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CITY OF WINDHOEK

✉ 59, Windhoek ☎ +264 61 2902911

NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 26 October 2023**, postponed to be held on **Wednesday, 8 November 2023 at 17:30**, in the new Council Chambers, Windhoek.

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CHIEF EXECUTIVE OFFICER

ENQUIRIES:	Ms M Garises/mgo Ms T Edward	**REF:**	08-11-2023.ca
TELEPHONE:	2902557/2902597	**DATE:**	2023-11-03

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[Municipal Council Agenda: 2023-11-08(10-26)]

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

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[Municipal Council Agenda: 2023-11-08(10-26)]

2 **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCILLOR J UAPINGENE**
(3/1/6/8)

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[Municipal Council Agenda: 2023-11-08(10-26)]

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

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[Municipal Council Agenda: 2023-11-08(10-26)]

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

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5 **CONFIRMATION OF MINUTES**

[Municipal Council Agenda: 2023-11-08(10-26)]

5.1 **MUNICIPAL COUNCIL MEETING HELD ON 28 SEPTEMBER 2023**
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 28 September 2023 are submitted for confirmation.

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[Municipal Council Agenda: 2023-11-08(10-26)]

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

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[Municipal Council Agenda: 2023-11-08(10-26)]

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

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[Municipal Council Agenda: 2023-11-08(10-26)]

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: 2023-11-08(10-26)]

9.1 **APPROVAL OF MINUTES (MC 18/2023)**

The minutes of the Management Committee meeting (MC 18/2023) held on 3 October 2023 was approved by the said Committee on 31(30)(17) October 2023 and is submitted for notice with the exception of Items GOV.1, GOV.3, FNS.1, FNS.2 and FNS.4, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 18/2023) held on 31(30)(17) October 2023, be noted by its members, with the exception of Items GOV.1, GOV.3, FNS.1, FNS.2 and FNS.4.

[Municipal Council Agenda: 2023-11-08(10-26)]

9.1.1 **GOV.1 [ELE] REQUEST FOR APPROVAL TO ACCEPT URBAN AND MUNICIPAL DEVELOPMENT GRANT FUNDING TO THE MUNICIPAL COUNCIL OF WINDHOEK FROM THE AFRICAN DEVELOPMENT BANK (AfDB)**
(5/5/1/2)

Background

*** The African Development Bank (AfDB) has awarded a grant amount of USD485 000.00 from the Bank's Urban and Municipal Development Fund (UMDF) to support the City's electrification programme and scale up its renewable energy capacity. (Refer to the offer letter, **attached as <u>pages 1 - 2</u> to the agenda**). The grant aims to develop a comprehensive and bankable project for peri-urban electrification, development, and renewable energy initiatives for the Municipal Council of Windhoek. The anticipated scope of works to be covered includes updating existing studies, producing preliminary designs and engineering documentation, and preparing Terms of Reference (ToR) for supervision of implementation.

The grant funding from the African Development Bank (AfDB) is expected to assist Council to accelerate the provision of electricity services in the peri-urban settlements around Windhoek. A proposal to the Nationally Appropriate Mitigation Action (NAMA) Facility will later be submitted by end of July 2024, requesting grant support to build onto the outcomes of the Urban and Municipal Development Fund (UMDF) interventions. The potential Nationally Appropriate Mitigation Action (NAMA) Grant will include the following:

- Partial grant funding for the Municipal Council of Windhoek's investment in grid stabilisation measures, with a primary focus on a battery storage system, in relation to the scaling up of renewable energy in the city; and

- A comprehensive pre-feasibility study to assess the potential of waste-to-energy plant for the city has already been elaborate and thus the intended support involves extending it to a full feasibility study, encompassing preliminary design and tender packages.

Purpose of the submission

The purpose of this submission serves to seek approval for Council to accept the grant fund amount of USD485 000.00 from the Bank's Urban and Municipal Development Fund (UMDF) to support the City's electrification programme and scale up its renewable energy capacity.

Management Committee

RECOMMENDED

*** 1 That the grant fund offer letter from the African Development Bank (AfDB), **attached as <u>pages 1 - 2</u> to the agenda**, be noted.

2 That the grant amount of USD485 000.00 from the African Development Bank's (AfDBs) Urban and Municipal Development Fund (UMDF) to support the City's electrification programme and scale up its renewable energy capacity, be accepted subject to the approval by the Minister in accordance to the provisions of section 30(1)(z)(i) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

3 That the Strategic Executive: Electricity under signature of the Chief Executive Officer issue a response letter to the African Development Bank (AfDB) accepting the grant fund to enable the parties to start the Urban and Municipal Development Fund (UMDF) interventions.

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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.1.2 GOV.3 [ICT] COMPUTER HARDWARE AND PERIPHERALS ACQUISITION POLICY
(16/33)

Introduction

*** Council is hereby requested to approve the ICT Computer Hardware and Peripherals Acquisition Policy, **attached as pages 3 - 16 to the agenda**.

The documents have been circulated to the Executive: Strategy and Performance Management and Strategic Executives on 20 July 2023 to solicit their inputs.

*** The document review sign-offs are **attached as page 17 to the agenda**. The said Policy was further presented to the Councillors at a Policy Workshop that took place on 6 September 2023. The provisions of the policy were explained to the Councillors and where applicable recommendations and contributions were noted. The Councillors' Attendance Register is **attached as pages 18 - 19 to the agenda.**

Discussion

The ICT Computer Hardware and Peripherals Acquisition Policy outline the guidelines to ensure that a uniform acquisition process is applied to all computer hardware and peripheral purchases by the Municipal Council of Windhoek and that a standard framework is applied to all computer hardware. In addition, this policy sets guidelines on how to maintain all hardware recorded into the Municipal Council of Windhoek's Inventory Tracking System as well as document ownership.

Management Committee

RECOMMENDED

1 That the rationale of the ICT Computer Hardware and Peripherals Acquisition Policy, be noted.

*** 2 That the ICT Computer Hardware and Peripherals Acquisition Policy, **attached as pages 3 - 16 to the agenda**, be adopted and approved.

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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.1.3 **FNS.1 [UTP] APPLICATION FOR THE REZONING OF ERF 2252, WINDHOEK FROM 'RESIDENTIAL' WITH DENSITY OF 1:900 m² TO 'BUSINESS' WITH A BULK OF 0.4**
(L/2252/W)

Application

An application was received from Nghivelwa Planning Consultants on behalf of the owner Arnoldus Petrus Hendrik van Staden for the following:

- Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from 'residential' with a density of 1: 900 m² to 'business' with a bulk of 0.4.

*** The full application, including relevant correspondence/documentation is **attached as pages 20 - 55 to the agenda.**

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

Erf information

Erf 2252, Windhoek is zoned 'residential' with a density of 1:900 m² with an erf size of ± 1 022 m². Erf 2252, Windhoek is located in Kilimanjaro Street, west of the Eros Primary School and Klein Windhoek River. There is a dwelling unit on the property.

Development intention

It is the intention of the applicant to use the property for business purposes for the construction of a showroom and offices on the erf.

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 Council's Public Consultation Policy:

*** - The proposed zoning was advertised in the Confidènte of 25 to 31 March 2022 and 1 to 7 April 2022, and the New Era of 25 March 2022 and 1 April 2022, as per the advertisements, **attached as pages 56 - 59 to the agenda;**

*** - Notices, **attached as page 60 to the agenda**, were placed on-site and on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC);

*** - Neighbour consultation letters/forms, **attached as pages 61 - 64 to the agenda**, were sent by certified mail to the neighbours/owners of Erven 2253, 2258, 2259, 2252, 7407 and R/1754, Windhoek; and

*** - A notice, **attached as pages 65 - 67 to the agenda,** was also published in Government Gazette No. 7776 of 1 April 2022.

The closing date for comments and objections was 15 April 2022 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 an objection to the proposed rezoning to 'business'. The division rather supports rezoning to 'office' with a bulk of 0.4.

- **Roads Planning and Traffic Flow**

  Erf 2252 is located in Kilimanjaro Street. The erf is ± 1 022 m² in extent and is zoned 'residential' with a density of 1:900 m². Kilimanjaro Street is a very short street and traffic volumes are low. There are no traffic flow problems currently experienced during peak hours. The proposed rezoning will generate approximately ten (10) additional vehicular trips to the network.

  There is objections to the proposed rezoning of Erf 2252, Windhoek from 'residential' with the density of 1:900 m² to 'business' with a bulk of 0.4, due to the following:

  - There are current improvements on-site, and the applicant indicated that these will be demolished and to provide a new development. No parking layout plan was submitted for the current improvements should these be used for the new zoning, should such planning of a new development not realise as anticipated. The applicant to submit an interim parking layout plan for the current improvements or provide clarity.

- **Roads and Stormwater**

  A stormwater investigation was done and the following is reported:

  - Erf 2252 has a general downward slope from the northeast into a southwesterly direction;

  - There is no visible stormwater course or system flowing across Erf 2252, except for surface stormwater run-off; and

  - It is worth noting that, the 50-year and 100-year flood levels of the Klein Windhoek River is located adjacent to the southwestern boundary of Erf 2252.

There is no objection to the proposed rezoning of Erf 2252, Kilimanjaro Street, Windhoek from 'residential' to 'business': Provided:

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

- That the applicant appoint a registered professional Engineer to determine whether the southwestern boundary of Erf 2252 require to be protected against any potential 50-year flood damage.

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

- **Engineering Services**

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

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted for the rezoning of Erf 2252, Kilimanjaro Street, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - That only one (1) service connection from the municipal electrical network be allowed to the erf.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

  - That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application to rezone from 'residential' to 'business'. The rezoning is a listed activity. However, the rezoning is taking place in a built up environment and the environmental impacts will be insignificant.

  The applicant will be issued with an Environmental Clearance Letter from the Health and Environmental Management Services Division upon Council approving the application.

Urban Policy evaluation

Erf 2252, Windhoek is zoned 'residential' with a density of 1:900 m². Although Erf 2252, Windhoek is located in the vicinity of 'office' and 'business' zoned erven, it is however located outside any current Development Policy areas.

*** Nevertheless, in terms of the draft Windhoek Urban Structure Plan (WUSP), Erf 2252, Windhoek forms part of the proposed 'Riverwalk Part 2: Eros to Paramount' precinct. The proposed precinct is earmarked for mid-rise mixed land uses. The extracts from the Zoning Scheme and Windhoek Urban Structure Plan (WUSP) are shown by the snapshots, **attached as page 68 to the agenda.**

The Municipal Council of Windhoek acknowledges that neither the Windhoek Urban Structure Plan (WUSP) has been approved nor the infrastructural studies supporting the draft Windhoek Urban Structure Plan (WUSP) proposals have been finalised. However, it is unlikely that the proposals pertaining to the aforesaid precinct will change tremendously.

Therefore, following guidance of the draft Windhoek Urban Structure Plan (WUSP), the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 0.4, cannot be considered at this stage, because the erf is not earmarked for 'business and high-rise mixed use', but just for 'mid-rise mixed land use' purposes.

However, the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4 can be favourably considered, as this speaks to the envisaged 'mid-rise mixed land use'. The supported rezoning does not warrant an infrastructure study as it is not a large area. Furthermore, detail infrastructure studies for the area including the aforesaid erf will be conducted as part of the 'Riverwalk Part 2: Eros to Paramount' precinct, prior to the implementation of the Windhoek Urban Structure Plan (WUSP).

There is no need to extend the General Murtala Ramat Muhammed Avenue to include Erf 2252, Windhoek at this instance, because the extension of the policy area will be addressed by the Windhoek Urban Structure Plan (WUSP).

Conclusion

The rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 0.4 cannot be supported. Instead, the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.4 can be recommended for approval.

Management Committee, having considered the application,

RECOMMENDED

1 That the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'business' 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 (Act 5 of 2018).

2 That the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'office with a bulk of 0.4, 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 (Act 5 of 2018).

3 That a betterment fee of 40 % be payable by the applicant prior to the submission of the rezoning application to the Urban and Regional Planning Board.

4 That the applicant submit a parking layout plan for approval by the Strategic Executive: Urban and Transport Planning prior to the submission of the rezoning application to the Urban and Regional Planning Board.

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

5.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from 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.

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

6 That the applicant appoint a registered professional Engineer to determine whether the southwestern boundary of Erf 2252, Windhoek require to be protected against any potential 50-year flood damage.

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

8 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto, be for the applicant's account.

9 That only one (1) service connection from the municipal electrical network be allowed to the erf.

10 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

11 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

12 That the applicant apply for an Environmental Clearance Letter from the Health and Environment Services Division upon Council approving the application.

13 That Policy areas as dictated by the draft Windhoek Urban Structure Plan (WUSP) be accepted as interim Policy areas as these are unlikely to change considerably during the remaining consultation. [The final approval of the structure plan will secure any amendments so required.]

14 That the applicant accept the conditions of this Council Resolution in writing.

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

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

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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.1.4 **FNS.2 [UTP] CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 m² IN TERMS OF TABLE B OF THE WINDHOEK PLANNING SCHEME** (L/853/KK)

Application

An application was received from Du Toit Town Planning Consultants on behalf of the Trustees of Vidua Square Body Corporate for the following:

- Consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1:50 m².

The Power of Attorney was signed by Maria Elizabeth van Straaten, the owner of Etanga Investment (Pty) Ltd 2023/0023.

*** The full application, including the relevant correspondence/documentation is **attached as pages 69 - 109 to the agenda.**

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

Erf information

Erf 853, Kleine Kuppe is zoned 'undetermined' and is ± 3 453 m² in extent. The property is still undeveloped.

Development intention

The intention of the owner is to develop sixty six (66) residential units on the erf.

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 Council's Public Consultation Policy:

*** - The proposed land use was advertised in the Namibian on 6 and 11 April 2023 and in the New Era of 4 and 11 April 2023, as per the advertisements, **attached as pages 110 - 113 to the agenda;**

*** - A notice, **attached as page 114 to the agenda**, was placed on-site;

*** - A notice, **attached as page 115 to the agenda**, was placed on the Notice Board of the Municipal Council of Windhoek Customer Care Centre (CCC); and

*** - Neighbour consultation letters/forms, **attached as pages 116 - 117 to the agenda**, were sent by certified mail to the neighbours/owners of Erven R/934, 1354, 1376 and 1383, Kleine Kuppe.

*** The closing date for comments and objections was 25 April 2023. Two (2) objections were received from the owners of Erven 1354 and 1376, Kleine Kuppe. Objections are elaborated on and discussed further down. The relevant comments and objections are **attached as pages 118 - 134 to the agenda.**

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**

  It is recommended that Erf 853, Kleine Kuppe be rezoned from 'undetermined' to 'general residential' for residential purposes as per the proposed development.

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

  Erf 853 is located adjacent on the corner of Möwe and Sossusvlei Streets in Kleine Kuppe. Erf 853, Kleine Kuppe is zoned 'undetermined' and is ± 3 455.347 m² in extent. Möwe and Sossusvlei Streets are local streets with high traffic volumes during peak hours due to the close proximity of the Windhoek Gymnasium School. The proposed consent will be generating at least sixty six (66) additional trips to the current road network.

*** Council Resolution 157/07/2019, **attached as pages 135 - 137 to the agenda**, required a Traffic Impact Assessment (TIA) to be conducted for the entire school premises for approval, being to the satisfaction of the Strategic Executive: Urban and Transport Planning before submitting any building plans.

The aforementioned Traffic Impact Assessment (TIA) has not yet been completed and the development can only be considered and assessed: Provided:

- That the applicant conduct a Traffic Impact Assessment (TIA) as per Council Resolution 157/07/2019.

- That the applicant accept responsibility for the outcomes of the Traffic Impact Assessment (TIA) in terms of funding and implication as per Council Resolution 157/07/2019.

- That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or two (2) parking bays per equal or greater than four (4) bedroom units, plus one (1) parking bay per three (3) units, or part thereof, exclusively for visitors' parking, be provided on-site.

- That consent use only come into effect after meeting parking requirements on-site, 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:

- Erf 853, Möwe Street, Kleine Kuppe is quite large, being ± 3 453 m² in extent;
- Erf 853 has a general downward slope from the south east into a north westerly direction;
- There is no visible stormwater course or system flowing across the proposed Erf 853, except for surface stormwater run-off;
- There is a catchpit along the road edge of Sossusvlei Street, in front of Erf 853; and
- Access to Erf 853, is proposed to be obtained from both Möwe and Sossusvlei Streets.

There is no objection to the proposed consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, Möwe Street, Kleine Kuppe for 'general residential' with a density of 1:50 m² for sixty six (66) units under the 'undetermined' zoning: Provided:

- That should parking on the sidewalk be proposed, an area of at least 2 metres wide, be maintained along the inside of the proposed parking for pedestrian movement.
- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme).
- That no access be allowed over any stormwater catch pit or structure.

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

- **Bulk Water and Waste Water**

The development proposal indicates that the applicant intends to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1:50 m² for sixty six (66) units, which will result in additional loads on existing water and sewer networks.

The applicant is advised that the consideration of the intended rezoning and consent use will be subject to the submission and approval of an Engineering Report for water and sewer provision as stipulated as follows by the Department of Infrastructure, Water and Technical Services:

- That the applicant appoint a registered professional Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning, consent use and developments on both the bulk water and sewer infrastructure.

- That the Design Report be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with detail water and sewer infrastructure designs.

- That all costs involved due to the Design Report be for the applicant's account.

- That the Design Report stipulate at least the following:

  - The expected water demand for the proposed development;

  - Whether water supply requirements within the pressure zone will be met with sufficient pressure during peak flows and fire flow;

  - An analysis of the impact of the proposed development on the existing bulk water network within the pressure zone, by taking the existing water demand as well as the additional water demand, due to the development, into account;

  - The minimum and maximum pressures within the municipal reticulation network under peak flow demand;

  - The calculated design waste water generated by the proposed development;

  - An analysis of the impact of the proposed development on the existing municipal bulk sewer network downstream of the point of connection, by taking the existing sewer discharge as well as the additional sewer discharge, due to the development, into account; and

  - The Design Report to include detailed design calculations, assumptions and clear referencing to the standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.

- That the applicant bear all costs associated with any necessary upgrades to the existing services if recommended by the Design Report.

- That it be noted that a Design Report should be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services, before submission to Urban and Regional Planning Board.

- That no building plans be approved before water and sewer services are upgraded and taken over by Council as per the approved Design Report and designs.

- That the design criteria be in accordance with the 'The Neighbourhood Planning and Design Guide' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

- That any additional requirements with regard to water and sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application submitted as per subject matter: Provided:

  - That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

  - That only one (1) service connection from the municipal electrical network be allowed to the consolidated erf.

  - That it be noted that for erven that are zoned 'general residential' more meters will be allowed as required by the applicant.

  - That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application and the applicant will not be required to comply with any environmental management requirements because consent for general residential is not a listed activity.

Urban Policy evaluation

- **Application for consent and compliance with the Windhoek Zoning Scheme**

  The owner proposes to construct sixty six (66) dwelling units on Erf 853, Kleine Kuppe. However, the subject erf is zoned 'undetermined' and any land use on 'undetermined' zoned property requires Council's consent as indicated by the following extract of Table B of the Municipal Council of Windhoek's Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
II General residential	**Dwelling units,** residential buildings	Places of public worship, places of instruction, institutions, special buildings, hotels, resident occupations, and heritage buildings (for details refer to Table H)	Other uses not under columns 2 and 3
XI Undetermined	None	**All uses**	None

Hence, the application for consent for land uses as per the 'general residential' zoning with a density of 1:50 m². The primary land uses for the 'general residential' zoning are dwelling units as indicated by the preceding extract of Table B of the Zoning Scheme.

Council introduced a new density of 1:50 m² in an effort to maximise land use and contribute to the shortage of housing. This is in particular related to large housing projects such as in Kleine Kuppe. It is also aimed at younger and smaller families who need start up housing.

- **Application for consent and compliance with Council Resolution 157/07/2019**

*** Council has already granted consent to use Erf 853, Kleine Kuppe for land uses that are permissible on a 'business' zoned erf as per paragraph 3.1 of Council Resolution 157/07/2019, **attached as pages 135 - 137 to the agenda**, *inter alia* reading as follows:

3.1 That consent be granted for the use of Erf 853, Kleine Kuppe for 'business' zoning with a bulk of 1.0, pending the finalisation of the rezoning process.

Dwelling units are one of the permissible primary land uses on a 'business' zoned erf as indicated by the following excerpt of Table B of the Municipal Council of Windhoek's Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
IV Business	Shops, business buildings, **dwelling units**, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings

Additionally, pursuant to paragraph 3 of Council Resolution 157/07/2019 it was *inter alia* resolved as follows:

3 That Erf 853, Kleine Kuppe be rezoned from 'undetermined' to 'business' with a bulk of 1.0 and that the successful Bidder be responsible for the rezoning and costs related thereto.

As the development intention is purely residential the rezoning to 'general residential' with a similar density is advisable as per the application.

- **Objections and responses to the objections lodged**

The objections and responses to the objections are *inter alia* as follows:

- **Impact on the privacy of the residents (of Erf 1376, Kleine Kuppe)**

  Response: Erf 1376, Kleine Kuppe is not sharing the lateral boundaries with Erf 853, Kleine Kuppe. Hence, it is highly unlikely that there will be any impact on the privacy of the residents of Erf 1376, Kleine Kuppe.

- **Traffic congestion in the area**

  Response: The consent for 'general residential' with a density of 1:50 m² on Erf 853, Kleine Kuppe will indeed add traffic volumes to the already congested areas. Hence, the need to assess the traffic impacts of the proposed development, prior to the finalisation of the approval.

- **Obstruction of the sunset view**

  Response: Issues related to the sunset views can be taken up during the submission and evaluation of the building plans.

- **Noise pollution**

  Response: The consent application cannot be evaluated based on a presumed noise problem. Nevertheless, noise issues and complaints will be taken up in accordance with Council's Environmental Noise Control Regulations of 2023. The proposed land use of residential is expected to generate significantly less noise and/or disturbance than the current approval of 'business'.

- **Influx of people due to the proposed zoning**

  Response: In terms of Article 13 of the Constitution of the Republic of Namibia, all persons shall have the right to reside and settle in any part of Namibia.

- **Negative impact on property values**

  Response: It is not demonstrated how a residential development in a residential area will negatively impact on property values, hence the concern is noted but cannot be evaluated.

Betterment fee/compensation

No betterment fee is payable as the erf was purchased with a business erf price. The betterment fee will thus be offset against the business price paid.

Should the applicant be required to undertake any upgrading works as per the Traffic Impact Assessment (TIA) or other infrastructural studies, the applicant will have to undertake such works at own costs in lieu of betterment fees or make the relevant compensation contribution.

Conclusion

The application for consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1:50 m² is not supported as the departure from the initially approved 'business' zoning requires a residential land use to support the proposed development. Therefore, instead of the **consent use**, a formal **rezoning** from 'undetermined' to 'general residential' with a density of 1:50 m² is proposed.

Management Committee, having considered the application,

RECOMMENDED

1 That consent to use Erf 853, Kleine Kuppe for 'general residential' land use with a density of 1:50 m² in terms of Table B of the Municipal Council of Windhoek Zoning Scheme, not be supported as a formal rezoning is required given the 'undetermined' status of the property.

2 That the rezoning of Erf 853, Kleine Kuppe from 'undetermined' to 'general residential' with a density of 1:50 m², be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), subject to the following:

2.1 That pursuant to section 127 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), the Minister of Urban and Rural Development be requested to exempt the applicant from notifying the rezoning of Erf 853, Kleine Kuppe from 'undetermined' to 'general residential' with a density of 1:50 m² as per section 107 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), because the applicant has already carried out the consultation process as part of the consent to use the subject erf for 'general residential' with a density of 1:50 m².

3 That the applicant note that the rezoning from 'undetermined' to 'general residential' with a density of 1:50 m², will only be submitted to the Urban and Regional Planning Board upon submission of the Traffic Impact Assessment (TIA) and implementation of any recommendations thereof and further subject to the following conditions:

*** 3.1 That no Building Permit be issued, and no commencement of construction work and consent uses take place on Erf 853, Kleine Kuppe until the applicant has complied with Council Resolution 157/07/2019, **attached as <u>pages 135 - 137</u> to the agenda,** in general and in particular paragraphs 5.2 and 5.3 with regards to the Traffic Impact Assessment (TIA).

3.2 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:

3.2.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

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

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

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

3.5 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.

3.6 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

3.7 That no development be considered over or onto any stormwater system or structure.

3.8 That no access be allowed over any stormwater catchpit or structure.

3.9 That the applicant be advised that the consideration of the intended rezoning and consent use will be subject to the submission and approval of an Engineering Report for water and sewer provision, stipulated as follows by the Strategic Executive: Infrastructure, Water and Technical Services, before submission to the Urban and Regional Planning Board:

3.9.1 That the applicant appoint a registered professional Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning, consent use and developments on both the bulk water and sewer infrastructure.

3.9.2 That the Design Report be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with the detailed water and sewer infrastructure designs.

3.9.3 That all costs involved due to the Design Report be for the applicant's account.

3.9.4 That the Design Report stipulate at least the following:

- The expected water demand for the proposed development;

- Whether water supply requirements within the pressure zone will be met with sufficient pressure during peak flows and fire flow;

- An analysis of the impact of the proposed development on the existing bulk water network within the pressure zone, by taking the existing water demand as well as the additional water demand, due to the development, into account;

- The minimum and maximum pressures within the municipal reticulation network under peak flow demand;

- The calculated design waste water generated by the proposed development;

- An analysis of the impact of the proposed development on the existing municipal bulk sewer network downstream of the point of connection, by taking the existing sewer discharge as well as the additional sewer discharge, due to the development, into account; and

- The Design Report to include detailed design calculations, assumptions and clear referencing to the standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.

3.9.5 That the applicant bear all costs associated with any necessary upgrades to the existing services if recommended by the Design Report.

3.9.6 That it be noted that a Design Report should be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.

3.9.7 That no building plans be approved until the stormwater conditions as per paragraphs 3.2 to 3.5 above and the traffic accommodation conditions in terms of the Traffic Impact Assessment (TIA) are met, and the water and sewer services are upgraded and taken over by Council as per the approved Design Report and designs.

3.9.8 That any additional requirements with regard to water and sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

3.9.9 That the design criteria be in accordance with the 'The Neighbourhood Planning and Design Guide' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.

3.9.10 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

3.9.11 That only one (1) service connection from the municipal electrical network be allowed to the consolidated erf.

3.9.12 That it be noted that for erven that are zoned 'general residential' more meters will be allowed as required by the applicant.

3.9.13 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

3.9.14 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

4 That the applicant acknowledge receipt of this Council Resolution within twenty one (21) days from the notification thereof.

5 That the applicant and objectors take note that in terms of clause 51 of the Windhoek Zoning Scheme, any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister of Urban and Rural Development.

5.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty eight (28) days from the date of this Council Resolution to the Minister and Local Authority whose decision is the subject of the appeal.

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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.1.5 FNS.4 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 8597 (STREET) (A PORTION OF ERF 8495), WINDHOEK FOR CONSOLIDATION WITH ERF 8474, WINDHOEK; AND APPLICATION TO PURCHASE ERF 8473 (STREET) (A PORTION OF ERF 8495), WINDHOEK
(L/2044/W)

Introduction

*** Erven 8717 and 8474, Windhoek, belong to the Deutscher Frauenverein as explained in clause 4 under the title **'Ownership'**. The Certificate of Consolidated Title **No. T934/2013** with respect to Erf 8717, Windhoek and the Certificate of Consolidated Title **No. T3358/2008** with respect to Erf 8474, Windhoek, are **attached as pages 138 - 140 and 141 - 142 respectively to the agenda**, as proof of ownership.

In an e-mail communication of 13 July 2022, the applicant explains that the extra portions needed for better placement of the buildings of the intended additions to the Retirement Village of Suzanne Grauheim. It is further explained that after finalisation of the statutory process of the first purchase, the need for a larger portion was identified. It made sense to them to rather apply for the additional portion before starting with construction of the turning circle. The access to the properties will be unchanged, i.e. access will be obtained from Viljoen and Simeon Lineekela Shixungileni Streets.

Application

*** An application dated 21 November 2011, **attached as pages 143 - 150 to the agenda**, was received from Du Toit Town Planning Consultants on behalf of the owner (Deutscher Frauenverein) of Erven 8717 and 8474, Windhoek for the acquisition of portions of Viljoen and Hoogenhout Streets to create a turning circle. Following comments from the Roads Planning, Design and Traffic Flow Division, the item was revised as per the application dated 22 June 2018, **attached as pages 151 - 154 to the agenda.**

The Retirement Village of the Suzanne Grauheim, in the form of small flats is developed on Erf 8474, Windhoek (± 5 389 m² in extent). A need was identified to expand these facilities and the only land is a portion (± 444 m² in extent) of Erf 8597, Hoogenhout Street, Windhoek and Erf 8473, Viljoen Street, Windhoek (± 88 m² in extent). Erf 8473, Windhoek (street) is currently a turning circle.

The application further involves the exchange of Portion B (± 123 m² in extent) of Erf 8717, Windhoek and Portion C (± 25 m² in extent) of Erf 8474, Windhoek with Council and that the value of Portions B and C be deducted from the purchase price of Portion A (± 444 m² in extent) of Erf 8597, Windhoek and Erf 8473 (± 88 m² in extent), Windhoek.

The application is as follows:

- That the Remainder of Erf 8597, Windhoek be subdivided into Portion A (± 444 m² in extent) and the Remainder.
- That Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek be closed as 'street'.
- That Erf 8473 (± 88 m² in extent) (street) be closed as 'street'.
- That Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek be consolidated with Erf 8474, Windhoek simultaneously with transfer.
- That Erf 8717, Windhoek be subdivided into Portion B (± 123 m² in extent) and the Remainder to create the new turning circle for Viljoen Street.
- That Erf 8474, Windhoek be subdivided into Portion C (± 25 m² in extent) and the Remainder, to create the new turning circle.

- That Portion B (± 123 m² in extent) of Erf 8717, Windhoek and Portion C (± 25 m² in extent) of Erf 8474, Windhoek be exchanged/sold to the Municipal Council of Windhoek.

- That the rezoning of Portion B (± 123 m² in extent) of Erf 8717, Windhoek from 'institutional' to 'street' and Portion C (± 25 m² in extent) of Erf 8474, Windhoek from 'general residential' to 'street' be for the applicant's account.

- That the transfer of Portion B (± 123 m² in extent) of Erf 8717, Windhoek and Portion C (± 25 m² in extent) of Erf 8474, Windhoek to the Municipal Council of Windhoek, be for the applicant's account.

- That no conditions be registered against Portions B and C.

- That no conditions be registered against the Remainder of Erf 8597 (a portion of Erf 8495), Windhoek.

- That the standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf.

*** - That the conditions as per the Notarial Deed of Imposition of Conditions No. K293/08S, **attached as <u>pages 155 - 157</u> to the agenda**, remain as the conditions and are still enforceable.

- That in terms of section 5(3) of the Windhoek Town Planning Scheme Portion A (± 444 m² in extent) of Erf 8597, Windhoek (formerly street) and Erf 8473, Windhoek (formerly street) assume the same zoning as Erf 8474, Windhoek which is 'general residential' with a density of 1:250 m².

- That Table C2 'Special additional uses and split zoning of the Town Planning Scheme', be amended to reflect the correct erf number after consolidation.

- That no endowment fee be applicable since the erven are subdivided to create street portions that will be transferred to the Municipal Council of Windhoek.

- That the value of Portion B of Erf 8717, Windhoek and Portion C of Erf 8474, Windhoek be deducted from the purchase price of Portion A of the Remainder of Erf 8597 and Erf 8473, Windhoek.

Strategic implications

This application is for the purchase of portions of streets to be consolidated with Erf 8474, Windhoek. Therefore, the Public Open Spaces Policy does not apply to it.

The Traffic Flow Division has no objection to the sale of the street portions for consolidation purposes. All technical comments are in favour of the application.

Financial implications

The financial implications are in the positive that the expected revenue from the sale of Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek (± 88 m² in extent) is as follows:

- Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Windhoek and Erf 8473 (± 88 m² in extent) (street), Windhoek is N$1 307.00/m² or N$115 000.00, in total N$695 300.00.

  However, the applicant proposed that the value of Portion B (± 123 m² in extent) of Erf 8717, Windhoek, being N$1 307.00/m² or N$160 800.00 and Portion C (± 25 m² in extent), being N$1 307.00/m² or N$32 700.00, totalling N$193 500.00 be set off against the value of Portion A of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek. The development potential is enhanced in terms of the density being 1:250 m².

  Hence, the value payable would then be at full price of N$695 308.00 - N$193 500.00 = **N$501 800.00** payable to Council by the applicant.

- The monthly rental for Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek and Erf 8473 (± 88 m² in extent), Windhoek is **N$5 794.17**, should the client wish to lease the properties.

  The cost to Council is N$4 000.00 for the advertisement.

Property description and locality

Erf 8473 (street) (a portion of Erf 2044), Windhoek, is ±88 m² in extent, zoned 'street' and situated in Hoogenhout Street.

Erf 8474, Windhoek is ± 5 389 m² in extent, situated along Hoogenhout Street, zoned 'general residential' with a density of 1:250 m² and a zoning plus for 600 m² medical consulting rooms in terms of Table C:2 of the Town Planning Scheme.

Erf 8597 (street) (a portion of Erf 8495), Windhoek is ± 1 954 m² in extent, zoned 'street' and situated in Hoogenhout Street.

Erf 8717, Windhoek is ± 9 927 m² in extent, zoned 'institutional' and is situated at the corner of Sam Nujoma Drive, and Simeon Lineekela Shixungileni and Hoogenhout Streets.

*** The locality of the properties is indicated on Plan W 8474-2, **attached as <u>page 158</u> to the agenda.**

Ownership

*** Erven 8717 and 8474, Windhoek belongs to Deutscher Frauenverein. Certificate of Consolidated Title **No. T934/2013** with respect to Erf 8717, Windhoek and Certificate of Consolidated Title **No. T3358/2008** with respect to Erf 8474, Windhoek, are **attached as <u>pages 138 - 140</u> and <u>141 - 142</u> respectively to the agenda.**

Erf 8473 (street), Windhoek and Erf 8597, Windhoek are streets and belong to the Municipal Council of Windhoek.

Technical comments

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

- **Engineering Services (water and sewer comments)**

  There is no objection to the application.

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objection to the application: Provided:

  - That it be noted that no electrical infrastructure is affected by the proposed closing of a portion of Hoogenhout Street, and electricity is already available to the erf.

  - That should the proposed subdivision and consolidation resulted in higher electricity demand due to additional development on the consolidated erf, the applicant and/or his/her representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the required additional loading and to determine the financial implications for the applicant's account.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application.

- **Parks**

  There is no objection to the application.

Comments from the Strategic Executive: Urban and Transport Planning

- **Roads Planning and Design (stormwater)**

  The site was investigated, and the following is reported:

  - Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Windhoek, reserved as proposed for subdivision has a downward slope from a north easterly direction into a south westerly direction;

- There is a stormwater inlet structure adjacent to the proposed Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Windhoek along the road edge of Hoogenhout Street;

- There appears to be no other stormwater system on the proposed Portion A of the Remainder of Erf 8597 (street), Windhoek;

- A turning circle must be constructed, and the stormwater inlet may be affected;

- Portion B (± 123 m² in extent) of Erf 8717, Windhoek has a downward slope from a north easterly direction in a south westerly direction and slopes toward the road;

- There was no evidence of stormwater structures crossing Portion B (± 123 m² in extent) of Erf 8717, Windhoek;

- The applicant is the owner of Erven 8717 and 8474, Windhoek, and has already acquired a portion of Erf 8597 (street), Hoogenhout Street, Windhoek, in a previous application; and

- No other erf owners are affected by this application.

There is no objection to the proposed subdivision of Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Hoogenhout Street, Windhoek and Erf 8473 (street), Windhoek: Provided:

- That a turning circle with a surfaced area of at least a minimum of 22 metre diametre be constructed to municipal standards and be added to the applicant's account after the closure of the proposed Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Hoogenhout Street, Windhoek and Portion B (± 123 m² in extent) of Erf 8717, Windhoek and rezoned to 'street'.

- That a sidewalk width of at least 2 metres wide be maintained on both sides of the road for pedestrian movement.

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

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

- 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.

- That the applicant appoint a registered professional Engineer to design and submit a detailed turning circle, road layer specifications, stormwater run-off, services and road intersection drawings, and that construction thereof only commence once the drawings had been released by the Strategic Executive: Urban and Transport Planning for construction purposes.

- That access be with the approval of the Strategic Executive: Urban and Transport Planning.

- **Traffic Flow**

The site was investigated, and the following is reported:

***

- It should be noted that according to Council Resolution 280/12/2006, **attached as pages 159 - 161 to the agenda**, the applicant purchased a portion of Viljoen Street and further undertook to construct a turning circle adjacent to now Erf 8474, Windhoek (previous Erf 2044, Windhoek) in order to restore traffic flow. The applicant did not yet construct the turning circle. The additional portions are needed to widen the circle to respond to the current needs.

***

- It is however worth mentioning that the town planning and cadastral procedures were complied with, and the purchase price of the land was paid. The transfer was effected by virtue of Deed of Consolidated Title No. T3358/2008, **attached as pages 141 - 142 to the agenda.**

***

There is in principle no objection to the proposed sale of a portion of Hoogenhout Street (the Remainder of Erf 8597) and Erf 8473 (street), Windhoek to be consolidated with Erf 8474, Windhoek and the subdivision of Erf 8717, Windhoek and Erf 8474, Windhoek into Portion B (± 123 m² in extent) and Portion C (± 25 ² in extent) respectively, as indicated on Plan 8597WW_1 by Du Toit Town Planning Consultants, **attached as page 162 to the agenda**: Provided:

- That the applicant appoint a registered professional Engineer to design and submit a detailed turning circle, road layer specifications, stormwater run-off, services and road intersection drawings, and that construction thereof only commence once the drawings had been released by the Strategic Executive: Urban and Transport Planning for construction purposes.

- That the sale only be finalised after the circle mentioned above, has been constructed to municipal requirements.

- That access be with the approval of the Strategic Executive: Urban and Transport Planning.

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

- **Valuations**

Erf 8473 (street), Windhoek is ± 88 m² in extent, Portion A of the Remainder of Erf 8597 (street), Hoogenhout Street, Windhoek is ± 444 m² in extent, Portion B of Erf 8717, Windhoek is ± 123 m² in extent and Portion C of Erf 8474, Windhoek is ± 25 m² in extent.

After consolidation of Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek, Erf 8473 (± 88 m² in extent), Windhoek and the Remainder of Erf 8474, Windhoek (± 5 389 m² - ± 25 m² = 5 364 m²), the size of the consolidated erf would be ± 5 896 m² in total.

The value payable for Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street), Windhoek is N$1 307.00/m² or N$580 300.00, and the value payable for Erf 8473 (street) (± 88 m² in extent), Windhoek is N$1 307.00/m² or N$115 000.00, in total N$695 300.00.

However, the applicant proposed that the value of Portion B (± 123 m² in extent) of Erf 8717, Windhoek, being N$1 307.00/m² or N$160 800.00 and Portion C (± 25 m² in extent) being N$1 307.00/m² or N$32 700.00, totalling N$193 500.00, be deducted from the value of Portion A of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek. The development potential is enhanced in terms of the density being 1:250 m². Hence, the value payable would then be at full price of N$695 308.00 - N$193 500.00 = **N$501 800.00**, payable to the City by the applicant.

*** Should the owner of Erf 8474, Windhoek wish to take occupation of Erf 8473, Windhoek and Portion A of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek, 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$5 794.17**. The rental was calculated at 10 % of the purchase price divided by twelve (12) and should be further subjected to the annual escalation in line with the Namibia Inflation Rate. The signed Valuation Certificate dated 3 July 2023, is **attached as page 163 to the agenda.**

- **Property Management**

Having perused the comments from the technical departments, the Property Management Division supports the application.

Neighbours' consent

The portions required are streets and no neighbour is affected.

Conclusion

Having presented the above findings and recommendations, the item is submitted for Council's deliberation.

Management Committee, having considered the application,

RECOMMENDED

*** 1 That the Remainder of Erf 8597 (a portion of Erf 8495), Windhoek, be subdivided into Portion A (± 444 m² in extent) and the Remainder, as indicated on Plan 8597WW_1, **attached as page 162 to the agenda.**

2 That Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek be closed as 'street' in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

3 That Erf 8473, Windhoek be closed as 'street' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

*** 4 That Erf 8717, Windhoek be subdivided into Portion B (± 123 m² in extent) and the Remainder as indicated on Plan 8597WW_1, **attached as page 162 to the agenda.**

*** 5 That Erf 8474, Windhoek be subdivided into Portion C (± 25 m² in extent) and the Remainder as indicated on Plan 8597WW_1, **attached as page 162 to the agenda.**

6 That Portion B of Erf 8717, Windhoek be rezoned from 'institutional' to 'street' and Portion C of Erf 8474, Windhoek be rezoned from 'general residential' with a density of 1:250 m² to 'street'.

7 That Portion B of Erf 8717, Windhoek and Portion C of Erf 8474, Windhoek be reserved as 'street'.

8 That no conditions be registered against the Remainder of Erf 8597, Windhoek, since the 'street' portion belong to Council.

9 That the Municipal Council of Windhoek be responsible for the street closure procedure and that the applicant be accountable for its financial implications.

*** 10 That Portion A (± 444 m² in extent) of the Remainder of Erf 8597 (street) (a portion of Erf 8495), Windhoek and Erf 8473 (± 88 m² in extent) (street), Windhoek, assume the same zoning as the Remainder of Erf 8474, Windhoek upon consolidation, being 'general residential' with a density of 1:250 m², as indicated on Plan 8597WW_1, **attached as page 162 to the agenda**, into Erf X (± 5 896 m² in extent), simultaneously with transfer.

11 That the standard conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf.

*** 12 That the applicant's request to have paragraph 2 of Notarial Deed of Imposition of Conditions No. K293/08S, **attached as pages 155 - 157 to the agenda**, cancelled, be declined.

*** 13 That the conditions contained in Notarial Deed of Imposition of Conditions No. K293/08S, **attached as pages 155 - 157 to the agenda**, be passed onto the consolidated erf and apply *mutatis mutandis*.

14 That the applicant be responsible for the town planning and cadastral procedures, i.e. subdivision, consolidation, survey and registration of the new erven, and the costs involved.

*** 15 That, subject to the successful closure and implementation of all town planning and cadastral procedures that Erf 8473 (± 88 m² in extent) (street) (a portion of Erf 8495), Windhoek and Portion A (± 444 m² in extent) of the Remainder of Erf 8597, Windhoek be sold to the owner of Erf 8474, Windhoek at a combined price of N$1 307.00/m² or N$695 300.00, less the combined value of Portions B and C, i.e. N$193 500.00, totalling N$501 800.00 as indicated on the Valuation Certificate dated 3 July 2023, **attached as page 163 to the agenda.**

15.1 That should the owner of Erf 8474, Windhoek wish to take occupation of Erf 8473, Windhoek and Portion A of the Remainder of Erf 8597, Windhoek and Erf 8473, Windhoek, 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$5 794.17.

15.2 That it be noted that the rental was calculated at 10 % of the purchase price divided by twelve (12) and should be further subjected to the annual escalation in line with the Namibia Inflation Rate.

16 That the following be noted:

16.1 That no building relaxation be allowed over the 110 mm water line running in the sidewalk of Portion A of the Remainder of Erf 8597, Windhoek and the fire hydrant be relocated at the cost of the applicant.

16.2 That after successful completion of cadastral procedures, a turning circle with a surfaced area of at least a minimum of 22 metre diametre be constructed to municipal standards and for the applicant's account, as the closure would be for the sole benefit of the applicant.

16.3 That a sidewalk with a width of at least 2 metres wide be maintained on both sides of the road for pedestrian movement.

17 That the applicant note that should the proposed subdivision and consolidation result in higher electricity demand due to additional development on the consolidated erf, the applicant and/or his/her representative should contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the required additional loading and to determine the financial implication for the applicant's account.

18 That the following also be noted by the applicant:

18.1 That there is a stormwater inlet structure adjacent to the proposed Portion A of the Remainder of Erf 8597, Windhoek along the edge of Hoogenhout Street.

18.2 The turning circle that must be constructed might affect the stormwater inlet.

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

18.3.1 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.

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

18.4 That engineering drawings on how the stormwater would be accommodated with the approval 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 the applicant appoint a registered professional Engineer to design and submit detailed plans for the turning circle, road layer specifications, stormwater run-off, services and road intersection drawings, and that construction thereof only commence once the drawings had been released by the Strategic Executive: Urban and Transport Planning for construction purposes.

18.7 That access be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

19 That the applicant:

19.1 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 proposed subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.

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

19.3 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.

19.4 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.

20 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the transaction within eighteen (18) months from the date of this Council Resolution, the allocation be subjected to a revision of the purchase price, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

21 That the sale only be finalised after the new turning circle has been constructed to municipal requirements.

22 That Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), for the sale be obtained.

23 That the intended sale be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

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

25 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

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[Municipal Council Agenda: 2023-11-08(10-26)]

9.2 APPROVAL OF MINUTES (MC 19/2023)

The minutes of the Management Committee meeting (MC 19/2022) held on 31(30)(17) October 2023 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2023-11-08(10-26)]

9.3 MINUTES (MC 19/2023)

The minutes of the Management Committee meeting (MC 19/2022) held on 31(30)(17) October 2023 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.1, GOV.6, GOV.7, FNS.1, FNS.2 and IND.1, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 19/2022) held on 31(30)(17) October 2023, be noted by its members, with the exception of Items GOV.1, GOV.6, GOV.7, FNS.1, FNS.2 and IND.1.

[Municipal Council Agenda: 2023-11-08(10-26)]

9.3.1 GOV.1 [CIT] STAFF MATTER
(4/1/2/12)

This matter, submitted to the Councillors 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: 2023-11-08(10-26)]

9.3.2 **GOV.6 [CEO] COUNCIL RECESS - 2023/2024 AND SCHEDULE OF MEETINGS FOR 2024**
(3/2/1)

Section 14(1)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) authorises the Chief Executive Officer to convene Municipal Council meetings not less than ten (10) times in every year reckoned from 1 January, at intervals of not more than ten (10) weeks. This allows for Council to go into recess.

Management Committee

RECOMMENDED

1 That Council go into recess from Saturday, **2 December 2023**, until Sunday, **14 January 2024** and that the first Management Committee meeting be held on **Tuesday, 16 January 2024** with the first Council meeting scheduled for **Thursday, 25 January 2024**.

2 That the Chief Executive Officer be authorised to convene special Management Committee or Council meetings during the recess period, if deemed necessary.

3 That all urgent matters that may occur during the recess period be decided upon by the Chairperson of Management Committee and any two (2) additional members of Management Committee, with the proviso that all resolutions be submitted to Management Committee at its first meeting to be held on **16 January 2024**, for consideration of a condonation.

4 That members of Management Committee provide the Chief Executive Officer with the necessary details regarding their whereabouts and contact numbers during the recess period in order to execute paragraph 3 above.

*** 5 That the schedule for Management Committee and Council meetings for the Year 2024, **attached as <u>pages 164 - 166</u> to the agenda**, be noted.

6 That departments ensure to plan their various programmes/activities around the approved Schedule of Meetings.

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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.3.3 GOV.7 [CEO] CONFIDENTIAL MATTER
(1/3)

This matter, submitted to the Councillors 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: 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)

Introduction

The purpose of this submission is in two-fold:

- To rescind Council Resolution 426/11/98; and
- To submit an application of Ms Rejoice Prudence Ndahambelela Quest to purchase a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1.

Background

*** Council per Resolution 426/11/98, **attached as <u>pages 167 - 168</u> to the agenda**, approved the subdivision of the Remainder of Portion 1 and the Remainder. Council further approved the sale of Portion 1 of Erf 4627, Khomasdal Extension 1 to the previous owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes. The town planning and cadastral procedures of Portion 1 were never finalised and Erf 4434, Khomasdal Extension 1 was subsequently sold. The new owner of Erf 4434, Khomasdal Extension 1, Ms RPN Quest applied to purchase a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1.

*** Ms RPN Quest was informed in a letter dated 18 July 2023, **attached as pages 169 - 170 to the agenda**, that Council per Resolution 426/11/98 already approved the sale of a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1.

*** A letter from ENSafrica | Namibia dated 6 September 2023, **attached as pages 171 - 172 to the agenda**, indicates that Ms RPN Quest was advised that the Urban and Regional Planning Board would not accept the letter, indicating that it makes mention of the previous board and Council Resolution 426/11/98, should be revised, hence this submission.

It is against this background that the application of Ms RPN Quest is herewith submitted for a new approval and to rescind Council Resolution 426/11/98, accordingly.

Application

*** An application dated 7 July 2021, **attached as pages 173 - 176 to the agenda**, was received from Ms RPN Quest, the current owner of Erf 4434 Khomasdal Extension 1 to purchase a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation purposes. Ms RPN Quest is a Namibian Citizen as evidenced by her Identification Document (ID). Ms RPN Quest is also the owner of Erf 4434, Khomasdal Extension 1 as evidenced by Title Deed No. T4899/2021, **attached as pages 177 - 181 to the agenda.**

Property description and locality

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 of the erven is indicated on Plan KD 4434-1, **attached as page 182 to the agenda.**

Technical comments

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

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the application to purchase a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1: Provided that the applicant not allow any activity taking place on the premises to constitute a public health nuisance.

- **Parks**

The consolidation of a portion of the Remainder of Erf 4627, Khomasdal Extension 1 with Erf 4434, Khomasdal Extension 1 is supported, as per the application and the Public Open Spaces Policy.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is in principle no objection to the application submitted to purchase a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1: Provided:

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That only one (1) service connection from the municipal electrical network be allowed per erf.

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative, contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.

- That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.

- That it be noted that a split prepayment meter shall be used in residential areas with payment levels lower than 80 % and all informal settlements.

- That it be noted that for 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit shall be used with a metering box located on the street/development erf boundary: Provided that it is technically possible otherwise a bulk meter shall be used.

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

- **Engineering Services**

*** The sale of a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1, as per Plan KD 4434-1, **attached as page 182 to the agenda**, is not supported because a sewer line is affected.

The application can only be approved: Provided:

- 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.
- 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.
- That after approval of the sewer line design, the applicant appoint a Contractor to do the relocation of the sewer line.
- That the supervision of the construction work be done by a registered provisional Engineer.
- That all costs involved, due to the relocation of the sewer line, be for the applicant's account.
- That the sale of the applied portion between the applicant and Council only be concluded after the sewer line is relocated by the applicant to the satisfaction of the Strategic Executive: Infrastructure, Water and Technical Services.
- That no building plans be approved before the sewer line is relocated.
- That any further sewer requirements be for the applicant's account.

- **Bulk Water and Waste Water**

No water services are affected. Any further water requirements shall be for the applicant's account.

- **Solid Waste Management**

There is no objection to the application: Provided that the following be noted:

- That once approved, the applicant may continue to use the existing waste removal system already in place.

- That as far as possible the applicant may be required to institute a recycling and waste reduction initiative in order to compliment the City's initiative on waste recycling, as the City is struggling with airspace at the landfill site.

- That by all means all waste may only be disposed of at approved landfill and satellite sites as illegal dumping of waste will not be tolerated.

- That the burning, littering and burying of waste is prohibited.

Comments from the Strategic Executive: Urban and Transport Planning

- **Urban Planning**

The Remainder of Erf 4627, Khomasdal Extension 1 is reserved for public open space purposes.

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

The proposed portion is ± 243 m² in extent and should be subdivided from the Remainder of Erf 4627, Khomasdal Extension 1 and consolidated with Erf 4434, Khomasdal Extension 1. The cost of the town planning procedures should be for the applicant's account. The consolidation will result in a residential erf of ± 1 357 m² in extent with a density of one (1) dwelling per erf.

There is no objection to the subdivision of the Remainder of Erf 4627, Khomasdal Extension 1 into a portion for consolidation purposes with Erf 4434, Khomasdal Extension 1: Provided:

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

- That the Remainder of Erf 4627, Khomasdal Extension 1 be subdivided into proposed Portion A (± 243 m² in extent) and the Remainder, as indicated on Plan KD 4434-1.

- That the proposed Portion A (a portion of the Remainder of Erf 4627), Khomasdal Extension 1 be closed as public open space in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- That the proposed Portion A (a portion of the Remainder of Erf 4627), Khomasdal Extension 1 be consolidated with Erf 4434, Khomasdal Extension 1 into consolidated Erf X.

- That in terms of clause 5(3) of the Windhoek Town Planning Scheme, the consolidated Erf X assume the same zoning and density of Erf 4434, Khomasdal Extension 1.

- That the Municipal Council of Windhoek prepare the closure notices for the applicant.

- That the applicant advertise the intended closure as per section 50 (3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and follow all other requirements as per section 50(3) such as neighbour notifications and others.

- That the applicant obtain an Environmental Management Clearance Certificate associated with the closure of a portion of the public open space (Portion A of the Remainder of Erf 4627, Khomasdal Extension 1) prior to submitting the subdivision and consolidation application to the Urban and Regional Planning Board.

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

- 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.

- That the current conditions registered against Erf 4434, Khomasdal Extension 1 be replaced with the usual short standard conditions of the Municipality, including a minimum building value equal to four (4) times the municipal valuation of the consolidated erf.

- That any existing and future buildings comply with any building regulation in regards with safety distances from boundaries.

- **Sustainable Development**

The Remainder of Erf 4627, Khomasdal Extension 1 is zoned 'public open space' in terms of the Windhoek Town Planning Scheme. Public open spaces are reserved for amongst other functional areas for 'green spaces' within the built environment. This is in compliance to design guidelines as well as Urban and Regional Planning Board requirements to provide for functional open spaces, hence the reservation of the Remainder of Erf 4627, Khomasdal Extension 1.

The City equally makes provision for the acquisition of 10 metres under section 9 of the Public Open Spaces Policy which deals with the distribution and future usage of the public open space in Windhoek.

Furthermore, Management Committee at its meeting held on 17 July 2018 per Item FNS.3 resolved to review and amend the Policy for it to proactively respond towards solutions dealing with the availability of serviced land for housing purposes.

The above stated creates provisions for erf owners of a 'residential' zoned erf adjacent to erven zoned 'public open space' to procure a 10 metre portion: Provided it is technically suited.

The municipal infrastructure adjacent to the boundaries of Erf 4434, Khomasdal Extension 1 is cautioned hence due consideration of technical comments from the Strategic Executive: Infrastructure, Water and Technical Services, be noted.

Proposal/Recommendations

The Sustainable Development Division, Department of Urban and Transport Planning is **supporting** the proposed application subject to noting and undertaking the following:

- That the provision to acquire 10 metres as per the provision stated under section 9 of the Public Open Spaces Policy on the distribution and future usage of public open space in Windhoek, be considered.

- That the request be granted but due consideration of comments from the Engineering Services and Roads Planning, Design and Traffic Flow Divisions, be noted.

- That the following town planning procedures be followed to enable the above:

  - That the Remainder of Erf 4627, Khomasdal Extension 1, be subdivided into Portion A and the Remainder.

  - That the newly created Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 be permanently closed and assume the same zoning of Erf 4434, Khomasdal Extension 1 in terms of clause 5(3) of the Windhoek Town Planning Scheme.

  - That the newly created Portion A (a portion the Remainder of Erf 4627, Khomasdal Extension 1), be consolidated with Erf 4434, Khomasdal Extension 1 into Erf X, Khomasdal Extension 1.

- That all relevant cadastral procedures be undertaken in accordance to planning laws and the Municipal Council of Windhoek's by-laws, and the associated liabilities be accounted for by applicant.

- **Planning, Design and Traffic Flow**

There is no objection to the sale of a portion of the Remainder of Erf 4627, Khomasdal Extension 1 for consolidation with Erf 4434, Khomasdal Extension 1: Provided:

- That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.

- That no Urban Arterial Account (UAA) contribution be applicable.

- **Road and Stormwater**

A stormwater investigation was done and the following is reported:

- Both Erf 4434, Khomasdal Extension 1 and the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 have a general downward slope from the northwest towards the south east;

- There is no stormwater system crossing either Erf 4434, Khomasdal Extension 1 or the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1, except for surface stormwater run-off; and

- There is a stormwater course flowing along the Remainder of Erf 4627, Khomasdal Extension 1 flowing from a low level stormwater crossing along Edsel Street, flowing ± 5 metres away and parallel to the south eastern boundary of Erf 4434, Khomasdal Extension 1 and the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 flowing into a south westerly direction towards a low level crossing along Chrysler Road.

There is no objection to the sale of the proposed Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 to be consolidated with Erf 4434 Fargo Street Khomasdal Extension 1, provided:

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

- 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.

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

- **Valuations**

*** Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 is ± 243 m² in extent and after consolidation with Erf 4434, Khomasdal Extension 1, the extent of the consolidated erf would be ± 1 357 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$828.00/m² or N$201 200.00 in total, as indicated on the Valuation Certificate dated 6 March 2023, **attached as page 183 to the agenda**. Therefore, Portion A of the Remainder of Erf 4627, Khomasdal Extension 1 should be sold at a purchase price of N$100 600.00 in line with Council Resolution 276/08/2004 (Policy), **attached as page 184 to the agenda.**

Should the owner of Erf 4434, Khomasdal Extension 1, 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, 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$838.33 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.

- **Property Management**

There is no objection to the subdivision of the Remainder of Erf 4627, Khomasdal Extension 1 into Portion A (± 243 m² in extent) and the Remainder and the sale of Portion A (± 243 m² in extent) to the owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes.

*** It is recommended that Council Resolution 426/11/98, **attached as pages 167 - 168 to the agenda**, be rescinded in its entirety.

Site visit

*** A site visit was conducted on 17 August 2023 by the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Property Management) and it was discovered that the applied portion is free of occupation, as indicated on the photograph, **attached as page 185 to the agenda.**

Neighbours' consent

There are no neigbours that are affected.

Conclusion

*** It is proposed that Council Resolution 426/11/98 be rescinded. It is further proposed that the application by the owner of Erf 4434, Khomasdal Extension 1 be approved and 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.**

Management Committee, having considered the application,

RECOMMENDED

*** 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*

[Municipal Council Agenda: 2023-11-08(10-26)]

9.3.5 FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 920, OTJOMUISE FOR CONSOLIDATION WITH ERF 852, OTJOMUISE
(L/920/Otj) (L/852/Otj)

Introduction

The purpose of this item is to submit to Council the application dated 23 June 2016 received from Mr Dan Kamati, the owner of Erf 852, Otjomuise to purchase a portion of the Remainder of Erf 920, Otjomuise for consolidation with Erf 852, Otjomuise.

Application

*** An application dated 23 June 2016, **attached as page 186 to the agenda**, was received from Mr Dan Kamati, Identification Document (ID) No. 850429 1030 1, the owner Erf 852, Otjomuise to purchase a portion of the Remainder of Erf 920, Otjomuise for consolidation with Erf 852, Otjomuise.

*** The City in a letter dated 9 November 2016, **attached as page 187 to the agenda,** informed the applicant that the application will be circulated for technical comments whereafter it be submitted to Council for consideration.

Property description

The Remainder of Erf 920, Otjomuise is zoned 'public open space', is ± 218 044 m² in extent, and is situated in Stockholm Street.

Erf 852, Otjomuise is zoned 'residential' with a density of 1:250 m², is ± 405 m² in extent, and is situated in Stockholm Street.

*** The locality plan indicating the erven is **attached as page 188 to the agenda.**

Encroachment on the Remainder of Erf 920, Otjomuise

The boundary wall of Erf 852, Otjomuise is encroaching on the Remainder of Erf 920, Otjomuise.

*** Council Resolution 121/04/2005, **attached pages 189 - 190 to the agenda,** addresses the encroachment on municipal land.

The owner of Erf 852, Otjomuise was verbally informed of the encroachment and informed that he will be charged retrospective penalties for the encroachment during the finalisation of this submission.

*** The owner of Erf 852, Otjomuise in a letter dated 5 September 2022, **attached as page 191 to the agenda,** *inter alia* responded as follows:

- *He is not responsible for the encroachment of the boundary as he purchased the property during the year 2015 with the encroachment of the boundary wall between Erf 852 and the Remainder of Erf 920, Otjomuise.*

- *He further questioned how a Compliance Certificate for the transfer of the property was obtained as during the compliance inspection the encroachment of the boundary wall should have been rectified.*

- *He submitted a building plan for a boundary wall between Erf 852 and the Remainder of Erf 920, Otjomuise and the building plan was also approved without any mention of the encroachment.*

- *In the letter he further requested the penalties to be waived as he only became aware of the encroachment during a meeting with Property Management Officials.*

Paragraph 10.4 of Council Resolution 121/04/2005 *inter alia* reads as follows:

10.4 That innocent third parties who apply to legalise their operations motivate why effect should not be given to paragraphs 10.1 to 10.3 and that each case be considered on its own merits.

*** Having had regard to the City's Enlighten Plan Guide (aerial photograph) of the year 2011, **attached as page 192 to the agenda**, the encroachment of the boundary wall is visible at that time already. Therefore, confirming the applicant's position that he bought the property with the subject encroachment.

Given the above, the following is further submitted to Council for consideration and deliberation:

*** - The applicant purchased Erf 852, Otjomuise during the year 2015 (refer to Title Deed No. T7460/2015, **attached as pages 193 - 196 to the agenda**);

*** - The encroachment originated before the current owner of Erf 852, Otjomuise purchased the property, as per the Enlighten Plan Guide of the year 2011, **attached as page 192 to the agenda**;

- Upon inspection by City officials for the issuing of the Compliance Certificate the encroachment of the boundary wall should have been discovered and rectified by way of requesting for the submitting of an amended Building Plan or demolishing of the encroaching boundary wall by the previous owner of Erf 852, Otjomuise; and

*** - Paragraph 10.4 of Council Resolution 121/04/2005, **attached pages 189 - 190 to the agenda**, makes provision for such instances of innocent third parties to motivate why they should be exempted from being charged retrospective penalties.

Therefore, on the basis of the provisions of paragraph 10.4 of Council Resolution 121/04/2005 and the applicant's motivation not to be penalised for the encroachment, it is proposed that such appeal be granted, given that such encroachment ought to have been addressed prior to the transfer of the property into the name of the current owner.

Technical comments

The application was circulated for comments on 6 October 2017 and the following can be reported:

Comments from the Strategic Executive: Electricity

- **Technical Support**

  There is no objections to the application received: Provided:

  - That it be noted that there is a 66 kV overhead line running along the Remainder of Erf 920, Otjomuise and a 22 metres servitude must be maintained.

  - That no physical structure be erected within 12 metres from the centre of the overhead line on both sides.

- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- That only one (1) service connection from the municipal electrical network be allowed per erf.

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

- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

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

- **Bulk Water and Waste Water**

  No water services are affected. Any further water requirements shall be for the applicant's account.

- **Engineering Services**

  A municipal sewer line passes through the applied portion of Erf 920, Otjomuise.

  The application can be approved under the following conditions:

  - That the applicant appoint a registered professional Engineer to design the relocation of the sewer line out of the applied portion of Erf 920, Otjomuise.

  - That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before any work may start.

  - That after approval of the sewer design, the applicant appoint a Contractor to do the construction of the sewer line.

  - That the supervision of the construction work be done by a registered professional Engineer.

- That all costs involved due to the municipal sewer connection be for the applicant's account.

- That the Deed of Sale only be signed after the relocation of the sewer line is done by the client and taken over by the Municipal Council of Windhoek.

- That no building plans be approved before the municipal sewer line is taken over by the Municipal Council of Windhoek as per approved sewer designs.

- That any additional requirements with regard to water or sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

Comments from the Strategic Executive: Economic Development and Community Services

- **Environmental Management**

  There is no objection to the sale of a 10 metre portion as per the Public Open Spaces Policy. It should however be noted that the Remainder of Erf 920, Otjomuise is zoned 'public open space'. The rezoning of a 'public open space' to any other land use is a listed activity in the Environmental Management Act, 2007 (Act 7 of 2007). The applicant should therefore obtain Environmental Clearance from the Environmental Management Division of the City once Council has approved the application.

- **Parks**

  There is no objection to the sale of a portion of the Remainder of Erf 920, Otjomuise for consolidation with Erf 852, Otjomuise.

Comments from the Strategic Executive: Urban and Transport Planning

- **Traffic Flow**

  There is no objection to the subdivision of the Remainder of Erf 920, Otjomuise and consolidation of a portion of the Remainder of Erf 920, Otjomuise with Erf 852, Otjomuise.

  The Urban Arterial Account (UAA) contribution applicable will be N$16 542.00.

- **Roads and Stormwater Design**

  There is no objection to the proposed sale of a portion of the Remainder of Erf 920, Otjomuise for consolidation with Erf 852, Otjomuise: Provided:

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

- **Urban Planning**

Erf 852, Otjomuise is zoned 'residential' with a density of 1:250 m² and is 405 m² in extent.

The Remainder of Erf 920, Otjomuise is zoned 'public open space' and is ± 218 044 m² in extent.

The proposed portion is ± 299.9 m² in extent and should be subdivided from Erf 920, Otjomuise and consolidated with Erf 852, Otjomuise. The cost of the town planning procedures should be for the applicant's account.

The consolidation will result in a residential erf of 704 m², which at the current density will allow two (2) residential dwelling unit on the consolidated erf. Thus, additional potential will be created.

There is no objection to the subdivision of a portion of Erf 920, Otjomuise for consolidation purposes with Erf 852, Otjomuise: Provided:

- That the use of the land and building(s) comply with the provisions of the Windhoek Town Planning Scheme.
- That the Remainder of Erf 920, Otjomuise be subdivided into proposed Portion A (± 299.9 m² in extent) and the Remainder.
- That the proposed Portion A be closed as public open space in line with section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- That upon closure of the public open space, Portion A of Remainder of Erf 920, Otjomuise assume the same zoning and density of Erf 852, Otjomuise in terms of clause 5(3) of the Town Planning Scheme.
- That the Municipal Council of Windhoek prepare the closure notices for the applicant.
- That the applicant advertise the intended purchase as per section 50(3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) and send out letters to neighbours as per the section 50(3) of the said Act.
- That the applicant be responsible for the cadastral town planning applications to the Ministry of Urban and Rural Development.
- That the applicant submit copies of the approved erf diagrams to the Strategic Executive: Urban and Transport Planning upon approval of the subdivision and consolidation;

- That the current conditions registered against Erf 852, Otjomuise be retained with the usual short standard conditions of the Municipality, including a minimum building value equal to two (2) times the municipal valuation of the erf.

- That the subdivision and any existing and future buildings comply with any building regulation in regards with safety distances from boundaries.

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

- **Property Management**

There is no objection to the subdivision of the Remainder of Erf 920, Otjomuise into Portion A (± 299.9 m² in extent) and the Remainder and the consolidation of Portion A (± 299.9 m² in extent) of Erf 920 with Erf 852, Otjomuise. Therefore, the application can be supported.

- **Valuations**

*** Portion A of the Remainder of Erf 920, Otjomuise is ± 299.9 m² in extent, and after consolidation with Erf 852, Otjomuise the extent of the consolidated erf will be ± 704 m² in total. As a result the development potential is enhanced in terms of the density being 1:250 m². Therefore, Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise will be sold to the owner of Erf 852, Otjomuise at full purchase price of N$104 700.00, as determined by the Strategic Executive: Housing, Property Management and Human Settlement, indicated on the Valuation Certificated dated 12 April 2023, **attached as page 197 to the agenda.**

Therefore Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise will be sold to the owner of Erf 852, Otjomuise.

Should the owner of Erf 852, Otjomuise wish to take occupation of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise, prior to the conclusion of the sale, it could be leased to the applicant once the preliminary diagrams are available, pending the finalisation of the sale, at a monthly rental of N$872.50. The rental is 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.

Council Resolution 385/11/2010

*** Council per Resolution 385/11/2010, **attached as pages 198 - 201 to the agenda**, resolved that no further applications to purchase portions of the Remainder of Erf 920, Otjomuise be supported because of the relocation of the sewer lines. Erf 852, Otjomuise forms part of the erven mentioned in Council Resolution 385/11/2010.

*** Council Resolution 385/11/2010 was circulated for revisitation to the Strategic Executive: Infrastructure, Water and Technical Services (Bulk Water and Waste Water Section). An e-mail dated 1 July 2021 from the Strategic Executive: Infrastructure, Water and Technical Services (Bulk Water and Waste Water Section), **attached as page 202 to the agenda**, indicates that the sewer line can be relocated at the costs of the applicant. Therefore, the application can be supported.

Site visit

A site visit was conducted on 23 March 2023 and it was discovered that the boundary wall of Erf 852, Otjomuise is encroaching on Erf 920, Otjomuise with ± 47 m². This matter is however dealt with under the heading: **Encroachment on the Remainder of Erf 920, Otjomuise** above.

Conclusion

*** Given the above, the technical comments above, together with the application letter dated 23 June 2016 and the letter dated 5 September 2022, **attached as pages 186 and 191 respectively to the agenda**, are hereby submitted to Council, for deliberation and consideration. The Strategic Executive: Housing, Property Management and Human Settlement proposes that the Remainder of Erf 920, Otjomuise be subdivided into Portion A (± 299.9 m² in extent) and the Remainder and that Portion A (± 299.9 m² in extent) be sold to the owner of Erf 852, Otjomuise for consolidation purposes.

*** It is further recommended that Council should take note of paragraph 10.4 of Council Resolution 121/04/2005 that makes provision for innocent third parties to motivate reasons for exemption of retrospective penalties. The client has indicated his reasons as per letter dated 5 September 2022, **attached as page 191 to the agenda**. Therefore, having regard to this provision and the applicant's motivation, it is proposed that retrospective penalties not be charged to the current owner of Erf 852, Otjomuise, for the encroachment of the boundary wall on Remainder Erf 920, Otjomuise, hence previous owner caused it.

Management Committee, having considered the application,

RECOMMENDED

*** 1 That the application dated 23 June 2016, **attached as page 186 to the agenda**, received from Mr Dan Kamati the owner of Erf 852, Otjomuise to purchase a portion of the Remainder of Erf 920, Otjomuise for consolidation with Erf 852, Otjomuise, be noted.

*** 2 That Council Resolution 385/11/2010, **attached as pages 198 - 201 to the agenda**, be noted.

3 That paragraph 1 of Council Resolution 385/11/2010 *inter alia* reading as follows, be rescinded:

1 That no further applications to purchase portions of public open space Erf 920, Otjomuise for consolidation with Erven 831, 968, 969, R/967, 836 to 841, 935 to 938, R/933 and 849 to 857, Otjomuise be supported because of the relocation of the sewer lines.

*** 4 That Erf 920, Otjomuise be subdivided into Portion A (± 299.9 m² in extent) and the Remainder as indicated on Plan OTJ 852, **attached as page 203 to the agenda.**

5 That Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise 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).

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

5.2 That the applicant (owner of Erf 852, Otjomuise) be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

5.3 That proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement.

6 That the applicant be responsible for the town planning and cadastral procedures, i.e., subdivision, consolidation, survey and registration of the newly consolidated erf, and all costs involved.

7 That after the finalisation of the town planning and cadastral procedures, Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise, be consolidated with Erf 852, Otjomuise simultaneously with transfer.

8 That upon consolidation, Portion A (± 299.9 m² in extent) assume the same zoning of the abutting Erf 852, Otjomuise, being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.

9 That the current conditions registered against Erf 852, Otjomuise be retained with the standard conditions of the Municipality, including a minimum building value equal to two (2) times the municipal valuation of the erf.

10 That the owner of Erf 852, Otjomuise obtain an Environmental Management Clearance Certificate from the Strategic Executive: Economic Development and Community Services in terms of the Environmental Management Act, 2007 (Act 7 of 2007).

*** 11 That, after obtaining an Environmental Management Clearance Certificate and the successful completion of the closure, town planning and cadastral procedures, Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise be sold to the owner of Erf 852, Otjomuise for consolidation purposes at a purchase price of N$104 700.00, as determined by the Strategic Executive: Housing, Property Management and Human Settlement as per the Valuation Certificate dated 12 April 2023, **attached as page 197 to the agenda.**

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

13 That the applicant be responsible for the cadastral and town planning applications to the Ministry of Urban and Rural Development at own cost.

14 The applicant submit copies of the approved erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement, upon approval of the subdivision and consolidation.

15 That the current conditions registered against Erf 852, Otjomuise be retained with the usual short standard conditions of the Municipality, including a minimum building value as per the provisions of the Windhoek Town Planning Scheme.

16 That the subdivision and any existing and future buildings comply with any building regulation in regards with safety distances from boundaries.

17 That the sale of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise be subject to the following:

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

17.1.1 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.

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

17.2 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.

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

17.4 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'.

17.5 That it be noted that there is a sewer line affected, which must be relocated at the cost of the applicant.

17.5.1 That the applicant appoint a registered professional Engineer to design the relocation of the sewer line outside the boundaries of the applied portion of Erf 920, Otjomuise.

17.5.2 That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before any work may start.

17.5.3 That after approval of the sewer design, the applicant appoint a Contractor to do the construction of the sewer line.

17.5.4 That the supervision of the construction work be done by a registered professional Engineer.

17.5.5 That all costs involved due to the municipal sewer connection be for the applicant's account.

17.5.6 That the Deed of Sale only be signed after the relocation of the sewer line is done by the owner of Erf 852, Otjomuise and taken over by Council.

17.6 That any additional requirements with regard to water or sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

18 That the applicant/owner of Erf 852, Otjomuise:

18.1 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.

18.2 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.

18.3 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.

18.4 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.

19 That should the owner of Erf 852, Otjomuise fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, the allocation of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise to the owner be cancelled: Provided that, should extension for the finalisation of the sale be requested and granted, the Strategic Executive: Housing, Property Management and Human Settlement be authorised to allow the extension at a revised purchase price as calculated by the Strategic Executive: Housing, Property Management and Human Settlement.

20 That should the applicant wish to take occupation of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise, prior to the conclusion of the sale thereof, Portion A (± 299.9 m² in extent) of Erf 920, Otjomuise be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N$872.50 further subject to the annual escalation in line with the Namibia Inflation Rate.

21 That all funds generated from the sale resulting from the subdivision of public open spaces be used exclusively (unless with consent from Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.

*** 22 That taking into consideration the motivation given by the owner of Erf 852, Otjomuise in the letter dated 5 September 2022, **attached as page 191 to the agenda**, read together with paragraph 10.4 of Council Resolution 121/04/2005, **attached pages 189 - 190 to the agenda**, that no retrospective penalties be charged for the encroachment of the boundary wall of Erf 852, Otjomuise onto Erf 920, Otjomuise.

23 That the sale/lease of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise be advertised in terms of section 63(2)(a)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

24 That the sale/lease of Portion A (± 299.9 m² in extent) of the Remainder of Erf 920, Otjomuise be subject to Ministerial approval being obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

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

26 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

[Municipal Council Agenda: 2023-11-08(10-26)]

9.3.6 IND.1 [UTP] APPLICATION TO RENAME HENNIE LAUBSCHER STREET IN OLYMPIA IN HONOUR OF THE LATE BRIGADIER GENERAL KAREL NDJOBA
(16/3/7/1)

Introduction

*** An application dated 1 February 2021, **attached as pages 204 - 228 to the agenda**, was received by the Heritage Committee through both the Office of the Mayor and Chief Regional Officer. The application seeking for the renaming of Hennie Laubscher Street in Olympia in honour of the Late Brigadier General Karel Ndjoba was lodged by Ms Ebba Lahya Ndatolewe Ndjoba (the widow) and children.

*** Although the application was received in 2021, the applicant had to comply with the requirements as stated per the Street and Place Naming Guidelines, **attached as pages 229 - 239 to the agenda**, which stressed on the aspect of promoting and strengthening public participation in the application lodgement and assessment processes. To the satisfaction of the Heritage Committee, all set criteria have now been met by the applicant, hence this submission to Council for further consideration of this application. Relevant Council Resolutions and the Minutes of the Heritage Committee (Street and Place Naming/Renaming) dated 24 November 2022 are **attached as pages 240 - 246 and 247 - 251 respectively to the agenda.**

Background of the proposal

The Late Brigadier General Karel Ndjoba was born on 28 July 1961 at Eenhana in the Ohangwena Region. He obtained various strong qualifications in his line profession from tertiary institutions within the country and abroad. Documented in the presented Biography is the fiercely unifying spirit of a loyal, dedicated, determined and disciplined son of the soil who was entrusted with the transformation of the defense system in independent Namibia.

The decorated soldier served the defense force in the capacity of Major, a rank he assumed right before the independence of Namibia. At the dawn of independence, he had a pivotal responsibility of integrating the former SWATF members in the national defense force. An assignment he championed well and as such contributed to nation building and reconciliation. It is close to none that a person who collaborated with enemies of the day back then would also be entrusted with the safeguarding the sovereignty of the state. However, the Late General Ndjoba defeated the critics and doubters, by raising beyond their shallow minds and put the wellbeing, safety and security of the human race at the forefront. Another defining moment in his illustrious career was when he hosted the Namibian flag on 21 March 1990, as he was appointed as a Company Commander that constituted the Presidential Guard of Honour.

As part of those who laid the foundation in the establishment of national institutions, such as the military, his contributions entail the productions of training and fighting doctrines for the Namibian Defense Force (NDF). According to the proponent, these materials are still being heavily relied on and enforced when it comes to the capacity development of those in force to date.

At the regional front, he served on a peace keeping campaign known as Atlantic Operation in the Democratic Republic of Congo (DRC), an Infantry Brigade Second-In-Command at the SADC Task Force and then proceeded to be a Director of Personnel of the SADC Task Force. In neighbouring countries, namely Botswana and Zimbabwe, he served the defense forces in various high-ranking leadership capacities. At international level, Brigadier General Karel Ndjoba served as Defense Attache to the Federal Republic of General Germany, a position he held until his unexpected death in November 2014.

According to the proponent, the Late Brigadier General had every reason to detest the SWAPO Party and its affiliated military wing (PLAN) and/or opted to remain in the 21 Battalion at Lenz in Johannesburg (South Africa). However, his unqualified level of patriotism advanced him on uncommon grounds which witnessed him choosing his nation beyond any level of resentment, a true unsung son of this great soil. It is through this lens of authenticity to his fellow Namibian nation, that the Late Brigadier General Ndjoba accepted a hand of reconciliation from the SWAPO Government and went on to share his knowledge and skills in the defense force to establish a remarkable and unshaken foundation in the defense force of Namibia. A testimony to an account that true forgiveness (although not forgetting) at human heart does exist, for a seasoned professional soldier in the name of Brigadier General Karel Christopher Ndjoba.

An astute, visionary, militant, strategist of note and one who sees goodness in all humans, including his enemies, deserves a befitting honour of this nature, which will continue to cement and signify his immense contributions towards national reconciliation (interpersonal forgiveness), nation building and development, especially the peaceful integration of the former SWATF in the now Namibian Defense Force.

Proposed street for consideration

The applicant proposes to rename Hennie Laubscher Street in the Olympia township. Efforts to establish more information on the targeted street were unsuccessful, as no reference materials could be traced in either the National Archive Library or the Archives at the Municipal Council of Windhoek. Nevertheless, the street has an approximate length of 115 metres and connects Malcom Spence and Daan Bekker Streets in Olympia. Hennie Laubscher Street is an access street and provide entry to five (5) households.

*** All five (5) households were consulted and supported the application for the renaming of Hennie Laubscher Street in honour of the Late Brigadier General Karel Ndjoba. (Refer to the support letters as per the application dated 1 February 2021, **attached as <u>pages 204 - 228</u> to the agenda**). It should also be noted that the street forms part of the physical address to the Ndjoba's family residence.

Motivation

*** According to the approved guidelines on street naming application, the applicant needs to meet various criteria, including consulting the affected immediate households and the general public of the intention to rename a street. Such consultations were made through obtaining necessary consents, placement of an expression of intention in two (2) local newspapers and the payment of application fees with Municipal Council of Windhoek, among others. The advertisements and proof of payment are **attached as pages 252 - 253 and 254 - 255 respectively to the agenda**. The applicant has met all the relevant requirements and the application is herewith recommended to Council for further consideration. At the time of finalising this submission, all given consents by the immediate affected residents as indicated on the consent form of the application, **attached as pages 256 - 258 to the agenda**, were confirmed by the Secretariat.

In consideration of the principles of the applicable guidelines, the proposed street name (alternative 1 on the application form) as suggested by the applicant is supported and that the street should be known as **Gen. Karel Ndjoba Str.** (Gen. and Str. abbreviated for General and Street respectively). This reflection enforces consistency when reference is made to a similar street existing in Eros, known as Gen. Murtala Ramat Muhammed Avenue in Eros.

Furthermore, the support of this application by the Heritage Committee takes cognisance of the effort to endorse and document the contributions made by many towards nation building in the historical annals of the nation.

Management Committee

RECOMMENDED

1 That the application to rename Hennie Laubscher Street in Olympia in honour of the Late Brigadier General Karel Ndjoba, be supported.

2 That the street known as Hennie Laubscher Street in Olympia be renamed to Gen. Karel Ndjoba Str. (Gen. and Str. abbreviated for General and Street respectively).

*** 3 That it be noted that the applicant has complied with all the requirements of public participation as prescribed by the Street and Place Naming Guidelines, **attached as pages 229 - 239 to the agenda** and the public participation processes.

4 That the general public be informed of the decision taken by Council as per the Street and Place Naming Guidelines prior to the actual renaming of the street and such be done in the following manner:

4.1 Through placing a notice in the Aloe newspaper; and

4.2 Through disseminating letters informing all property owners along the affected street.

5 That upon completion of the public participation process, the Chief Executive Officer (Manager: Mayor and Council Affairs) inform the applicant about the decision taken and make the necessary arrangements in the event of a street renaming ceremony.

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

==========

GROUPE DE LA BANQUE AFRICAINE DE DÉVELOPPEMENT
AFRICAN DEVELOPMENT BANK GROUP

DEPUTY DIRECTOR GENERAL
SOUTHERN AFRICA REGIONAL DEVELOPMENT AND BUSINESS DELIVERY OFFICE (RDGS)

Ref.: RDGS/LTR/AP/2023/09/0011
Date: 7 September 2023

Mr. Moses Matyayi
Chief Executive Officer
City of Windhoek
P O Box 59
Windhoek
NAMIBIA

Dear Mr. Matyayi,

SUBJECT: URBAN AND MUNICIPAL DEVELOPMENT FUND GRANT ALLOCATION TO THE CITY OF WINDHOEK AND NAMA FACILITY APPLICATION UNDER PREPARATION

The African Development Bank (AfDB) is pleased to inform you that the City of Windhoek has been awarded a grant amount of USD 485,000 from the Bank's Urban and Municipal Development Fund (UMDF) to support the city's electrification extension and scale its renewable energy capacity. Specifically, the grant aims to develop a comprehensive and bankable project for peri-urban electrification, development, and renewable energy initiatives for the city. This includes updating existing studies, producing preliminary designs and engineering documentation, and preparing Terms of Reference for supervision of implementation.

The UMDF project is well-aligned with Namibia's updated Nationally Determined Contribution (NDC, 2021) and would enhance the city's climate action, promoting a transition to low-carbon development pathways while building community resilience.

The AfDB and the City of Windhoek have taken the opportunity to mobilize additional climate co-financing with the objective of enhancing the project's contribution to Namibia's NDC. To this regard, a proposal to the Nationally Appropriate Mitigation Action (NAMA) Facility will be submitted by the end of July 2024, requesting grant support to build onto the outcomes of the UMDF interventions. The potential NAMA grant will include:

i. Partial grant funding for the City of Windhoek's investments in grid stabilization measures, with a primary focus on a battery storage system, in relation to scaling renewable energy in the city.

339 Witch Hazel Avenue, Highveld Extension 78, Eco Park,
Centurion 0157 – Private Bag X1262, Silverton Pretoria (South Africa)
Téléphone : (27) 12 003 6900 – Fax : (27) 86 206 1805
Site web : www.afdb.org

ii. A comprehensive feasibility study to assess the potential of a waste-to-energy plant for the city has already been elaborated and thus the intended support involves extending to a full feasibility study, encompassing preliminary design and tender packages.

The Bank will also engage with the Ministry of Environment and Tourism during the development of the full NAMA proposal to facilitate better consultation and collaboration.

While looking forward to your cooperation as we take this forward, please accept the assurance of my highest consideration.

Yours Sincerely,

Kennedy K. Mbekeani

cc: Mr. Daniel Nghidinua, Executive Director, Ministry of Urban and Rural Development

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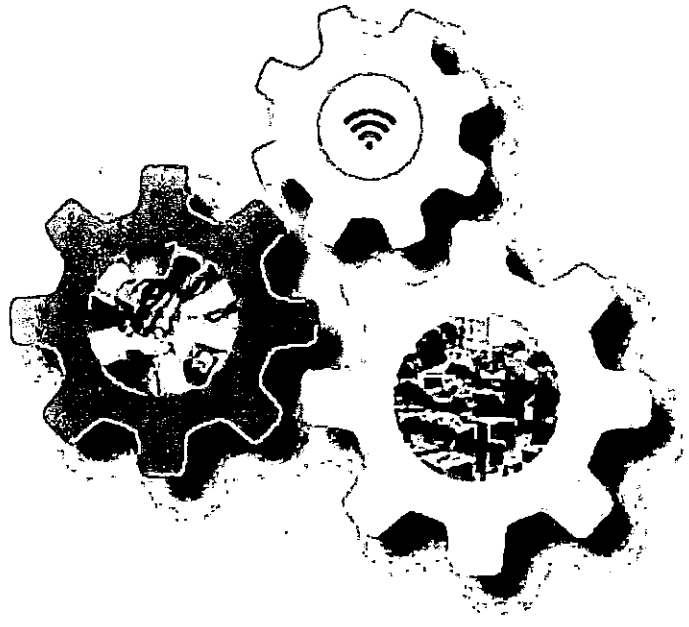
Centurion 0157 – Private Bag X1262, Silverton Pretoria (South Africa)
Téléphone : (27) 12 003 6900 – Fax : (27) 86 206 1805
Site web : www.afdb.org

City of Windhoek

The Gateway to Endless Opportunities

COMPUTER HARDWARE & PERIPHERALS ACQUISITION POLICY

ACCOUNTABILITY | CEO **SCOPE** | Applies to all Employees



DOCUMENT CONTROL

Organization	Prepared by	Approved by	Date Approved
City of Windhoek	ICT Core Technology Infrastructure		

Document type:	ICT Policy
Version number:	0.1
Policy document owner:	ICT Manager: ICT Core Technology
Accountable executive:	SE: ICT
Document custodian:	ICT Manager: ICT Core Technology
Document approver:	SE FORUM
Date of approval:	_____
Effective date:	_____
Review frequency:	Annually
Next review date:	_____
Parent policy:	Not applicable

Approval:

Signed on behalf of the document approver:_____*(sign here)*

Name	***Designation***	***Date***

DOCUMENT CIRCULATION

ICT Manager: ICT Core Technology	1st review
SE: ICT	2nd review
SE FORUM	Final Review
COW Council	Final approval

APPLICABLE COMPANIES AND OTHER ENTITIES

City of Windhoek

VERSION CONTROL AND CHANGE HISTORY

Version number	Version Type	Change Description	Author(s)
0.1	DRAFT	Initial policy draft	Presley Van Neel

SUPERSEDED DOCUMENTS

This policy replaces the following document(s) that were previously approved:

No	Title and Document Number	Approval Date
-	N/A	N/A

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1 DEFINITIONS

TERM	DESCRIPTION
Bill of Materials	A comprehensive inventory of the raw materials, assemblies, subassemblies, parts and components, as well as the quantities of each needed to manufacture a product.
Computer Hardware	The term shall include, but not be limited to: • any computer equipment • personal computers, servers and mainframes
SLA	**Service Level Agreement** - Formal agreement between the department of Information and Communication Technology to provide a certain level of service to a business unit, or customers or a user
System Owner	The individual with managerial, operational, technical and often budgetary responsibility for all aspects of an information technology system.
User	One or more employee(s) at City of Windhoek making use of the Department of Information and Communication Technology (ICT) services and equipment or who has a registered user account on the City of Windhoek's Windows Active Directory (AD) and thus, directly or indirectly, operating on City of Windhoek's network domain or who may have access to the group's information systems.

2 DOCUMENT ADMINISTRATION

The table below sets out the roles and responsibilities in terms of the administration of this document:

Document owner ICT Manager	The document owner is responsible for developing and implementing the document, for monitoring compliance and for regularly reviewing and updating its contents. The document owner must also recommend it for retirement when it is no longer required.
Accountable executive / Council accountable executive SE: ICT	In terms of policy governance, every document owner report to an accountable executive who is a member of the executive management team. The accountable executive and document owner may be the same person. Accountable executives are responsible for overseeing the governance of documents under their control.
Document custodian ICT Manager	The document custodian is responsible for storing and safeguarding the master copy of the approved document.
Document approver Council	The document approver grants approval for the adoption of the document and its implementation within the organisation.

3 ABBREVIATIONS

Abbreviation	Full Name
BOM	Bill of Materials
CEO	Chief Executive Officer
CoW	City of Windhoek
EU	End User
EULA	End User License Agreement
ICT	Information and Communication Technology
LAC	Local Authority Act
PMU	Procurement Management Unit
HCL	Hardware Compatibility List
PMU	Procurement Management Unit
SE	Strategic Executive
SLA	Service Level Agreement

4 INTRODUCTION

4.1 POLICY STATEMENT

The department of Information and Communication Technology (ICT) within the City of Windhoek (CoW) must ensure all hardware and peripheral purchases are legal, compatible with existing systems and infrastructure and accounted for in a proper manner.

4.2 SCOPE

This policy applies to City of Windhoek's ICT department that is responsible for acquiring hardware and peripherals through a procurement process. This policy should be read in conjunction with the ICT Acceptable Usage Policy and, complementary CoW policies, as well as any employment conditions that will collectively enhance the CoW's good governance and best practice objectives.

This policy may be enhanced from time to time with additional supplements approved by the Council.

4.3 PURPOSE OF POLICY

This policy outlines the guidelines to ensure that a uniform acquisition process is applied to all computer hardware and peripheral purchases by the CoW and that a standardization framework is applied to all computer hardware.

In addition, this policy sets guidelines on how to maintain all hardware recorded into the CoW's inventory tracking system as well as document ownership.

4.4 AUTHORITY BASE

The City of Windhoek's ICT Department, based on the authority and mandate granted to it by the Council as part of its delegated authority, oversees this policy and authorises it to govern the acquisition of all computer hardware and peripherals within the council.

4.5 APPLICABLE LEGISLATION

1. Local Authorities Act 23 of 1992.

2. All applicable ICT industry acts and regulations.
3. CoW ICT Governance Charter

4.6 COMPLIANCE

This policy complies with the COBIT 2019 Framework Process BAI03 — Managed Solutions Identification and Build as well as APO10 – Managed Vendors.

Compliance with this policy is mandatory and thus applicable across all sections/divisions/departments within the City of Windhoek.

4.7 IMPLEMENTATION AND EFFECTIVE DATE

This policy is effective from the effective date as per the cover sheet and requires no implementation plan.

4.8 ROLES AND RESPONSIBILITIES

The following table sets out roles and responsibilities in terms of this policy:

Role	Responsibility
Council	Council is the final approver of the ICT policies and strategy.
SE Forum	Reviews and makes recommendations on ICT policies.
SE: ICT	Accountable Executive
ICT Manager	Define, manage and oversee the roll-out of the policy. Ensure implementation, enforcement and periodical review of the policy. Oversee remedial activities where non-compliance has to be rectified.
Information Technology Staff	Implement and adhere to ICT policies.
Non-Information Technology Staff	Adhere to ICT policies.

5 ICT STEERING COMMITTEE

ICT established an ICT Steering Committee through which all hardware requests shall pass.

The ICT Steering Committee will be chaired by the Strategic Executive: ICT to ensure alignment between the Management and Business.

Membership of the committee shall comprise of a mix of representatives from all business units and ICT management in the group. Members will be appointed by the various Strategic Executives of CoW.

The primary purpose of this committee is to improve alignment between ICT and business strategy, as well as ensure accountability for ICT decisions in five critical areas:

1. Investments;
2. Projects;
3. Risk;
4. Services;
5. Data; and
6. Value generation

The role of the ICT Steering Committee is to review, prioritise and approve hardware requests by taking the following into consideration:

- Whether there is aging hardware which meets the requirements, or which need to be replaced or upgraded
- Whether the requested hardware can be leased or purchased outright
- Available Budget

Should the ICT Steering Committee decide hardware must be acquired based on a Bill of Materials, that are updated yearly from a 3rd party vendor, the process will culminate as per normal procurement process.

ICT shall neither install nor support hardware and peripherals purchases that has not been approved by ICT and acquired through the procurement process initiated by the ICT Department. No exception will be made to any department that deviates from this process.

6 HARDWARE ACQUISITION

6.1 HARDWARE AND VENDOR SERVICES REVIEW

- ICT must be included in all hardware acquisitions to ensure compatibility with the existing systems and infrastructure.

- ICT will ensure that the hardware meets all operational requirements including server configurations, operating systems, and auxiliary or third-party software products (browser compliance, Java version, etc.) as well as meeting user needs.

- In addition to the hardware, ICT will review data hosting and/or storage services, whether data is hosted internally or by the vendor (or a cloud agent acting on behalf of the vendor).

- ICT will assess the level of internal support necessary for continuous operation, and the support services that are either provided by or will need to be purchased from the vendor.

- The hardware under review must provide a high-quality service that improves our technology environment output without jeopardising network or server performance, data integrity and data security.

- ICT's hardware BOM/ requirements shall be made available to all prospective vendors who are able to provide hardware to the City of Windhoek and comply to the requirements.

6.2 HARDWARE QUOTES

1. ICT shall work with other business units to assess and clearly define their hardware and peripheral needs.

2. ICT will submit the requests for quotes to the PMU unit who is responsible for gathering quotes, and work directly with the PMU unit through the quoting processes to address user requirements.

3. ICT will ensure:

- Quotes are based on hardware requirements in use and supported in CoW ICT environment;
- Quotes include all necessary components and peripherals; and
- All costs including associated and continuing fees are consistently negotiated with respect to non-profit and/or educational institutions, and with respect to prior agreements we may already have in place with vendors.

7 LEASING

- ICT alternatively looks at the leasing of IT equipment over a 3-year cycle where after a financing institution in principle retains the option of reselling that equipment for the residual value thereof at the end of the term.
- Leased items are to be considered as off-balance sheet items and will not appear on the company's balance sheet.
- The user of the device will be afforded first option to purchase the said device.
- Should the user not purchase the said equipment the Lessor shall take back all hardware at their cost.
- Should the equipment reach the end of its term this would constitute the replacement of such equipment and a new lease to be introduced for the replacement device.
- Equipment acquired prior to the institutionalization of the lease option shall remain the property of council and shall follow relevant asset alienation process.

8 ENFORCEMENT

Any violation of standards, procedures or guidelines established pursuant to this policy shall be presented to the SE FORUM or its subsidiaries for appropriate action. This could result in disciplinary action, including dismissal and/or legal prosecution.

9 REVIEW

This document must be reviewed as per the frequency specified on its cover page. In the event of circumstances that materially affect the contents of the document it should be revised as soon as possible. Any amendments must be submitted to the relevant document approver (as per the cover page) for approval.

POLICY REVIEW SIGN-OFF

Date: 06 June 2023
Venue: Policies sent via Mail
Due Date: 16 June 2023

Policies Reviewed:

Computer Hardware Peripherals Acquisition Policy - Final (002)

No.	Emp No	Name & Surname	Position	Department	Remarks	Date of Feedback
1	17237	Mr. F.I Maanda	Acting: Chief Executive Officer	Office of the CEO	No Comment	n/a
2	14376	Ms. L. Vries	Executive: Strategy & Performance Management	Office of the CEO	Commented	n/a
3	17266	Mr. F. Neputa	SE: Information & Communication Technology	Information & Communication Technology	Commented	13/06/2023
4	16828	Mr. P. van Rensburg	SE: Urban and Transport Planning	Urban and Transport Planning	No Comment	06/06/2023
5	14728	Mr. P.R Vilander	Chief Internal Audit	Office of the CEO	No Comment	n/a
6	5721	Mr. L. Narib	SE: Infrastructure Water and Technical Service	Infrastructure Water and Technical Service	No Comment	n/a
7	5723	Mr. A.M Nikanor	SE: Human Capital & Corporate Services	Human Capital & Corporate Services	No Comment	n/a
8	5978	Mr. L Ileka	Chief: City Police	City Police	No Comment	n/a
9	17262	Mr. O. Hekandjo	SE: Electricity	Electricity	No Comment	n/a
10	5578	Mrs. Z Steenkamp	SE: Economic Development & Community Services	Economic Development & Community Services	No Comment	n/a
11	14220	Mrs. J Comalie	SE: Housing Property Management &	Housing Property Management &	No Comment	n/a

MR. FILLEMON NEPUTA
SE: INFORMATION AND COMMUNICATION TECHNOLOGY

12/7/2023
DATE

ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Workshop on Enlighten & Hardware Acquisition Policy

Venue: Council Chambers

Date of Workshop/Event: 06 September 2023

Starting time: **14:30**

Closing time: 16:30

Date Submitted: 07. Sept 23

NAMES	*SIGNATURES*
Cllr Joseph Uapingene ***Mayor***	Apologies
Cllr Magdalena Lombardt ***Deputy Mayor***	MLombardt
Cllr Shafiishuna Sam Nujoma ***MC Chairperson***	Online
Cllr Queen Omagano Kamati ***MC Member***	Online
Cllr Austin Kwenani ***MC Member***	Apologies
Cllr Dr Job Amupanda ***MC Member***	—
Cllr Ivan Skrywer ***MC Member***	—
Fransina Ndateelela Kahungu ***Alderwomen***	—
Cllr Ndeshihafela Larandja	Online
Cllr Illse Keister	—
Cllr Sade Shireen Gawanas	Online
Cllr Clemencia Claudia Hanases	Online
Cllr Dr Ottilie Saarty Uukule	~~Apologies~~
Cllr Bernadus Araeb	~~Apologies~~ Online
Cllr Juergen Hecht	Apologies

ATTENDANCE REGISTER: OFFICIALS

Workshop/Presentation/Meeting Title: Workshop on Enlighten & Hardware Acquisition Policy

Date: 06 September 2023

Starting time: 14:30

Closing time: 16:30

Date Submitted: 07.Sept.23

NAME	DESIGNATION	PAY NUMBER	SIGNATURE
Karl Persendt	GRC	15361	
Fillemon Ngute	SE:ICT	17372	
B. Mwandjua	OCEO	16210	
S Kauraisa	ICT	16190	
Maria Nangharab	ICT	16429	
Kabi Imere	ICT	17473	

NGHIVELWA
PLANNING
CONSULTANTS

PO Box 40900, Ausspannplatz
Cell: +264853232230
Tel: +26461269697
Email: planning@nghivelwa.com.na
Web: www.nghivelwa.com.na
Office No. 4, Paragon Office Suites, Garten Street, Windhoek

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

15 April 2022

For attention: Mr Hugo Rust

Dear Mr Rust

- **REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH THE DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4;**

Application is herewith submitted on behalf of the owner of Erf 2252, Windhoek, Mr. Arnoldus Petrus Hendrik Van Staden, to the City Council of Windhoek for the:

- **Rezoning of Erf 2252, Windhoek from "Residential" with the density of 1:900 to "Business" with a bulk of 0.4;**

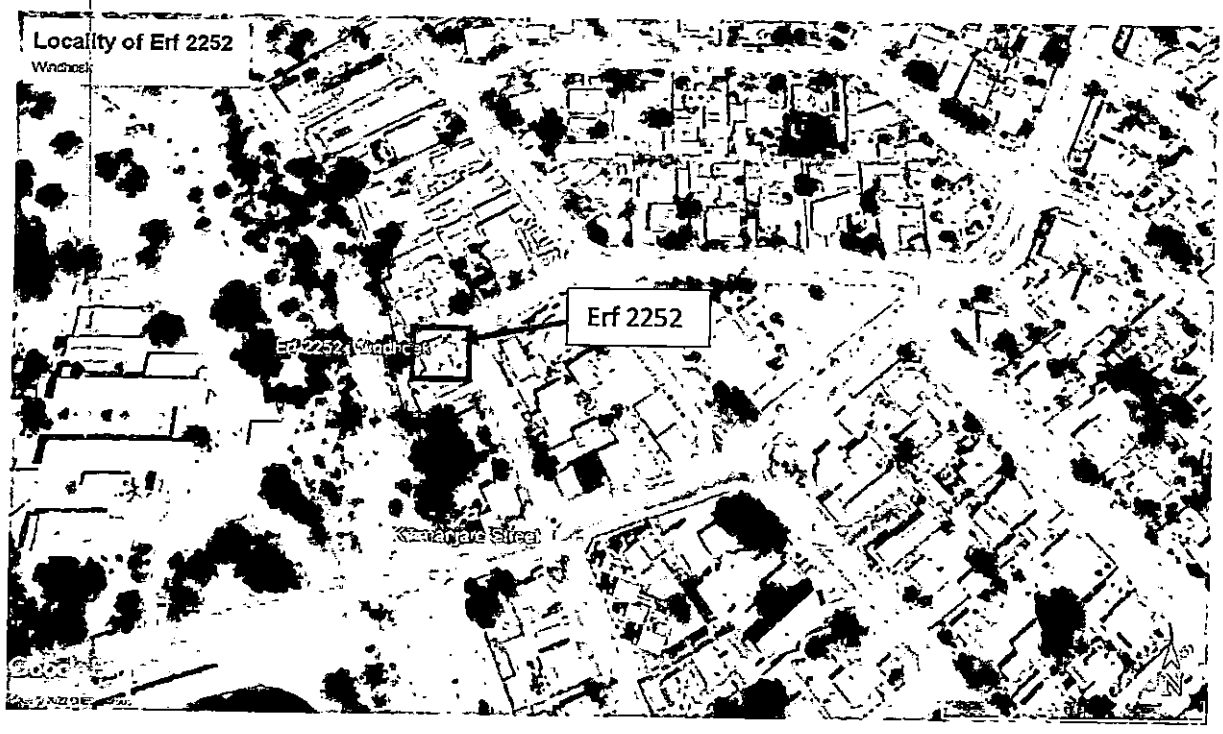
The locality of the Erf and zoning is shown on the attached plans. The Special Power of Attorney is also attached.

1. Erf information

Erf 2252 is located in Kilimanjaro Street, on the eastern side of Windhoek and is adjacent to the Klein Windhoek River.

Natangwe Ndakunda (TRP)
Managing Member

Figure 1: Location of Erf 2252



Erf 2252, Windhoek is zoned "Residential" with a density of 1:900 and measures ±1022m² in extent as per the title deed attached.

There is currently a residential building constructed on the property and the owner would want to construct a showroom and offices in the near future. The Erf is relatively flat and can accommodate the proposed development.

2. Proposal and motivation

It is the intention of the owner to rezone Erf 2252, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4 to allow for the construction of a showroom and offices on the property.

Erf 2252, Windhoek is situated in a traditionally residential areas of Windhoek. However, the area has been transformed from residential to business and office mixed land use area over the past 35 years. A mixed-used area can be best described as an an area of a town or city that is designed especially for various compatible land uses. In mixed-used areas, the size and scale of development is generally lower than that of the core areas or higher intensity business areas.

There has been an increase in mixed-used development in area around the Windhoek CBD. This is because of three main reasons:

- Increase in demand for walkable and vibrant communities with access to transit linkages.
- The need of Job opportunities in close proximity.
- Promotion of local inclusive neighbourhoods.

This also fits with planning trends of making windhoek more diverse with mixed use development springing up each day. Erf 2252 has a residential zoning, which with the current density and erf size means that the owner is only limited to develop one dwelling with an outbuilding on the property with the current zoning. This zoning does not allow the owner to realize the full development potential of the Erf as the neighbours have done and thus a rezoning to a business zoning is recommended.

The Erf is currently used for residential land uses and the proposed rezoning is not expected to have any negative effects on the surrounding Erven as most of them are zoned for business and office use. On the other hand, it is expected to have positive effects as it will improve the aesthetics and property values in the surrounding area.

Conclusion: The most suitable zoning to realize the full development potential of Erf 2252 is thus 'Business' with a bulk of 0.4 for the construction of a showroom and offices.

2.1 Provision of Municipal Services

a. Water

The municipal bulk water infrastructure is already provided on Erf 2252 and thus, no upgrading of the water infrastructure is necessary for the proposed development. All additional water infrastructure to be developed because of the proposed development will be paid for by the owner of the property

b. Sewer

The municipal sewerage reticulation system has already been provided on Erf 2252 and thus, no upgrading of the sewerage reticulation infrastructure is necessary for the proposed development. All additional sewerage services to arise will be paid by the owner of the property.

c. Electricity

The existing infrastructure has the capacity to commence rezoning as a business as there are services already connected to the building and the neighbouring properties are already operational businesses. All new electrical infrastructure to be added because of the business zoning will be on the clients account.

d. Streets & Transport

The development already has access to the existing street network of Windhoek and all the streets leading to Erf 2252, including Kilimanjaro Street have sufficient width to accommodate the increase in traffic that is anticipated after this development.

e. Solid waste

The current solid waste system does have some spare capacity and is flexible enough to accommodate the gradual growth in volumes of the different categories of waste which is expected due to the possible future rezoning of properties within the study area.

From the above it can be seen that the rezoning of this property will be entirely possible as the infrastructure findings and recommendations are all recommendations that can be dealt with and achieved after the proposed rezoning.

3. Infrastructure Study cost to be set off against betterment fee

Should this application be approved, and the betterment fee/ development charge is determined, you are kindly requested to set off the costs for the infrastructure study and Town Planning costs against the development charges payable upon rezoning.

4. Parking and services

The current residential buildings will be demolished once the rezoning is finalized and a showroom and offices will be constructed in the future. Sufficient parking will be provided for the new buildings as per the attached proposed parking layout plan.

Erf 2252, Windhoek is already connected to the municipal services network. Access onto the property for vehicles will be obtained from the existing Kilimanjaro Street.

5. Advertising procedures and comments

The proposed rezoning of Erf 2252, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4 was advertised as required in terms of the Urban and Regional Planning Act, 2018 and the Windhoek Zoning Scheme on 25th March and 1st April 2022 in the New Era and Confidente newspapers respectively and in the Government Gazette of 1st April 2022. The relevant newspaper adverts and a copy of the government notice are attached.

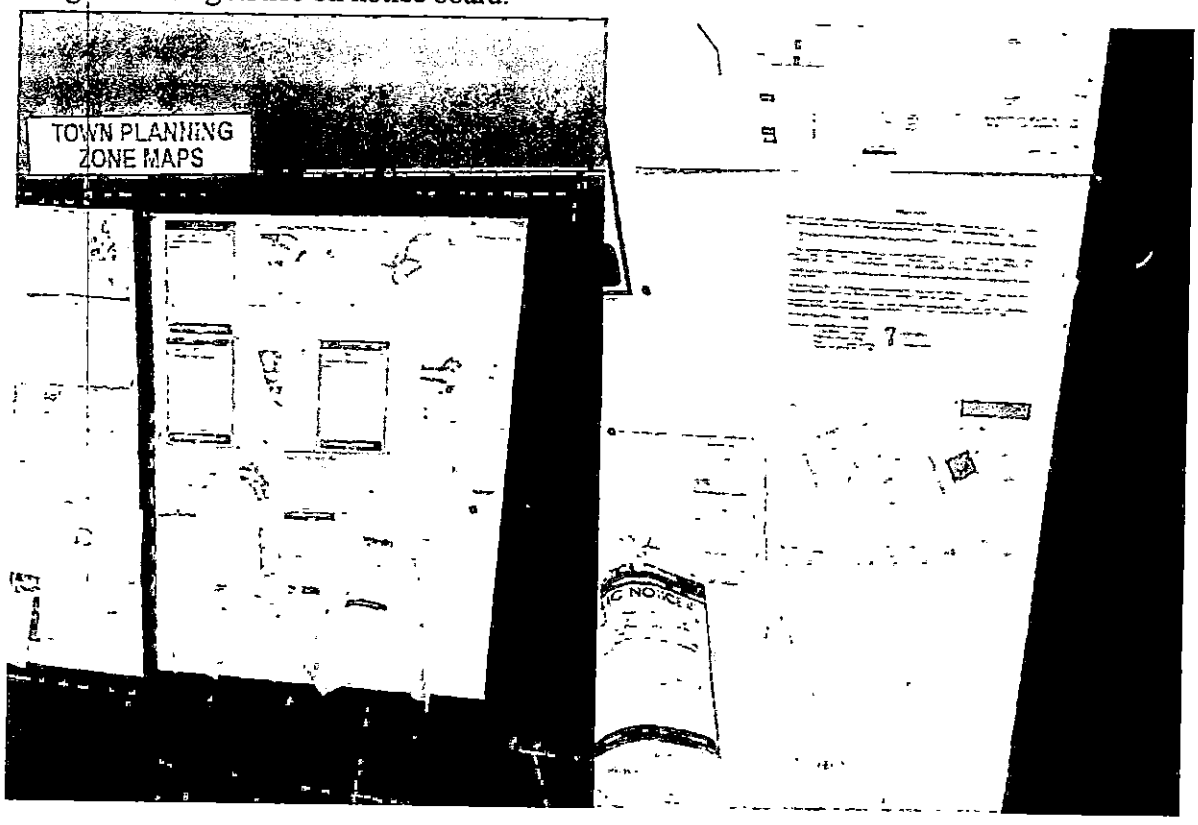
A notice was placed on site (see photo attached) as well as on the notice board of the Customer Care Centre of the City of Windhoek. The comments of the surrounding neighbours were also requested in writing via registered mail. Please refer to the attached list of registered letters as proof.

The final date for objections/comments was 15th April 2022 and no objections were received.

Images showing the notice on site.

Natangwe Ndakunda (TRP)
Managing Member

Images showing notice on notice board.



6. Credit Check and payment of application fee

A Credit Clearance was conducted on behalf of the owner of Erf 2252, Windhoek and the account was in good standing.

7. Conclusion

The owner's intention is to rezone Erf 2252, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4 to allow for the construction of a showroom and offices on the property.

The neighbouring properties are used for residential, office and business purposes and thus the proposed development will not have any negative effect on them. All bulk municipal services are already provided to the property.

8. Application

Application is herewith made for

8.1 Rezoning of Erf 2252, Windhoek from "Residential" with the density of 1:900 to "Business" with a bulk of 0.4

8.2 That the cost for any infrastructure requirements required, be deducted from the betterment fee/ development charges

9. Attachments

Attached 3 copies of the following documents:

- Application
- Proof of payment of application fee
- Credit Check Clearance Certificate from City of Windhoek
- Locality and zoning maps
- Parking layout plan
- Erf Diagram
- Zoning certificate
- Power of Attorney
- Deed of Transfer 4824/1999
- Proof of notice on site and municipal notice board
- Proof of notice in newspaper and gazette
- Example of letter to neighbours
- Proof of registered letters

In terms of Section 107 (1) of the Urban and Regional Planning Act, 2018(Act no.5 of 2018), the Chief Executive Officer of the Local Authority must request the applicant to give notice of the rezoning application in a prescribed manner. Please furnish this request to us in writing upon receipt of this application.

Should this application be successful, please furnish our office with the cover letter with comments addressed to the Urban and Regional Planning Board, a Council Resolution and minutes signed by the CEO and Chairman of Council, date stamped rezoning and locality plans.

Natangwe Ndakunda (TRP)
Managing Member

Based on the above motivation and supportive documents, it is trusted that the application will favourable considered by Council. Should you need additional information, do not hesitate to contact our office.

Yours Faithfully,

Natangwe N Ndakunda **(TRP)**
MANAGING MEMBER

Bank Windhoek

Transaction Information

Reference Number	20220316-45928382
Beneficiary Name	City of Windhoek
Bank Name	First National Namibia
Branch Name	Windhoek Corporate Suite
Branch Code	281872
From	Nghivelwa Planning
Recipient Account	62012146115
Amount	4025.00
Action Date	17/03/2022
Transaction Description	Erf 2252 Vote: 5000132050048
Transaction Status	ENCR Processed
Transaction Type	Ben Payment

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Van Staden First name(s) APH

Erf/stand no 2252 Township Erospark / Wlk Blocks.

If company or registered under cc N/A

Namibian I. D / Passport no. 7003090100304

Postal/Private Bag address Box 40900 Township of address Ausspannplatz

Physical Residential or Business address Kilimanjaro street

Tel no 061-269697 (H) Cell 0853232220

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

No arrears on service accounts

CITY OF WINDHOEK
2022 -03- 17
CREDIT CONTROL

Acc. Technician Credit Control Nabila

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

Date stamp 2022 -03- 16

Sales Finance Department

ACCOUNTANT LAND SALES:

City of Many Faces

LOCALITY PLAN OF ERF 2252, WINDHOEK

SCALE NOT TO SCALE

DATE: MARCH 2022

CONSULTANT	NPC
DRAWN BY	NNK
CLIENT	Panno Van Staden
DRAWING NO	WHK 10-03/2022

N W E S

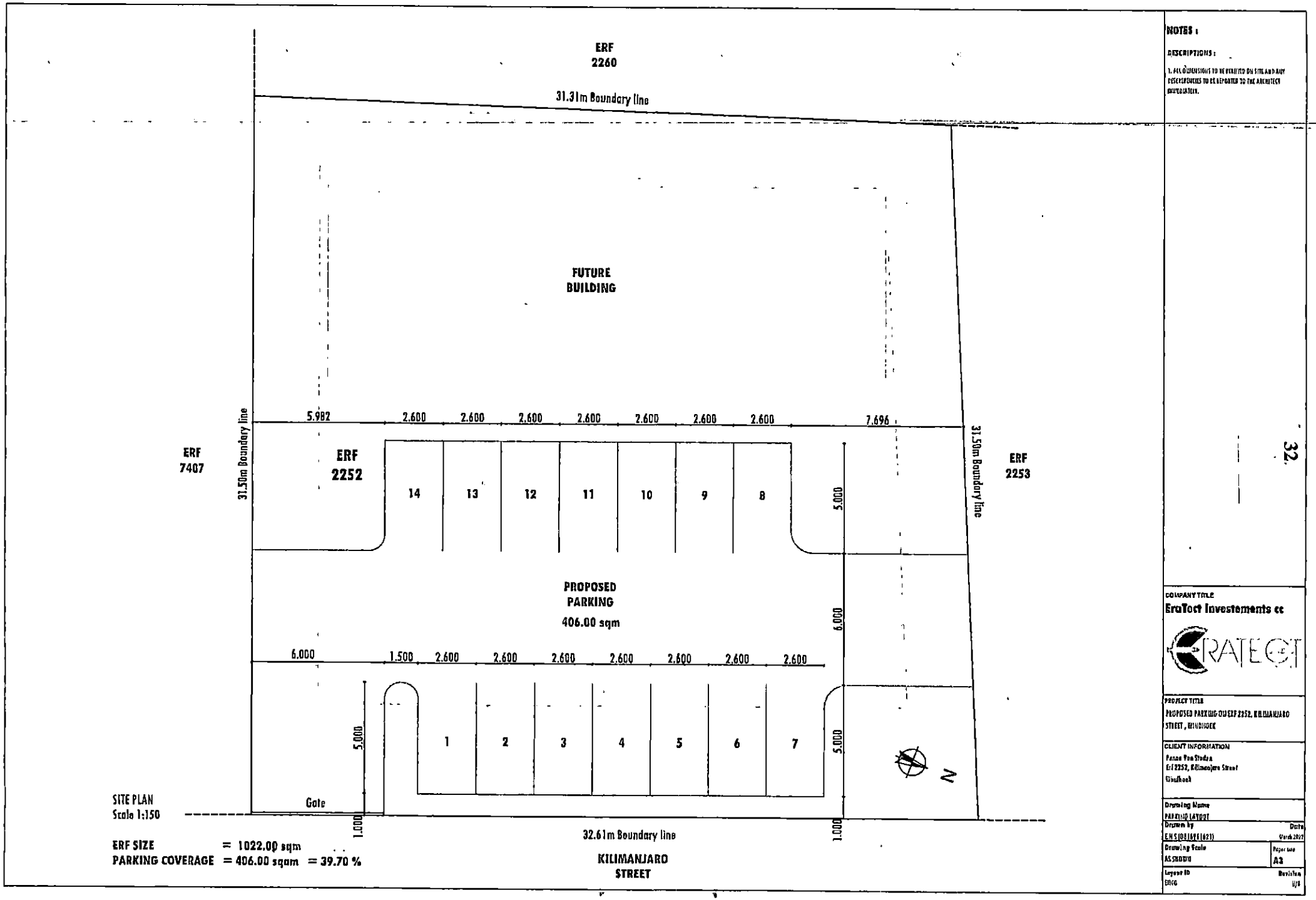
REZONING OF ERF 2252, WINDOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4

SCALE : 1:3000

DATE: APRIL 2022

LEGEND	
RESIDENTIAL	
BUSINESS	

CONSULTANT	NPC
DRAWN BY	NNK
CLIENT	P VAN STADEN
DRAWING NO	WHK 10/2022



SITE PLAN
Scale 1:150

ERF SIZE = 1022.00 sqm
PARKING COVERAGE = 406.00 sqm = 39.70 %

AREA CALCULATION

AREA OF ERF: 1373m²

FOOTPRINT NEW ADDITION: 133m²
FOOTPRINT EXISTING: 336m²
TOTAL: 469m²

COVERAGE:469/ 1373: 34%

PARKING CALCULATION

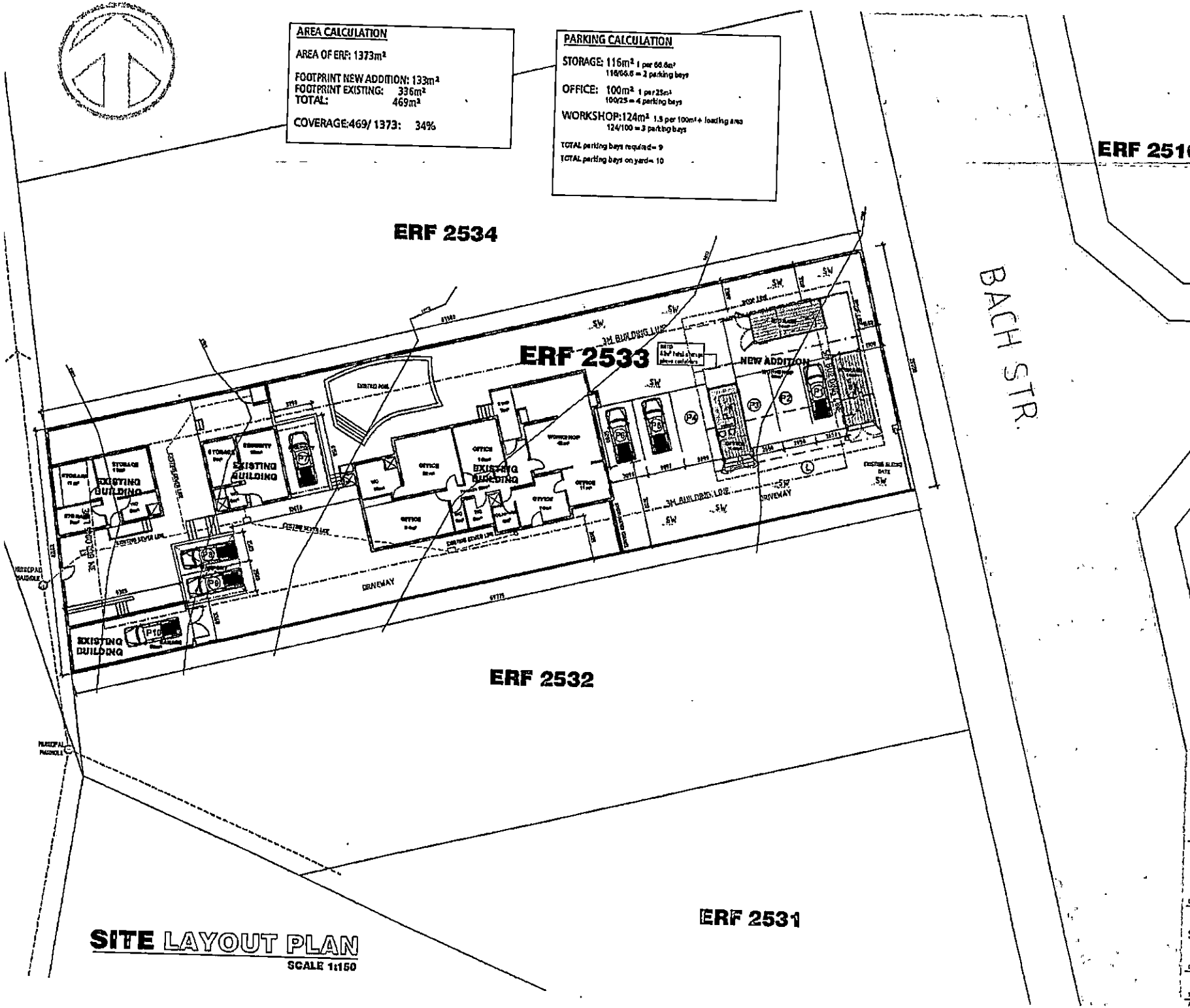
STORAGE: 116m² 1 per 66.6m²
116/66.6 = 2 parking bays

OFFICE: 100m² 1 per 25m²
100/25 = 4 parking bays

WORKSHOP:124m² 1.5 per 100m² + loading area
124/100 = 3 parking bays

TOTAL parking bays required = 9

TOTAL parking bays on yard = 10



SITE LAYOUT PLAN

SCALE 1:150

MUNICIPAL SUBMISSION ONLY

CLIENT

ARCHITECT

QUANTITY SURVEYOR

CONSULTANT

CONSULTANT

PROJECT TITLE:

ADDITION TO HOUSE BAHR
ERF 2533
WINDHOEK WEST

DRAWING TITLE:

SITE LAYOUT PLAN: PARKING LAYOUT

DATE: DRAWN:

SCALE: AS SHOWN CHECKED:

33

E	− 9133 · 73	+ 60634 · 15	96	49	30	EA	89 · 90	LB. 1630	2256	1089	C.R.T. 313/57	
									2257	944		
									2258	967		
									2259	1439		
									2260	1836		

Co-ordinates of Block Corners				Co-ordinates of Ref Marks.		
	y	x	Beacon No.		y	x
F	− 9123 · 50	+ 60537 · 19	LB. 1600	RM.352	− 9237 · 12	+ 60611 · 90
G	− 9167 · 02	+ 60623 · 34	L. 1679	RM.353	− 9137 · 12	+ 60642 · 38
H	− 9178 · 57	+ 60619 · 59	L. 1682	RM.354	− 9127 · 60	+ 60538 · 50
J	− 9139 · 40	+ 60542 · 05	L. 1683	RM.355	− 9101 · 39	+ 60506 · 92
K	− 9183 · 75	+ 60517 · 27	L. 1681			

Street names amende

Note :- Unless otherwise stated all splay distances are 5·00 metres.

Zero : Lat. 22°S. Long. 17°E.

Erf No. 1754

Rössing Street 12 m.

Omuramba Eiland Avenue

First Avenue

Kilimanjaro Street 12 m.

Klein Windhoek River

Eros Road

RM. 355

RM. 352

RM. 354

RM. 353

2252 2253 2254 2255 2256 2257 2258 2259 (2260)

Scale 1:600

MINISTRY OF AGRICULTURE, WATER AND LAND REFORM
DIRECTORATE OF SURVEY & MAPPING
2022 -03- 17
PRIVATE BAG 13391
45 ROBERT MUGABE AVENUE
TEL: 061-2960 5041-CADASTRAL

GENERAL PLAN

The Figure A.B.C.D.E. represents Remainder of Erf No. 12

WINDHOEK TOWNSHIP

and comprises 8 erven numbered 2252 to 2259 and street numbered 2260.

Division K South West Africa.

34

Town Planning Certificate No. 1:
Town Planning Scheme Information

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 2252

Township : WINDHOEK/WINDHOEK BLOCKS

Street : KILIMANJARO STR

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

1. Use Zone : RESIDENTIAL
2. Density : 1 DWELLING / 900M² — Refer to Table B.
3. Bulk Factor : 0 00 — Refer to Table E.
4. Coverage : 50 % — Refer to Table F.
5. Erf Size : 1,022 m² — Refer to Table G.
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 : 15 KILIMANJARO STR
10. Flood Line : _____
11. Height Restriction : _____
12. Street Reservation : _____ Refer to Table J.
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.

SPECIAL POWER OF ATTORNEY

NAMIBIA REVENUE N$5

I the undersigned,

ARNOLDUS PETRUS HENDRIK VAN STADEN

In my capacity as the **owner of**

Erf 2252, Windhoek

Do hereby nominate, constitute and appoint

NGHIVELWA PLANNING CONSULTANTS
P O BOX 40900, AUSSPANNPLATZ

With power of substitution, to be my lawful attorney and agent in my name, place and stead. To make the necessary applications to the Windhoek Municipality, Urban and Regional Planning Board and to the Ministry of Urban and Rural Development for the:

- **REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4.**

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

Signed at ...**Windhoek**..., on this day.....17 TH.....of **March 2022**, in the presence of the undersigned witnesses.

WITNESSES

1. .....

2. .....

.....

Owner (Subscriber)

8000000323106

Prepared by me:
CONVEYANCER
Radloff J M

ORIGINAL
STAMPED.
DUTY N$2 450-00
FEES N$50-00

30 SEP 1999 (No) B 4492 1999
for N$317 100-00 (with prohibited)
an additional amount not exceeding N$63 500-00
ACTING
DEEDS OFFICE, WINDHOEK.

21 JUL 2009 (No) B 3736 2009
N$1 500-00 (with prohibited)
an additional amount not exceeding N$300 000-00
W.T.S. EISEB
REGISTRAR OF DEEDS,
Deputy

T 4824 1999

FOR INFORMATION ONLY

DEED OF TRANSFER

Be it hereby made known :

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

THE MESSENGER OF THE MAGISTRATES' COURT
FOR THE DISTRICT OF WINDHOEK

dated the 15th day of JULY 1999 ,and signed
at WINDHOEK

And the said Appearer declared that

WHEREAS in the matter wherein **FARMERS MEAT MARKET LIMITED** as **PLAINTIFF** and **ROLF HANS HEINZ EICHHOLT, Born on 11th June 1942, married to ROSEMARIE ANNA EICHHOLT, Born on 25th July 1944 which marriage is governed by the Laws of the Republic of Germany** as **DEFENDANT**, the hereinafter mentioned property registered in the name of the said **ROLF HANS HEINZ EICHHOLT and ROSEMARIE ANNA EICHHOLT** was by virtue of a Writ issued by the Clerk of the Magistrate's Court, Windhoek on the 17th February 1998, attached by the Messenger of the Court, Windhoek and sold by public auction on 30th June 1999

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

ARNOLDUS PETRUS HENDRIK VAN STADEN
Born on 9th March 1970
-unmarried-

His Heirs, Executors, Administrators or Assigns

CERTAIN Erf No. 2252 WINDHOEK

SITUATE in the Municipality of Windhoek
Registration Division "K"

MEASURING 1022 (ONE NIL TWO TWO) square metres

FIRST TRANSFERRED by Deed of Transfer No. T 998/1955 with General Plan No. A 707/1954 relating thereto and held by Deed of Transfer No. T 4714/1997

SUBJECT to the following conditions imposed by and in favour of the Municipality of Windhoek and created in terms of Notarial Deed of Conditions No. 80/1955, namely:-

FOR INFORMATION ONLY

IN FAVOUR OF THE MUNICIPALITY:

1. The erf is to be used for residential purposes only and not more than one dwelling for one family - with the necessary outbuildings and appurtenances shall be erected thereon.

2. The dwelling to be erected on the said erf to have a value of not less than N$4 000,00 (excluding the outbuilding).

3. In the event of the Municipality at any time laying out and constructing the street at a level differing from the average level of any of the erven, the owners or their successors in title shall construct, at their own cost, a retaining wall at any street boundary of sufficient height and strength to prevent any portion of the erf falling into the street or vice versa. All scuh retaining walls shall be built in consultation with the Municipality and shall be subject to its approval.

FOR INFORMATION ONLY

Wherefore the Appearer, renouncing all the Right and Title which the said **ROLF HANS HEINZ EICHHOLT and ROSEMARIE ANNA EICHHOLT** heretofore had to the premises, did, in consequence also acknowledge the said **ROLF HANS HEINZ EICHHOLT and ROSEMARIE ANNA EICHHOLT** to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said Transferee

His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging that the purchase price is N$255 000,00

Signed at **Windhoek**, on 30 SEP 1999, together with the appearer, and confirmed with my seal of office

Signature of appearer

In my presence,

ACTING
Registrar of Deeds

Transfer Duty Receipt No. 107009671
Issued at **Windhoek** on 9 August 1999 for N$10 500,00

CHECKED :

1. _____ 2. Litembu N

FOR INFORMATION ONLY

I, the undersigned **JAMES MADDEN RADLOFF**
Conveyancer, 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.

CONVEYANCER

30 APR 2014 B 1984 2014

1 525 860 00

305 172-00

W.T.S. USED

DEEDS OFFICE, WITBANK

FOR INFORMATION ONLY

MEMO[42] NDUM

SUBJECT: **1. Rezoning of Erf 2252, Windhoek from "Residential" with the density of 1:900 to "Business" with a bulk of 0.4**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	11/05/2022	Tel: 290 3359	
Section Engineer	..../..../2022		
Chief Engineer	..../..../2022		

TO:	Urban Planning G De Klerk	**DATE:**	11 May 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/2252/W

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 05 April 2022 received from Ritta Khiba Planning Consultants regarding the above application has reference.

Erf 2252 is located in Kilimanjaro Street. The erf measures 1,022 m² in extent and is zoned 'Residential' with a density of 1 dwelling per 900m². Kilimanjaro Street is a very short street and traffic volumes are low. There are no traffic flow problems currently experienced during peak hours. The proposed rezoning will generate approximately 10 additional vehicular trips to the network. The Erf is affected by the Klein Windhoek River, Planning and Design to comment.

1. This Division has objections to the proposed Rezoning of Erf 2252, Windhoek from "Residential" with the density of 1:900 to "Business" with a bulk of 0.4, due to the following:
   1.1 There are current improvements onsite, and the applicant indicated that these will be demolished and to provide a new development. No parking layout plan was submitted for the current improvements should these be used for the new zoning, should such planning of a new development not realise as anticipated. The applicant to submit an interim parking layout plan for the current improvements or provide clarity.

Yours faithfully

L. Shikongo
Roads Planning, Design and Traffic Flow
*3359

MEMORANDUM

TO: De Klerk (GF)

DATE: 23-May-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/2252/W

REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH THE DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 2252, Kilimanjaro Street, Windhoek, from 'Residential' with a density of 1/900 to 'Office' with a bulk of 0.4, provided that the following be adhered to:

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

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

TO: Urban Policy

Date: 30 May 2022

FROM: Health and Environment Services

Ref: 2252

SUBJECT: REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH THE DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4;

The above subject matter has reference:

The Division has no objection to the application to rezone from residential to business. The rezoning is a listed activity. However, the rezoning is taking place in a built up environment and the environmental impacts will be insignificant.

The applicant will be issued with an Environmental Clearance Letter from Health and Environment Services Division upon Council approving the application.

Regards,

Sustainable Development

This Division has objections to the proposed rezoning to business. The division rather supports rezoning to office with a bulk of 0.4.

MEMC NDUM

TO:	Mr. G.F. De Klerk	**DATE:**	31 May 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/2252/W

SUBJECT: REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH THE DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4;

The application dated 05 April 2022 for the proposed Rezoning of Erf 2252, Kilimanjaro Street, Windhoek, from Residential to Business, received on 09 May 2022, refers.

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

1. Erf 2252 has a general downward slope from the northeast into a southwesterly direction.

2. There is no visible stormwater course or system flowing across Erf 2252, except for surface stormwater run-off.

3. It is worth noting that, the 50 year and 100 year flood levels of the Klein Windhoek River is located adjacent to the southwestern boundary of Erf 2252.

4. Access to Erf 2252 is indicated to be obtained from Kilimanjaro Street.

This Division has no objection to the proposed Rezoning of Erf 2252, Kilimanjaro Street, Windhoek, from Residential to Business, provided:

1. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

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

2. That the applicant appoints a registered professional Engineer to determine whether the southwestern boundary of Erf 2252 requires to be protected against any potential 50-year flood damage.

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

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	06 June 2022
FROM:	INF: Engineering Services Division	**REF:**	L/2252/W

SUBJECT: 1. REZONING OF ERF 2252, WINDHOEK, FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO BUSINESS WITH A BULK OF 0.4

The application dated 05 April 2022 for the Rezoing of Erf 2252, Windhoek refers.

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

.....

Thanks
E. Abrahams

MEMO[50]NDUM

SUBJECT:

1. **CONSENT TO UTILISE ERF 2533, WINDHOEK AS BUSINESS BUILDING (TYRE FITMENT CENTRE & VEHICLE RENTAL)**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. IIYAMBULA	06/06/2022	Tel: 290 2914	
Section Engineer	..../..../2022		
Chief Engineer	.../..../2022		

TO:	Urban Planning R Kwenani	**DATE:**	08 June 2022
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/2533/W

Revised comments;

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

An application received from **Urban Green cc** dated 31 May 2022 regarding the above subject matter has reference.

Erf 3225 is located along Dr. Kuaima Riruako Street, Windhoek and zoned "Office" with a bulk of 0.4 and is 1373.529m² in extent. Dr. Kuaima Riruako Street is a collector road having moderate traffic volumes during peak hours. The proposed consent will not be generating additional trips to the current road network.

1. This Division has no objections to the proposed Consent to utilise Erf 2533 (No. 23, Dr. Kuaima Riruako Street), Windhoek, as Business Building for the purpose of a tyre fitment centre and vehicle rental business; on condition that:

   1.1 Parking is provided as per attached Drawing No.: PS 100

   1.2 A stacking distance of at least 12m can be maintained before gate access.

   1.3 That consent use only come into effect once adequate parking and stacking has been provided for onsite being to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

T liyambula
Roads Planning, Design and Traffic Flow
*2914

MEMC_ NDUM

TO:	Mr. G.F. De Klerk	**DATE:**	07 December 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/2252_Policy Area Extension/W

SUBJECT: REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH THE DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4; EXTENSION OF THE GEN. MOHAMMED MURTALA POLICY AREA TO INCLUDE ALL THE ERVEN ALONG THE KLEIN WINDHOEK RIVER.

A request for comments received on 03 November 2022, pertaining to the proposed Rezoning of Erf 2252, Kilimanjaro Street, Windhoek, from Residential with a Density of 1:900 to "Business" with a bulk of 0.4; and Extension of the Gen. Mohammed Murtala Policy Area to include all the Erven along the Klein Windhoek River, refers.

It is worth noting that an application dated 05 April 2022 pertaining the Rezoning of Erf 2252, from Residential with a Density of 1:900 to "Business" with a bulk of 0.4, was initially received on 9 May 2022 and stormwater comments were provided in a memorandum dated 31 May 2022. This application therefore appears to be an amendment of the application to include the Extension of the Gen. Mohammed Murtala Policy Area to include all those erven that is along the Klein Windhoek River.

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

1. The block of Erven referred to in the application layout (see drawing PG2022-01 attached), are situated in an existing developed area.
2. It is worth noting that most of the Erven concerned are affected by the 50 and 100-year flood levels of the Klein Windhoek River.
3. The study area consists of tarred roads, a stormwater network, as well as other municipal services, as well as private development.

This Division has no objection to the proposed Rezoning of Erf 2252, Kilimanjaro Street, Windhoek, from Residential with a Density of 1:900 to "Business" with a bulk of 0.4; and Extension of the Gen. Mohammed Murtala Policy Area to include all the applicable erven along the Klein Windhoek River, provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50-year flood study report of the Klein Windhoek River along the study area.
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 portions is to be protected against any potential flood damage.

4. That the Applicant, if allowed by the stormwater report, appoints a registered professional Engineer to submit detailed Engineering plans indicating how the proposed study area will be upgraded.

5. That no adjacent or opposite property will be negatively affected by any proposed development.

6. That no development will be allowed within any 50-year flood level of the Klein Windhoek River.

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

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

9. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -

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

10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the erf is contemplated.

11. 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.

12. 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.

13. That no building plan will be approved until the above stormwater conditions are met.

14. That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

15. That the Applicant through the Consulting Engineer compile a detailed stormwater report indicating whether the stormwater infrastructure, and existing roads infrastructure is sufficient to accommodate any additional stormwater flow and traffic that will arise from further development of the area.

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

17. That no access be allowed over any stormwater catch pit or structure.

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

Classifieds

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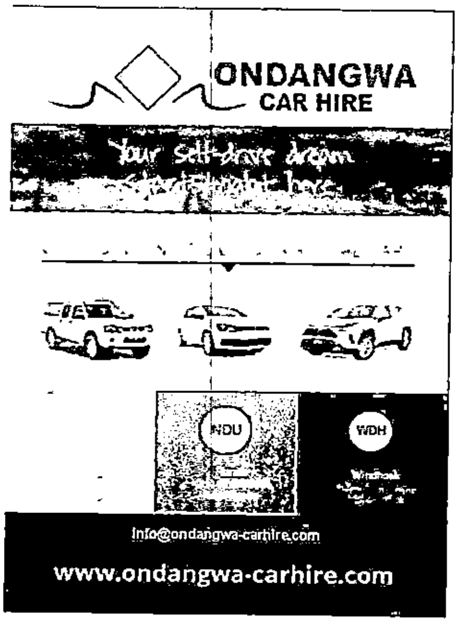
Contact: Mandy
• T: 061 24 6136 • C: 081 895 8296 • E: mandy@confidente-namibia.com

DRESSED-IN-TIME
LAUNDRY & DRY CLEANERS



Galen Supplies

BIOMEDICAL SALES DIRECTOR

Galen, a fully Namibian company and a wholesaler of medical products to pharmacies, clinicians, medical laboratories, and health care facilities is seeking a Biomedical Sales Director responsible for managing all sales operations for the business.

Key responsibilities:

- Design and implement strategic plans to reach sales targets
- Developing and cultivating relationships with clients
- Work with customers to better understand their business needs and goals.
- Lead and motivate staff to improve customer service with clients and to meet individual sales targets
- Assess costs, competition, and supply and demand to identify selling prices
- Hiring, on-boarding, coaching and training of sales representatives

Minimum Qualifications and Experience:

- Master's in either of the following: Biomedical Sciences, Public Health, Pharmacy or Clinical Medicine plus 8 years' experience OR PhD in either of the following: Biomedical Sciences, Public Health, Pharmacy or Clinical Medicine plus 3 years' experience
- Experience in Global Health Management and Policy
- Capacity to manage various projects and work to tight deadlines.
- Excellent negotiation and leadership skills.
- Outstanding written and verbal communication skills
- Strong experience in coaching and training
- Ability to navigate and train representatives and customers on pharmaceutical, clinical products, software and equipments.

Email your CVs and Scanned copies of qualification to: info@osc.com.na

PUBLIC NOTICE

Notice is hereby given that Nghivelwa Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the **Windhoek Municipal Council and the Urban and Regional Planning Board** for the:

- **Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;**

Erf 2252, is located in Kilimanjaro Street, Windhoek and currently measure 1022 m² in extent. The erf is currently zoned for "Residential" with a density of 1:900. It is the intention of the owners to rezone Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4. This will allow the owner to construct a business and office building on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Scripture Union Building, Ara Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 15 April 2022

Applicant: Nghivelwa Planning Consultants
P O Box 40900, Ausspannplatz
Web: www.nghivelwa.com.na
Email: planning@nghivelwa.com.na
Tel: 061 269 697
Cell: 085 3232 230

NGHIVELWA PLANNING CONSULTANTS

PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to all interested and Affected Parties (I & AP's) that an application will be made to the Environmental Commissioner for the Environmental Clearance in terms of the Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (GN No. 30 of 6 February 2012) for the following intended activity:

- **Construction and operation of a fuel retail facility on Erf 38, Eheke Settlement.**

Location:
Erf 38, Eheke Settlement, Ondangwa Rural Constituency, Oshana Region.
Proponent: Fly Investment Group CC
Environmental Consultants: Nghivelwa Planning Consultants

All I&APs are encouraged to register and raise concerns or provide comments and opinions with the consultant.
All I&APs will be provided with a Background Information Document (BID) comprising of detailed information for the intended activity. A public meeting will be held on site, Erf 38, Eheke Settlement, Ondangwa Rural Constituency, Oshana Region on the 30th March 2022 at 10:00

Should you wish to register as an I&AP and receive BID, please contact:

Nghivelwa Planning Consultants
Tel: +264 61 269697

Cell: +264 85 3232 230
Email: planning@nghivelwa.com.na
Web: www.nghivelwa.com.na

DEADLINE FOR COMMENTS:
8 April 2022

NGHIVELWA PLANNING CONSULTANTS

PUBLIC NOTICE

Notice is hereby given that Nghivelwa Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 3526, Katima Mulilo Extension 7, intends applying to the Katima Mulilo Town Council and the Urban and Regional Planning Board for the:

- Rezoning of proposed Portion A/3526, Katima Mulilo Extension 7 from "Undetermined" to "General Business".

It is the intention of the owners to rezone Portion A/3526, Katima Mulilo Extension 7 from "Undetermined" to "General Business" to allow for the extension of a multipurpose business complex located on the adjacent property.

The locality plan for the proposed portion lies for inspection on the town planning notice board Katima Mulilo Town Council Offices, Liswani Street, Katima Mulilo and the applicant: Scripture Union Building, Ara Street, Windhoek.

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 Katima Mulilo Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is:
8 April 2022

Applicant:
Nghivelwa Planning Consultants

Cell: +264 85 3232 230
Email: planning@nghivelwa.com.na

Web: www.nghivelwa.com.na

NGHIVELWA PLANNING CONSULTANTS

NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

Healthy Earth Environmental Consultants CC (HEEC) hereby gives 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 Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAMES:

(a) Environmental Impact Assessment (EIA) for the establishment and mining of industrial minerals on mining claims; 73011, 73012, 73013, 73014 & 73015 at Uundundu wa Nandjila Village, Ruacana Constituency, Omusati Region.

(b) Environmental Impact Assessment (EIA) for the establishment of exploration activities of dimension stones and industrial minerals on EPL 8437 at Uundundu wa Nandjila Village, Ruacana Constituency, Omusati Region.

PROJECTS LOCATION:

(a) The mining claims are situated approximately 30 Km North-East of Omakange at Uundundu wa Nandjila Village, Ruacana Constituency Omusati Region

(b) The EPL 8437 is situated approximately 30 Km North-East of Omakange at Uundundu wa Nandjila Village, Ruacana Constituency Omusati Region

PROJECT DESCRIPTION:
The project involves;

(a) Conducting an Environmental Impact Assessments (EIAs) for the establishment and mining of industrial on mining claims: 73011, 73012, 73013, 73014 & 73015 at Uundundu wa Nandjila Village, Ruacana Constituency, Omusati Region.

(b) Conducting an Environmental Impact Assessment (EIA) for the establishment of exploration activities of dimension stones and industrial minerals on EPL 8437 at Uundundu wa Nandjila Village, Ruacana Constituency, Omusati Region.

PROJECT INVOLVEMENT:

Proponent: (a) Andreas Nghikeno Kalimbo & (b) Chrono Investments cc

Environmental Assessment Practitioner (EAP): Healthy Earth Environmental Consultants CC (HEEC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via: Email; eskheec@gmail.com on or before Friday 22th April 2022.

Public meeting will be held as follows:
Date: Saturday, 09th April 2022
Meeting venue: Senior Councillor homestead - Uundundu wa Nandjila Village, Ruacana Constituency, Omusati Region
Time: 10h00 a.m.

HEEC

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process Invitation to register as an Interested and Affected Party for the proposed Implementation of the Outapi Flexible Land Tenure Schemes (FLTS)

Harmonic Town Planning Consultants 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 proposed Outapi Flexible Land Tenure Scheme.

Outapi Town Council supported by the Ministry of Agriculture, Water and Land Reform (MAWLR) intends to assess the feasibility of establishing the Flexible Land Tenure Scheme on the following.

- Erf 1499, Outapi Extension 5 (3.6091 ha.);
- Portion 15 of Farm Outapi Townlands No. 850 (2 9427 m²),
- A portion of a Greenfield to be known as Portion 1 of the Remainder of the Farm Outapi No. 1116 (281 670.60m²).

The Flexible Land Tenure Scheme (FLTS) in Outapi will provide low-income families with a form of secure urban land tenure. This will greatly impact the families' socio-economic welfare and land tenure security.

MAWLR on behalf of Outapi Town Council (the proponent) has appointed Harmonic Town Planning Consultants to conduct the ESIA process for the proposed FLTS scheme establishment as guided by the Flexible Land Tenure Act No. 4 of 2012. The ESIA is being conducted in line with the requirements of the Environmental Management Act (No 7 of 2007).

The general public as well as any Interested and Affected Parties (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: Saturday 09 April 2022

Times: 10:00 AM – 11:30 AM (Erf 1499 & Portion 15 FLTS Schemes), 11:30 - 01:00 PM (Greenfield FLTS)

Venue: Outapi Town Hotel Conference Facility, Outapi

Interested & Affected Parties (I&AP) Registration and submission of comments: To comment or receive further information on the project, please register with the consultant (contact details below) as an I&AP before end of business on 27 April 2022. A Background Information Document (BID) has been compiled for the project and is available upon request to the consultant, contact below. All registered I&APs will be informed throughout the assessment process and will be provided with further opportunities for review and submission of comments. Comments can also be lodged via the online form given.

[illegible]

Contact details: Harmonic Town Planning Consultants
Attention, Mr T Kamganeh
P.O. Box 3215, Windhoek
Email: [illegible]
Tel. 061-23 6460

HARMONIC

PUBLIC NOTICE

Notice is hereby given that Nghivelwa Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2252, KilimanjaroStreet, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;**

Erf 2252, is located in Kilimanjaro Street, Windhoek and currently measure 1022 m² in extent. The erf is currently zoned for "Residential" with a density of 1:900. It is the intention of the owners to rezone Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4. This will allow the owner to construct a business and office building on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Scripture Union Building, Ara Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 15 April 2022

Applicant: Nghivelwa Planning Consultants
P O Box 40900, Ausspannplatz
Web: www.nghivelwa.com.na
Email: planning@nghivelwa.com.na
Tel: 061 269 697
Cell: 085 3232 230

NGHIVELWA PLANNING CONSULTANTS

CALL FOR PUBLIC PARTICIPATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR PROPOSED MINERAL PROSPECTING AND EXPLORATION, EPL 8397, ERONGO REGION

This notice serves to inform interested and affected parties that an application for the environmental clearance certificate will be launched with the environmental commissioner in terms of the Environmental Impact Assessment Management Act (No.7 of 2007) and Environmental Regulations (GN 30 of 6 February 2012) for the proposed activity:

Project: Proposed mineral prospecting and exploration activities on EPL 8397.

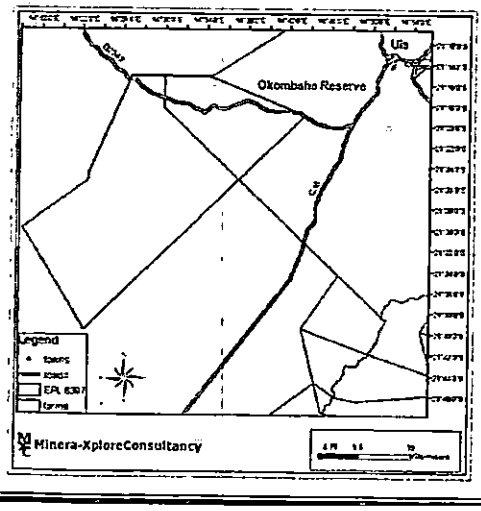
Location: The project is located in Erongo Region, approximately 23 km southwest of the town of Uis. EPL 8397 coversstate land and EPL's northern portion covers Okombahe Reserve.

Project description:
Mineral prospecting and exploration on EPL 8397.
Proponent:
Orange River Exploration and Mining CC
Environmental Assessment Practitioner (EAP):
Minera Xplore Consultancy CC

In accordance with Namibia's Environmental Management Act (No. 7 of 2007) and Environmental Regulations (GN 30 of 6 February 2012), all interested and affected parties (I&APs) are invited to register and submit comments, concerns and questions in writing to the emails given below on or before 25/04/2022.

Email:
info@minera-xplore.com or frontdesk@minera-xplore.com

Contact Number:
+264 85 761 4750



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ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED EXPLORATION ACTIVTIES IN RESPECT TO BASE AND RARE METALS (LITHIUM), AND OTHER MINERAL'S ON (MC 69966 & & 7) NEAR THE UIS SETTLEMENT, ERONGO REGION

1. PROJECT SITE AND DESCRIPTION

InterContinental Mining (Pty) Ltd, intends to apply in order to obtain an Environmental Clearance Certificate for its proposed Base and Rare and Metals and other Mineral's for Mining Claim (MC 69966 & 7). The key component of the proposed activity entails small-scale Lithium mining operations.

2. PUBLIC PARTICIPATION PROCESS

Enviro-Leap Consulting invites all Interested and Affected Party (I & AP) register and receive Environmental Assessment (BID, Scoping and EMP) documents relating to the proposed project for their comments and input.

3. COMMENTS AND QUERIES

Interested and Affected Parties are further requested to register by writing to us at the address below no later than **02 May 2022.**

Please register and direct all comments, queries to:
Mr. Vilho Mtuleni, ,Environmental Assessment Practitioner
Email: eap.trigen@gmail.com - Cell: +264 81 232 6843

ENVIROLEAP CONSULTING cc

ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED EXPLORATION ACTIVTIES IN RESPECT TO BASE AND RARE METALS AND OTHER MINERALS IN THE AREA OF INTEREST (MC 71556-8) ON EPL 8220, ERONGO REGION

1. PROJECT SITE AND DESCRIPTION

Intercontinental Mining (Pty) Ltd, intends to apply in order to obtain an Environmental Clearance Certificate for its proposed prospecting of Base and Rare and Metals and other Mineral's on (MC 71556-8) within EPL 8220. The key component of the proposed activity entails geological mapping and surveying, and manual sample collection for laboratory analysis.

2. PUBLIC PARTICIPATION PROCESS

Enviro-Leap Consulting invites all Interested and Affected Party (I & AP) to register and receive Environmental Assessment (BID, Scoping and EMP) documents relating to the proposed project for their comments and input.

3. COMMENTS AND QUERIES

Interested and Affected Parties are further requested to register by writing to us at the address below no later than **02 May 2022.**

Please register and direct all comments, queries to:
Mr. Vilho Mtuleni, ,Environmental Assessment Practitioner
Email: eap.trigen@gmail.com - Cell: +264 81 232 6843

ENVIROLEAP CONSULTING cc

ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED EXPLORATION ACTIVTIES IN RESPECT TO BASE AND RARE METALS AND OTHER MINERAL'S ON EPL 198 NORTH-WEST OF THE BRANDBERG MOUNTAIN, KUNENE REGION

1. PROJECT SITE AND DESCRIPTION

Intercontinental Mining (Pty) Ltd, intends to apply in order to obtain an Environmental Clearance Certificate for its proposed Base and Rare and Metals and other Mineral's prospecting activities on EPL 198. The key component of the proposed activity entails geological mapping and surveying, and manual sample collection for laboratory analysis.

2. PUBLIC PARTICIPATION PROCESS

Enviro-Leap Consulting invites all Interested and Affected Party (I & AP) register and receive Environmental Assessment (BID, Scoping and EMP) documents relating to the proposed project for their comments and input.

3. COMMENTS AND QUERIES

Interested and Affected Parties are further requested to register by writing to us at the address below no later than **02 May 2022.**

Please register and direct all comments, queries to:
Mr. Vilho Mtuleni, ,Environmental Assessment Practitioner
Email: eap.trigen@gmail.com - Cell: +264 81 232 6843

ENVIROLEAP CONSULTING cc

Monitronic Success College

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- Bachelor of Science in Port and Maritime Transport
- Bachelor of Science in Human Rights, Peace and Conflict Management
- Bachelor of Science in Project Management
- Bachelor of Science in Renewable Energy

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- Diploma in Travel, Tourism and Hospitality Management NQF Lvl 5 & 6
- Certificate in Secretarial & Administrative Studies NQF Lvl 4 & 5

ENGINEERING DIPLOMAS

- Certificate & Diploma in Electrical General (Installation) NQF level 4 & 6)
- Certificate & Diploma in Electrical & Electronic Engineering (NQF Level 4 & 6)
- Certificate & Diploma in Telecommunication Systems Engineering (NQF Level 4 & 6)
- Diploma in Information Technology (NQF Lvl 5 & 6)

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- Solar Equipment Repair and Installations Level 1-2
- Real Estate Agent Level 5 (Diploma)
- Financial Services (Insurance Intermediary) (Lvl 4)
- Wholesale and Retail Operations (Level 2
- Wholesale & Retail Frontline Supervision (Lvl 3 & 4)
- Wholesale and Retail Operations Supervision
- Transport, Operations and Logistics (Freight Handling) (Level 2)
- Transport, Operations and Logistics (Freight Handling) (Level 3)
- Transport, Operations and Logistics (Freight Forwarding and Customs Compliance) (Level 4)
- Transport, Operations and Logistics (Freight Coordination) (Level 5)
- Occupational Health and Safety Level 4 -Supervisor and Level 5 Manager
- Chef Hospitality and Tourism (Level 3 and 4) (Advanced Core Commercial Cookery Skills)
- Handy Man -Facility Maintenance (Facility Maintenance Technician) (Level 2&3)

SHORT COURSES

CONTACT DETAILS
info@monitronicscollege.com
APPLY ONLINE
www.monitronicscollege.com
BRANCHES
Windhoek Cell: +264 81 278 5053, +264 81233862
Oshakati cell: +264 81 650 6453
Walvisbay cell: +264 81 354 7115
Opuwo cell: +264 81 624 0815, +264 67304652
SMS/Whatsapp your name and course(s) you want to study: 0812785053

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CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices

PUBLIC NOTICE

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:.

• Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;

Erf 2252, is located in Kilimanjaro Street, Windhoek and currently measure 1022 m² in extent. The erf is currently zoned for "Residential" with a density of 1:900. It is the intention of the owners to rezone Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4. This will allow the owner to construct a business and office building on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Scripture Union Building, Ara Street, Windhoek. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 15 April 2022

Applicant:
Nghivelwa Planning Consultants
P O Box 40900,
Ausspannplatz
Web:
www.nghivelwa.com.na
Email:
planning@nghivelwa.com.na
Tel: 061 263 697
Cell: 085 3232 230

NGHIVELWA PLANNING CONSULTANTS

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) MEGAN FAITH ISAACS residing at ERF 394, GARNET STREET, KHOMASDAL, WINDHOEK, NAMIBIA and carrying on business / employed a (2) STUDENT intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname PHILANDER for the reasons that (3) MY CURRENT SURNAME (ISAACS) IS NOT MY FAMILY NAME, WHEREAS PHILANDER IS MY MOTHER'S MAIDEN NAME AND THEREFORE IS MY FAMILY NAME. I previously bore the name(s) (4) MEGAN FAITH ISAACS. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A to ISAACS. Any person who objects to my/our assumption of the said surname of PHILANDER should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

WINDHOEK

Notices

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 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: KAVANGO EAST
1. Name and postal address of applicant.
EDELBERTH SIWHUTE KATAMBA,
P O BOX 1547, WINDHOEK
2. Name of business or proposed Business to which applicant relates
NINKE NINKE MINI WHOLESALE AND DEPORT (MINI)
3. Address/Location of premises to which Application relates:
KATJI NA KATJI VILLAGE IN FRONT OF THE KATAMBA'S RESIDENT AND OPPOSITE THE KNK BAR
4. Nature and details of application:
WHOLESALE LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged:
RUNDU MAGISTRATE
6. Date on which application will be Lodged:
23 MARCH 2022
7 Date of meeting of Committee at Which application will be heard: 11 MAY 2022
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF REGISTRATION AS A WELFARE ORGANIZATION

THE JASON NDAKUNDA CHILREN IN NEED OF CARE CENTER.

(Operation Olupandu village, in Omusati Region) applied for registration as welfare organization in terms of section 19 of the National Welfare Act, 1965 (Act No. 79 of 1965), as amended.

The objects of the organization read as follows:

• To provide a secure environment for children from 5-15 years in need of protection services.

• To provide children in need of care with early childhood development education at Jason Ndakunda Children in Need of Care Centre.

• To act as guardianship to children in need of care in their social environment as well as to follow the norms and practices those culturally accepted.

If any person or persons desiring to raise objections against the registration of the organization, reach us 065-251800 or must submit such representations to the Executive Director of the Ministry of Health and Social Services, Private Bag 13198, Windhoek within twenty-one days as from the date of this advertisement.

Amalia Leevi
P O Box 420

Notices

NOTICE OF INTENT TO APPLY FOR THE REZONING AND THE AMENDMENT OF LÜDERITZ ZONING SCHEME

Please take note that Stubenrauch Planning Consultants cc has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board on behalf of the Lüderitz Town Council, the registered owner of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11, for the following:

1. Subdivision of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into Portion A, B, C, D, E and Remainder;
2. Rezoning of Portion A of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Parastatal";
3. Rezoning of Portion B of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "General Business";
4. Rezoning of Portion C of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Local Authority";
5. Rezoning of Portion D of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Special" for the purpose of the Flexible Land Tenure Scheme;
6. Rezoning of Portion E of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Street" and reservation as a "Street";
7. Inclusion of the new land uses in the new zoning scheme to be prepared for Lüderitz.

The Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 is located at the entrance of Lüderitz, behind the Lüderitz prison. According to the Lüderitz Zoning Scheme Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 is zoned for "Undetermined" purposes. The purpose of the subject application as set out above is to accelerate affordable land delivery and to accommodate the establishment of a new form of land tenure by subdividing the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 for the Flexible Land Tenure Scheme in terms of the Flexible Land Tenure Act, 2012 through the above mentioned rezoning's and amendments to the Lüderitz Zoning Scheme.

Please further take notice that:
a) The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.
b) That any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing on or before Friday 6 May 2022.

Applicant: Stubenrauch Planning Consultants
The Chief Executive Officer
PO Box 41404

Lüderitz Town Council
Windhoek
PO Box 19
Tel: 061 - 251189

Notices

NOTICE

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF GROOTFONTEIN EXTENSION 6

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Stubenrauch Planning Consultants cc on behalf of the Grootfontein Municipality, the registered owner of Portion 23 of the Farm Grootfontein Townlands No. 814 has applied to the Grootfontein Municipality and intends on applying to the Urban and Regional Planning Board (URPB) for the following:
(a) Layout approval and Township Establishment on Portion 23 of the Farm Grootfontein Townlands No. 814 to be known as Grootfontein Extension 6;
(b) Inclusion of the proposed Grootfontein Extension 6 in the next Zoning Scheme to be prepared for Grootfontein.
Portion 23 of the Farm Grootfontein Townlands No. 814 is located along the B8 (T0802) Road leading to Rundu, north-east of Grootfontein; adjacent to Farm Andoma No. 1148 to the north and Farm Hangover No. 773 to the south. According to the Grootfontein Zoning Scheme, Portion 23 of the Farm Grootfontein Townlands No. 814 is zoned "Undetermined", making it suitable for the proposed township development.
The purpose of the application is to enable the Grootfontein Municipality to provide additional residential erven to help meet the demand for residential properties which have become scarce in the town of Grootfontein.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Grootfontein Municipality (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Grootfontein Municipality and with the applicant (SPC) in writing on or before Friday, 29th April 2022.

Applicant: Stubenrauch Planning Consultants
office3@spc.com.na
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: GRO/005

The Chief Executive Officer
Grootfontein Municipality
P O Box 23, Grootfontein
Namibia

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) MATHIAS DEGUNINGA LEONARD residing at PELICAN VIEW UNIT 20, NARAVILLE, WALVIS BAY and carrying on business / employed a (2) MAINTANANCE ARTISAN AT WALVIS BAY SALT HOLDINGS intend applying to the Director of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname GOTREED for the reasons that (3) I'VE USED THIS ON ALL MY ACADEMIC RECORDS AND MY BANKING DETAILS. THE SURNAME GOTREB ALSO APPEARS ON MY NATIONAL IDENTIFICATION CARD. I previously bore the name(s) (4) MATHIAS DEGUNINGA LECHARD. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) N/A (5) to N/A Any person who objects to my/our assumption of the said surname of GOTREED should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

Notices

NOTICE

AMENDMENT OF TITLE CONDITIONS OF ERF 315, OHANGWENA FROM "RESIDENTIAL" USE TO "GENERAL RESIDENTIAL" USE WITH A DENSITY OF 1:100M² FOR THE DEVELOPMENT OF FLATS.

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Stubenrauch Planning Consultants cc on behalf of the registered owner of Erf 315, Ohangwena has applied to the Helao Nafidi Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

AMENDMENT OF TITLE CONDITIONS OF ERF 315, OHANGWENA FROM "RESIDENTIAL" USE TO "GENERAL RESIDENTIAL" USE WITH A DENSITY OF 1:100M² FOR THE DEVELOPMENT OF FLATS.

Erf 315 is situated on the south eastern side of the neighbourhood of Ohangwena and measures 1 575m² in extent. According to the Conditions of Establishment of the township of Ohangwena, Erf 315 is reserved for "Residential" purposes only.

The purpose of the application is to enable the registered owner of Erf 315, Ohangwena to develop residential units on the subject erf for rental purposes.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Helao Nafidi Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take notice that any person objecting to the proposed amendment of title conditions as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Helao Nafidi Town Council and with the applicant (SPC) in writing on or before Friday, 29th April 2022.

Applicant: Stubenrauch Planning Consultants
office3@spc.com.na
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/22004

The Chief Executive Officer
Helao Nafidi Town Council
Private Bag 503

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) SAMUEL SHINEDHIMA residing at 15 KARIMMUIR STREET, WINDHOEK, NAMIBIA and carrying on business / employed a (2) MEDIA CONVERGE AT TRUSTCO GROUP HOLDINGS intend applying to the Director of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume the surname SHINEDIMA for the reasons that (3) THE CURRENT SURNAME ON MY ID AND BIRTH CERTIFICATE IT WRONGLY SPELLED AS SHINEDHIMA BUT IS WAS SUPPOSED TO BE SPELLED AS SHINEDIMA. ATTACHED HERE IS THE DEATH CERTIFICATE OF MY BIOLOGICAL FATHER WITH THE CORRECT SURNAME. I previously bore the name(s) (4) N/A. I intend also applying for authority to change the surname of my wife N/A and minor children, N/A (5) to N/A Any person who objects to my/our assumption of the said surname of SHINEDHIMA should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

Notices

NOTICE

FLEXIBLE LAND TENURE SCHEME ON OMULUNGA EXTENSION 8, GROOTFONTEIN

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Stubenrauch Planning Consultants cc has applied to the Grootfontein Municipality and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

(a) Rezoning of Erven 3212 – 3217, 3218 – 3225, 3227 – 3234, 3235 – 3241, 3243 – 3249, 3410 – 3417 & 3419 – 3426, Omulunga Extension 8 from "Residential 1" to "Special" for the purpose of the Flexible Land Tenure Scheme;
Erven 3212 – 3217, 3218 – 3225, 3227 – 3234, 3235 – 3241, 3243 – 3249, 3410 – 3417 & 3419 – 3426 are located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. According to the Grootfontein Zoning Scheme, the subject erven are currently zoned "Residential 1".
(b) Rezoning of Erven 3226, 3242, 3327, 3418 & 3409 Omulunga Extension 8 from "Residential 2" to "Special" for the purpose of the Flexible Land Tenure Scheme; Erven 3226, 3242, 3327, 3418 & 3409 are located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. According to the Grootfontein Zoning Scheme, the subject erven are currently zoned "Residential 2".
(c) Rezoning of Erf 3211, Omulunga Extension 8 from "Local Authority" to "Special" for the purpose of the Flexible Land Tenure Scheme; Erf 3211 is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 1648m² in extent and is currently zoned for "Local Authority" purposes in terms of the Grootfontein Zoning Scheme.
(d) Rezoning of "Consolidated Erf Z", Omulunga Extension 8 from "Residential 1" to "Special" for the purpose of the Flexible Land Tenure Scheme;
The Consolidated "Erf Z" is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 7 756m² in extent and it comprises of Erven 3250 to 3269, Omulunga Extension 8 which are currently zoned "Residential 1" in terms of the Grootfontein Zoning Scheme.
(e) Rezoning of "Consolidated Erf Y", Omulunga Extension 8 from "Residential 1" to "Special" for the purpose of the Flexible Land Tenure Scheme;
The Consolidated "Erf Y" is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 7 680m² in extent and it comprises of Erven 3427 to 3446, Omulunga Extension 8 which are currently zoned "Residential 1" in terms of the Grootfontein Zoning Scheme.
(f) Inclusion of the rezonings in the next Zoning Scheme to be prepared for Grootfontein.
The purpose of the subject application is to enable the Grootfontein Municipality to the Flexible Land Tenure Act of 2012 in Omulunga Extension 8 to ensure access to affordable housing and land tenure security to the residents of Grootfontein.

Please take note that the subject application, locality maps and the supporting documents lie open for inspection during normal office hours at the Grootfontein Municipality (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed rezonings and subsequent inclusion of the new zoning in the next Grootfontein zoning Scheme as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Grootfontein Municipality and the applicant (SPC) in writing on or before Friday, 29th April 2022.

Applicant: Stubenrauch Planning Consultants
office3@spc.com.na
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: GRO/001

The Chief Executive Officer
Grootfontein Municipality
PO Box 23, Grootfontein

Notice

NOTICE

Take notice that Stubenrauch Planning Consultants cc has been appointed by the Namibia Jukskei Board, the registered owner of Erf 8350, Windhoek to apply on their behalf to the City of Windhoek for consent in terms of Table B of the Windhoek Zoning Scheme to operate sporting activities on Erf 8350, Windhoek.

The purpose of this application is to obtain a formal Council approval to operate sporting activities on Erf 8350, Windhoek. This will enable CrossFit WHK which currently operates on Erf 8350, Windhoek to renew their Fitness Certificate.

Further take notice that the locality map lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal Offices, Independence Avenue, Windhoek and SPC Office, 45 Feld Street; Windhoek.

Further take notice that any person objecting to the proposed consent use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant / consultant (SPC) in writing on or before Friday, 29th April 2022.

Applicant:
Stubenrauch Planning Consultants
P O Box 41404
Windhoek
061-251189
office3@spc.com.na
Our Reference: W/21064

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CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION
OF CHANGE OF SURNAME

I,(1) MEGAN-FAITH ISAACS residing at ERF 394, GARNET STREET, KHOMASDAL, WINDHOEK, NAMIBIA and carrying on business / employed a (2) STUDENT intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname PHILANDER for the reasons that (3) MY CURRENT SURNAME (ISAACS) IS NOT MY FAMILY NAME, WHEREAS PHILANDER IS MY MOTHER'S MAIDEN NAME AND THEREFORE IS MY FAMILY NAME. I previously bore the name(s) (4) MEGAN FAITH ISAACS. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A to ISAACS. Any person who objects to my/our assumption of the said surname of PHILANDER should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

WINDHOEK
13 MARCH 2021

PUBLIC NOTICE
ENVIRONMENTAL
IMPACT ASSESSMENT

Stubenrauch Planning Consultants (SPC) 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:

PROJECT DETAILS:

- Subdivision of Erven 2331 and 2334, Omdel Extension 7 into Erf A/2331 and Remainder and Erf A/2334 and Remainder;
- Permanent Closure of Erven A/2331 and A/2334 as "Public Open Space";
- Rezoning of Erven A/2331 and A/2334 from "Public Open Space" to "Parastatal".

The Proponent:
Henties Bay Municipality

Environmental Assessment Practitioner (EAP): Stubenrauch Planning Consultants (SPC)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No.7 of 2007) and EIA regulations (GN30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via

Email:
bronwynn@spc.com.na
Fax: 061252157or
Tel: 061251189
on or before 20 April 2022.

Stubenrauch SPC

Notices

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 1501 Rocky Crest Extension 4, Windhoek, to apply to the CITY OF WINDHOEK and the URBAN AND REGIONAL PLANNING BOARD for the following:

SUBDIVISION OF ERF 1501, ROCKY CREST, WINDHOEK INTO 11 PORTIONS AND THE REMAINDER

REZONING OF PORTIONS 1 TO 11 OF ERF 1501 ROCKY CREST EXTENSION 4, WINDHOEK FROM 'GENERAL RESIDENTIAL WITH A DENSITY OF 1:250SGM' TO 'SINGLE RESIDENTIAL' WITH A DENSITY OF 1:300SGM

REZONING OF REMAINDER OF ERF 1501 ROCKY CREST EXTENSION 4, WINDHOEK FROM 'GENERAL RESIDENTIAL WITH A DENSITY OF 1:250SGM' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:100sqm

CONSENT TO COMMENCE WITH CONSTRUCTION WHILE REZONING IS IN PROGRESS

Erf 1501 Rocky Crest, Windhoek is located south west of the Windhoek CBD, suburb Rocky Crest, Extension 4. The respective Erf measures 5558sqm in extent, it is located on a gradual slope, and is zoned 'General Residential' with a density of 1:250sqm. The respective Erf lies vacant.

Please further take note that -

(a) For more inquiries regarding the subdivision and rezoning, the plans of the subdivision lies open for inspection on the 8th floor, Sustainable Development Division, office number 815 City of Windhoek;

(b) any person having objections to the proposed layout concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds with the Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 15 April 2022.

PUBLIC COMMENTS DEADLINE: 15 APRIL 2022

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

KAMAU

| No. 04 Wagner street | Windhoek west | c: +264 81 3290584 P.O. Box 22296 | Windhoek | t: +264 61251975 | f: +264 61 304219 | fenni@kamau-tpds.com w: www.kamau-architects.com

No. 80 Independence Avenue | Windhoek | c: +264 81 3290584 P.O. Box 59 | Windhoek | t: 061 290 2387 | Naritutuke.Naruses@

Notices

NOTICE

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF GROOTFONTEIN EXTENSION 6

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Stubenrauch Planning Consultants cc on behalf of the Grootfontein Municipality, the registered owner of Portion 23 of the Farm Grootfontein Townlands No. 814 has applied to the Grootfontein Municipality and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

(a) Layout approval and Township Establishment on Portion 23 of the Farm Grootfontein Townlands No. 814 to be known as Grootfontein Extension 6;
(b) Inclusion of the proposed Grootfontein Extension 6 in the next Zoning Scheme to be prepared for Grootfontein.
Portion 23 of the Farm Grootfontein Townlands No. 814 is located along the B8 (T0802) Road leading to Rundu, north-east of Grootfontein; adjacent to Farm Andorra No. 1148 to the north and Farm Hangover No. 773 to the south. According to the Grootfontein Zoning Scheme, Portion 23 of the Farm Grootfontein Townlands No. 814 is zoned "Undetermined", making it suitable for the proposed township development.

The purpose of the application is to enable the Grootfontein Municipality to provide additional residential erven to help meet the demand for residential properties which have become scarce in the town of Grootfontein.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Grootfontein Municipality (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Grootfontein Municipality and with the applicant (SPC) in writing on or before Friday, 29th April 2022.

Applicant: Stubenrauch Planning Consultants
office3@spc.com.na
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: GRO/005

The Chief Executive Officer
Grootfontein Municipality
P O Box 23, Grootfontein
Namibia

Stubenrauch SPC

Notices

NOTICE

AMENDMENT OF TITLE CONDITIONS OF ERF 315, OHANGWENA FROM "RESIDENTIAL" USE TO "GENERAL RESIDENTIAL" USE WITH A DENSITY OF 1:100M² FOR THE DEVELOPMENT OF FLATS.

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that Stubenrauch Planning Consultants cc on behalf of the registered owner of Erf 315, Ohangwena has applied to the Helao Nafidi Town Council and intends on applying to the Urban and Regional Planning Board (URPB) for the following:

AMENDMENT OF TITLE CONDITIONS OF ERF 315, OHANGWENA FROM "RESIDENTIAL" USE TO "GENERAL RESIDENTIAL" USE WITH A DENSITY OF 1:100M² FOR THE DEVELOPMENT OF FLATS.

Erf 315 is situated on the south eastern side of the neighbourhood of Ohangwena and measures 1 575m² in extent. According to the Conditions of Establishment of the township of Ohangwena, Erf 315 is reserved for "Residential" purposes only.

The purpose of the application is to enable the registered owner of Erf 315, Ohangwena to develop residential units on the subject erf for rental purposes.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Helao Nafidi Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take notice that any person objecting to the proposed amendment of title conditions as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Helao Nafidi Town Council and with the applicant (SPC) in writing on or before Friday, 29th April 2022.

Applicant: Stubenrauch Planning Consultants
office3@spc.com.na
PO Box 41404, Windhoek
Tel.: (061) 251189
Our Ref: W/22004

The Chief Executive Officer
Helao Nafidi Town Council
Private Bag 503

Stubenrauch SPC

Notices

PUBLIC NOTICE

Notice is hereby given that Nghivelwa Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

• Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;

Erf 2252, is located in Kilimanjaro Street, Windhoek and currently measure 1022 m² in extent. The erf is currently zoned for "Residential" with a density of 1:900. It is the intention of the owners to rezone Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4. This will allow the owner to construct a business and office building on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Scripture Union Building, Ara Street, Windhoek. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the last publication of this notice.

The last date for any objections is: 15 April 2022

Applicant:
Nghivelwa Planning Consultants. P O Box 40900, Ausspannplatz
Web:
www.nghivelwa.com.na
Email:
planning@nghivelwa.com.na
Tel: 061 269 697
Cell: 085 3232 230

NGHIVELWA PLANNING CONSULTANTS

• CHANGE OF SURNAME •

THE ALIENS ACT, 1937
NOTICE OF INTENTION
OF CHANGE OF SURNAME

I,(1) MEGAN-FAITH ISAACS residing at ERF 394, GARNET STREET, KHOMASDAL, WINDHOEK, NAMIBIA and carrying on business / employed a (2) STUDENT intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname PHILANDER for the reasons that (3) MY CURRENT SURNAME (ISAACS) IS NOT MY FAMILY NAME, WHEREAS PHILANDER IS MY MOTHER'S MAIDEN NAME AND THEREFORE IS MY FAMILY NAME. I previously bore the name(s) (4) MEGAN FAITH ISAACS. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A to ISAACS. Any person who objects to my/our assumption of the said surname of PHILANDER should as soon as my be lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of

Notices

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA): ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE PROPOSED EXPROLATION ACTIVITIES ONTHE EXCLUSIVE PROSPECTING LICENSE (EPL)No. 7996LOCATED NORTHEAST OF ARANDIS, ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed exploration activities on the EPL 7996 require an EnvironmentalClearance Certificate (ECC) fromthe Department of Environmental Affairs & Forestry (DEAF) before commencement.

The public is hereby notified, that an application for an ECC will be submitted to the Environmental Commissioner.

Brief Project Description: Theproposed prospecting and exploration activities (the project) on Exclusive Prospecting License EPL 7996. Upon issuance of the ECC, the project activities will entail and non-invasive (mapping and surface surveying) and invasive techniques (exploration trenching and drilling) .The project activities are aimed to explore for Base and Rare Metals, Dimension Stone, Industrial Minerals, Nuclear Fuel Minerals, and Precious Metals.

Proponent:
Ongava Mining and ProspectingCC.

Environmental Consultant:
Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) to comment / raise concerns or receive further information on the Environmental Assessment process.

A Public Consultation Meeting will be held. However, the specific details on the Date, Time and Venue will be communicated with all the registered Interested and Affected Parties (I&APs) in due course.

Registration requests and comments should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 15 April 2022.

Mr.SilasDavid
Email:public@

Notices

NOTICEOF ENVIRONMENTAL IMPACT ASSESSMENT (EIA): ENVIRONMENTAL CLEARANCE CERTIFICATE FOR THE PROPOSED EXPROLATION ACTIVITIES ONTHE EXCLUSIVE PROSPECTING LICENSE (EPL)No. 7381 LOCATED NORTHEAST OF HENTIES BAY, ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed exploration activities on the EPL 7381 require an Environmental Clearance Certificate (ECC) from the Departmentof Environmental Affairs & Forestry (DEAF) before commencement.

The public is hereby notified, that an application for an ECC will be submitted to the Environmental Commissioner.

Brief Project Description: The proposed prospecting and exploration activities (the project) on Exclusive Prospecting License (EPL) No.7381. Up on issuance ofthe ECC,the project activities will entail invasive and non-invasive (mapping and surface surveying) and invasive techniques (exploration trenching and drilling) are expected to take place upon issuance of an ECC. The project activities are aimed to explore for Nuclear Fuel Minerals only.

Proponent:
Log an Exploration & InvestmentCC.

Environmental Consultant:
Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) to comment /r aise concerns or receive further information on the Environmental Assessment process.

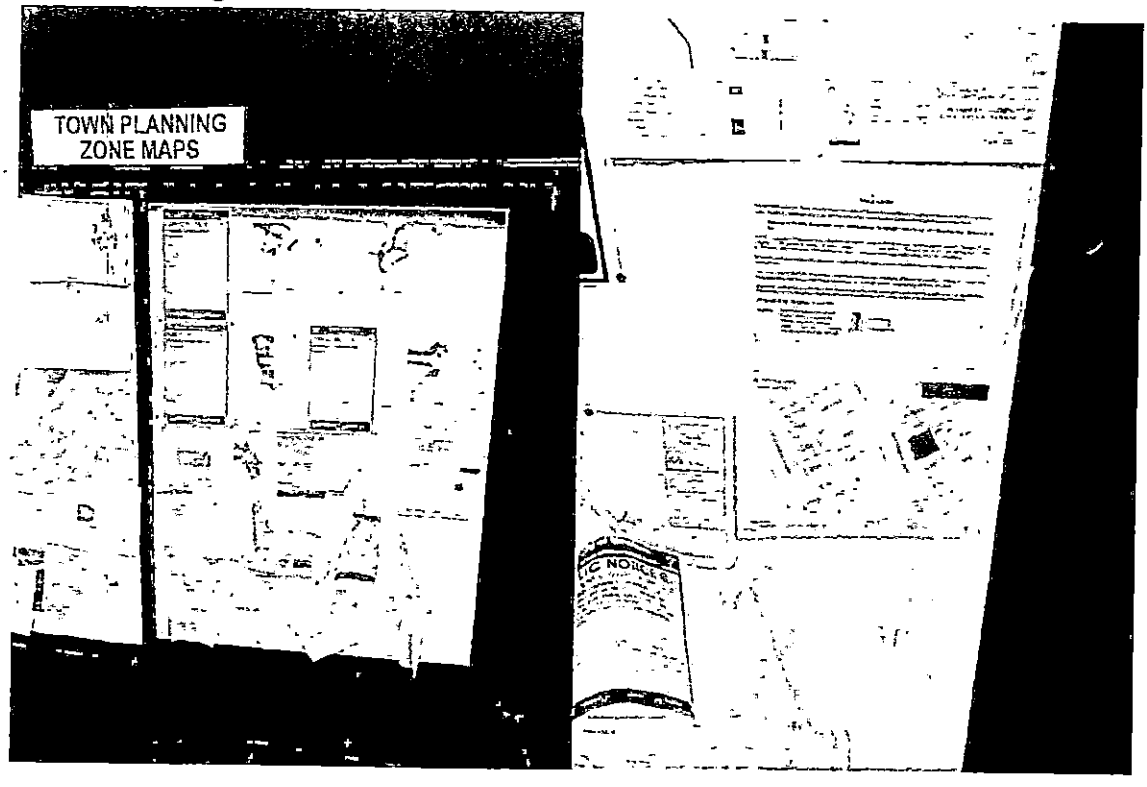
A Public Consultation Meeting will be held. However, the specific details on the Date, Time and Venue will be communicated with all the registered Interested and Affected Parties (I&APs) in due course.

Registration requests and comments should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 15 April 2022.

Ms.AltheaBrandt
Email:public@

Images showing the notice on site.

Images showing notice on notice board.



LIST OF REGISTERED S POSTED

by Namibian Planning Consultants cc

nampost®

Sender's reference no.	Addressee's name and address	Registration no.
Erf 2253 Ref of 2252	L. Kauck PO Box 90610 Klein Windhoek	BA 000 448 099 NA
Erf 2258 Ref of 2252	A.D. Estate PO Box 21799 Windhoek	BA 000 448 085 NA
Erf 2259 Ref of 2252	Walvis Bay corridor PO Box 27320 Windhoek	BA 000 448 071 NA
Erf 3467 Ref of 2252	Body Corp Kalimanjaro PO Box 5535 Auspannplatz	BA 000 448 068 NA
Erf RE/1754 Ref of 2252	Times Properties PO Box SF 31526 Pioneers Park	BA 000 448 054 NA

studio print 28054

Number of items 5 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.

P1/185

NGHIVELWA
PLANNING
CONSULTANTS
Town and Regional Planners

PO Box 40900, Ausspannplatz
Cell: +264853232230
Tel: +26461269697
Email: planning@nghivelwa.com.na
Web: www.nghivelwa.com.na
Office No. 4, Paragon Office Suites, Garten Street, Windhoek

17 March 2022

The Chief Executive Officer
Windhoek Municipality
P O Box 59
Windhoek

REQUEST FOR NEIGHBORS INFORMATION: REZONING OF ERF 2252, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4.

Our office is in the process of rezoning the subject mentioned Erf and are humbly requesting your office to fill in the missing information for the neighboring properties in Windhoek.

Erf No	Owners Name	Postal Address	Tel/Cell No
2253	F. RUSCH	90875 Klein WHK	(061) 227774
2258	RD & AE & MSL & LH HERLINGA & DE JESUS & LAMBINGE	21744 Windhoek	NO TEL
2259	WALWIS BAY CORRIDOR	25220 Windhoek	081296168
7407	BODY CORP KILIMANJARO	5535 AUSSPANNPLATZ	NO TEL
RE/1754	TIMCO PROPERTIES CC	31526 PioneersPark	081280189

I trust that the above is in order, and awaiting your timely reply.

Yours Faithfully

Natangwe N Ndakunda (TRP)
MANAGING DIRECTOR

Natangwe Ndakunda (TRP)
Managing Director

PO Box 40900, Ausspannplatz
Cell: +264853232230
Tel: +26461269697
Email: planning@nghivelwa.com.na
Web: www.nghivelwa.com.na
Office No. 4, Paragon Office Suites, Garten Street, Windhoek

Ref: WHK-10-2022

18 March 2022

The Owner of RE/1754
Timco Properties CC
P O Box 31526
Pioniers Park

Dear Sir/Madam

Rezoning of Erf 2252, Windhoek from "Residential" With a density of 1:900 to "Business" with a bulk of 0.4.

Nghivelwa Planning Consultants on behalf of the owner of Erf 2252 inform you that we intend to apply to the Windhoek Municipal Council for the rezoning of Erf 2252, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4.

Erf 2252 currently measure ±1,022m² and is currently zoned for "Residential" purposes. The intention of the owner to rezone Erf 2252 from "Residential" to "Business" purposes is to construct a showroom and offices on the property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Town Planning Scheme.

The owner's current intentions are to rezone from residential for the following activities: **Business.**

Further take notice that the plan of the Erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the applicant: Scripture Union Building, Ara Street, Dorado Valley, Windhoek.

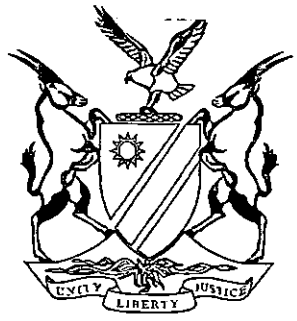
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City and with the applicant in writing. The last date for objections is **16 April 2022.**

Natangwe Ndakunda (TRP)

Should you require any additional information please do not hesitate to contact our office.

Yours Sincerely

Natangwe N Ndakunda (**TRP**)
MANAGING MEMBER



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$28.80 WINDHOEK - 1 April 2022 No. 7776

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No. 102 Notification of approval of amendment of Rehoboth Zoning Scheme: Urban and Regional Planning Act, 2018 8

No. 103 Notification of approval of amendment of Oshikuku Zoning Scheme: Urban and Regional Planning Act, 2018 8

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council of Windhoek and the applicant within 14 days of the publication of this notice (final date for objections is **15 April 2022**).

Should you require additional information you are welcome to contact our office.

Applicant: Du Toit Town Planning Consultants
P.O. Box 6871
Ausspannplatz
Windhoek
Tel: 061 - 248010
Email: planner1@dutoitplan.com

No. 142 2022

THE REZONING OF ERF 1348, OTJIWARONGO EXTENSION 5 FROM RESIDENTIAL 1 TO RESIDENTIAL 2 WITH A DENSITY ZONE OF 1:200M²

John Heita, Urban & Regional Planners CC intends applying to the Otjiwarongo Municipality on behalf of the owner of Erf 1348, Otjiwarongo Extension 5, for:

- **The rezoning of Erf 1348 Otjiwarongo Extension 5 from Residential 1 to Residential 2 with a density zone of 1 /200m²**

Erf 1348, Otjiwarongo, is located on Beiderbecke Street in the southern township of Otjiwarongo Extension 5. It is 1497m² in extent and is vacant. It lies about 2.2 kilometres from the Otjiwarongo Town Centre.

The proposed zoning will allow for the construction of up to a maximum of seven (7) dwellings. Parking requirements in terms of the Otjiwarongo Zoning Scheme will be met.

The locality plan of the Erf lies for inspection at the Offices of the Otjiwarongo Municipality, 2 Kreft Street, Otjiwarongo.

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, Technical Planning and Infrastructure Services, P.O. Box 2209, Otjiwarongo; E-Mail: slabbert@otjimun.org.na; and with the applicant in writing within 14 days of the publication of this notice.

J. Heita TRP
Email: Ejhe@iway.na
P.O. Box 4470, Windhoek

No. 143 2022

REZONING OF ERF 2252, KILIMANJARO STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "BUSINESS" WITH A BULK OF 0.4

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 2252, Kilimanjaro Street, Windhoek, intends applying to the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4;**

Erf 2252, is located in Kilimanjaro Street, Windhoek and currently measure 1022m² in extent. The erf is currently zoned for "Residential" with a density of 1:900. It is the intention of the owners to rezone Erf 2252, Kilimanjaro Street, Windhoek from "Residential" with a density of 1:900 to "Business" with a bulk of 0.4. This will allow the owner to construct a business and office building on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme.

The locality plans of the Erf lie for inspection on the town planning notice board of the Windhoek Municipality: Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and the Applicant: Scripture Union Building, Ara Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the publication of this notice.

The last date for any objections is: **16 April 2022**

Applicant: Nghivelwa Planning Consultants
P.O. Box 40900, Ausspannplatz
Web: www.nghivelwa.com.na
Email: planning@nghivelwa.com.na
Tel: 061-269 697 / Cell: 085 3232 230

No. 144 2022

REZONING OF PROPOSED PORTION A/3526, KATIMA MULILO EXTENSION 7 FROM "UNDETERMINED" TO "GENERAL BUSINESS"

Notice is hereby given that **Nghivelwa Planning Consultants (Town and Regional Planners)** on behalf of the owners of Erf 3526, Katima Mulilo Extension 7, intends applying to the Katima Mulilo Town Council and the Urban and Regional Planning Board for the:

- **Rezoning of proposed Portion A/3526, Katima Mulilo Extension 7 from "Undetermined" to "General Business".**

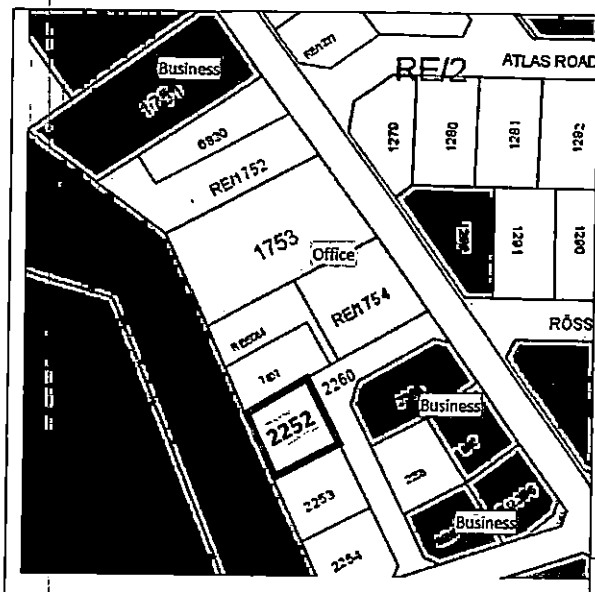
It is the intention of the owners to rezone Portion A/3526, Katima Mulilo Extension 7 from "Undetermined" to "General Business" to allow for the extension of a multipurpose business complex located on the adjacent property.

The locality plan for the proposed portion lies for inspection on the town planning notice board Katima Mulilo Town Council Offices, Liswani Street, Katima Mulilo and the applicant: Scripture Union Building, Ara Street, Windhoek.

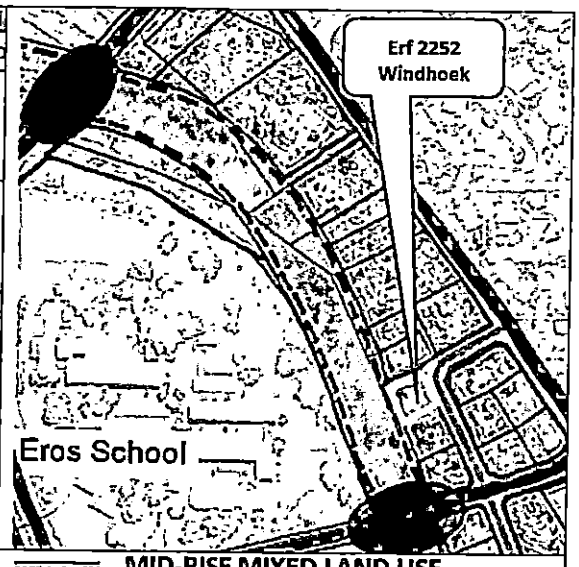
Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Katima Mulilo Town Council and with the applicant (Nghivelwa Planning Consultants) in writing within 14 days of the publication of this notice.

The last date for any objections is: **16 April 2022**

Applicant: Nghivelwa Planning Consultants
Cell: +264 85 3232 230
Email: planning@nghivelwa.com.na
Web: www.nghivelwa.com.na



Extract from the Zoning Scheme



MID-RISE MIXED LAND USE

Provisions are the same as for the high-rise mixed-use zone, but these areas are located slightly outside the centre and building height may be between 2 and 4 floors.

Extract from the WUSP

30/3/2023

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax. +264 61 248608, Mobile +264 81 281 0836. Email: elmarie@dutoitplan.com

SUBMISSION: # Rezoning + TIA + INS 29/03/2023

Consent to use Erf 853, Kleine Kuppe for 'general residential 1:50' purposes under 'undetermined' zoning

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	✓ form not applicable CR 157/07/2019 & letter re TIA
2	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	n/a
	C) Existing Zoning Plan/Zoning Certificate D) Intended Zoning Plan	✓
	E) Parking Layout	✓
3	Conditions to be registered *(if applicable)*	n/a
4	Special Power of Attorney including Revenue Stamps with relevant initials	✓
5	Closure Certificate and Environmental Clearance Certificate *(if applicable)*	n/a
6	Previous Board approvals (Townships Board or NAMPAB) *(if applicable)*	n/a
7	Road Authority approval together with the sketch plan indicating the access point (s) *(if applicable)*	n/a
8	A) Copy of Founding Statement (CC 1/2) *(if registered in the name of Close Corporation)*	✓
	B) Copy of Company Resolution *(if registered in the name of a Company)*	n/a
9	Copy of Title Deed or Certificate of Registered Title	✓
10	Conditions of Establishment attached to all copies *(if applicable)*	n/a
11	Copy of Erf diagram at time of application	✓
12	Proof of Payment of CoW submission Fee	✓
13	Credit Clearance Certificate	✓

Electronic copy – *date requested:*			Sent
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	**Dates placed**	**Closing date**	**Date Sent**
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erven 853&854_KK

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

29 March 2023

For Attention: Ms K Asino

Dear Ms Asino

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL 1:50m²' PURPOSES FOR 66 UNITS UNDER THE 'UNDETERMINED' ZONING

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 853, Möwe Street, Kleine Kuppe, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, Möwe Street, Kleine Kuppe for 'general residential 1:50m²' purposes for 66 units under the 'undetermined' zoning.

The locality of the erf is shown on the attached plans. The Power of Attorney from the owners is also attached to the application.

1. Background of property and previous Council approval

The sale of Erf 853, Kleine Kuppe was approved per Council Resolution 157/07/2019. As part of the sale, the rezoning of the erf to 'business' with a bulk of 1.0 was also approved.

See extract from CR 157/07/2019 below and complete copy attached:

2 That Erf 853, Kleine Kuppe be sold by way of the tender method of sale at an upset purchase price of N$3 214 000.00 (market related price), as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

3 That Erf 853, Kleine Kuppe be rezoned from 'undetermined' to 'business' with a bulk of 1.0 and that the successful Bidder be responsible for the rezoning and costs related thereto.

3.1 That consent be granted for the use of Erf 853, Kleine Kuppe for 'business' zoning with a bulk of 1.0, pending the finalisation of the rezoning process.

Part of the approval was that a TIA also be _____l before building plans are submitted. This was however resolved in communication of 2022 (also attached) with the initial approved buyer. The City indicated that the cost for the TIA would be covered by the sale price of the erf.

The transfer has been completed recently. The new documentation is attached.

The **intention** with the application is to obtain consent in terms of Table B of the Zoning Scheme under the current zoning, in order to allow for the submission and approval of the building plans. An application for a rezoning to 'general residential' would take too long to be finalised and can be submitted at a later stage.

The approval of Council for the rezoning of the erf to 'business' with a bulk of 1.0 indicate the willingness and appropriateness of the erf for business or general residential purposes.

1. Erf Information

Erven 853 is located adjacent on the corner of Möwe Street and Sossusvlei Street in Kleine Kuppe. It is opposite Windhoek Gymnasium School. The Erf is currently vacant while Erf 854, adjacent to the north has a sectional title flat complex on.

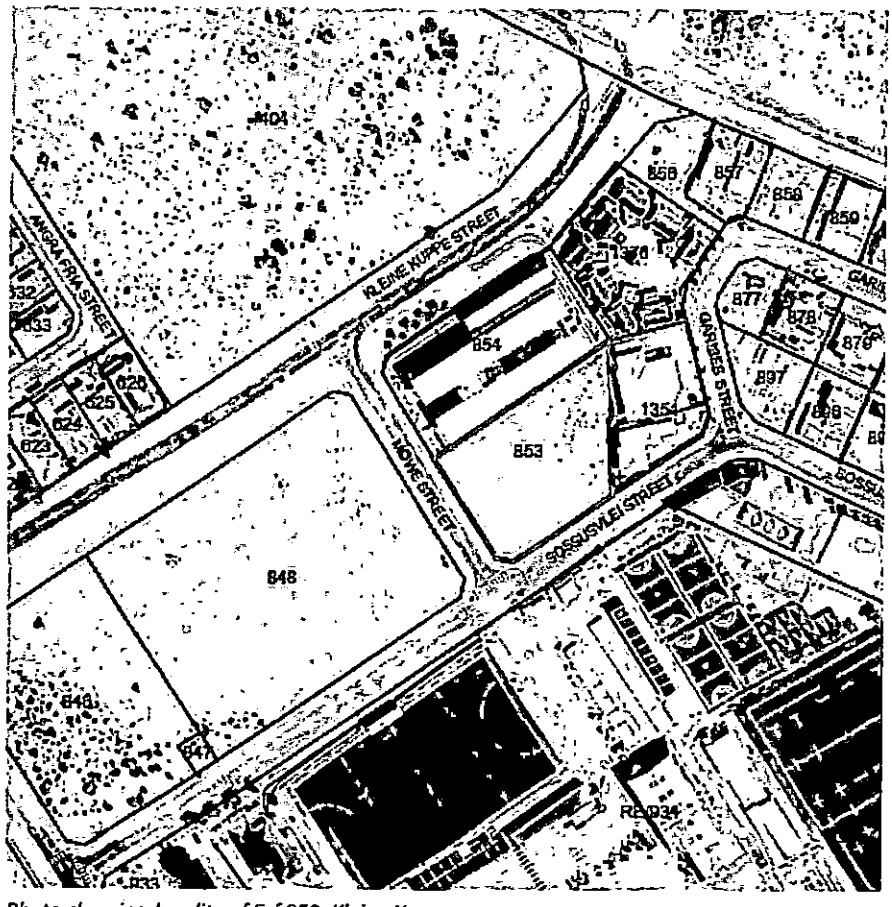


Figure 1 : Photo showing locality of Erf 853, Kleine Kuppe

The erf is 3455m² in extent and is currently zoned 'undetermined' (see attached zoning certificate). The rezoning as approved in CR 157/07/2019 has not been finalised yet.

The physical nature of the terrain (topograph ater flow, access conditions etc.) is such that it can support the intended use. The terrain has a slight downward slope in a north-easterly direction. The extract of the contour plan illustrates this.

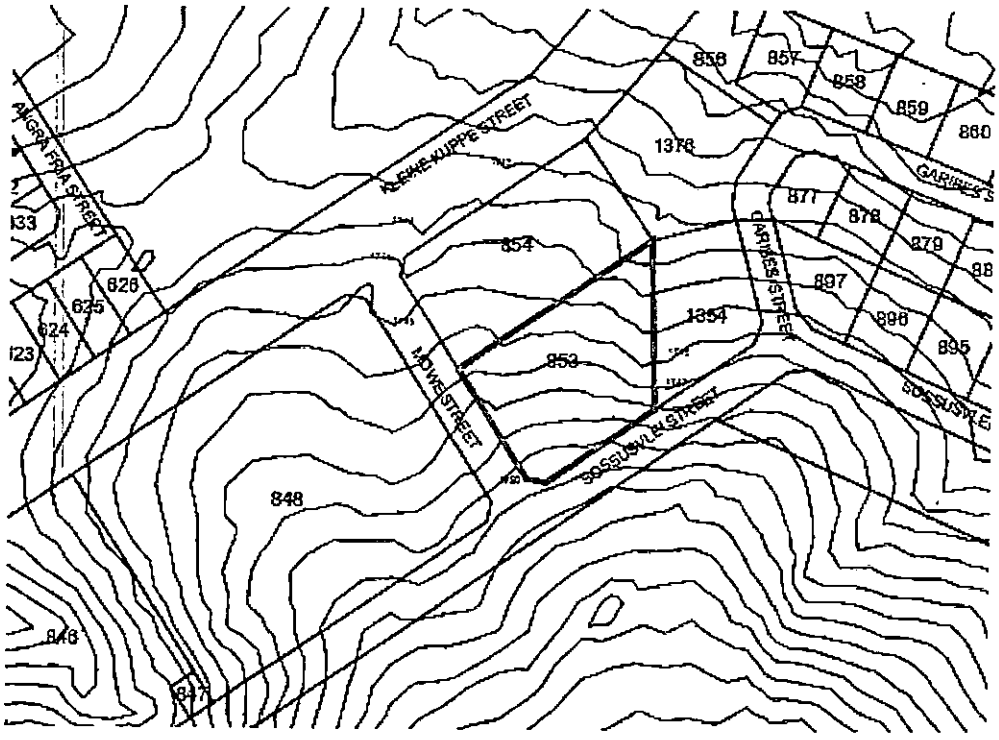


Figure 2 : Contour plan of Erf 853, Kleine Kuppe

Access to the Erf can be from Möwe or Sossusvlei Streets.

2. Registered Conditions

The conditions registered against Erf 853, Kleine Kuppe will be the standard zoning scheme conditions.

3. Proposal and Motivation

Erf 853, Kleine Kuppe has been a vacant property for a number of years. Although the sale as per CR 157/07/2019 did not materialise as intended, the proposed use of the erf for 'general residential' purposes would also be suitable. The surrounding erven are all of a general residential nature and with the school opposite Erf 853, a residential use could also be more appropriate than a commercial use.

3.1 Windhoek Zoning Scheme

The Windhoek Zoning Scheme makes provision for any use as a consent use under the 'Undetermined' zoning. Based on this, and the recent approval of the 1:50 density (Amendment Scheme 102), the intended 66 residential units will be constructed on Erf 853, Kleine Kuppe.

XI ***Undetermined***	None	All uses	None

Delegated Authority were also granted to the Strategic Executive to approve/not approve consent uses provided in Table B per Resolution 257/10/2017.

4 That delegated authority to approve and not approve consent uses as provided in Table B of the Windhoek Town Planning Scheme be granted to the Strategic Executive: Urban and Transport Planning, under section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992).

RESOLUTION 257/10/2017

This application can thus be dealt with under Delegated Authority.

3.2 Proposed development

A sectional title residential complex was designed initially based on the 'business' zoning that was approved by Council in 2019. In line with the bulk of 1.0, a sectional title flat building consisting of 66 units were designed. The parking is proposed to be on street level, with the residential units spread over 3 storeys.

A zoning of 'general residential' is more appropriate for a residential complex, especially in terms of the rates and taxes. Due to the fact that the rezoning to business was not finalised, the zoning of Erf 853, Kleine Kuppe actually reverts back to 'undetermined' and thus it is possible to allow the construction of the sectional title complex as a consent use for 'general residential' under the undetermined zoning.

The 66 units can be accommodated in the new density category of 1 dwelling per 50m².

4. Access and Parking

Access to Erf 853, Kleine Kuppe can be from both Möwe and Sossusvlei Street. However, the best orientation of the building and the distance from the junction with Kleine Kuppe Street and Sossusvlei Street allows for to the proposed complex being from Möwe Street.

All parking is provided for on street level. The calculation according to the building plan is as follow:

ERF 853 KLEINE KUPPE:

ERF SIZE: 3453 m²

ZONING: RESIDENTIAL
PRESCRIBED ZONING: 1:50

ALLOWED UNITS: 69
PROPOSED UNITS: 66

COVERAGE: 1378.7 / 3453 x 100 = 40%

PARKING:

PARKINGS REQUIRED: 1.33 x 66 UNITS = 88 PARKINGS
PARKINGS PROVIDED: 93

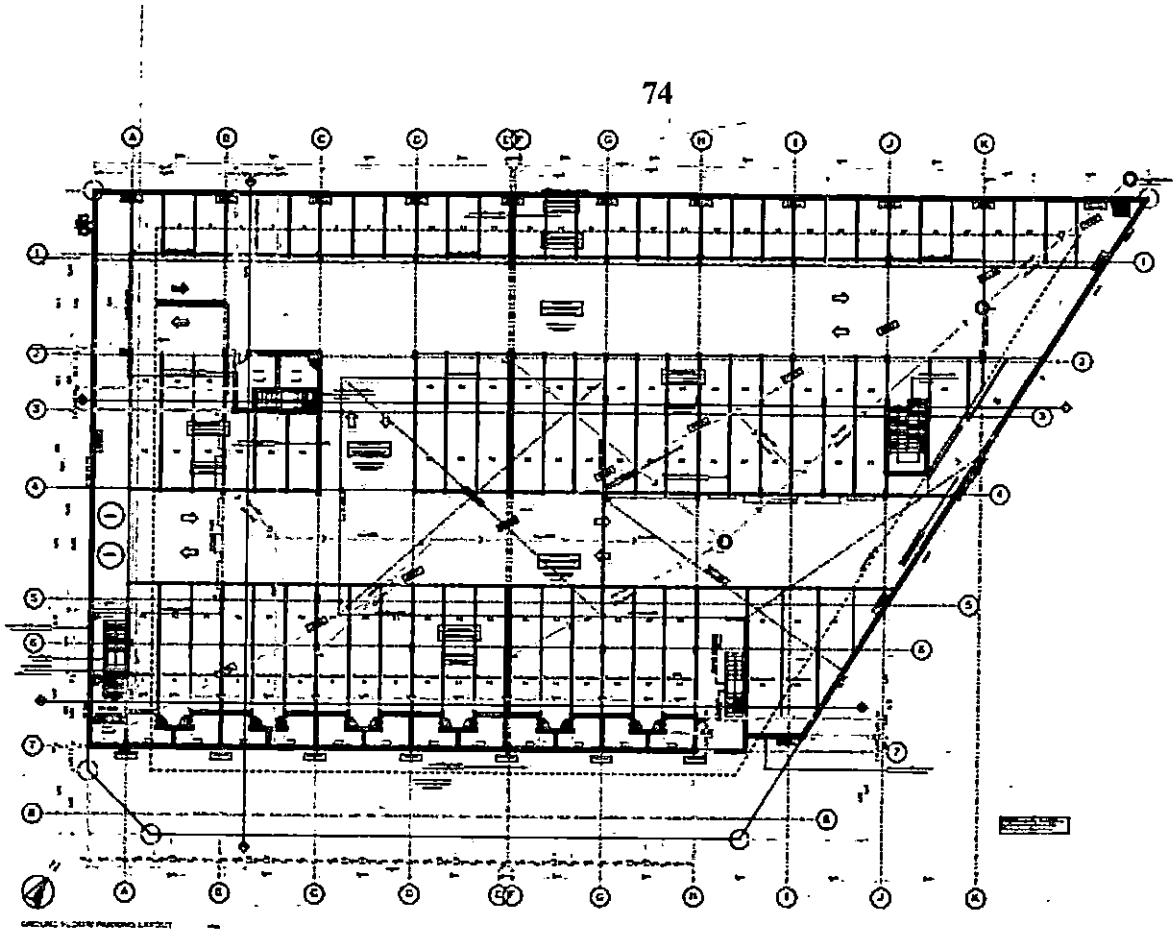


Figure 3 : Proposed parking layout

5. Advertising Procedures and Comments

The Windhoek Town Planning Scheme a per Clause 8, Section 43, Subsection 1(a) and (b) requires that notice of the application be published once a week for two weeks in two separate newspapers and notices be placed in the Municipal Offices and the erf/ portion concerned. This will be done upon receipt of the full application by Council.

6. Application fee and Credit Clearance

The proof of payment of the application fee is attached.

A credit check was also conducted, and the account is in good standing.

7. Conclusion

The intention of City of Windhoek was to sell Erf 853, Kleine Kuppe as a business property, hence the Council Resolution of 2019. The rezoning was unfortunately not finalised and the sale to the original applicant was also not concluded as intended.

The current owner wishes to develop a sectional title flat complex on Erf 853, Kleine Kuppe consisting of 66 units. In terms of Table B the Windhoek Zoning Scheme, consent can be granted per delegated authority for any use under the 'undetermined' zoning, hence the application for consent to use Erf 853, Kleine Kuppe for 'general residential' 1:50 purposes.

8. Application

Application is herewith made:

8.1 That consent be granted in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, Kleine Kuppe for 'general residential' 1:50m² under the 'undetermined' zoning

9. Attachments

Attached 3 copies of the following documents

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Not applicable for consent CR157/07/2019 and letter re TIA attached
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	**Not applicable**
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Zoning Plans and Zoning Certificate attached
	E) **Parking Layout**	Attached
3	**Conditions to be registered** *(if applicable)*	**Not applicable**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	**Not applicable**
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	**Not applicable**
8	**A) Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	**Not applicable**
	B) Copy of Company Resolution *(if registered in the name of a Company)*	Attached
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T8879/2022 Notarial Deed K658/2022S
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	Attached

Based on the motivation and the supportive documents, it is trusted that Council will support the application. Please do not hesitate to contact our offices should you need any additional information on the subject matter above.

Kind regards

Dorette Opperman

Department of Housing, Prop Management
and Human Settlements
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	Mr A Uaendere	PHONE:	290-3352
E-MAIL:	uae@windhoekcc.org.na	FAX:	290-2493
DATE:	22 July 2022	OUR REF:	L/853/KK

Ms.Lioba N Kapofi
Etanga Investments Cc
PO Box 91010
WINDHOEK

Dear Madam'

SALE OF ERF 853, KLEINE KUPPE

Reference is made to previous correspondences regarding the above subject matter.

The City wishes to inform you that the Strategic Executive: Urban and Transport Planning (Traffic Flow Division), indicated that the cost of the Traffic Impact Assessment (TIA) and eventual interventions to improve the transport network should be deducted from the purchase price of Erf 853, Kleine Kuppe.

Therefore, the City is pleased to inform you that as per the quotations provided by yourself for conducting the Traffic Impact Assessment (TIA) have been received. The City will use the quotation dated 08th June 2022 from Tulipamwe Consulting Engineers **(attached)** for the amount of **N$ 168 880.00,** for Traffic Impact Assessment (TIA). The cost of the TIA and that of the the eventual interventions emanating from the Traffic Impact Assessment (TIA) will be paid from the Erf sale. Therefore, there will be no deduction from the purchase price of the property as previously communicated.

The City would therefore like to request you to make payment or provide a valid Bank Guarantee for the full purchase price plus interest as indicated in the Deed of Sale in order for the City to issue transfer and registration instructions to the City's conveyancing attorney to finalise this transaction.

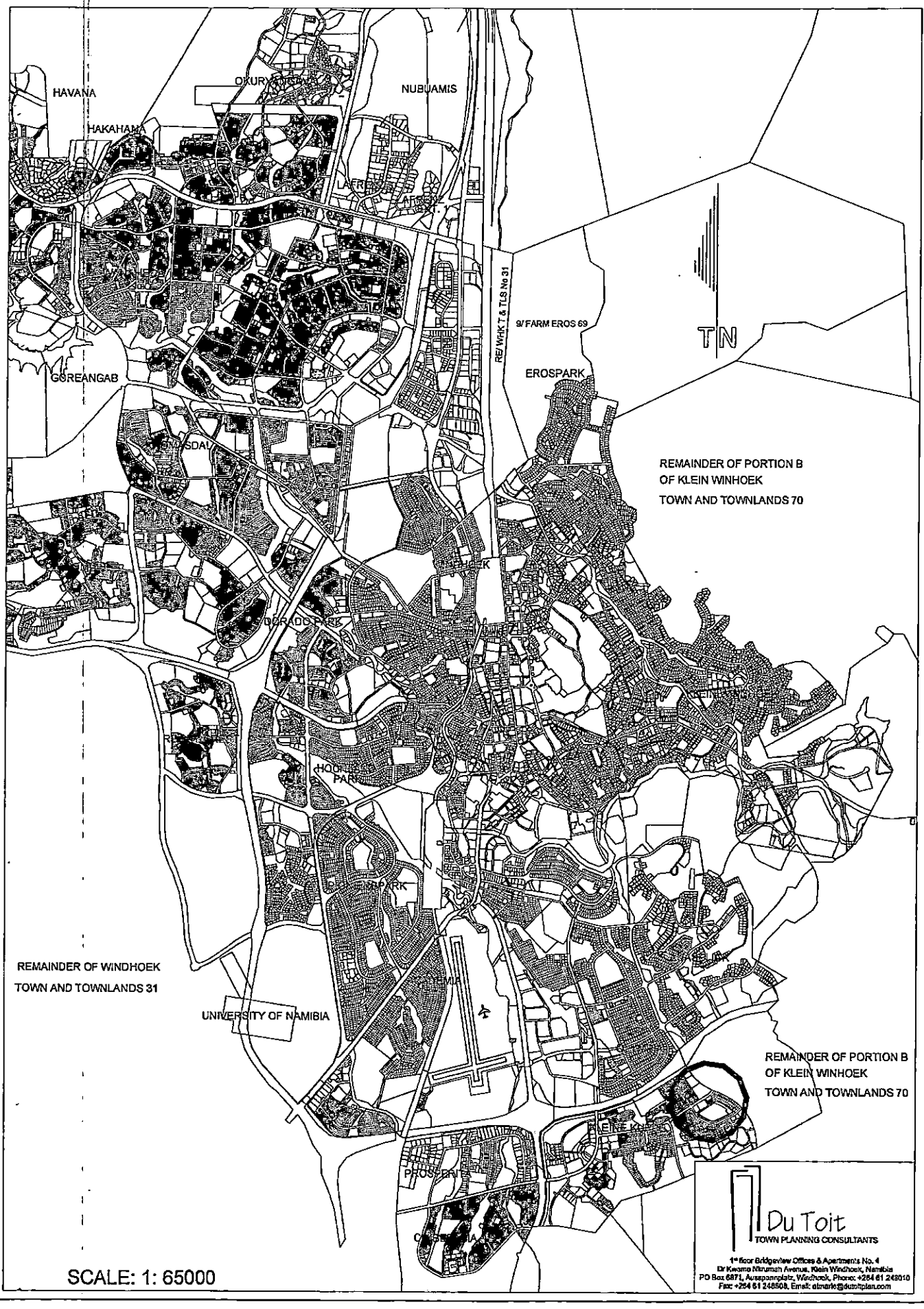
Trusting the above is in order.

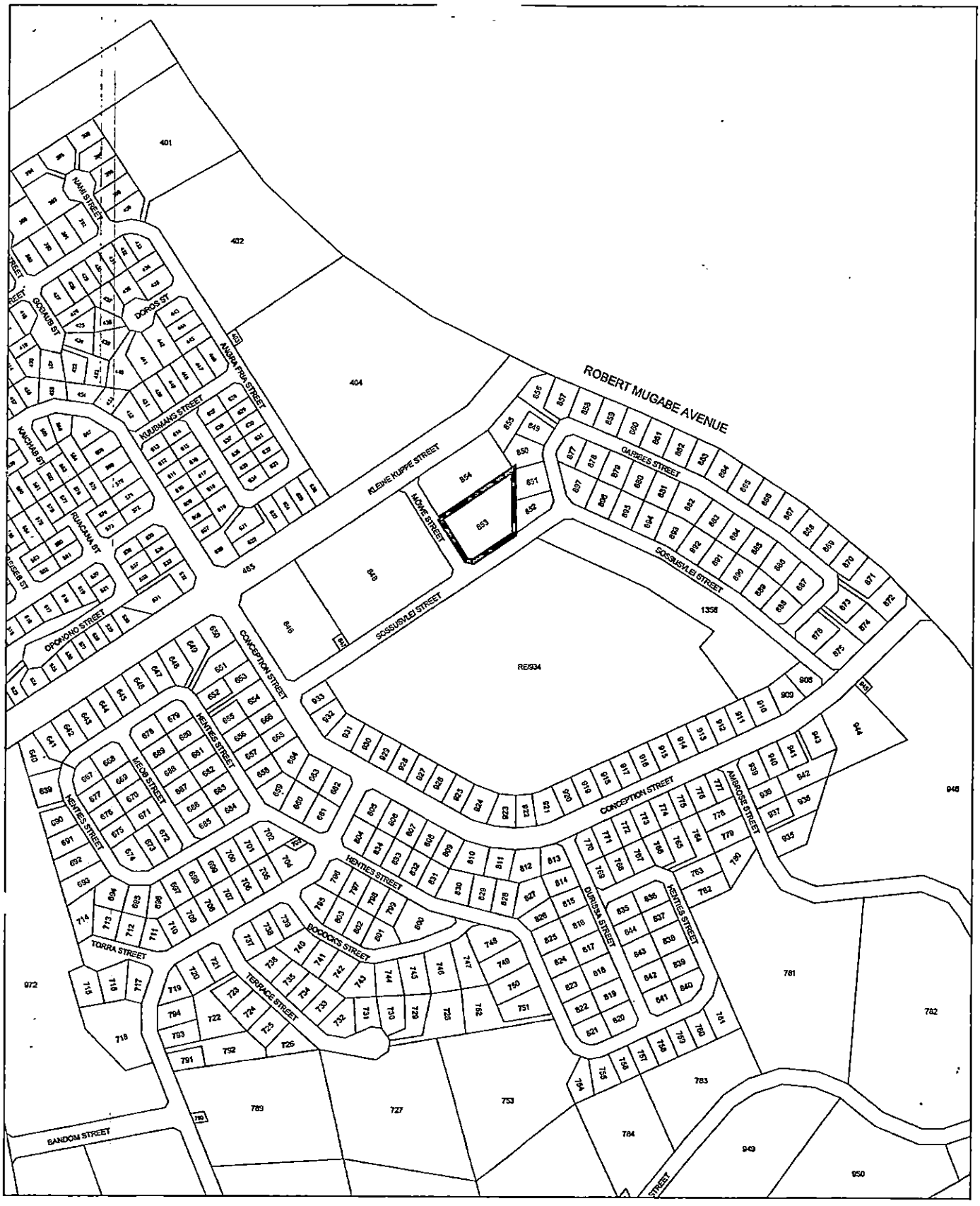
Yours sincerely

.....

Mr E. T Shapopi
Acting Manager: Property Management

LOCALITY PLAN OF ERF 855 MOVE STREET, KLEINE KUPPE





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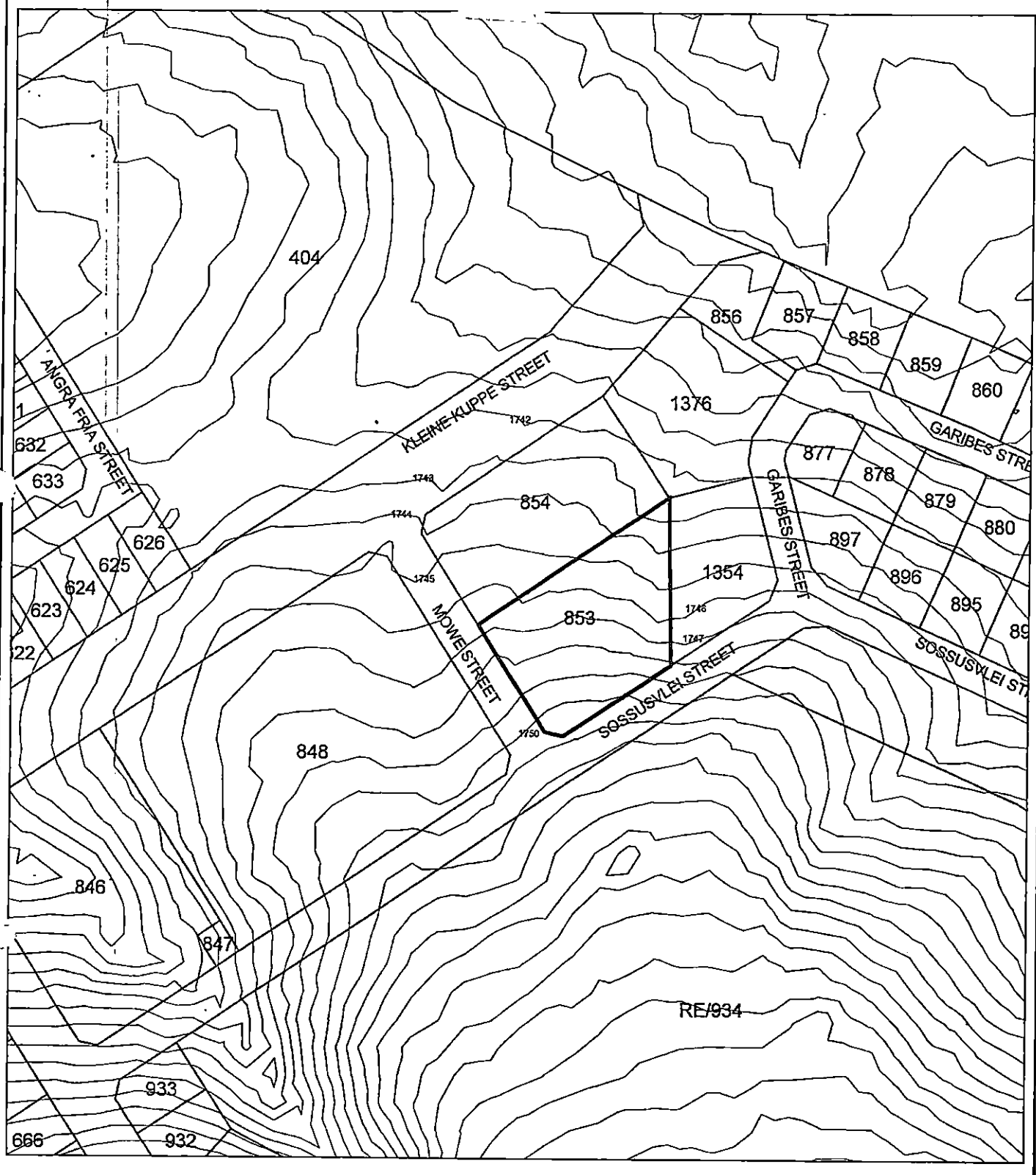
DATE: FEB 2023

PLAN NO.853KK_L

TN

LOCALITY PLAN OF ERF 853
MOWE STREET
KLEINE KUPPE

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com



NO BUILDINGS

Scale: 1/2000

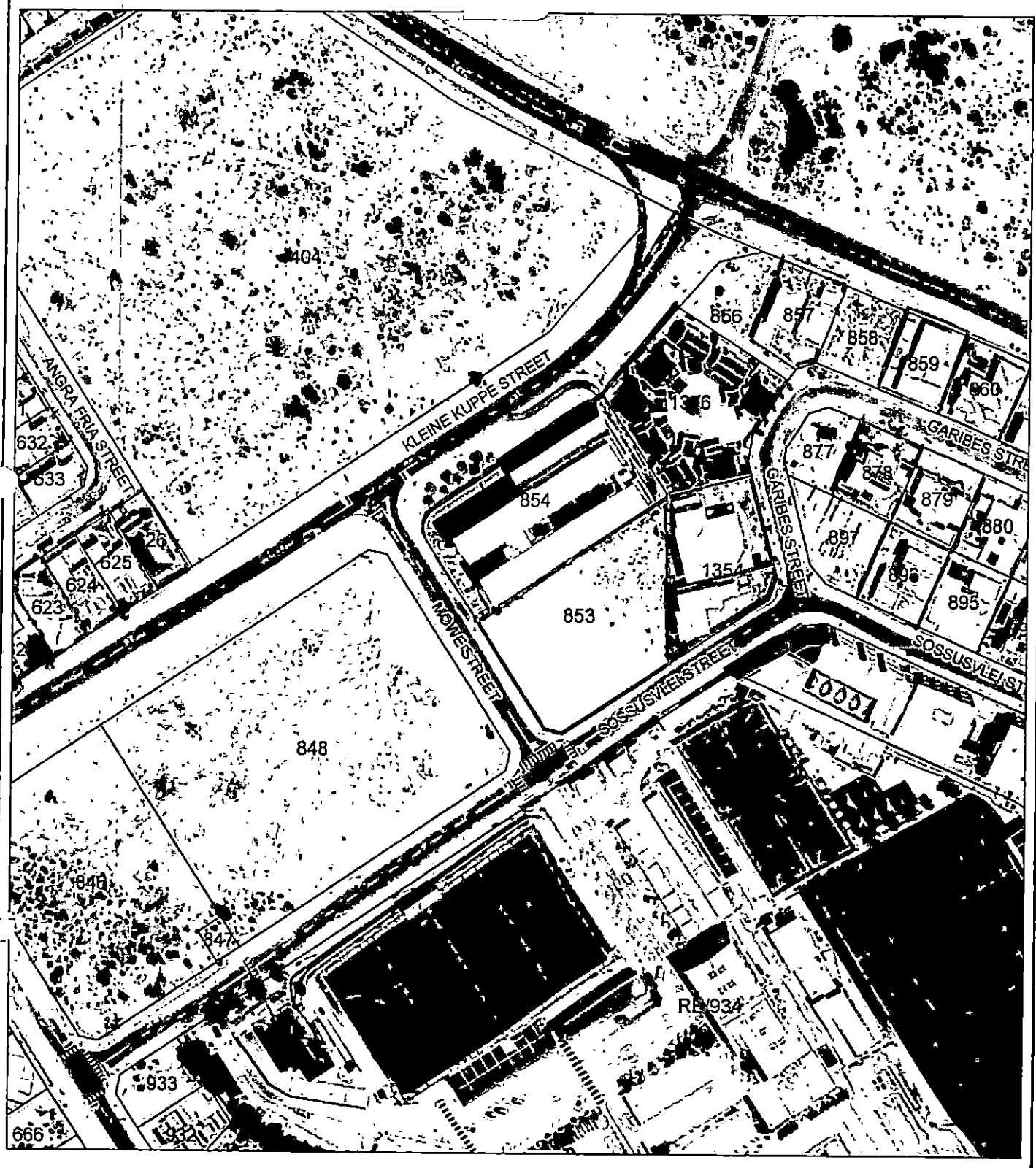
DATE: FEB.2023

PLAN NO.853KK_R

TN

CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' 1:50 PURPOSES (66 UNITS)

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248503, Email: elmarie@dutoitplan.com



NO BUILDINGS

Scale: 1/2000

DATE: FEB.2023

PLAN NO.853KK_R

TN

CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' 1:50 PURPOSES (66 UNITS)

DuToit
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1st floor Bridgeview Offices & Apartments No. 4
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PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitplan.com

Town Planning Certificate No. 1:
Town Planning Scheme Information

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 853

Township : KLEINE KUPPE

Street : MUISVOEL STR

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

1. Use Zone : UNDETERMINED Refer to Table B.
2. Density : _____ Refer to Table E.
3. Bulk Factor : 0 00 Refer to Table F.
4. Coverage : _____ Refer to Table G.
5. Erf Size : 3,455 m²
6. Parking : _____

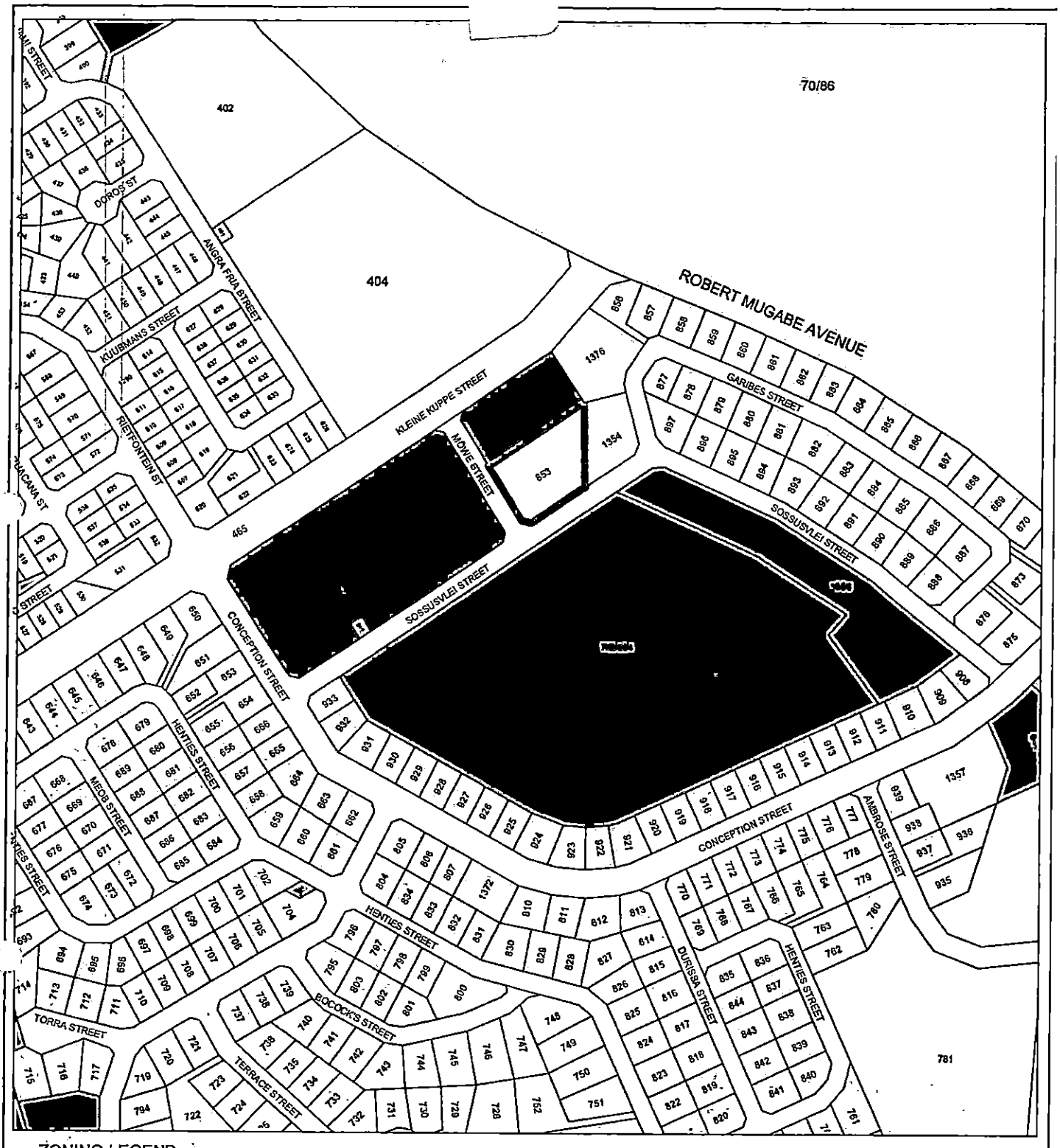
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 7-11 MUISVOEL 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 ENGINEERING (TRANSPORT PLANNING)
2022 -07- 11
URBAN PLANNING
TP3



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

CURRENT ZONING OF ERF 853
MOWE STREET, WINDHOEK
('UNDETERMINED')

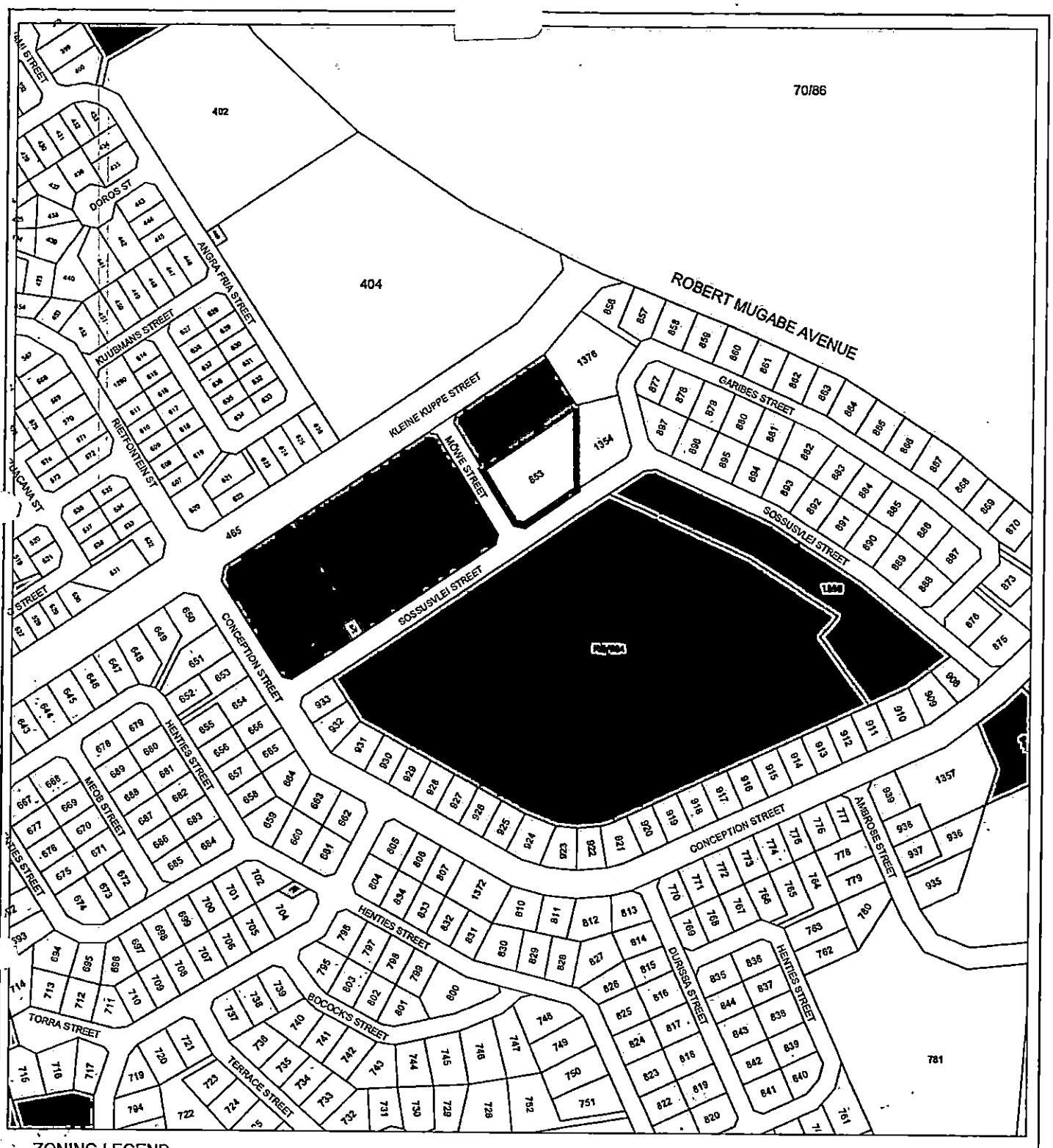
TN

DATE: FEB 2023

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Aussenpunplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: olmafo@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' 1:50 PURPOSES (66 UNITS)

TN

DATE: FEB 2023

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
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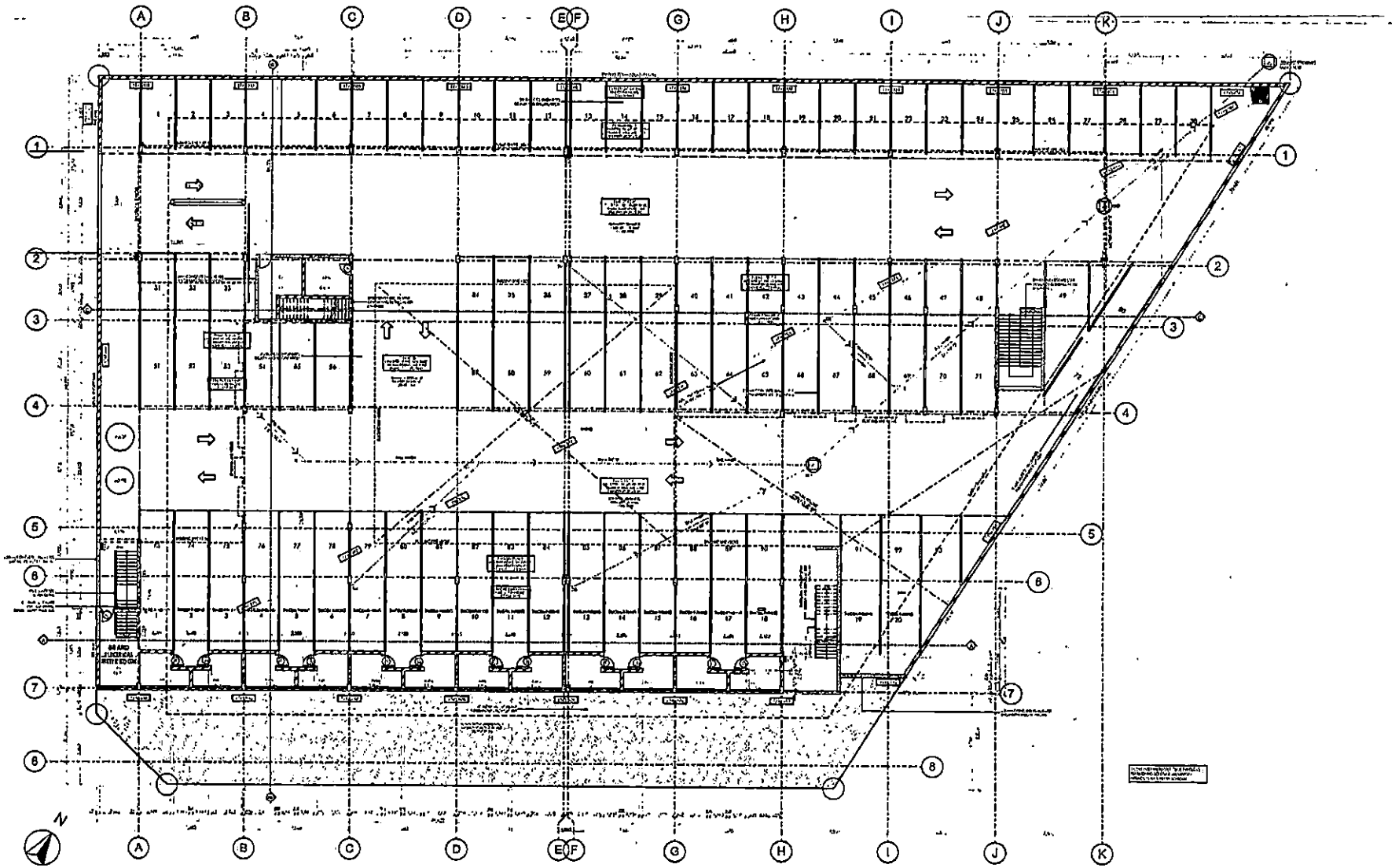
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax +264 61 248608, Email: olmarie@dutoitplan.com



GROUND FLOOR/ PARKING LAYOUT

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GENERAL NOTES

84

ERF 853 - KK

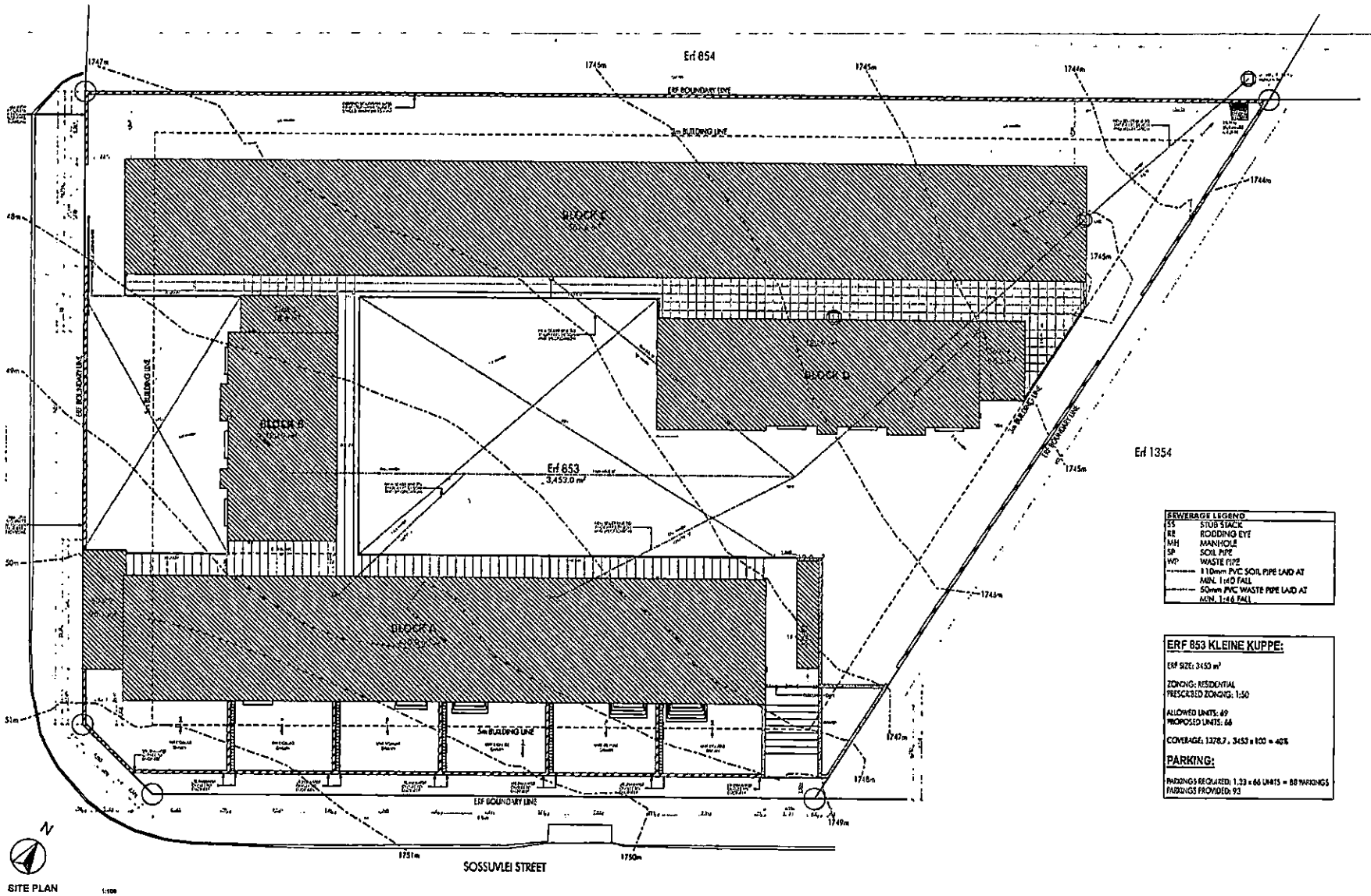
FLOOR PLANS

GROUND FLOOR LAYOUT

FOR APPROVAL

836	44-100	A

FREEZING DOCUMENT



SITE PLAN 1:100

SEWERAGE LEGEND	
SS	STUB STACK
RE	RODDING EYE
MH	MANHOLE
SP	SOIL PIPE
WP	WASTE PIPE
————	110mm PVC SOIL PIPE LAID AT MIN. 1:40 FALL
————	50mm PVC WASTE PIPE LAID AT MIN. 1:40 FALL

ERF 853 KLEINE KUPPE:

ERF SIZE: 3453 m²

ZONING: RESIDENTIAL
PRESCRIBED ZONING: 1:50

ALLOWED UNITS: 69
PROPOSED UNITS: 66

COVERAGE: 1378.7 ÷ 3453 x 100 = 40%

PARKING:

PARKINGS REQUIRED: 1.33 x 66 UNITS = 88 PARKINGS
PARKINGS PROVIDED: 93

REZONING DOCUMENT	
NO.	DESCRIPTION

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GENERAL NOTES

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C&R ARCHITECTS

ERF 853 - KK
WINDHOEK ROLLING SCHEME

MUNICIPAL APPROVALS

SITE PLAN

FOR APPROVAL

DATE	FILE	FILE
2-03/2023		
DRAWN	CHECKED	
		EV
PROJECT	DRAWING	REVISION
836	AA 001	A

SPECIAL POWER OF ATTORNEY

NAMIBIA REVENUE N$5

I, the undersigned

Maria Elizabeth van Straaten

in my capacity as

Sole Director

duly authorized thereto and acting on behalf of

Etanga Investments (Pty) Ltd (Company Reg 2023/0023) being the owner of **Erf 853, Kleine Kuppe Extension 1**

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultant

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

- **Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, Kleine Kuppe Extension 1 for general residential 1:50m² purposes under the 'undetermined' zoning**

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

Signed at Windhoek this 21st day of February 2023, in the presence of the undersigned witnesses.

WITNESSES:

SUBSCRIBER

Form CM 1

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 70) (Regulation 17 (1))

CM1

CERTIFICATE OF INCORPORATION

OF A COMPANY HAVING A SHARE CAPITAL

Registration Number of Company

20230032

This is to certify that:

ETANGA INVESTMENTS (PROPRIETARY) LIMITED

was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 13 day of January of the year 2023

The abovenamed company has been converted from a close corporation:

ETANGA INVESTMENTS CC – CC/2021/09924

Registrar of Companies

Seal of BIPA Companies Registration Office

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

Copyright: Business and Intellectual Property Authority, Namibia

REPUBLIC OF NAMIBIA

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COPY

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 - BIPA
Companies Registration office
PO Box 185
WINDHOEK
NAMIBIA
Tel: +264 61 2994400
Email: info@bipa.na

Registration Number of Company
2023/0032

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

Name and postal address of Company **ETANGA INVESTMENTS (PROPRIETARY) LIMITED**
P O BOX 80511, OLYMPIA, WINDHOEK, NAMIBIA

Return of particulars as at **1 February 2023**

I, **DR WEDER, KAUTA & HOVEKA INC.**
(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 DR. WEDER, KAUTA & HOVEKA INC
PO Box 864, WINDHOEK
Tel: 275550 Fax: 238802

Date **1 February 2023**

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS
1. Surname	VAN STRAATEN
2. Full forenames	MARIA ELIZABETH
3. Former surname and forenames	
4. Identity number or, if not, available, date of birth and Passport number	Year: 71 Month: 08 Day: 23 — 0045 4
5. (a) Date of appointment	13 JANUARY 2023
(b) Designation	DIRECTOR
6. Residential address	51 SMIT STREET, PIONIERSPARK, WINDHOEK
7. Business address	C/O 51 SMIT STREET, PIONIERSPARK, WINDHOEK
8. Postal address	P O BOX 32087, PIONIERSPARK, WINDHOEK, NAMIBIA
9. Email address	vanstraatenliza@gmail.com
10. Contact number	081 170 1446
11. Nationality (If not Namibian)	NAMIBIAN
12. Occupation	BUSINESSWOMAN
13. Resident in Namibia (Yes or No)	YES
14. Nature of change in 1 to 5 above and date	NEW APPONTMENT: 13 JANUARY 2023

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Registration Number of Company
2023/0032

1. KAPOFI
2. LIOBA NDAHAFA
3.
4. Year | Month | Day
7 8 0 9 1 4 1 0 1 9 0
5.(a) 13 JANUARY 2023
(b) DIRECTOR
6. ERF NO 796 HENTIES STREET, KLEINE KUPPE, WINDHOEK
7 C/O RF NO 796 HENTIES STREET, KLEINE KUPPE, WINDHOEK.
8. P O BOX 80511, OLYMPIA, WINDHOEK, NAMIBIA
9. liobakapofi@gmail.com
10. 081 563 9234
11. NAMIBIAN
12. BUSINESSWOMAN
13 YES
14. RESIGNATION: 13 JANUARY 2023

1.
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4. Year | Month | Day
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Copyright: Business and Intellectual Property Authority, Namibia

853

Prepared by me,

Conveyancer,
SWANEPOEL A

By Notarial Deed No. K 658 / 2022S dated 2nd December 2022
the within-mentioned property is subject to The Imposition of Conditions

In favour of The MUNICIPAL COUNCIL OF WINDHOEK as will more fully appear on reference to the said Notarial Deed, a copy whereof is hereunto annexed

DEEDS OFFICE WINDHOEK 2022-12-15 REGISTRAR OF DEEDS

ENDORSEMENT IN TERMS OF SECTION 70 ACT 28 / 2004
The within mentioned transferee close corporation has in terms of the above mentioned Act converted into a private company and is now known as: "ETANGA INVESTMENTS (PROPRIETARY) LIMITED; Registration number: 2023/0032"

Consent filed with BC 191 / 2023
2023-01-25
Date

Registrar of Deeds

DR WEDER, KAUTA & HOVEKA INC
ATTORNEYS, NOTARIES AND CONVEYANCERS
3RD FLOOR, WKH HOUSE
JAN JONKER ROAD
P O BOX 864 / 822 WINDHOEK

T 8879 / 2022

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT LIANA THERESA VAN DEN BERG

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

THE MUNICIPAL COUNCIL OF WINDHOEK

dated the 15TH day of NOVEMBER 2022 and signed at WINDHOEK

AND THAT APPEARER DECLARED THAT the said Principal had on 01 April 2022 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

ETANGA INVESTMENTS CC
Registration Number CC/2021/09924

its successors in title or assigns

CERTAIN	:	ERF NO 853 KLEINE KUPPE (EXTENSION NO 1)
SITUATE	:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	:	3 455 (THREE THOUSAND FOUR HUNDRED AND FIFTY FIVE) SQUARE METRES AS INDICATED ON GENERAL PLAN S.G. NO A629/1996 RELATING THERETO
HELD BY	:	CERTIFICATE OF CONSOLIDATED TITLE NO. T 6875/1993

SUBJECT to the following condition imposed in terms of Government Notice No 218/1997, namely;

IN FAVOUR OF THE LOCAL AUTHORITY

The right of access and use without compensation of the area 3 (three) metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated or used during such operations on the erf or any adjacent erf.

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge it to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said 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 amounting to the sum of **N$3 810 000.00 (THREE MILLION EIGHT HUNDRED AND TEN THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2022-12-15

together with the Appearer, and confirmed with my Seal of Office

SIGNATURE OF APPEARER

In my presence,

DEPUTY REGISTRAR OF DEEDS
MINISTRY OF LAND REFORM

REGISTRAR OF DEEDS

Endorsement in terms of section 70 Act 28/2004

The within mentioned close corporation has in terms of the above mentioned Act converted in a private company and now known as "ETANGA INVESTMENTS (PROPRIETARY) LIMITED, registration number 2023/0032"

Consent filed with BC 191/2023

2023-01-25

DATE

REGISTRAR OF DEEDS
WINDHOEK

2022-12-1 REGISTRAR OF DEEDS
Registered This
Deed Filed
Windhoek
MINISTRY OF LAND REFORM

I certify that the original is stamped to the value of N$5,00 which original now rests in my Protocol

NOTARY PUBLIC

K 658 / 2023

DR. WEDER, KAUTA & HOVEKA INC
LEGAL PRACTITIONERS, NOTARIES AND CONVEYANCERS
P.O. BOX 864
WINDHOEK

PROTOCOL NO. 5747

NOTARIAL DEED OF IMPOSITION OF CONDITIONS

KNOW ALL MEN WHOM IT MAY CONCERN:

THAT on this the 2nd day of DECEMBER 2022 before me

ANDRE SWANEPOEL

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

SUZANNE LEFF
(hereinafter called the "Appearer")

in her capacity as the duly authorized agent of

ANDRE SWANEPOEL
NOTARY PUBLIC
NOTARIS PUBLIEK
NOTAR
WINDHOEK

1. **SHERIDAN SIMPSON** in my capacity as **MANAGER, PROPERTY MANAGEMENT** of the **MUNICIPAL COUNCIL OF WINDHOEK** and as such representing the **MUNICIPALITY OF WINDHOEK** in terms of Section 27(5) of the Local Authorities Act No. 23 of 1992

   (hereinafter called the "MUNICIPAL COUNCIL")

   by virtue of a Power of Attorney granted to her at WINDHOEK on the **15TH** day of **NOVEMBER 2022** and

2. **NDAHAMBELELA ELLAH HILOKWAH** in my capacity as **DEPUTY DIRECTOR: DEPARTMENT OF WORKS OF THE MINISTRY OF WORKS AND TRANSPORT** and as such acting for and on behalf of the **GOVERNMENT OF NAMIBIA**, duly authorized thereto by virtue of Special Power of Attorney 15/1983 Enclosure F Item 3

   (hereinafter called the "GOVERNMENT")

   by virtue of a Power of Attorney granted to her at WINDHOEK on the **6TH** day of **OCTOBER 2022** and

3. (X) **ETANGA INVESTMENTS CC**
   Registration number CC/2021/09924
   (herein represented by **LIOBA NDAHAFA KAPOFI,** she being duly authori thereto)
   (hereinafter called the "PURCHASER")

   by virtue of a Power of Attorney granted to her at WINDHOEK on the **3RD** day of **NOVEMBER 2022** and

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

ANDRÉ SWANEPOEL
NOTARY PUBLIC
NOTARIS PUBLIEK
NOTAR
WINDHOEK • NAMIBIA

AND THE APPEARER DECLARED THAT:

WHEREAS the MUNICIPAL COUNCIL has on the 1st day of **APRIL 2022,** sold to the PURCHASER

CERTAIN	Erf No. 853 Kleine Kuppe (Extension No. 1)
SITUATE	in the Municipality of Windhoek Registration Division "K" Khomas Region
MEASURING	3 455 (three four five five) Square Metres
HELD BY	Deed of Transfer still to be registered

(hereinafter called the "Property")

NOW THEREFORE THESE PRESENTS WITNESS:-

1. THAT the parties hereto agree to the registration against the Title Deed of the PROPERTY of the following conditions imposed for the benefit of and enforceable by the MUNICIPAL COUNCIL, Its Successors in Title or Assigns, namely:-

   1.1 The OWNER binds himself to erect a building or buildings on the PROPERTY within 2 (two) years from the date of sale of which the value of the main building, outbuildings excluded, as calculated by the Manager: Valuation Services of the MUNICIPAL COUNCIL, shall not be less than the minimum building value specified for a property situated in the relevant township or zoning as set out in clause 39 of the Town Planning Scheme of Windhoek or as determined by the MUNICIPAL COUNCIL or any law from time to time. Such building value shall be expressed as a factor of the ground value of the PROPERTY as it is entered into the Valuation Roll of the MUNICIPAL COUNCIL from time to time when assessment rates are levied against the PROPERTY.

   1.2 Should the OWNER fail to carry out the terms of this clause, the MUNICIPAL COUNCIL shall have the right to demand payment of and to collect from the OWNER and his its successor in title, annually, half-yearly, quarterly, or monthly, as the case may be, an amount which is

ANDRÉ SWANEPOEL NOTARY PUBLIC NOTARIS PUBLIEK NOTAR WINDHOEK NAMIBIA

equal to the improvement assessment rates which would have been levied if the terms of this clause had been complied with as a rate in terms of section 73(4)(b) as well as a penalty rate on the unimproved property under section 76A of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.

The aforesaid amount is payable from the day following the date on which the building or buildings should have been completed in terms of this clause.

The levy and collection of rates in terms of this clause shall not prejudice the rights of the MUNICIPAL COUNCIL to apply any other clause of this Agreement.

1.3 Should the OWNER, prior to having paid the full purchase price of the PROPERTY and any amounts outstanding in terms of this Agreement, erect any improvements on the PROPERTY, without first having obtained the MUNICIPAL COUNCIL's express written approval thereto and irrespective of whether building plans have been approved by or on behalf of the MUNICIPAL COUNCIL, then such improvements, shall become the property of the MUNICIPAL COUNCIL without any compensation being payable in respect of same by the MUNICIPAL COUNCIL in the event that this Agreement may be cancelled in terms thereof:

Provided that at the sole option and discretion of the MUNICIPAL COUNCIL, the MUNICIPAL COUNCIL shall have the right to demand that the OWNER remove such improvements at his/her/its cost.

1.4 Should the OWNER, prior to having paid the full purchase price of the PROPERTY and any amounts outstanding in terms of this Agreement, wish to apply to improve or to erect improvements or for the subdivision of the PROPERTY, the MUNICIPAL COUNCIL's prior written approval and conditions pertaining the same must first be obtained. In such event the

ANDRE SWANEPOEL
NOTARY PUBLIC
NOTARIS PUBLIEK
NOTAR
WINDHOEK • NAMIBIA

OWNER may not commence with any building operations, excavation of land or the erection of improvements on the PROPERTY or the marketing of the project, before such payment of the full purchase price and any outstanding payments have been effected or a bank or financial institution guarantee for full payment of the same has been submitted.

1.5 The OWNER shall not be entitled to re-sell, let, donate, cede, assign or in any other manner make over any of its liabilities, responsibilities, duties or obligations or its rights, title and interest

1.5.1 in the Deed of Sale of the property (with the exception of a mortgage bond in favour of a financial institution) or to any other third party or to any subsequent Successors-in-title or Successors in Name, without the prior written consent of the MUNICIPAL COUNCIL having been obtained, which consent shall not be unreasonably withheld: Provided that the OWNER and/or approved successor in title and/or successors in name, (whichever may be applicable) duly complied or guaranteed compliance with the obligation to effect improvements as referred to herein.

1.6 The consent by MUNICIPAL COUNCIL referred to in Clause 1.5 hereof will not be granted by the MUNICIPAL COUNCIL until such time the PROPERTY has been improved with improvements equal to the minimum building value set out in clause 39 of the Windhoek Town Planning Scheme, or alternatively, has effected payment to the MUNICIPAL COUNCIL of the amounts referred to in clause 1.8 hereof and until such time that the stormwater conditions that have been imposed are complied with and accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning.

1.7 Should the OWNER fail to erect improvements within 5 (five) years from the date of sale, 1 April 2022, to the value as set out hereinbefore or within the further period that might be granted in terms of clause 1.6

ANDRÉ SWANEPOEL NOTARY PUBLIC NOTARIS PUBLIEK NOTAR WINDHOEK NAMIBIA

hereof, the unimproved property will revert back to the MUNICIPAL COUNCIL and the MUNICIPAL COUNCIL shall be entitled to recover damages for the occupation of the property for the duration of the Deed of Sale. For purposes of the aforesaid the OWNER, by his signature hereto, hereby provides the MUNICIPAL COUNCIL with an irrevocable Power of Attorney to effect repossession not retransfer of the Property.

1.8 The repossession and retransfer referred to in clause 1.7, shall subject to the Common Law to claim damages in respect of such default to be set off against the purchase price received, be done without any liability by the MUNICIPAL COUNCIL to repay any payments made by or on behalf of the OWNER to the MUNICIPAL COUNCIL: Provided that the MUNICIPAL COUNCIL shall be entitled, if it so elects:

1.8.1 to refund the OWNER, but to keep 20% of the purchase price as penalty for breach of contract and demand payment of occupational rental of 10% of the purchase price per annum until the property is transferred to the MUNICIPAL COUNCIL; or

1.8.2 the MUNICIPAL COUNCIL will only waive its restrictive resale or reversionary right condition if and when the property is to be sold in execution by a financial institution who is a secured creditor; and

1.8.3 should the MUNICIPAL COUNCIL waive its restrictive resale condition or reversionary right in favour of the OWNER or a secured creditor, without improvements being erected, a penalty amount of 20% (twenty percent) of the purchase price namely N$3 810 000.00 (Three Million Eight Hundred and Ten Thousand Namibia Dollars) and an occupational rental of 10% (ten percent) of the purchase price per annum until the property is transferred will be payable to the MUNICIPAL COUNCIL on date of transfer to a successor in title or a successor in name.

ANDRE SWANEPOEL NOTARY PUBLIC NOTARIS PUBLIEK NOTAR WINDHOEK - NAMIBIA

1.9 The irrevocable Power of Attorney referred to in clause 1.7 shall, upon issue of a certificate by or on behalf of the MUNICIPAL COUNCIL that development or improvements have been completed, will lapse and shall void.

1.10 Where circumstances, which are reasonably beyond the control of OWNER, prevent or delay the OWNER from materially developing property within the 5 (FIVE) year period referred to in clause 1.7 above, parties shall negotiate a reasonable extension of time period within which OWNER must complete the development of the property.

1.11 The reasonable costs of this agreement and the registration thereof as aforesaid shall be paid by the OWNER.

2. **ATTESTATION**

THUS DONE and EXECUTED by the Appearer before me, the Notary, on the date aforementioned at WINDHOEK in the presence of the undersigned witnesses

AS WITNESSES:-

1. _____

2. _____

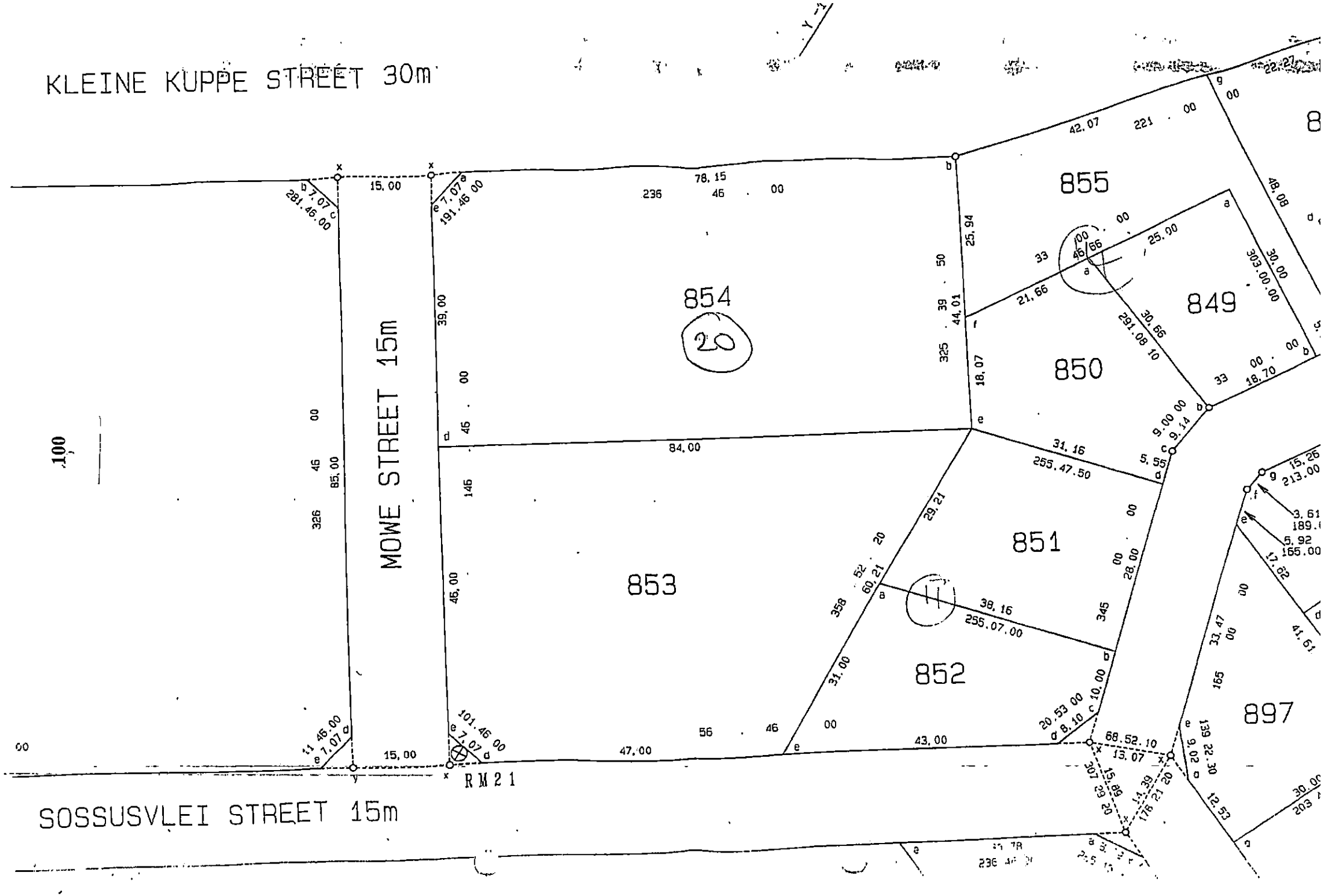
_____
q.q. MUNICIPALITY

_____
q.q. PURCHASER

_____
q.q. GOVERNMENT

QUOD ATTESTOR,

ANDRÉ SWANEPOEL
NOTARY PUBLIC
NOTARY PUBLIC
NOTARIS PUBLIEK
NOTAR
WINDHOEK · NAMIBIA


KLEINE KUPPE STREET 30m
MOWE STREET 15m
SOSSUSVLEI STREET 15m
RM21
854
853
852
851
850
849
855
897
20
11
15.00
78.15
84.00
47.00
43.00
31.16
38.16
42.07
221.00
25.94
44.01
18.07
21.66
25.00
30.66
18.70
9.14
5.55
28.00
10.00
68.52.10
15.07
48.08
85.00
46.00
39.00
281.46.00
191.46.00
101.46.00
255.47.50
255.07.00
60.21
29.21
31.00
213.00
189.00
155.00
17.82
41.61
12.53
30.00
203

IN 101 164

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2023204464	**Date Issued :** 2023/02/17
Account Number : N/A	**Vote Number :** 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	**Reference Number :** 853, KLEINE KUPPE
Address : N/A	**System Reference :** INV348531
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517

Description : • CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' PURPOSES

PAYMENT DUE

Total Amount Excluding VAT	: N$ 1739.13
Total VAT Amount	: N$ 260.87
Total Amount Payable	: N$ 2000.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 1739.13
Tariff Amount Excluding VAT	: N$ 1739.13
Tariff VAT Amount	: N$ 260.87
Tariff Total Amount	: N$ 2000.00
Service Code	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 35035294 submitted successfully.

NAD **2,000.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
35035294

From
DU TOIT

Date
Feb 17, 2023

Payment Priority
Normal

My Reference
COWAppFeeErf 853 KK

Their Reference
853 Kleine Kuppe Consent

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks

DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) _____

Erf/Stand no 853 Township Kleine Kuppe

If company or registered under CC Etanga Investment CC

Namibian I. D / Passport no. 710823 004 54

Postal address PO Box 80511 Township of address ~~VS~~ OLYMPIA

Physical Residential or Business address _____

Tel no _____ (H) _____ Cell 0811701446

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: NO ARREARS

Acc. Technician Credit Control: STARON

Signature Acc. Tech Credit Control: [signature]

CITY OF WINDHOEK
2023 02 28
CREDIT CONTROL
Date stamp

LAND SALES

Comments: Approved

Acc. Technician Land Sales: A. Vries

Signature Acc. Technician Land Sales: [signature]

CITY OF WINDHOEK
28 FEB 2023
Land Sales Finance Department
Date stamp

ACCOUNTANT LAND SALES: _____

City of many faces

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erven 853&854_KK

The Owner
Erf Re/934, Kleine Kuppe
Curro Education Namibia

Per email: elsabe.h@curro.co.za

31 March 2023

Dear Sir/Madam

CONSENT IN TERMS OF TABLE B TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m² PURPOSES UNDER THE 'UNDETERMINED' ZONING

Our previous correspondence regarding the abovementioned Erf 853, refers.

We were advised to rather apply for consent in terms of Table B of the Windhoek Zoning Scheme instead of submitting a rezoning application. Due to this, the notification of the neighbours needs to be redone.

Application is thus now made on behalf of the owner of Erf 853, Möwe Street, Kleine Kuppe, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

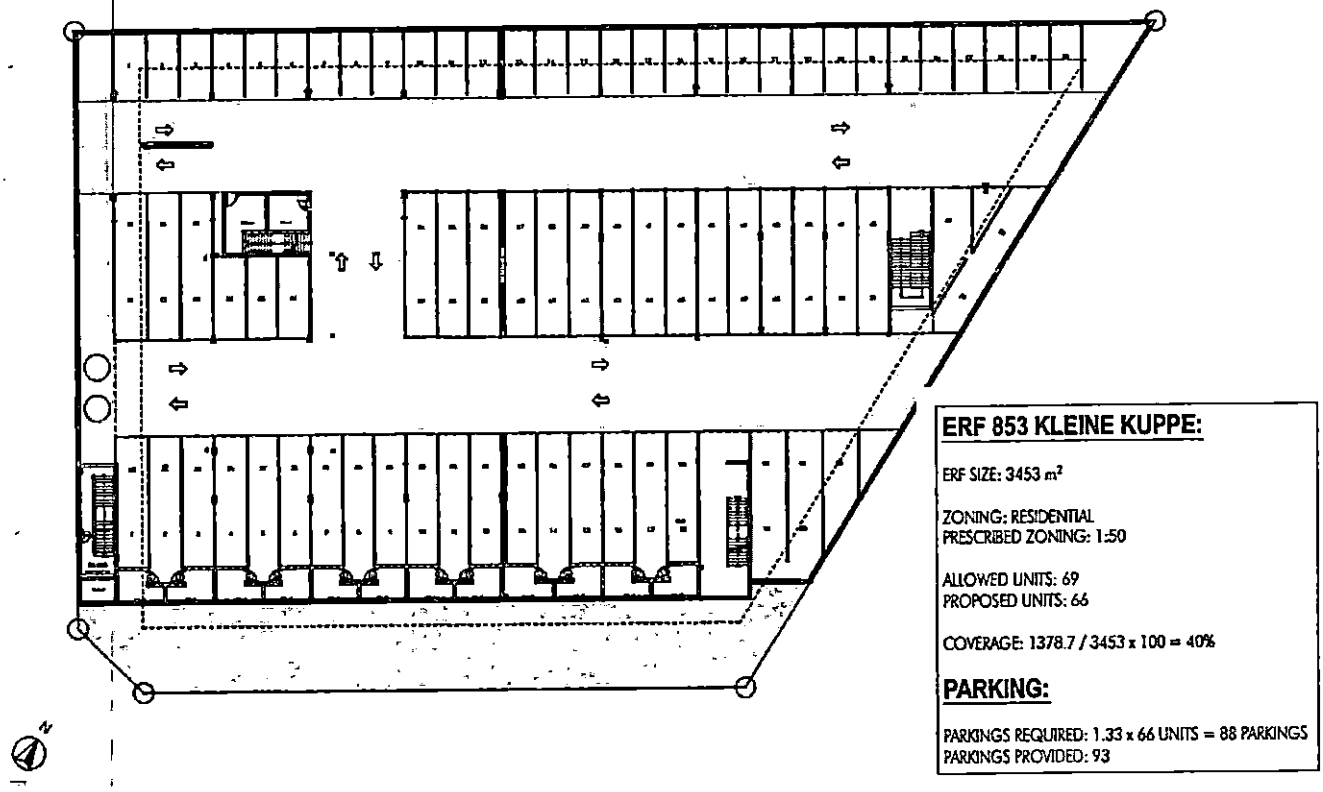
- Consent in terms of Table B to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1 dwelling per 50m² purposes under the 'undetermined' zoning

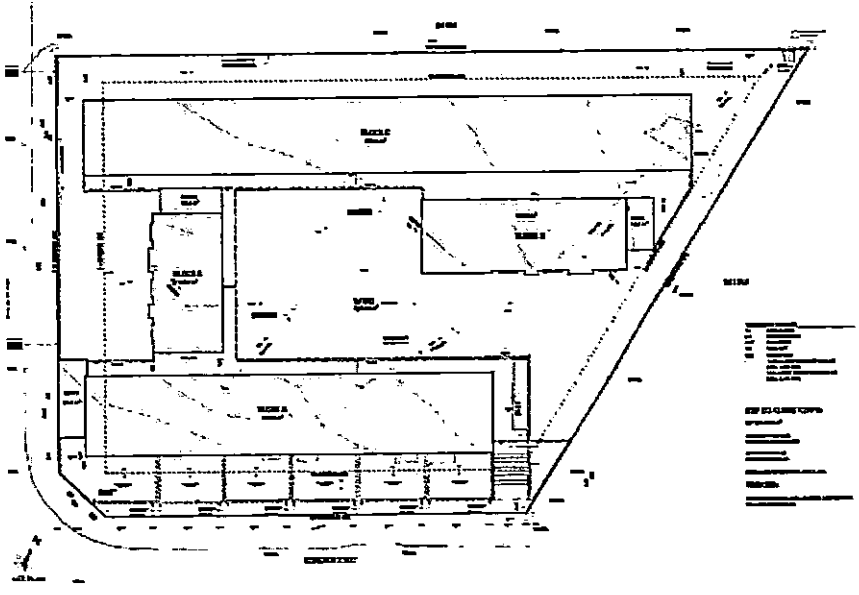
In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring erf are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **25 April 2023.**

Erf 853, located adjacent between Kleine Kuppe, Möwe and Sossusvlei Street is vacant, currently zoned 'undetermined' and 3455m² in extent. It is opposite Windhoek Gymnasium School and a sectional title complex.

Intention : It is the intention of the owner to develop sectional title units on Erf 853 at a density of 1 dwelling per 50m². As per the Windhoek Zoning Scheme, Council may grant consent for all uses under the 'undetermined' zoning, the intention with the application is to obtain consent from Council in terms of Table B of the Zoning Scheme to permit for a 'general residential' use.

With a density of 1 dwelling per 50m², 69 units can be developed, however only 66 units is planned for Erf 853. For this number of units, 88 parking bays are required. The number of bays provided is 95 – as per the site plan below.





The proposed building will consist of a parking level at ground floor and 3 floors of residential apartments above. Very similar in height to the existing complex on Erf 854.

Considering the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **25 April 2023**, we would assume you do not have any objection.

Kind regards

Dorette Opperman

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6971, Ausspannplatz, Windhoek, Phone: +264 61 248019, Fax: +264 61 248603, Mobile: +264 81 201 0838, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erven 853&854KK_Adresses

The Windhoek City Council
P O Box 59
WINDHOEK

Dear Ms Stella

19 January 2023

ERF OWNERS AND ADDRESSES: Erven 853 and 854 KK

Good Day, Ma'am

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
1381 KK	not exist	
Re/934 KK	Curro education Namibia Box 81155 Olympia	elisabe.b@curro.co.za
1354 KK	KO Box 11036 Klein Windhoek	kelvinkuvaio@gmail.com
1376 KK	Body Corp Garibes Close Box 80715 Olympia	0812738570 gariseb close@gmail.com
1383 KK	not exist.	

Thank you
Dorette Opperman

File Home Send / Receive Folder View Help

New Email | New Items | Delete | Archive | Reply | Reply All | Forward | Archive | Team Email | Reply & Delete | To Manager | Done | Create New | Move | Rules | Unread/ Read | Categorize | Follow Up | Search People | Address Book | Filter Email | Read Aloud

New | Delete | Respond | Quick Steps | Move | Tags | Find | Speech

Favorites
- Inbox
- Unread Mail
- Sent Items

Personal Fold...
- Inbox
- Drafts
- Deleted Items 599
- Sent Items
- Archive
- Junk E-mail
- Outbox
- RSS Feeds
- Trash
- Search Folders

All Unread By Date

Today

'nicol.langford@demushuwa.com.na' 12:26 PM
FW: Erf 853KK - Letter to neighbours re consent application
Dear Nicol,
The previous form you signed refers. Please note that we were advised to apply for consent under the 'undetermined' zoning to use Erf 853, Kleine Kuppe for 'general

'garisebclose@gmail.com' 12:20 PM
Erf 853KK - Letter to neighbours re consent application
Dear Sir/Madam, Kindly find attached letter for your attention as neighbour to Erf 853, Kleine Kuppe, with the purpose to inform about the consent application that was submitted to the City of Windhoek. It would be appreciated if you can complete ...

'elsabe.h@curro.co.za' 12:12 PM
Erf 853KK - Letter to neighbours re consent application
Dear Elsabe, I received your details from the City of Windhoek as contact person for the owner of Erf Re/934, Kleine Kuppe. Kindly let me know if I should address it for someone else's attention rather. As per the attached letter, the scho...

'Archie Namib' 12:05 PM
Erf 853KK Letter to neighbours regarding consent
Hallo Archie, Ek stuur weer vir jou die brief aan as eienaar van Erf 854KK. Laat weet as daar iemand anders is wat dit moet kry. Tegnies seker Jedjidja se Body Corporate en die Trustees. Of is dit nog jy? Groete Dorette...

'Marin N. Inge'

FW: Erf 853KK - Letter to neighbours re

DO Dorette Opperman <planner1@dutc
To 'nicol.langford@demushuwa.com.na'

Letter to neighbours Erven 853_KK_Erf 1381KK .pdf 43

Dear Nicol,

The previous form you signed refers. Please note that w consent under the 'undetermined' zoning to use Erf 85 residential' 1:50 purposes and not a formal rezoning.

I thus had to revise the letters to the neighbc ily revised letter. It would be appreciated if you. pl forward to me as soon as possible.

Please do not hesitate to contact me should you require

Kind Regards
Dorette

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CONSENT TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m² PURPOSES UNDER THE 'UNDETERMINED' ZONING

Name: Archie Graham

Address: Po Box 91010

Klein Windhoek

Telephone: 0811279888 Email: archie.namib@gmail.com

I, the owner of Erf 854kk, Kleine Kuppe/Möwe /Sossusvlei Street

(Please indicated with "x" in appropriate box)

[X] **Do not object** [ ] **Do Object**

- Consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1 dwelling per 50m² purposes under the 'undetermined' zoning

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature **Date** 2022-11-24

Kindly take note that comments should reach our office by 25 April 2023
You can return the form to the following email address: planner1@dutoitplan.com

Notices

• Legal •

13.4 The first defendant is indebted to the Trust in the amount of N$ 3 360 657.17 13.5 The first defendant has undertaken to fully settle the outstanding debt amount. 13.6 The Trust accepted the settlement offer of payment. 13.7 The parties agree that the outstanding amount payable to the Trust in terms of the facility agreement amounts to N$ 3 360 657.17 which amount is inclusive of all amounts claimed by the Trust against the first defendant from whatsoever cause or claimed in terms of the facility agreement inclusive of capital, finance margin and penalty charges. 13.8 The first defendant undertook to repay the outstanding amount on or before 30 June 2021 with the following payments: 1. First Payment 15 July 2020 N$ 30 000.00
2. Second Payment 30 August 2020 N$ 30 000.00
3. Third Payment 30 September 2020 N$ 30 000.00
4. Fourth Payment 30 October 2020 N$ 30 000.00
5. Fifth Payment 30 November 2020 N$ 30 000.00
6. Sixth Payment 30 December 2020 N$ 30 000.00
7. Seventh Payment 30 January 2021 N$ 30 000.00
8. Eighth Payment 30 February 2020 N$ 30 000.00
9. Ninth Payment 30 March 2020 N$ 30 000.00
10. Tenth Payment 30 April 2021 N$ 30 000.00
11. Eleventh Payment 30 May 2021 N$ 30 000.00
12. Twelfth Payment 30 June 2021 N$ 30 000.00
14. During March 2019 and at Windhoek, the second defendant in writing bound herself as unlimited surety in solidum and as co-principal debtor jointly and severally with the first defendant for the due and punctual performance by the first defendant of all its obligations towards the Trust of whatsoever nature in the past or in the future in respect of the amended facility agreement and the facility provided. 15. First defendant breached the material terms of the settlement agreement in that first defendant failed to make payment in full or at all as agreed in the settlement agreement. 16. Summary Judgment was granted against the Defendants for the amount of N$ 3 488 130.73 plus interest and costs on 23 February 2021, and the relevant court order is annexed hereto as "B". 17. Despite judgment being granted in favour of the Applicant, WT Business Group (Pty) Ltd and the Respondent have failed and or refused to pay the aforementioned amount of N$ 3 488 130.73. 18. The Registrar of this Court issued a writ of execution in respect of the movable property of the Respondent. A copy of the Writ of Execution is attached hereto marked as "C". 19. On the 11th of August 2022, the Deputy Sheriff of Windhoek executed the writ of execution on the Respondent at her physical and or chosen domicilium address and recorded that he could not locate sufficient movable disposable assets of the Respondent on the premises to satisfy the writ of execution or a portion thereof, therefore his return is one of Nulla Bona. I attach hereto the return of service marked as "D". 20. The judgment debt remains unpaid. LOCUS STANDI 21. In the circumstances, the Trust is a judgment creditor of the Respondent in the sum of N$ 3 488 130.73 according to the Court order of 23 February 2021, together with Finance margin of 1.5% per month compounded monthly calculated on the balance of the amount outstanding shall accrue as from 15 September 2020 until date of final payment; and penalty interest at the rate of 1.5% per month accruing daily and compounded monthly, calculated from the date payment was due until date of payment thereof, alternatively interest at the rate of 20% per annum a tempore morae. 22. The amount is due and payable and is unsecured. 23. The Trust, therefore, has a liquidated claim against the Respondent in excess of N$ 100 and has locus standi in notice by virtue of the provisions of section 9 of the Insolvency Act. ACT OF INSOLVENCY IN TERMS OF SECTION 8(b) OF THE INSOLVENCY ACT 24. I respectfully submit that the Respondent on the basis of what is already said above (specifically paragraph 19), has committed an act of insolvency in terms of section 8(b) of the Insolvency Act. 25 Section 8(b) of the Insolvency Act reads as follows: "A debtor commits an act of insolvency- (b) if a court has given judgment against him and he fails, upon demand of the officer whose duty it is to execute the judgement, to satisfy it or to indicate to that officer disposable property sufficient to satisfy it, or if it appears from the return made by the officer that he has not found sufficient disposable property to satisfy the judgement." ADVANTAGE TO CREDITORS 26. I have reason to believe that it would be to the advantage of the Respondent's creditors should her estate be sequestrated in that: 26.1 If the assets in the Respondent's Estate are realized they will probably yield a substantial dividend for creditors. 26.2 A trustee will be able to ensure that the Respondent's property (including their interest in WT Business Group (Pty) Ltd) is realized for its true value and that the proceeds are distributed to the Respondent's creditors. 26.3 A trustee will have the power to ascertain whether the Respondent has made any dispositions which may be set aside under the Insolvency Act. 27. In this regard, an impartial trustee will investigate the affairs of the Respondent to ensure that the proceeds from the realisation of any assets will be made available to the Respondent's creditors. SERVICE ON THE RESPONDENT 28. I have been advised by the Applicant's attorneys of record that a copy of this application must be furnished to the Respondent, as well as the Respondent's employees, if any, and any registered trade unions representing any such employees. 29. The applicant's attorneys will accordingly instruct the Deputy Sheriff of this Honourable Court to effect service on the Respondent and to make the necessary enquiries regarding employees. SECURITY TO THE MASTER 30. Dire security will be given to the Master for the payment of all fees and charges necessary for the prosecution of all sequestration proceedings and all costs of administering the respondent joint insolvent estate until a provisional trustee has been appointed, or, if no provisional trustee is appointed, of all the fees and charges necessary for the discharge of the Respondent from sequestration, as will appear from the certificate of the Master that will be filed of record. MASTER'S REPORT 31. The Applicants' legal practitioners will cause a copy of this application to be lodged with the Master as will appear from the Master's Report that will be filed on record. RELIEF SOUGHT 32. In the premises, I humbly request that this Honourable Court may be pleased to grant an order as set out in the notice of motion. KAUNAPAUA NDILULA N.O. I hereby declare that the deponent has sworn to and signed this statement in my presence at WINDHOEK on the day of OCTOBER 2022 and 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. ADDRESS. CAPACITY.

IN THE HIGH COURT OF NAMIBIA (Main Division) CASE NUMBER: HC-MD-CIV-MOT-GEN-2022/ CASE NO:In the matter between: THE TRUSTEES FOR THE TIME BEING OF NAMIBIA PROCUREMENT FUND TRUST 1 APPLICANT AND MARTHA MAGANO ITANA RESPONDENT IDENTITY NUMBER: 75090600600] CONFIRMATORY AFFIDAVIT I, the undersigned, TSHUKA LUVINDAO do hereby make oath and say: 1.I am a major male person legal practitioner practising as such as a senior associate at Dr Weder, Kauta & Hoveka Inc, having my principal place of employment at 3rd Floor, WKH House, Jan Jonker Road, Windhoek, Republic of Namibia. 2. I am personally acquainted with the facts as set out herein. 3.I refer to the founding affidavit of KAUNAPAUA NDILULA, in this application and confirm that I have read the affidavit and confirm the content thereof as being true and correct in as far as it refers to me as the attorney advising the Applicant in this process and the actions I have taken in this matter. TSHUKA LUVINDAO I hereby declare that the deponent has sworn to and signed this statement in my presence at WINDHOEK the 10th day of OCTOBER 2022 and he declared as follows: that the facts herein contained fall within his personal knowledge and that he understands the contents hereof; that he has no objection to taking the oath, that he regards the oath as bind ng on his conscience and has declared as follows "I swear that the contents of this Sworn Affidavi are true and correct, so help me God ". COMMISSIONER OF OATHS FULL NAMES CAPACITY ADDRESS

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-2022/00466 In the matter between: THE TRUSTEES FOR THE TIME BEING OF NAMIBIA PROCUREMENT FUND TRUST 1 and APPLICANT MARTHA MAGANO ITANA IDENTITY NUMBER 75090600600] RESPONDENT TAKE NOTICE that THE TRUSTEES FOR THE TIME BEING OF NAMIBIA PROCUREMENT FUND TRUST 1 order (hereinafter called the applicant) intends to make application to this court for an TAKE NOTICE that THE TRUSTEES FOR THE TIME BEING OF THE NAMIBIA PROCUREMENT FUND TRUST 1 (hereinafter called the Applicant) intend to make application to this court for an order in the following terms. 1 That the estate of the Respondent be provisionally sequestrated, and the assets be placed in the hands of the Master of the High Court. 2 That a rule nisi be issued calling upon all persons concerned to appear and show cause, if any, on a date to be determined by the above Honourable Court as to why: 2.1a final order of sequestration should not be granted, 2.2the costs of this application should not be ordered to be costs in the sequestration of the Respondent. 3. Directing that service of the order be affected on the Respondent personally by the Deputy Sheriff. 4 Further and or alternative relief and that the accompanying affidavit of KAUNAPAUA NDILULA will be used in support thereof. TAKE NOTICE FURTHER that the applicant has appointed Dr Weder, Kauta & Hoveka Inc., Auspannplatz, Jan Jonker Road, Windhoek, Namibia, at which they 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 the applicants' legal practitioner in writing within 5 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 affidavits, 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 25 November 2022. I Kindly place the matter on the roll accordingly, and that the accompanying affidavit of KAUNAPAUA NDILULA N.O will be used in support thereof. TAKE NOTICE FURTHER that the applicant has appointed Dr Weder, Kauta & Hoveka Inc. of WKH House Auspannplatz , Windhoek , Namibia, 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 5 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 affidavits, 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 28th April 2023 at 09:00 AM, day of DATED at Windhoek on this 12th day of October 2022. Tshuka Luvindao Legal practitioner for the applicant Dr Weder, Kauta & Hoveka Inc. WKH House Ausspannplatz Windhoek Namibia Namibia Office Reference Number: MAT56959/TL/MVH Tel: 061-275 551 Fax. 061-220 533 TO: Registrar MARTHA MAGANO ITANA IDENTITY NUMBER: 75090600600] ERF 955 ST HELENA STREET, ROCKY CREST, WINDHOEK, Namibia Authorize Code. 4;2Glb And TO: Registrar of the High Court Main Division Windhoek

CLA02300001208

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following

1. REZONING OF ERF 2780, WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL" WITH A BULK OF 0.4
2. REZONING OF ERF 6552, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1.000 TO "INSTITUTIONAL" WITH A BULK OF 0.4
3. CONSOLIDATION OF ERVEN 2780 AND 6552, WINDHOEK INTO "CONSOLIDATED ERF X"
4. CONSENT TO COMMENCE WITH CONSTRUCTION WHILE THE REZONING AND CONSOLIDATION IS IN PROGRESS

Erven 2780 and 6552, Windhoek are located adjacent to one another along Theo Ben Gurirab Street These erven fall within the official Windhoek Township (Central) Office and Higher Density Policy Area. Erf 2780, Windhoek measures 1200 m2 in extent and according to the Windhoek Zoning Scheme the erf is zoned for "Office" purposes, with a bulk of 1.0. Erf 6552, Windhoek measures 1219 m2 in extent and according to the Windhoek Zoning Scheme the erf is zoned for "Residential" purposes with a density 1.000. The purpose of the application as set out above is to enable the property owners to operate a "Place of Instruction" in the form of an Early Childhood Development Centre (kindergarten to Grade 4) Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning offices – 5th floor) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 10 May 2023

Applicant: Stubenrauch Planning Consultants
PO Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: W/23003
The Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following

REZONING OF THE REMAINDER OF PORTION 25 (A PORTION OF PORTION C) OF THE FARM BRAKWATER NO. 48 FROM "RESIDENTIAL" WITH A DENSITY OF 1:50 000 TO INDUSTRIAL WITH A BULK OF 0.5 The Remainder of Portion 25 (a portion of Portion C) of the Farm Brakwater No. 48 is situated to the north of Windhoek, in the Brakwater Industrial Area, and according to the Windhoek Zoning Scheme, the property is zoned for "Residential" purposes with a density of 1:50 000. The subject property measures 38.2430 Hectares in extent. The purpose of the application as set out above, formalise the existing industrial activities situated on the Remainder of Portion 25 (a portion of Portion C) of the Farm Brakwater No. 48. Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning offices – 5th floor) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 10 May 2023.

Applicant: Stubenrauch Planning Consultants
PO Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: W/22051
The Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

CLA02300001209

NOTICE

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, NO. 7-11 MOWE STREET, KLEINE KUPPE FOR "GENERAL RESIDENTIAL" WITH A DENSITY OF 1:50M² UNDER THE 'UNDETERMINED" ZONING Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 853, Kleine Kuppe, No 7-11 Mowe Street, Kleine Kuppe, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for

• Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, no 7-11 Mowe Street, Kleine Kuppe for 'general residential' with a density of 1:50m² purposes under the 'undetermined' zoning. Erf 853 is located on the corner of Mowe Street and Sossusvlei Street in Kleine Kuppe. It is opposite Windhoek Gymnasium School. The Erf is currently vacant while Erf 854, adjacent to the north has a sectional title flat complex on. The erf is 3453m² in extent and is still zoned 'undetermined' although Council has approved a rezoning to 'business' in 2019. As the current zoning allow for any consent use, the intention with the application is to obtain consent in terms of Table B of the Zoning Scheme to permit for a 'general residential' use. The owners intend to erect a sectional title complex consisting of 66 units on the erf. An application for a rezoning to 'general residential' can be submitted at a later stage. The number of units fit within the density category of 1 dwe/ing per 50m². All parking is provided on-site, on the ground level and according to the requirements of the Council. The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 25 April 2023). Applicant: DU TOIT TOWN PLANNING CONSULTANTS P O Box 6971 AUSSPANNPLATZ WINDHOEK Tel. 061-248010 Email planner1@dutoitplan.com

CLA02300001242

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will below will be open for inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated. Should no objection thereto be lodged with the Masters concerned during the period, the executors will proceed to make payments in accordance with the accounts. 1.Registered number of Estate: E2817/2021 Surname: GOMXOB Christian names: JACOBUS GOMXOB Identity Number: 58040200229 Last Address: ERF NO. 69 WITVLEI Christian names and surviving spouse: LIBERTINE GOMXOS Complete only if in community of Identity Number: 67110200299 property Description of account other than First and Final. First and Final Period of inspection other than 21 days: Magistrate's Office. WINDHOEK Master's Office: 2. Registered number of Estate: Surname: Christian names: Identity Number: Last Address: Christian names and surviving spouse: N/A Complete only if deceased was married in community of Identity Number: property Description of account other than First and Final. Period of inspection other than 21 days: Magistrate's Office. Master's Office: Name and (only one) address of executor or authorized agent: BROCKERHOFF AND ASSOCIATES LEGAL PRACTITIONERS P.O. BOX 51074 WINDHOEK NORTH Date: 28TH JULY 2022 Tel No: 061-250439 Notice for publication in the Government Gazette on. 12TH AUGUST 2022

CLA02300001241

IN THE HIGH COURT OF NAMIBIA (Main Division – Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2017/01168 In the matter between STANDARD BANK NAMIBIA LIMITED EXECUTION CREDITOR and MICHEAL NUWUSED EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY IN EXECUTION OF COURT ORDER OF THE HIGH COURT OF NAMIBIA, given on 06th of JULY 2022, and the WRIT OF EXECUTION issued on the 21st of JULY 2022, in the abovementioned case, a judicial sale by public auct on will be held on the 17th of APRIL 2023 at 12H00 at Erf 1251, Okuryangava, (Extension No 3), of the following CERTAIN ERF 1251, OKURYANGAVA, (Extension No 3) SITUATED IN THE TOWN OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING 280 (TWO ZERO ZERO) square metres HELD BY DEED OF TRANSFER NO T3390/1998 SUBJECT TO TO ALL THE CONDITIONS CONTAINED THEREIN (hereinafter referred to as "the mortgaged property") CONDITIONS OF SALE 1. The property shall be sold by the Deputy-Sheriff, WINDHOEK, on 17th of April 2023 at 12H00 2. The Purchaser shall pay a deposit of TEN PERCENT of the purchase price IN CASH ON THE DAY OF SALE, the balance against transfer to be secured by a bank or building society guarantee 3. The goods will be sold "voetstoots". 4 The complete conditions of sale may be inspected at the office of the Deputy Sheriff, Windhoek (Tel no.061-248566) and at the Plaintiffs' Attorneys office at the undermentioned address DATED AT WINDHOEK THIS day of FEBRUARY 2023 ANGULACO INCORPORATED Legal Practitioner for Judgement Creditor/Plaintiff Unit 112 E/F Block C Maerua Park, Centaurus Street WINDHOEK Ref: DEB281/NIP

CLA02300000271

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 21st day of April 2023, at 12.00 at Erf 123, Osona Village, Okahandja, Namibia

CERTAIN Erf 123, Osona Village, Okahandja, Republic of Namibia

SITUATE in the Municipality of Okahandja Registration Division "J" RESERVE PRICE: (a) WITHOUT A RESERVE PRICE (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: 2 x Bedrooms with Built in Cupboards 1 x Bathroom Lounge 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 undermentioned address DATED at WINDHOEK this 10th day of MARCH 2023. KOEP & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 33 SCHANZEN ROAD WINDHOEK REF SN/ma/77723/DEB715

cla02300000837

DU PLOOY ATTORNEYS

Estate of the Late NICOLAAS JOHANNES ACKERMAN ID Number: 560610 0084 7 Businessman and sole member of Nic's Engineering Investments CC Who died on 30 April 2022 at Otjiwa Divorced Estate Number E314/2023 Creditors of the estate are called upon to lodge their claims against the estate within a period of 30 days from the date of publication hereof. Du Plooy Attorneys Office No 149A & 149D, Maerua Park Block C, Fourth Floor 23-39 Centaurus Road WINDHOEK Ref: SNY1/0001

CLA02300000916

IN THE HIGH COURT OF NAMIBIA CASE No. HC-MD-CIV-ACT-CON-2022/01951 In the matter between - STANDARD BANK NAMIBIA LIMITED PLAINTIFF and HENZEL JACQUES OCKHUIZEN 1ST DEFENDANT CAROL TISHA OCKHUIZEN 2ND DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 18 NOVEMBER 2022, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 20TH OF APRIL 2023 at 15H00 in the afternoon at ERF NO 92 KHOMASDAL (EXTENSION NO 5), WINDHOEK, REPUBLIC OF NAMIBIA CERTAIN ERF NO 92, KHOMASDAL (EXTENSION NO 5) SITUATE in the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING 499 (FOUR NINE NINE) square metres CONSISTING OF Kitchen, Dining Room, Lounge, TV Room, 3 Bedrooms, 2 Bathrooms, Double Garage, 1 x One Bedroom Flat The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK 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 07TH day of FEBRUARY 2022 FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK Ref: DEB733

CLA02300000237

IN THE HIGH COURT OF NAMIBIA CASE NO: HC-MD-CIV-ACT-CON-2021/01121 In the matter between - FIRST NATIONAL BANK OF NAMIBIA LTD PLAINTIFF and JUSTUS ANGULA AMUSHILA DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 25 NOVEMBER 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of OKAHANDJA on 21 APRIL 2023 at 10H00 at ERF 2888, OKAHANDJA, EXTENSION 6 CERTAIN, ERF 2888, OKAHANDJA, EXTENSION NO 6) SITUATE in the Municipality of OKAHANDJA REGISTRATION DIVISION "J" OTJOZONDJUPA REGION MEASURING 702 (SEVEN HUNDRED AND TWO) Square Metres CONSISTING OF MAIN DWELLING 1 X Lounge, 1 x Kitchen, 3 x Bedrooms, 2 x Bathrooms, 2 x Showers, 2 x Water Closets, 1 x Out Garage The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at OKAHANDJA and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address. Dated at WINDHOEK this 21ST day of FEBRUARY 2023 FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK AAH/jvz/S6026

CLA02300000487

IN THE HIGH COURT OF NAMIBIA (Main Division – Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2019/01562 In the matter between. DEVELOPMENT BANK OF NAMIBIA EXECUTION CREDITOR and V.S.V ENTERPRISES NUMBER NINETY ONE CC 1st EXECUTION DEBTOR MATHYS MICHAEL VAN ROOYEN 2nd EXECUTION DEBTOR CHARLES TJIUEZA 3rd EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on the 07th of FEBRUARY 2020 in the abovementioned case, a judicial sale by public auction will be held on FRIDAY, the 21st day of APRIL 2023 at 15H00 at the following property: PROPERTY CERTAIN ERF NO. 915 MARIENTAL (EXTENSION NO. 4) SITUATED IN THE MUNICIPALITY OF MARIENTAL REGISTRATION DIVISION "R" HARDAP REGION MEASURING 4,9928 (FOUR COMMA NINE NINE TWO EIGHT) HECTARES HELD UNDER DEED OF TRANSFER NO. T 2488/2017 SUBJECT TO ALL THE TERMS AND CONDITIONS CONTAINED THEREIN Improvements: 1. Single storey ware house (990m2 x 5,95 high); 2. Constructed of IBR sheets to 150x75x20 lipped channel purlins on 250x150; 3 I-Beam rafters under 150x150; 4. I-Beam portals with 150x75 20 lipped channel members horizontally fixed to sides; and 5. Cladded with IBR sheets as walls. CONDITIONS OF SALE: 1. The property shall be sold by the Deputy-Sheriff, MARIENTAL, on 21st of April 2023 at 15h00. 2. The Purchaser shall pay a deposit of TEN PERCENT of the purchase price IN CASH ON THE DAY OF SALE, the balance against transfer to be secured by a bank or building society guarantee.
3. The goods will be sold "voetstoots". 4. The complete conditions of sale may be inspected at the office of the Deputy Sheriff, MARIENTAL (Tel no 061 127 0195) and at the Plaintiff's Attorneys office at the undermentioned address. DATED AT WINDHOEK THIS DAY OF MARCH 2023 ANGULACO INCORPORATED Legal Practitioner for Judgment Creditor/Plaintiff 11 SCHUSTER STREET WINDHOEK Ref: DEB73

CLA02300001229

SUMMONS: SHORT FORM OF PROCESS IN THE MAGISTRATE'S OURT OF WINDHOEK HELD IN WINDHOEK CASE NUMBER: 1290/2022 In the matter between. THE NAMIBIA PROPERTY RENTALS TRUST PLAINTIFF and GABRIEL IKENA DEFENDANT TO GABRIEL IKENA an adult male, formerly residing at Erf 1101 Eksenhem, Windhoek, but whose present whereabouts are unknown to the Plaintiff TAKE NOTICE THAT the Summons sued out of this Court, you have been called upon to give notice, within 5 days after publication hereof, to the Registrar and to the Plaintiff's attorney of your intention to defend (if any)

Classifieds

the namibian

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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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 payslip, no bank statement, just the car! Autocash 0814300378 It's that simple!

CLAO230000853

Services

• General •

Tura Joinery and Woodwork CC:
We do built in cupboards, installations, cutting boards, scarfing wooden furniture, renovations and many more. Please call for a quotation on 0852432403 / e-mail:turajoinery@gmail.com

CLAO230001153

Education & Training

• Education & Training •

HALLMARK LEARNING ACADEMY PhD, MSC, BSC Thesis, Dissertation Teaching, write up undergraduate projects, research proposal - examination preparation. Classes grade 10 & 12. Contact: Collins Desmark (Phd, MSc, BSc) 0812905270

CLAO230001236

Sharah College Late Registration in progress
1. Diploma in Primary & Secondary Education
2. Certificate in Health Care Assistant / Caregiver
3. Afternoon homework assistant (All Grades)
4. Grade 11 support classes. FT/PT
5. Earth Moving Machinery training: Excavator, TLB, Crane operator, Fork lifting
Contact: Windhoek - 0814766473, Ondjiva - 0817381075, Oshikango - 0813214456

CLAO230001243

Employment

• Offered •

VACANCY.
QUALIFIED PLUMBER is needed by SOLTRUST INVESTMENTS, Windhoek.
Driving licence required.
Email CV to soltrustcc@gmail.com
Closing date 21 April 2023

CLAO230001211

Registered Nurse Vacancy x 1
Post Minimum Requirements
• A qualification – Bachelor of Nursing Science
• Valid registration with the Allied Health Professions Council of Namibia as a Nurse.
• At least two (2) years post- qualification work experience. Must have a Code B driving license
•Send us your application accompanied by a detailed CV and relevant supporting educational qualifications and personal documents to: The Human Resource Manager High Care Laboratory: info@highcarelab.com.
Enquires.
• HR Manager, 061 250477
Closing Date: Applications must reach us by the 19 April 2023. NB Only shortlisted candidates will be contacted and no documents will NOT be returned to applicants

CLAO230001248

TSUMEB ECONDARY SCHOOL WOULD HEREBY INVITE APPLICATIONS FOR THE FOLLOWING VACANCIES
1) Afrikaans Grade 8-11 2) German Grade 8-11
REQUIREMENTS:
i) Teaching qualification - BED
ii) Teaching experience in the above subjects
iii) Proof of Namibian Citizenship
iv) Two recent testimonials
CLOSING DATE: 21/04/2023 ASSUMPTION OF DUTY: ASAP
1. Applicants should apply on the official forms.
2. Please submit a complete C.V and Certified copies of qualifications and testimonials
ALL APPLICATIONS SHOULD BE ADDRESSED TO: The Acting Principal Tsumeb Secondary School P.O Box 372, Tsumeb Tel.067-221104
NB! No faxed applications will be considered

CLAO230001254

Hospitality

• Hospitality •

HOCHLAND GUESTHOUSE:
Clean & spacious rooms; Airconditioned, Swimmingpool, DStv, Wi-Fi, en-suite bathrooms, Secure parking; family orientated, ideal for small functions. 0811258100

CLAO220007124

Good living Bed & Breakfast, Khomasdal. Rooms from N$350 - N$470 Call 0812972538 / 061-300721 / 0812972530

CLAO230001187

Housing & Property

• Wanted •

CASH BUYER LOOKING for a house to buy in Windhoek if selling kindly call sms 0817086621 No agents

CLAO230001159

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 Bridge Park, Okahandja. HURRY Don't miss out!
Contact Otto 0814169369 or Phala 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 Kristna Court Etenye, Oshakati. HURRY Don't miss out! Contact Mesus 0816642669

CLAO230001073

Affordable rooms to rent in Windhoek west and Dorado Park from N$3300 to N$5300 [including N$300 for water and electricity] Contact 0817390118 for more information

CLAO230001152

Accommodation available in Hochland Park: Outside room N$4500 pm Inside room N$2500-N$3000pm. Three bedrooms house (outside room excluded) N$8500 pm, water & electricity included. For viewing call 0814647714

CLAO230001220

Wanaheda court: 2 bedroom flat, open plan kitchen, carport, courtyard. N$5300
Call: 0857573058

CLAO230001235

Hochlandpark: Spacious 1x bedroom flat, immediately available. Partly furnished, fridge, microwave, lounge, desk etc. W&E, Wi-Fi included. N$5200. No parking. 0813447950 / 0812205543

CLAO230001237

Housing & Property

• For Sale •

Okahandja Ext 1, Emanuel Court: Very spacious 2 bedroom flat, open plan kitchen, BIS, BIC. 2 x parking spaces N$420 000. Selling below valuation. Contact 0811456619 / 0811279 883

CLAO230001043

Notices

• Legal •

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR: THE PROPOSED EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCE (EPL) No. 8765 LOCATED NORTH OF OMARURU, ERONGO REGION. Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed prospecting and exploration activities on EPL No. 8765 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement. The public is hereby notified that an application for an ECC will be submitted to the Environmental Commissioner
Brief Project Description: The environmental scoping process will identify potential positive and negative impacts of the proposed exploration activities on EPL No. 8765. The target commodities on the EPL are Base & Rare Metals, Industrial Minerals, Dimension Stones, and Precious Metals.
Proponent: Greyrock Capital (Pty) Ltd
Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd
Members of the public are invited to register as Interested and Affected Parties in order to comment/ raise concerns or receive further information on the Environmental Assessment process.
Public Consultation meeting details will be communicated with all the registered I&APs.
Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 21 April 2023
Contact: Ms Aili Iipinge
Email: public@edsnamibia.com
Tel: +264 61 259 530

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR: THE PROPOSED EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCES (EPLs) No. 7372 & 7373 LOCATED NEAR KALKFELD, OTJOZONDJUPA REGION AND ERONGO REGION.
Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed prospecting and exploration activities on EPLs No. 7372 & 7373 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.
The public is hereby notified that an application for an ECC will be submitted to the Environmental Commissioner.
Brief Project Description: The environmental scoping process will identify potential positive and negative impacts of the proposed exploration activities on EPLs No. 7372 & 7373. The target commodities on the EPLs are Base & Rare metals, Industrial Minerals, and Precious Metals
Proponent: Logan Exploration and Investments CC
Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd
Members of the public are invited to register as Interested and Affected Parties in order to comment/ raise concerns or receive further information on the Environmental Assessment process, Public Consultation meeting details will be communicated with all the registered I&APs.
Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on 21 April 2023.
Contact: Mr. Mandume Leonard
Email: public@edsnamibia.com
Tel: +264 61 259 530

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR: THE PROPOSED EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENCE (EPL) No. 7895 LOCATED NORTH OF KALKFELD, OTJOZONDJUPA REGION Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Management Assessment (EIA) Regulations, an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner. The project is a listed activity that cannot be undertaken without an ECC from the Department of Environmental Affairs and Forestry (DEAF).
Project Type & Location:
The proposed prospecting & exploration of Base & Rare Metals, Industrial Minerals and Precious Metals on EPL-7895. The 15198.2037 hectares (ha) EPL is located about 19 km north of Kalkfeld, Kunene Region.
Proponent: Okonda Mining and Exploration CC
Environmental Consultant, Excel Dynamic Solutions (Pty) Ltd
Members of the public are invited to register as Interested and Affected Parties (I&APs) in order to comment/raise concerns or receive further information on the Environmental Assessment process. Public consultation meeting details will be communicated with all the registered I&APs in due course. Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below, before or on the 25th April 2023 Contact: Mr. Stefanus Johannes Email: public@edsnamibia.com
Tel: +264 (0) 61 259 530

CLAO230001164

Notices

• Public •

Official Notice in Newspapers
NOTICE Take notice that JG van der Merwe Town and Regional Planner, in terms of the Urban and Regional Planning Act, 2018 (Act No5 of 2018) intends applying to the //Kharas Regional Council and Urban and Regional Planning Board, on behalf of Orange River Vineyards Investment (Proprietary) Limited, for the following:
•Subdivision of Portion 224 of the Farm Aussenkjer No 147 into 39 Portions and Remainder.
Further take notice that the Subdivision Plans are open for inspection at the //Kharas Regional Council in Wheeler Street, Keetmanshoop during normal office hours at the office of the Acting Director of Planning and Development Services. Should any person wish to comment on the proposed Subdivision Plans, such comments together with the grounds thereof may be lodged in writing to The Chief Executive Officer, //Kharas Regional Council, Private Bag 2184, Keetmanshoop or with Mr R. Saschika (suchcar00@gmail.com) and with the applicant in writing within 14 days of the last publication of this notice. The last day for comments is 25 April 2023. JG van der Merwe Town and Regional Planner
P.O Box 6501
Windhoek
E-mail. jvdm@mweb.com.na
Tel: 081-1283339

CLAO230001082

Notices

• Legal •

NOTICE
CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, NO. 7-11 MOWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50M² UNDER THE 'UNDETERMINED' ZONING Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 853, Kleine Kuppe, No. 7-11 Mowe Street, Kleine Kuppe, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
• Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, no. 7-11 Möwe Street, Kleine Kuppe for 'general residential' with a density of 1:50m² purposes under the 'undetermined' zoning. Erf 853 is located on the corner of Möwe Street and Sossusvlei Street in Kleine Kuppe. It is opposite Windhoek Gymnasium School. The Erf is currently vacant while Erf 854, adjacent to the north has a sectional title flat complex on. The erf is 3453m² in extent and is still zoned 'undetermined' although Council has approved a rezoning to 'business' in 2019. As the current zoning allow for any consent use, the intention with the application is to obtain consent in terms of Table B of the Zoning Scheme to permit for a 'general residential' use. The owners intend to erect a sectional title complex consisting of 66 units on the erf. An application for a rezoning to 'general residential' can be submitted at a later stage. The number of units fit within the density category of 1 dwelling per 50m². All parking is provided on-site, on the ground level and according to the requirements of the Council
The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 25 April 2023). Applicant. DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@dutoitplan.com

CLAO230001242

NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY IN THE HIGH COURT OF NAMIBIA (Main Division) Case Number: HC-MD-CIV-ACT-CON-2022/04899 In the matter between: SCHOEMANS OFFICE SOLUTIONS (PTY) LTD PLAINTIFF and VEE'S INVESTMENT AND MARKETING CONSULTANCY CC DEFENDANT BE PLEASED TO TAKE NOTICE that the under-mentioned assets, in execution of a Judgement granted on 22 FEBRUARY 2023 against the Defendant, will be sold in execution by the Deputy Sheriff for the district of WINDHOEK, on MONDAY, 24 APRIL 2023 at 09H00 via live webcast at ERF 49 CRN OF MICHELLE MCLEAN AND PLATIUM STREET, PROSPERITA, WINDHOEK 1 X Fiat Vehicle With Registration Number: N 124-000 W TERMS: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER. DATED at WINDHOEK on 28TH day of MARCH 2023. ETZOLD – DUVENHAGE PER: MS J BARKHUIZEN LEGAL PRACTITIONER FOR PLAINTIFF NO. 33 FELD STREET WINDHOEK
JB/lnb/SCH168/0016

CLAO230001149

IN THE HIGH COURT OF NAMIBIA In the matter between DEVELOPMENT BANK OF NAMIBIA LTD Execution Creditor/Plaintiff and LUGI TRADING CC 1ST Execution Debtor/Defendant WILBARD NDESHIPANDA IIPUMBU 2ND Execution Debtor/Defendant LEEVI IIPUMBU 3RD Execution Debtor/Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY In Execution of a Judgment of the above Honourable Court in the above mentioned suit, a sale will be held on TUESDAY 25th of APRIL 2023 at 12H00 at premises of ERF 159, OSHAKATI, of the undermentioned immovable property of the Defendant: CERTAIN: ERF 159 SITUATE: In the Municipality of OSHAKATI, registration Division "A", Oshana Region MEASURING: 925 square metres HELD by Deed of Transfer No T4873/2006 DESCRIPTION the following improvements are on the property (although nothing in this respect is guaranteed) The building comprises of –
1x Lounge
1x Kitchen
1x Store room
1x Outside Bathroom
2x Bedrooms with en-suite bathrooms
At the back of the property there are 3 x flats each with the following:
1x Lounge
1x Kitchen
1x Bedroom with bathroom
The property shall be sold by the Deputy Sheriff of OSHAKATI subject to the Conditions of Sale that may be inspected at the Offices of the Deputy Sheriff to the highest bidder on the auction with a reserve price of N$911 250.00.
10% of the purchase price to be paid in cash on the date of the sale, the balance to be paid against transfer, to be secured by a Bank or Building Society or other acceptable guarantee to be furnished to the Deputy Sheriff within 14 (fourteen) days after the date of sale. The full Conditions of Sale will be read out by the Deputy Sheriff on the day of the sale, but may be inspected at any time prior to the sale at the offices of the Deputy Sheriff or at the office of the Plaintiff's attorneys. DATED at WINDHOEK this day of MARCH 2023.
ENGLING STRITTER & PARTNERS Attorneys for Plaintiff 12 Love Street WINDHOEK EY/BP D 34768

CLAO230000964

IN THE HIGH COURT OF NAMIBIA HELD AT MAIN DIVISION WINDHOEK CASE NUMBER: HC-MD-CIV-ACT-CON-2021/04501 In the matter between: STANDARD BANK OF NAMIBIA LIMITED PLAINTIFF and IKENNA ERIC ONUEGBU 1ST DEFENDANT GREEN WORLD TRADING CC 2ND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the above Honourable Court granted on the 20th JANUARY 2023, the following immovable property will be sold "voetstoots" by the DEPUTY SHERIFF for the District of WINDHOEK on Wednesday, the 24th day of April 2023, at 15:00 at Erf 1440, Section 7,
Elohim Court, Extension 1,
Rocky Crest, Windhoek , Namibia.
CERTAIN Erf 1440, Section 7,
Elohim Court, Extension 1,
Rocky Crest, Windhoek,
Namibia.
SITUATE :in the Municipality of Windhoek
Registration Division "K"
RESERVE PRICE: (a) WITHOUT A RESERVE PRICE
(b) Interest at 8.5% interest per annum from 30 days after sale to date of full and final payment;
(b) Deputy Sheriff's fees
IMPROVEMENTS:
3 x Bedrooms (Main ensuite)
2 x Bathrooms
Lounge
Kitchen
Laundry Room
Garage
Indoor Braai Area
The "Conditions of Sale in Execution" will be for inspection at the office of the Deputy Sheriff Windhoek, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
DATED at WINDHOEK this 22nd day of MARCH 2023
KOEP & PARTNERS
LEGAL PRACTITIONERS
FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/77742/DEB840

CLAO230000931

IN THE HIGH COURT OF NAMIBIA (MAIN DIVISION) CASE NO: HC-MD-CIV-ACT-CON-2020/05080 In the matter between: DAVID JOHN BRUNI N.O. AND IAN ROBERT MCLAREN N.O. IN THEIR CAPACITIES AS LIQUIDATORS OF THE SMALL AND MEDIUM ENTERPRISES (SME) BANK LIMITED (IN LIQUIDATION) PLAINTIFF and TWO WINGS TRADING CC 1ST DEFENDANT SYLVIA MWESHITULA NAMULO 2ND DEFENDANT ELIKANA KALENGA 3RD DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the above Honourable Court granted on the 9th day of May 2021, the following goods will be sold in execution by public auction on the 24th of April 2023 starting at 09h00 am via live webcast at Erf 49 Prosperita, c/o Michelle McLean & Platinum Streets, Windhoek, Republic of Namibia, namely:
10x kiddies tables (plastic)
44x black plastic chairs
42x kiddies plastic chairs
1x 2 seater couch
1x small tv
TERMS : CASH to the highest bidder or a guarantee on the purchase price must be paid to the deputy sheriff within seven (7) days after the sale. DATED AT WINDHOEK THIS DAY OF MARCH 2023. FISHER, QUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Ave, & Thorer Street (Entrance 43 Burg Street)
P O Box 37, WINDHOEK
(Ref. : JJG/deo/245987G)

CLAO230000968

CASE NO: HC-MD-CIV-MOT-GEN-2021/00476 IN THE HIGH COURT OF NAMIBIA In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED Plaintiff and GILBERT JEMWA First Defendant MATILDAH KABESHA JEMWA Second Defendant NOTICE OF SALE IN EXECUTION In execution of a judgement against the above Defendants granted by the above Honourable Court on the 5 December 2022, the following will be sold by public/online auction as from the 24 April 2023 at 09h00 at Aucor, Erf 49 Prosperita, c/o Michelle McLean & Platinum Streets, Windhoek, by the Deputy Sheriff, Windhoek .
1 x Office table & chair
1 x HP printer, laptop
1 x Sony TV
1 x Brown lounge suite
1 x Defy deep freezer
1 x Sony sound system
1 x LG fridge
1 x Samsung microwave
1 x Big cool box
1 x Camping chair
TERMS OF SALE : VOETSTOOTS AND CASH TO THE HIGHEST BIDDER DATED at WINDHOEK this 9th day of MARCH 2023
DR WEDER KAUTA & HOVEKA INC WKH HOUSE JAN JONKER ROAD WINDHOEK
REF: MAT18427/CP/av

CLAO230000803

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NOTICE
CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, NO 7-11 MOWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1 50M² UNDER THE 'UNDETERMINED' ZONING

Take notice that DU TOIT TOWN PLANNING CONSULTANTS are applying on behalf of the owner of Erf 853 Kleine Kuppe No 7-11 Mowe Street Kleine Kuppe in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) to the Windhoek City Council and the Urban and Regional Planning Board for

- Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, no. 7-11 Mowe Street, Kleine Kuppe for 'general residential' with a density of 1 50m² purposes under the 'undetermined' zoning.

Erf 853 is located on the corner of Mowe Street and Sossusvlei Street in Kleine Kuppe It is opposite Windhoek Gymnasium School The Erf is currently vacant while Erf 854 adjacent to the north has a sectional title flat complex on The erf is 3453m² in extent and is still zoned 'undetermined' although Council has approved a rezoning to 'business' in 2019

As the current zoning allow for any consent use the intention with the application is to obtain consent in terms of Table B of the Zoning Scheme to permit for a general residential use The owners intend to erect a sectional title complex consisting of 66 units on the erf An application for a rezoning to general residential can be submitted at a later stage The number of units fit within the density category of 1 dwelling per 50m² All parking is provided on-site on the ground level and according to the requirements of the Council

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre Municipal Offices Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning 4 Dr Kwame Nkrumah Avenue, Klein Windhoek

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 25 April 2023)

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248910
Email: planner1@dutoitplan.com

Du Toit TOWN PLANNING CONSULTANTS

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region OHANGWENA

1 Name and postal address of applicant GIDEON HAMUKWAYA, P O BOX 625, OHANGWENA
2 Name of business or proposed Business to which applicant relates T - EHAFO
3 Address/Location of premises to which Application relates ONHUNO MAIN ROAD
4 Nature and details of application SPECIAL LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged EENHANA MAGISTRATE COURT
6 Date on which application will be Lodged 23 FEBRUARY 2023
7 Date of meeting of Committee at Which application will be heard 12 APRIL 2023

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

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United hold players-only meeting after 'unacceptable' loss

Unacceptable... Man Utd players held a meeting without manager Erik ten Hag following their 2-0 loss to Newcastle United on Sunday as revealed by defender Luke Shaw Photo Espn

Frustrated Manchester United players held a meeting without manager Erik ten Hag after they were humbled in a 2-0 loss to Newcastle United on Sunday, said defender Luke Shaw, who gave a brutally honest assessment of his team.

"I'm not going to go too much into that, but the players had a bit of a chat in the changing room after with no staff around," the 27-year-old told Sky Sports.

"Because it's down to us players on the pitch, and it was nowhere near good enough. We had to speak out in front of each other."

Newcastle leapfrogged Man United into third in the Premier League standings, and exacted a measure of revenge over their visitors after a 2-0 loss to them in the League Cup final in February.

"We were disappointed with the final," said Callum Wilson, who along with Joe Willock scored Newcastle's goals on Sunday at St James' Park. "It left a sour taste in our mouth. We had to put it right in front of our fans."

They made it right in fine fashion, outmatching their opponents in virtually every position on the pitch.

Manchester United's poor performance was tough to stomach, said a visibly angry Shaw, especially coming after the international break.

"Not what we wanted. Not what we were expecting. When you come here to a tough stadium and a very good side and you don't come with the right attitude and hunger it will be a tough day. That showed today. We deserved to lose," he said.

"The whole team had a bit of rest," Shaw added. "Our levels had dropped, that was clear to see. Coming in today we felt good and ready for the game. The whistle goes and it's the complete opposite to what we've been doing in training. Unacceptable."

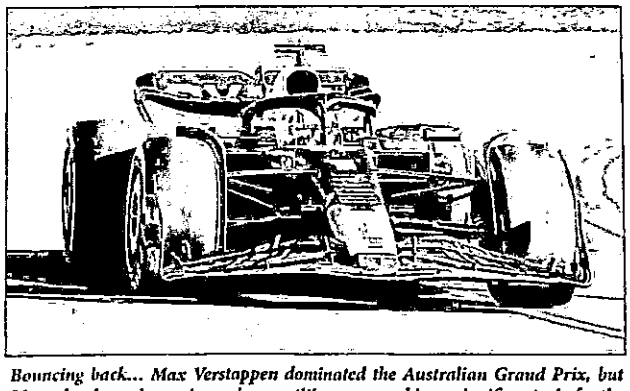
The defeat means Manchester United are fourth in the standings, only a point ahead of Tottenham Hotspur in the race to seal a spot in next season's Champions League.

Newcastle simply wanted it more, Ten Hag said.

"I hate to say it but they were better today – especially their determination, passion and desire. They wanted to win more so they won," the Dutch coach said.

- Supersport.com

Mercedes' hopes revived despite Red Bull authority in Australia



Bouncing back... Max Verstappen dominated the Australian Grand Prix, but Mercedes showed promise and competitiveness, marking a significant win for the "Silver Arrows. Photo Gallo Images

Red Bull ace Max Verstappen might have dominated a wild Australian Grand Prix, but Mercedes were also big winners, with the "Silver Arrows" finally starting to look competitive.

After the season-opening grand prix in Bahrain, team boss Toto Wolff declared they had "one of their worst days" in racing, with Lewis Hamilton complaining of becoming "the fourth-fastest team".

It followed a lacklustre 2022 when the eight-time constructors champions were dethroned by Red Bull, with the outlook bleak heading into the new year.

But they made strides in Saudi Arabia and are now singing a different tune after seven-time world champion Hamilton came second to pole-sitter Verstappen, at one stage briefly leading the action-packed race.

His teammate George Russell was also lightning-quick and in the hunt before a power unit failure ended his day on lap 17.

It followed a stirring qualifying session that saw both Mercedes outpace Fernando Alonso in his rejuvenated Aston Martin and the struggling Ferraris of Charles Leclerc and Carlos Sainz.

"Considering we're down on performance, to be fighting with the Aston Martins is amazing for us at this point in the season," said an upbeat Hamilton after holding off a surging Alonso, and overcoming battles with safety cars and three red flags.

"We've just got to keep fighting. A big thank you to all the people back at the factory. We can close that gap, it's going to be tough but not impossible."

With a three-week break till the next race in Azerbaijan, Wolff said they would take their learnings from Australia and keep moving forward.

"We had strong pace and it was really close with the Aston Martins and the Ferraris. That is good news for us, and I think we have made a step forward this weekend, both on one-lap and race pace," he said.

"We maximised what we have, and we need to now comb through the data and continue to learn about the car. This will help bring the upgrade packages and that will be the key in challenging the leaders more often."

Nevertheless, Red Bull remain on a different level, with Sergio Perez able to slice through the field to finish fifth, banking the fastest lap in the process, despite starting last after brake issues wrecked his qualifying.

Team boss Christian Horner said he was not concerned about Mercedes's new-found pace.

"We (Verstappen) pulled out a 10-second gap on Lewis and were managing it," he said. "They were fast starting, very aggressive on the first lap. But Max showed great patience I thought not to get embroiled."

- Supersport.com

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Notice

IN THE HIGH COURT OF NAMIBIA
HELD AT OSHAKATI
CASE NO: HC-NLD-CIV-ACT-CON-2022/00112
In the matter between
WILBARD UUTAATI
PLAINTIFF
and
DIVERIUS ANDREAS
DEFENDANT

NOTICE OF SALE IN EXECUTION

In pursuance of a Judgment of the above Honourable Court dated 24TH of JULY 2022 and Writ of Execution dated 23 NOVEMBER 2022 the following goods will be sold in a sale in execution on 20 APRIL 2023 at Advanced Refrigeration, Main Road, Oshakati at 12h00:

1. 1 X TRAILER
2. 1 X WELDING MACHINE
3. 1 X SAMSUNG 5 IN 1 PRINTER
4. 2 X GRINDER
5. 1 X TOOL BOX
6. 2 X WORKSHOP JAWS

TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER
DATED at OSHAKATI this 16 day of MARCH 2023.
AINGURA ATTORNEYS
Legal Practitioners for Plaintiff
S AINGURA
Room 205, Palms Complex
Cnr of Robert Mugabe & Main Road
OSHAKATI
(Ref: S7704)

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- Operation and Maintenance being a prerequisite
- Food Safety Systems within the FMCG industry
- Emphasis will be place on the Global Food Safety Initiative Certification (GFSI) - traceable references required
- Should have a background of being able to work with large teams of over 100 people
- Knowledge of CAD based modelling systems Dassault SOLIDWORKS and SIEMENS Solid Edge
- The candidate must possess advanced computer skills in Microsoft Excel and SAGE EVOLUTION

Christa Kinyahuna
Invoicing Clerk
Howard House
Manufacturing PTY Ltd
Office: +264 61 307252/289
Cell: 081 871 0357
11 Industrie Street, Lafrenz
Windhoek

Notice

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 20 & 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
KAVANGO WEST
1. Name and postal address of applicant
SIMONGUS JOSEPH HAINGURA
2. Name of business of proposed business to which application relates
MBURUKUTJI SHEBEEN
3. Address/location of premises to which Application relates
RUPARA, KAVANGO WEST
4. Nature and details of application
SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged
RUNDU MAGISTRATE COURT
6. Date on which application will be lodged: **05 MAY 2023**
7. Date of meeting of Committee at which application will be heard
14 JUNE 2023
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.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 20 & 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
OSHANA
1. Name and postal address of applicant
NESTOR VERANUS, P O BOX 1573 OSHAKATI
2. Name of business of proposed business to which application relates
- VIP BAR
3. Address/location of premises to which Application relates
PLOT NO 5560, EVULULUKO OSHAKATI
4. Nature and details of application
SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged
OSHAKATI MAGISTRATE COURT
6. Date on which application will be lodged: **17-20 APRIL 2023**
7. Date of meeting of Committee at which application will be heard
14 JUNE 2023
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.

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Notice

NOTICE
CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, NO 7-11 MOWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50M² UNDER THE 'UNDETERMINED' ZONING

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS** are applying on behalf of the owner of Erf 853, Kleine Kuppe, No. 7-11 Möwe Street, Kleine Kuppe in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, no. 7-11 Möwe Street, Kleine Kuppe for 'general residential' with a density of 1:50m² purposes under the 'undetermined' zoning.**

Erf 853 is located on the corner of Möwe Street and Sossusvlei Street in Kleine Kuppe. It is opposite Windhoek Gymnasium School. The Erf is currently vacant while Erf 851, adjacent to the north has a sectional title flat complex on. The erf is 345?m² in extent and is still zoned 'undetermined' although Council has approved a rezoning to 'business' in 2019.

As the current zoning allows for any consent use, the intention with the application is to obtain consent in terms of Table B of the Zoning Scheme to permit for a 'general residential' use. The owners intend to erect a sectional title complex consisting of 6 units on the erf. Any application for a rezoning to 'general residential' can be submitted at a later stage. The number of units fit within the density category of 1 dwelling per 50m². All parking is provided on site, on the ground level and according to the requirements of the Council.

The locality plan of the site lies for inspection on the Town Planning Notice board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (The Urban Planner, Town House, 6th Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections is 25 April 2023)**.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: planner1@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 20 & 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
OSHANA
1. Name and postal address of applicant
ROBERT PEISCHAUER, P O BOX 429, ONDANGWA
2. Name of business of proposed business to which application relates
FANTASIA GUEST HOUSE
3. Address/location of premises to which Application relates
ERF 1442, DRAIN SIMATAA STREET, ONDANGWA
4. Nature and details of application
SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged
ONDANGWA MAGISTRATE COURT
6. Date on which application will be lodged: **17-30 APRIL 2023**
7. Date of meeting of Committee at which application will be heard
14 JUNE 2023
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

Notice

"NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED EXPLORATION ACTIVITIES ON EXCLUSIVE PROSPECTING LICENCE (EPL) No. 7655 LOCATED NORTH OF KALKFELD, OTJOZONDJUPA REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 Environmental Management Assessment (EIA) Regulations, an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner. The project is a listed activity that cannot be undertaken without an ECC from the Department of Environmental Affairs and Forestry (DEAF).

Project Type & Location: The proposed prospecting & exploration of **Base & Rare Metals, Industrial Minerals and Precious Metals** on EPL 7655. The 15158.2037 hectares (ha) EPL is located about 19km north of Kalkfeld, Kunene Region.

Proponent: Ohorongo Mining and Exploration CC

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties (I&APs) in order to comment/ raise concerns or receive further information on the Environmental Assessment process.

Public consultation meeting details will be communicated with all the registered I&APs in due course

Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below before or on the 25th April 2023

Contact: Mr. Stefanus Johannes
Email: public@edsnamibia.com
Tel: +264 (0) 61 259 530"

Excel Dynamic Solutions (Pty) Ltd

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 20 & 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
OSHIKOTO
1. Name and postal address of applicant
LORDE SINGH, P O BOX 1942, OMUTHIYA
2. Name of business of proposed business to which application relates
OKAHAMA BAR
3. Address/location of premises to which Application relates
ERF NO 476, MAIN ROAD, OMUTHIYA
4. Nature and details of application
SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged
ONDANGWA MAGISTRATE COURT
6. Date on which application will be lodged: **03 MAY 2023**
7. Date of meeting of Committee at which application will be heard
14 JUNE 2023
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE

Please take note that Van Der Westhuizen Town Planning & Properties CC on behalf of our Client, Chelsen Long, intends to apply to the Municipality of Swakopmund for the following:

CONSENT TO OPERATE A SHOP FROM PORTION 37 OF THE FARM 163, SWAKOPMUND.

The intention of our client is to operate a small shop that can cater for the daily needs of the residents of the Swakopmund River Plots.

Any person having any objection against such application should lodge such objection/s or comment/s in writing within 14 days of the last newspaper publication to both the Chief Executive Officer of the Swakopmund Municipality and the Applicant during normal business hours. Closing date for objections or comment/s is 8 May 2023.

Contact: Van Der Westhuizen Town Planning & Properties
Tel: 0811221661
Email: andrew@vdwtp.com
P O Box 3598, Swakopmund

Notice

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR THE PROPOSED EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCES (EPLs) No. 7372 & 7373 LOCATED NEAR KALKFELD, OTJOZONDJUPA REGION AND ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed prospecting and exploration activities on EPLs No. 7372 & 7373 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is hereby notified that an application for an ECC will be submitted to the Environmental Commissioner.

Brief Project Description: The environmental scoping process will identify potential positive and negative impacts of the proposed exploration activities on EPLs No. 7372 & 7373. The target commodities on the EPLs are **Base & Rare metals, Industrial Minerals, and Precious Metals**

Proponent: Logan Exploration and Investments CC

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties in order to comment/ raise concerns or receive further information on the Environmental Assessment process.

Public Consultation meeting details will be communicated with all the registered I&APs.

Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below before or on 21 April 2023.

Contact: Mr. Manduma Leonard
Email: public@edsnamibia.com
Tel: +264 61 259 530

Excel Dynamic Solutions (Pty) Ltd

NOTICE OF ENVIRONMENTAL SCOPING ASSESSMENT (ESA) FOR: THE PROPOSED EXPLORATION ACTIVITIES ON THE EXCLUSIVE PROSPECTING LICENCE (EPL) No. 8765 LOCATED NORTH OF OMARURU, ERONGO REGION

Under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations, the proposed prospecting and exploration activities on EPL No. 8765 require an Environmental Clearance Certificate (ECC) from the Department of Environmental Affairs and Forestry (DEAF) before commencement.

The public is hereby notified that an application for an ECC will be submitted to the Environmental Commissioner.

Brief Project Description: The environmental scoping process will identify potential positive and negative impacts of the proposed exploration activities on EPL No. 8765. The target commodities on the EPL are **Base & Rare Metals, Industrial Minerals, Dimension Stones, and Precious Metals**

Proponent: Greyrock Capital (Pty) Ltd

Environmental Consultant: Excel Dynamic Solutions (Pty) Ltd

Members of the public are invited to register as Interested and Affected Parties in order to comment/ raise concerns or receive further information on the Environmental Assessment process.

Public Consultation meeting details will be communicated with all the registered I&APs

Registration requests should be forwarded to Excel Dynamic Solutions (Pty) Ltd on the contact details below before or on 21 April 2023

Contact: Ms. Aili Iipinge
Email: public@edsnamibia.com
Tel: +264 61 259 530

Excel Dynamic Solutions (Pty) Ltd

VACANCY

SHACMAN INVESTMENT NAMIBIA CC

POST 1: MECHANICAL TECHNICIAN / [illegible] STATION [illegible]

Requirements
1. [illegible]
2. [illegible]
Experience [illegible]

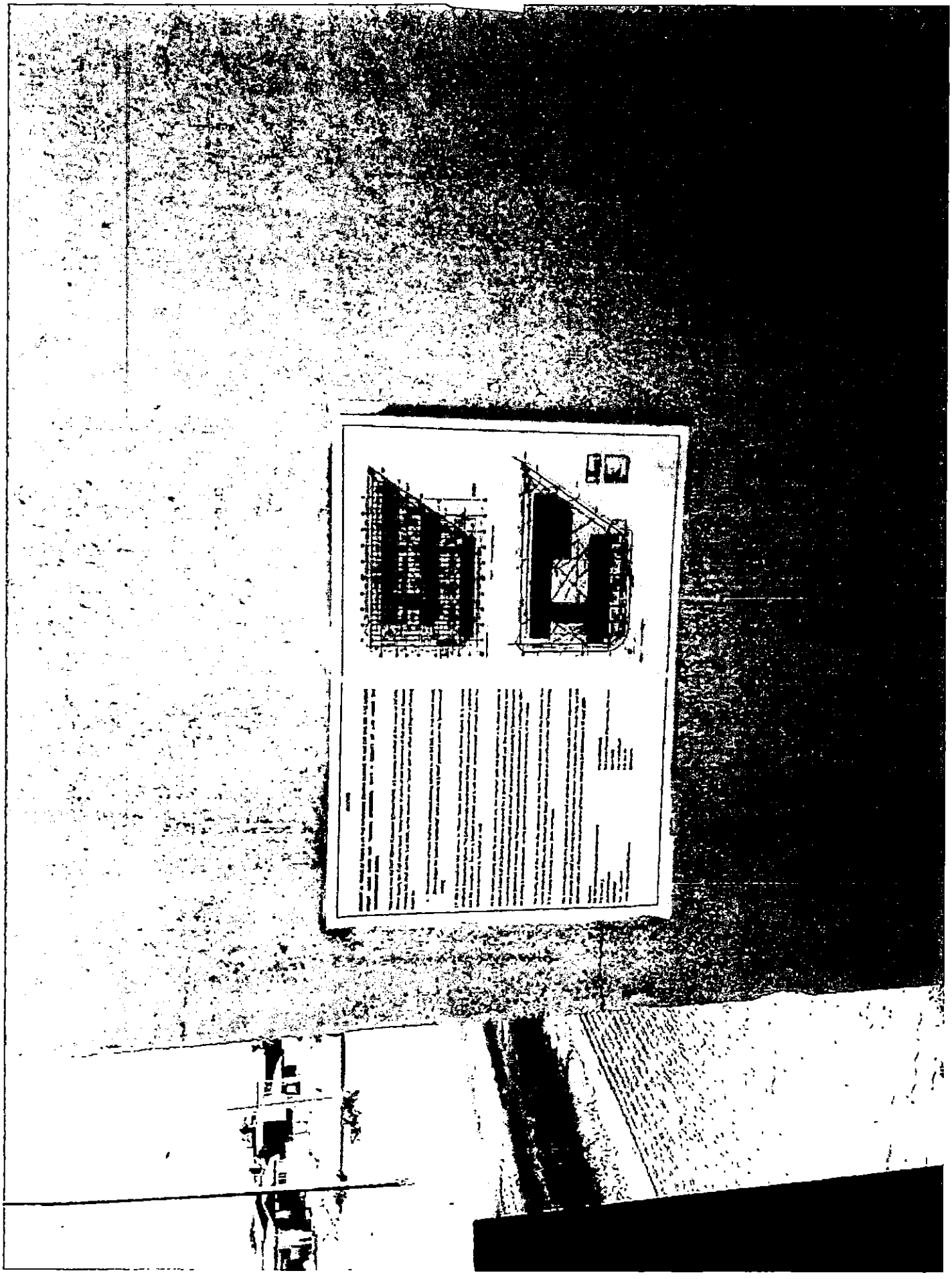
Key Responsibility
- [illegible]

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

[illegible] CANDIDATES [illegible] WILL BE CONTACTED [illegible]

EMAIL RESUME TO [illegible]

CLOSING DATE [illegible]



Scale: 1/6000	SUBDIVISION OF PORTION 187/0 BRAKWATER 48	Du Toit
DATE: [illegible]	AERIAL PHOTO MAP	
PLAN NO: [illegible]		

NOTICE

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, NO. 7-11 MOWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50M² UNDER THE 'UNDETERMINED' ZONING

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 853, Kleine Kuppe, No. 7-11 Mowe Street, Kleine Kuppe, in terms of the legislation of the Urban and Regional Planning Act 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Consent in terms of Table B of the Windhoek Zoning Scheme to use Erf 853, no. 7-11 Mowe Street, Kleine Kuppe for 'general residential' with a density of 1:50m² purposes under the 'undetermined' zoning

Erf 853 is located on the corner of Mowe Street and Sebastian Street in Kleine Kuppe. It is opposite Windhoek Gymnasium School. The Erf is currently vacant while Erf 854 adjacent to the north has a maximum flat that complies on. The erf is 1.1 Ha in extent and is still zoned 'undetermined' although Council has approved a rezoning to 'business' in 2019.

As the current zoning allows for only residential use, the intention with the application is to obtain consent in terms of Table B of the Zoning Scheme to permit for a 'general residential' use. The intent is to erect a residential flat complex consisting of 24 units on the erf. An application for a rezoning to 'general residential' can be submitted at a later stage. The number of units to retain the density category of 1 dwelling per 50m². All parking is provided on-site, on the ground level and according to the requirements of the Council.

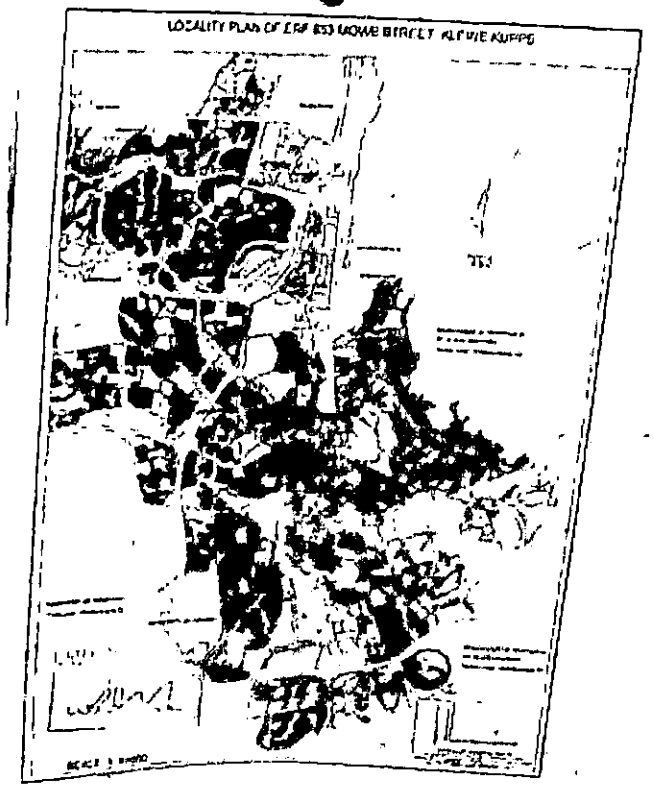
The locality plan of the site has been opened on the Town Planning notice board in the Customer Care Centre, Municipal Offices, Fidel Castro Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kenny Kaunda Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner, Town Hall, First Floor, Room 116) and the applicant within 14 days of the last publication of the notice (final date for objections is 28 April 2021).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 8471
KLEINSKANSPLATE
WINDHOEK
Tel. 061 [illegible]
Email: [illegible]

City of Windhoek:
The Urban Planner
(Town Hall, 1st Floor, Room 116)
City of Windhoek
P.O. Box 59
WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS



116

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erven 853&854_KK

The Owner
Erf 1354, Kleine Kuppe
Chang-Tsem Ko
P O Box 11276
Klein Windhoek

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
24 FEB 2023
URBAN PLANNING

13 February 2023

Dear Sir/Madam

REZONING AND CONSENT: ERVEN 853 AND 854, MÖWE STREET, KLEINE KUPPE FROM 'UNDETERMINED' AND 'BUSINESS' WITH A BULK OF 1.0 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m²

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erven 853 and 854, Möwe Street, Kleine Kuppe, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 853, 7 – 11 Möwe Street Kleine Kuppe from 'undetermined' to 'general residential' with a density of 1 dwelling per 50m²
- Rezoning of Erf 854, Möwe Street, Kleine Kuppe from 'business' with a bulk of 1.0 to 'general residential' with a density of 1 dwelling per 50m²
- Consent to use the erven according to the new zoning while the rezoning is in process.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring erf are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **6 March 2023.**

Erven 853 and 854 is located adjacent each other between Kleine Kuppe Street, Möwe Street and Sossusvlei Street. Erf 853 is vacant while Erf 854 has a sectional title flat complex on. Both belong to the same owner.

Intention : It is the intention of the owner to rezone both erven to 'general residential' with a density of 1 dwelling per 50m² to ensure affordable rates and taxes to owners/tenants. The City has created the density under instruction from the Ministry of Urban and Rural Development in order to allow for business erven to revert back to an official residential use to keep rates and taxes more affordable.

Erf 853

The building plans for Erf 853, Kleine Kuppe is in the process to be submitted. You are requested as adjacent owner to also please sign off on the building plans presented to you.

Erf 853 is currently zoned 'undetermined' and is 3453m² in extent. With a density of 1 dwelling per 50m², 69 units can be developed. As per the attached plan, 66 units are proposed for Erf 853. For this number of units, 88 parking bays are required. The number of bays provided is 95 – as per the site plan.

The proposed building will consist of a parking level at ground floor and 3 floors of residential apartments above. Very similar in height to the existing complex on Erf 854.

Kindly complete attached form, sign on the building plan and also forward a copy of your ID.

Erf 854

The Jedidja Sectional Title complex was established on Erf 854 a number of years ago. The erf is 3445m² in extent and zoned 'business' with a bulk of 1.0. The complex consists of 60 units.

As mentioned, the rezoning is necessary to revert back to a residential zoning to allow for the rates and taxes to be lower. There will be no changes to the existing building and all parking remains to be provided on-site.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **6 March 2023**, we would assume you do not have any objection.

Kind regards

DOpperman

Dorette Opperman

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT - ADVISORY

TO	:	TPC: Gerhard De Klerk
FROM	:	Conwell Beukes
DATE	:	05/04/2023

SUBJECT: APPLICATION FOR CONSENT TO USE ERF 853 KLEINE KUPPE FOR GENERAL RESIDENTIAL PURPOSES TO CONSTRUCT 66 UNITS

I refer you to the abovementioned.

Erf 853, Kleine Kuppe measures about 3 455m² in extent and is zoned **'undetermined'**.

Proposal/Recommendations

The Department of Urban and Transport Planning, Sustainable Development Division **do not** support the proposed application due to the following:

Council resolved that erf 853 Kleine Kuppe be sold as a business erf hence the rezoning of the erf from undetermined to business is a prerequisite for development as per condition of sale under Council Resolution 157/07/2019

The applicant does not mention anything with regard to the status of the required rezoning from undetermined to business, instead the applicant is opting for consent to develop with the intention of rezoning to general residential at a later stage which is not in line with CR.

In light of the above, the Division is therefore recommending that Erf 853 Kleine Kuppe should first be rezoned from undetermined to business in accordance with CR 157/07/2019 and consent use for general residential purposes only be granted once the rezoning process has been finalized.

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

Thank you,
TOWN PLANNING TECHNICIAN: SUSTAINABLE DEVELOPMENT

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erf 853 KK

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

23 May 2023

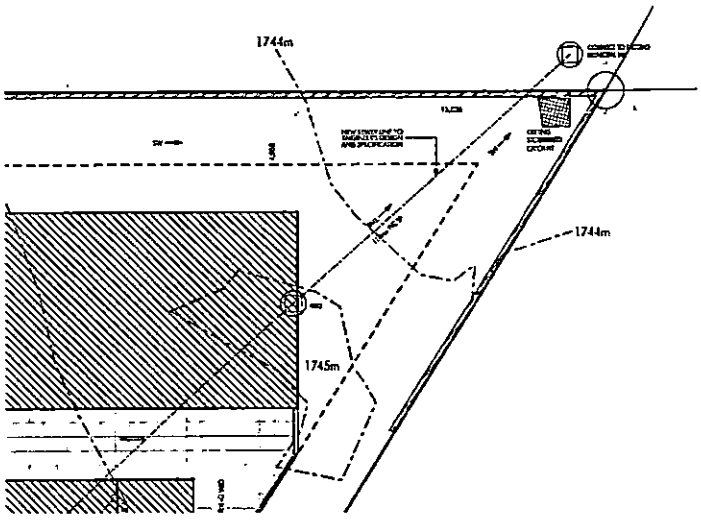
For Attention: Ms K. Asino

Dear Ms Asino

SUMMARY AND RESPONSE TO OBJECTION : CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL 1:50m²' PURPOSES FOR 66 UNITS UNDER THE 'UNDETERMINED' ZONING

As per our application submitted 30 March 2023, please find below a summary of an objection received from the owners of Erf 1376, Kleine Kuppe as well as our response in red text. The complete response sent to them per email is also attached.

- **Privacy effect on neighbouring properties**
- The proposed building will be placed within the legal building lines and more specifically, 5m from the boundary with Erf 854, 3m from the boundary with Erf 1354 and ultimately 13m from the corner boundary with your Erf 1376.



- There will be no windows facing east

- Due to this, it is believed the actual influence of the flats in Block C onto Garibes Close is minimum and all the flats in Block C face directly towards Jedjidja Flat complex.

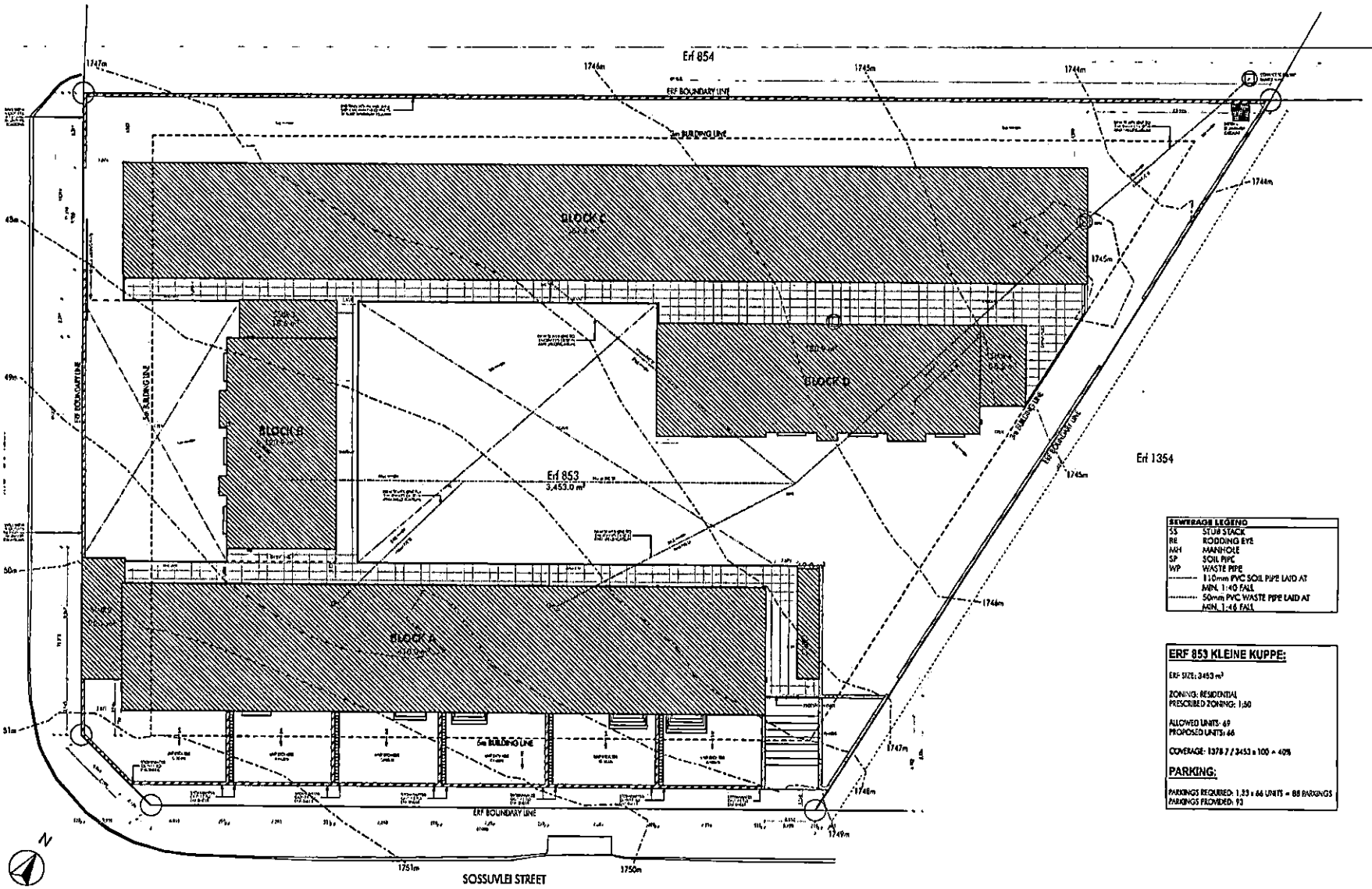
- **Traffic Congestion from development:**
- Unfortunately, any development of Erf 853 would cause an increase in the traffic situation.
- Although the zoning of Erf 853 is currently still 'undetermined', it was sold by City of Windhoek to be rezoned to 'business' with a bulk of 1.0 – similar to the current vacant Erf 845 and adjacent Erf 854. A business development would most likely yield more traffic.
- Part of the approval of the sale of the Erf (CR 157/07/2019) was that a TIA also be conducted before building plans are submitted. This was however resolved in communication of 2022 (attached to the application) with the initial approved buyer. The City indicated that the cost for the TIA would be covered by the sale price of the erf.

As mentioned, our office has contacted the Body Corporate with the above explanation which is believed to provide sufficient information, especially on the placement of the building and the possible effect it would have on Erf 1376, with the request to retract their objection. Unfortunately, we received no response to date.

Council is thus requested not to support the objection. Please do not hesitate to contact me should you require any further information.

Kind regards

Dorette Opperman



SITE PLAN

SEWERAGE LEGEND	
SS	STUB STACK
RE	RODDING EYE
MH	MANHOLE
SP	SOIL PIPE
WP	WASTE PIPE
-------	110mm PVC SOIL PIPE LAID AT MIN. 1:40 FALL
-------	50mm PVC WASTE PIPE LAID AT MIN. 1:46 FALL

ERF 853 KLEINE KUPPE:

ERF SIZE: 3453 m²

ZONING: RESIDENTIAL
PRESCRIBED ZONING: 1:50

ALLOWED UNITS: 69
PROPOSED UNITS: 66

COVERAGE: 1378.7 / 3453 x 100 = 40%

PARKING:

PARKINGS REQUIRED: 1.33 x 66 UNITS = 88 PARKINGS
PARKINGS PROVIDED: 93

FREEZING DOCUMENT	
Ref	Author / Contact Person

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GENERAL NOTES

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dynamic

C&R ARCHITECTS

ERF 853 - XX

MUNICIPAL APPROVALS

SITE PLAN

FOR APPROVAL

836	M-001	A

ERF 1354, KK

City of Windhoek

Department of Urban and Transport Planning
Urban Planning Division

Applicant:
Erf No.:
Tel. No.:

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, Chang-Tsen, Ko the Owner of Erf 1354 KK, which is adjacent* to Erf 853 KK, 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	AGREE ☐	OBJECT ☒

Reason for objection, if any (please elaborate on separate form if space is insufficient):

① If Proposed building plan is more than 2 storey it obstructs our sunset view.

② Could affect our privacy if proposed property development is higher than our wall boundary.

I herewith declare that the above is true and correct

Signed: Chingtsen Ko

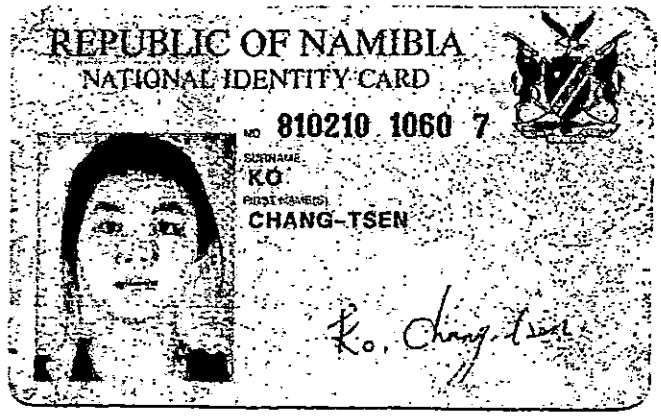
Tel: 0813039621

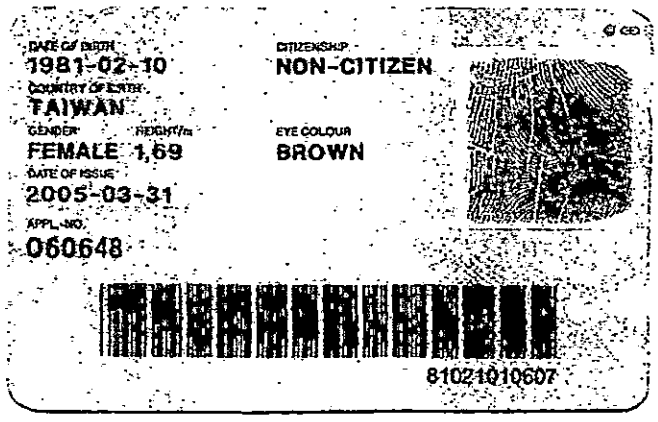
Date: 22/02/2023

Signatory must attach copy of ID

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
24 FEB 2023
URBAN PLANNING
BP2

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


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
NO 810210 1060 7
SURNAME
KO
FIRST NAME(S)
CHANG-TSEN


DATE OF BIRTH
1981-02-10
COUNTRY OF BIRTH
TAIWAN
GENDER HEIGHT/m
FEMALE 1,69
DATE OF ISSUE
2005-03-31
APPL.-NO.
060648
CITIZENSHIP
NON-CITIZEN
EYE COLOUR
BROWN
81021010607

REZONING OF ERF 853, MÖWE FROM UNDE[illegible]D TO GENERAL RESIDENTIAL 1:50 AND REZONING OF ERF 854, MÖWE STREET, KLEINE KUPPE FROM 'BUSINESS' WITH A BULK OF 1.0 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m²

Name: Chang-Tsen, Ko

Address: 1 Sossusvlei Street K.K

Telephone: 081 303 96 7 Email: katrinako0210@gmail.com. jimfengtw@gmail.com

I, the owner of Erf 1354, Kleine Kuppe/Möwe /Sossusvlei Street

(Please indicated with "x" in appropriate box)

[ ] **Do not object** [X] **Do Object**

- Rezoning of Erf 853, 7 – 11 Möwe Street Kleine Kuppe from 'undetermined' to 'general residential' with a density of 1 dwelling per 50m²
- Rezoning of Erf 854, Möwe Street, Kleine Kuppe from 'business' with a bulk of 1.0 to 'general residential' with a density of 1 dwelling per 50m²
- Consent to use the erven according to the new zoning while the rezoning is in process.

If objecting, please state the reasons:

① The Positioning of the Proposed Property development will obstruct ~~the~~ our Sunset View.

② If constructed too close to our erf, could bring about noise pollution.

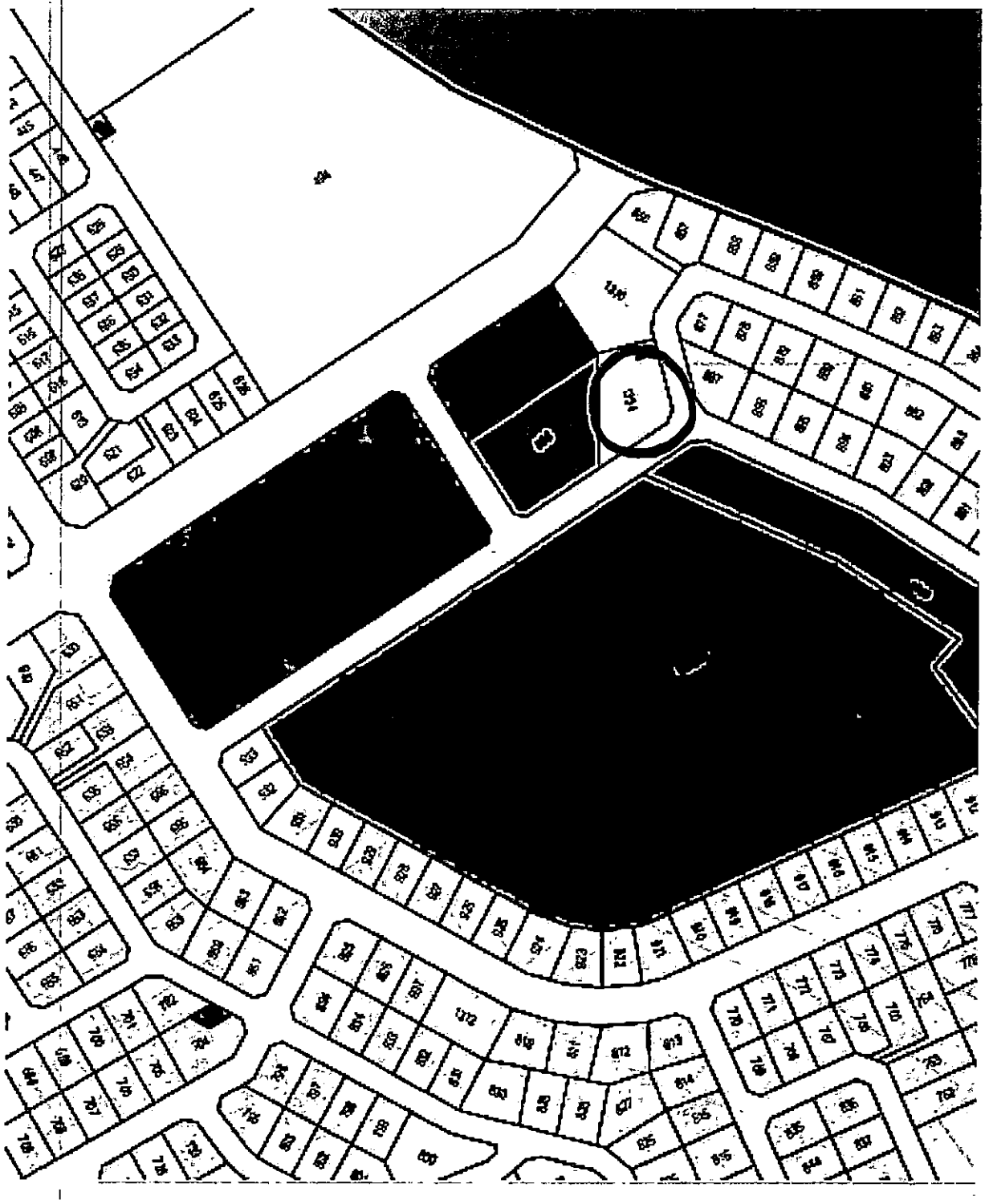
③ Great concern about influx of people due to the proposed zoning ④ Development will have negative impact on all surrounding property values.

Signature: [signature] Date: 22/02/2023

Kindly take note that comments should reach our office by 6 March 2023

You can return the form to the following email address: planner1@dutoitplan.com

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
24 FEB 2023
URBAN PLANNING
BP2



SCALE: NTS

DATE: 13 FEB 2022

PLAN NO: 1354KK

N

LOCALITY OF ERF 1354,
SOSSUSVLEI STREET,
KLEINE KUPPE

Du Toit
TOWN PLANNING CONSULTANTS

CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' 1 DWELLING PER 50m² PURPOSES UNDER THE 'UNDETERMINED' ZONING

Name: Chang-Tsen, Ko

Address: 1 Garibes
Klein Windhoek

Telephone: 081 203 9621 Email: Katrinako0210@gmail.com

I, the owner of Erf 1354, Kleine Kuppe/Möwe /Sossusvlei Street

(Please indicated with "x" in appropriate box)

[x] Do not object [ ] Do Object

- Consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1 dwelling per 50m² purposes under the 'undetermined' zoning

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature

28-03-2023
Date

Kindly take note that comments should reach our office by 12 April 2023
You can return the form to the following email address: planner1@duncdpln.com

CONSENT TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m² PURPOSES UNDER THE 'UNDETERMINED' ZONING

Name: MR CHUKWUEMEKA OGBONNA (Rep: Garibes Close Body Corporate)

Address: Unit 2, Garibes Close,

Garibes Street, Kleine Kuppe

Telephone: 081 856 2035 Email: chumiogbonna@gmail.com

I, the owner of Erf 1376 060, Kleine Kuppe/Möwe /Sossusvlei Street

(Please indicated with "x" in appropriate box)

☐ **Do not object** ☒ **Do Object**

- Consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1 dwelling per 50m² purposes under the 'undetermined' zoning

If objecting, please state the reasons:

1. The Garibes Close Body Corporate has a concern about the impact this development will have on the privacy of its residents, particularly those in units 1, 2, 3, and 4.

2. The Garibes Close Body Corporate also has a concern about the traffic congestion that this could cause in the area, given the existing congestion caused by the Gymnasium School

Signature

25/04/2023
Date

Kindly take note that comments should reach our office by 25 April 2023
You can return the form to the following email address: planner1@dutoitplan.com

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, May 23, 2023 8:27 AM
To: 'Chumi Ogbonna'
Subject: RE: Objection to development - Erf 853 Kleine Kuppe

Morning Chumi,

Thank you, will inform the municipality accordingly.

Kind Regards
Dorette

From: Chumi Ogbonna <chumiogbonna@gmail.com>
Sent: Monday, May 22, 2023 4:23 PM
To: Dorette Opperman <planner1@dutoitplan.com>
Subject: Re: Objection to development - Erf 853 Kleine Kuppe

Hi Dorette

So I haven't gotten a response from my neighbors so I think the objection stands.

On Fri, 12 May 2023 at 11:42 Dorette Opperman <planner1@dutoitplan.com> wrote:

Thanks so much. As said, concerns can be discussed further if necessary as it is better for all parties and good neighbour relations!

Let me know

D

From: Chumi Ogbonna <chumiogbonna@gmail.com>
Sent: Friday, May 12, 2023 11:38 AM
To: Dorette Opperman <planner1@dutoitplan.com>
Subject: Re: Objection to development - Erf 853 Kleine Kuppe

Hi Dorette

Just reminded them. Hopefully they'll say something this weekend.

On Fri, 12 May 2023 at 11:30 Dorette Opperman <planner1@dutoitplan.com> wrote:

Morning Chumi,

Hope you had a good week. Had a hectic one myself and thus did not remind you earlier regarding a response.

Hope you can have a revised one for me early next week.

Kind Regards and have a lovely weekend.

Dorette

From: Chumi Ogbonna <chumiogbonna@gmail.com>
Sent: Wednesday, May 3, 2023 4:44 PM
To: Dorette Opperman <planner1@dutoitplan.com>
Subject: Re: Objection to development - Erf 853 Kleine Kuppe

Hi Dorette

I suspect everyone is out of action this week. No responses. Please check in with me again early next week so I can remind them.

On Wed, 03 May 2023 at 14:08 Dorette Opperman <planner1@dutoitplan.com> wrote:

Dear Chumi,

Not sure if you are not perhaps on a break with our week of public holidays!

Just thought to check in if there is a new response from the Body Corporate.

Kind Regards

Dorette

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Wednesday, April 26, 2023 3:01 PM
To: 'Chumi Ogbonna' <chumiogbonna@gmail.com>
Cc: 'Andre Mulder' <andre@caa.com.na>; 'Stephen Chamberlain' <stephen.chamberlain@caa.com.na>
Subject: RE: Objection to development - Erf 853 Kleine Kuppe

Thank you Chumi, will await the response.

Kind Regards

Dorette

From: Chumi Ogbonna <chumiogbonna@gmail.com>
Sent: Wednesday, April 26, 2023 2:52 PM
To: Dorette Opperman <planner1@dutoitplan.com>
Cc: Andre Mulder <andre@caa.com.na>; Stephen Chamberlain <stephen.chamberlain@caa.com.na>
Subject: Re: Objection to development - Erf 853 Kleine Kuppe

Hi Dorette

Thank you for your response. I've passed this back to the body corporate to come up with a response.

On Tue, 25 Apr 2023 at 16:23 Dorette Opperman <planner1@dutoitplan.com> wrote:

Dear sir/madam,

Your objection is well received.

I realise the information in the letter is not always very detailed. Would Garibes Body Corporate consider reviewing the objection if your concerns are addressed?

Some additional information regarding the proposed development:

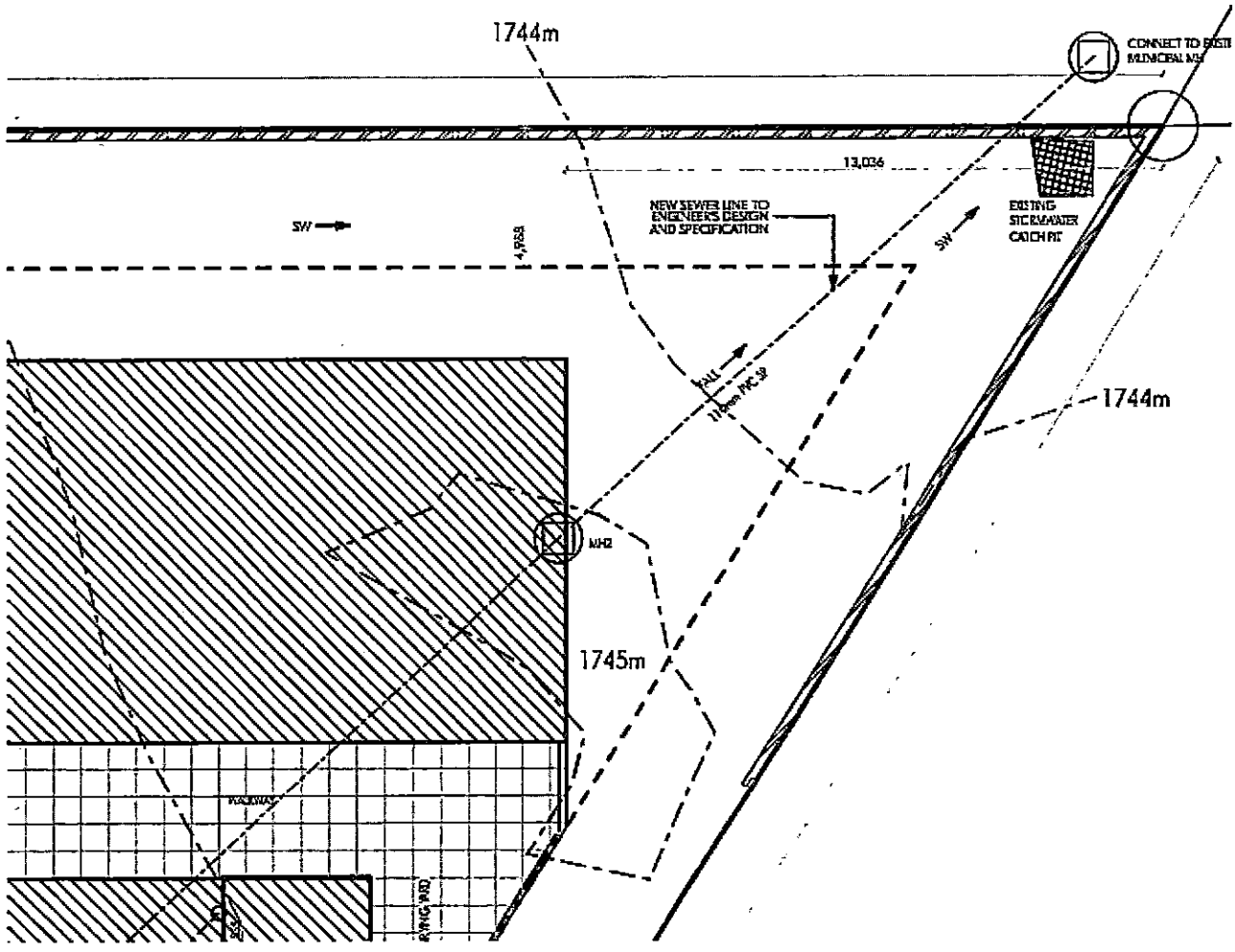
- **Privacy effect on neighbouring properties**

- The proposed building will be placed within the legal building lines and more specifically, 5m from the boundary with Erf 854 and 3m from the boundary with Erf 1354 and ultimately 13m from the corner boundary with your Erf 1376.

I have inserted a zoomed screenshot below and attached the site plan for easy reference.

- Please note there will be no windows facing east
- Due to this, it is believed the actual influence of the flats in Block C onto Garibes Close is minimum and all the flats in Block C face directly towards Jedjidja Flat complex.

- I have included Mr Mulder and Chamberlain from Chamberlain & Associates Architects in the email, should you have further questions regarding the building.



- **Traffic Congestion from development:**

- Unfortunately any development of Erf 853 _____ use an increase in the traffic situation.
- Although the zoning of Erf 853 is currently still undetermined , it was sold by City of Windhoek to be rezoned to 'business' with a bulk of 1.0 – similar to the current vacant Erf 845.
- The rezoning to 'business' was not yet finalised, hence our application for consent use under the 'undetermined' zoning for the general residential purposes

You are welcome to contact me for more information. Should you not revise your objection, I will forward it to the City of Windhoek for their evaluation as part of the application process.

Kind Regards

Dorette

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 2
Fax: +264 61 248608, Email: planner1@dutoitplan.con

Dorette Opperma
Mobile: +264 81 835 2021

https://w3w.co/material.wicket.inhaler

From: Chumi Ogbonna <chumiogbonna@gmail.com>
Sent: Tuesday, April 25, 2023 2:51 PM
To: planner1@dutoitplan.com; garisebclose@gmail.com
Subject: Objection to development

Hi Dutoit town planning

Please find attached Garibes Close Body Corporate's objection to proposed structure in Kleine Kuppe.

--

Regards
Chumi Ogbonna

--

Regards
Chumi Ogbonna

--

Regards
Chumi Ogbonna

--

Regards
Chumi Ogbonna

CONSENT TO USE ERF 853, MÖWE STREET, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50m² PURPOSES UNDER THE 'UNDETERMINED' ZONING

Name: DEMUSHUWA PROPERTY DEVELOPER (PTY) LTD

Address: S17, Hilltop Village, Ombika Str, Kleine Kuppe

Telephone : +264833355200 Email: nicol.langford@demushuwa.com.na

I, the owner of Erf 848, Kleine Kuppe/Möwe /Sossusvlei Street

(Please indicated with "x" in appropriate box)

☒ **Do not object** ☐ **Do Object**

- Consent to use Erf 853, Kleine Kuppe for 'general residential' with a density of 1 dwelling per 50m² purposes under the 'undetermined' zoning

If objecting, please state the reasons:

.....

.....

.....

.....

.....

Signature **Date** 03/04/2023

Kindly take note that comments should reach our office by 25 April 2023

You can return the form to the following email address: planner1@dutoitplan.com

[Municipal Council Minutes: 2019-07-25]

9.1.3 **FNS.3 [HPH] VARIOUS APPLICATIONS TO PURCHASE ERF 853, CORNER OF MOWE AND SOSSUSVLEI STREETS, KLEINE KUPPE** (L/853/KK)

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the applications from Dr Martin C Blair, Ya Negumbo Properties CC, Tuli Pamwe Consortium and the Windhoek Gymnasium Private School, be noted.

1.1 That the applications as per paragraph 1 above, not be supported and that the applicants be informed of this Council Resolution, in writing.

1.2 That the applicants be informed that erven for business and general residential use which are suitable for their intended development are sold by way of the tender method of sale.

2 That Erf 853, Kleine Kuppe be sold by way of the tender method of sale at an upset purchase price of N$3 214 000.00 (market related price), as determined by the Strategic Executive: Housing, Property Management and Human Settlement.

* 3 That Erf 853, Kleine Kuppe be rezoned from 'undetermined' to 'business' with a bulk of 1.0 and that the successful Bidder be responsible for the rezoning and costs related thereto.

* 3.1 That consent be granted for the use of Erf 853, Kleine Kuppe for 'business' zoning with a bulk of 1.0, pending the finalisation of the rezoning process.

4 That Erf 853, Kleine Kuppe be sold subject to the following conditions:

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

4.1.1 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.

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

4.2 That parking be provided according to the Town Planning Scheme.

4.3 That access be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

4.4 That no access be allowed over the stormwater catch pit.

4.5 That no access be allowed less than 15 metres from the intersecting kerb line.

4.6 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

4.7 That only one (1) service connection per erf be allowed from the municipal electrical network.

4.8 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'.

4.9 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 amp is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

4.10 That on-site parking be provided parking be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

4.11 That access, internal circulation, pedestrian movements, and parking be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

5 That all required parking be provided for on-site.

5.1 That one (1) parking bay be provided per 33 m^2 of the utilized bulk for business purposes.

5.2 That the applicant at own cost conduct a Traffic Impact Assessment (TIA) of the entire school premises for approval being to the satisfaction of the Strategic Executive: Urban and Transport Planning before submitting any building plans.

5.3 That the applicant be responsible for any recommended upgrading as highlighted in the Traffic Impact Assessment (TIA).

5.4 That access, internal circulation, pedestrian movements, scholar safety and stacking be to the satisfaction of the Strategic Executive: Urban and Transport Planning.

5.5 That an Urban Arterial Account (UAA) contribution of N$538 435.29 be applicable for 'business' zoning to be transferred to Item 5010/05/2/05/1032.

6 That the standard reverting clause and restrictive resale condition be registered against the Title Deed in favour of Council.

7 That the intended sale of Erf 853, Kleine Kuppe be advertised in terms of section 63(2) of the Local Authorities Act (Act 23 of 1992) (as amended).

8 That Ministerial approval to sell Erf 853, Kleine Kuppe be obtained from the Minister of Urban and Rural Development in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

9 That the Chief Executive Officer (Corporate Legal Adviser) draft the Sales Agreement.

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

RESOLUTION 157/07/2019

==========

Prepared by me

CONVEYANCER

STRITTER HW

FUR INFORMATION ONLY

8000000578534

T 934 2013

CERTIFICATE OF CONSOLIDATED TITLE

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

WHEREAS

DEUTSCHER FRAUENVEREIN
NUMBER: W.O. 2 SWA

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

AND WHEREAS it is the registered owner of -

1.	CERTAIN	REMAINDER OF ERF NO 7897 WINDHOEK
	SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD	by CERTIFICATE OF CONSOLIDATED TITLE NO T 5248/2000

and

2.	CERTAIN	REMAINDER OF ERF NO 6427 WINDHOEK
	SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
	HELD	by DEED OF TRANSFER NO T 91/2011

which have been consolidated into the land hereinafter described;

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

DEUTSCHER FRAUENVEREIN
NUMBER: W.002 SWA

FOR INFORMATION ONLY

its successors in title or assigns,

is the registered owner of –

CERTAIN	ERF NO 8717 WINDHOEK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	8836 (EIGHT EIGHT THREE SIX) SQUARE METRES as indicated on Diagram No S.G. No A 177/2012 hereunto annexed
SUBJECT	to the following conditions in terms of Town Planning Ordinance No 18 of 1954 as amended, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

a. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

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

AND THAT by virtue of these presents, the said

DEUTSCHER FRAUENVEREIN
NUMBER: W.O. 2 SWA

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

SIGNED AT WINDHOEK ON 08 MAR 2013
AND CONFIRMED WITH MY SEAL OF OFFICE.

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Prepared by me

CONVEYANCER
A. J. VAN DER MERWE

Notarial Deed No. K 233/2008 dated 19 June 2008
the within-mentioned property is subject to Conditions

in favour of Municipal Council of Windhoek as will more fully appear on reference to the said Notarial Deed, a copy whereof is hereunto annexed

Deeds Office Windhoek 2008-06-26 Dep. REGISTRAR OF DEEDS

ISSUED FOR INFORMATION ONLY

CERTIFICATE OF CONSOLIDATED TITLE

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

T 3358/100

WHEREAS the

DEUTSCHER FRAUENVEREIN

has applied for the issue to it for a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937;

AND whereas they are the registered owner of:

1. CERTAIN Erf No. 8472 (formerly street) (A portion of Erf 2043) Windhoek

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

   HELD under Deed of Transfer No T. 855 /2008.

2. CERTAIN Remainder of Erf 2044 Windhoek

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

   HELD under Deed of Tranfer No T. 3532/1991

ISSUED FOR INFORMATION ONLY

which have been consolidated into the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at WINDHOEK do hereby certify that the said

DEUTSCHER FRAUENVEREIN

Its Successors in Title or Assigns are the registered owner of

CERTAIN Erf No. 8474 Windhoek

SITUATE In the Municipality of Windhoek
Registration Division "K"

MEASURING 5389 (Five Three Eight Nine) Square Metres

AS INDICATED on the Diagram No A 426/2007

And that by virtue of these presents the said

DEUTSCHER FRAUENVEREIN

Its Successors in title or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

SIGNED at WINDHOEK on 2008-06-26
and confirmed with my Seal of Office.

REGISTRAR OF DEEDS

Elmarie du Toit
P O Box 6871
AUSSPANNPLATZ
Windhoek

Tel: 061- 248010
Fax: 061- 248608
e-mail: elmarie@dutoitplan.com
cell: 081 281 0836

Elmarie du Toit Town Planning Consultant
No. 6 Nature's Valley, No. 17 Brock Street, Klein Windhoek, WINDHOEK

The Manager: Property Management
Windhoek City Council
P O Box 59
WINDHOEK

November 21, 2011

Dear Mr Shipiki

PURCHASE OF A PORTION OF VILJOEN STREET (ERF Re/8597), AND ERF 8473 (STREET), WINDHOEK TO BE CONSOLIDATED WITH ERF 8474, VILJOEN STREET, WINDHOEK: DEUTSCHER FRAUENVEREIN

On behalf of the Deutscher Frauenverein (owner of Erven 8717 and 8474, Windhoek), application is herewith made for:

- the purchase of a portion of Viljoen Street (Erf Re/8597), as well as
- the purchase of Erf 8473 (street), Windhoek

and if approved

- the closure of Portion A of Erf Re/8597 as 'street',
- the closure of Erf 8473, Windhoek as ' street',
- the subdivision of Erf Re/8597, Windhoek into Portion A (±444m²) and the Remainder as shown on the attached plan
- the consolidation of Portion A of Erf Re/8597 (closed street) and Erf 8473 (closed street) with Erf 8474, Windhoek , and
- the subdivision of Erf 8717 into Portion B (±164m² - street) and the Remainder to create a new turning circle for the cul-de-sac Viljoen Street.

The locality of the erven and proposed subdivision and consolidation are shown on the attached plans.

Power of Attorney to be submitted shortly.

CITY OF WINDHOEK
DEPARTMENT OF PLANNING
URBANISATION & ENVIRONMENT
29 -11- 2011
MANAGER:
PROPERTY MANAGEMENT

1. Erf information

Erf 8474, Windhoek is situated in Viljoen Street with access from the cul-de-sac located on the northern side of the erf. The erf is 5389m² in extend and zoned ' general residential' with a density of 1 dwelling per 250m², and a 'zoning plus' for 600m² medical consulting rooms in terms of Table C:2 of the Town Planning Scheme. (Please note: the original Erf number was Erf 2044 and this number still appears in the Town Planning Scheme under Table C:2 Special additional uses & split zoning. This Table should be corrected to reflect the correct erf number after consolidation)

The Retirement Village of the Susanne Grau Heim, in the form of small flats, was developed on this erf.

A portion of Viljoen Street was consolidated with the original erf (Erf 2044), which in turn was subdivided to create a turning circle for Viljoen Street, which is now Erf 8473.

Erf 8717 is located west of the CBD, on the corner of Sam Nujoma Drive, Bismarck Street and Viljoen Street, Windhoek. The erf was recently created by the consolidation of Erven Re/7897 and Re/6427 – please refer to the Townships Board resolution 229/2011 of November 8, 2011.

The erf is zoned 'institutional' and houses the Susanne Grau Heim Old Age Home, and most of the erf is already developed. It is approximately 8836m² in extend.

Access to the erf is currently from both Bismarck and Viljoen Streets.

Various portions of Viljoen Street (Erf 8597) were already cut off and consolidated with adjacent erven. The street now forms two short cul-de-sacs, north and south of Erf 8474, on which flats were erected as part of the Susanne Grau Heim retirement complex.

The cul-de-sac to the north only serves the retirement complex on Erven 8474 and 8717. The turning circle is located on Erven Re/8597 and 8473. The latter erf was cut off from Erf 2044 previously to create a new turning circle for Viljoen Street, and was transfer to the City for street building purposes.

Erf 8473 is 88m² in extend and reserved as 'street'.

2. Proposal

Since the development of the Retirement Village on Erf 8474, a demand for more units was experienced. More space is required to build more units, and the only adjacent land, is a portion of Viljoen Street.

The portion of Viljoen Street between Erven 8717 and 8474 only serves these two erven which both belong to the Deutscher Frauenverein. They now wish to obtain the turning circle portion of the street and consolidate it with Erf 8474.

In turn, a portion will be cut off from Erf 8717 to create a new turning circle.

3. Motivation

Both Erven 8717 and 8474, which belong to the Deutscher Frauenverein, were already developed into facilities for the aged. A need was identified to expand these facilities and the only adjacent vacant land is a part of Viljoen Street, which belongs to Council.

This part of Viljoen Street only serves these erven and it is possible to close this portion without having any negative affect on traffic flow or the neighbouring erven.

As a new turning circle will be created by the subdivision of Erf 8717, traffic will still be able to turn freely.

There are no topographical constraints which could hinder the consolidation of development of the consolidated erf.

An unnecessary portion of street will be put to better use with the consolidation thereof with an adjacent erf.

It is thus anticipated that the closure and consolidation will not have a negative impact on the area. More land will become available to the Deutscher Frauenverein to provide housing for the aged for which there is a huge demand.

4. Comments from neighbours

There are no affected neighboring erven, and no neighbour's comments were obtained.

5. Registered conditions

Erf 8717 is not registered in the Deeds Office yet. The new conditions to be registered against this erf are stipulated in Townships Board Resolution 229/2011 of November 8, 2011. These are the standard conditions, including a minimum building value of 4 times the municipal valuation of the erf.

These conditions should remain against the Remainder of Erf 8717. No conditions should be registered against Portion B, as it will become 'street.'

No Scheme conditions were registered against Erf 8474. Conditions regarding the resale and use of the street portion (which was consolidated with Erf 2044) were imposed per Notarial Deed K293/08S.

Paragraph 1 of these conditions should be cancelled Notarially against the new consolidated erf since :

- the consolidated erf was already developed. Paragraph 1, including sub-paragraphs (i) and (ii), is thus not applicable anymore.

Paragraph 2 was imposed for a period of 30 years and deals with the resale of the consolidated property. This condition can therefore not be cancelled at this stage, and should remain against the consolidated erf.

No conditions were registered against Erf 8473 – street (Deed of Transfer 3356/2008) or Erf 8597 – street (Certificate of Consolidated Title T6151/2010).

The Remainder of Erf 8597 (Viljoen Street) should remain free of conditions.

.Upon consolidation of a portion of Viljoen Street, Erf 8473 (closed street) and Erf 8474, the standard conditions, including a minimum building value of 4 times the Municipal valuation of the erf, should be registered against the consolidated erf.

6. Conclusion

It is concluded that the proposed street closure will not have a negative affect on the traffic in this area. Access to all erven will still be available.

Council is therefore kindly requested to support this application.

7. Application

Application is herewith made

7.1 That a portion of Viljoen Street (Erf Re/8597, Windhoek), shown as Portion A - ±444m² - on the attached plan, be sold to the Deutscher Frauenverein and

7.2 That Erf 8473, Windhoek – street - be sold to the Deutscher Frauenverein

That, if the purchase of the erven is approved, application is also made

7.3 That Portion A of Erf Re/8597, Windhoek (Viljoen Street) be closed as 'street'

7.4 That Erf 8473, Windhoek be closed as 'street'

7.5 That Erf Re/8597, Windhoek be subdivided into Portion A (±444m²) and the Remainder

7.6 That Portion A of Erf Re/8597 (closed street) and Erf 8473 (closed street) be consolidated with Erf 8474, Windhoek simultaneously with transfer

7.7 That the standard conditions, including a minimum building value of 4 times the Municipal valuation of the erf, be registered against the consolidated erf

7.8 That paragraph 1, including (i) and (ii), registered against Erf 8474 per Notarial Deed of Imposition of Conditions K293/08S, be cancelled notarially against the consolidated erf, but that paragraph 2, in its entirety, be retained against the consolidated erf.

7.9 That no conditions be registered against Erf Re/8597 (Viljoen Street)

7.10 That Portion A of Erf 8597 (formerly street) and Erf 8473 (formerly street), in terms of Section 5(3) of the Town Planning Scheme, assume the same zoning as Erf 8474, which is 'general residential' with a density of 1 dwelling per 250m² and 'zoning plus' of 600m² medical consulting rooms.

7.11 That Table C:2 "Special additional uses & split zoning" of the Town Planning Scheme be amended to reflect the correct erf number after consolidation

7.12 That Erf 8717, Windhoek be subdivided into Portion B (±164m²) – street - and the Remainder to create a new turning circle for the cul-de-sac Viljoen Street

7.13 That the conditions registered against Erf 8717, be retained against the Remainder of Erf 8717

7.14 That no conditions be registered against Portion B – street

7.15 That, since the erf is subdivided to create a street portion, no endowment be paid upon subdivision

7.16 That Portion B be reserved as street and transferred to the City.

7.17 That the value of Portion B (new street) of Erf 8717, be deducted from the purchase price of Portion A of Erf 8597 and Erf 8473

8. Attachments

Attached 2 copies of the following documents:

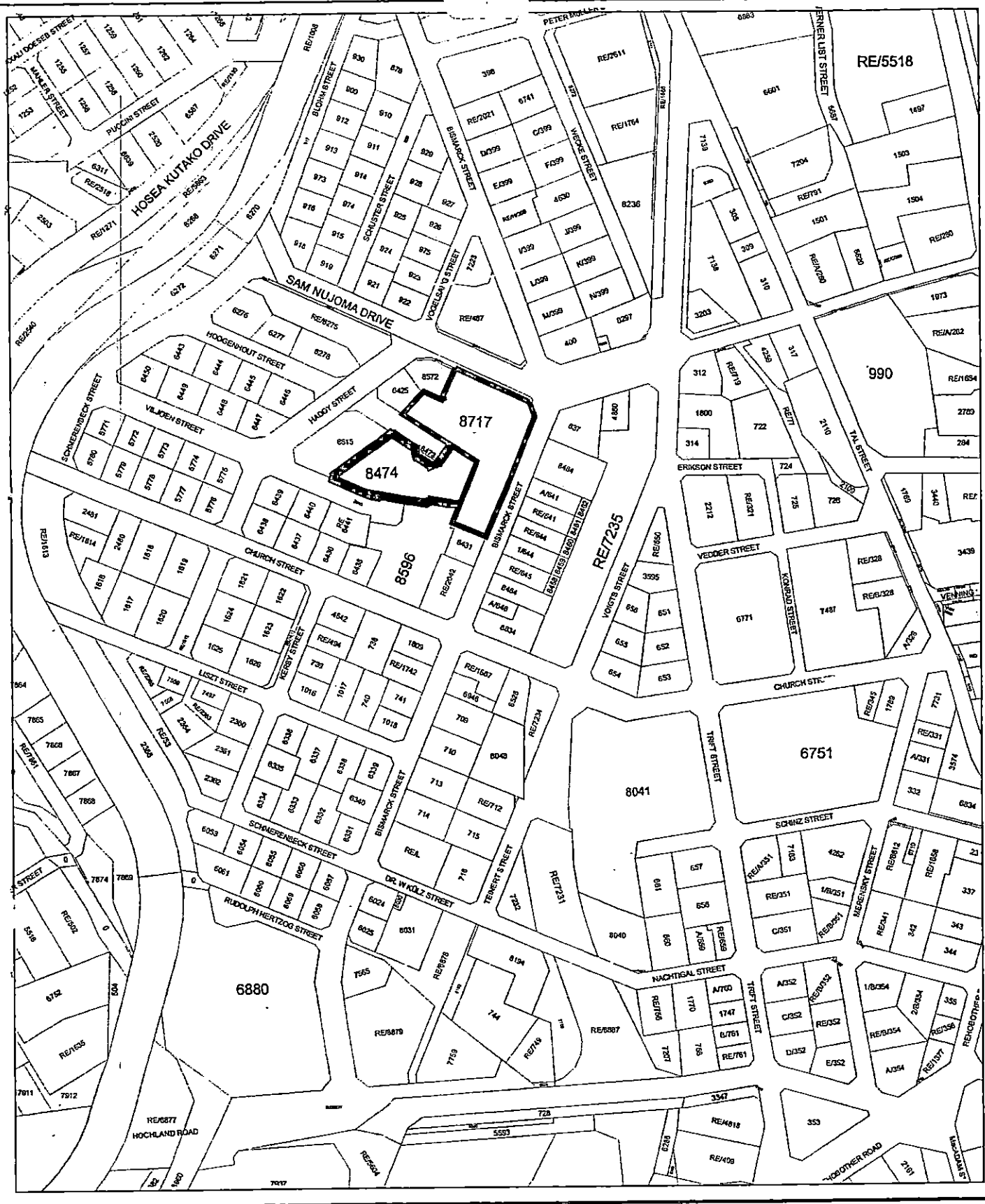
- application

- locality, subdivision and consolidation plans
- Townships Board Item 229/2011 of November 8, 2011
- Deed of Transfer T3356/2008 for Erf 8473 - street
- Certificate of Consolidated Title T3358/2008 for Erf 8474
- Notarial Deed of Imposition of Conditions K293/08S
- Certificate of Consolidated Title T6151/2010 for Erf 8597 - street

Considering the above motivation, it is trusted that this application meets your approval. Should you need additional information, please contact my office at one of the above numbers.

Kind regards

Elmarie du Toit



Scale: 1/5000

DATE: SEPT. 2011

PLAN NO. 8597WW

TN

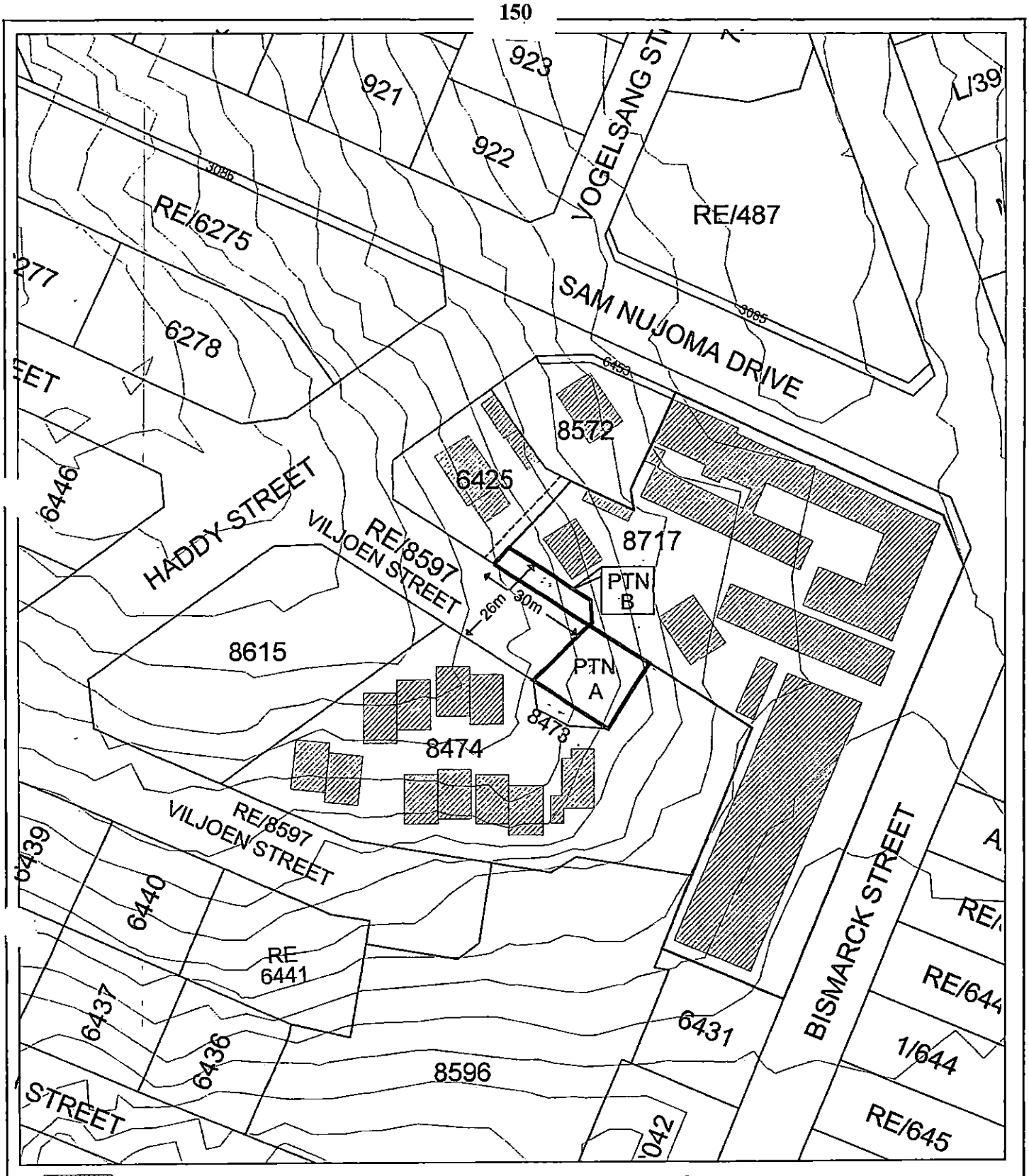
Locality plan of Erven 8474 and 8717, Viljoen Street, Windhoek

ELMARIE DU TOIT
TOWN PLANNING CONSULTANT

PO BOX 6871
AUSSPANNPLATZ
WINDHOEK

TEL: 061-248010
FAX: 061-248608
CELL: 0812810836

E-MAIL: elmarie@dutoitplan.com



EXISTING BUILDINGS

PTN.A = ± 444m²
PTN.B = ± 164m²

Scale: 1/2000

DATE: SEPT 2011

PLAN NO. 8597WW

TN

SUBDIVISION OF RE/8597 WINDHOEK INTO PORTION A AND RE/8597

SUBDIVISION OF ERF 8717 WINDHOEK INTO PORTION B AND RE/8717
(ERF 8717 = CONSOLIDATION OF RE/6427 & 7897)

ELMARIE DU TOIT
TOWN PLANNING CONSULTANT

PO BOX 6871
AUSSPANNPLATZ
WINDHOEK

TEL: 061-248010
FAX: 061-248608
CELL: 0812810836

E-MAIL: elmarie@dutoitplan.com

Du Toit
TOWN PLANNING CONSULTANTS
081 187 3145 - C 081 281 0836 E
1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone: +264 61 248010. Fax: +264 61 248608. Mobile: +264 81 281 0836. Email: elmarie@dutoitplan.com

Strategic Executive
Department of Housing, Property Management
and Human Settlement
Windhoek City Council
P O Box 59
WINDHOEK

22 June 2018

For attention: Mrs S. Simpson

Dear Mrs. Simpson

RE: APPLICATION TO PURCHASE A PORTION OF VILJOEN STREET (ERF RE/8597), AND ERF 8473 (STREET), WINDHOEK TO BE CONSOLIDATED WITH ERF 8474, VILJOEN STREET, WINDHOEK: DEUSTSCHER FRAUENVEREIN

Our application for the above, submitted on 21 November 2011 and per your reference L/2044/W refers.

The processing of the application was delayed due to a number of reasons, one being the comments from Road Planning and Traffic Flow division that the width of the turning circle is not sufficient. Email correspondence in this regard from 2015 is also attached.

As per the attached plans, the width of the turning circle was adjusted according to the requirements of the City of Windhoek and as per the attached plans, it is now 26m plus an additional 2m for the sidewalk.

The above changes resulted in some changes to the size of the proposed portions (specifically Portion B) as well as the creation of a new portion – Portion C of Erf 8474 to accommodate a built refuse removal storage area and the required width of the new turning circle.

Therefore, in light of the above, the urgent finalization of the application is kindly requested.

To summarize, application is herewith made that:
(For easy reference - Paragraphs 1.1 to 1.11 refers to the closure/purchase of the existing turning circle and paragraphs 1.12 to 1.17 with the creation of the new turning circle.)

1.1 That a portion of Viljoen Street (Erf Re/8597, Windhoek), shown as Portion A (± 444m²) on the attached plan: 8597WW_1 dated June 2018, be sold to the Deutscher Frauenverein and

1.2 That Erf 8473, Windhoek (Street) be sold to the Deutscher Frauenverein

That, if the purchase of the erven is approved, application is also made:

1.3 That Portion A of Erf Re/8597, Windhoek (Viljoen Street) be closed as 'street'

1.4 That Erf 8473, Windhoek be closed as 'street'

1.5 That Erf Re/8597, Windhoek be subdivided into Portion A (± 444m²) and the Remainder

1.6 That Portion A of Erf Re/8597 (closed street) and Erf 8473 (closed street) be consolidated with Erf 8474, Windhoek simultaneously with transfer

1.7 That the standard conditions, including a minimum building value of 4 times the Municipal valuation of the erf, be registered against the consolidated erf

1.8 That paragraph 1, including (i) and (ii), registered against Erf 8474 per Notarial Deed of Imposition of Conditions K293/08S, be cancelled notarially against the consolidated erf, but that paragraph 2, in its entirety, be retained against the consolidated erf.

1.9 That no conditions be registered against Erf Re/8597 (Viljoen Street)

1.10 That Portion A of Erf 8597 (formerly street) and Erf 8473 (formerly street), in terms of Section 5(3) of the Town Planning Scheme, assume the same zoning as Erf 8474, which is 'general residential' with a density of 1 dwelling per 250m² and 'zoning plus' of 600m² medical consulting rooms.

1.11 That Table C2 "Special additional uses & split zoning of the Town Planning Scheme be amended to reflect the correct erf number after consolidation

1.12 That Erf 8717 be subdivided into Portion B (± 123m²) Street and the Remainder to create a new turning circle for Viljoen Street

1.13 That Erf 8474 be subdivided into Portion C (± 25m²) Street and the Remainder

1.14 That no conditions be registered against Street Portions B and C

1.15 That, since the erven are subdivided to create a street portion, no endowment be paid upon subdivision

1.16 That Portion B and C be reserved as street and transferred to the City

1.17 That the value of Portion B/8717 and C/8474, be deducted from the purchase price of Portion A of Erf 8597 and Erf 8473, Windhoek

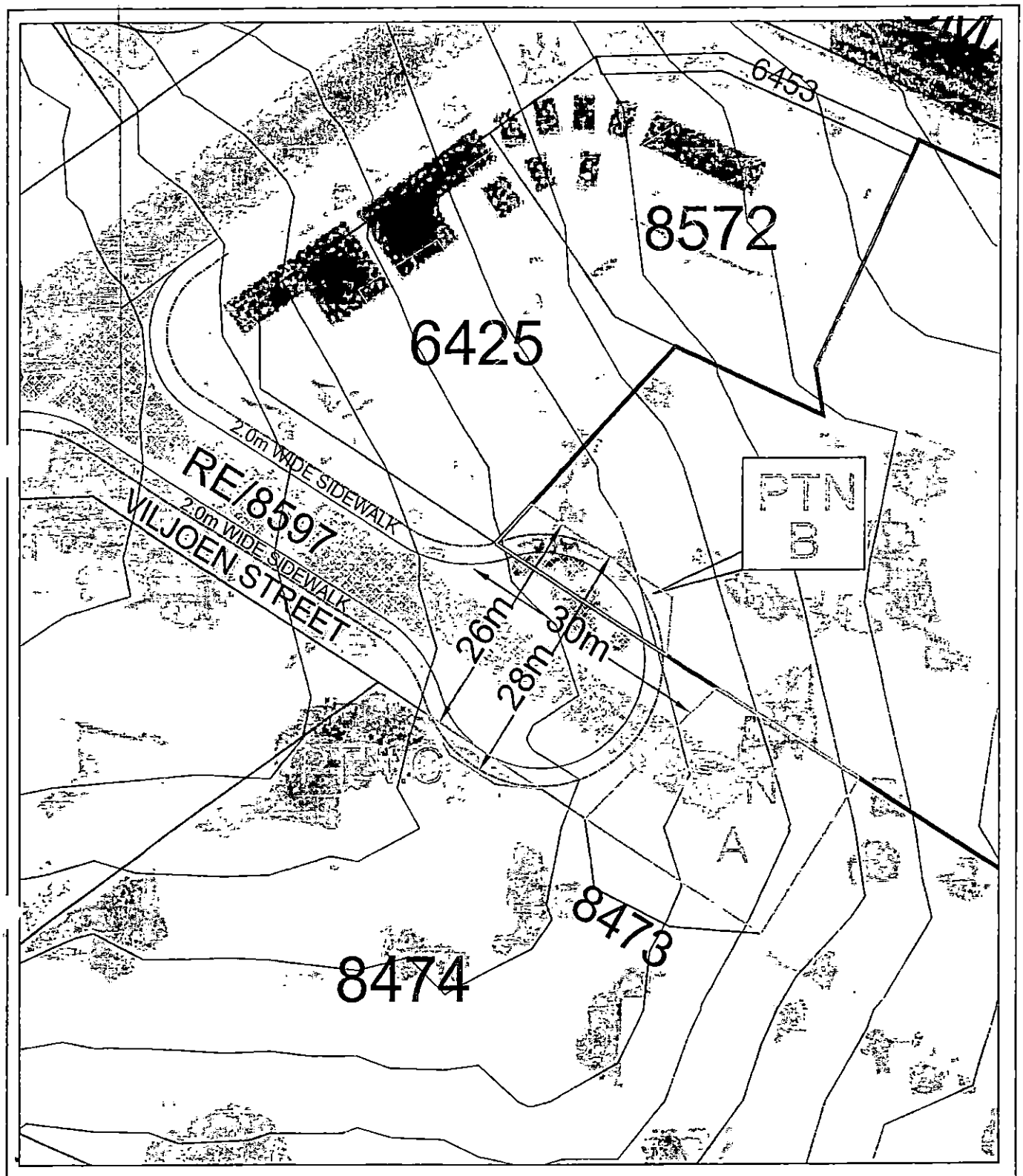
Should you need additional information, or wish to discuss the above, please contact me at one of the above numbers.

Kind regards

Dorette Opperman

CC: Mr. H Rust
Mr. N van der Merwe

Attachments:
Revised subdivision plans
Email correspondence dated September/October/December 2015



EXISTING BUILDINGS

PTN.A = ± 444m²
PTN.B = ± 123m²
PTN.C = ± 25m²

Scale: 1/600

DATE: JUNE 2018

PLAN NO. 8597WW_1

TN

SUBDIVISION OF RE/8597 WINDHOEK
INTO PORTION A AND RE/8597

SUBDIVISION OF ERF 8717 WINDHOEK
INTO PORTION B AND RE/8717
(ERF 8717 = CONSOLIDATION OF RE/6427 & 7897)

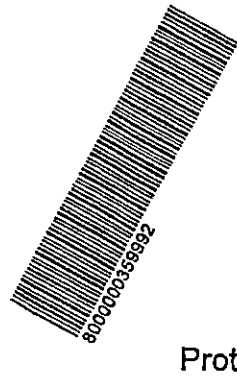
SUBDIVISION OF 8474 WINDHOEK
INTO PORTION C AND RE/8474

REGISTERED this

2008 -06- 26

Deeds Office, Windhoek

Registrar of Deeds



Protocol No. 954

NOTARIAL DEED OF IMPOSITION OF CONDITIONS

KNOW ALL MEN WHOM IT MAY CONCERN:

K 293 / 08 S

THAT on the 19th day of June 2008

before me

ADRIANA JACOBA VAN DER MERWE

Notary Public by lawful authority duly admitted and sworn, residing and practising at WINDHOEK, NAMIBIA, and in the presence of the subscribing witnesses, personally came and appeared

AMY ABRAHAMS

in her capacity as duly authorised agent of:

IRMGARD UTE TRUMPER as such duly authorized to act on behalf of and represent the DEUTSCHER FRAUENVEREIN

by virtue of a Power of Attorney granted to her at WINDHOEK on **12th May 2008**

(hereinafter referred to as the OWNER)

and

2. The MUNICIPAL COUNCIL OF WINDHOEK

represented by BARRIE PETER WATSON -CHIEF PLANNER, URBAN POLICY,STRATEGY, FACILITATION AND IMPLEMENTATION SERVICES, of the Municipal Council of Windhoek, duly authorised thereto in terms of Section 31A (a) of the Local Authorities Act, 1992 (Act 23 of 1992)

by virtue of a Power of Attorney granted to her at WINDHOEK on **21st April 2008**

(herein referred to as the COUNCIL)

WHEREAS her principal the said OWNER will be the registered owner of

CERTAIN: Erf 8474 Windhoek

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

MEASURING: 5389 (Five Three Eight Nine) Square Metres

HELD BY Certificate of Consolidated Title still to be registered

Herein referred to as THE CONSOLIDATED ERF

AND WHEREAS the Counci 157 rf 8472 (formerly street) (a Portion of Erf 2043) Windhoek to the OWNER for consolidation on condition that the following conditions be registered against the CONSOLIDATED ERF.

NOW THEREFORE q.q. the parties it is agreed as follows:

A. The Portion of Land known as Erf 8472 (Formerly Street)(A Portion of Erf 2043) Windhoek shall revert to COUNCIL in the event of the OWNER not complying with the following conditions:

1. The OWNER shall develop and erect within five years from date of sale (31 March 2008) improvements on the CONSOLIDATED ERF (not including outbuildings) to a value **equal to** the municipal valuation of the CONSOLIDATED ERF.

(i) The OWNER shall after subdivision of the erf, retransfer the portion of land previously Erf 8472 (Formely Street)(A Portion of Erf 2043) Windhoek to the COUNCIL, at the OWNERS costs, and the COUNCIL shall not be liable to pay the OWNER any compensation for the improvements on the PROPERTY.

(ii) Alternaltively, at the choice of the COUNCIL. The OWNER shall pay the COUNCIL within thirty days from having been requested to do so, the difference between the purchase price of N$111 400,80 and the market valuation of the unimproved property based on the highest land use of the said land on the date that the reverting clause shall apply.

2.
(i) The OWNER shall not use the CONSOLIDATED ERF for any other purpose that for which it was bought or sell, sublease or donate it without the consent of the COUNCIL, for a period of 30 (thirty) years from date of sale (31 March 2008).

(ii) Should the COUNCIL consent to a different use or to the sale, sublease or donation of the CONSOLIDATED ERF. to a third party, the OWNER undertakes to pay to the COUNCIL the difference between the aforesaid purchase price and the market valuation of the unimproved property erf based on the highest land use of the PROPERTY or portion thereof, on date of approval of the different use or the sale, lease or donation to a third party.

THUS DONE AND EXECUTED at WINDHOEK on the aforesaid date, in the presence of the subscribing witnesses.

AS WITNESSES:

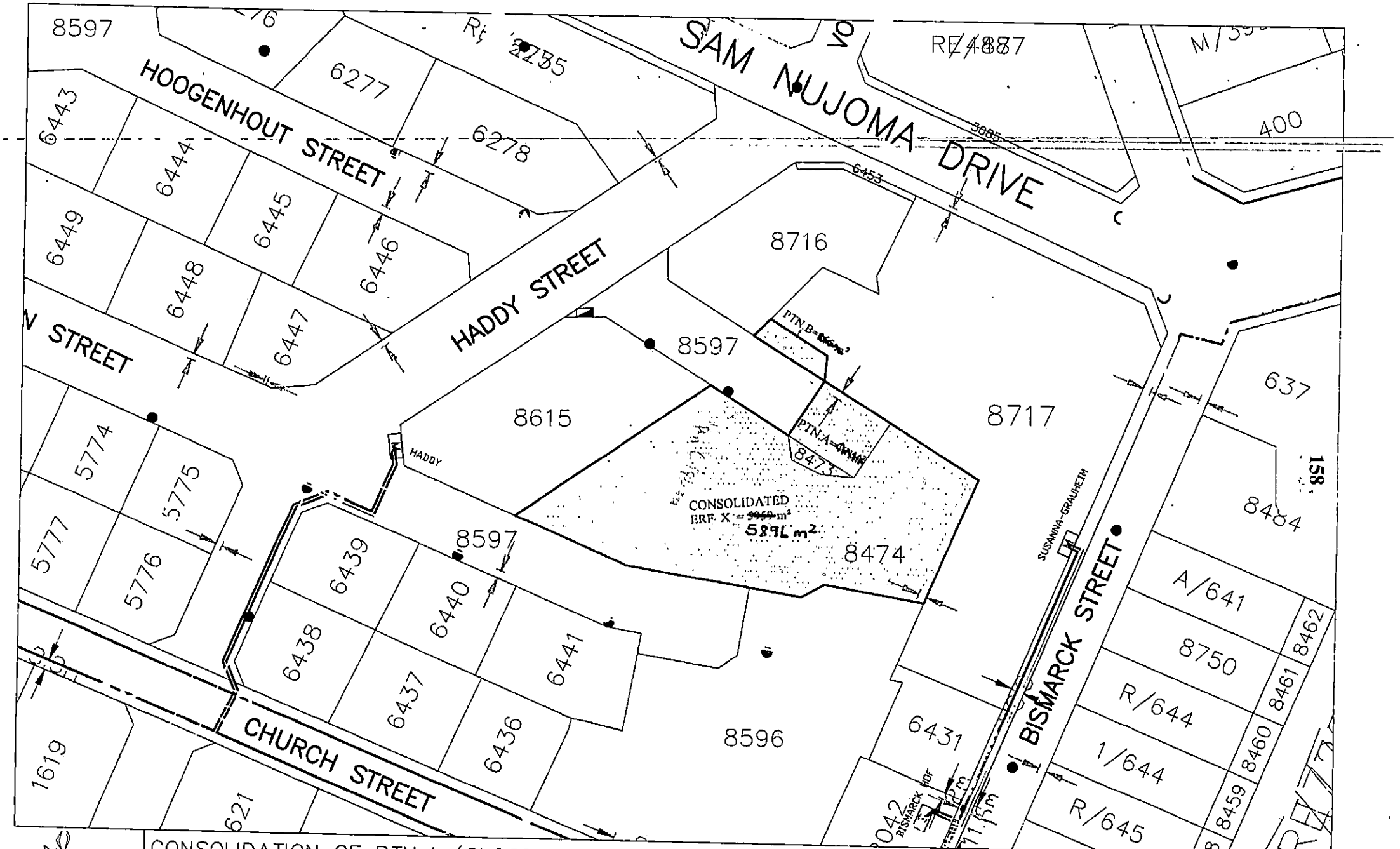
1. _____

2. _____

_____

QUOD ATTESTOR

NOTARY PUBLIC



CITY OF WINDHOEK

CONSOLIDATION OF PTN.A (CLOSED STREET), ERF 8473 (CLOSED STREET) WITH ERF 8474 TO CREATE NEWLY CONSOLIDATED ERF X, WINDHOEK

PATH: cad data/groups/geomatics/8474-W PLAN NO: W 8474-2

1 SEPTEMBER 2015

SCALE1:1000

[Municipal Council Minutes: 2006-12-06]
MDA-DONE

8.3.3 **BRB.4 [PLA] PURCHASE OF A PORTION OF ERF 2043, WINDHOEK FOR CONSOLIDATION WITH ERF 2044, WINDHOEK**
(L/2044/W)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That Erf 2043, Windhoek be subdivided into Portion A (which is ± 1 402m² in extent) and the Remainder as indicated on plan 2244WW_B attached as pages 95 to the agenda.

2 That Portion A of Erf 2043, Windhoek be closed as 'street' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992).

3 That the City of Windhoek be responsible for the street closure procedure and that the applicant be accountable for its financial implications.

4 That Portion A of Erf 2043, Windhoek be consolidated with Erf 2044, Windhoek, simultaneously with transfer.

5 That Portion A assume the same zoning as the abutting Erf R/2044, Windhoek, pending the proclamation of the rezoning of that erf to 'general residential' at a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.

6 That permission be granted to the owner of Erf 2044, Windhoek to use Portion A of Erf 2043, Windhoek for residential purposes pending the finalisation of the rezoning, i.e. should the cadastral procedures and sale be finalised before the rezoning has been approved.

7 That Erf 2044, Hoogenhout Street, Windhoek be subdivided into Portion B, which is ± 97 m² in extent, and the Remainder as indicated on plan 2244WW_B attached as pages 95 to the agenda.

8 That Portion B of Erf 2044, Windhoek be rezoned from 'general residential' with a density of 1:250 m²: Provided that this rezoning has already been proclaimed, and be reserved as 'street' to serve as a turning circle in Hoogenhout Street and be transferred to the City, free of charge.

9 That the proposed reservation of Portion B of Erf 2044, Windhoek as 'street' be included in the next Amendment Scheme after the subdivision was concluded.

10 That the conditions registered against Erf R/2044, Windhoek be registered against the consolidated erf (Erf R/2044 and Portion A of Erf 2043).

11 That no conditions be registered against Erf R/2043 and Portion B of Erf 2044, Windhoek, both portions being reserved as 'street'.

12 That the applicant be responsible for the town planning and cadastral procedures, i.e. subdivision, consolidation, survey and registration of the new erven, and the costs involved.

13 That, subject to the successful closure and implementation of all town planning and cadastral procedures, Portion A of Erf 2043, Windhoek, be sold to the owner of Erf 2044, Windhoek at an upset price of N$500.00/m² or N$701 000.00 in total.

14 That the purchaser take note:

14.1 That no building relaxation be allowed over the 110 mmø water line running in the side walk of Portion A and the fire hydrant be relocated at the cost of the applicant out to the newly created turning circle.

14.2 That the costs involved constructing the turning circles be to the account of the applicant as the closure would be for the sole benefit of the Old Age Home.

14.3 That the applicant submit plans and construct the turning circles according to the standard to the satisfaction of the Strategic Executive: Transportation.

14.4 That the application to offset the construction cost for the turning circle, to be constructed by the applicant against the purchase price for Portion A of Erf 2043, Windhoek, not be supported, as the only reason for the circle to be constructed is to accommodate the client's application to close Portion A of Erf 2043, Windhoek.

15 That the applicant:

15.1 Submit proof to the Strategic Executive: Planning, Urbanisation and Environment not later than six (6) months from the date this Council Resolution is adopted and that the proposed closure, subdivision and consolidation be submitted to the Townships Board for consideration.

15.2 Submit proof to the Strategic Executive: Planning, Urbanisation and Environment within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a surveyor has been appointed.

15.3 Submit to the Strategic Executive: Planning, Urbanisation and Environment draft erf diagrams 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.

15.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Planning, Urbanisation and Environment and pay the purchase price.

16 That, should the applicant fail to comply with any of the conditions stipulated in paragraph 15 above, the allocation of Portion A of Erf 2043, Windhoek to the applicant be cancelled.

17 That, where the sale is not finalised within eighteen (18) months of the date of this resolution, the allocation be cancelled: Provided that, should extension for the finalisation of the sale be requested and granted, the Strategic Executive: Planning, Urbanisation and Environment reallocate the property at a revised price as calculated by the Strategic Executive: Planning, Urbanisation and Environment (Manager: Valuations).

18 That, should the applicant wish to take occupation of Portion A of Erf 2043, Windhoek, prior to the conclusion of the sale, Portion A be leased to the applicant at a monthly rental of N$5 841.67.

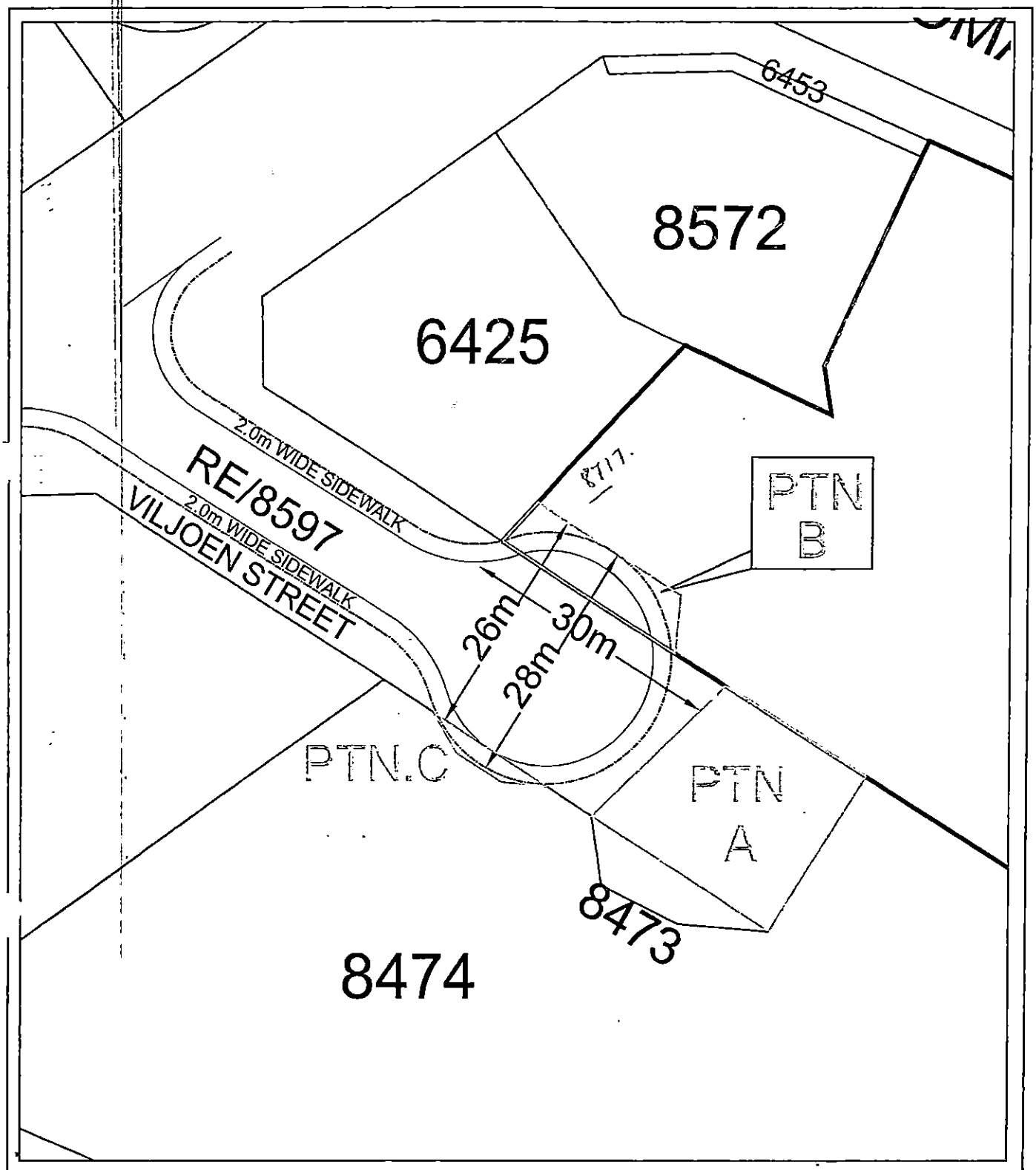
19 That the street portion only be occupied or closed once the two turning circles have been constructed.

20 That Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) for the sale and lease be obtained.

Financial implications

Description	Amount (N$)	Funds available
Advertising (closure)	1 500.00	Item 9099/01/10001

RESOLUTION 280/12/2006



EXISTING BUILDINGS

PTN.A = ± 444m²
PTN.B = ± 123m²
PTN.C = ± 25m²

Scale: 1/600

DATE: JUNE 2018

PLAN NO. 8597WW_1

TN

SUBDIVISION OF RE/8597 WINDHOEK
INTO PORTION A AND RE/8597

SUBDIVISION OF ERF 8717 WINDHOEK
INTO PORTION B AND RE/8717
(ERF 8717 = CONSOLIDATION OF RE/6427 & 7897)

SUBDIVISION OF 8474 WINDHOEK
INTO PORTION C AND RE/8474

Du Toit
TOWN PLANNING CONSULTANTS

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 03/07/2023

Erf No.: 8597, 8717, 8473 **Suburb:** Windhoek **Street name:** Viljoen

Erf size: unknown **Zoning:** street **Bulk:** n/a

Required portion size: PTN A 444m², PTN B 123 m², PTN C 25 m² and Erf 8473 88 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold

Current vacant land going price/ m²	N$ 1307	
Size of the portion Required	PTN A 444m², PTN B 123 m², PTN C 25 m² Erf 8473 88 m²	
Estimated market Value	N$ 580 300 N$ 160 800 N$ 32 700 N$ 115 000	

A price of N$510 per square was determined on the subject in 2009 as per council resolution 328/09/2009. The aforementioned price is escalated from 2009 to 2022 to produce an average price per square meter of N$ 1 307.

Consequently, a price of N$ 1307 is therefore recommended for the subject portions

.....

Valued by: Kaulikufwa Hendjala **Date:** 03/07/2023

MANAGEMENT COMMITTEE AND COUNCIL MEETINGS

SCHEDULE FOR 2024

COUNCILLORS' 2023/2024 TERM OF OFFICE EXPIRES ON 30 NOVEMBER 2024				
WEEKDAY	**DATE**	**MEETING**	**MEETING NUMBER**	**TIME**
JANUARY 2024				
Tuesday	16 January	Management Committee		
Thursday	25 January	Council		
FEBRUARY 2024				
Tuesday	06 February	Management Committee	02	09:30
Tuesday	20 February	Management Committee	03	09:30
Thursday	29 February	Council	02	17:30
MARCH 2024				
Tuesday	05 March	Management Committee	04	09:30
Monday	18 March	Management Committee	05	09:30
Thursday	28 March	Council	03	17:30
NOTE: Thursday, 21 March 2024 is Independence Day, the reason for the Management Committee meeting on Monday, 18 March 2024 to allow sufficient time for the preparation of the Council Agenda of 28 March 2024.				
APRIL 2024				
Tuesday	02 April	Management Committee	06	09:30
Tuesday	16 April	Management Committee	07	09:30
Thursday	25 April	Council	04	17:30
MAY 2024				
Monday	06 May	Management Committee	08	09:30
Tuesday	21 May	Management Committee	09	09:30
Thursday	30 May	Council	05	17:30
NOTE: Thursday, 09 May 2024 is Ascension Day, the reason for the Management Committee meeting on Monday, 06 May 2024.				
JUNE 2024				
Tuesday	04 June	Management Committee	10	09:30
Tuesday	18 June	Management Committee	11	09:30
Thursday	27 June	Council	06	17:30
JULY 2024				
Tuesday	09 July	Management Committee	12	09:30
Tuesday	23 July	Management Committee	13	09:30
Wednesday	31 July	Council	07	17:30
AUGUST 2024				
Tuesday	06 August	Management Committee	14	09:30
Tuesday	20 August	Management Committee	15	09:30
Thursday	29 August	Council	08	17:30
SEPTEMBER 2024				
Tuesday	03 September	Management Committee	16	09:30
Tuesday	17 September	Management Committee	17	09:30
Thursday	26 September	Council	09	17:30
OCTOBER 2024				
Tuesday	08 October	Management Committee	18	09:30
Tuesday	22 October	Management Committee	19	09:30
Thursday	31 October	Council	10	17:30

WEEKDAY	DATE	MEETING	MEETING NUMBER	TIME
NOVEMBER 2024				
Tuesday	12 November	Management Committee	20	09:30
Thursday	21 November	Council	11	17:30
DECEMBER 2024				
Monday	02 December	**Special Council**		
		Nomination and Election of 2024/2025 Office Bearers		14:30
		Inauguration of 2024/2025 Office Bearers		
		Special Management Committee		
		Election of Chairperson of Management Committee		immediately after Inauguration
COUNCIL RECESS FROM 02 DECEMBER 2024 UNTIL 19 JANUARY 2025				
WEEKDAY	**DATE**	**MEETING**	**MEETING NUMBER**	**TIME**
JANUARY 2025				
Tuesday	21 January	Management Committee	01	09:30
Thursday	30 January	Council	01	17:30

SPECIAL MANAGEMENT COMMITTEE MEETINGS

DAY	DATE	SMC NO.	TIME

SPECIAL COUNCIL MEETINGS

DAY	DATE	TIME

[Municipal Council Minutes: 1998-11-25]

4.10 **PLA.6 PROPOSED SUBDIVISION OF PUBLIC OPEN SPACE, ERF 4627, AND SUBSEQUENT CONSOLIDATION OF PORTION 1 WITH ERF CONS 4434, KHOMASDAL, EXTENSION 1 (FARGO STREET)**
(L/4434/KD)
Alu\groups\erven\resland-south\supports Cts Informed Applicant
DONE MPI

On a proposal by Councillor I Ngatjizeko it was

RESOLVED

1 That Portion 1 of Erf 4627, Khomasdal be closed as 'public open space' in terms of clause 50 of the Local Authorities Act (Act 23 of 1992).

2 That Erf 4627, Chrysler Road, Khomasdal be subdivided into Portion 1 and the Remainder as shown on plan P/3750/A, attached as page 72 to the agenda.

3 That Portion 1 of Erf 4627, Khomasdal, subject to the successful implementation of the closure and subdivision procedures, be alienated to Mr NO Bessinger at an upset price of N$8 636.00 or (N$34.00/m²) as determined by the acting Manager: Valuation Services.

4 That a clear distance of 2.00 m be maintained between the new south boundary of the portion and the existing main sewer line as indicated on plan 5AA/Y3/19A, attached as page 73 to the agenda.

5 That Portion 1 of Erf 4627 be consolidated with Erf Cons 4434, Fargo Street, Khomasdal, simultaneously with transfer.

6 That Portion 1 of Erf 4627, assume the same zoning of Erf Cons 4434, Fargo Street on consolidation, in terms of Clause 5 (c) of the Windhoek Town Planning Scheme.

7 That the existing conditions registered against Erf Cons 4434, Fargo Street be cancelled and the standard conditions be registered against the consolidated erf.

8 That the applicant be responsible for the closure, subdivision consolidation, survey and all costs pertaining to it.

9 That access only be taken from Fargo Street.

10 That the applicant:

10.1 Submit proof to the Strategic Executive: Planning, Urbanisation and Environment, not later than six (6) months from the date this Council Resolution has been adopted, that the proposed subdivision and consolidation have been submitted to the Townships Board for consideration.

10.2 Submit proof to the Strategic Executive: Planning, Urbanisation and Environment within 60 days after the issuing of the subdivision certificate, that a surveyor has been appointed,

10.3 Submit to the Strategic Executive: Planning, Urbanisation and Environment draft Erf diagrams within three months thereafter, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General.

10.4 On request of the Strategic Executive: Planning, Urbanisation and Environment, after completion of the above procedures, sign the Deed of Sale not later than thirty (30) days after having been requested to do so by the Strategic Executive: Planning; Urbanisation and Environment and pay the purchase price.

11 That should the applicant fail to comply with any of the conditions stipulated in paragraph 10, the allocation of Portion 1 of Erf 4627, Khomasdal, Extension 1 to the applicant be cancelled.

12 That the purchase price be revised by the Manager: Valuation Services should the sale not be concluded within one year after the Subdivision and Consolidation Certificates were issued.

13 That the sale by treaty be subject to Governmental approval in terms of the provisions of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992).

RESOLUTION 426/11/98

Department of Housing, Propc Management
and Human Settlements
169
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

Enquiries: Mrs. EK Iiniko
Email: Esther@windhoekcc.org.na
Tel: +264 (061) 290 3414

Date: 18 July 2023
Our ref: L/4627-4434KD

Ms. Rejoice Prudence Quest
P O Box 24851
WINDHOEK

Cell: +264 81 1227869

Dear Ms. Quest

APPLICATION TO PURCHASE A PORTION OF ERF R/4627, KHOMASDAL FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL EXTENSION 2

Reference is made to previous correspondence regarding the above subject matter.

Kindly be informed that it was discovered that the City Council had already considered the application to purchase a portion of Erf R/4627, Khomasdal for consolidation with Erf 4434, Khomasdal at its monthly meeting held on 25 November 1998 and resolved per Resolution **426/11/1998** as follows:

"1 *That Portion 1 of Erf 4627, Khomasdal be closed as 'public open space' in terms of clause 50 of the Local Authorities Act (Act 23 of 1992).*

2 *That Erf 4627, Chrysler Road, Khomasdal be subdivided into Portion 1 and the Remainder as shown on plan P/3750/A, attached as page 72 to the agenda.*

3 *That Portion 1 of Erf 4627, Khomasdal, subject to the successful implementation of the closure and subdivision procedures, be alienated to Mr NO Bessinger at an upset price of N$8 636.00 or (N$34.00/m²) as determined by the acting Manager: Valuation Services.*

4 *That a clear distance of 2.00 m be maintained between the new south boundary of the portion and the existing main sewer line as indicated on plan 5AA/Y3/19A, attached as page 73 to the agenda.*

5 *That Portion 1 of Erf 4627 be consolidated with Erf Cons 4434, Fargo Street, Khomasdal, simultaneously with transfer.*

6 *That Portion 1 of Erf 4627, assume the same zoning of Erf Cons 4434, Fargo Street on consolidation, in terms of Clause 5 (c) of the Windhoek Town Planning Scheme.*

7 *That the existing conditions registered against Erf Cons 4434, Fargo Street be cancelled and the standard conditions be registered against the consolidated erf.*

8 *That the applicant be responsible for the closure, subdivision consolidation,*

survey and all costs pertaining to it.

9 *That access only be taken from Fargo Street.*

10 *That the applicant:*

10.1 *Submit proof to the Strategic Executive: Planning, Urbanisation and Environment, not later than six (6) months from the date this Council Resolution has been adopted, that the proposed subdivision and consolidation have been submitted to the Townships Board for consideration.*

10.2 *Submit proof to the Strategic Executive: Planning, Urbanisation and Environment within 60 days after the issuing of the subdivision certificate, that a surveyor has been appointed.*

10.3 *Submit to the Strategic Executive: Planning, Urbanisation and Environment draft Erf diagrams within three months thereafter, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General.*

10.4 *On request of the Strategic Executive: Planning, Urbanisation and Environment, after completion of the above procedures, sign the Deed of Sale not later than thirty (30) days after having been requested to do so by the Strategic Executive: Planning; Urbanisation and Environment and pay the purchase price.*

11 *That should the applicant fail to comply with any of the conditions stipulated in paragraph 10, the allocation of Portion 1 of Erf 4627, Khomasdal, Extension 1 to the applicant be cancelled.*

12 *That the purchase price be revised by the Manager: Valuation Services should the sale not be concluded within one year after the Subdivision and Consolidation Certificates were issued.*

13 *That the sale by treaty be subject to Governmental approval in terms of the provisions of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992).*

With reference to paragraph 12 of Council Resolution 426/11/1998, kindly be informed that the purchase price of the requested portion was revised by the Strategic Executive: Housing, Property Management and Human Settlement (Valuation Services Division). For this reason, the portion of the Remainder of Erf 4627, Khomasdal will be sold to you at 50% of the current market price of N$201,200.00 which will be N$100,600.00 in total in terms of Council Resolution 276/08/2004.

Given the above, kindly indicate in writing and within seven (7) days of receipt of this letter whether the conditions of the Council Resolution are acceptable to you. Should you be in agreement and have accepted the above conditions, kindly proceed to implement those matters to be finalised prior to the sale taking place.

Trusting that you find the above in order.

Yours sincerely,

Mr ET Shapopi
Section Head: Property Sales and Acquisitions
PROPERTY MANAGEMENT DIVISION

ENSafrica | Namibia
3rd Floor Unit 4 LA Chambers Ausspann Plaza
Dr Agostinho Neto Road Windhoek Namibia
Private Bag 12007 Ausspannplatz Windhoek Namibia
tel +264 61 379700
infoNAM@ENSafrica.com

Email: Esther@windhoekcc.org.na

Sheridan.Simpson@windhoekcc.org.na

Moses Matyayi
Chief Executive Officer
City of Windhoek
Windhoek

And

Sheridan Simpson
Manager
Property Management
City of Windhoek
Windhoek

6 September 2023

Dear All,

Re: Application To Purchase A Portion of Erf R/4627, Khomasdal For Consolidation With Erf 4434, Khomasdal Extension 2

1. The above subject matter refers and your email correspondence dated 18 July 2023, attached hereto and marked as "**A**" (the "**Letter**").

2. We act for Rejoice Prudence Quest, identity number 69102200562 (our "**Client**"), who referred the concerned administrative matter to us.

ENSafrica | Namibia, incorporated as **Lorentz Angula Inc.** (registration number 2005/630), a legal practitioner in terms of the Legal Practitioners Act, 1995, authorised and regulated by the Law Society of Namibia and practicing under a shared brand in association with lawyers in several jurisdictions in Africa.
directors: H.F.E. Ruppel S.R. Philander A.H. Potgieter W.J. Rossouw R.M. Rukoro C.H.J. Visser W. Wohlers

3. Our Client made an application for Erf R/4627, Khomasdal For Consolidation With Erf 4434, Khomasdal Extension 2, on 7th July 2021, receipt number 24244 and to date our Client waited an unbearable **2 (two) years** for a response from the council.

4. On 18th July 2023, our Client received the response letter (the "Letter") attached notifying her that an old council resolution has been renewed submitted as a result of an application made to City of Windhoek by the previous owner of Erf 4434, Khomasdal.

5. Our Client then employed a Town Planning Consultant, Jade De Klerk to take further steps as instructed in terms of the Letter.

6. The Town Planning Consultant approached the Urban and Regional Planning Board (the "**Board**") with the letter and the Board told him that the Letter is unacceptable for the reasons stated in the Letter, –

   6.1. the resolution 426/11/1998 contained in the Letter is outdated and the time bar conditions contained therein have lapsed, particularly in conditions 10.1. and 10.2; and

   6.2. the municipal council minutes in paragraph 10.1. still refers to the old Townships Boards instead of the Urban and Regional Planning Board (identified as the "**Board**").

7. The some of the Board members and staff informally advised us that if an application is made to them with the current state of Letter particularly with the highlighted issues above, that the Board may reject it. This would be prejudicial to our Client. We aver that our Client cannot be held accountable for internal incompetencies.

8. Accordingly, we hereby request that City of Windhoek bring it under the attention of the municipal council and revise the Letter whilst our Client, moves ahead to submit the application to the Board to get the process going.

9. We further advise that this Letter will be revised in consultation with the Board, to satisfy all present and future requirements of the Board.

10. To date Our Client has spent significant funds on this application process thus far and waited for too long, hence we implore the City of Windhoek to resolve this as soon as possible.

Sincere regards,

Per: Wayne Rukero

Associate

The Municipal Council
City of Windhoek
P O Box 59
Windhoek

URGENT

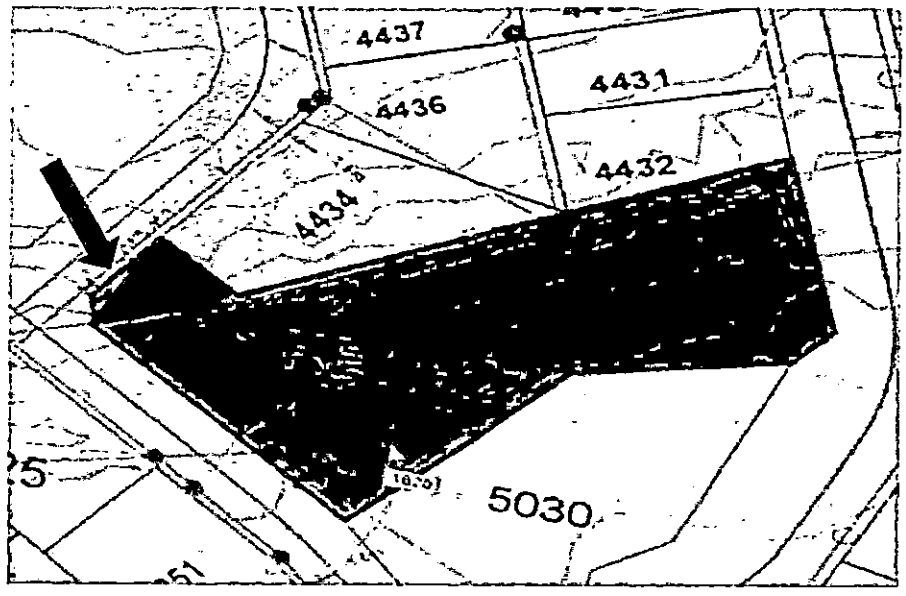
7th July 2021

Dear Sir/Madam,

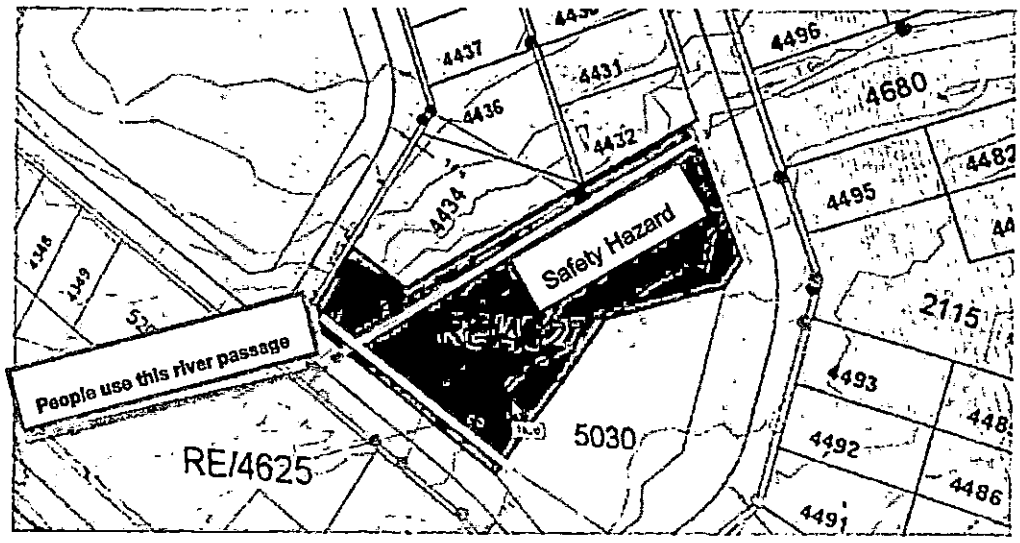
APPLICATION TO THE MUNICIPAL COUNCIL TO PURCHASE A PORTION OF RE/4627, WINDHOEK

1. The above mentioned subject bears reference.

2. I, Rejoice Prudence Quest, Identity number, 69102200562 in my personal capacity as the owner of Erf 4434 in Khomasdal, hereby submit my application to purchase **a portion of erf RE/4627** as depicted in the diagram below.



3. In addition to the abovementioned, I, together with the neighbours, Erf 4436, Erf 4432 and Erf 5030 which border Erf RE/4627, the river passage, would like to further apply for further **permission to close down the river passage with iron fencing**, as a number of people walk through this passage and it creates a safety hazard. The safety hazard is created by the river passage Erf RE/4627 as depicted in the diagram below.



4. The **ring-fence** will connect to the portion of RE/4627 (we hereby apply to purchase) as indicated by the orange lines to discourage people who use this passage. Many neighbouring houses, including my house on Erf 4434 has broken into as a result of this river passage (the "gateway for thieves"). Hence we ask the Municipality Council to **urgently attend to our application**.

5. In support to the City of Windhoek and the Namibian Police, to combat crime in this Khomasdal area, I propose to finance the iron fence.

6. I attached hereto my identity document annexed hereto and marked as "A" and the water and electricity bill annexed hereto and marked as "B" which is indicative that the rates and taxes are all paid up to date. Please do not mind the name Niko Bessinger Trust on the water and electricity bill, as this will soon be rectified.

7. If you require more information, please do not hesitate to contact me at +264811227869 or via email at rquest@nust.na.

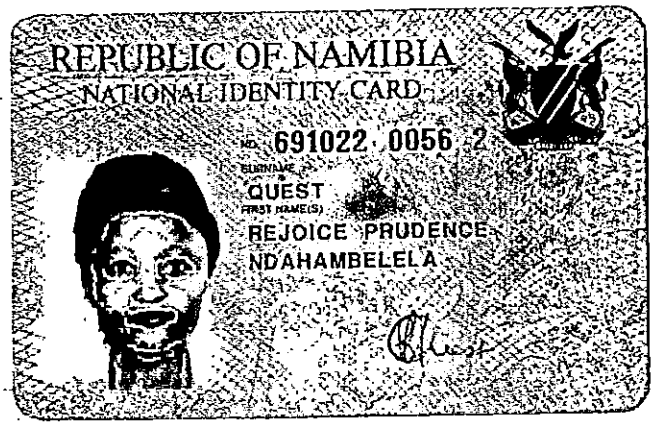
Sincerely Yours,

Rejoice Prudence Quest

Email: rquest@nust.na

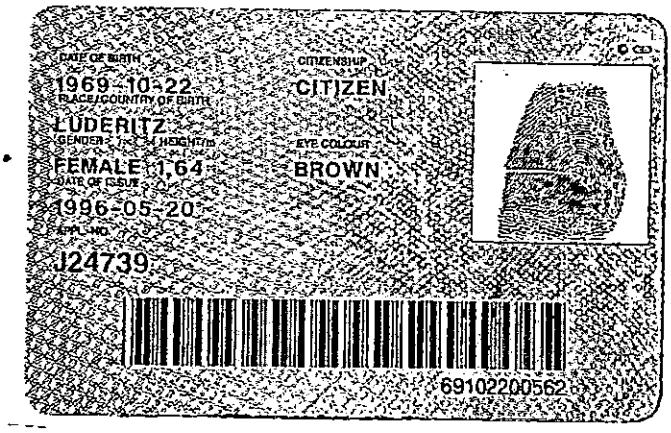
P.O Box 24851
WHK

175


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
ID. 691022 0056 2
SURNAME
QUEST
FIRST NAME(S)
REJOICE PRUDENCE
NDAHAMBELELA

Certified A True Copy Of The Original

REWALDO JOYRICK QUEST
Legal Practitioner
Unit 4, LA Chambers, Ausspann Plaza
Dr A. Neto Road, Ausspannplatz
Windhoek, Namibia


DATE OF BIRTH
1969-10-22
PLACE/COUNTRY OF BIRTH
LÜDERITZ
GENDER
FEMALE
DATE OF ISSUE
1996-05-20
APPL. NO.
J24739
CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN
69102200562

"B

176

City of Windhoek

P.O. Box 59, Windhoek, Namibia

12568899

Tax Invoice	
Statement Key	JWEN0WGYTF
New Acc No.	12568899
Vat No.	2646057-01-5
Tax Invoice No.	20210612568899
Statement Date	2021/06/19
Group Account No.	
Reference	
Due Date	2021/07/15

NIKO BESSINGER TRUST N
HARTMUT F. RUPPEL
P/BAG 12007
AUSSPANNPLATZ
NAMIBIA

00004

VAT Reg. Number:

Meter Details				
Service	Meter No.	Prev. Reading	Curr. Reading	Cons.
EL	16023	20210421 15410.000	20210526 15527.000	117.000
WA	CRAC3014	20210421 2489.000	20210526 2495.000	6.000

Description	VAT Charges	Amount (VAT excl.)	Amount (VAT incl.)
BALANCE B/FWD	0.00	2711.92	2711.92
RATES WINDHOEK SITE	0.00	410.32	410.32
RATES WINDHOEK IMPROVEMEN	0.00	585.76	585.76
ELEC CONSUMPTION DOMESTIC	0.00	168.48	168.48
WATER CONSUMP DOMESTIC	0.00	134.10	134.10
DOMESTIC REFUSE REMOVAL O	0.00	143.00	143.00
WASTE MANAGEMENT DOMESTIC	39.98	266.56	306.54
SEWERAGE DOMESTIC	0.00	272.00	272.00
INTEREST ON ARREARS	0.00	29.93	29.93
BASIC ELECT DOMESTIC	0.00	576.00	576.00
BASIC WATER 15 MM	0.00	45.15	45.15
ELEC CONTROL BOARD LEVY	0.00	2.48	2.48
NATIONAL ENERGY FUND	0.00	1.87	1.87
INTEREST ON RATES	0.00	15.27	15.27
Total Amount Due:			5322.82

Arranged	120 Days Plus	90 Days	60 Days	30 Days	Current	Amount Due
	0.00	0.00	0.00	2711.92	2610.90	5322.85

Message: THE CITY OF WINDHOEK WOULD LIKE TO ENCOURAGE IT'S ESTEEMED CUSTOMERS TO MONITOR THEIR WATER CONSUMPTION BY TAKING DAILY OR WEEKLY READINGS. MANAGING YOUR WATER CONSUMPTION WILL ENABLE YOU TO DETECT WATER LEAKAGES EARLY, IN DOING SO, AVOIDING SUBSTANTIAL WATER LOSSES.

Property Information	
Erf Number	150000000044340000000000000
Township	KHOMASDAL
Street Address	4-6 FARGO ST
Portion	
Area	1114m²
Unit	

Valuation			
Ground Value	Improvements	Penalty	Total Value
446000	928000	0	1374000

Electricity & Water Deposit		
Electricity	Water	Guarantee
950.00	900.00	0.00

Please Save Water!

KINDLY TEAR OFF AND RETURN WITH PAYMENT

12568899

NAME	DUE DATE	2021/07/15
NIKO BESSINGER TRUST N	NEW ACC NO	12568899
REMITTANCE ADVICE	AMOUNT	5322.85

save 10% water

Dry Gardens and Water Efficient Systems may save up to 50% of your water consumption

City of Windhoek
P.O. Box 59, Windhoek, Namibia

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

30 JUL 2021

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UE/mdt/ENS7/0020

DEED OF TRANSFER

T 4899 / 2021

R P N QUEST

Certified A True Copy Of The Original

REWALDO JOYRICK QUEST
Legal Practitioner
Unit 4, LA Chambers, Ausspann Plaza
Dr A. Neto Road, Ausspannplatz
Windhoek, Namibia

Consolidated Erf No 4434 Khomasdal, Extension No 1

ETZOLD-DUVENHAGE

Attorneys
Notaries
Conveyancers

REVENUE N$1000 REVENUE N$1000 REVENUE N$

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NAMIBIA REVENUE N$1000 NAMIBIA REVENUE N$1000

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Prepared by me

CONVEYANCER
ETZOLD, U M

ETZOLD – DUVENHAGE
Attorneys, Notaries and Conveyancers
Feld Street No 33
WINDHOEK
Namibia

DEED OF TRANSFER NO 4699 / 2021

BE IT HEREBY MADE KNOWN:

THAT **ULRICH MARTIN ETZOLD**

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

TRUSTEES FOR THE TIME BEING OF THE NIKO BESSINGER TRUST

dated the **28 July 2021** and signed at **WINDHOEK**

and the said Appearer declared that his said Principal had truly and legally sold on **9 July 2021**

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

REJOICE PRUDENCE NDAHAMBELELA QUEST
Identity Number: 69102200562
unmarried

Her Heirs, Executors, Administrators or Assigns

CERTAIN	Consolidated Erf No 4434 KHOMASDAL, Extension No 1
SITUATE	In the Municipality of WINDHOEK Registration Division "K" In the KHOMAS region
MEASURING	1114 (One Thousand One Hundred and Fourteen) Square Metres
FIRST REGISTERED	by Certificate of Consolidated Title No 3009/1965 with Diagram relating thereto and held by Deed of Transfer No T.6168/2009

A. SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018, (Act No. 5 of 2018), namely:

IN FAVOUR OF THE LOCAL AUTHORITY

a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018, (Act No. 5 of 2018).

b) The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf.

B. FURTHER SUBJECT to the following conditions imposed by the Council of Municipality of Windhoek for its benefit, more fully set out hereinafter and created in Deed of Transfer no T.302/1966, namely:

1. Unless a main building as described under I above of a building value of at least N$2,300.00 is erected on the said property on or before the 29th January 1967, and thereafter maintained at the said value, the said Council shall have the right at its option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling-house of the said minimum value were in fact built upon the said property.

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

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

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

3. Should the owner or his successor in title at any time build over the course of natural stormwater or deviate such course of natural stormwater over his erf, he shall ensure the uninterrupted flow of stormwater in consultation with, and to satisfaction of the Town Engineer.

4. The owner of this erf shall, without compensation, be obliged to allow the laying of water pipelines, stormwater drains, sewerage mains and overhead and underground electric supply mains, across the erf, if deemed necessary by the Council, and in such a manner and position as may from time to time be agreed upon, and to allow the temporary deposit on the land adjoining such works, or such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid. This shall include the right of access to the erf at any reasonable time for the aforesaid purposes or other works pertaining thereto, subject thereto that the Municipality shall compensate for any damage done in execution of any such works.

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE Her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of **N$1 700 000.00**

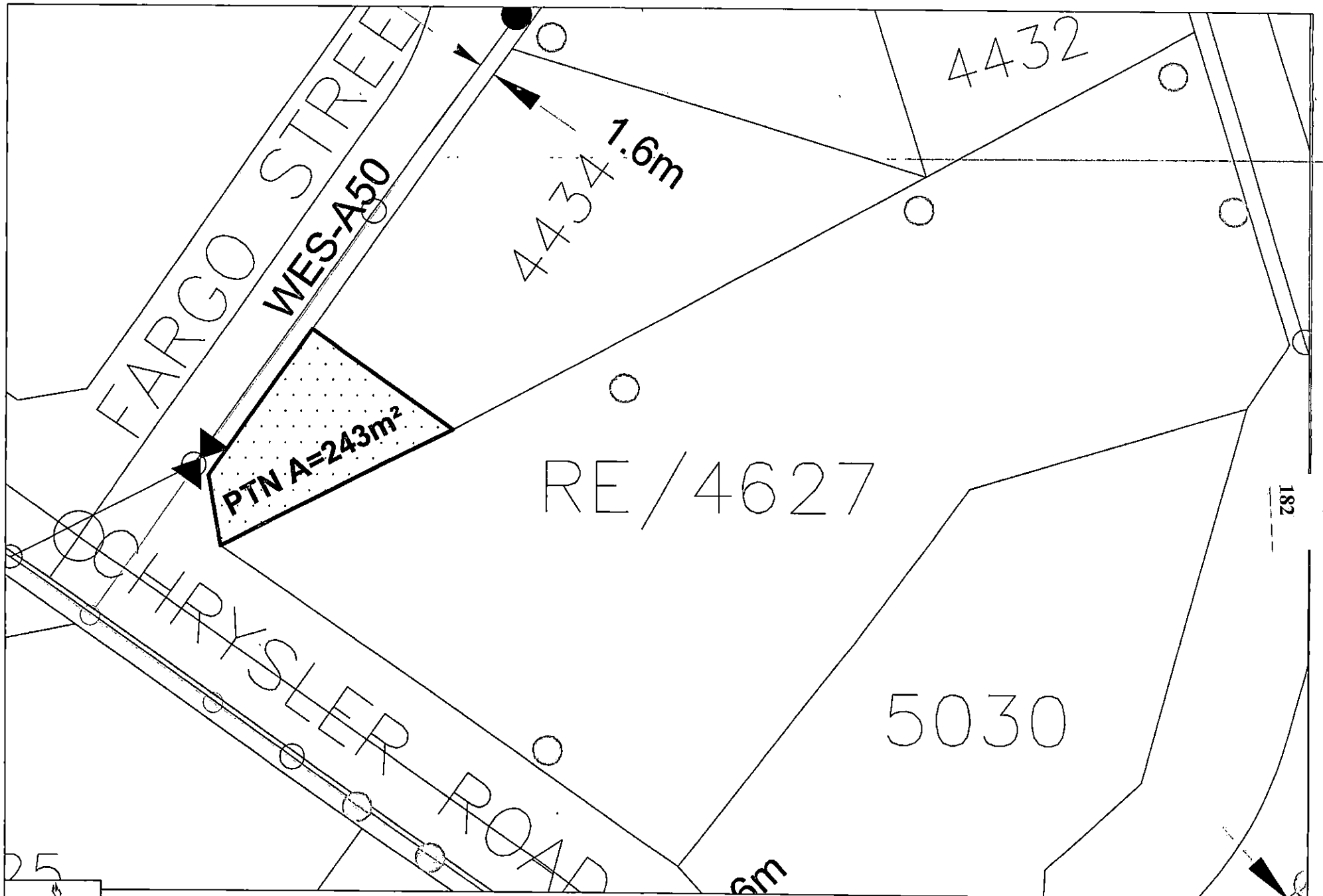
SIGNED at WINDHOEK on 2021-08-06

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

Signature of Appearer

In my presence

REGISTRAR OF DEEDS



City of many faces

SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 4627, FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL

05 JULY 2022

PATH: cad data/groups/geomatics/4434-KD PLAN NO: KD 4434-1

SCALE1:1000

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 06/03/2023

Erf No.: R/4627 **Suburb:** Khomasdal **Street name:** Chrysler

Erf size: **POS** Public Open Space **Density:**

Required portion size: 243m²

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$ 828	
Size of the portion Required	243 m²	
Estimated market Value	N$ 201 200.00	

Erf 2580 Khomasdal was sold on Auction that took place on the 9th November 2007 at a price of N$268.29/ m² the aforementioned price was escalated from 2009 to 2022. After escalation a price of N$ 828/m² was produced. Consequently the portion required should be valued at N$ 828/m².

Valued by: Kaulikufwa Hendjala **Date:** 06/03/2023

[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]

Dan Kamati
0812124376
P O Box 60912
Katutura

23 June 2016

Mr. Elly Shippiki,
Property Manager
City of Windhoek
P.O.Box 59
Windhoek

Dear Mr. Shippiki,

RE: APPLICATION FOR ERF EXTENSION

I am the owner of erf 852 Stockholm street, Otjomuise suburb, Windhoek and I hereby wish to declare my interest in acquiring about at least ten (10) metres of the land on the south of my erf.

Due to the size of my erf and the improvements and additions I wish to have on it, I hereby request your esteemed office to consider my request.

Hope you find my request in order.

Sincerely

Dan Kamati
0812124376

Department of Urban Planning and
Property Management
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2073 • **Fax:** (+264) 61 290 2060 • www.cityofwindhoek.org.na

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ENQ:	Ms H Kauluma	**PHONE:**	290-3336
E-MAIL:	hvk@windhoekcc.org.na	**FAX:**	290-2493
DATE:	09 November 2016	**OUR REF:**	L/Re/920/OTJ

Dan Kamati
PO Box 60912
WINDHOEK
0812124376

Dear Sir / Madam

APPLICATION FOR ERF EXTENSION ERF 852 STOLKHOLM STREET OTJOMUISE

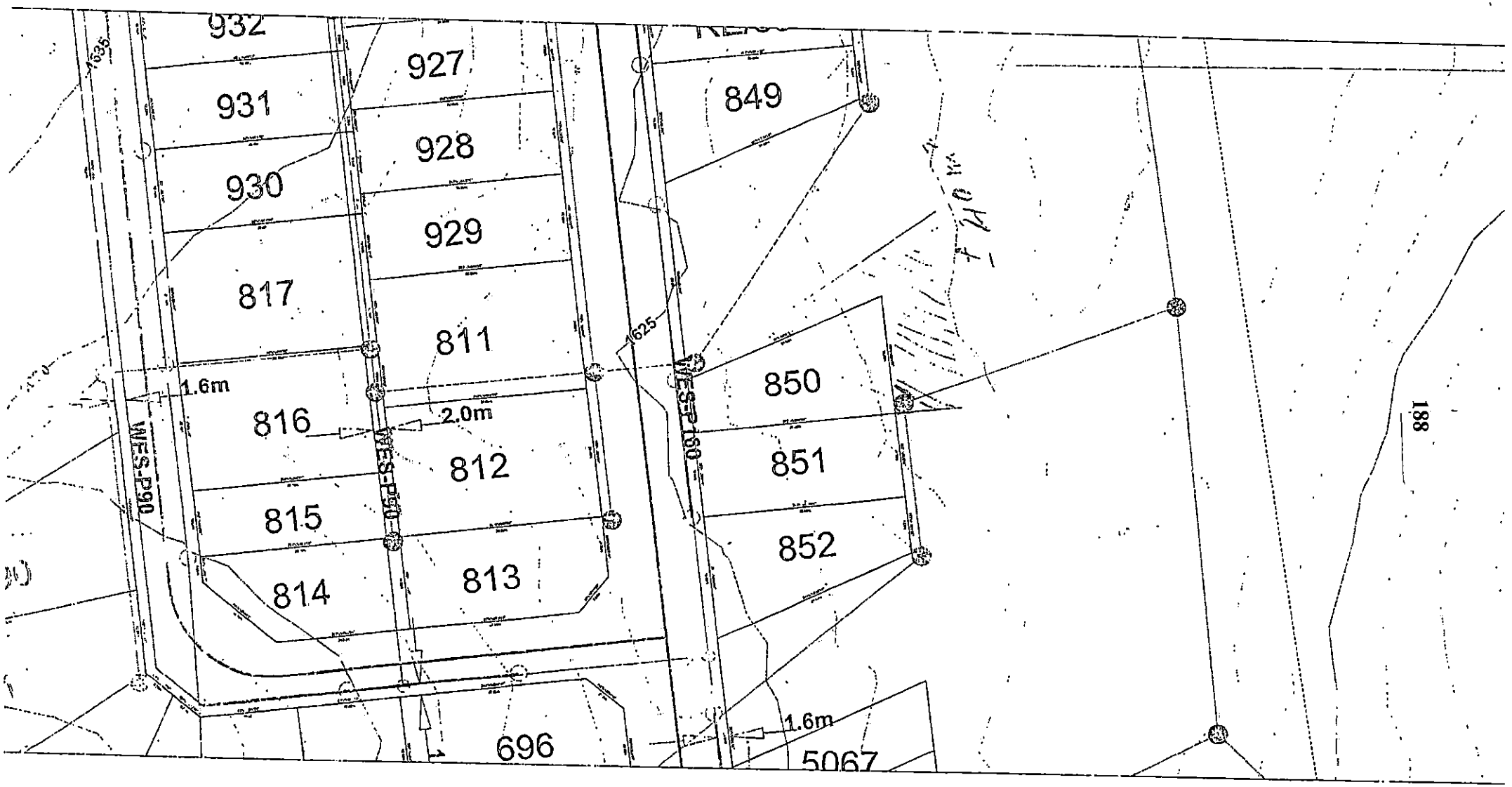
Receipt of your letter dated 23 June 2016 regarding the above subject matter, is herewith acknowledged. As the same time the city wishes to register its apology for this rather late reply.

Kindly be advised that the Division of Property Management has been mandated by the Office of the Chief Executive to carry out an investigation with regards to the above subject matter in order to obtain all relevant technical imperatives that would form part of the submission to council, should the technical findings recommend such a sale. Thereafter, the City will revert to you with a more comprehensive reply on your application and to advice on the way forward.

Trust that you find the above in order.

Yours Sincerely

ES Shipiki
MANAGER:PROPERTY MANAGEMENT DIVISION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[Municipal Council Minutes: 2005-04-27]

.5 **CPL.3 [CEO] ENCROACHMENTS AND ILLEGAL USE OF MUNICIPAL LAND**
(16/15/1)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the report of the Office of the Chief Executive Officer be noted.

2 That the Local Authorities Act, 1992 (Act 23 of 1992) be amended to provide for higher sanctions for criminal offences created under the said Act and its Regulations and that the Ministry of Regional, Local Government, Housing and Rural Development be requested to take the economic value of some of the offences into consideration in determining such sanctions.

3 That the Strategic Executive: Planning, Urbanisation and Environment in consultation with the Corporate Legal Advisor investigate the possibility to introduce under Regulation 94(1)(ap) regulations dealing with the use of municipal land.

4 That the Corporate Legal Adviser in consultation with the relevant Departments revisit "Spot Fines" once the new Criminal Procedure Act has come into operation.

5 That the City adopt a no tolerance policy on encroachments and further illegal use of municipal land.

6 That strict law enforcement continue to enforce sanctions to deter criminal actions.

7 That professionals like architects, engineers and planners involved in causing encroachments or illegal use of municipal land be reported to their professional bodies.

8 That court action be instituted to obtain appropriate relief to safeguard Council's interest as landowner, if an infringement of its rights occurred either by an encroachment or an illegal use of its land.

9 That applications for rectifications of encroachments or illegal uses be considered on the merits of each case and be fully motivated.

10 That in such applications Council's financial losses following such encroachment and illegal use be made good and that the following be considered as guidelines in that regard:

10.1 A contractual arrangement to allow for retrospective rentals for a period not exceeding 3 years, to be calculated under the Council's standard formula used for rental calculations;

10.2 Retrospective pro rata payments for the pro rata loss of rates, basic levies and other municipal services not exceeding 3 years;

10.3 An administrative monthly levy of 5 % of the rental for a period not exceeding three years, (this will be the sanction as proposed by the Councillors); and

10.4 That innocent third parties who apply to legalise their operations motivate why effect should not be given to paragraphs 10.1 to 10.3 and that each case be considered on its own merits.

11 That an Awareness Campaign be embarked upon after the public meetings have been held to give an collective response to all issues raised by the public during these meetings.

RESOLUTION 121/04/2005

Dan Kamati
kamatidan@gmail.com
P O Box 60912
Katutura

05 September 2022

The SE: Property Management, Housing, and Human Settlement
Municipal Council of Windhoek
BOX 59
Windhoek

Dear Sir,

RE: SUPPORT TO PURCHASE ERF 920, OTJOMUISE FOR CONSOLIDATION WITH ERF 852

In support of my application to purchase 10-metre-strip from ERF 920 to be incorporated into ERF 852 at Stockholm Street, Otjomuise, I hereby submit the following:

- In 2015 when I bought the stand at 852, the ERF already had a boundary wall, adjacent to ERF 950
- My building expansion plan was approved and works were completed in 2016, of which the compliance certificate was issued upon completion
- I moved into the house in September 2016 and for security reasons, erected a boundary wall on the right side of 852, adjacent to ERF 851, upon which I erected an electric fence
- I would have assumed that the compliance certificate is indicative that the boundaries of ERF 852 were in line with the municipal provisions

Based on the above, I kindly request that the penalties that may or could imposed emanating from boundary encroachment onto ERF 920, be waived in this regard.

While acknowledging your usual support, please accept the assurances of my highest esteem.

Yours sincerely,

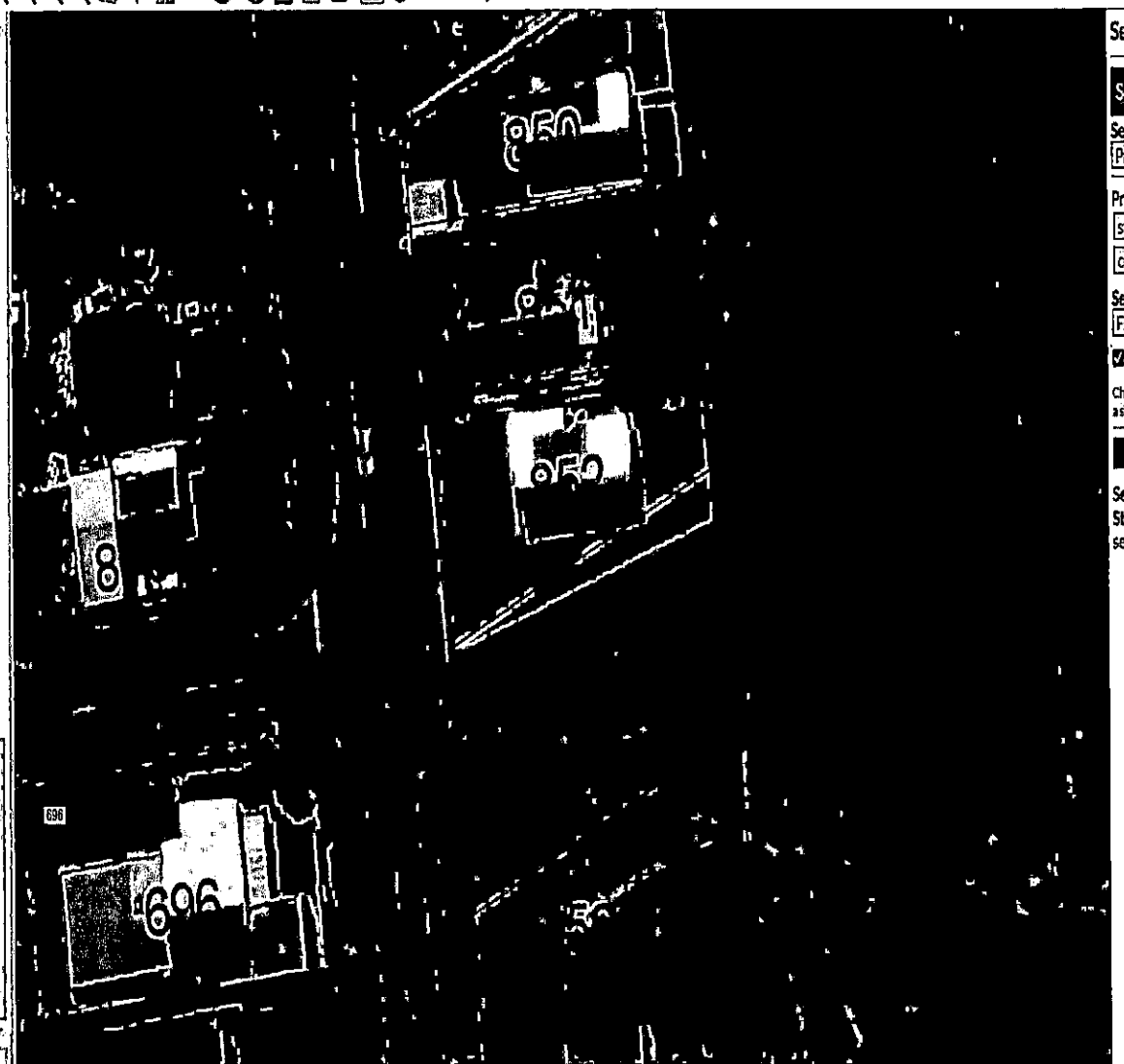
Mr. Dan Kamati
0812124376

CoW Applications | enlighten

Not secure | srvcad08/Enlighten/main.aspx

Layers

- Sewer SC
- Water
  - Water Notes
  - Water Dim Notes
  - Water Dim Arrows
  - Water Nodes
  - Water Pipes
  - Water SC
  - Water Symbols
  - Stand Pipes
  - Water Zones
- Drainage
  - SW Notes
  - SW Dim Notes
  - SW Dim Arrows
  - SW Nodes
  - SW Pipes
  - Channels
  - Culverts
  - River Lines
  - Drift
  - Floodlines 50 Year
  - Floodlines 100 Year
- Parcel
  - Open Spaces
  - Densitys
  - Parcels (Reg and
  - Archived Parcels
  - Parcels (Register
  - Parcels (Propose
  - Farms
  - Aerial Photos 2005
  - Aerial Photos 2011
  - Aerial Photos 2011
- Fibre Cable Routes
  - Fibre Manholes
  - Paratus Cable Rout
- Base Data
  - River
  - Easement Polygo
  - Easement Lines
  - Dams



Search

Search input

Select a search:
Parcels by No

Provide search criteria:
starts with | otj
contains | 852

Select a filter (optional):
Filter By Selection

Automatic zoom (Maximum 1 objects)
Checking this box will cause an automatic zoom if only a single result was returned.

Search

Search Name: Parcels by No
Status: 1 of opener results(1 key values searched) selected

X: 3665.170525, Y: -61702.679460 (Meter) | 1 Parcels (Reg and Pro) selected | 1: 387.72 | 117.15 x 77.68 (m) | Powered by MapGuide

Type here to search

10:59 AM

2015 -11- 20

DEED OF TRANSFER NO T 7460 2015

DAN KAMATI
IDENTITY NUMBER: 850429 1030 1
UNMARRIED

OWNER OF

ERF NO 852 OTJOMUISE

LODGED BY

DU PISANI LEGAL PRACTITIONERS

67 JOHN MEINERT STREET
WINDHOEK
TEL: 061 381400
FAX: 061 249366 / 381414
LBM/JR/KAM106/0001

Prepared by me

CONVEYANCER
MOKHATU LB

30 NOV 2015
MORTGAGED (No) B 7162/2015
for N$ 695 000-00
DEEDS OFFICE, WINDHOEK.
REGISTRAR OF DEEDS.

DEED OF TRANSFER T 7460 /2015

BE IT HEREBY MADE KNOWN:

THAT **LINUS BUSANG MOKHATU**

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

VICTORIA NAMENE SHIKOYENI
IDENTITY NUMBER: 791005 0004 4
UNMARRIED

Dated **18th** day of **SEPTEMBER 2015** and signed at **WINDHOEK**

and the said Appearer declared that his said Principal truly and legally sold on the 18th **SEPTEMBER 2015;**

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

DAN KAMATI
IDENTITY NUMBER: 850429 1030 1
UNMARRIED

His Heirs Executors, Administrators or Assigns

CERTAIN:	ERF NO 852 OTJOMUISE
SITUATE:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING:	405 (FOUR NIL FIVE) SQUARE METRES
FIRST	transferred by Deed of Transfer No T 3741/1992 with General Plan No A 532/1993 relating thereto and
HELD	by Deed of Transfer No T 6744/2008
SUBJECT	to the following conditions imposed in terms of the Town Planning Ordinance 1954 (Ordinance 18 of 1954), and created in the said Deed of Transfer No T 6743/2008, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

(a) This erf shall only be used or occupied for the purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the WINDHOEK Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).

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

WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR heretobefore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE His Heirs Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price of the herein-mentioned property is the sum of N$550 000.00.

SIGNED at WINDHOEK, on 30 NOV 2015
together with the appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

In my presence

DEPUTY REGISTRAR OF DEEDS
MINISTRY OF LAND REFORM

REGISTRAR OF DEEDS

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 12/04/2023

Erf No.: R/920 **Suburb:** Otjomuise **Street name:** Stockholm

Erf size: 218047m² **Zoning:** Public Open Space **Density:** n/a

Required portion size: 299 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold and consolidated with erf 852 Otjomuise

Current vacant land going price/ m²	N$ 350	
Size of the portion Required	299 m²	
Estimated market Value	N$ 104 700.00	(rounded off)

Residential zoned erven were sold for N$252/m² in 2017. The aforementioned price was escalated from 2017 to 2022 to bring it up to what could be market related price as of today. After escalation a price of N$350/ m² was produced.

Consequently, the subject should be valued at N$350/m².

Valued-by: Kaulikufwa Hendjala **Date:** 12/04/2023

[Municipal Council Minutes: 2010-11-25]

8.1.18 **BRB.17 [CEO] APPLICATION TO PURCHASE A PORTION OF ERF 920, STOCKHOLM STREET, OTJOMUISE**
(L/920/OTJ)

On proposal by Councillor Ms E Trepper, it was

RESOLVED

1 That no further applications to purchase portions of public open space Erf 920, Otjomuise for consolidation with Erven 831, 968, 969, R/967, 836 to 841, 935 to 938, R/933 and 849 to 857, Otjomuise be supported because of the relocation of the sewer lines.

2 That Erf 920, Otjomuise Stockholm Street, Otjomuise be subdivided into Portion A (± 225 m² in extent), Portion B (± 375 m² in extent) and the Remainder as indicated on plan 934-841Otjo, attached as page 94 to the agenda.

3 That Portion A and B of Erf 920, Otjomuise be closed a public open space in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992).

4 That Council prepare the closure notice:

4.1 That the applicant-owner of Erf 934, Otjomuise be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

4.2 That proof of successful advertising be provided to the Strategic Executive: Planning, Urbanisation and Environment before a Sales Agreement is signed.

5 That, after completion of the town planning and cadastral procedures, Portion A of Erf 920, Otjomuise be sold to the owner of Erf 934, Otjomuise at a full market related price of N$26 100.00, at a total of N$116.00/m² for the portion of 225 m², in terms of Council Resolution 276/08/2004.

6 That, after completion of the town planning and cadastral procedures, Portion B of Erf 920, Otjomuise be sold to the owner of Erf 841, Otjomuise at a full market related price of N$43 000.00, at a total of N$116.00/m² for the portion of 375 m², in terms of Council Resolution 276/08/2004.

7 That the sale of Portions A and B of Erf 920, Otjomuise be subject to the following conditions:

7.1 That Portions A and B of Erf 920, Otjomuise be consolidated with Erven 934 and 841, Otjomuise simultaneously with transfer.

7.2 That, upon consolidation with Erven 934 and 841, Portions A and B of Erf 920, Otjomuise assume the same zoning as Erven 934 and 841, Otjomuise, being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Town Planning Scheme.

7.3 That the owner of Erven 934 and 841, Otjomuise be responsible for the town planning and cadastral procedures, i.e. closure, subdivision, consolidation, survey and registration of the new erf and all costs involved.

7.4 That the conditions registered against Erven 934 and 841, Otjomuise be cancelled and that the standard conditions, excluding a minimum building value of the municipal valuation of the erf, be registered against the consolidated erf.

7.5 That the pro rata 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 in terms of Council Resolution 276/08/2004.

7.6 That access only be allowed from Stockholm Street.

7.7 That the stormwater run-off from the overlaying erven and from the site or existing structures be accommodated as follows in terms of clause 35 of the Town Planning Scheme:

7.7.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or

- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

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

7.7.3 That prior approval be obtained from the Strategic Executive: Transportation if the accommodation of the stormwater on the erf is contemplated.

7.7.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Transportation be submitted for approval simultaneously with the building plans.

7.7.5 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.

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

7.7.7 That the transfer of Erf 841, Otjomuise to a third party, following consolidation with Portion B of Erf 920, Otjomuise only be allowed if the stormwater pipe has been dully extended to the satisfaction of the Strategic Executive: Transportation.

8 That the owner of Erf 934, Otjomuise:

8.1 Submit proof to the Chief Executive Officer not later than six (6) months from the date of this Council Resolution that the proposed closure, subdivision and consolidation have been submitted to the Townships Board for consideration.

8.2 Submit proof to the Chief Executive Officer within sixty (60) days after the issuing of the Subdivision Certificate and approval of the consolidation that a surveyor has been appointed.

8.3 Submit draft erf diagrams to the Chief Executive Officer 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 approved diagrams became available and after having been requested to do so by the Chief Executive Officer and pay the purchase price.

9 That, should the owner of Erf 934, Otjomuise fail to comply with any of the conditions stipulated in paragraphs 7 and 8 above, the allocation of Portion A of Erf 920, Otjomuise to the owner of Erf 934, Otjomuise, be cancelled.

10 That, should the owner of Erf 934, Otjomuise fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, the allocation of the applicable portion be cancelled: Provided that, should extension for the finalisation of the sale be requested and granted, the Chief Executive Officer reallocate the applicable portion at a revised price as calculated by the Strategic Executive: Planning, Urbanisation and Environment.

11 That, should the owner of Erf 934, Otjomuise wish to take occupation of Portion A of Erf 920, Otjomuise, prior to the finalisation of the town planning and cadastral procedures, Portion A of Erf 920, Otjomuise be leased to the owner at a monthly rental of 10 % of the purchase price per annum calculated monthly further subject to annual escalation in line with the Namibia Inflation Rate.

12 That the amount of N$5 742.40 as contribution to the Urban Arterial Account (UAA) account be transferred to the Urban Arterial Account (UAA) once Portion A of Erf 920, Otjomuise has been sold.

13 That the owner of Erf 841, Otjomuise be given the opportunity to finalise the procedures mentioned under paragraph 8 above in twelve (12) months from the date of approval of their application and subject mutatis mutandis the conditions as set out in paragraph 7 above.

14 That the amount of N$11 484.80, as contribution to the Urban Arterial Account (UAA), be transferred to the Urban Arterial Account (UAA) once Portion B of Erf 920, Otjomuise has been sold.

15 That, should the owner of Erf 841, Otjomuise fail to comply with any of the conditions stipulated in paragraphs 7 and 8 above, the allocation of the particular portion as indicated on the plan, attached as page 94 to the agenda, be cancelled.

16 That, should the owner of Erf 841, Otjomuise fail to finalise the sale within twelve (12) months from the date of the approval of the application, the allocation of Portion B of Erf 920, Otjomuise to the owner be cancelled: Provided that, should extension for the finalisation of the sale be requested and granted, the Chief Executive Officer reallocate the applicable portion at a revised price as calculated by the Strategic Executive: Planning, Urbanisation and Environment.

17 That, should owner of Erf 841, Otjomuise wish to take occupation of the particular portion prior to the conclusion of the sale, the portion be leased to the applicant-owner of the adjacent property at a monthly rental at 10 % of the respective purchase price per annum calculated monthly, further subject to annual escalation in line with the Namibia Inflation Rate.

18 That Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) for the lease or sale, be obtained.

RESOLUTION 385/11/2010

Beukes (L)

From:	Archer (O.C)
Sent:	Thursday, July 01, 2021 08:48
To:	Beukes (L); Abrahams (E.D)
Cc:	Luyenu (RN); Iiniko (E.K)
Subject:	RE: S - ERF 920-852 Otj

Good morning Colleague,

The sewer line can be relocated by the client at the cost of the client. The comments for the relocation of the sewer line should change as follow:

A municipal sewer line passes through the applied portion of erf 920. The application can be approved under the following conditions:

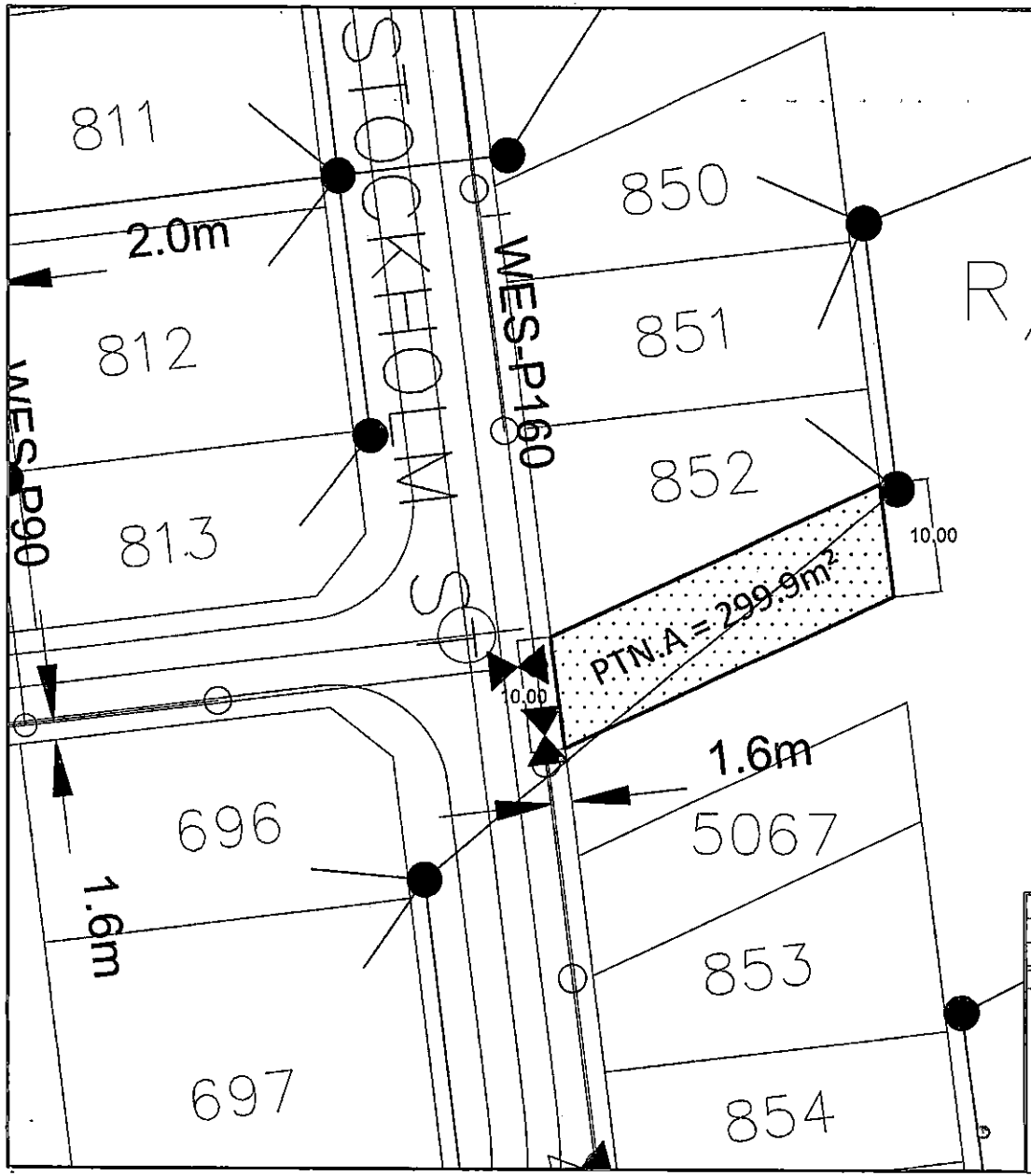
1. That the applicant appoints a registered professional engineer to design the relocation of the sewer line out of the applied portion of erf 920.
2. That the sewer design be submitted by the appointed engineer to the Department Infrastructure, Water & Technical Services: Engineering Services Division for approval before any work may start.
3. That after approval of the sewer design, the applicant appoints a contractor to do the construction of the sewer line.
4. That the supervision of the construction works be done by a registered professional engineer.
5. That all costs involved due to the municipal sewer connection be for the applicant's account.
6. That the Deed of Sale only be signed after the relocation of the sewer line is done by the client and taken over by Council.
7. That no building plans be approved before the municipal sewer line is taken over by Council as per approved sewer designs.
8. That any additional requirements with regard to water or sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services

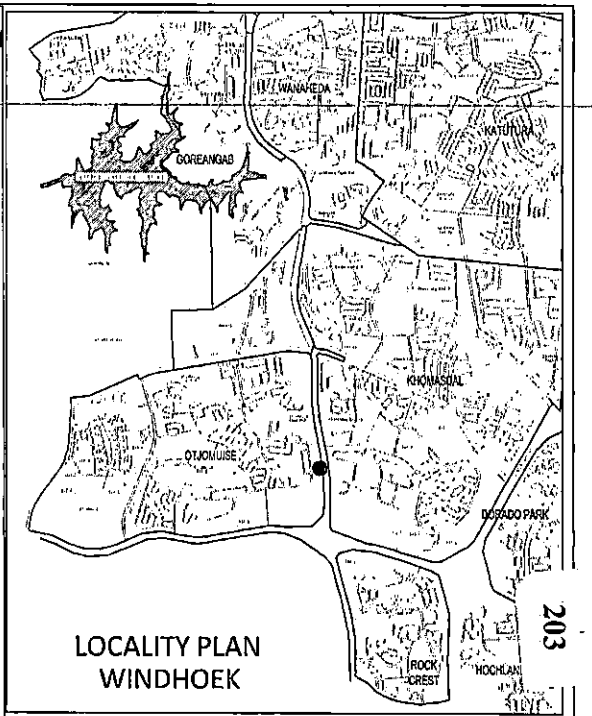
Kind regards,

From: Beukes (L) <Louis.Beukes@windhoekcc.org.na>
Sent: Tuesday, 29 June 2021 4:04 PM
To: Abrahams (E.D) <Enrico.Abrahams@windhoekcc.org.na>; Archer (O.C) <Ockert.Archer@windhoekcc.org.na>
Cc: Luyenu (RN) <Regina.Luyenu@windhoekcc.org.na>; Iiniko (E.K) <Esther.Iiniko@windhoekcc.org.na>
Subject: FW: S - ERF 920-852 Otj

Good Day Colleques

Just a reminder to assist with this request. If you can just indicate if the sewer line can be relocated at the applicants cost so that I can include the same comments in the item and request Council to rescind the below indicated Council Resolution.





LOCALITY PLAN
WINDHOEK

LEGEND:

SEWER
WATER
ELECTRICITY

N
W E
S

DATE	DRAWN	CHECKED	REVISIONS

CARDEX: DUSSELDORF STREET

REF. DWG:

L/ OTJOMUISE

NETWORK: CAD/GROUPS/GEOMATICS/YJB/ERF 852

City of many faces

REQUESTED: H. KAULUMA	DATE 14 JANUARY 2019	SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 920,FOR CONSOLIDATION WITH ERF 852, OTJOMUISE EXTENSION 9.
DRAWN: Y.J.BEUKES	DATE 21 JANUARY 2019	
CHECKED: Y.J.BEUKES	DATE 21 JANUARY 2019	
DIVISIONAL HEAD:		SCALE Not to scale / OTJ 852 / SHEET 1

204

OFFICE OF THE MAYOR
04 FEB 2021
Windhoek, Namibia

P.O Box 1935
WINDHOEK
Namibia
9000

01 February 2021

Chief Executive Officer - Accounting Officer in line with 27 (1) Local Authority Act 23 of 1992
04 FEB 2021
Angeline
Box 59
Windhoek
Tel: 061-290 2615

Mr George Mayumbelo
The Acting Chief Executive Officer
City of Windhoek
P.O Box 59,
WINDHOEK
Namibia

Dear Mr Mayumbelo,

MOTIVATION TO CHANGE HENNIE LOUBSCHER ST. SITUATED IN OLYMPIA TO GENERAL KAREL NDJOBA ST:

Figure 1: Brigadier General Karel Ndjoba Portrait.

Figure 2: Major Karel Ndjoba standing next to Founding Father President Sam Nujoma.

1. INTRODUCTION:

This letter serves as a formal motivation from the surviving NDJOBA family of the late Brigadier General Karel Christopher Ndjoba, ***Figure 1*** and ***Figure 2***, to rename the street currently called, ***HENNIE LOUBSCHER ST***, situated in OLYMPIA (see ***Figure 3*** below) to ***GENERAL KAREL NDJOBA ST.***

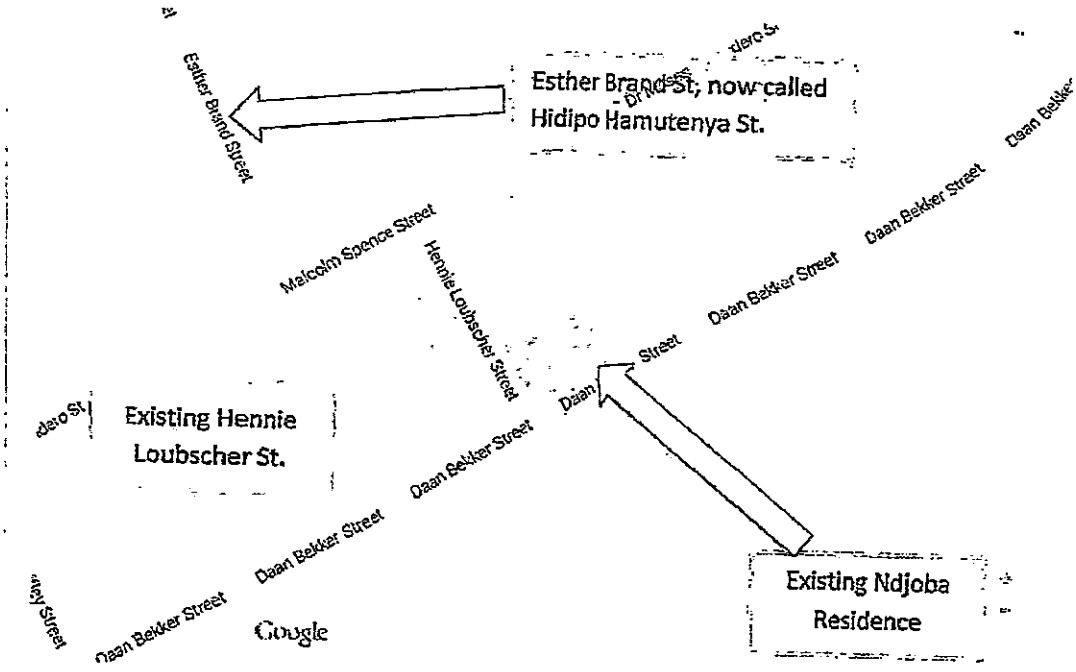


Figure 3: Hennie Loubscher St.

2. WHO WAS HENNIE LOUBSCHER?:

Attempts to find out who Hennie Loubscher was have all been futile. These attempts included Google searches, searches at the National Archives Library and contacting the City of Windhoek (CoW) relevant departments.

3. WHO WAS BRIGADIER GENERAL KAREL CHRISTOPHER NDJOBA

Brigadier General Karel Christopher Ndjoba was born on 28 July 1961, in Eenhana, Ohangwena Region. He died on 16 November 2014 and is to be remembered as a man who *"Fought the good fight, finished the race, kept the faith" – 2 Timothy 4:7.*

Brigadier General Karel Christopher Ndjoba was a loving Comrade, Brother, Husband, Father, Grandfather, Friend, Mentor, Colleague, **UNIFYING FORCE** and a National Leader.

He served in the South African Defence Force before Independence. In 1989 he and his family moved to South Africa. In 1990 he was approached by the Senior Officers in the Ministry of Defence to come back to Namibia to prepare for the Independence Celebration on 21 March 1990 and to mobilise the former SWATF to integrate into the now Namibia Defence Force. It was not an easy task to convince the SWATF as we know that they were enemies with former SWAPO Combatants. He welcomed it with an open heart because he was a Unifier to be reckoned with. He was inducted into the NDF in 1990 with the rank of Major. One of the early prolific moments in his career was when he was appointed as a Company Commander that formed part of the presidential guard of honour that was responsible for the hoisting of the Namibian flag at Namibia's first Independence Day celebrations.

4. **NOTEABLE ACHIEVEMENTS:**

In 1992, the late Brig. Gen. Ndjoba, together with other officers were entrusted with the production of training and fighting doctrines of the NDF. These efforts yielded the production of pamphlets, manuals and precis were produced and are used for training in the NDF to date.

The late Brig. Gen. Ndjoba also played a critical role in the Democratic Republic of Congo (DRC) Peace Keeping campaign called Atlantic Operation. He served as Infantry Brigade Second-in-Command at SADC Task Force and later served as Director of Personnel at SADC Task Force. He was also appointed as a Directing Staff at the SADC Regional Peace Keeping Centre in Zimbabwe as well as Interim Planning Element for the SADC Standby Force at the SADC Secretariat in Botswana.

In 2009, he was promoted to the rank of Brigadier General and appointed as Chief of Staff Human Resources in the Ministry of Defence / NDF. In September 2014, the late Brig. Gen. Ndjoba was appointed as Defence Attache to the Federal Republic of Germany where he served until his untimely death on 16 November 2014.

The late Brig. Gen. Ndjoba was a SWAPO party member and one of the most decorated soldiers of the NDF having been awarded with the Campaign Medal (DRC), the Ten Years' Service Medal, Commendation Medal (Silver), Commendation Medal (Gold) and SADC Brigade Service Medal.

Very little is known about this giant of a legend in the recent history of the Namibian Defence Force. The literary works that do justice to whom the juggernaut General Ndjoba was can be read in ***Annexure A***. The article was written by Erika Gibson soon after his death.

Letters of Condolences written by leaders and prominent figures of Namibia that range from former President Hifikepunye Pohamba, former Chief of Defence General John Mutwa and former Minister of Defence Minister, Nahas Angula, just to mention a few, also help to showcase the calibre of a man that he was. These letters can all be found under ***Annexure B***.

5. **SUPPORT FOR CHANGING THE NAME FROM HENNIE LOUBSCHER ST. TO GENERAL KAREL CHRISTOPER NDJOBA ST.**

Attached under ***Annexure C***, please find letters from various members of our Namibian society who are in support of the name change.

CONCLUSION

Brigadier General Karel Christopher Ndjoba was an asset to the Namibian Nation in general and to the Namibia Defence Force in particular. It is therefore only befitting that we honour the man that was by re-naming the street to **General Karel Ndjoba** to honour and recognize his legacy.

We therefore trust that this submission meets your favourable considerations.

Yours sincerely

Mrs. Ebba Lahya Ndatolewe Ndjoba (Widow) and children.

CC:

- Your Worship the Mayor - Dr. Job Shipululo Amupanda
- Chairperson of Management Committee – Mr. Fillemon Hambunda

ANNEXURE A

(Erika Gibson Article)

The legend of Karel C Ndjoba by Erika Gibson:

Funerals and memorial services are usually sad occasions where those present reflect on the virtues of the deceased. However, one particular service a week ago left me stunned to realize how little is really known about one giant of a legend in the recent history of not only the SADF but in the Namibian Defence Force (NDF).
In fact, the service was a rare occasion where there was not only paid homage for what this man achieved to lay the foundation of the NDF, but how he managed to do so because of his training and achievements in the SADF. It also brought the realization of how one erstwhile Ovambo foot soldier managed to bridge the gap between him and his former enemies - all in the name of patriotism. The man was Brig.Genl. Karel Ndjoba who was the NDF's military attaché in Germany until his untimely death on 16 November this year.

Ndjoba joined the SADF at the age of 16 when Ovambo soldiers became part of 1 Ovamboland Battalion - later 101 Battalion. These soldiers were used as translators and trackers before they later on became foot soldiers and in Ndjoba's case, young leaders. In fact, he made such an impression on his superiors that he became the first of these soldiers to be selected for officers' training. He excelled in it, because he was a militarist with a strategic mind in heart and soul.
Ndjoba had every reason to hate Swapo and its military wing, PLAN. In 1982 his father, a pastor and Ovambo leader, was killed in a landmine ambush by PLAN fighters. The reason was that he was considered a radical thinker on the opposing side of Swapo. In 1987 his mother was also killed when she happened to be in a bank in Oshakati which was blown up to target certain police commanders.
He later became a company commander in 101 Battalion, which was one of the most feared and respected units in action against Swapo. Ndjoba did not only walk the walk - he talked the talk and even in those days of hard-core bush fighting he must have been aching all the time. For Namibians it was a war of brother against brother; family against family on opposing sides.

In fact, it was only after the war that Ndjoba was told that Lt.Genl. (rtd.) Martin Shalli, who was one of PLAN's senior commanders, was actually his cousin. As such, Ndjoba was part of various operations to try and capture Shalli never knowing that he was hunting a member of his own family.

Shalli later became the Chief of the NDF and then retired.
Ndjoba was part of the last action in the war before a negotiated settlement was reached and the SADF withdrew its forces in 1989. He and his family moved to 21 Battalion at Lenz in Johannesburg, but this child of Ovamboland missed his country. He was a soldier never questioning where he was deployed, but he was a Namibian first.
It was in 1990 that his remarkable life reached a crossroads. The Swapo government offered a hand of reconciliation and approached him to become part of the team to handle the integration and foundation of the NDF. Ndjoba agreed in the name of patriotism. He wanted to see the country of his birth flourish and most of all, he wanted to see all Namibians live in peace in harmony.
It could not have been easy. He suddenly had to work with those responsible for the death of his parents. His colleagues also knew what he did during the war and no doubt there would have been tension at times.

The golden thread through this all was the personality of this man who always believed that there is good in all men - even in your enemies. He never lost his human touch or his gentle (albeit firm) approach to bring people of different creed and colour together to achieve a mutual mission. He was a strategist of note. He had a mind as sharp as a razor blade, but it was his soft spoken sense of humour and humaneness that brought everybody together a week ago.
Shalli was there and the whole senior command cadre of the NDF. The simple Lutheran church in Katutura outside Windhoek was filled to capacity.

Lasked Shalli how Namibia managed to achieve a fairly peaceful integration of forces. He had a simple answer: "We had been in a war to fight for peace. Now we have peace there is no use to keep on warring amongst one another any longer."

However, Nahas Angula, former prime minister of Namibia and now defence minister, had the most powerful words to say about Ndjoba.
He (from Swapo's side) and Ndjoba worked together on the foundations of the NDF. Ndjoba wrote all the manuals for the training of the NDF-to-be based on his knowledge compliments of his staff training and experience in the SADF.

"You get officers and you get commanders. Some of you sitting here in the front are all officers, but few of you are an officer and a commander. Karel was one of these rare ones and then to top he was a gentleman."

"When we started with the training of the NDF's soldiers they wanted to know with which weapons to march. Some wanted to carry their AK-47's, but Karel said no because the AK's belonged to the war and the war was over. They then marched with F1's."
"He proceeded to reprimand the senior officers never to walk with parcels while in uniform; not to walk and smoke with a beret."
"Karel has left us a legacy of basic discipline to always be proud and never to forget that you are the faces of the NDF. Don't ever forget about that legacy! Karel never discussed politics because a soldier doesn't partake in politics and Karel was the soldier of soldiers."
Lt.Genl. John Mutwa, Chief of the NDF, called himself Ndjoba's "professional parent".

"He was my child and I lost my son. He was part and parcel the soul of the NDF."

Also in church were a number of Ndjoba's former colleagues from 101 Battalion. They travelled all the way from South Africa and elsewhere in Namibia to pay their last respects to their friend. They never lost touch with him and Ndjoba's family were theirs as well. They visited together and Ndjoba never missed a single one of his former battalion's annual reunions.

Next to them was a group of former sergeant-majors of the SANDF's Special Forces. These battle-hardened toughsters are creating the NDF's own special forces. The NDF knew exactly where to find the best instructors and Ndjoba was behind the plan to get them to make the NDF's soldiers just as good.

It was not only the simple service of heartfelt grief that left one to ponder. The ministers present did not arrive with blue light cavalcades and body guards all over the show. They arrived quietly with a driver and with respect, because Ndjoba was a true soldier who believed a man will be known by his actions rather than his fanfare.
It was equally apt that it was one of his former mates from 101 Battalion - now serving in the NDF - who played the bugle at Ndjoba's funeral.

Ndjoba's favourite verse from the Bible, probably carried the most powerful message of all: "I have fought the good fight. I have finished the race. I have kept the faith."
Salute, Brig.Genl. Ndjoba. Your shining legacy lives on.

By Erika Gibson

ANNEXURE B

(Letters of Condolences)

Seen
03.12.14

3/4/1/19

Republic of Namibia

The President

State House
Windhoek

Defence Headquarters

Ref.: 9/5/3

18 November 2014

Lt. Gen. John Mutwa
Chief of the Defence Force
Ministry of Defence
WINDHOEK

MESSAGE OF CONDOLENCES

We have learnt with deep sadness and shock about the passing away of Brigadier – General Karel Ndjoba, Military Attaché at our Embassy in Germany, on Sunday 16 November 2014.

We share the pain in the loss and untimely departure of Brigadier – General Karel Ndjoba, a professional soldier, a fine and hardworking Officer, who made significant contribution to the development of the Ministry of Defence and its Defence Force in various capacities, including as Chief of Staff for Human Resources.

I wish, on behalf of the Government and people of Namibia, my family, and on my own behalf, to extend our most sincere sympathies and heartfelt condolences to you, and through you, to the Defence Force and to the bereaved family of Brigadier – General Ndjoba, at this moment of grief and mourning.

We wish you and his family strength and consolation in dealing with this difficult situation.

May his soul rest in eternal peace.

Hifikepunye Pohamba
PRESIDENT

REPUBLIC OF NAMIBIA
MINISTRY OF DEFENCE
2014 -11- 18
CHIEF CLERK CDF REGISTRY OFFICE
P/Bag 13307
WINDHOEK

214

3/4/12/1
SL

EMBAIXADA DA REPULICA DE ANGOLA
Embassy of the Republic of Angola
Chancellery of Defence

Agostinho Neto St.3
Angola House
P.O. Box 5395 - Ausspannplatz
Windhoek - Namibia

Telephone: (061) 220302
Telefax: (061) 220978
chancelaryango@iway.na

TO
HIS EXCELLENCY
LIUETENENT -GENERAL – **JOHN MUTWA**
CHIEF OF THE NAMIBIAN DEFENCE FORCE NAMIBIA

= **WINDHOEK** =

NR099/CD-WDK/2014

MESSAGE OF CONDOLENCE

It's with profound sadness that I took notice of the death of Brigadier-General **Karel Christopher Ndjoba,** Defence Attaché of the republic of Namibia in the Federal Republic of Germany, on Sunday the16th Novamber 2014.

In this time of mourning and sorrow, I would like on my behalf and on behalf of the staff of this Chancellery of Defence, forward our most profound condolences to the bereaved family.

"MAY HIS SOUL REST IN PEACE"

Windhoek, 18th November 2014

The Defence Attaché
Jose Trindade Clementino
Brigadier

WINDHOEK

TO	SEE	DATE
CDF		01. 12. 14
MA		01/12/14
CC		18. 11. 14

2014 -12- 01
CHIEF CLERK CDF REGISTRY OFFICE
P/Bag 13307
WINDHOEK

215 3/4/12/1

3/4/12/1
57

保利科技有限公司驻纳米比亚代表处

Poly Technologies Inc. Namibia Office

Tel: +264 818 727 000 Fax: +264 61 228260 Email: gujia@polyinc.com

01 DEC 2014
OFFICE OF THE SECRETARY
Private Bag

Ref No.: 14P11/RP/NM/104 Date: 20 November 2014

To: Mr. Petrus Shivute
Permanent Secretary
Ministry of Defence
Windhoek

[redacted]

Cos AR! pass this to the family. Consideration please
Committee.
02. 12. 14
01/12/14

SUB: LETTER OF CONDOLENCES

Your Honorable Permanent Secretary,

At the shocking and sad news that Brigadier General Karel Christopher Njoba passed away, as a friend of him and on behalf of Poly Technologies Inc., I would like to convey our heartfelt condolences and deep sympathies to the bereaved family, relatives, colleagues and friends of the late Brigadier General Karel Christopher Njoba.

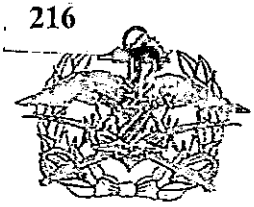
This is a great loss to the Ministry of Defence and Namibian Defence Force.

May his Soul rest in eternal peace.

Yours Sincerely,

Mr. Gu Jia
Chief Representative Namibia Office
Poly Technologies Inc.

TO	SEE	DATE
CDF	Committee	02. 12. 14
MA		02. 12. 14
CC		01. 12. 14



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NAMIBIAN DEFENCE FORCE

Tel: (061) 204 9111
Fax:: (061) 204 2124
E-mail Address: cdefence@mod.gov.na

Chief of the Defence Force
Private Bag 13307
WINDHOEK

Enquiries:.....

Our Ref: CDF/3/4/12/1 Your Ref:.....

26 November 2014

Dear Bereaved Family

MESSAGE OF CONDOLENCE FOR THE LATE BRIGADIER GENERAL KAREL CHRISTOPHER NDJOBA

The Chief of the Defence Force and the entire staff of the Namibian Defence Force together with the bereaved family of the late Brigadier General(Brig Gen) Karel Christopher Ndjoba mourns the loss of a son, husband, brother, father, and a soldier who passed on, on 16 November 2014 in the Federal Republic of Germany.

The late Brig Gen Karel Christopher Ndjoba was born on 28 July 1961 at Eenhana, Ohangwena Region. He was inducted in the NDF in 1990 with a rank of a Major. At independence, he was appointed as a Company Commander that forms part of the presidential guard of honour that was responsible for the hoisting of the Namibian flag.

From 1990 to 1991, the late Brig Gen Ndjoba was appointed as Staff Officer Grade Two (SO2) Training at Military School, Okahandja.

In 1992, the late Brig Gen Ndjoba was transferred from Military School to the Ministry of Defence Headquarters and subsequently was sent to Canadian Land Forces Command and Staff College where he attended the Junior Command and Staff Course as well as the Senior Command and Staff Course. Upon his return from Canada, the late Brig Gen Ndjoba together with other officers were entrusted with the production of training and fighting doctrines of the NDF, and close to fifty (50) pamphlets, manuals and précis were produced and are being used for training to date.

It is also worth mentioning that among these officers are the current Navy Commander Rear Admiral Peter Hafeni Vilho, former Maritime Wing Commander the late Capt (N) PN Sacharia (Shidjuu sha Nangula), pioneer of Air Wing Col George Kaxuxuena, Deputy Commissioner Embumbulu and the late Lt Col Werner Hamulenge. This is to show that the late Brig Gen Ndjoba was one of those officers having potential of attaining high rank in the NDF.

In 1996, he was promoted to the rank of Lt Col and posted as Staff Officer Grade One (SO1) Training in the Directorate Joint Operation. Due to his loyalty and dedication, in 2002, the late Brig Gen Ndjoba was promoted to the rank of Colonel and appointed as Senior Staff Officer (SSO) Training in the same directorate. He was a shining example who dedicated his life for the betterment of the Ministry of Defence in general and the Namibia Defence Force in particular.

The late Brig Gen Ndjoba attended various courses in Namibia and abroad among others; the Senior Command and Staff Course at Canadian Land Forces Command and Staff College, Advanced Military Law Course, Master of Art Degree in Security and Strategic Studies at the University of Namibia, Senior Leaders Course in USA, International Collective Training Briefing Course in Britain, United Nations Military Observer Course in Zimbabwe, United Nations Senior Management Course in Zimbabwe, Executive Course in Managing Multinational Peace Mission at Witwatersrand University in South Africa.

The late Brig Gen Ndjoba was also entrusted with additional appointments and commitments. During Atlantic Operation (DRC

campaign), he served as Infantry Brigade Second-in-Command at SADC Task Force and later served as Director of Personnel at SADC Task Force. In 2009, he was appointed as Chairman of the MOD/NDF Group Scheme Trustees, in 2010 he was appointed as Deputy Chairman of Civil Training Committee within the MOD/NDF, in 2012 he was appointed and served as Chairman of the Board of Directors of Mile 4. He was also appointed as a Directing Staff at the SADC Regional Peace Keeping Centre in Zimbabwe, as well as Interim Planning Element for the SADC Standby Force at SADC Secretariat in Botswana.

In 2009, he was promoted to the rank of Brig Gen and appointed as Chief of Staff Human Resources in the MOD/NDF. It was during his tenure that the MOD/NDF conducted more bench marking to various countries in order to improve the wellbeing of our members. In September 2014, the late Brig Gen Ndjoba was appointed as Defence Advisor to the Federal Republic of Germany where he served till his untimely death on 16 November 2014. He was awarded with Campaign Medal (DRC), the Ten Years Service Medal, Commendation Medal (silver), Commendation Medal (gold) and SADC Brigade Service Medal. The late Brig Gen Ndjoba was disciplined officer who accomplishes all tasks assigned to him.

The death of Brig Gen Ndjoba is not only a loss to his family and friends but also to the Namibian Nation in general and to the NDF in particular. It is with a heavy heart that the Namibia Defence Force and on my own behalf express our deepest sympathy and condolences to the bereaved family, the widow, children, brothers, sisters, friends and colleagues of the late Brig Gen Ndjoba.

May his soul rest in eternal peace!

REPUBLIC OF NAMIBIA
MINISTRY OF DEFENCE
2013 -11- 26
CHIEF OF THE DEFENCE FORCE
P/Bag 13307
WINDHOEK

JOHN MUTWA
CHIEF OF THE DEFENCE FORCE: LIEUTENANT GENERAL

From the Office of the Commander Defence Forces

Telephone: 700156 Ext 2143
Telex: 24821
Fax: 700788

Reference:
Commander Defence Forces
Ministry of Defence
Defence Forces Headquarters
Private Bag 7713 Causeway
Harare, Zimbabwe

Def/CDF/42/19

COMMANDER DEFENCE FORCES
MINISTRY OF DEFENCE
28 NOV 2014
P BAG 7713 CAUSEWAY
ZIMBABWE

Lt Gen J Mutwa
Chief of the Defence Force
Private Bag 13307
Windhoek
NAMIBIA

28th November 2014

Dear General

MESSAGE OF CONDOLENCE

The office of the Commander Zimbabwe Defence Forces learnt with profound sadness and disbelief, of the news of the passing on of a seasoned General of the heroic Namibia Defence Force (NDF) on 16 November 2014. The loss of Brigadier General Christopher Ndioba was indeed devastating not only to the NDF but to all SADC defence forces.

On behalf of the Command Element, officers, men and women of the Zimbabwe Defence Forces, my family and indeed on my own behalf, I wish to convey heartfelt condolences to the NDF and the Brigadier General's family. My dear General as you and the entire NDF family go through this difficult period, may it comfort you to know that the entire ZDF commiserates with you.

It is my sincere hope General, that colleagues in the NDF will emulate the good deeds of their departed comrade in order to perpetuate the legacy of the departed General. I pray that his soul finds eternal peace in the arms of our dear Creator. May I advise my Dear General, that because of other commitments beyond my control I have tasked my DA in Namibia to represent the ZDF during his interment.

May you be kind enough to pass the ZDF's condolences to the departed's dear family. Please accept General, the assurances of the ZDF's highest considerations.

Yours sincerely

C G CHIWENGA GCZ
General
Commander Zimbabwe Defence Forces

3/4/12/1 222

REPUBLIC OF NAMIBIA
MINISTRY OF DEFENCE
2014 -12- 03
CHIEF CLERK CDF REGISTRY OFFICE
P/Bag 13307
WINDHOEK

3/4/12/1
58

FOREIGN MILITARY ATTACHE'S ASSOCIATION

CHIEF OF NAMIBIA DEFENCE FORCE (CDF) **LT GENERAL J MUTWA**

RE: MESSAGE OF CONDOLENCE

The Foreign Military Attache Association (FMAA) of Namibia have learnt with a deep sense of shock and sadness of the untimely death of Brigadier General Ndjoba the Defence Attache to Germany. Not only was he an astute, selfless dedicated senior officer to the NDF and will forever be remembered for his tireless and immense key role he played as the Chief of Staff (COS) for human resources and his last appointment as Defence Attache to Germany Republic.

His untimely death has robbed Namibia Defence Force (NDF) of a dedicated General and Cadre who highly distinguished himself both in the military and diplomatic service. His death is not only a loss to the Family and NDF, but to the Nation as well.

On behalf of our countries, spouses and as FMAA in Namibia we wish to extend our deep heartfelt condolences and sympathies to H.E. Hifikepunye Pohamba the President and Commander in Chief of the Namibia Defence Force, Hon Nahas Angula, Minister of Defence and through you Chief of Namibia Defence Force to Mrs Ndjoba, and the entire bereaved Ndjoba Family, relatives and friends and the rank and file of the NDF, on this painful loss. May we be comforted with the legacy of service he has left us.

TO	SEE	DATE
CDF		04. 12. 14
MA		04/12/14
CC		03 12 14

Death is painful but may we be consoled by God's grace in this trying and difficult moment. May his soul rest in eternal peace. Receive General our solemn regards

Lieutenant Colonel M Mabhena
Dean FMAA

REPUBLIC OF MOZAMBIQUE
MINISTRY OF NATIONAL DEFENCE
DEFENCE FORCE HEADQUARTERS

DEPARTMENT OF HUMAN RESOURCES

N/REF: 0471 NE/DP/EMG/2015 Maputo, 27 February 2015

MESSAGE OF CONDOLENCE

My dear Gen,

On behalf of the Mozambique Defence Forces and indeed on my own, I wish to present the most fraternal compliments and wishes for a successful 2015.

It has been with a deep sence of shock, sorrow and grief that we have recently learnt of the untimely passing a way of General K.C. Ndjoba, Chief of Human Resources of Namibian Defence Force, last year, in November 2014.

For the inconsolable loss of this great Officer, on behalf of the Mozambique Defence Forces, I would like to convey through you and Namibian Defence Force our profound heartfelt condolences to the family of the deceased.

Best Regards

Brig Gen F.E. NORTE
DIRECTOR: DEPARTMENT OF HUMAN RESOURCES

TO:

BRIG GEN C. M. SOJA
CHIEF OF HUMAN RESOURCES NAMIBIAN DEFENCE FORCE
Windhoek
NAMIBIA

ANNEXURE C

(Support Letters)

P.O Box 40482
Ausspannplatz
WINDHOEK
Namibia
9000

15 August 2019

The Widow of Brigadier General K. C Ndjoba
P.O Box 1935
WINDHOEK
Namibia
9000

Dear Mrs. E. L. N Ndjoba,

SUPPORT LETTER FOR THE CHANGE OF HENNIE LOUBSCHER STREET SITUATED IN OLYMPIA TO GENERAL KAREL CHRISTOPHER NDJOBA STREET:

This letter serves as a show of formal support to rename the street currently called, ***HENNIE LOUBSCHER STREET*** wherein he resided and where his wife currently resides, situated in OLYMPIA to ***GENERAL KAREL CHRISTOPHER NDJOBA STREET.***

I knew Brigadier General K.C Ndjoba to be a loving Husband, Father, Grandfather, Brother, Friend, Mentor and a National Leader in his own right.

Brigadier General Karel Christopher Ndjoba was an asset to the Namibian Nation in general and to the NDF in particular. It is therefore only befitting that we honour him by re-naming the street to General Karel Christopher Ndjoba Street to honour, recognize and maintain his legacy.

We therefore trust that this submission meets your favourable considerations.

Yours truly,

Lieutenant General Martin Shalli

Contact: 0811 241 980

Email: mshalli2005@yahoo.co.uk

P.O Box 40482
Ausspannplatz
WINDHOEK
Namibia
9000

18 September 2019

The Widow of Brigadier General K. C Ndjoba
P.O Box 1935
WINDHOEK
Namibia
9000

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We therefore trust that this submission meets your favourable considerations.

Yours truly,

Major General (Rtd) David Mbandeka

Contact: 0811 244 854

P.O. Box 40482
Ausspannplatz
WINDHOEK
Namibia
9000

The Widow of Brigadier General K.C Ndjoba
P.O. Box 1935
WINDHOEK
Namibia
9000

Dear Mrs. E.L.N Ndjoba

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It is therefore only befitting that we honour him by re-naming the street to General Karel Christopher Ndjoba Street to honour, recognize and maintain his legacy.

We therefore trust that this submission meets your favourable considerations.

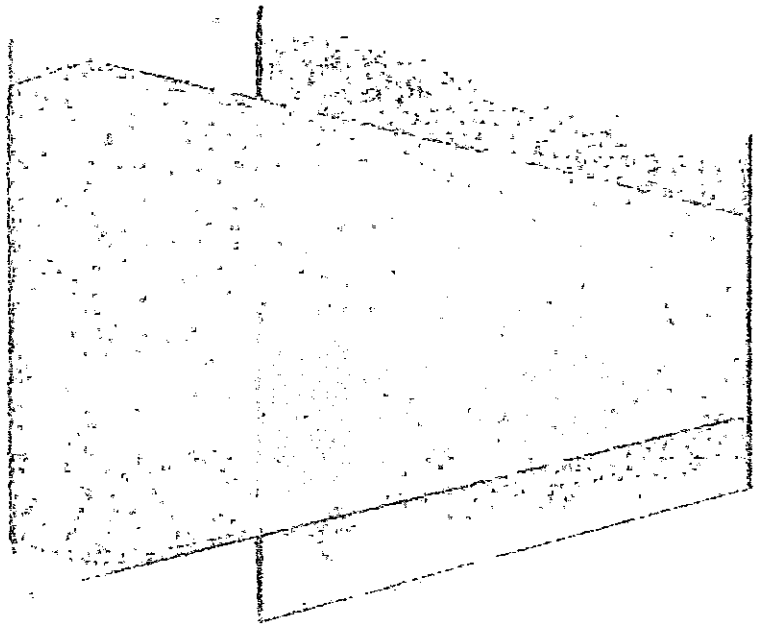
Yours truly,

Mr A.N Nambahu
Contact: 081 128 1911
Email: annambahu@hotmail.com or annambahu@fanbox.com

City of Windhoek

Street and Place Naming Guidelines

APPROVED BY COUNCIL RESOLUTION 76/04/2017



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1 Introduction and Background

The City of Windhoek is the Local Authority responsible for the administration of the street naming and renaming within its boundary. This administrative function is performed in order to ensure that all properties in the City are allocated official addresses. Street Addresses are an important urban navigation tool to the City's officials, residents, visitors and businesses.

Naming of streets and places is also an important element of service delivery as it promotes legibility and facilitates the effective delivery of services such as water and electricity, emergency services and also policing functions.

The naming and renaming of streets and places after persons who made an impact on the development of the City is a way of etching the country's history, both pleasant and not so pleasant, in the memory of people; and also to honour individuals for their contributions to the development of the country and the City and should therefore be done with careful consideration since it may have an impact on current and future users of a particular street or place.

2 Framework

The legislative framework within which the street and place naming and renaming is undertaken is the Local Authorities Act, Act 23 of 1992. Of particular relevance is Section 94 (1) (f) that stipulates as follows:

"the regulation of the naming from time to time of streets, and the numbering of houses, buildings and places in such streets"

3 Purpose of the Policy

3.1 The purpose of the policy is to provide a consolidated document to be used in the processes of naming and renaming of public places and streets within the City of Windhoek.

3.2 To ensure an inclusive, consultative and transparent process that enjoys public support when a proposal for a name change is received;

3.3 To facilitate the replacement of controversial, historical irrelevant and offensive names within Windhoek;

3.4 To facilitate the allocation of street names to new townships to be established in Windhoek; and

3.5 To serve as a guide to all private township developers within Windhoek on procedures to be followed in the allocation of street and place names.

4 Establishment of Committee

There shall be stablished a Committee under Section 30 (1) (w) exclusively dealing with the naming and renaming of public places and streets.

4.1 Composition of Committee

4.1.1 The committee will comprise of not less than eight (8) and no more than ten (10) members.

4.1.2 The committee shall consist of :

4.1.2.1 Three (3) Councillors nominated by Council,

4.1.2.2 Five (5) members from the public with expertise or experience in one or more of the following: town planning, onomastics, history, culture, linguistics, land survey, reconciliation and religion nominated by the Department of Community Services following consultation and acceptance of the nomination,

4.1.2.3 Two (2) staff members – one (1) representing the Department of Community Services and one (1) representing the Office of the Chief Executive Officer (the latter shall be staff member designated by the Chief Executive Officer).

4.1.3 The Department of Community Services shall perform the secretarial functions of the committee.

4.1.4 The Department of Community Services shall motivate and submit the names of the public members to Council for consideration.

4.2 Quorum of the committee

A simple majority of the Committee shall form the quorum.

4.3 Terms of office

4.3.1 The Committee shall hold office contemporaneous with the term of Council.
4.3.2 A member of the committee is appointed for a period of five (5) years.
4.3.3 A member of the committee may be re-appointed for a consecutive term of office.
4.3.4 Council may terminate a person's membership to the Committee.
4.3.5 If a member dies or resigns, Council must appoint another person to fill that vacancy for the remaining portion of the term of office of that member.

4.4 Meetings of the committee

4.4.1 The Chief Executive Officer must convene the first Committee meeting, thereafter the Chairperson of the Committee must be elected from the Members of the Committee.

4.4.2 The Strategic Executive Community Services will convene all other meetings including urgent meetings.

4.4.3 The committee will meet once every quarter or four (4) times a year and when convened by the Chairperson as often as necessary to consider urgent matters.

4.4.4 In the absence of the Chairperson, the members present at the meeting must elect from amongst themselves a Chairperson for the purpose of that meeting.

4.5 Functions of the committee

The primary functions of the Committee are to:

4.5.1 Assess and evaluate all naming and or renaming proposals received against the criteria as spelt out in this policy.

4.5.2 Recommend to Council proposed names for public places and streets within the Municipal boundary of Windhoek.

4.6 Allowances of members of the committee

Members of the committee shall not receive any remuneration and serve on a voluntary basis.

4.7 Annual report of the committee

In order to ensure that proper record keeping is maintained the committee will compile an annual report on the following;

4.7.1 Current names that were changed;

4.7.2 New names that were proposed and accepted

This report shall be held with the City's Registry for record keeping purposes.

4.8 Policy Review

This policy is subject to review as and when the regulatory; social and or the local authority environment require change.

5 Principles to be followed in naming streets and places

The principles detailed below should be adhered to in considering all submissions/proposals and petitions for the naming and renaming of public places and streets.

The following principles shall apply:

5.1 Proposed street names must be kept short.

5.2 Names of people, places, or objects may be used.

5.3 Names can be in all languages and should be easily pronounceable by Namibian citizens.

5.4 For record keeping purposes, information with regards to the proposed name, identity of a personal names, biography and activities the person was involved must accompany the proposal letter. This is important in cases where notable persons names are submitted as proposed for naming or renaming after streets or public places.

5.5 Names of the same object but in different languages can occur but are preferably to be avoided.

5.6 Names with similar sounds but different spelling cause confusion and should be avoided.

5.7 When personal names are used, the preferred form is to use only the surname, for instance, "Smith Street", the full name should be used, for example "Joan Harrison Street". A third alternative, which allows names to be kept in short form, is to use initials and surname, for example "H G Veii Street'.

6 The naming of places and streets after deceased persons

6.1 The person must have popular support.

6.2 The person is credited with outstanding achievement, for example, in the areas of cultural, educational, social, sport or economic development.

6.3 The person should have greatly contributed towards promoting a positive image of Namibia and Windhoek.

7 Guidelines to be followed in renaming existing public places and streets

7.1 In an effort to keeping with previous Council Resolutions, streets should, as a general principle:

7.1.1 be named after people, places, events and things related primarily to the City and its citizens and; b) Secondly, to Namibia at large.

7.2 The following are the criteria that will be applicable in the naming or renaming of public places and streets:

7.2.1 To commemorate noteworthy persons associated with the City, Namibia, Africa and the international community of which the City is part of;

7.2.2 To commemorate local history, places, events or culture;

7.2.3 To promote names with powerful positive meanings for people, so as to provide opportunities to promote Community harmony;

7.2.4 To recognise native wildlife, flora, fauna or natural features related to the community and the City of Windhoek;

7.2.5 To recognise communities which contribute to the ethno-racial diversity of Windhoek City;

7.2.6 To strengthen community identity;

7.2.7 To use names that can serve as locational tools and navigational aids for a predictable, manageable, and orderly environment (names are the beginnings of journeys or destination); and

7.2.8 To use names that creates a sense of place.

7.2.9 Preference shall be given to names of local area or historical significance.

7.2.10 Names of living persons should only be used in exceptional circumstances such as to celebrate Windhoek's rich heritage of struggle for a democratic, non-racial society and to acknowledge the contribution that many of the City's residents have made to the development of the City or Namibia.

7.2.11 Names should be grouped in categories for use in the same areas, for instance, the names of birds are used in certain extensions of Khomasdal, and whilst the names of historical figures are used in other townships; new developments can accommodate new trends in the naming of streets.

7.2.12 Renaming proposals must recognise persons who, in their lifetime demonstrated outstanding contributions to the City and the country at large. The following criteria must be met:

7.2.12.1 Persons nominated dead or alive should have made a substantial contribution directly to the City of Windhoek or Namibia at large;

7.2.12.2 The person must have given extensive or distinguished service to the community that goes beyond any doubt to Council;

7.2.12.3 The service should be easily recognisable as having a direct benefit to the City or Namibia at large and should be such that it has produced substantial benefit to the well-being of the citizens of the country; and

7.2.12.4 Nominees in the case of a Windhoek resident should have lived within the City of Windhoek for a significant number of years (significant usually means at least 15 years) and have had a long and close association and identification with the City.

7.2.12.5 Nominations by foreigners shall be done by their direct diplomatic representatives through both the Ministry of International Relations and Ministry of Urban and Rural Development.

8 Names to be avoided

8.1 There must be no duplication of a name within the City.

8.2 Names for public streets must not be construed as commercial advertising.

8.3 Cumbersome, corrupted or poorly modified names, discriminatory or derogatory names from the point of view of race, sex, colour, creed, political affiliation or other social factors shall be avoided.

8.4 The reuse of former street names should be discouraged because of the confusion it causes in property records management.

8.5 Names of living people are to be excluded, except when the age of the proposed persons reach or exceed 70 years.

8.6 In addition to the guidelines the City will consider the following when renaming the City's streets:

8.6.1 The historical reasons for the original name;

8.6.2 The public profile or familiarity of the public place and street's original name;

8.6.3 The cost associated with changing the place or street's name; that is, the cost of replacing street and traffic signs;

8.6.4 The relevance of the proposed new name to the place and street's main user group; and

8.6.5 The potential confusion created for emergency and other municipal services, commercial delivery services, and the travelling public.

9 Current streets and places that should not be renamed

The renaming of public places and streets which have the following characteristics is discouraged, i.e. streets that:

9.1 Have a name that reflects a positive historical event within the City of Windhoek;

9.2 Have a name that has specific relevance to the people of Namibia; and

9.3 Public places and streets that have already been renamed after a person associated with the City and people of Windhoek.

10 Process by which proposals for naming or renaming shall be made

10.1 Any citizen or person, Community or organisation in the geographical area of the City of Windhoek shall be entitled to propose the naming of new streets or renaming of an existing street in accordance with policies and procedures accepted by Council.

10.2 Application for the naming or renaming of streets/places shall be in writing under the name of the person making the proposal, and include details of

the affected street or place, proposed new name, background of the name to be eliminated, and fully motivated reasons which shall include research references, evidence of professional or community support of the name proposed.

10.3 Proposals may include the results of referenda, minutes of a concerned group or similar consultation within communities by way of evidence of support or opposition but which Council shall not consider as defining criteria.

10.4 Proposals will be received by the Chief Executive Officer, and forwarded to the Strategic Executive Community Services for report and preparation of a submission to the Committee.

10.5 The processing shall be strictly according to the proposed procedures provided in the Policy.

10.6 Proposals will be considered by the Street and Public Places Naming Committee who will make recommendations to Council.

10.7 The Council of the City of Windhoek will take the final decision on whether to accept the proposed name or not.

11 Public Participation

In order to ensure a transparent and fair process in the renaming of public places and streets, the following shall be followed:

11.1 The level of public participation must be reflective of the size, and importance of the street or public place to be named or renamed.

11.2 Council will place an advert in two (2) local newspapers for one week advertising the proposed renaming of a street or public space calling for objections from the public.

11.3 In cases where the street is short, the city may invite objections from all residents in the surrounding by way of registered mail.

11.4 A member of the public who has objections against the renaming of a place or street will have twenty one (21) working days to lodge the objections with Council.

11.5 Council shall retain the right to reject any objection with reasons and refuse the renaming of a public place or street.

11.6 Council's decision shall be final and no further objections may be entertained.

10 Annexures

[Municipal Council Minutes: 2018-11-28(22)]

9.4.17 SOP.4 [UTP] RETAINING OF STREET NAMING THEMES AND HONOURING OF PROPOSED HONOUREES IN EXISTING AND NEWLY ESTABLISHED TOWNSHIPS
(16/3/7/1)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the professional and administrative culture of embracing street naming themes be retained as per the Street and Public Place Naming Guidelines, attached as pages 1097 - 1107 to the agenda, approved by Council per Resolution 76/04/2017.

2 That historical, social, natural, national character and connection, cultural and emotional concerns of the affected areas and surrounding be taken into consideration as themes for naming/renaming streets, places and townships.

3 That the street naming themes in existing townships and extensions be maintained as original as possible for ease reference and orientation in delivering public and emergency services.

4 That in existing townships and extensions where street naming themes are established, such themes form the basis for new names in the area.

5 That distributor streets in current and upcoming townships be reserved for the retaining of existing and assigned street naming themes.

6 That future street naming and renaming applications honouring historical figures received after this Council Resolution be considered for arterial and main collector streets in existing and new township developments.

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

RESOLUTION 374/11/2018

[Municipal Council Minutes: 2020-05-28]

10.3.8 SOP.7 [UTP] AMENDMENT OF COUNCIL RESOLUTION ON THE IMPLEMENTATION OF THE PUBLIC PARTICIPATION PROCESS IN STREET AND PLACE NAMING/RENAMING APPLICATION ASSESSMENT AND DECISION-MAKING (16/3/7/1)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the proposed public participation procedures be supported and incorporated in the approved Street and Place Naming Guidelines in terms of Council Resolution 76/04/2017 (Annexure B), attached as pages 1029 - 1041 to the agenda.

2 That the public participation exercise for the street and place naming/renaming application be based on the values and concerns of those who are affected by a decision to be taken.

3 That the following procedures be followed for the consideration of a Street and Place Naming/Renaming application:

3.1 Application lodgement and public participation

3.1.1 That an applicant express his/her intention to apply for the naming or renaming of a street and place, simultaneously informing and seeking for objections from the general public.

3.1.2 That the expression of intention be published in two (2) local newspapers for one (1) week, through the placement of the notification on site (at the beginning and the end of the street) and on the public notice board at the City of Windhoek (Customer Care Centre).

3.1.3 That the notice to be published in the newspapers be a standard legal notice as provided for in the various publications.

3.1.4 That no notices placed in any publication between the period 10 December of any year until 10 January of the following year, be considered.

3.1.5 That the notice placed in the newspaper be a normal legal notice, while the notice on the notice board and on-site be A3 size that embed the prescribed text as per the template (Annexure T), attached as pages 192 - 194 to the agenda.

3.1.6 That the notification to be placed on the notice board at the City of Windhoek (Customer Care Centre) be date stamped on the day it is posted by the Street and Place Naming/Renaming Committee Secretariat and have the same deadline for objections as indicated in the published advertisement.

3.1.7 That the applicant ensure that provisions made in the Street and Place Naming Guidelines and other relevant statutory and municipal by-laws be adhered to and not contravened.

3.1.8 That the applicant lodge a formal and comprehensive application as per the prescribed application template with the City of Windhoek, whereas the applicant also openly highlight and address raised concerns and objections by the general public (if any).

3.1.9 That the application for street and place naming/renaming include sufficient and validated information about the proposed name (origin, meaning and pronunciation) and the reason for motivating for that name as well as background information on the street to be replaced.

3.1.10 That the applicant obtain and complete a standard application form (Annexure U), attached as pages 192 - 194 to the agenda, from the City of Windhoek at a prescribed non-refundable fee as gasetted, and that a completed application form be submitted with the Office of the Mayor.

3.1.11 That signatures of all immediate residents, businesses and institutions or any other establishment residing and operating in the affected street must be secured by the proponent as prescribed by the standard application form. [The term 'immediate' refers to those affected parties sharing the particular street under consideration as their direct physical address as per the municipal billing system.]

3.1.12 That the proposals for naming/renaming streets or places in honour of a foreign person(s) be forwarded to the Ministries of International Relations and Co-operations; and Urban and Rural Development and the respective diplomatic representative, prior to the procedures as per paragraphs 3.1.1 to 3.1.10 above, for further consideration and advice to the Street and Place Naming/Renaming Committee.

3.1.13 That the proposition for streets and place naming in upcoming townships must be lodged as part of the township establishment application to be submitted by the Developer or appointed Town Planning Consultant to City of Windhoek for assessment and approval.

3.1.14 That it be noted that a member of the public who have objections against the naming or renaming of a street or place have fourteen (14) working days from the date of the advertisement to lodge the objections with Council and the proponent.

3.1.15 That any objection and comments be directed to both the City of Windhoek (Chief Executive Officer) and the proponent and complaints forwarded to the proponent accompany the formal application to be submitted to the City of Windhoek.

3.2 Application evaluation and consideration

3.2.1 That the City of Windhoek within one (1) month acknowledge receipt of the application, by writing a notification to the proponent of the application.

3.2.2 That the City of Windhoek not accept, record and process an incomplete application or an application that fail to comply with the principles and requirements of the Street and Place Naming Guidelines.

3.2.3 That on acceptance of the application, the Street and Place Naming/Renaming Committee Secretariat file, pre-evaluate the application, prepare a submission to the Committee and facilitate the consideration of the application through the internal municipal structures.

3.2.4 That the consideration and evaluation of the application be made against the provisions of the Street and Place Naming Guidelines and other relevant legal frameworks.

3.2.5 That the Street and Place Naming/Renaming Committee thoroughly evaluate and consider the application based on the values, motivations and concerns expressed by both the general public and applicant(s) for recommendation to Management Committee and Council.

3.2.6 That in exceptional circumstances, the Street and Place Naming/Renaming Committee through and by instruction of the Office of the Mayor may evaluate and motivate an application for renaming/naming of streets and places and ensure that provisions made in the Street and Place Naming Guidelines and other relevant legal frameworks are followed.

3.3 Decision-making and public notification

3.3.1 That Council take a presiding decision of which the general public be informed about, particularly the complainant(s) (if any), the applicant(s) and the immediate affected inhabitants of the respective street. [The term 'immediate' refers to those affected parties sharing the particular street under consideration as their direct physical address as per the municipal billing system.]

3.3.2 That the general public be informed of the decision taken by Council as per the Street and Place Naming Guidelines prior to the actual naming of the street and such be done in either the following manner:

- Through placing a notice in the Aloe newsletter; or
- Through disseminating letters informing all property owners along the affected street.

3.4 Appealing process

3.4.1 That any appeals to the decision taken by Council be communicated to the Chief Executive Officer by the concerned parties within the fourteen (14) working days from the date of the advertisement period stated under paragraphs 3.1.2 and 3.1.14.

3.4.2 That these appeals may constitute a second round of appeals (if any) after Council has pronounced itself over the submitted application.

3.4.3 That appeals registered with the Chief Executive Officer be forwarded to the Street and Place Naming/Renaming Committee for thorough assessment, consideration and further recommendation to Council.

3.4.4 That if there are no appeals, the Street and Place Naming/Renaming Committee Secretariat proceed with the handing over of the administrative task to the Office of the Mayor for further actions, which involve informing the applicants, next of kin and making the necessary arrangements for a street naming/renaming ceremony.

3.4.5 That Council retain the right to reject any objection with or without reasons and refuse the naming or renaming of a place or street.

3.4.6 That the decision taken by Council be final and no further objections be entertained.

4 That the Street and Place Naming Guidelines clearly outline the process of public participation and decision-making in the assessment, approval and disapproval of a street and place naming/renaming application.

5 That information from the general public be sought, facilitated and incorporated in the assessment of the application prior to the final decision and public notification.

6 That public participation recognise and focus on the needs and interests of all participants, including the general public and decision-makers.

7 That the resolving of this submission exclude all street and place naming/renaming applications received before the passing of this Council Resolution and be applicable to all applications received after the implementation of this public participation process.

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

RESOLUTION 156/05/2020

==========

[Municipal Council Minutes: 2020-05-28]

10.4 **APPROVAL OF REPORT NO. SMC 07/2020**

It was unanimously

RESOLVED

That the report of the Special Management Committee meeting (SMC 07/2020) held on 20 May 2020 be approved by Management Committee members as being correct.

[Municipal Council Minutes: 2023-06-01&05-31]

10.1.5 IND.1 [UTP] EVALUATION AND APPROVAL OF APPLICATIONS FOR THE RENAMING OF STREETS IN HONOUR OF MERITORIOUS RESIDENTS WITHIN THE JURISDICTION OF THE MUNICIPAL COUNCIL OF WINDHOEK (16/3/7/1)

On proposal by Councillor SS Nujoma, it was

RESOLVED

1 That any application so received be dealt with by the designated structure in terms of the applicable Council established Policy.

2 That the Heritage Committee submit bi-annual reports to the Municipal Council of Windhoek on all its activities.

3 That all street renaming/naming items of the Heritage Committee be dealt with at a dedicated quarterly Special Council meeting, or when necessary, until such time that the backlog is dealt with.

4 That the resolution be implemented prior to approval of the minutes to assist with the dealing of currently outstanding applications.

RESOLUTION 98/05/2023

CITY OF WINDHOEK

✉ 59
WINDHOEK

☎ 061-290-3561/2574

The Gateway to Endless Opportunities

MINUTES of the Council Advisory Committee Meeting held on Thursday, 24 November 2022, 14:30, Alderman Matheus Shikongo Boardroom

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: *Ms M Haimbodi/Ms W. Munyanya*
TELEPHONE: *290 3561/2353*

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of agenda**
4. **Approval of the minutes**
5. **Matters arising from the previous minutes**
6. **New Matters**

6.1 Motivation to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St

7. **Closing**

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson
Cllr S.S. Gawanas	Member
Cllr S. S. Nujoma	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)

IN ATTENDANCE

Mr. V. Endjala	Manager: Sustainable Development
Ms L. Figaji	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Mr. C. Kondiri	Spatial Data Analyst
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Chairperson welcomed everyone including the Councillors attending virtually. He further informed the meeting that the Committee Report that was tabled at the Council Meeting held on the 17 November 2022 was approved.

The Chairperson further indicated a few issues to be addressed:

1.1 The identification of the old Katutura houses as heritage sites by way of an item to be prepared and served at the Council of the first meeting in January or February 2023. **(ACTION: MS PUJATURA: ECONOMIC DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT)**

1.2 All streets that were approved by the Committee should be submitted to serve at Council separately, whilst awaiting the item of delegation of authority on Street Renaming to be approved. **(ACTION: MR ENDJALA: URBAN & TRANSPORT PLANNING DEPARTMENT)**

1.3 It was also proposed that the Head Office/Building which houses City Police and is currently called 'Simon De Wet', be renamed in honour of Chief Kanime as the founding Head of the City Police. All Committee members were in full support of the proposal. **(ACTION: MR ENDJALA: URBAN & TRANSPORT PLANNING DEPARTMENT)**

1.4 It was further agreed that a memo/letter be written to Chief Kanime to communicate the decision of the committee. **(ACTION: MR ENDJALA: URBAN & TRANSPORT PLANNING DEPARTMENT)**

2. Apologies

No apologies were tendered, and the following Councillors were absent without apology:

- Cllr Joseph Uapingene
- Cllr Bernardus Araeb

3. Adoption of the Agenda

Agenda was adopted as is.

4. **Approval of the minutes (21 September 2022)**

4.1 The minutes of the meeting held on 21 September 2021, were approved as is.

5. **Matters arising from the Minutes**

None

6. **New Matters**

6.1 **Motivation to change Hennie Loubscher St. situated in Olympia, to General Karel Ndjoba Street**

6.1.1 The letter of request to rename the Hennie Loubscher Street in Olympia, to General Karel Ndjoba Street, was noted.

6.1.2 It was advised that before such applications are brought to the committee, officials should authenticate the application and supporting its documentations.

6.1.3 The application was supported and should follow the same procedures as all other applications. **(ACTION: MR ENDJALA: URBAN & TRANSPORT PLANNING DEPARTMENT)**

7. **Closing**

The Chairperson thanked everyone for their efforts to ensure the success of the meeting and adjourned the meeting at 15H15.

Signed:

Chairperson

12/07/2023
Date:

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 / CONTENTS

001	Sterfgevalle	001	Death Notices
002	In Memoriam	002	In Memoriam
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004	Verlore	004	Lost
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006	Persoonlik	006	Personal
007	Opleiding	007	Training
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017	Kommersieel te huur gevra	017	Commercial Wanted to Let
018	Kommersieel te huur	018	Commercial to Let
019	Kommersieel te koop gevra	019	Commercial Property to Buy
020	Kommersieel te koop	020	Comm. Property for Sale
021	Alleriei te koop gevra	021	Goods Wanted to buy
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034	Erwe te koop	034	Erven for Sale

005 Kennisgewings / Notices

NOTICE is hereby given in accordance with the Street and Place Naming Guidelines of the City of Windhoek, that I, N. L. E. NDJOBA, ID NUMBER 62021600831, P.O. BOX 1935, elndjoba@yahoo.co.in herewith request that the Windhoek Municipal Council: naming/renaming of a street(s) or place, [HENNIE LOUBSCHER STREET, OLYMPIA]. Written objections, duly motivated, to be intended to this transactions must be forwarded to the Chief Executive Officer, Box 59, Windhoek and the applicant within fourteen (14) working days from the date of the advertisement.

DM0202300411316

009 Vakatures / Vacancies

Medicine World PHARMACY

VACANCY

AVAILABLE POSITION: STOCK CONTROLLER

- Grade 12
- Basic Computer Skills
- Good Communication skills

009 Vakatures / Vacancies

OPTOMETRIST OSHAKATI AND ONDANGWA NAMIBIA 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: 30 September 2023 and only shortlisted candidates will be advised.

DM0202300411315

010 Spesiale dienste / Services

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 payslip, no bank statement, just the car! Auto Cash 061-400676. It's that simple!

DM0202300410308

035 Regskennisgewings / Legal Notices

IN THE High Court of Namibia
(Main Division – Windhoek)
Case No: HC-MD-CIV-ACT-CON-2022/01004
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Execution Creditor and
ALEXANDRA MUTAGO GORESES, Execution Debtor
NOTICE OF SALE IN EXECUTION – IMMOVABLE PROPERTY
IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on 10th of MARCH 2023, and the Writ of Execution issued on the 13th of March 2023, in the abovementioned case, a judicial sale by public auction will be held on
the 17th of August 2023 at 12H00 at Erf 125, Tamariskia, Swakopmund,
of the following:
CERTAIN: Erf 125, Tamariskia
SITUATED: In the Municipality of Swakopmund, Registration Division "G", Erongo Region
MEASURING: 525 (FIVE TWO FIVE) square metres
HELD BY: Deed of Transfer No. T 7992/2013
SUBJECT TO: To all the condition contained therein.
(Hereinafter referred to as "the mortgaged property")
CONDITIONS OF SALE:
The property shall be sold by the Deputy-Sheriff, SWAKOPMUND, on 17th of AUGUST 2023 at 12H00. The Purchaser shall pay a deposit of TEN PERCENT of the purchase price IN CASH ON THE DAY OF SALE, the balance against transfer to be secured by a banker

035 Regskennisgewings / Legal Notices

IN THE High Court of Namibia
Main Division – Windhoek
Case No: HC-MD-CIV-ACT-CON-2023/01266
In the matter between:
WINDHOEK AFRIKAANSE PRIVAATSKOOL, Execution Creditor and
JAN HENDRIK DUVENHAGE, Execution Debtor
NOTICE OF SALE IN EXECUTION
IN EXECUTION of a Judgment granted against the Defendant by this Honourable Court on 10th May 2023, the following movable property will be sold by Aucor Walvis Bay by public online action from the 11th September 2023 starting at 10H00 and ending on 13th of September 2023 at https://aucor.auction and stored at premises of Aucor Namibia, corner of 3rd Street East & 14th Road, Industrial Area, Walvis Bay, Republic of Namibia, namely:
1x Grey wooden square table, 1x Green steel table, 1x Panasonic flat screen TV, 4x Dining chairs, 1x Dark brown key table, Diamond (white) small fridge, Light green safe, white 3-drawer show case, grey 2-door wardrobe, 3x steel shelves, 1x grey wardrobe, 1x grey bedside table + mirror, 1x blue bedside table, 1x grey wooden table, 1x 2-piece lounge suite, 1x Blue Spin Sport ping pong table, 1x white 1-drawer desk, 1x Sinotec flat screen TV, 1x Plastic table, 2x Round coffee

035 Regskennisgewings / Legal Notices

REZONING NOTICE Take notice that DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Portion 237 (a Portion of Portion B) of Farm Windhoek Town and Tow[illegible] 31 known as 237/B/[illegible] apply to the Municip[illegible] Windhoek for:
• PROPOSED CONS[illegible] PORTION 237 (A [illegible] PORTION B) OF F[illegible] HOEK TOWN AND TOWN[illegible] LANDS NO. 31 KNOWN AS 237/B/31 FOR AN ANCILLARY USE IN THE FORM OF A WAREHOUSE FACILITY.
Portion 237 (a Portion of Portion B) of Farm Windhoek Town and Townlands No. 31known as 237/B/31 is located in Golf Street and known as the Windhoek Fuel Station (Truck Port) opposite the Arebbusch Travel Lodge. The property is currently zoned 'Private Open Space' and measures 83,985m² in extent. The proposed Consent Use for Ancillary Use would allow the owner to use the Portion for a Warehouse Facility for manufacturing and selling of all relevant steel products like roof sheeting, trusses, flat sheets and more on a Portion size as will be approved by Council. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided for respectively. 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

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CLASSIFIEDS

Tel: (061) 208 0800/44 **Fax: (061) 220 584** **Email: classifieds@nepc.com.na**

Services

NOTICE OF REGISTRATION AS A WELFARE ORGANISATION

Teen Nurture applied for registration as a welfare organization in terms of Section 19 of the National Welfare Act, 1965 (Act 79 of 1965), as amended.

The objects of the organization read as follows:

1. To empower parents or caregivers and their adolescents on involved parenting and improve positive parenting behaviours through collaborative joint parents-adolescent discussion as a protective factor to reduce maltreatment and abuse which eventually builds better and strengthened relationship.
2. To increase awareness and disseminate information on the determinants of adolescent health.
3. To empower adolescents to uplift their living standards through strengthening economic activities, career guidance and access to digital skills in order to sustain themselves by exploring their strengths Creativity, imaginations and innovation.

Any person or persons desiring to raise objections against the registration of the organization must submit such representations to the Permanent Secretary of the Ministry of Health and Social Services, Private Bag 13198, Windhoek within twenty-one days as from date of this advertisement.

The Chairperson:
Paulina Ashipala
P. O Box1295
Oshakati

Notice

Phillus Shetumyonga
Postal address: P.O.BOX 410
Email address:pashitangeni@gmail.com

Notice is hereby given in accordance with the Street and Place Naming Guidelines of the City of Windhoek, that I, **N. L. E. NDJOBA, ID NUMBER 62021600831, P.O. BOX 1935, elndjoba@yahoo.co.in** request that the Windhoek Municipal Council:

naming/renaming of a street(s) or place, **[HENNIE LOUBSCHER STREET, OLYMPIA].**

Written objections, duly motivated, to be intended to this transactionsmust be forwarded to the **Chief Executive Officer, Box 59, Windhoek** and the applicant within fourteen (14) working days from the date of the advertisement.

HOUSE FOR SALE

1Bedroom newly build size of plot 327 square meters corner N$135000.00 without transfer costs. Contact 0812597530

Notice

WOEMA
Explosive news of the motoring industry

Give your business the best boost you can! Advertise in our weekly motoring supplement WOEMA!

Be it any accessories or gadgets for your vehicle. Call us on 061 20808 00 or fax us on 220584 Put the WOEMA back into your business!

Notice

Notice

NOTICE OF APPLICATION IN

of this notice.
Name of applicant:
Appollos Kashokulu
Type of license:
Bookmaker license
Name of bookmaking business or retail liquor business:
Omalinda Shebeen
Physical address of premises to which the application applies:
Erf 415, Luther Street
Otavi, Otjozondjupa Region

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BOOKMAKER LICENSE

Notice is hereby given of the application bookmaker license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 May submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant: Malinda Sport Betting and Gambling CC
Type of license:
Bookmaker license
Name of bookmaking business or retail liquor business:
Omalinda Bar
Physical address of premises to which the application applies:
Erf 160, Efraim Guiob Street
Tsumeb, Oshikoto Region

Notice

NOTICE OF APPLICATION IN

Type of license:
Bookmaker license
Name of bookmaking business or retail liquor business:
Tala – Nawa No.2
Physical address of premises to which the application applies:
ERF 169 Eenhana
Ohangwena Region

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BOOKMAKER LICENSE

Notice is hereby given of the application bookmaker license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Petrus T.S. Hangula
Type of license:
Bookmaker license
Name of bookmaking business or retail liquor business:
New Dawn Sport Betting
Physical address of premises to which the application applies:
Erf 4753, Kehemu Location
Rundu, Kavango East

Notice

NOTICE OF APPLICA

253

Type of license:
Bookmaker license
Name of bookmak
or retail liquor bus
Etumas Bar and Sport Betting
Physical address of premises to which the application applies:
Erf 3815, Mars Street
Kuisebmund, Walvisbay

NOTICE OF APPLICATION IN TERMS OF THE GAMING AND ENTERTAINMENT CONTROL ACT, 2018 (ACT NO. 13 OF 2018) SECTION 45 (2) (a) (i) FOR BOOKMAKER LICENSE

Notice is hereby given of the application bookmaker license of which the details are given below. Any person who wishes to object to the application in terms of regulation 17 may submit his/her objection in the prescribed manner to the Board not later than 21 days after the publication of this notice.

Name of applicant:
Petrus T.S. Hangula
Type of license:
Bookmaker license
Name of bookmaking business or retail liquor business:
Dynamic Sport Betting House
Physical address of premises to which the application applies:
Erf 93, Nkurenkuru
Kavango West

INV20 254

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2023221081	**Date Issued :** 2023/08/25
Account Number : N/A	**Vote Number :** 5000182050048
Name : MRS. EBBA NDJOBA	**Reference Number :** STREET RENAMING APPLICATION FOR BRIGADIER GENERAL NDJOBA
Address : BOX 1935, WINDHOEK	**System Reference :** INV366035
	Issued By : 15547 - HAMATA (H.S)
	Contact Details : +264 61 290 2375

Description : STREET RENAMING APPLICATION FOR BRIGADIER GENERAL NDJOBA

PAYMENT DUE

Total Amount Excluding VAT	: N$ 217.39
Total VAT Amount	: N$ 32.61
Total Amount Payable	: N$ 250.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 217.39
Tariff Amount Excluding VAT	: N$ 217.39
Tariff VAT Amount	: N$ 32.61
Tariff Total Amount	: N$ 250.00
Service Code	: N/A

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

Receipt
Details

Standard Bank

Transaction Submitted Successfully

NAD **250.00**

City of Windhoek
FIRST NATIONAL BANK NAMIBIA | 62012146115

Transaction type
Once off Beneficiary payment

Reference ID
38167190

Date
25 August 2023

From
042747414

Their Reference
INV366035

City of Windhoek

STREET, PLACE RE/NAMING AND PROPERTIES NUMBERING APPLICATION FORM

Type of application

Naming/Renaming of Street	Naming/Renaming of Place	(Re)Numbering of Street Properties
☒	☐	☐

Particulars of the applicant

Name & Surname: EBBA LAHYA NDATOLEWE NDJOBA
Organization:
Postal Address: PO Box 1935 Windhoek
Residential Address: 4 Hennie Laubscher
Contact Number: 0811280 228
Email Address: endjoba@yahoo.co.in

Application details

Township Name: Olympia
Name of the Street to be renamed: 4 Hennie Laubscher
Proposed three alternative and preferred street names

- *Proposed street names must be kept short, at least limited to 20 characters including street name suffixes e.g. street, road, avenue etc.*
- *Historical, social, natural, national character and connection, cultural and emotional concerns of the affected areas and surrounding must be taken into consideration as themes.*
- *Further reference must be made to Section 5 and 7 of the Street and Place Naming Guidelines*

Alternative 1: General Karel Ndjoba St.
Alternative 2: General Karel C. Ndjoba St.
Alternative 3: General Karel Christopher Ndjoba St.

Declaration by the applicant

I CONFIRM that details provided are correct, to the best of my knowledge and the application in being made in accordance with the procedures and guidance of the Street and Place Naming Guideline of the Windhoek Municipaliity

Signature: Endjoba Date: 28/7/2023

Declaration by the applicant

I HAVE included the following supporting information with this application form (please tick)

5.1 Background of the street to be renamed ☒

5.2 A formal, comprehensive biography of the proposed honouree ☒

5.3 Research references, evidence of professional or community support ☒

5.4 Motivation as to why the affected street name should be changed ☒

5.5 Proof of all three required and placed public notices ☒

5.6 Consent affected residents, businesses, institutions and establishments ☒

5.7 Written objections raised (if any) ☐

5.8 Motivation addressing raised objections (if any) ☐

5.9 Acceptance letter from family member(s) (if proponent is not related) ☐

5.10 Consenting letter from MIRC, MURD and the respective Diplomatic Representative (for proposed foreign national honouree) ☐

5.11 Proof of Payment (non-refundable application fee of 250.00 NAD) ☒

Signature Endjala Date 28/7/2023

* *Consents of all immediate residents, businesses and institutions or any other establishment residing and operating in the affected street must be secured. The term "immediate" refers to those affected parties sharing the particular street as their direct physical address as by municipal billing system. Complete list of erven must be obtained from the Street and Place Naming/Renaming Committee Secretariat with the proof of payment.*

FOR OFFICE USE ONLY

Status of the Application

Application complete ☒ Application incomplete ☐

Namibian Citizen ☒ Foreign National ☐

Approved ☐ Reject ☐

Council Resolution

Comments

APPLICATION NO.

Application Dated 01/02/2021

Received Date 04/02/2021

Payment Receipt Number

Administrator 17042

* All required supporting information are compulsory and must form part of the application. Failure to ensure that, will result in the application been considered as incomplete. No incomplete application will be accepted, neither submitted to the Street and Place Naming/Renaming Committee for consideration.

Enquiries and submission of the application
If via postal address
Office of the Mayor
Windhoek Municipality
Box 59, WINDHOEK

Enquiries
Vernouman.Endjala@windhoekcc.org.na

If hand delivered
Office of the Mayor
Windhoek Municipality
c/o Independence Avenue and Sam Nujoma Drive

STREET, PLACE RE/NAMING AND PROPERTIES NUMBERING
APPLICATION FORM

List of consenting property owners to be consulted
Hennie Laubscher Street, Olympia

Street Name	Erf Number	House Number	Name of the Owner	Support/Not Supported	Contact
Hennie Laubscher Street		147	SEM SHYNO	Support	0812694665
Hennie Laubscher Street		2A	Adiman Porgieter	Support	0815732516
Hennie Laubscher Street		4	Ebba Ndyaba	Support	0811280228
Hennie Laubscher Street		3	Anne Ramdhr	Support	0811412444
Hennie Laubscher Street		1	Eric Biwa	Support	0812404444

Add below should there be other owners to be consulted

Street Name	Erf Number	House Number	Name of the Owner	Support/Not Supported	Contact
Hennie Laubscher Street					
Hennie Laubscher Street					
Hennie Laubscher Street					
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Hennie Laubscher Street					
Hennie Laubscher Street					
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