be held by the Deputy Sheriff of Swakopmund on the 28th day of JUNE 2024 @ 10h00 at ERF 3965, NEWTON STREET, NEW INDUSTRIAL AREA, SWAKOPMUND, REPUBLIC OF NAMIBIA.List of Goods to be sold:
1. 12 X 6 METRE CONTAINERS 2. 1 X YELLOW CEMENT MIXER 3. 1 X YELLOW ROLLER 4. 1 X SMALL WATERTANK TRAILOR (no registration)5. 1 x TOYOTA FORKLIFT-RED (no registration)
DATED at WINDHOEK on this the day of JUNE 2024.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR EXECUTION CREDITOR
33 SCHANZEN ROAD
WINDHOEK(RK/81125 MAT:11276)
DM0202400416016

008+ Regskennisgewings Legal Notices

(THREE (3) STOREY RESIDENTIAL DWELLING UNIT NOTICE
Please note that URBAN GREEN SUSTAINABILITY CONSULTANTS, on behalf of the owners of Erf 362, Erospark, intends to apply to the Windhoek Municipal Council for the: Construction of a three (3) storey dwelling unit with a basement on Erf 362,(No. 6 Robyn Street) Eros Park, as prescribed and provided for by the Windhoek Zoning Scheme. Erf 362, (No. 6) is situated along Robyn Street, located on the northern parts of the Eros Park Township,located to the far north-eastern parts of the larger Windhoek. The Erf measures 1499m² in extent and is currently zoned 'Residential' with a density of 1:500.The construction of the sectional title development scheme at Erf 362, Eros Park was finalized during 2021. The owner's intentions are to maintain the current status quo. Access to the Erf will continue to be obtained from the existing and approved access of Akwamaryn Street located to the eastern side of the Erf. The number of vehicle parking bays provided are two. Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.Further note that the locality plan of the erf is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev.Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek.Further take note 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 and with the applicant / consultant in writing within 14 days after the appearance of the last notice(final date for any objection is 27 June 2024).
Applicant:Urban Green Sustainability Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: brand@urbangreenafrica.net
Municipal Council of Windhoek:
H. Rust - Town Planner
Department of Urban and Transport Planning Office
Tel: 061 - 290 2264
DM0202400416119

RED BLUE GREEN ORANGE
New and exciting way of placing your advertisement and for above the rest! Only at an additional N$ 5.00 per placement per your classifieds heading in COLOUR!
Market Watch

ONGAVA
In Loving memory of

ELIZABETH GEIBES
8 October 1971 - 7 June 2024
Rest in peace, Jan Elizabeth.
You will be mentally missed, but your spirit will continue to inspire us each day.
Contact:
[illegible]

LIVE WEBCAST AUCTION
AucorNamibia
SWAKOPMUND VEHICLE AUCTION
Thursday 27 June 2024 @ 10:00
25 Hidipo Hamutenya Street
*Duly instructed by the bank in terms of the Credit Agreement / Aucor Mandate (Pty) Ltd will be selling the following Bank repossessed Vehicles by Online & Webcast Auction

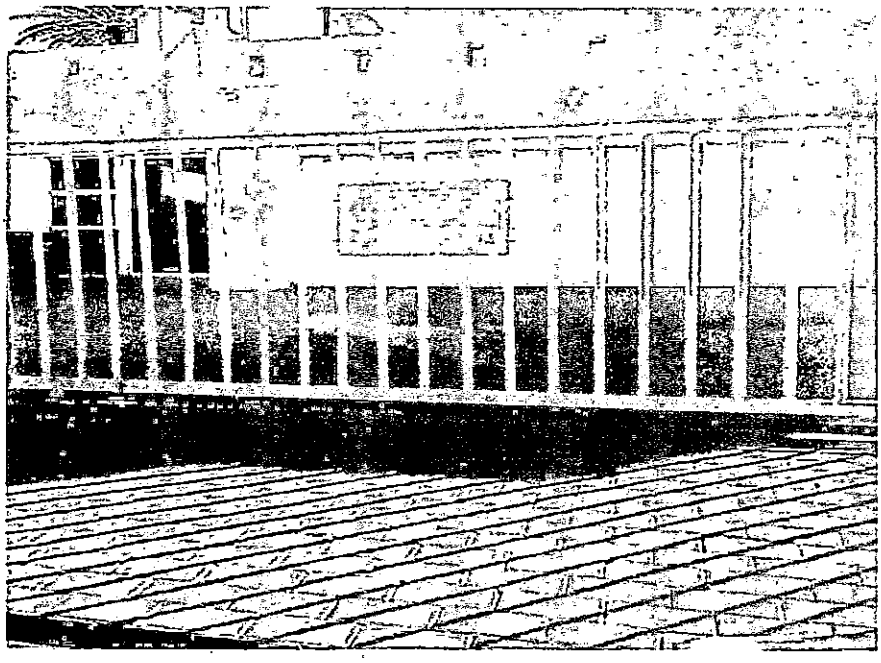
AUTOMOTIVE

VEHICLES:
2024 HAVAL H6 2.0T 4WD
2022 SUZUKI JIMMY 4X4
2021 NISSAN NP300 2.5 D/C
2020 FORD ECOBOOST
2018 NISSAN NP200 1.6I
2017 NISSAN NP300 2.5 TDI 4X4
2016 POWER STAR 2628 6X4 10M3

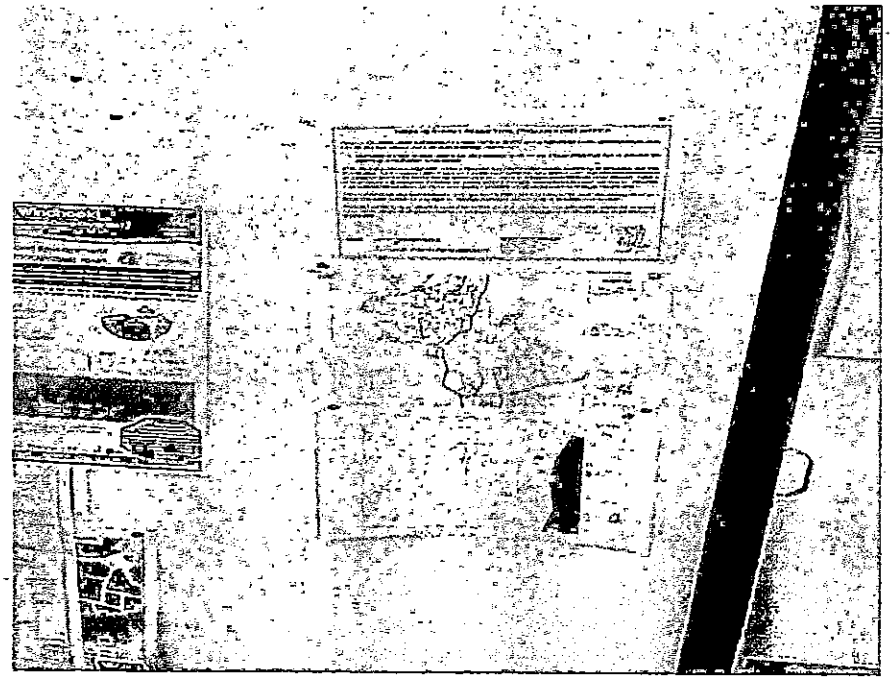
VEHICLES:
2016 FORD FIGO
2015 RENAULT SANDERO
2014 BMW X1 2.0D SDRIVE A/T
2013 VW GOLF TSI BLUEMOTION
2012 VW GOLF 6 TSI
2011 VW POLO 1.2 TSI
2010 MAZDA 3 1.6 ACTIVE

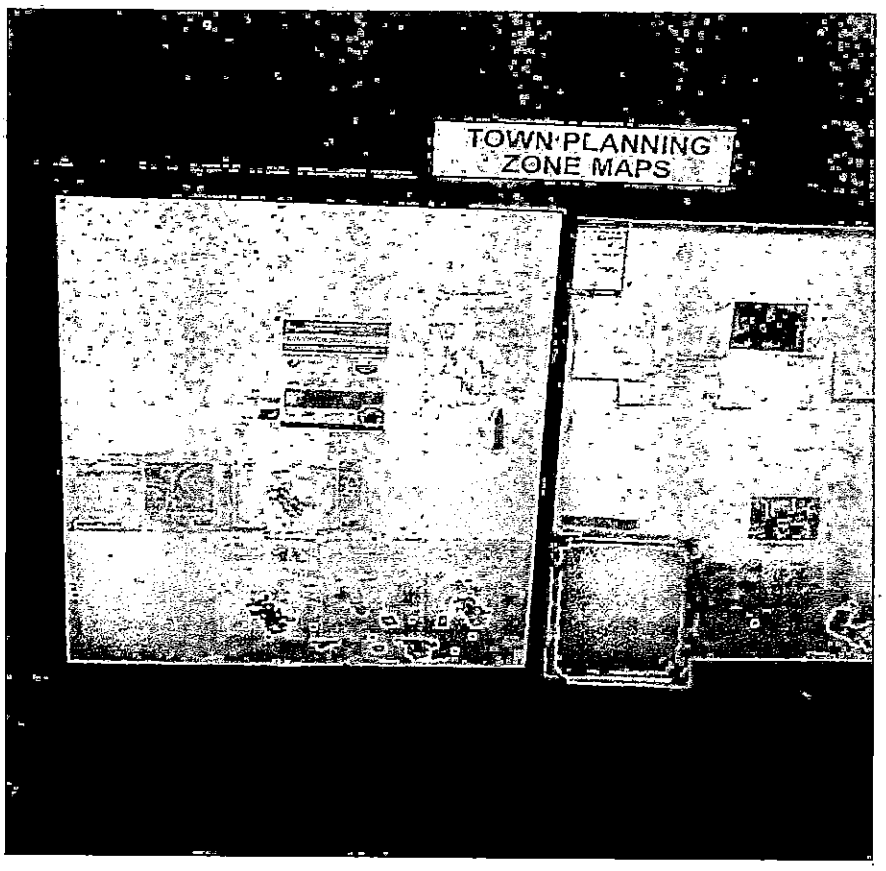
Registration & Bidding on www.aucornamibia.com
Online Bidding Starts: Monday 24 June 2024 @ 10:00
Webcast Auction: Thursday 27 June 2024 @ 10:00
Viewing: Swakop 24 - 26 June 2024 @ 09:00 - 16:00
T & C apply Buyer's premium will be charged.
Details subject to change without prior notice.
Contact Us At:
Windhoek: +264 61 237 945/6 Ondangwa: +264 65 240189
Swakopmund: +264 64 463374 Email: info@aucornamibia.com
www.aucornamibia.com

Erf 362, Eros Park – On-site Notice



Erf 362, Eros Park – CoW Customer Care Notice Board Pics





ERF 362, EROS PARK

LIST OF REGISTERED ITEMS POSTED

NAM POST

by URBAN GREEN SUSTAINABILITY CONSULTANTS P.O. BOX 11929-K-WHK

Sender's reference no.	Addressee's name and address	Registration no.
1	BP GAWANAS ← ERF 392, EP P.O. BOX 87246 EROS	BA 002 109 663 NA
2	EJL MORALES PO BOX 1595 ← ERF 490, EP OSHAKATI	BA 002 109 677 NA
3	H+M TILAHUN ← ERF 363, EP PO BOX 40194 AUSSPANNPLATZ	BA 002 109 685 NA
4	JJ. OOSTHUIZEN P.O BOX 86477 ← ERF 361, EP EROS	BA 002 109 694 NA
5	JJ. VENTER ← ERF 499, EP P.O. BOX 9904 EROS	BA 002 109 703 NA
6	TOP OF WINDHOEK CC P.O. BOX 97783 ← ERF 364, EP EROS	BA 002 109 717 NA
7	NED HERVORMEDE KERK WHK GEMEENTE PO BOX 13188 ← ERF RE/393, EP WINDHOEK	BA 002 109 725 NA
8	THE TRUSTEES FOR THE TIME BEING P.O. BOX 20261 WINDHOEK ← ERF 712, EP	BA 002 109 734 NA

studio print 13647

Number of items 8 Received by

Date-stamp

No compensation will be considered unless

City of 288 oek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A:** **More than 2 Storey Residential Dwelling**
- **B:** **Exceeding of Coverage**
- **C:** **Exceeding of Outbuilding Size**
- **D:** **Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, Hadelis Tilahun the Owner of Erf 363, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	✓	OBJECT	
~~Exceeding of Coverage~~	AGREE		OBJECT	
~~Exceeding of Outbuilding Size~~	AGREE		OBJECT	
~~Relaxation of Building Lines (3m, 5m, 7m)~~	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

N/A

I herewith declare all information contained herein as true and correct

Signed: Hadelis C.

Tel: 061 277 800

Date: 25 June 2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

25. 06.24 Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* Haddis Tilahun

the owner/s of Erf: **Erf 363, No. 1-7 Saffier Street, Eros Park**

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

☑ **Do not object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

☐ **Do object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

N/A

Signed at: Windhoek on this 25 day of June 2024.

Haddis Tilahun

Name and signature of Property Owner/s

Witness

Town and Regional Planning Consultants
Environmental Management Consultants

1962-03-21

CITIZEN

SHOA

MALE 1,68 BROWN

2016-11-21

V37746

620321100401

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

620321 1004 0

TILAHUN

HADDIS

City of W[illegible]pek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 - 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A:** More than 2 Storey Residential Dwelling
- **B:** Exceeding of Coverage
- **C:** Exceeding of Outbuilding Size
- **D:** Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, M. VAN STRAATEN the Owner of Erf 393, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE ☒	OBJECT ☐
Exceeding of Coverage	AGREE ☒	OBJECT ☐
Exceeding of Outbuilding Size	AGREE ☒	OBJECT ☐
Relaxation of Building Lines (3m; 5m; 7m)	AGREE ☒	OBJECT ☐

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

N/A

I herewith declare all information contained herein as true and correct

Signed: [signature]

Tel: 061 223 567 / 081 588 8550

Date: 27/06/2024

NED. HERVORMDE KERK
GEMEENTE WINDHOEK
FIDEL CASTRO STRAAT 56
POSBUS 1318, WINDHOEK
TEL 061 - 223567

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

27/06/2024 Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* NHKA Windhoek.

the owner/s of Erf: **Erf Re/393, No. 9-A Robyn Street, Eros Park**

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

Do not object to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

Do object to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

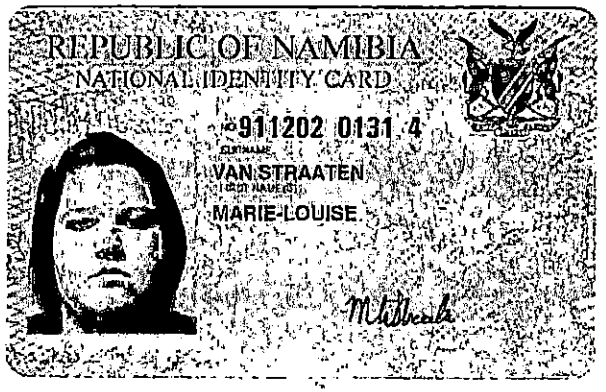
N/A

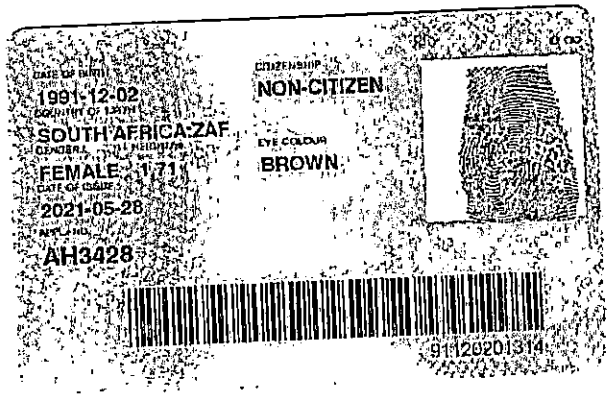
Signed at: Windhoek on this 27 day of June 2024.

MARIE-LOUISE (SCRIBE) [signature]
Name and signature of Property Owner/s

.....
Witness

NED. HERVORMDE KERK
GEMEENTE WINDHOEK
FIDEL CASTRO STRAAT 56
POSBUS 1318, WINDHOEK
TEL 061 - 223567


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
911202 0131 4
VAN STRAATEN
MARIE-LOUISE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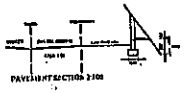
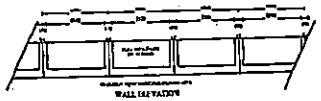
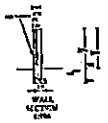
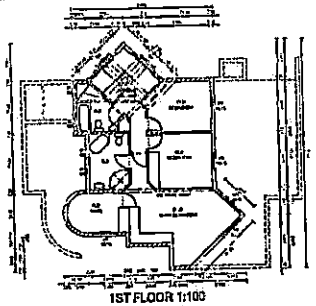
SOUTH AFRICA ZAF
FEMALE 1.71
2021-05-28
AH3428
NON-CITIZEN
BROWN
91120201314

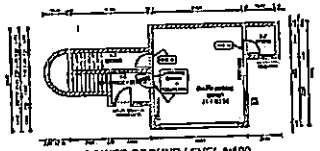


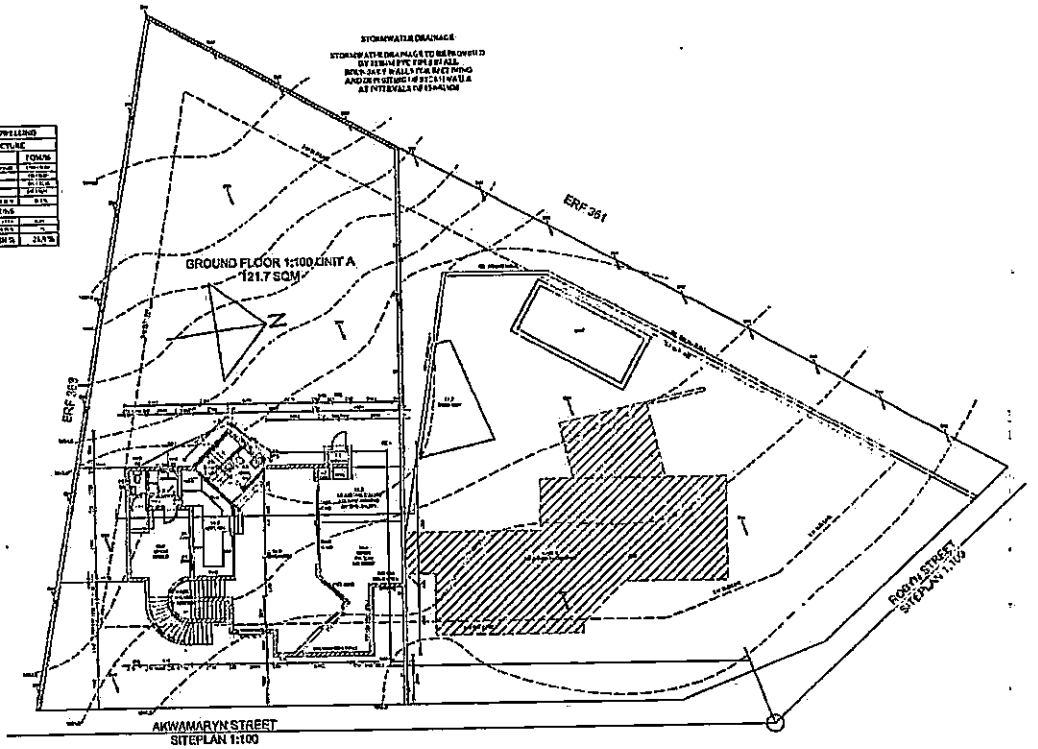
RESIDENTIAL DWELLING	
UNIT STRUCTURE	
DESCRIPTION	TOTAL
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
AREA TOTAL	[illegible]
AREA TOTAL	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE (M²)	24,5%

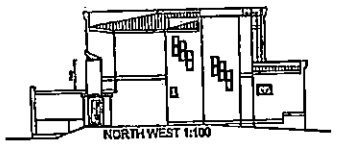


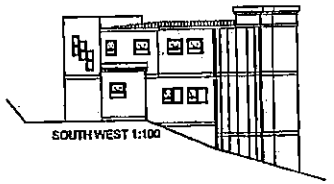


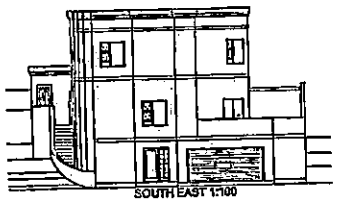


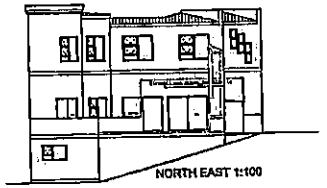


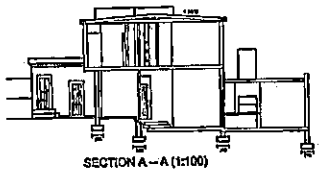




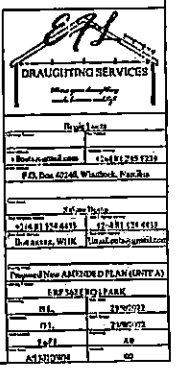








NED. HERVORMDE KERK
GEMEENTE WINDHOEK
FIDEL CASTRO STRAAT 56
POSBUS 1318, WINDHOEK
TEL 061 - 223567

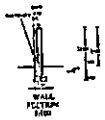


DRAINAGE(NTS)

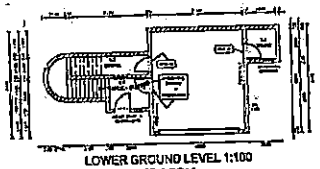
PAVEMENT SECTION 1:100

RESIDENTIAL DWELLING	
EXISTING STRUCTURES	
DESCRIPTION	SQUARE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	[illegible]

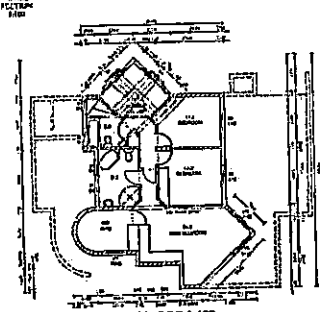
WALL ELEVATION



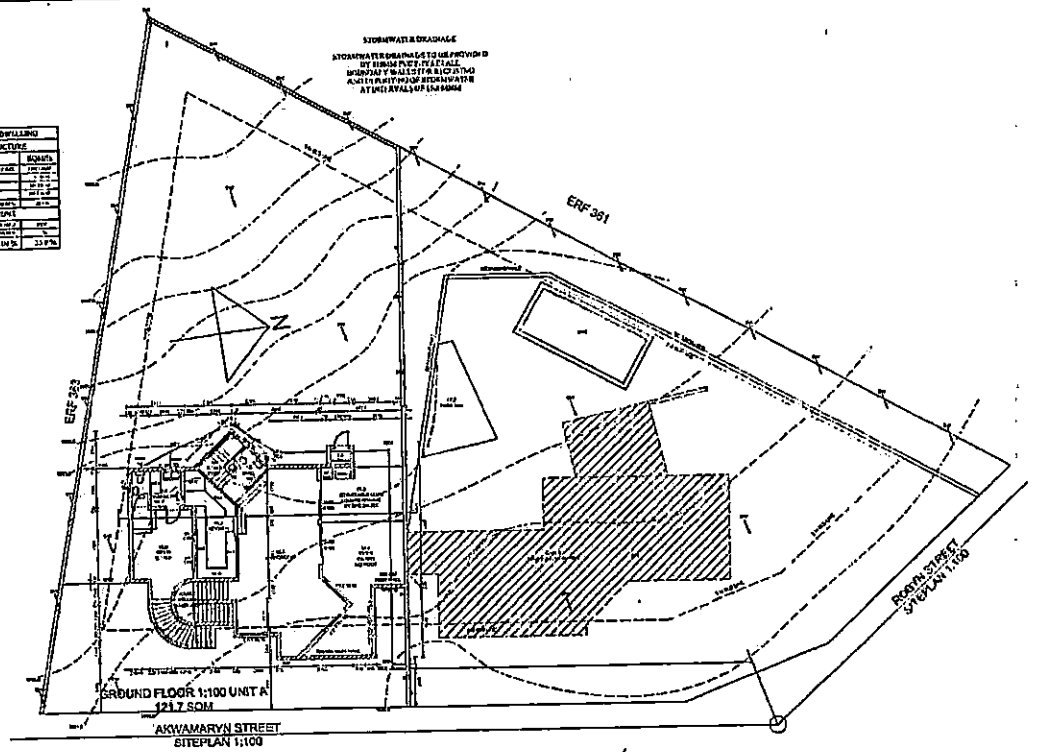
WALL SECTION 1:100



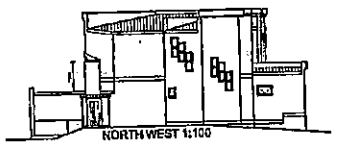
LOWER GROUND LEVEL 1:100
02.4 SQM



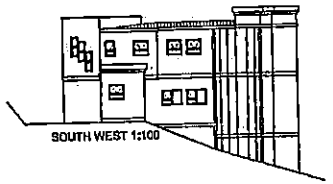
1ST FLOOR 1:100
00.4 SQM



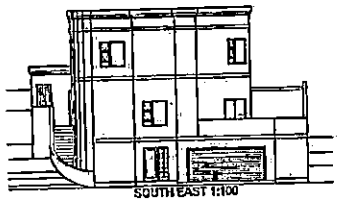
NED. HERVORMDE KERK
GEMEENTE WINDHOEK
FIDEL CASTRO STRAAT 56
POSBUS 1318, WINDHOEK
TEL 061 - 223567



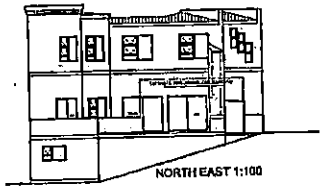
NORTH WEST 1:100



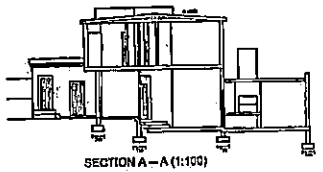
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

DRAUGHTING SERVICES

[illegible]

[illegible]

[illegible]

P.O. Box [illegible], Windhoek, Namibia

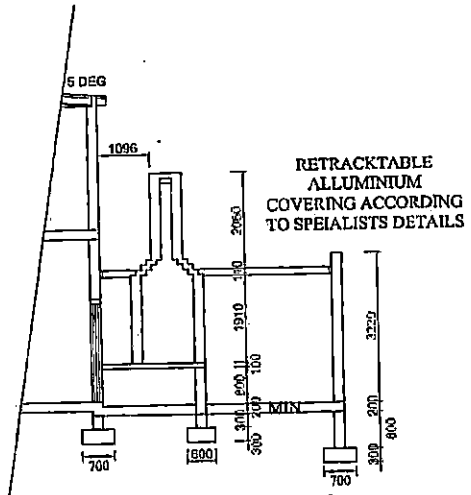
[illegible]

[illegible]

Proposed New AMENDED PLAN (UNIT A)

ERF NO 1363 (PARK)

D.L.	[illegible]
O.L.	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]



BBQ SECTION 1:100

NED. HERVORMDE KERK
GEMEENTE WINDHOEK
FIDEL CASTRO STRAAT 56
POSBUS 1318, WINDHOEK
TEL 061 - 223567

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots	
Telephone Number:	Fax Number:
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

2-A

City of Windhoek

Department of Urban and Transport Planning
Urban Policy Division

Applicant: URBAN GREEN CC
Erf No.: 362, EP
Tel. No.: 061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

A: More than 2 Storey Residential Dwelling
B: Exceeding of Coverage
C: Exceeding of Outbuilding Size
D: Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, E.J. Lopez Morales the Owner of Erf 490, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	✓	OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

Signed:

Tel: 0812454569

Date: 29 June 2026

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

29 June 2024 Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* .....

the owner/s of Erf: **Erf 490, No. 56 Akwamaryn Street, Eros Park**

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

- [x] **Do not object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.
- [ ] **Do object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

.....

.....

.....

.....

.....

Signed at: Oshakati ..... on this ...29..... day of ....June..... 2024.

Eduardo J. Lopez .....

Name and signature of Property Owner/s

Christiaan

Witness

Town and Regional Planning Consultants
Environmental Management Consultants

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

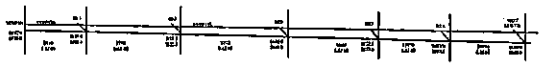
510327 1002 0

SURNAME
MORALES
FIRST NAME(S)
EDUARDO JUAN LOPEZ

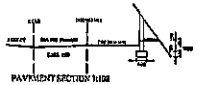
DATE OF BIRTH
1951-03-27
PLACE/COUNTRY OF BIRTH
GENFUEGOS
GENDER
MALE
HEIGHT/m
1.74
CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN
DATE OF ISSUE
2023-09-15
APPL. NO.
Q65607

IDNAMQ65607<<<4510327100 20<<<<
5103272M4309158NAMQ65607<C<<<3
MORALES<<EDUARDO<JUAN<LOPEZ<<<

REEN CC
EP
820

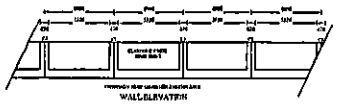


DRAINAGE UNITS

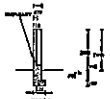


PAVEMENT SECTION 1:100

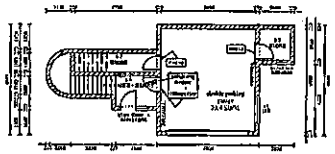
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	EQM1/96
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	25.8 %



WALL ELEVATION



WALL SECTION 1:100

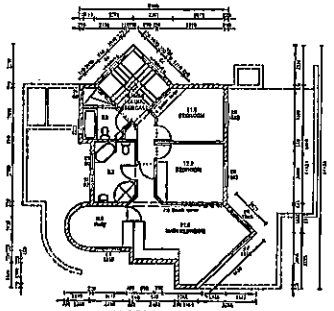


LOWER GROUND LEVEL 1:100
62.4 SQM

PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT ( ) PARKINGS

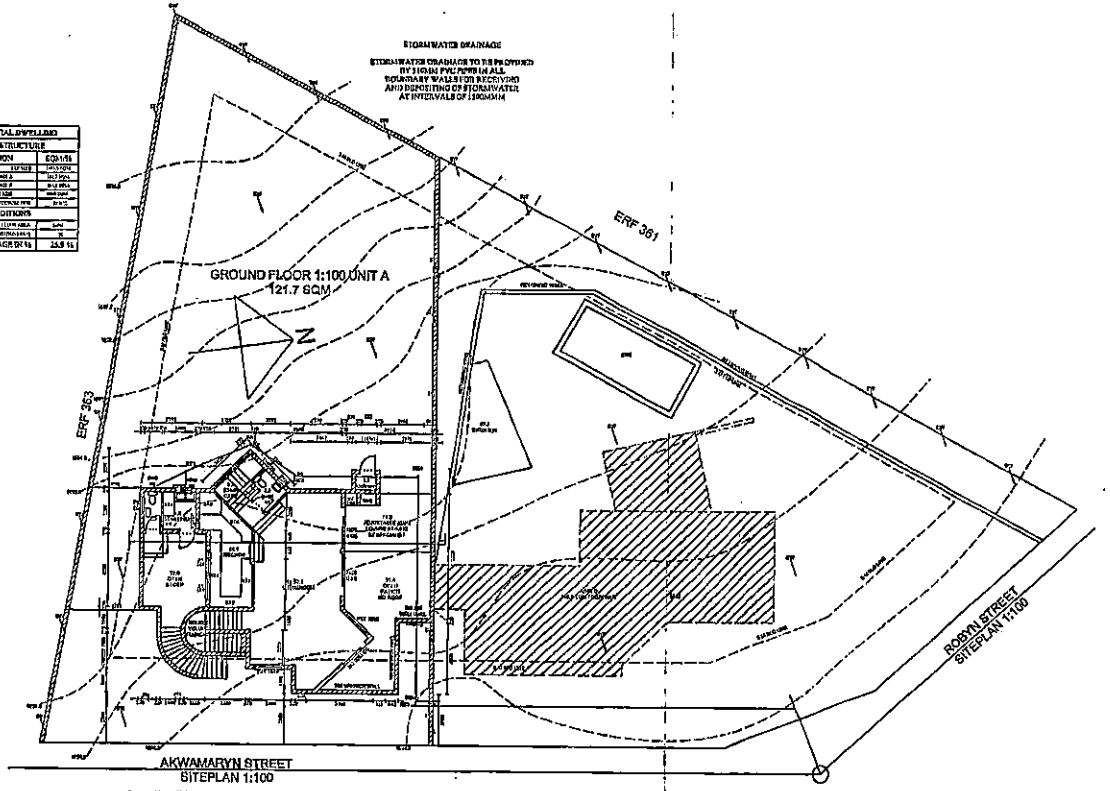
RESIDENTIAL PARKING PROVIDED ( ) PARKINGS PROVIDED



1ST FLOOR 1:100
96.4 SQM

STORMWATER DRAINAGE

STORMWATER DRAINAGE TO BE PROVIDED BY 110MM PVC PIPES IN ALL BOUNDARY WALLS FOR RECEIVING AND DEPOSITING OF STORMWATER AT INTERVALS OF 1200MM

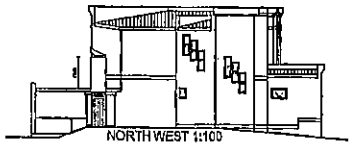


AKWAMARYN STREET
SITEPLAN 1:100

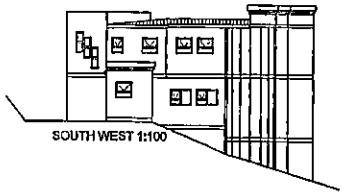
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT ( ) PARKINGS

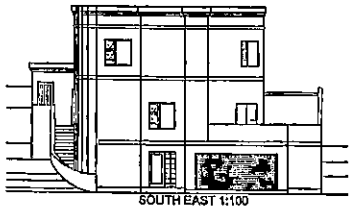
RESIDENTIAL PARKING PROVIDED (REQUIRED) PARKINGS PROVIDED



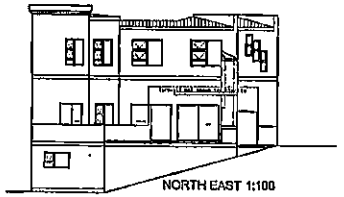
NORTH WEST 1:100



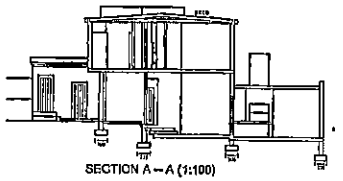
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

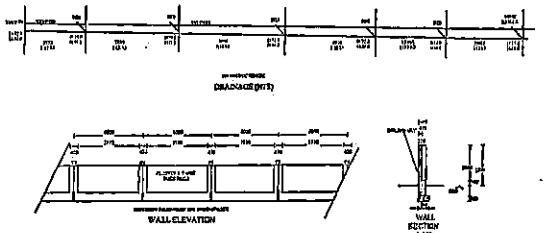
23 July 2024
O.C. Rosavi Lopes

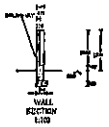
300

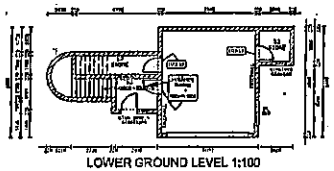
DRAUGHTING SERVICES

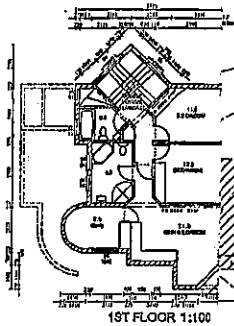
Where your everything needs to come to life!

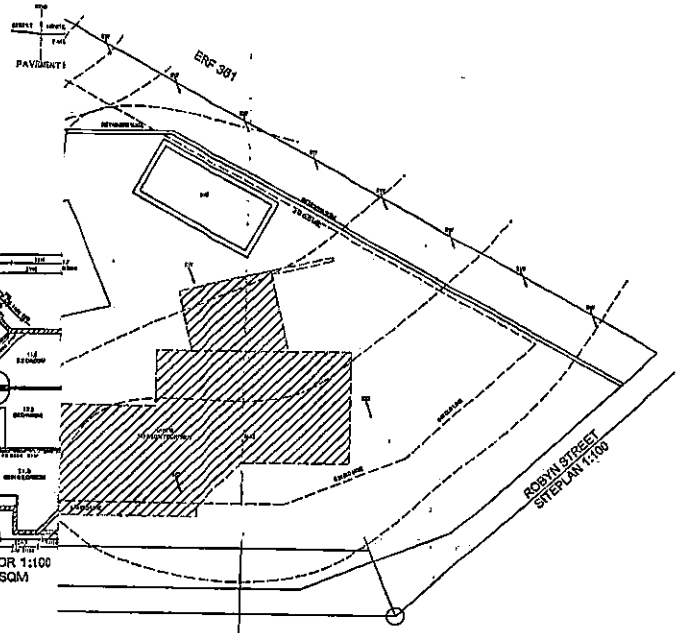
Brian Louis	
[illegible]	[illegible]
efloats@gmail.com	+264 81 215 1239
P.O. Box 40245, Windhoek, Namibia	
Eliezer Boshoff	
+264 81 124 4433	+264 81 124 4433
Hex avenue, WHK	virtualeagle@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 352 EROS PARK	
11.1	20-9-2023
O.L	22-9-2023
Lot 1	A0
AS SHOWN	00

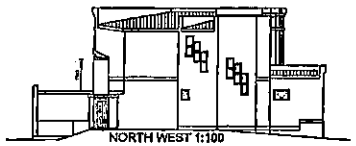


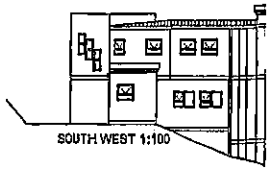


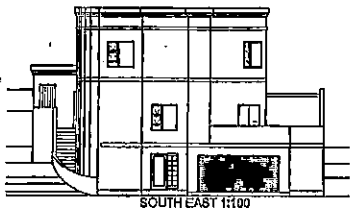


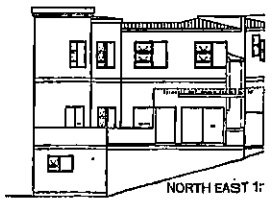










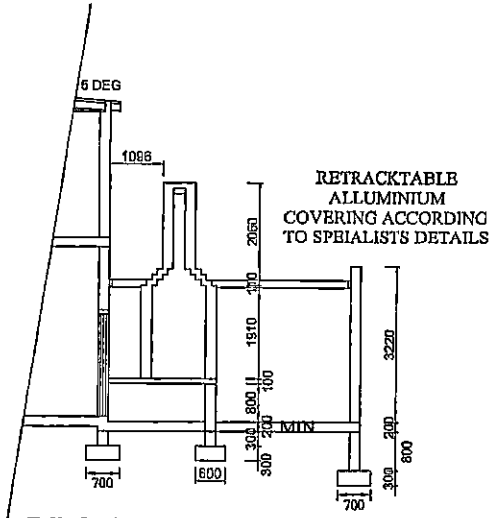


23. July 2024
O. Rizvi Lotz

DRAUGHTING SERVICES

Details Lotz	
elilots@gmail.com	4264 81 245 1139
P.O. Box 40246, Windhoek, Namibia	
Helena Botha	
4264 81 244 4133	4264 81 244 4133
Box 88888, WHK	HelenLotz@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 381 ROLPARK	
D.L.	29/8/2022
O.L.	20/8/2023
1 of 1	A0
AS SHOWN	00

301



BBQ SECTION 1:100

23 July 2024
O.Gkoan Lopez

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

302

Betsie Loots	
Telephone Number:	Fax Number:
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

City of W ek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A:** **More than 2 Storey Residential Dwelling**
- **B:** **Exceeding of Coverage**
- **C:** **Exceeding of Outbuilding Size**
- **D:** **Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, Mokgethoa De Almeida the Owner of Erf 712, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	X	OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

Signed: _____

Tel: 081 1488466

Date: 10/07/2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

.....Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* ....America S. Mokgethoa De Almeida.....

the owner/s of Erf: **Erf 712, No. 5 Robyn Street, Eros Park**

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

X **Do not object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

Do object to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

.....

.....

.....

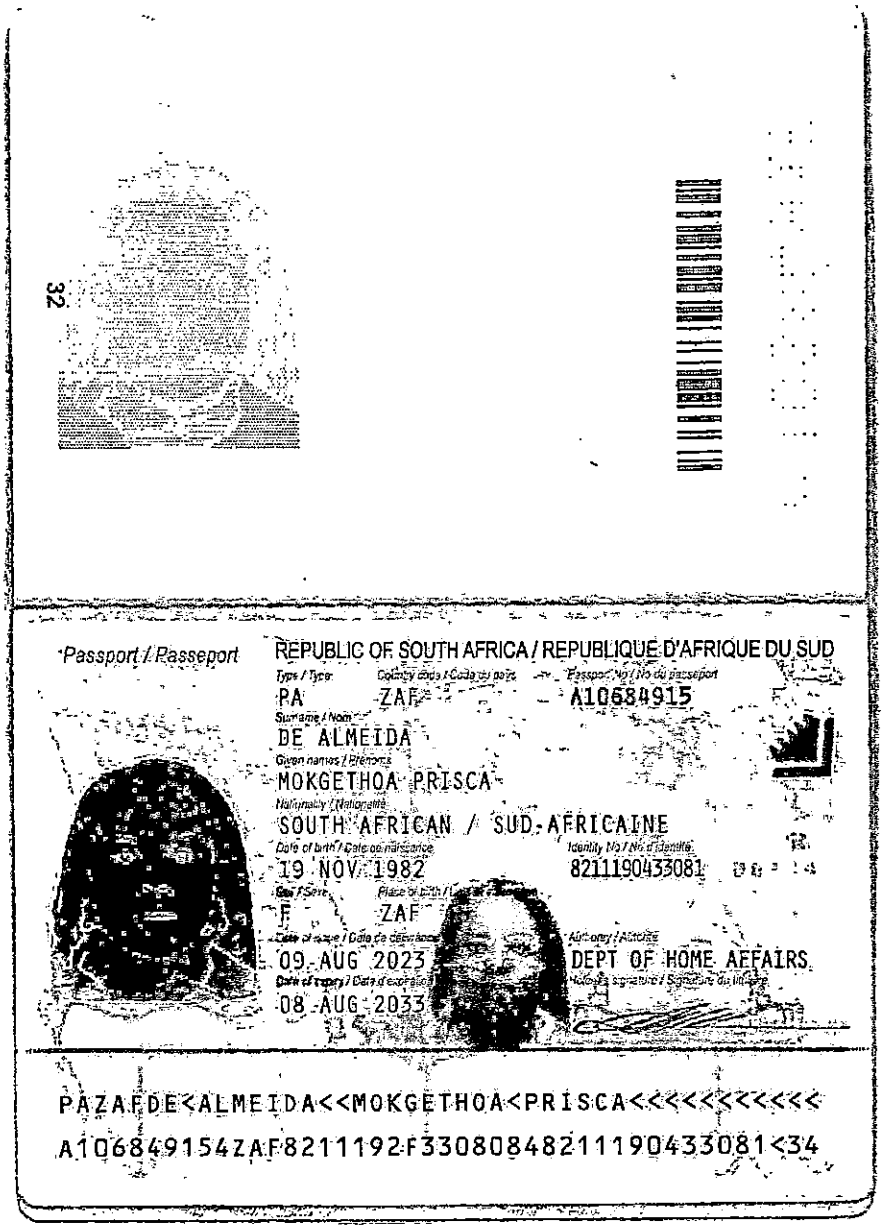
.....

.....

Signed at: .....Windhoek..... on this .....10th..... day of .....July..... 2024.

...Mokgethoa De Almeida.....
Name and signature of Property Owner/s

.....
Witness



Passport / Passeport

REPUBLIC OF SOUTH AFRICA / REPUBLIQUE D'AFRIQUE DU SUD

Type / Type: PA
Country code / Code du pays: ZAF
Passport No / No du passeport: A10684915
Surname / Nom: DE ALMEIDA
Given names / Prénoms: MOKGETHOA PRISCA
Nationality / Nationalité: SOUTH AFRICAN / SUD-AFRICAINE
Date of birth / Date de naissance: 19 NOV 1982
Identity No / No d'identité: 8211190433081
Sex / Sexe: F
Place of birth / Lieu de naissance: ZAF
Date of issue / Date de délivrance: 09 AUG 2023
Authority / Autorité: DEPT OF HOME AFFAIRS
Date of expiry / Date d'expiration: 08 AUG 2033
Holder's signature / Signature du titulaire

PAZAFDE<ALMEIDA<<MOKGETHOA<PRISCA<<<<<<<<<<<
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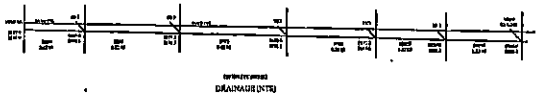
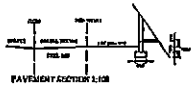
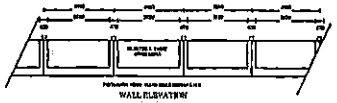


DRAINAGE (NTS)

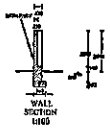


PAVEMENT SECTION 1:100

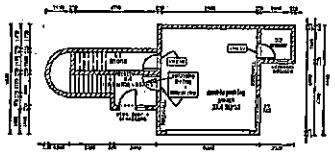
RESIDENTIAL DWELLING	
EXISTING STRUCTURE	
DESCRIPTION	SQMTS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	[illegible]



WALL ELEVATION



WALL SECTION 1:100

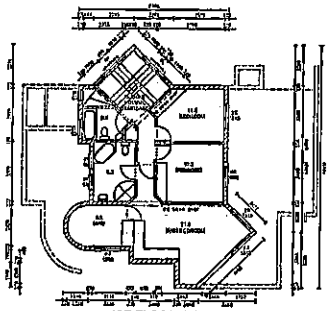


LOWER GROUND LEVEL 1:100
62.4 SQM

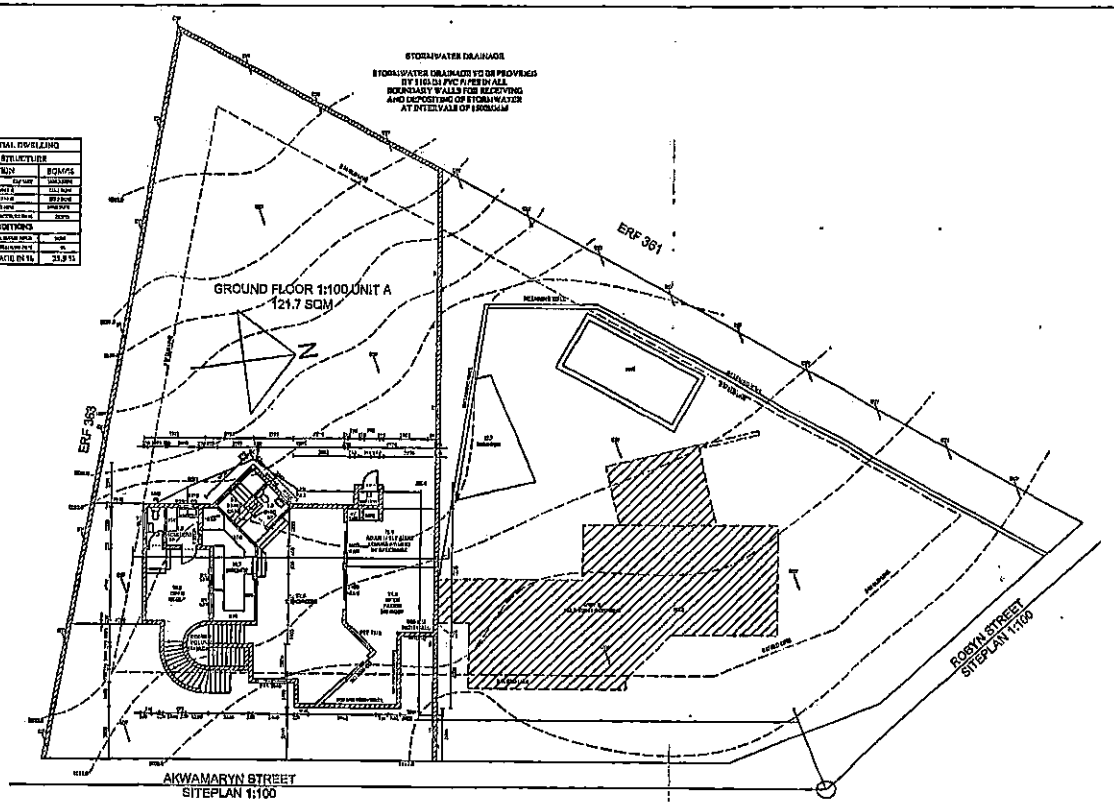
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT: 2 PARKINGS

RESIDENTIAL PARKINGS PROVIDED IN GROUND (2) PARKINGS PROVIDED



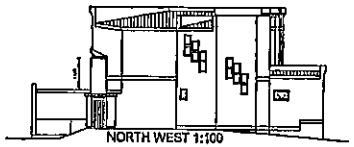
1ST FLOOR 1:100
98.4 SQM



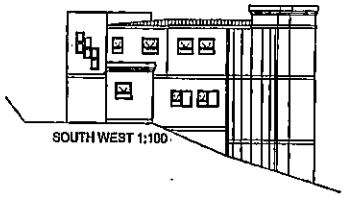
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT: 2 PARKINGS

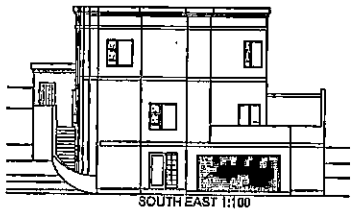
RESIDENTIAL PARKINGS PROVIDED: 1 GARAGE (2) PARKINGS PROVIDED



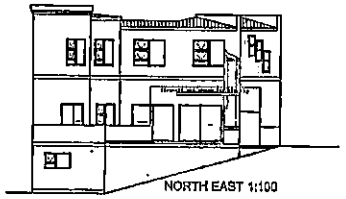
NORTH WEST 1:100



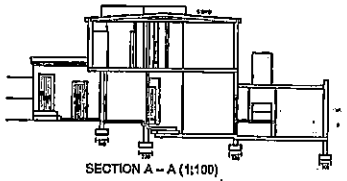
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

25/01/2024

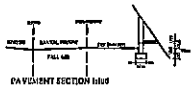
DRAUGHTING SERVICES

Draw your dreams with Drama reality!

Details Lacks	
[illegible]	[illegible]
[illegible]	[illegible]
P.O. Box 40245, Windhoek, Namibia	
Salome Botha	
+264 81 124 4433	+264 81 124 4433
Box [illegible], WHK	[illegible]
Proposed New AMENDED PLAN (UNIT A)	
ERF 362 ROSS PARK	
D.L.	29/9/2022
D.L.	29/9/2022
1 of 1	A0
AS SHOWN	D0

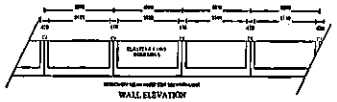
306

DRAINAGE (NTS)

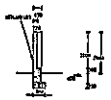


PAVEMENT SECTION 1:100

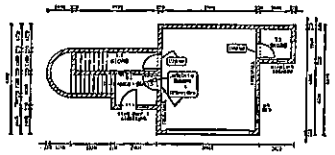
RESIDENTIAL DWELLING	
EXISTING STRUCTURE	
DESCRIPTION	SQUARE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	23.9 %



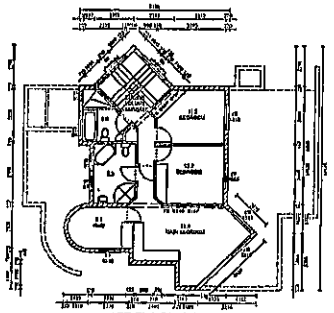
WALL ELEVATION



WALL SECTION 1:100



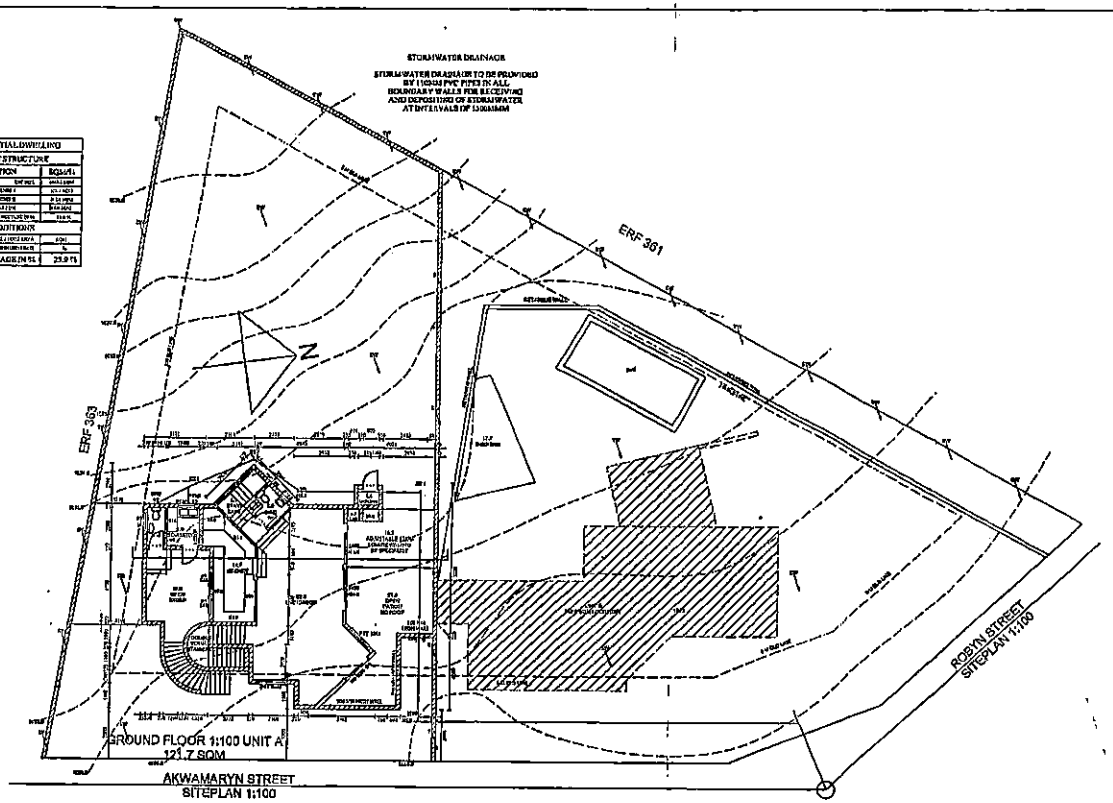
LOWER GROUND LEVEL 1:100
62.4 SQM



1ST FLOOR 1:100
96.4 SQM

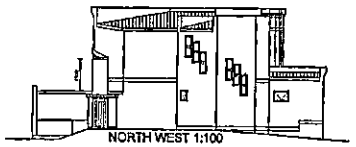
STORMWATER DRAINAGE

STORMWATER DRAINAGE TO BE PROVIDED BY 110MM PVC PIPES IN ALL BOUNDARY WALLS FOR RECEIVING AND DEPOSITING OF STORMWATER AT INTERVALS OF 1000MM

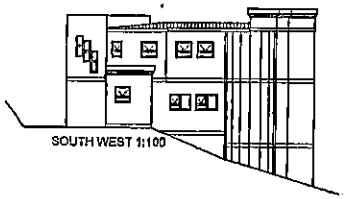


GROUND FLOOR 1:100 UNIT A
121.7 SQM

AKWAMARYN STREET
SITEPLAN 1:100

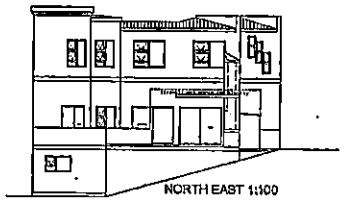


NORTH WEST 1:100

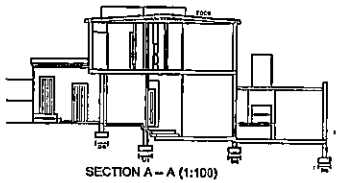


SOUTH WEST 1:100

SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

25/07/2024

DRAUGHTING SERVICES

Dirkie Louw

[illegible] | [illegible]

[illegible] | +264 81 245 1259

P.O. Box 40246, Windhoek, Namibia

Ralene Dalton

+264 81 124 4433 | +264 81 124 4433

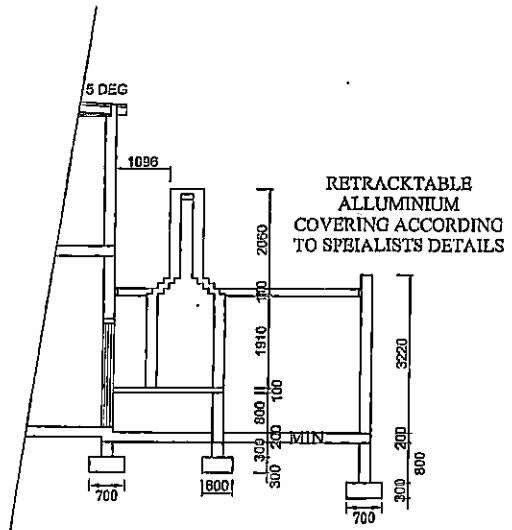
Box [illegible], WHK | [illegible]

Proposed New AMENDED PLAN (UNIT A)

ERF 361 EROS PARK

B.L	29/9/2022
O.L	29/9/2022
1 of 1	A0
AS SHOWN	00

307



BBQ SECTION 1:100

25/01/2024.

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots

Telephone Number:	Fax Number:
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

City of W 309 bek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A: More than 2 Storey Residential Dwelling**
- **B: Exceeding of Coverage**
- **C: Exceeding of Outbuilding Size**
- **D: Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, Jacobus Johannes Oosthuizen the Owner of Erf 361, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	✓	OBJECT	
Exceeding of Coverage	AGREE	✓	OBJECT	
Exceeding of Outbuilding Size	AGREE	✓	OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE	✓	OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

N/A.

I herewith declare all information contained herein as true and correct

Signed: Oosthuizen

Tel: 0816252005.

Date: 15/07/2024.

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

.....Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* .....Jacobus J. Oosthuizen

the owner/s of Erf: **Erf 361, No. 8 Robyn Street, Eros Park**

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

[X] **Do not object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

[ ] **Do object** to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

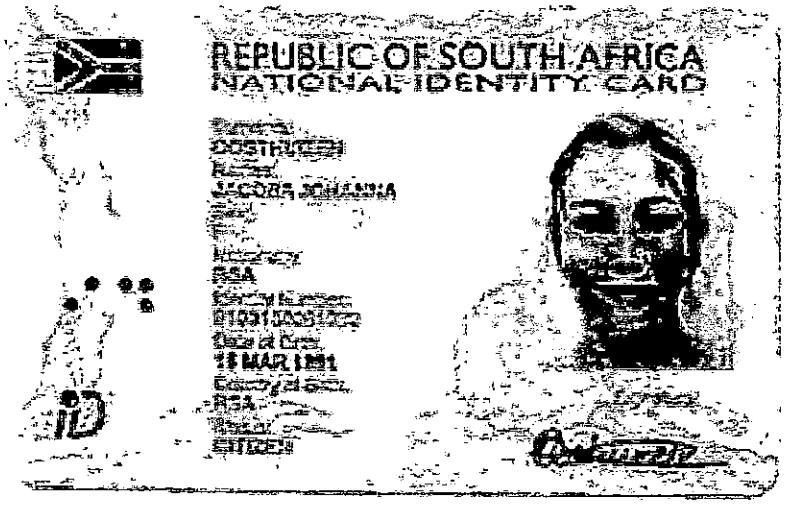
N/A.

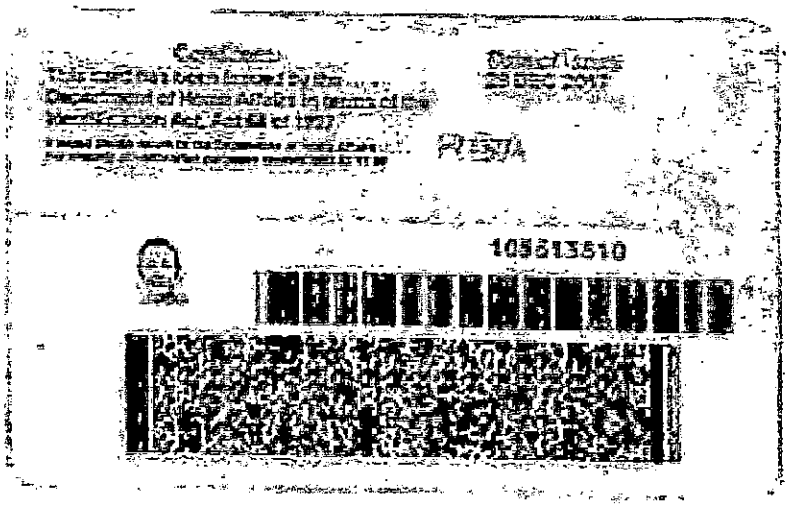
Signed at Windhoek on this 15th day of July 2024.

JJ Oosthuizen - Oosthuizen

Name and signature of Property Owner/s

Witness





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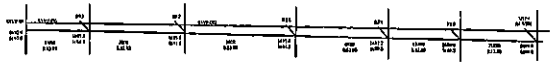
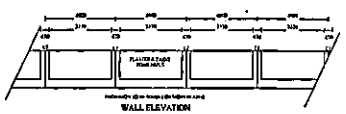


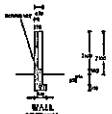
DRAINAGE (NTS)

PAVEMENT SECTION 1:100

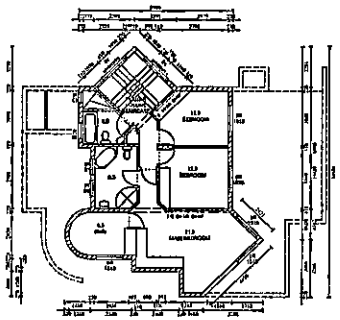
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	SQMS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	[illegible]



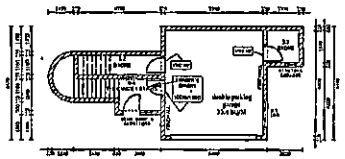
WALL ELEVATION



WALL SECTION 1:100



1ST FLOOR 1:100
98.4 SQM



LOWER GROUND LEVEL 1:100
62.4 SQM

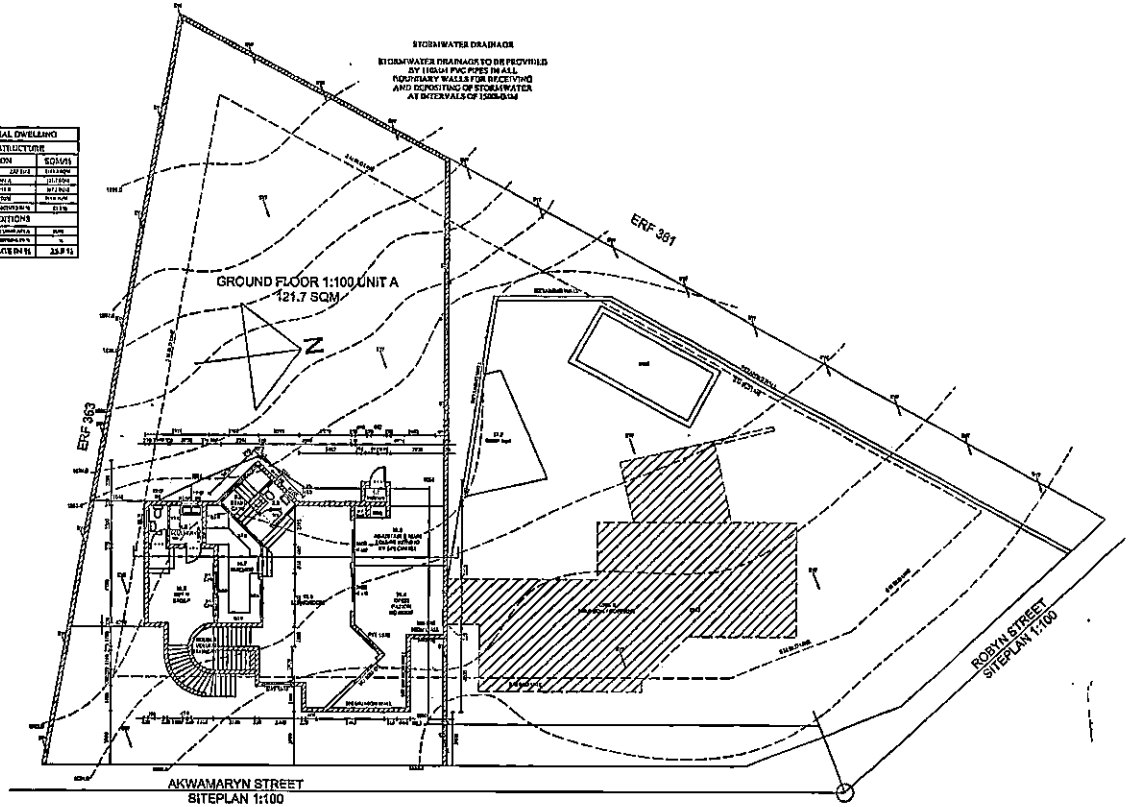
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT : 2 PARKINGS

RESIDENTIAL PARKINGS PROVIDED : DOUBLE (2) PARKINGS PROVIDED

STORMWATER DRAINAGE

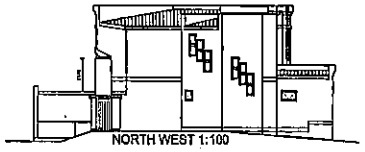
STORMWATER DRAINAGE TO BE PROVIDED BY 110MM PVC PIPES IN ALL BOUNDARY WALLS FOR RECEIVING AND REPOSITING OF STORMWATER AT INTERVALS OF 1500-[illegible]



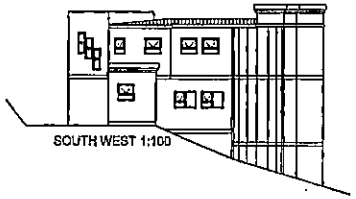
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT : 2 PARKINGS

RESIDENTIAL PARKINGS PROVIDED : DOUBLE (2) PARKINGS PROVIDED



NORTH WEST 1:100



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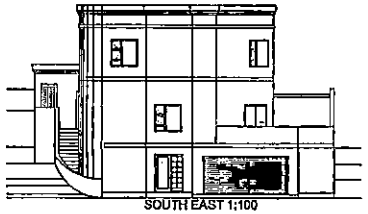

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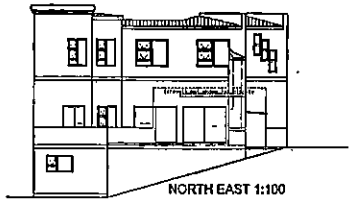
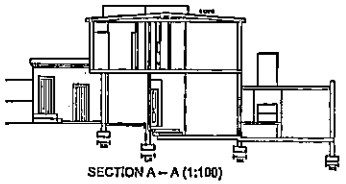


NORTH EAST 1:100



SECTION A – A (1:100)

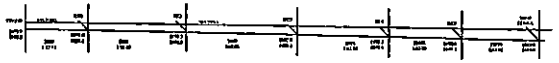
18 JULY 2024

DRAUGHTING SERVICES

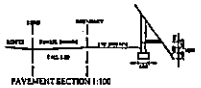
Where your drawing needs become reality

Denis Louw	
dloors@gmail.com	+264 81 245 1279
P.O. Box 40248, Windhoek, Namibia	
Selma Shiku	
+264 81 124 4433	+264 81 124 4433
Box 80448, WHK	ninaLouw@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 362 EROS PARK	
D.L.	29/07/2023
D.L.	29/07/2023
1 of 1	A0
AS SHOWN	00

312

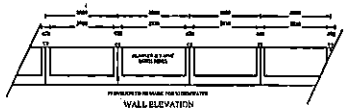


DRAINAGE (NTS)

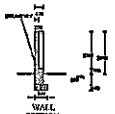


PAVEMENT SECTION 1:100

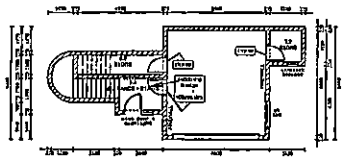
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	SQ.MTS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	23.9 %



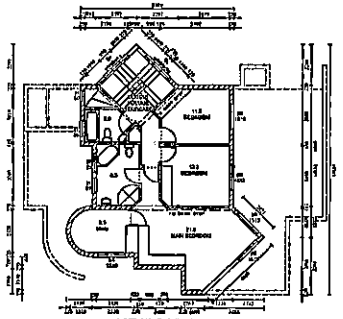
WALL ELEVATION



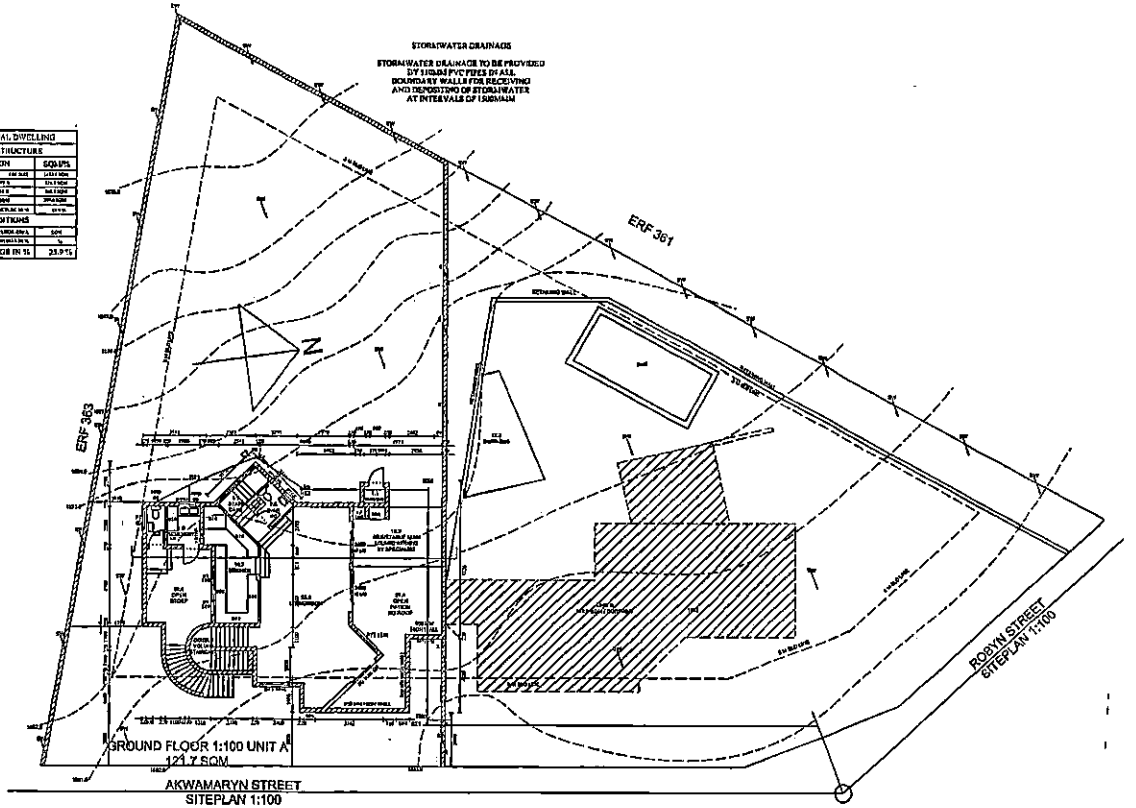
WALL SECTION 1:100

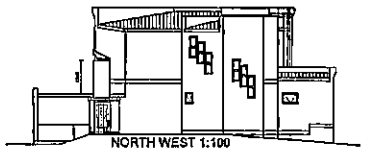


LOWER GROUND LEVEL 1:100
62.4 SQM

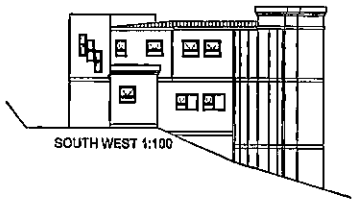


1ST FLOOR 1:100
96.4 SQM

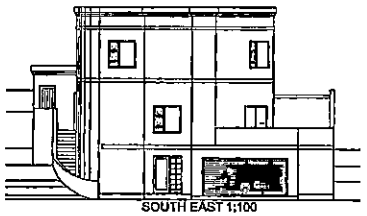




NORTH WEST 1:100



SOUTH WEST 1:100



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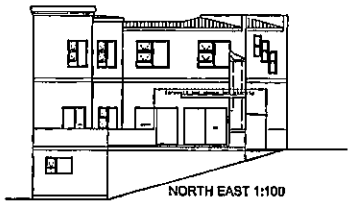
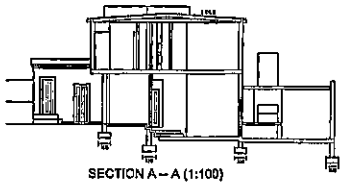


NORTH EAST 1:100



SECTION A – A (1:100)

18 JULY 2024

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DRAUGHTING SERVICES

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eloots@gmail.com +264 81 245 1239

P.O. Box 40246, Windhoek, Namibia

Selma Botha

+264 81 124 4433 +264 81 124 4433

Box [illegible], WHK RomeLoots@gmail.com

Proposed New AMENDED PLAN (UNIT A)

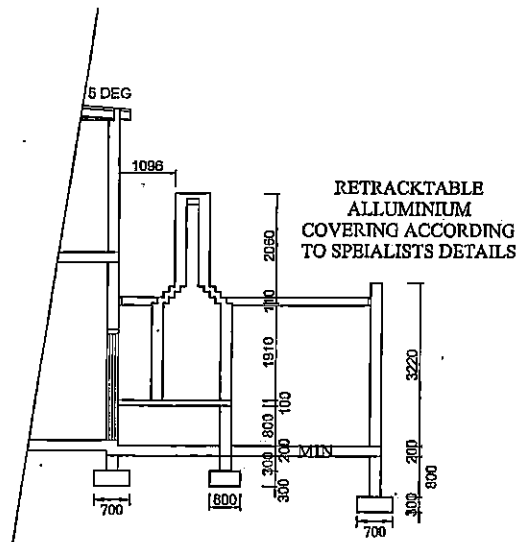
ERF 362 EROS PARK

D.L. 20/8/2022

G.L. 20/8/2022

1 of 1 A0

AS SHOWN 00



BBQ SECTION 1:100

18 July 2024

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots

Telephone Number:	Fax Number:
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239

Postal Address: P.O. Box 40246, Windhoek, Namibia

Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com

Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

City of W[315]bek
City of [illegible]

Department of Urban and Transport Planning
Urban Policy Division

Applicant: URBAN GREEN CC
Erf No.: 362, EP
Tel. No.: 061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A: More than 2 Storey Residential Dwelling**
- **B: Exceeding of Coverage**
- **C: Exceeding of Outbuilding Size**
- **D: Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, Bience Gawanas the Owner of Erf 392, which is adjacent*

to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	x	OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

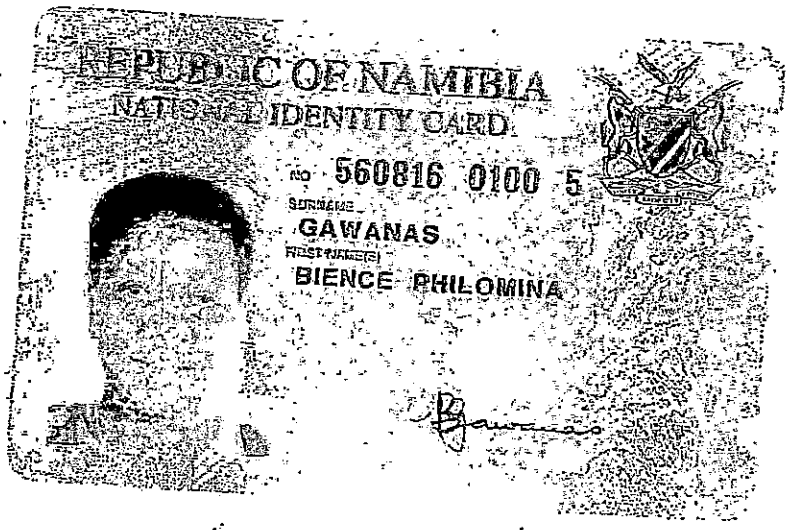
I herewith declare all information contained herein as true and correct

Signed: BGawanas

Tel: 0852822232
Date: 15 July 2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.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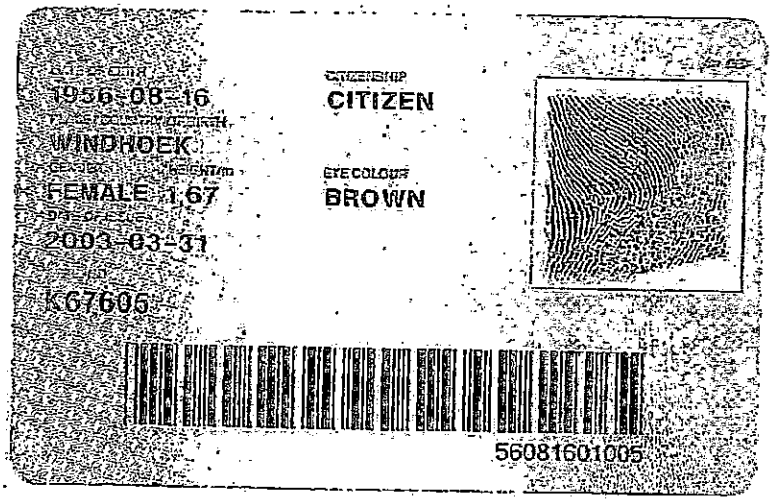
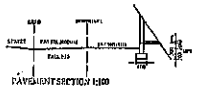
NATIONAL IDENTITY CARD
No 560816 0100 5
SURNAME
GAWANAS
FIRST NAME(S)
BIENCE PHILOMINA

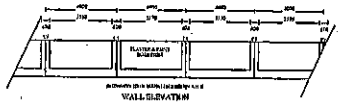

1956-08-16
WINDHOEK
FEMALE 1.67
2003-03-31
K67605
CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN
56081601005

DRAINAGE (NTS)

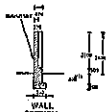


PAVEMENT SECTION 1:100

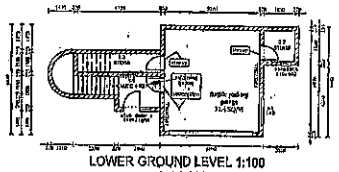
RESIDENTIAL DEVELOPMENT	
EXIST STRUCTURE	
DESCRIPTION	SQM/%/%
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITION	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE in %	23.8 %



WALL ELEVATION



WALL SECTION 1:100

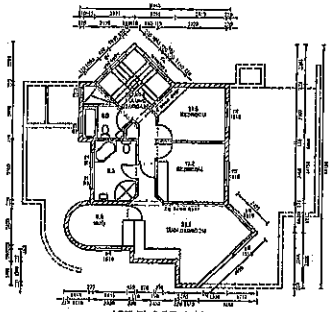


LOWER GROUND LEVEL 1:100
62.4 SQM

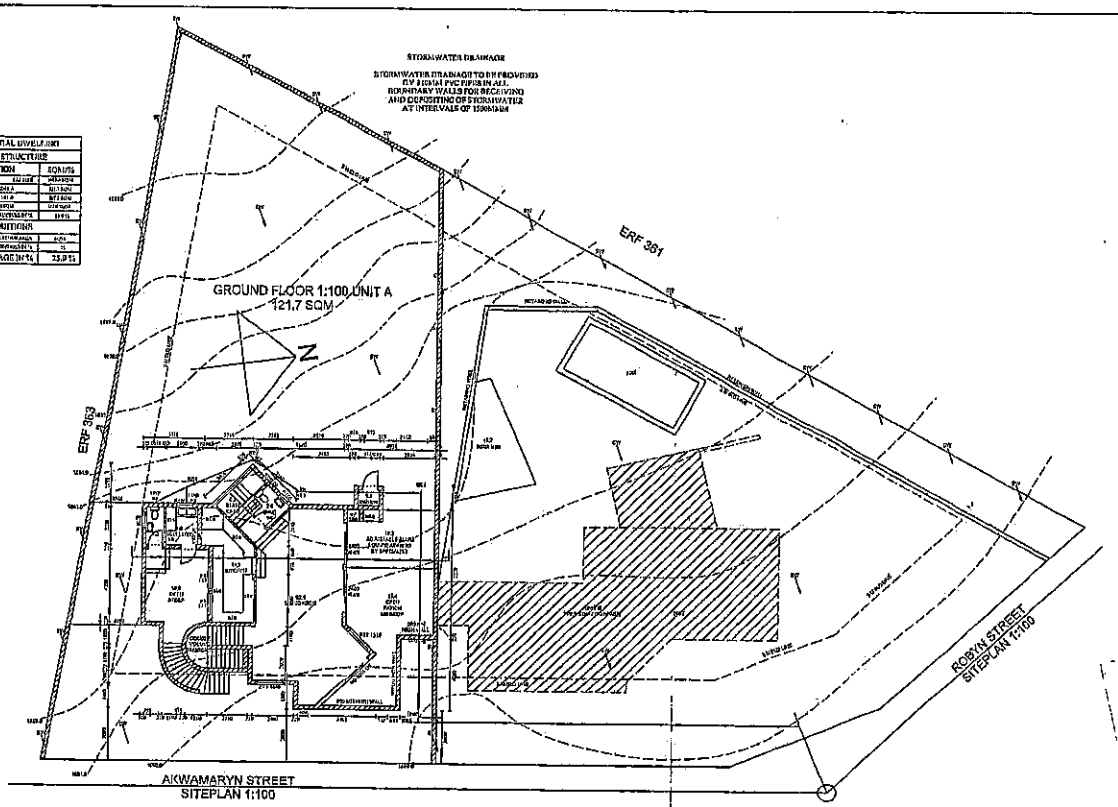
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT = 2 PARKING

RESIDENTIAL PARKING PROVIDED = DOUBLE (2) PARKING PROVIDED



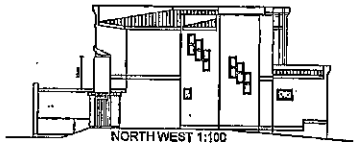
1ST FLOOR 1:100
96.4 SQM



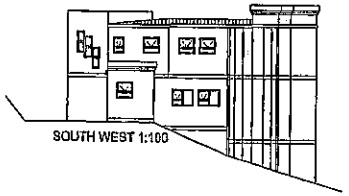
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT = 2 PARKINGS

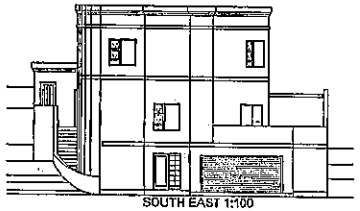
RESIDENTIAL PARKING PROVIDED = DOUBLE (2) PARKINGS PROVIDED



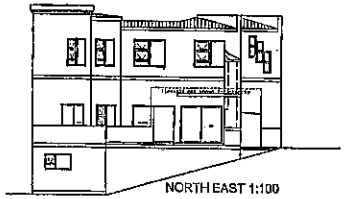
NORTH WEST 1:100



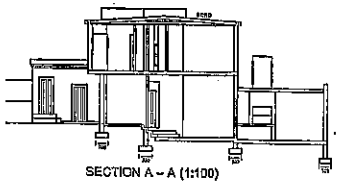
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

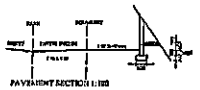
Bgawaves
30/7/2024

DRAUGHTING SERVICES

Where your drawing needs becomes reality!

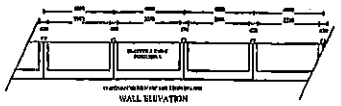
Betsie Loots	
Telephone Number	Cellphone Number
ellaout@gmail.com	+264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Salome Botha	
Telephone Number	Cellphone Number
+264 81 124 4433	+264 81 124 4493
Postal Address: Box 40246, WHK	Email Address: klaasbotha@gmail.com
Drawing Name: Proposed New AMENDED PLAN (UNIT A)	
ERF 362 EROS PARK	
Drawn by: B.L.	Drawing Date: 20/9/2022
Checked by: O.L.	Revision Date: 20/9/2022
Sheet No: 1 of 1	Sheet Size: A0
Scale: AS SHOWN	Revision: 00

DRAINAGE (OTS)

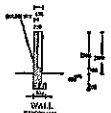


PAVEMENT SECTION 1:100

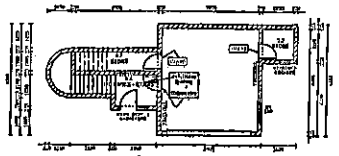
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	SQM/%
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE IN %	35.8 %



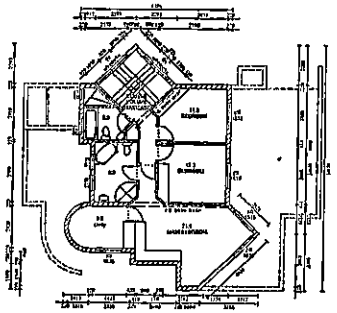
WALL ELEVATION



WALL SECTION 1:100



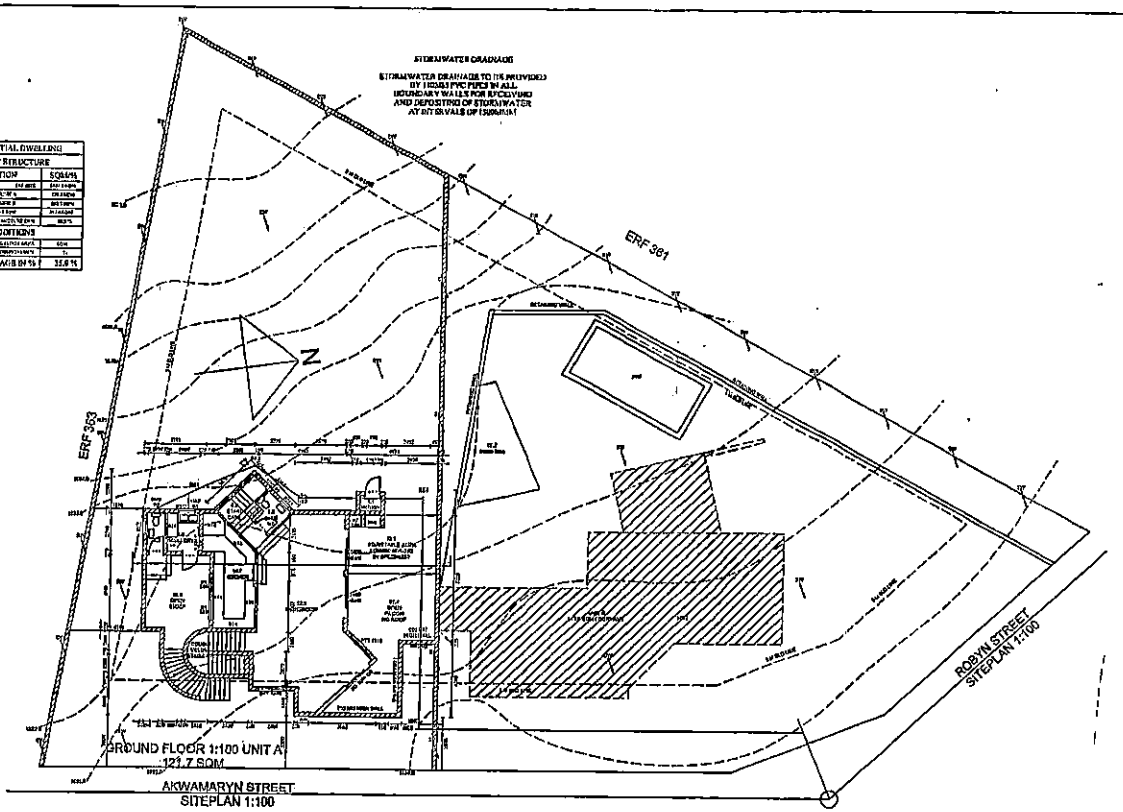
LOWER GROUND LEVEL 1:100
62.4 SQM



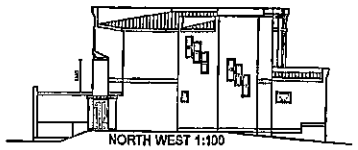
1ST FLOOR 1:100
96.4 SQM

STORMWATER DRAINAGE

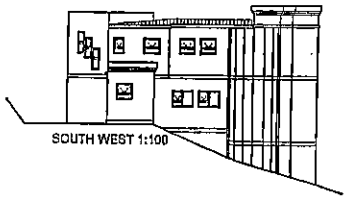
STORMWATER DRAINAGE TO BE PROVIDED BY 110X3 PVC PIPES IN ALL BOUNDARY WALLS FOR EXCLUSIVE AND DEPOSITING OF STORMWATER AT BY SRVALS OF TSUMEB



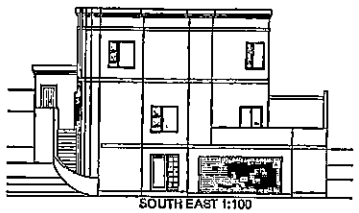
Bawonas
30/7/2024



NORTH WEST 1:100



SOUTH WEST 1:100



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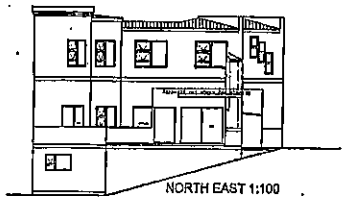
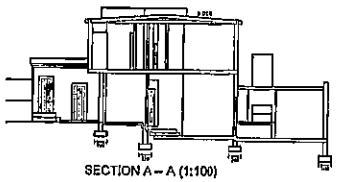


NORTH EAST 1:100

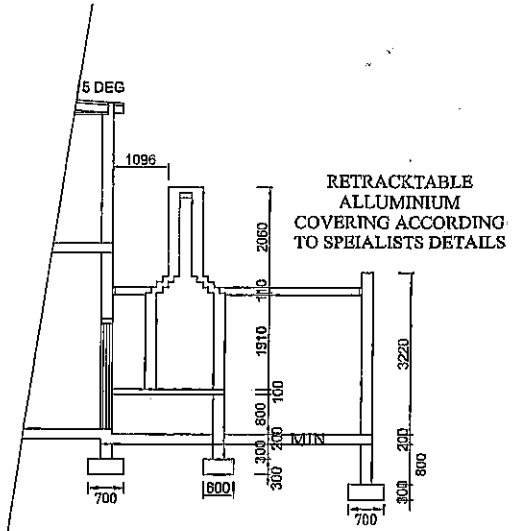


SECTION A – A (1:100)

DRAUGHTING SERVICES

Where your drawings needs become reality!

Details Lopes	
[illegible]	[illegible]
e.floor@gmail.com	+264 81 245 1239
P.O. Box 40246, Windhoek, Namibia	
Solomo Botha	
+264 81 124 4493	+264 81 124 4493
Box xxxxx, WHK	[illegible]@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 562 EROS PARK	
D.L.	27/07/2022
G.L.	27/07/2022
1 of 1	A0
AS SHOWN	00



BBQ SECTION 1:100

30/7/2024

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots	
Telephone Number:	Fax Number:
Email Address: eflootsgmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

City of W 320 ek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A:** More than 2 Storey Residential Dwelling
- **B:** Exceeding of Coverage
- **C:** Exceeding of Outbuilding Size
- **D:** Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, J. Groesser the Owner of Erf 364, which is adjacent* to Erf 362, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	☒	OBJECT	☐
Exceeding of Coverage	AGREE	☒	OBJECT	☐
Exceeding of Outbuilding Size	AGREE	☒	OBJECT	☐
Relaxation of Building Lines (3m; 5m; 7m)	AGREE	☒	OBJECT	☐

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

Signed:

Tel: 081 126 3548

Date: 16/07/2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

16/07/24 Date

Your Reference: KHOM/ERF/362/EP

Urban Green cc
Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Windhoek

Sir/Madam

RE.: APPLICATION FOR A THREE (3) STOREY RESIDENTIAL DWELLING UNIT ON THE ERF 362, (NO. 6, ROBYN STREET), EROS PARK

Herewith do I/we *(name of erf owner/s)* Top of Windhoek (Pty)

the owner/s of Erf: **Erf 364, No. 9 Saffier Street, Eros Park**

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

Do not object to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

Do object to the three (3) storey residential dwelling unit with a basement on Erf 362, (No. 6, Robyn Street), Eros Park, as explained in the letter dated 06 June 2024.

If objecting please indicate the reasons for doing so:

.....

.....

.....

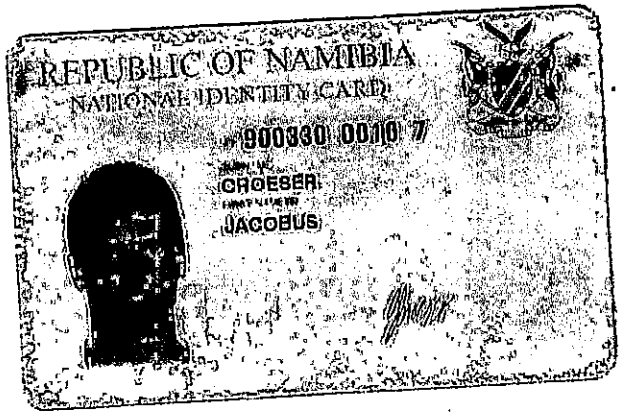
.....

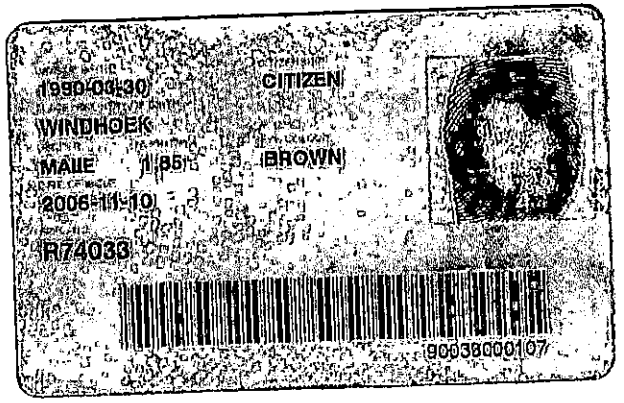
.....

Signed at: ..... on this ..... day of ..... 2024.

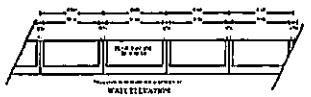
Top of Windhoek (Pty)
Name and signature of Property Owner/s

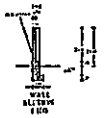
.....
Witness

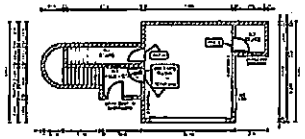

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
900330 0010 7
CROESER
JACOBUS


1990-03-30
CITIZEN
WINDHOEK
MALE
1.85
BROWN
2006-11-10
R74033
9003000107

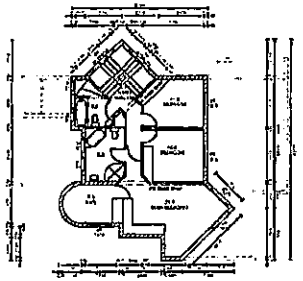
TEMPORARY DWELLING	
DESCRIPTION	SQM
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL [illegible]	[illegible]



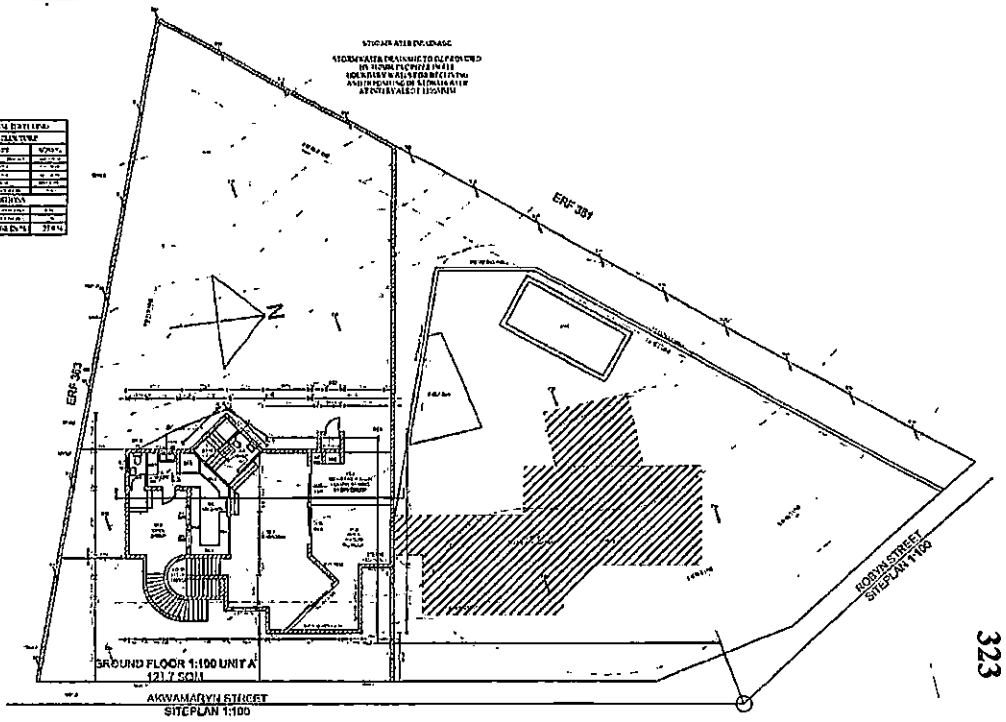




LOWER GROUND LEVEL 1:100
62.4 SQM

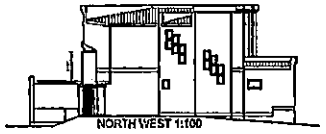


1ST FLOOR 1:100
99.4 SQM

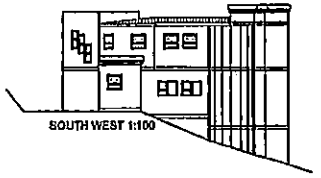


GROUND FLOOR 1:100 UNIT A
121.7 SQM

AKWAMARYN STREET
SITEPLAN 1:100



NORTH WEST 1:100



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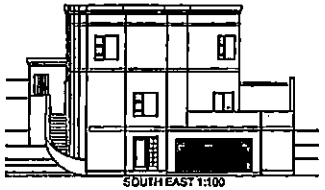

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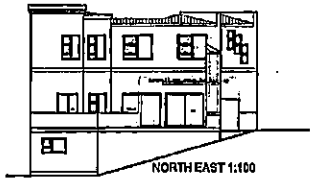

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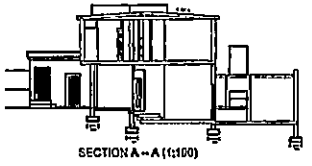

SECTION A – A (1:100)

DRAUGHTING SERVICES

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[illegible]	[illegible]
[illegible]	
[illegible]	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Proposed Flats AKWAMARYN PLANNING AREA	
[illegible]	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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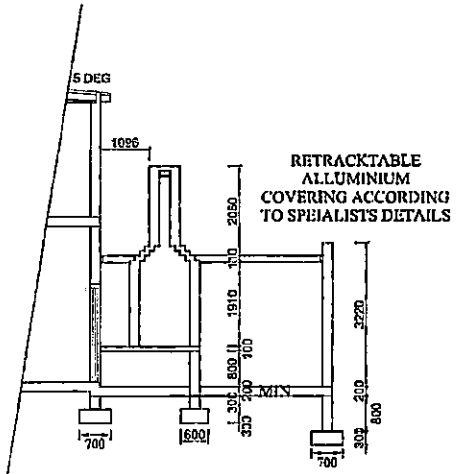


BBQ SECTION 1:100

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots	
Telephone Number	Fax Number
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

324

City of W 325 ek

Department of Urban and Transport Planning
Urban Policy Division

Applicant: URBAN GREEN CC
Erf No.: 362, EP
Tel. No.: 061 - 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A: More than 2 Storey Residential Dwelling**
- **B: Exceeding of Coverage**
- **C: Exceeding of Outbuilding Size**
- **D: Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, F J. Venter the Owner of Erf 499., which is adjacent*

to Erf _____, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	✓	OBJECT	
Exceeding of Coverage	AGREE	✓	OBJECT	
Exceeding of Outbuilding Size	AGREE	✓	OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

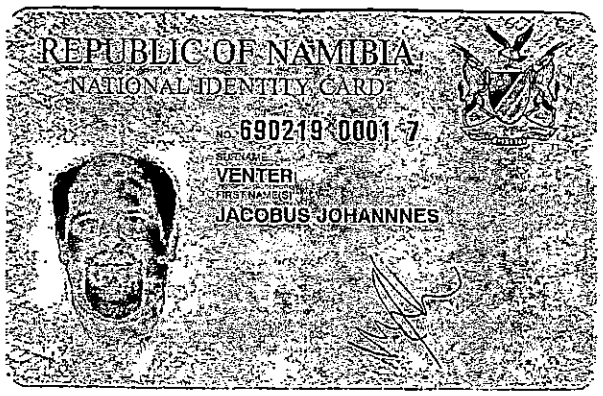
Signed: _____

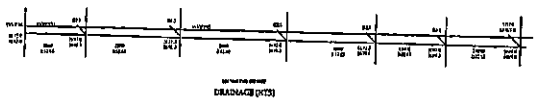
Tel: 081129 6688

Date: 1/8/2024

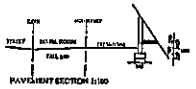
Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
No. 690219 0001 7
SURNAME
VENTER
FIRST NAME(S)
JACOBUS JOHANNES

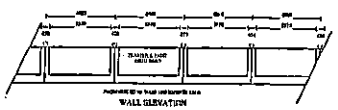


DRAINAGE (N75)

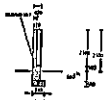


PAVEMENT SECTION 1:100

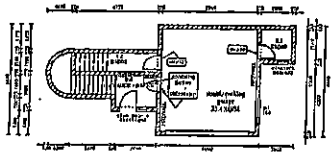
RESIDENTIAL DWELLING	
EXIST STRUCTURE	
DESCRIPTION	SQM/%
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE	21.9 %



WALL ELEVATION



WALL SECTION 1:100

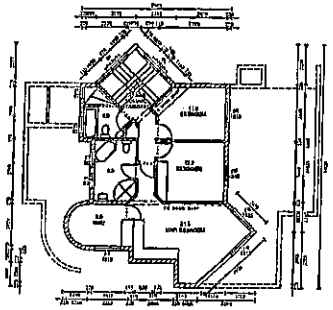


LOWER GROUND LEVEL 1:100
62.4 SQM

PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT 1.5 PARKINGS

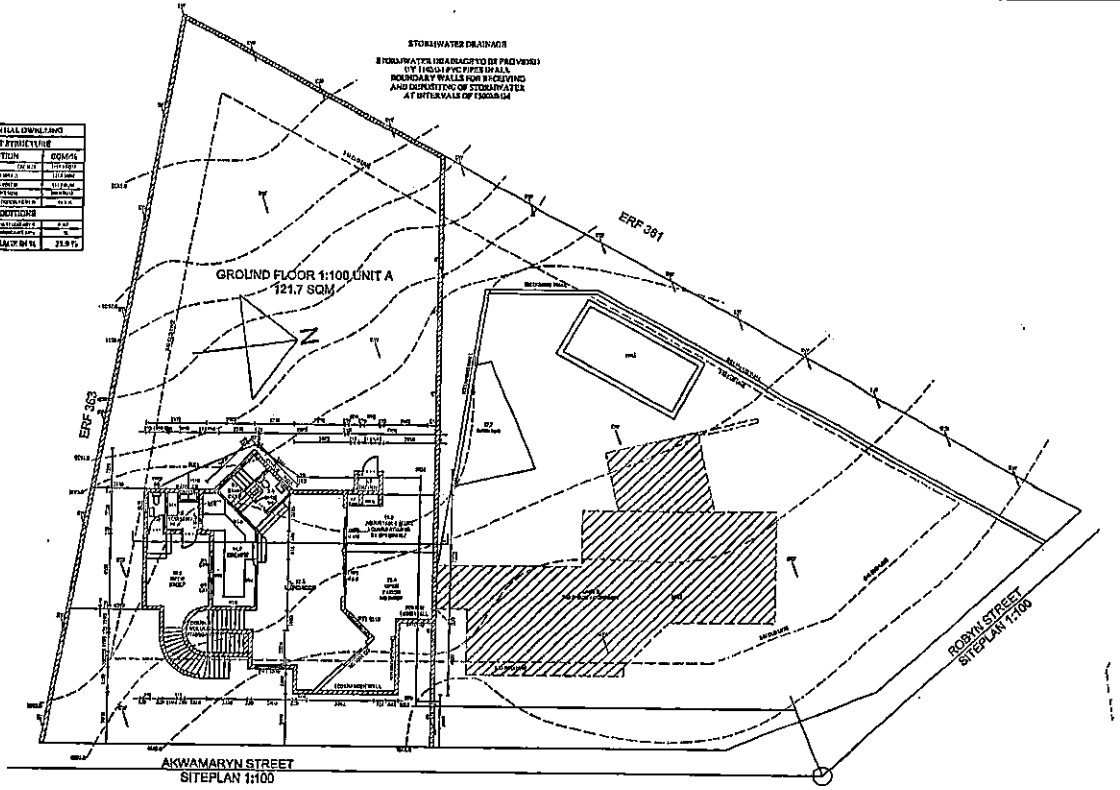
RESIDENTIAL PARKINGS PROVIDED: 1 GARAGE (2) PARKINGS PROVIDED



1ST FLOOR 1:100
66.4 SQM

STORMWATER DRAINAGE

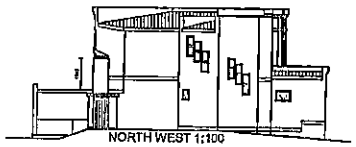
STORMWATER DRAINAGE TO BE PROVIDED BY 110(x1) PVC PIPES IN ALL BOUNDARY WALLS FOR RECEIVING AND DEPOSITING OF STORMWATER AT INTERVALS OF 15000(x)



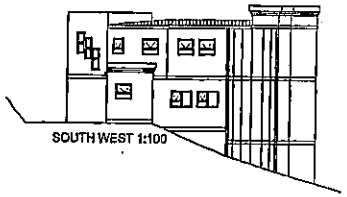
PARKING REQUIREMENTS FOR RESIDENTIAL PLOTS

RESIDENTIAL PARKING REQUIREMENT 1.5 PARKINGS

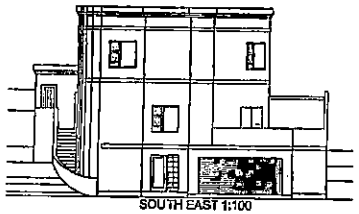
RESIDENTIAL PARKINGS PROVIDED: 1 GARAGE (2) PARKINGS PROVIDED



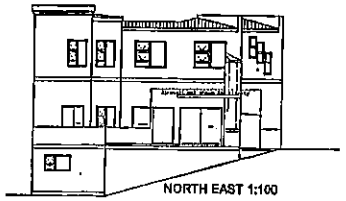
NORTH WEST 1:100



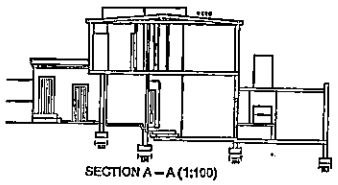
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

327

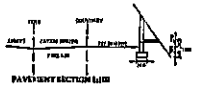
25/4/24

DRAUGHTING SERVICES

Where your drawing ends begins reality!

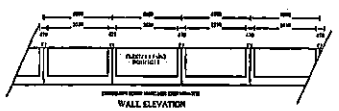
Hertis Louw	
elloutz@gmail.com	+264 81 245 1279
P.O. Box 40246, Windhoek, Namibia	
Eslem Botha	
+264 81 124 4933	+264 81 124 4933
Box xxxxx, WHK	thinst.eab@gmail.com
Proposed New AMENDED PLAN (UNIT A)	
ERF 161 ELIOS PARK	
H.L.	29/9/2022
O.L.	29/9/2022
Incl I	A0
AS SHOWN	00

DRAINAGE (PTS)

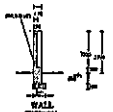


PAVEMENT SECTION 1:100

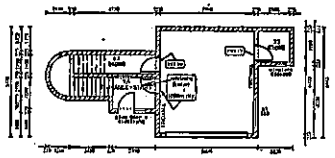
RESIDENTIAL DWELLING	
EXISTING STRUCTURE	
DESCRIPTION	SQ.M/%
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
ADDITIONS	
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL COVERAGE [illegible]	[illegible]



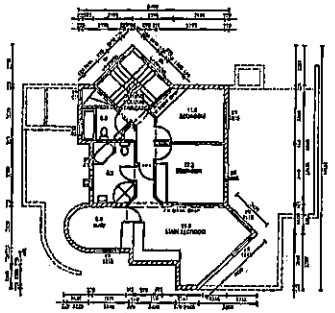
WALL ELEVATION



WALL SECTION 1:100



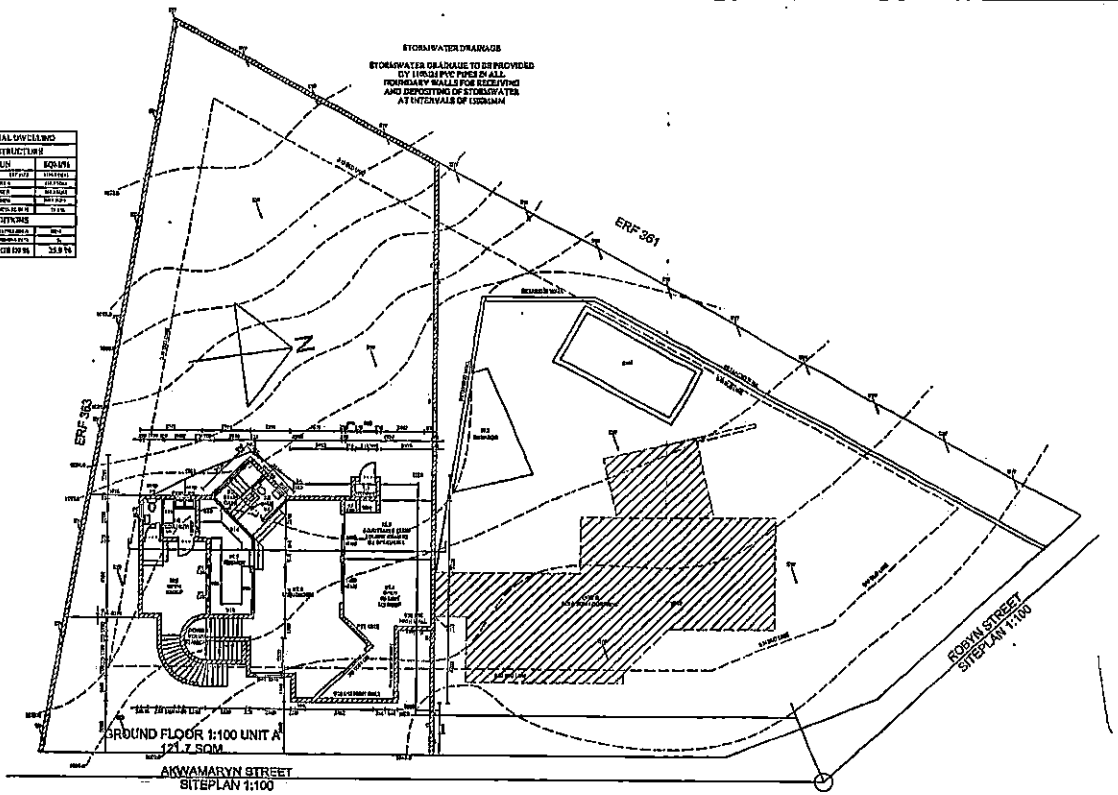
LOWER GROUND LEVEL 1:100
62.4 SQM

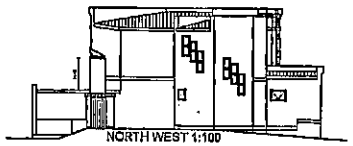


1ST FLOOR 1:100
98.4 SQM

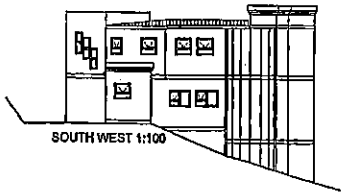
STORMWATER DRAINAGE

STORMWATER DRAINAGE TO BE PROVIDED BY 110MM PVC PIPES IN ALL BOUNDARY WALLS FOR RECEIVING AND DEPOSITING OF STORMWATER AT INTERVALS OF 1500MM

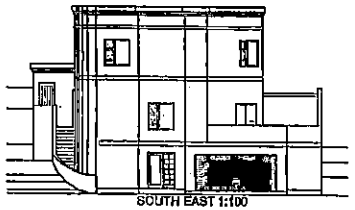




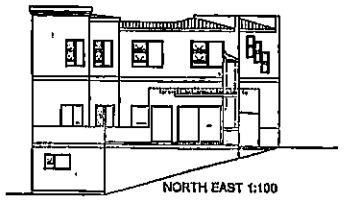
NORTH WEST 1:100



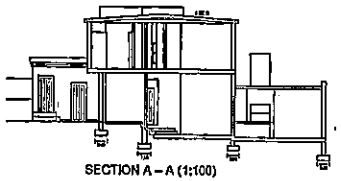
SOUTH WEST 1:100



SOUTH EAST 1:100



NORTH EAST 1:100



SECTION A – A (1:100)

25/4/2024

DRAUGHTING SERVICES

Where you dreams become reality!

Details Lists	
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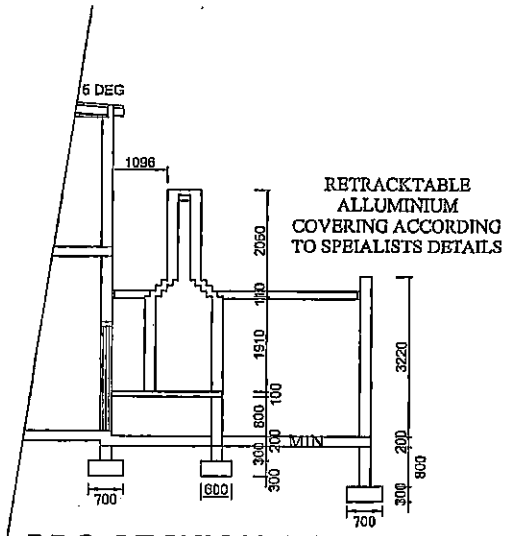
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]



BBQ SECTION 1:100

DRAUGHTING SERVICES

Where your draughting needs becomes reality!

Betsie Loots	
Telephone Number:	Fax Number:
Email Address: efloots@gmail.com	Cellphone Number: +264 81 245 1239
Postal Address: P.O. Box 40246, Windhoek, Namibia	
Client Name: Salene Botha	
Client Telephone Number: +264 81 124 4433	Client Cellphone Number: +264 81 124 4433
Client Postal Address: Box xxxxx, WHK	Client Email Address: RinusLoots@gmail.com
Drawing Name: Proposed New BBQ SECTION (UNIT A)	
Drawing Number: ERF 362 EROS PARK	
Drawn By: B.L.	Date Drawn: 29/9/2022
Checked By: O.L	Date Checked: 29/9/2022
Sheet Number: 1 of 1	Sheet Size: A3
Sheet Scale: AS SHOWN	Revision: 00

25/7/2024

329

City of Windhoek

Department of Urban and Transport Planning
Urban Policy Division

Applicant: URBAN GREEN CC
Erf No.: 362, EP
Tel. No.: 061 - 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A: More than 2 Storey Residential Dwelling**
- **B: Exceeding of Coverage**
- **C: Exceeding of Outbuilding Size**
- **D: Relaxation of Building Lines**

ADJACENT ERF OWNER'S COMMENTS:

I, Philip the Owner of Erf 362 (B), which is adjacent* to Erf 362 (A), have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	X	OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

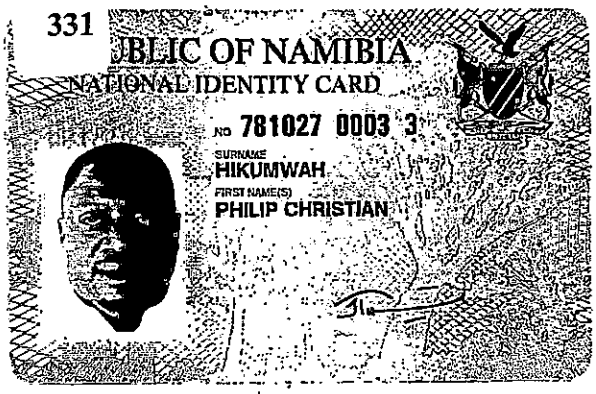
Signed: [signature]

Tel: 0811223926

Date: 21/08/2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.


JBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
NO 781027 0003 3
SURNAME
HIKUMWAH
FIRST NAME(S)
PHILIP CHRISTIAN

DATE OF BIRTH
1978-10-27
PLACE / COUNTRY OF BIRTH
ONGWEDIVA
GENDER
MALE
HEIGHT (m)
1,76
DATE OF ISSUE
2023-03-09
CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN
M67312
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7810277M4303097NAMM67312<0<<<4
HIKUMWAH<<PHILIP<CHRISTIAN<<<<

City of Windhoek

Department of Urban and Transport Planning
Urban Policy Division

Applicant:	URBAN GREEN CC
Erf No.:	362, EP
Tel. No.:	061 – 300 820

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

- **A:** More than 2 Storey Residential Dwelling
- **B:** Exceeding of Coverage
- **C:** Exceeding of Outbuilding Size
- **D:** Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, Haddis Tilahun the Owner of Erf 363, Eros Park, which is adjacent* to Erf 362, Eros Park, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE	X	OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE		OBJECT	X

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

~~Based~~ / For purpose of fire / emergency issues we would be disadvantaged or will not be able to coordinate with 5m; 7m. Therefore, we object for relaxation of building lines to be beyond 3m - 5m.

I herewith declare all information contained herein as true and correct

Signed: Haddis

Tel: 061 277 800

Date: 12 November 2024

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

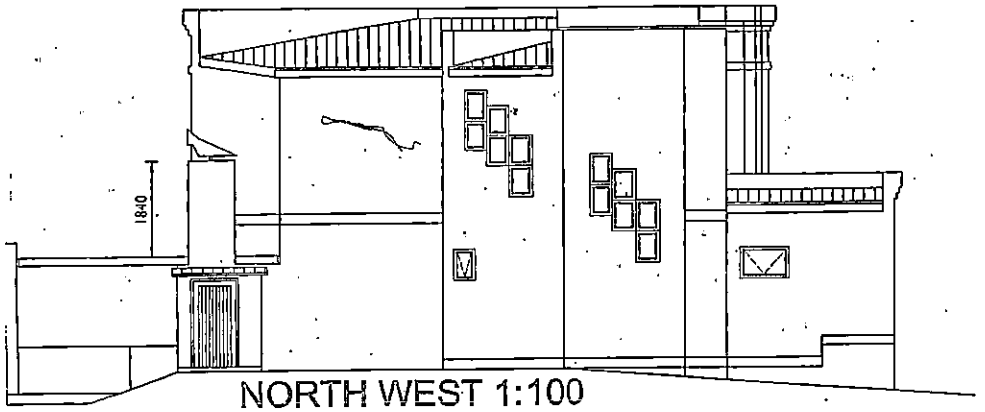
REQUIREMENTS APPLICABLE TO BUILDING PERMITS

Planning, Urbanisation and Environment Department

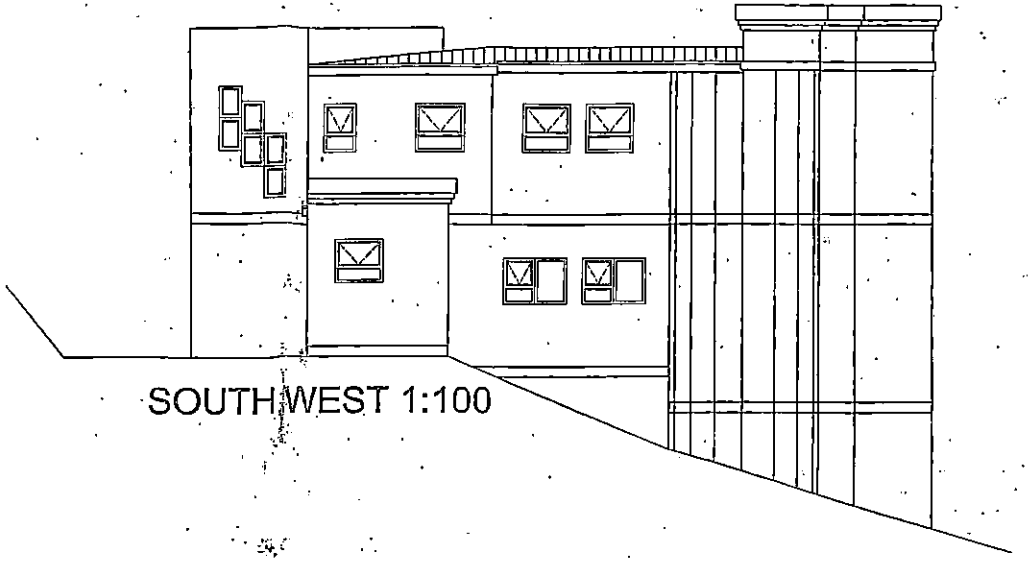
1. Original surveyed stand beacons (Surveyor pegs) must be shown by the owner when foundation excavations are inspected.
2. Vehicular access must have an upward gradient of 1:50 measured from the top of mountable kerbs to the boundary, or from the edge of the existing road surface where kerbs have been omitted.
3. Gates may only open to the inside of the property and must be constructed within the property boundaries.
4. Building work may not commence before a mountable kerb access has been constructed.
5. (a) The natural stormwater course may not be disturbed.
   (b) Should the owner at any time build over the natural stormwater course or deviate such course over the property, uninterrupted flow of the stormwater shall be ensured in construction with and to the satisfaction of the Chief Engineer: Roads and Stormwater.
   (c) Provision must be made for the uninterrupted flow of stormwater over the property.
6. Approval of the Strategic Executive: Planning, Urbanisation and Environment has to be obtained when a pool is to be emptied. The backwash water for the cleaning of swimming pool filters must be discharged into the municipal sewer system.
7. No permanent vehicle access ramps may be constructed on the property before street levels have been obtained from the Chief Engineer: Roads and Stormwater.
8. Acceptance into Council's sewers of the effluent from this industry will be subject to the acceptance standards, conditions and tariffs of the Trade Effluent Regulations published under the Government's Notice 217 of 1960 as amended by Government Notice 140 of 1975.
9. Surface of walls facing the neighbours (as well as the street) must be properly finished.
10. A certificate of completion for all engineering designs, signed by a professional engineer, must be submitted during final inspection.
11. The roof overhang may not be within the 1.5m of the boundary.
12. The type of roof covering must be in accordance with the Town planning Scheme for the relevant township.
13. Only closed drainage systems are allowed.
14. The developer/owner must be ensure that no electrical, main sewer and telephone services are involved, disrupted or damaged by the construction.
15. A copy of the building plan(s) must always be kept on site and be made available for inspectors on request.
16. Artificial ventilation shall be maintained by the owner in a working state at all times.
17. The requesting and issuing of a Completion Certificate before any new building is occupied is compulsory

Fire Department

1. Walls between garage and house must be firewall (220mm), built up to the roof membrane (not the ceiling)
2. Door between garage and house must be self-closing fire door.
3. Garage floor must be sunken by at least 100mm below the floor level of the house, or a 100mm threshold must be provided.
4. Construction of a fireplace must comply with the standard building regulations safety requirements.
5. Stoves are not allowed to be directly or partially below windows.
6. Boundary walls must be firewalls (220mm) build up to 300mm above and alongside roof level. The distance between the edge of a firewall and the closest opening (including windows and doors) must be at least 1.5 meters measured horizontally.
7. Carports must be left open (if a carport is to be enclosed, the existing windows within the enclosure must be relocated or be supplied with wired glass).
8. Install fire equipment as specified on plan.
9. Balustrades must comply with Standard Regulations safety requirements.
10. Wooden floors must comply with Standard Regulation safety requirements.
11. Thatch Roof structures must comply with Standard Regulation safety requirements.
12. LPG (gas) installations must comply with Standard Regulation safety requirements.
13. Flammable liquid storage/discharge facility must comply with Standard Regulation safety requirements.
14. Smoke ventilation must comply with Standard Regulation safety requirements.
15. Premises must be accessible for Emergency Vehicles.
16. Provision for safe emergency evacuation of the building must comply with Standard Regulation safety requirements.
17. All automatic suppression and detection systems to be installed, tested and maintained as per Standard Regulation safety requirements.
18. Fire water reticulation systems to be tested for hydraulic flow and pressure prior to issuing of completion certificate.
19. All fire protection requirements to be inspected prior to issuing of Completion or Compliance certificates.

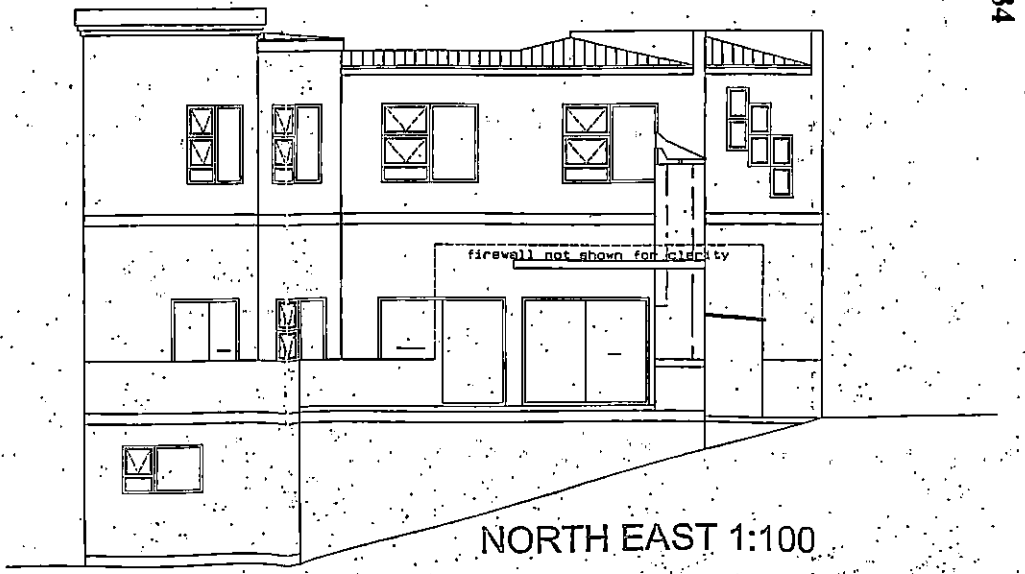


NORTH WEST 1:100

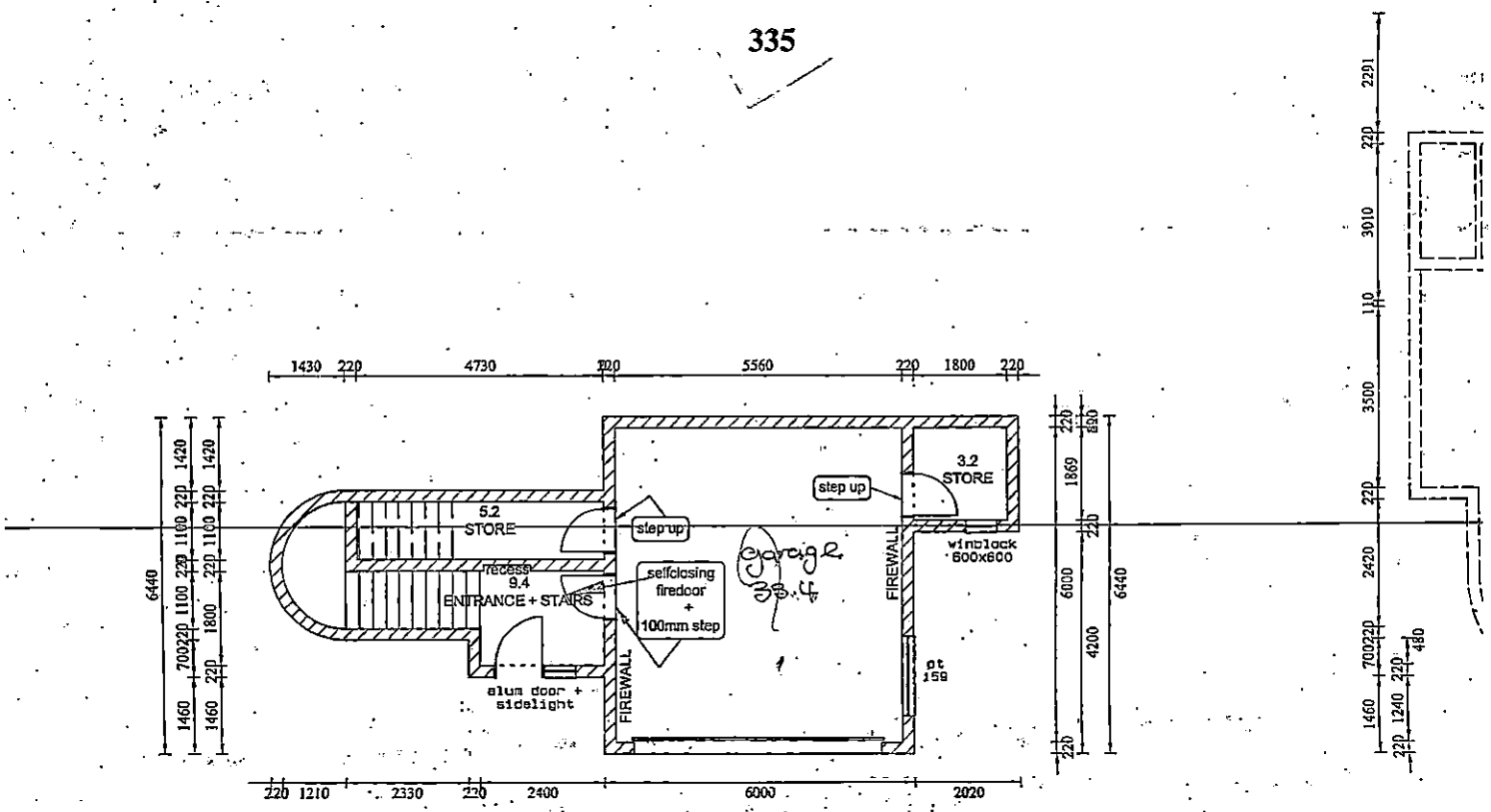


SOUTH WEST 1:100

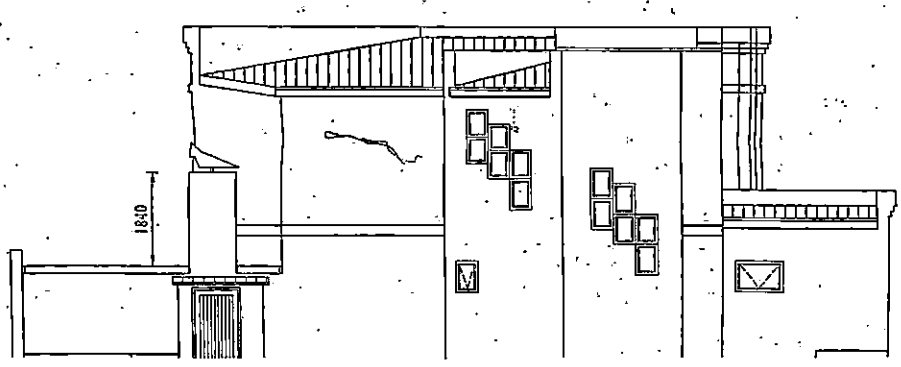
SOUTH EAST 1:100

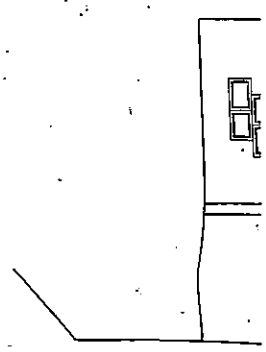


NORTH EAST 1:100



LOWER GROUND LEVEL 1:100
62.4 SQM



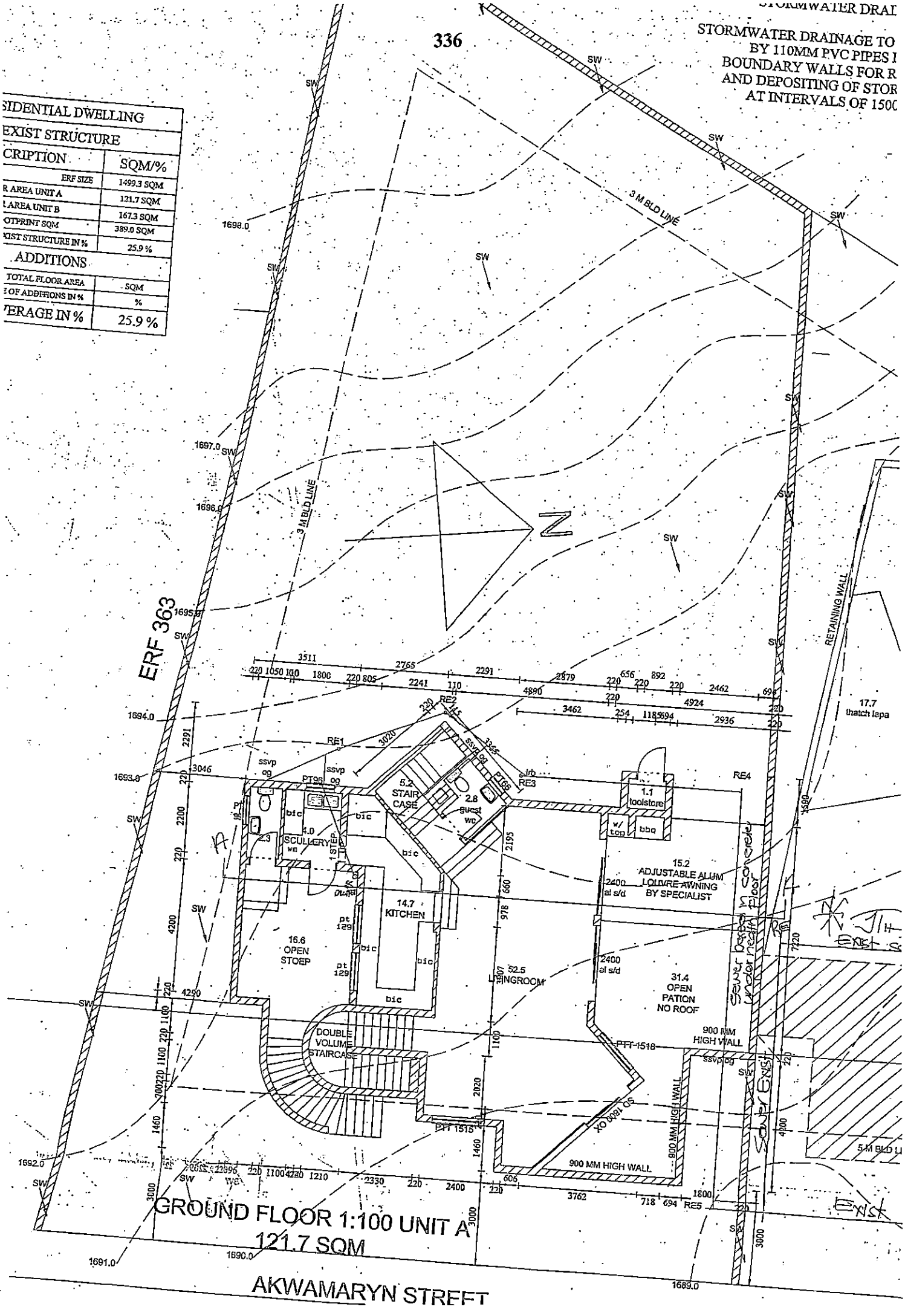


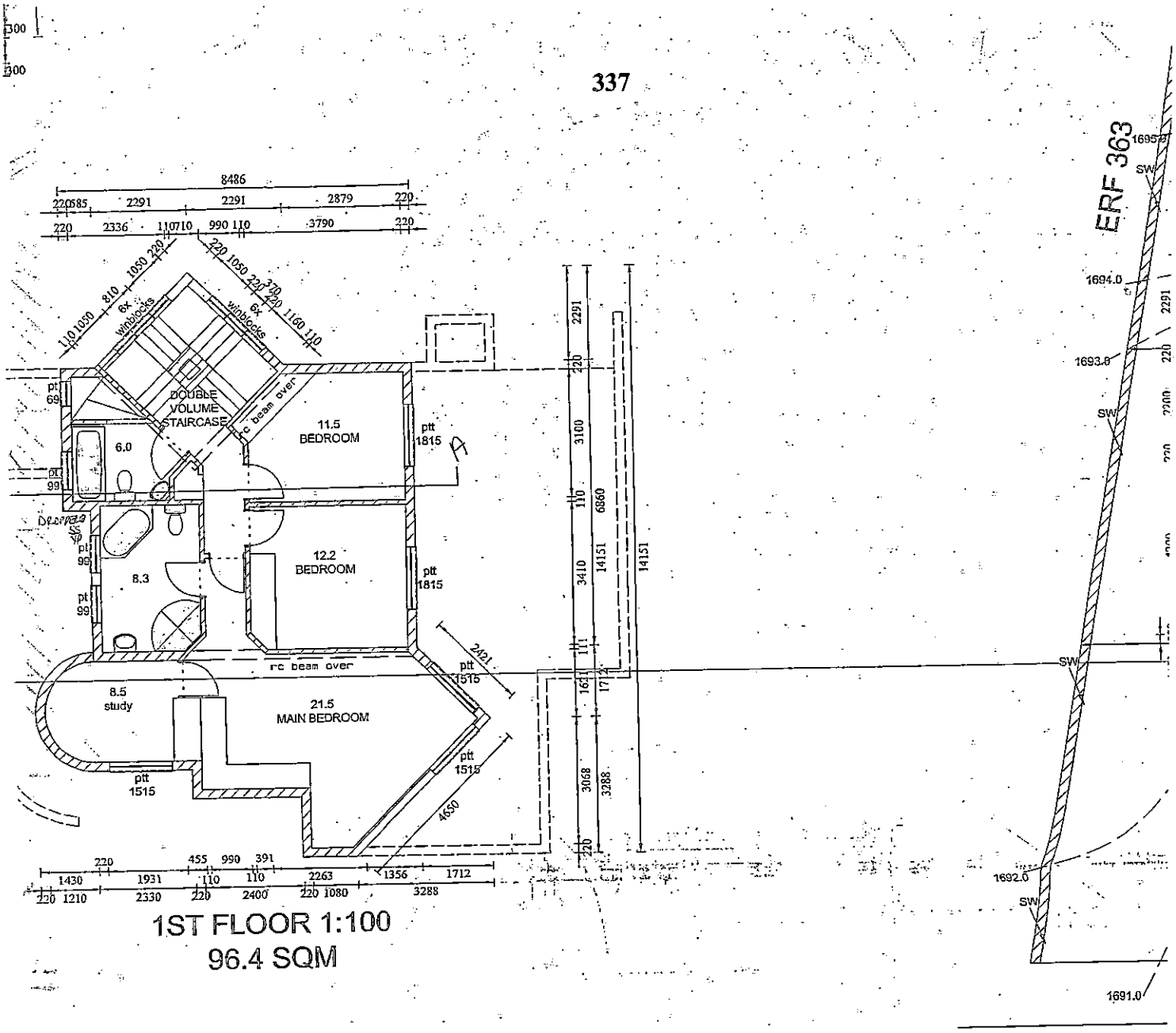
SOUT

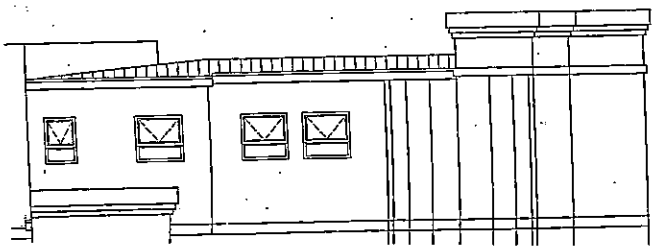
STORMWATER DRAI

STORMWATER DRAINAGE TO
BY 110MM PVC PIPES I
BOUNDARY WALLS FOR R
AND DEPOSITING OF STOR
AT INTERVALS OF 150C

SIDENTIAL DWELLING	
EXIST STRUCTURE	
CRIPTION	SQM/%
ERF SIZE	1499.3 SQM
R AREA UNIT A	121.7 SQM
L AREA UNIT B	167.3 SQM
OTPRINT SQM	389.0 SQM
XIST STRUCTURE IN %	25.9 %
ADDITIONS	
TOTAL FLOOR AREA	SQM
E OF ADDITIONS IN %	%
VERAGE IN %	25.9 %




8486
DOUBLE VOLUME STAIRCASE
winblocks
rc beam over
11.5 BEDROOM
6.0
12.2 BEDROOM
8.3
8.5 study
21.5 MAIN BEDROOM
ptt 1815
ptt 1515
pt 69
pt 99
ERF 363
SW
1694.0
1693.0
1692.0
1691.0
1ST FLOOR 1:100
96.4 SQM



[Municipal Council Minutes: 2019-09-26]

10.3.4 FNS.3 [UTP] BUILDING LINE RELAXATION DISPUTE ON ERF 3274, WINDHOEK – OBJECTION FROM ADJACENT NEIGHBOUR ERF 3275, WINDHOEK (L/3274/W)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.

2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

[Municipal Council Minutes: 2023-11-08(10-26)]

9.3.4 **FNS.1 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 4627, KHOMASDAL EXTENSION 1 FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL EXTENSION 1**
(L/4434/KD) (L/4627/KD)

On proposal by Councillor SS Nujoma, it was

RESOLVED

That Council Resolution 426/11/98, attached as pages 167 - 168 to the agenda, be rescinded in its entirety and replaced to *inter alia* read as follows:

1 *That the Remainder of Erf 4627, Khomasdal Extension 1 be subdivided into Portion A (± 243 m² in extent) and the Remainder, as indicated on Plan KD 4434-1, attached as page 182 to the agenda.*

2 *That Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be sold to the owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes.*

3 *That the sale of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be subject to the following conditions:*

3.1 *That Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 be closed as a public open space in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*

3.2 *That the Municipal Council of Windhoek prepare the closure notice.*

3.3 *That the applicant/owner of Erf 4434, Khomasdal Extension 1 be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours, at own cost.*

3.4 *That proof of successful advertising be provided to the Strategic Executive: Urban and Transport Planning before the transfer process.*

3.5 *That the applicant comply with all subdivision and consolidation requirements in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*

3.6 *That the applicant be responsible to submit all required documents, forms and fees as per the Urban and Regional Planning Board requirements to the Strategic Executive: Urban and Transport Planning for submission to the Urban and Regional Planning Board.*

3.7 *That Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be consolidated with Erf 4434, Khomasdal Extension 1 into one (1) erf, simultaneously with transfer.*

3.8 *That the standard conditions registered against Erf 4434, Khomasdal Extension 2 be retained against the consolidated erf.*

3.9 That upon consolidation, Portion A (± 243 in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 assume the same zoning as Erf 4434, Khomasdal Extension 1, being 'residential' with a density of one (1) dwelling per erf, in terms of clause 5(3) of the Windhoek Town Planning Scheme.

3.10 That the applicant/owner of Erf 4434, Khomasdal Extension 1 be responsible for the town planning and cadastral procedures, i.e. closure, subdivision, consolidation, survey and registration of the newly consolidated erf and all costs involved.

4 That, after successful completion of the closure, town planning and cadastral procedures, Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be sold for consolidation purposes, to the owner of Erf 4434, Khomasdal Extension 1 at 50 % of the market price of N$828.00/m² or N$201 200.00, thus being N$100 600.00 in total in terms of Council Resolution 276/08/2004 (Policy), attached as page 184 to the agenda, and as per the signed Valuation Certificate dated 6 March 2023, attached as page 183 to the agenda.

5 That the sale of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be further subject to the following conditions:

5.1 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

5.1.1 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.*

5.1.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

5.2 That the applicant appoint a registered professional Engineer at his/her own cost and risk, to determine if the south eastern boundary of the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 require to be protected against any potential flood damage.

5.3 That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the erf, all costs involved be for the applicant's account.

5.4 That only one (1) service connection and one (1) meter point be allowed from the municipal electrical network.

5.5 *That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.*

6 *That it be noted that the sewer line that is passing through the boundaries of Portion A (± 243 m² in extent) of the applicant's own account need to be relocated at the cost of the applicant, and further subject to the following conditions:*

6.1 *That the applicant appoint a registered professional Engineer to do the designs for the relocation of the sewer line outside the boundaries of the new consolidated erf.*

6.2 *That the sewer line design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with construction work.*

6.3 *That after approval of the sewer line design, the applicant appoint a Contractor to do the relocation of the sewer line.*

6.4 *That the supervision of the construction work be done by a registered professional Engineer.*

6.5 *That all costs involved, due to the relocation of the sewer line, be for the applicant's account.*

6.6 *That the sale of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 only be concluded after the sewer line is relocated by the applicant to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.*

6.7 *That no building plans be approved before the sewer line is relocated.*

6.8 *That any further sewer requirements be for the applicant's account.*

7 *That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.*

8 *That the applicant/owner of Erf 4434, Khomasdal Extension 1:*

8.1 *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.*

8.2 *Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.*

8.3 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.

8.4 Sign the Deed of Sale not later than sixty (60) days after the approval of the diagrams by the Surveyor General and having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

9 That should the applicant/owner of Erf 4434, Khomasdal Extension 1 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 (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 to the owner of Erf 4434, Khomasdal Extension 1 beyond eighteen (18) months, be subject to the price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.

10 That should the applicant wish to take occupation of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1, prior to the conclusion of the sale thereof, that Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$838.33, further subject to the annual escalation in line with the Namibia Inflation Rate.

11 That the sale/lease of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

12 That the sale/lease of Portion A (± 243 m² in extent) of the Remainder of Erf 4627, Khomasdal Extension 1 be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

13 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.

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

Financial implications

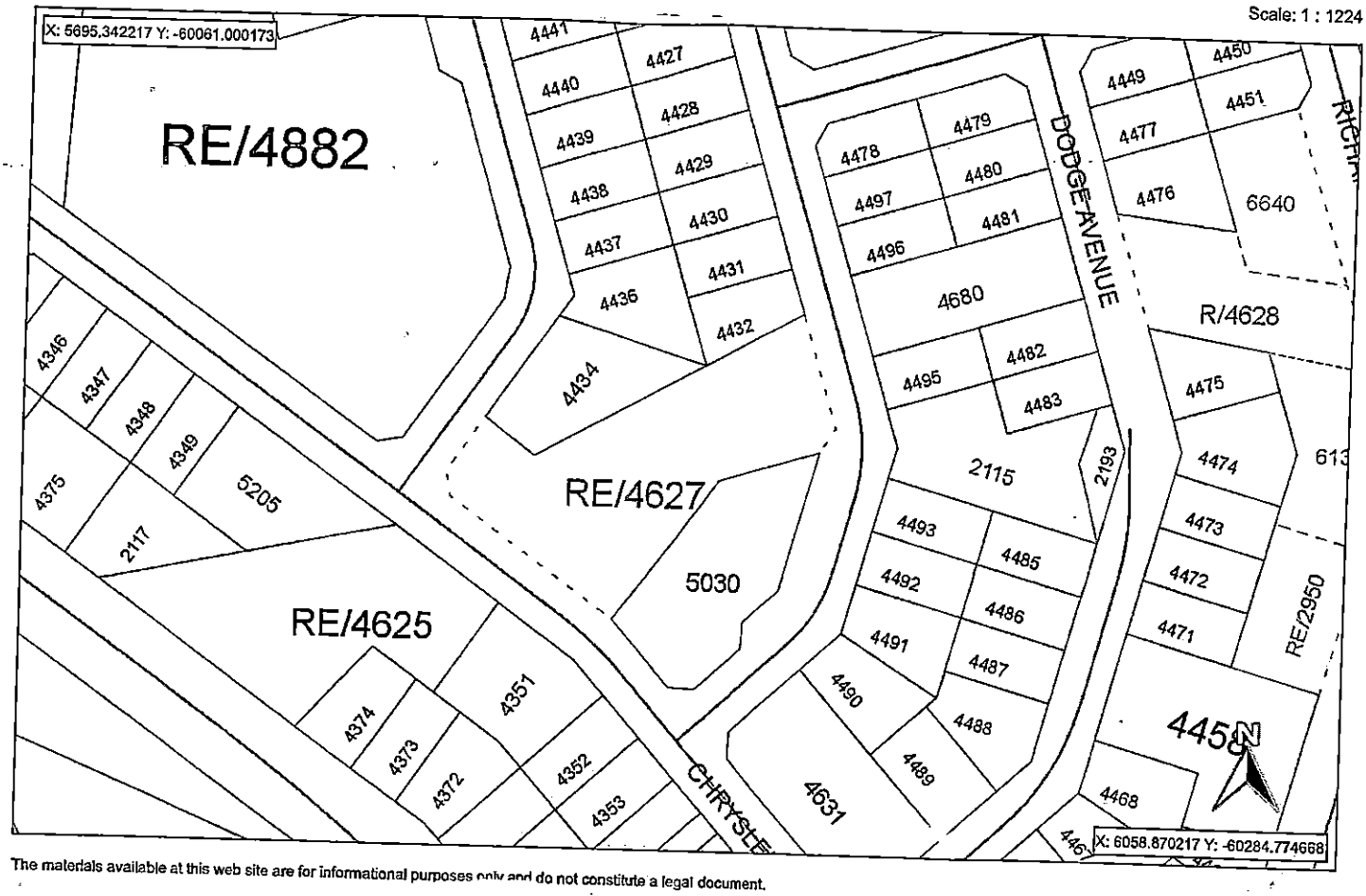
Service rendered	*Funds required (N$)*	*Funds available*
Advertisement cost	*4 000.00*	*Item 4000/20/1/10/0025*

RESOLUTION 280/11/2023

Erf RE/4627 KD

343

3/27/2025
Scale: 1 : 1224



The materials available at this web site are for informational purposes only and do not constitute a legal document.

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 26/03/2025

Erf No.: R/4627 **Suburb:** Khomasdal **Street name:** Chrysler

Erf size: **POS** Public Open Space **Density:**

Required portion size: 219m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold for consolidation with erf 4434, Khomasdal

Current vacant land going price/ m²	N$ 858	
Size of the portion Required	219 m²	
Estimated market Value	N$ 187 900.00	

Comparable portions of land were sold in 2023 by the Council at a rate of N$ 828 per square metre. To align the price per square metre attained in 2023 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N$858 per square metre was established. Therefore, the required portion should be valued at N$858 per square metre.

.....

Valued by: Kaulikufwa Hendjala **Date:** 26/03/2025

[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.

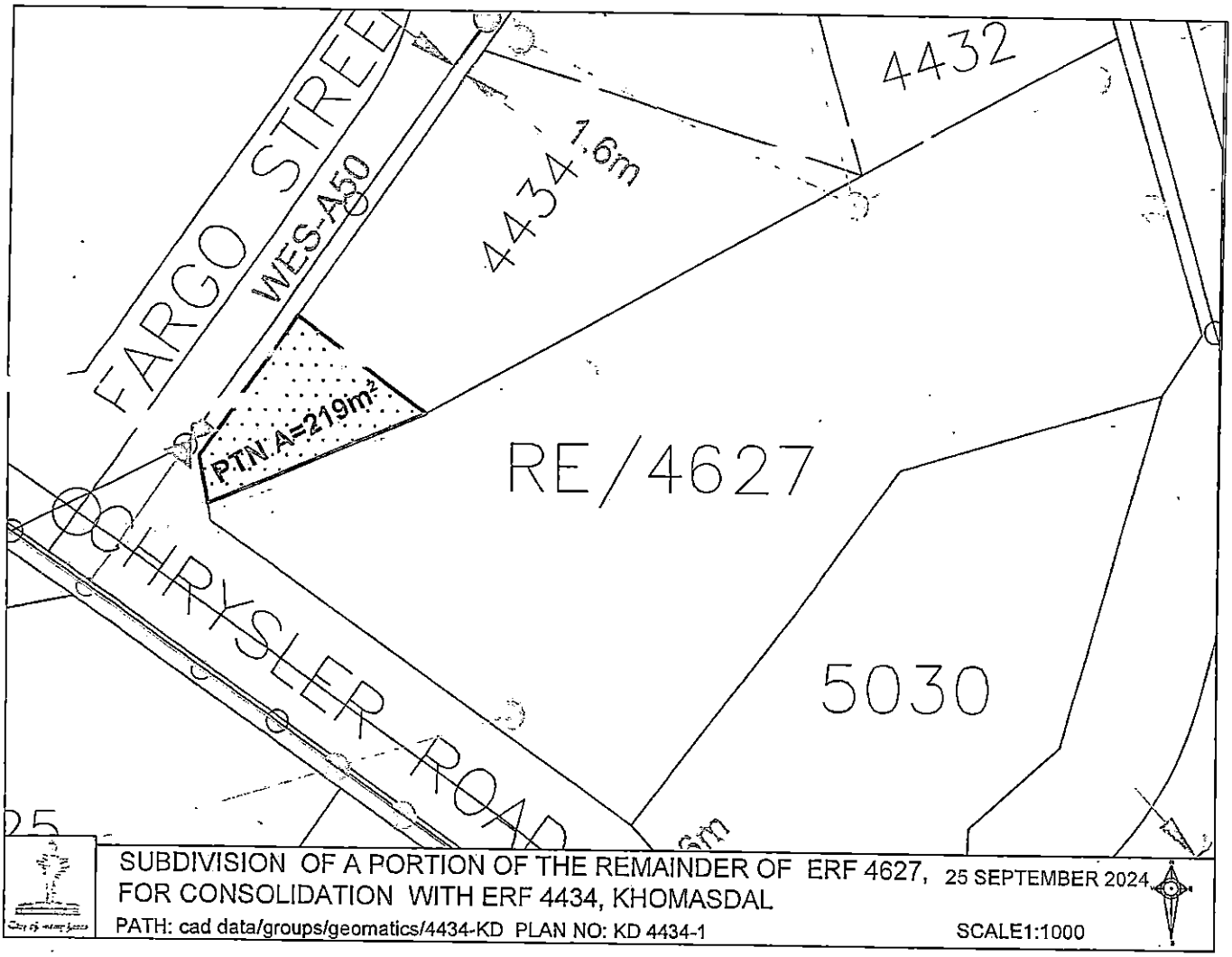
3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.

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]


FARGO STREET
WES-A50
4434
1.6m
4432
PTN A=219m²
RE/4627
CHRYSLER ROAD
5030
SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 4627, FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL
25 SEPTEMBER 2024
PATH: cad data/groups/geomatics/4434-KD PLAN NO: KD 4434-1
SCALE1:1000