DOCUMENT 1

CITY OF WINDHOEK

✉ 59, Windhoek ☎ +264 61 2902911

NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on **Thursday, 20 November 2025 at 17:30**, rescheduled to be held on **Monday, 24 November 2025 at 11:00**, in the new Council Chambers, Windhoek.

.....

CHIEF EXECUTIVE OFFICER

ENQUIRIES:	Ms M Garises/ Ms J Rukira	**REF:**	2025-11-24(20).ca
TELEPHONE:	2902557/2903698	**DATE:**	2025-11-20

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 10(06) November (30 October) 2025 are submitted for confirmation.

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

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[Municipal Council Agenda: 2025-11-24(20)]

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

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9 **OUTSTANDING MATTERS ARISING FROM THE COUNCIL MEETING HELD ON 10(06) NOVEMBER (30 OCTOBER) 2025**

[Municipal Council Agenda: 2025-11-24(20)]

9.1 **ITEM 9.1 - ITEM 9.1.3 GOV.11 [CEO] CONFIDENTIAL MATTER**
(1/3)

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

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

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

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

[Municipal Council Agenda: 2025-11-24(20)]

9.2 **ITEM 10.2.1 - GOV.1 [CEO] CONFIDENTIAL MATTER**
(10/1/1)

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 -

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

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

[Municipal Council Agenda: 2025-11-24(20)]

9.3 ITEM 10.2.6 - GOV.14 [FCS] CONFIDENTIAL MATTER
(5/1/1/2)

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

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

[Municipal Council Agenda: 2025-11-24(20)]

9.4 ITEM 10.2.7 - GOV.17 [CEO] CONFIDENTIAL MATTER
(1/3)

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

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

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

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

[Municipal Council Agenda: 2025-11-24(20)]

9.5 ITEM 10.2.33 IND.2 [INF] REPORT AND ACTION PLAN ON THE REPAIR TO POTHOLES BEING ENCOUNTERED BY MOTORIST ON WINDHOEK STREETS
(16/5/5/1)

Council per Resolution 279/11/2025 of 10(6) November 2025 *inter alia* resolved as follows:

1 That this matter be deferred for discussion at the next Council meeting, scheduled to be held on 24(20) November 2025.

1.1 That the relevant technical officials, i.e., the Strategic Executives: Finance and Customer Services; and Infrastructure, Water and Technical Services, be in attendance at the said Council meeting.

2 That the Acting Strategic Executive: Infrastructure, Water and Technical Services provide a report, together with the submission, on the following:

2.1 An understanding and the relationship on how the Road Fund Administration's (RFAs) formula is calculated to determine which projects to fund; and

2.2 Provide information on how the department determines pothole/road repairs in certain affluent areas and do patches in the north western suburbs.

3 That the Acting Strategic Executive: Infrastructure, Water and Technical Services request additional funding through a supplementary budget for pothole repairs on the City.

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

*** Subject to Council directive per Resolution 279/11/2025 of 10(6) November 2025, a workshop was conducted with the Council Members on 18 November 2025, as per the Attendance Registers **attached as pages 1 and 2 respectively to the agenda**, to address the matters raised by Council as per the resolution:

1 The Acting Strategic Executive; Infrastructure, Water and Technical Services presented the following:

1.1 The Impact of the February - April 2025 rains on the conditions of the roads and stormwater infrastructure; and

*** 1.2 The '*Proposed Action Plan (Interim Measurement) to address and Expedite Pothole Repairs*' is **attached as pages 3 - 14 to the agenda**.

2 The Acting Strategic Executive; Infrastructure, Water and Technical Services provided responses to the following resolutions;

2.1 An understanding and the relationship on how the Road Fund Administration's (RFAs) formula is calculated to determine which projects to fund; and

2.2 Provide information on how the department determines pothole/road repairs in certain affluent areas and do patches in the north western suburbs.

It was resolved at this workshop that the item be resubmitted to Council at meeting scheduled for 24(20) November 2025 for consideration.

Introduction and purpose

This submission serves to inform Council of the status of the current and planned repairs of potholes on the streets of Windhoek and the formalisation of a holistic action plan to address this matter before the commencement of the rainy season.

Background

The Department of Infrastructure, Water and Technical Services (Roads and Stormwater Division) has been actively addressing the current and increasing number of new potholes forming on the street so of Windhoek, with an excess of thirty six thousand (36 135) potholes thus far repaired since February 2025.

*** The Road Repairs Report (Implementation Plan and Progress *versus* Progress Update) detailing the above progress is **attached as pages 15 - 24 to the agenda.**

Discussion

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

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

Pothole repair is a routine preventative maintenance action and generally a short to medium term intervention, which keeps roads serviceable and safe in the short term. Longer term interventions includes periodic (resurfacing) and scheduled (rehabilitation) maintenance actions. Ideally, routine maintenance actions which includes patching or repair of localised failures, crack sealing, as well as any texture treatments of existing surfacing should be carried out before any resurfacing interventions.

The reality is that the City of Windhoek has an ageing paved network of ± 883.27 kilometres roads and streets, **most of which have passed their original design life**. The average condition of the network is rated as fair, with 16 % of the surfacing and 18 % of the structure in the poor to very poor category.

If the average condition is fair, it indicates that half of the network is approaching an unacceptable condition, and the percentages in the poor and very poor ranges are an indication that a backlog has developed over time. **The estimated funding backlog for the flexible pavements to address this maintenance need is estimated at N$2.67 billion.**

Completed and planned pothole repairs

To date an excess of thirty six thousand one hundred and thirty five (36 135) potholes have been repaired across all the street of Windhoek. The Department of Infrastructure, Water and Technical Services (Roads and Stormwater Division) has compiled a works programme for planned pothole repairs, where certain streets have been identified together with an estimated commencement dates assigned.

The following internal teams and Contractors has been mobilised for the pothole repairs:

- **Municipal Council of Windhoek internal teams**

  Teams from the Roads and Stormwater Division are busy in both the western and eastern office to assist with the pothole repairs.

  However, the lack of materials required to repair the potholes, which is currently being procured, is hampering the internal teams from continuing with pothole repairs.

- **Emergency procurement**

  The department, through the procurement process reappointed the two (2) previous Unit Rate Contractors that was previously appointed under emergency procurement for an additional three (3) months period.

  Both Contractors are currently actively working on the pothole repairs as per the work programme.

- **Unit Rate Contractors**

  The following two (2) Conventional Unit rate contractors have been appointed through the default procurement method of *'Open National Bidding (ONB)'*, and will primarily be responsible for the bulk of the pothole repairs as part of their appointment.

  - For eastern suburbs, Geckoh Fifty-Eight Investment Group - the Contractor is currently establishing site with work commencing soon; and

  - For western suburbs, West Trading cc, has been appointed who was expected to commence with work by 15 October 2025 or **upon submission off the required demand guarantee, which is the only outstanding obligation by the Contractor before he can commence with work.**

Holistic Action Plan

A Holistic Action Plan is currently being formalised and shall deal with the full extent of the road damages caused in the previous rainy season as well as to take into consideration the upcoming season as well.

Management Committee

RECOMMENDED

*** 1 That the workshop with Council Members on 18 November 2025 as per the Attendance Registers **attached as pages 1 and 2 respectively to the agenda**, and presentations by the Acting Strategic Executive; Infrastructure, Water and Technical Services to address the matters raised as per Council Resolution 279/11/2025 of 10(6) November 2025 at the said workshop, be noted.

2 That it be noted the Department of Infrastructure, Water and Technical Services (Roads and Stormwater Division) has to date fixed approximately thirty six thousand one hundred and thirty five (36 135) potholes with the available internal and externally procured resources (Contractors).

3 That it further be noted that the Strategic Executive: Infrastructure, Water and Technical Services is in the process of expanding this report to reflect the following that will be presented at the next Management Committee/Council meeting:

*** 3.1 The holistic and very detailed (quantified, streets and suburbs) Implementation Plan to address not only the potholes, but all the damage caused by the previous rainy season as communicated to the Namibia Association of Local Authority Officials (NALAO) on 27 March 2025 per letter, **attached as pages 25 - 46 to the agenda**; and

3.2 Implementation Progress and mapping of resource requirements compared to the resource allocation and availability.

*** 4 That the Road Repairs Report (Implementation Plan and Progress *versus* Progress Update) providing detailed progress with regard to the pothole repairs, **attached as pages 15 - 24 to the agenda**, and the 'Proposed Action Plan (Interim Measurement) to address and Expedite Pothole Repairs' **attached as pages 3 - 14 to the agenda**, be noted.

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

[Municipal Council Agenda: 2025-11-24(20)]

9.6 ITEM 10.3.1 - GOV.2 [INF/HCC] STAFF MATTER
(16/30/2)

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

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

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

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

[Municipal Council Agenda: 2025-11-24(20)]

9.7 ITEM 10.5.1 - GOV.1 [HCC] STAFF MATTER
(4/2/2)

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

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

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

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

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10 MINUTES OF MANAGEMENT COMMITTEE

[Municipal Council Agenda: 2025-11-24(20)]

10.1 APPROVAL OF MINUTES (MC 21/2025)

The minutes of the Management Committee meeting (MC 21/2025) held on 11 November 2025 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2025-11-24(20)]

10.2 MINUTES (MC 21/2025)

The minutes of the Management Committee meeting (MC 21/2025) held on 11 November 2025 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.1, GOV.5, GOV.6, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5 and FNS.6, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the minutes of the Management Committee meeting (MC 21/2025) held on 11 November 2025, be noted by its members, with the exception of Items GOV.1, GOV.5, GOV.6, FNS.1, FNS.2, FNS.3, FNS.4, FNS.5 and FNS.6.

[Municipal Council Agenda: 2025-11-24(20)]

10.2.1 GOV.1 [HCC] STAFF MATTER
(11/2/9/2)

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

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

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

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

Municipal Council Agenda: 2025-11-24(20)]

10.2.2 GOV.5 [CEO/EDC] DEVELOPMENT OF ERVEN 146, 147, 148, 150, THE REMAINDER OF ERF 152 AND 6577, WINDHOEK - REQUEST FOR DEPUTATION
(L/146/W) (L/147/W)

Background

The genesis of this application started with applications from the companies listed below:

- Holme Namibia Investments (Pty) Ltd;
- NDI Holdings (Pty) Ltd;
- Shamrock Investment CC; and
- Ya Negumbo Properties CC.

Council per Resolution 99/04/2014 *inter alia* resolved as follows:

1 That Council Resolutions 308/10/2011 and 385/11/2013, respectively, be rescinded.

2 That it be noted that the City Centre is facing decay due to growing developments at the Maerua and Grove Malls, prompting a need to consider development proposals that could enhance the vibrancy of the southern part of the Central Business District (CBD) to make it more livable.

3 *That it be noted that an integrated urban design concept on Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek will provide an opportunity to counter urban decay and launch this part of town as a functional commercial node and creates a unique sense of area.*

4 *That based on their favourable development proposal submitted to Council and being in line with Council's development intention, Erven 146, 147, 148, 150, the Remainder of Erf 152and 6577, Windhoek be offered for sale to Holme Investments Namibia (Pty) Ltd on a private treaty basis, at a market related price, still to be determined by the Strategic Executive: Urban Planning and Property Management.*

5 *That Holme Investments Namibia (Pty) Ltd dedicate two (2) floors in office space, as committed in their approved proposal submitted to Council.*

6 *That Erf 3439, Windhoek be offered for sale to Hallie Investment Number 392 (Pty) Ltd t/a 3439 Properties on a private treaty basis, at a market related price, still to be determined by the Strategic Executive: Urban Planning and Property Management, as per Item REP.2, attached as pages 88, 89 – 98 respectively, that served at Management Committee on 05 March 2014. [Please take note that pages 1012 – 1038 already formed part Item REP.2 mentioned above.]*

7 *That, in line with Council's development intention for Erf 3439, Windhoek, the proposed mixed development offered by Hallie Investment Number 392 (Pty) Ltd t/a 3439 Properties include a bus terminal, park, tourism information centre and a public parking space.*

8 *That the Strategic Executive: Urban Planning and Property Management obtain the sales conditions for Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek respectively, whereafter same be submitted to Management Committee/Council for consideration.*

9 *That the Strategic Executive: Urban Planning and Property Management be mandated to enter into Sales Agreements for Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek with Holme Investments Namibia (Pty) Ltd and Hallie Investment Number 392 (Pty) Ltd t/a 3439 Properties, respectively.*

10 *That the Chief Executive Officer (Corporate Legal Adviser) be mandated to draft the Sales Agreements.*

11 *That the Strategic Executive: Urban Planning and Property Management ensure that proper notices are given to the existing lessees.*

12 *That the intended sales of Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek, respectively be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).*

13 *That **all** the unsuccessful applicants be informed of this Council Resolution, in writing.*

14 *That the Strategic Executive: Community Services, in conjunction with the Chief Executive Officer (Office of the Mayor), arrange a workshop for Councillors on the envisaged Sustainable Urban Transport Master Plan (SUTMP), whereafter a mid-term progress report be submitted to Management Committee/Council, for consideration.*

*** Following the above resolution, Council made an offer to Holme Namibia Investments (Pty) Ltd as per the letter dated 26 September 2014, **attached as page 47 to the agenda.** NDI holdings (Pty) Ltd objected to the sale in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended). The said objection is **attached as pages 48 - 58 to the agenda.**

Development of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek as proposed

Management Committee at its meeting held on 21 January 2014 per Item REP.2 *inter alia* resolved as follows:

That this matter be referred back, in order for the Strategic Executive: Economic Development and Environment to execute Council Resolution 385/11/2013, reading as follows, as well as to to obtain all the outstanding technical comments from the relevant service departments, whereafter it be resubmitted to Management Committee/Council for consideration:

- *That this matter be referred back to Management Committee, in order for the Strategic Executive: Economic Development and Environment, to obtain all outstanding information for the proper assessment of all applications, in order to recommend to Management Committee/Council on the possible allocation of Erven 146, 147, 148, 150, R/152, 6577, Windhoek to specific applicants, in line with their development proposals, whereafter it be resubmitted to Council for approval.*

During the abovementioned Management Committee meeting, it however appeared that the majority of the Management Committee members were not in support of the complete alienation of this group of erven, hence the need to extensively incorporate all technical inputs to enable informed deliberations on this matter. The item is herewith resubmitted with the technical comments incorporated, including the outstanding information from the applicants who responded.

The item is resubmitted as follows:

Introduction

*** Council per Resolution 308/10/2011, **attached as page 59 to the agenda,** *inter alia* resolved as follows:

1 *That Council approve the proposed development proposal.*

2 *That it be noted that the development proposal shall include Erven 146, 147,148, 150, R/152, 6577 and 3439 which should subsequently be reserved for this purpose.*

3 *That the administration of Erf 6577 be transferred to the Strategic Executive: Economic Development and Community Services in light of the proposed development.*

4 *That the Strategic Executives: Economic Development and Community Services; Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), develop the qualification criteria and Terms of References (ToRs) for the development proposals.*

5 *That the Strategic Executive: Economic Development and Community Services, in consultations with the Strategic Executives: Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), be mandated to call upon tenders for the expression of interest in the development of these properties.*

6 *That the Strategic Executives: Economic Development and Community Services and Planning, Urbanisation and Environment and the Chief Executive Officer (Manager: Property Management), be mandated to enter into negotiations with prospective developers, whereafter a submission be made to Council for approval.*

7 *That the Strategic Executive: Economic Development and Community Services, in the meantime, be delegated to call upon tenders on a short term basis of not more than one (1) year for the leasing of vacant properties or land in respect of Erven 146, 147,148, 150, R/152, 6577 and 3439.*

Progress report

Following the abovementioned resolution, several consultations have taken place with internal departments in order to formulate a strategy for the development of this group of erven. To this end, the draft Terms of Reference (ToR) for the development of these erven were also developed, which proposed a Public, Private Partnership approach through the application of the Build-Operate-Transfer (BOT) model.

*** The item was again referred back by Management Committee per Item REP.2 dated 17 September 2013, **attached as pages 60 - 68 to the agenda**, upon which the matter was resubmitted as follows:

Key points for consideration

- **Alienation of all Council properties**

  One (1) of the key issues for consideration is whether Council should alienate all these properties, as per Council Resolution 308/10/2011, or just some of these properties.

It is not considered in the best interest of Council to alienate all these erven, especially given also their strategic location and the need for Council to retain some leverage as the City continues to expand, and the needs of the growing City, accordingly, change over time. Another aspect to take into consideration is how the indiscriminate alienation of land will influence Council's asset base and ability to source financing in future.

Unless the alienation of these properties are determined by a long term urban development strategy, Council will approve the alienation of erven for short term financial gains and may find itself in the precarious position of having to purchase back these erven at high costs in twenty (20) years' time, due to the changing developmental needs of the City. This has been the experience of many City Councils worldwide that have found themselves at loggerheads with private land owners who do not have the same interests as Council, and subsequently may be reluctant or unwilling to develop properties to serve the needs of the City.

- **Overview of current developments in the Central Business District (CBD)**

Furthermore, it must also be noted that the Central Business District (CBD) has experienced a significant surge in development projects over the last couple of years, and there are several big developments currently taking place in the Central Business District (CBD), as indicated below. The below projects will undoubtedly impact on each other and it is important to bear cognisance of their potential impact on the viability of the respective projects and more specifically those of Council.

Development of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek

- **Current status**

*** It must be acknowledged that the development of these erven and above-mentioned area is critical due to the condition of not only the Council owned buildings, which is in a dilapidated state, but also other privately and Government owned building in this area. In addition, this area also has a severe lack of public parking. A plan of the target area is **attached as page 69**.

The properties in respect of this item are currently leased out on a short term basis as per the following table (the properties at the intersection of Independence Avenue and Garten Street consist of the following):

Erf No.	Size (m²)	Tenant(s)	Proposed monthly rental (excluding VAT) (N$)	Expiry date	Notice period
146	1 142	Room 2: MLN Xtreme Safety	16 216.22	30 September 2013 (month to month)	1 month
		Room 3: G Botha	15 938.15	31 December 1997 (yearly lease that continues year to year)	3 months
		Room 4: Praktika-Africa	4 664.94	31 August 2013 (month to month)	1 month

Erf No.	Size (m²)	Tenant(s)	Proposed monthly rental (excluding VAT) (N$)	Expiry date	Notice period
		Room 5: Ms Bille	6 144.61	Commenced 1 September 2003 and shall continue on a month to month basis	
		Room 6: **Vacant**	9 996.30		
		Room 7: Karen Venter	5 173.31	31 October 2010 (month to month)	1 month
		Room 8: Smart Fashion	7 500.00	31 November 2013	1 month
147	1 240	PJ Boshoff	17 868.22	31 December 2000 (year to year)	
148	1 288	Multi Tyres	17 326.22	30 September 2013 (month to month)	1 month
R/152	1 147	None	-		
150	± 2 676	Hannic Motors	7 869.65	31 November 2011 (month to month)	1 month
6577	± 1 392	None	-		
Total	7 493		**108 697.62**		

- **Expressions of Interest (EoI)**

Of late, Council has received a lot of interest from private developers to acquire these erven and some of these developers subsequently, have been invited to make presentations as follows to the Councillors Forum:

No.	Applicant	Date of presentation	Erven	Development proposal
1	Holme Investment Namibia (Pty) Ltd	5 August 2013	Erven 146, 147, 148, 150, the Remainder of Erf 152, 6577 and/or 5757, 1801, 5292, 153	Mixed use - construction of a twenty (20) storey development named Rhino Towers, a complex that will house parking facilities, a residential complex and commercial facilities
2	NDI Holdings (Pty) Ltd	14 August 2013	Erven 146, 147, 148, 5757, 150, the Remainder of Erf 152 and 6577	Mixed use - development complex that will house parking facilities, a residential complex, offices and a hotel
3	Ghandy Properties	16 September 2013	Erven 146, 147, 148, 150, the Remainder of Erf 152, 6577 and/or 3439	Mixed use development
4	Shamrock Investment CC (Mr C Venaani)	14 October 2013	Erf 146 and adjacent land	Mixed use development
5	Ya Negumbo Properties (Mr Festus Negumbo)	4 November 2013	Erven 146, 147, 148, 150, the Remainder of Erf 152, 6577 and/or 3439	Mixed use development
6	Universal Church	N/A	Erf 150	

*** The Strategic Executive: Economic Development and Environment was instructed to urgently prepare an item for the consideration of Management Committee, and due to the lack of time, it was impossible to collect the required and detailed information from the applicants and the technical departments. Following the presentations made by the companies as indicated on the list, **attached as page 70**, the applicants were initially requested to urgently submit critical outstanding information, however this proofed unsuccessful as not all applicants have

responded. A final attempt was made to obtain outstanding information from the below applicants through letters dated 30 January 2014, and the response were as follows: (Presentations, including relevant correspondence are **attached as pages 71 - 72, 73 - 91, 92 - 93, 94 - 97 and 98 - 129 respectively to the agenda.**

The following are the responses from the applicants:

Applicant	Response
Holme Investment Namibia (Pty) Ltd	Applicant submitted response dated 6 February 2014 stating all information was already provided in their letter of dated 28 October 2013
NDI Holdings (Pty) Ltd	Applicant outstanding information on 10 February 2014.
Shamrock Investment CC	No Response
Ya Negumbo Properties	Submitted outstanding information as per correspondence dated 31 January 2014

*** A summary of the development proposals for Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek is **attached as page 130.**

Technical comments

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

Comments from the Chief Executive Officer (Former Manager: Corporate Communications, Marketing, Tourism and Customer Care)

The development should include a tourism hub that will consist of a tourism office space that could be leased out to different tourism stakeholders to serve as a tourist one-stop-shop. The offices should accommodate luggage storage facilities, tourist waiting room with shower and internet facilities. Additionally, the area should include an entertainment platform in an Amphitheatre format complimenting the Small and Medium Enterprises (SMEs) trading space and the public park.

The division recommend against alienating this erf, as there is already a lack of open spaces that could serve as leisure spots in the City centre. A lack of venues for City events is also experienced and this erf could be a perfect spot in that regard.

Comments from the Strategic Executive: Electricity

In addition to the standard detailed applications and layouts, the developer's Electrical Engineering Consultant should immediately contact the Strategic Executive: Electricity for submission of desired electricity demand, substation housing and associated designs, before submitting any designs.

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

The notion of revitalising the southern end of the Independence Avenue, Central Business District (CBD) area is fully supported. To do it in the current fashion of alienation to unsolicited Bidders, would reap definite short-term benefits to the Municipal Council of Windhoek in terms of inflows of much needed cash.

These developments are also future sources of income in terms of consumption of municipal services as well as rates and taxes. For this reason, it is seen as essential that all such developments should be sustainable in the long run. For this reason, these proposals should not be viewed in isolation or as a single node. This node should integrate with the rest of the Central Business District (CBD) in a way that it compliments and supports other existing developments, rather than just becoming direct opposition to existing developments and developers. It is absolutely in the interest of the Municipal Council of Windhoek that developments should yield good returns for investors. The value of land and improvements determine the rates basis for the income needed by Council to sustain all non-remunerative services. Rushing to sell land in the Central Business District (CBD) before feasibility studies have been done, could lead to a situation where land becomes just a speculative investment without the development that the City needs.

It is therefore proposed that an integrated urban design should be concluded that integrates this area with current developments under construction and in the planning phase. The creation of a pedestrian friendly Central Business District (CBD) with interconnected green spaces and pedestrian ways, has been discussed and presented on a number of occasions. The design of the new Municipal Council of Windhoek building, complete with pedestrian concourse meeting up with the Freedom Plaza development, has been concluded. The current Council premises have got the potential to be converted into a municipal precinct that caters for all the needs of our customers for municipal business. This Master Plan had already been approved by Council. It is therefore imperative that the adjacent land developments should link into what Council intends doing.

Sam Nujoma Drive provides the main entrance into the City Centre for traffic from the east. As the space between the Municipal Council of Windhoek and the Hilton Hotel limits the improvement of this access, Garten Street had long ago been earmarked as the solution to improve this access. The fact that it has not yet been done, is a function of traffic growth not yet necessitating it. The idea was to keep this access way open until the need dictates the planning and implementation. If land reserved for this purpose is sold, that opportunity is lost for good.

The long-term future needs of the Municipal Council of Windhoek also have to be determined and fixed before all available land in the Central Business District (CBD) is sold.

The Central Business District (CBD) area has limited accommodation establishments. If a high percentage of residential components are to be provided, this will require the capacity of water and waste water services to be investigated. Most waste water lines in the area are relatively old and might require upgrading to accommodate these developments. This can however only be done once the effect of the new demands can be calculated.

It is therefore recommended that an urban design be done for the Central Business District (CBD) nodes to determine the needs and that the land then be offered for development that fits into the greater scheme of things.

Comments from the former Strategic Executive: Urban Planning and Property Management

- **Planning, Design and Traffic Flow**

  It would be in the best interest of the Municipal Council of Windhoek not to sell these properties at present while Council appointed an Urban Designer to look at ways how to revitalise the Central Business District (CBD), making it more vibrant and livable. There is no need for more retail space in the Central Business District (CBD) to make it vibrant and livable. It is certainly not rocket science that Windhoek's Central Business District (CBD) needs more open or public places. We need also to look holistically at our Central Business District (CBD) and not only at one (1) small block, while general concerns are not addressed, amongst parking, circulation and public transport, not to mention integration of same with pedestrian movements. What about a *[initially proposed]* tourism hub? What about a *[initially proposed]* bus depot? Therefore, it is recommended to put all such applications on hold, pending the outcome of the urban investigation/redesign.

- **Urban Planning**

  The Urban Designer looks at the element of making the City improve functionality, on a human scale, and livability. The Urban Designer cannot define how the Central Business District (CBD) will be revitalised and create vibrancy. It is equally agreed that this part of the town needs serious urban regeneration.

  There is merit in the recommendation that any further intervention in the City Centre space be multifaceted in provision of more open space and public squares as part of the Municipal Council of Windhoek availing such land for the purpose of development. Therefore, similar interventions are needed with Expressions of Interest (EoI), by calling for those developers who shares our vision of a better urban space and business development environment in the City Centre. We must upscale our requirements and create a unique space which can only be created through dialogue.

  The intervention must focus to reverse this current urban decay while providing for parking, public transport to support the development to be considered. Council can make it a condition that the developer consider the abovementioned needs, but at a scale to support this node on its own, as the City Centre must be considered as a continuum while it is unpacked node by node. The developer can also appoint an Urban Designer in which Council will define the parameters of development as to the functional node we have in mind. It is important to note however that when one looks at the City Centre as a continuum, this part of the City Centre is ripe for development.

  The market will determine if adequate retail exists in the City Centre, because we could create the equivalent of a Mandela Sandton Area of the City Centre in this side of town. The City Centre is already under pressure, due to the Maerua Mall and Grove Mall developments, hence we should encourage development in line with the type of space we hope

for this part of town. A consideration in mind is to define that all development has at least a specified minimum percentage of residential development as a condition to improve the current vibrancy in the City of Windhoek. However, Council must equally be flexible to provide some relaxation and not charge exorbitant rates and taxes, else it defeats the purpose of encouraging mixed use development in the City Centre.

Urban Planning further commented that the erven are accordingly zoned 'business' with a bulk of 3.5. The successful applicant must provide an integrated urban design concept that provides for a mixed-use development as provided by the zoning. It should in terms of the spread of use ensure a minimum of 30 % residential development in line with the City Centre objective to improve the vibrancy of the City Centre. These erven provide an opportunity to counter urban decay and launch this part of town as a functional commercial node. Urban Planning deems it important that any development of these erven creates a unique sense of space that will lead to a unique celebration of the sense of space. In the event it is not sold Council must proactively strive to provide an intervention as the current state of buildings and current decayed environment undermine vibrancy of the City Centre in this part of town.

- **Property Management**

No input to make.

*** The latest valuations of the respective erven, **attached as pages 131, 132, 133, 134, 135 and 136 respectively to the agenda**, are as follows:

Erf No.	Size (m²)	Valuation (N$)
146	1 142	17 461 800.00
147	1 240	8 590 700.00
148	1 288	8 923 300.00
R/152	1 147	7 946 400.00
150	± 2 676	19 069 500.00
6577	± 1 392	9 643 800.00
Total	**8 885**	**71 635 500.00**

Comments from the former Strategic Executive: Community Services

- **Sustainable Development**

It is believed that the following must inform the decision-making process:

- There is a need to come up with an integrated plan that will result in creating a linkage with other parts of the City to the new development;
- Public and pedestrian public space needs to form part of the entire design concept that must be viewed in a holistic manner as suggested by Urban Planning;
- Sustainable Development proposes that the development be put on hold until the Central Business District (CBD) Revitalisation Study and Urban Design Concept, as well as the Urban Design Policy of the City, is finalised to give clarity on the future development of the area; and

- The Municipal council of Windhoek should retain ownership of all the properties as opposed to selling, to ensure a long-term revenue stream for Council.

Conclusion

It is critical for adequate internal dialogue to come to a unified and holistic position that will ensure that the envisaged development of these erven meets the needs of Council as well as a growing and changing City.

In respect of the development proposals, it must be further noted that one (1) of the proposals, Holme Namibia Investments (Pty) Ltd, included the incorporation of privately owned erven in the developments, and the applicant either needs to adjust their proposal by only focusing on the erven owned by Council, or alternatively, engage the owners of said erven directly.

It must also be noted that two (2) of the applicants did not specify their financial offers, while the remaining three (3) applicants, without Council having provided an upset price (valuation), made financial offers that are below the valuations of the properties in question, of which two (2) are significantly below.

In the absence of a formalised application process and the subsequent lack of detailed information from all applicants, it is not possible to fairly and comprehensively assess and compare proposals and accordingly make a recommendation.

*** Letters dated 30 January 2014 and response from the following are **attached as pages 137 - 138, 139 - 220, 221 - 227 and 228 - 229 respectively to the agenda**:

- Holme Namibia Investments (Pty) Ltd;
- NDI Holdings (Pty) Ltd;
- Shamrock Investment CC; and
- Ya Negumbo Properties CC.

That the following recommendations as submitted by the former Strategic Executive: Economic Development and Environment, be noted:

1 That the report with regard to the development of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek, be noted.

*** 2 That Council Resolution 308/10/2011, **attached as page 59 to the agenda**, be rescinded.

3 That it be noted that none of the applicants submitted financially competitive offers in respect of the sale of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek.

4 That the alienation of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, Windhoek be put on hold until the completion of the Urban Design Master Plan and the Public Transport Master Plan, which findings are critical to inform the development of this area.

5 That, following the completion of the abovementioned Master Plans, the former Strategic Executives: Economic Development and Environment; Urban Planning and Property Management; Infrastructure, Water and Technical Services; and Electricity make a submission to Council that proposes a Public Private Partnership (PPP) model to enable the optimal development of the erven and the retention of strategic erven for Council purposes.

Purpose of Deputation

The Municipal Council of Windhoek approved the sale of **Erven 146, 147, 148, 150, the Remainder of Erf 152** and **Erf 6577**, Windhoek. These properties are located adjacent to the Human Resources Office and alongside the Independence Avenue. NDI Holdings (Pty) Ltd objected to the said sale and the Minister of Urban and Rural Development initially overruled the objections and approved the sale to Holme Investment (Pty) Ltd. Subsequent to the decision of the Honourable Minister to overrule the objection, NDI Holdings (Pty) Ltd approached the High Court to have the decision of the Minister set aside.

NDI Holdings (Pty) Ltd alleged that the Minister's decision was irrational raising the ground that Erf 5757, Windhoek belonged to a private individual and the development could not proceed without the said property first being sold by the owner in order to allow the development to proceed. The Court ordered that the decision of the sale be set aside. Effectively, the property is not offered to any party and Council must engage NDI Holdings (Pty) Ltd and take a fresh decision on the sale of the property. The Minister ultimately directed in their letter dated **10 July 2019** that the Windhoek Municipal Council must engage NDI Holdings (Pty) Ltd.

The deputation is merely to afford NDI Holdings (Pty) Ltd an opportunity to submit a proposal to the Municipal Council of Windhoek and to engage formally to ensure that '***that principles of administrative justice and fairness is upheld and applied***' as directed by the Minister. Council is required to do so in line with the Minister's decision of 10 July 2019, which is to engage NDI Holdings (Pty) Ltd. In doing so, Council as an administrative body will be giving effect to the Constitutional right of administrative justice before a decision is taken which has an effect on the rights of others.

*** The Court Order and the Minister's letter are **attached as pages 230 - 231 and 232 - 234 respectively to the agenda.**

Management Committee

RECOMMENDED

1 That the submission made by NDI Holdings (Pty)Ltd on the purchase and development of Erven 146, 147, 148, 150, the Remainder of Erf 152 and 6577, be noted.

*** 2 That as per the Court Order and the Minister's letter dated 19 July 2019 **attached as pages 230 - 231 and 232 - 234 respectively to the agenda,** a deputation be granted to NDI Holdings (Pty) Ltd.

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.3 GOV.6 [UTP] COUNCIL SUBMISSION: APPROVAL AND RECOMMENDATION OF THE WINDHOEK URBAN STRUCTURE PLAN (WUSP) 2026 TO 2046 (16/15/3)

Purpose

*** The purpose of this item is to request the Municipal Council of Windhoek to adopt the draft Windhoek Urban Structure Plan (WSUP) 2026 to 2046 **linked as** T:\SUSTAINABLE DEVELOPMENT\001 STRUCTURE PLAN - FINAL; and to recommend the final draft Windhoek Urban Structure Plan (WSUP) to the Urban and Regional Planning Board in accordance with sections 35(1)(a) and (b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), respectively, following the completion of the public consultation process as prescribed under section 34 of the said Act.

Background

The Municipal Council of Windhoek initiated the preparation of the Windhoek Urban Structure Plan (WSUP) as its principal spatial and development framework to guide sustainable urban growth and investment to 2046.

In terms of section 31(1) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), local authorities are mandated and obliged to prepare an Urban Structure Plan to:

- Guide the coordinated and sustainable development of the municipal area;
- Promote the efficient use of land and infrastructure;
- Direct investment and the spatial distribution of activities; and
- Provide a strategic spatial framework for statutory town planning and land use management.

The Windhoek Urban Structure Plan (WSUP) builds on Council's Transformational Strategic Plan 2022 to 2027 and is well aligned with national policies, including Vision 2030, the Harambee Prosperity Plan II, and the 6th National Development Plan.

Consultation process

*** Following the approval of the Windhoek Urban Structure Plan (WSUP) for consultation under Council Resolution 44/03/2025 **attached as page 235 to the agenda**, and pursuant to section 34 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), the Municipal Council of Windhoek conducted an extensive and inclusive consultation process between July 2025 and August 2025 to solicit public and stakeholder input on the draft Windhoek Urban Structure Plan (WSUP).

Key activities included:

- Eighteen (18) public consultation events held across the municipal area (urban, peri-urban and rural communities), including targeted sessions for informal settlements, northern and southern suburbs, Brakwater smallholdings, and the metropolitan periphery;

- Dedicated stakeholder meetings with government ministries, regional offices, parastatals, State Owned Enterprises (SOEs), Non-Governmental Organisations (NGOs), and professional bodies;

- Focused group discussions on critical themes: the Central Business District (CBD), informal settlements, and densification and intensification policy; and

- Online participation, written submissions, and registration of Interested and Affected Parties (I&APs) in compliance with prescribed procedures.

The consultation was publicly advertised in several national newspapers (Republikein, Namibian Sun, Allgemeine Zeitung, the New Era and the Namibian), on the municipal website and social media ensuring broad accessibility and transparency.

*** The Public Consultation and Feedback Report (November 2025) summarises the process, issues raised, and responses provided, including full consideration of all written submissions. The report demonstrates substantial compliance with sections 34(1) and 34(2) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and with principles of international best practice and was workshopped with the Council Members and the Strategic Executive team in attendance as per the Attendance Lists, **attached as pages 236 - 237 to the agenda.**

It can further be confirmed that an alignment exercise was undertaken to ensure that the provisions of the Windhoek Urban Structure Plan (WUSP) are consistent with the vision and objectives articulated in the Strategic Environmental Assessment (SEA), which is also currently under preparation. As both documents are still subject to statutory approval,

provision has been made for additional alignment, should this be required during the final approval process. Both consulting teams and the responsible technical officials remain available and committed to facilitating such alignment to ensure full coherence between the two (2) strategic instruments.

Key outcomes and amendments

The consultation process generated valuable input from communities, residents' associations, professionals, and key stakeholders. Several substantive issues were reviewed and incorporated into the revised Windhoek Urban Structure Plan (WSUP), including:

- Confirmation and clarification of policies on *mixed land use nodes*, and *urban corridors*;
- Integration of recommendations on *mobility corridors* and *non-motorised transport* aligned with the Sustainable Urban Transport Master Plan;
- Enhanced provisions on *water resource management*, *urban agriculture*, *environmental sustainability*, and *light pollution* mitigation;
- Consideration and revisions to *node boundaries* (e.g. Olympia Node, Klein Windhoek densities, Nubuamis/Brakwater buffer);
- Concerns and confirmation of a dedicated policy strengthening on the future *Groot Aub development*; and
- Refinement of implementation of inputs to several technical maps and other inclusions in the document.

*** A summary of key inputs and responses is **attached as pages 238 - 242 to the agenda.** The draft Windhoek Urban Structure Plan (WSUP) therefore represents a well-balanced, forward-looking spatial framework that reflects community input, technical refinement and statutory compliance.

Alignment and implications

The Windhoek Urban Structure Plan (WSUP) serves as Council's primary strategic spatial policy document and will:

- Inform future reviews of the Windhoek Zoning Scheme;
- Guide land allocation, infrastructure investment, and environmental management;
- Support the transition toward a compact, inclusive, and resilient urban form; and
- Strengthen intergovernmental coordination in line with the 6th National Development Plan and the future National Spatial Framework.

The adoption of the Windhoek Urban Structure Plan (WSUP) will not alter or supersede existing property rights, but will serve as the primary framework to guide all future development applications, rezoning, and subdivisions in accordance with Council's delegated planning powers under the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

In this regard it is important to note that the finalisation and submission of the Windhoek Urban Structure Plan (WSUP) will position **the Municipal Council of Windhoek to be declared an Authorised Planning Authority** in terms of section 16 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018). This designation will vest the Municipal Council of Windhoek with greater autonomy and delegated authority to approve planning decisions consistent with the Windhoek Urban Structure Plan (WSUP), thereby streamlining approval processes and significantly reducing procedural delays. The attainment of this status will be a major milestone, enabling Council to accelerate urban development and unlock much-needed investment, particularly within informal settlements, where large-scale planning operations and external dependencies have to date constrained implementation and tangible progress.

Financial implications

The adoption of the draft Windhoek Urban Structure Plan (WSUP) has no immediate financial implications. Implementation will be phased and co-ordinated within the existing budgeting process and through partnerships with national, private, and international stakeholders.

Legal compliance

The process fully complies with the Urban and Regional Planning Act, 2018 (Act 5 of 2018) as follows:

- **Section 34** - Public consultation and stakeholder engagement completed, with proof of notices, records, and responses submitted.

- **Section 35(1)** - Council is now required to consider and approve the final draft and forward it with a recommendation to the Urban and Regional Planning Board for consideration and onward recommendation to the Minister for approval.

Management Committee, after due consideration of the matter

RECOMMENDED

*** 1 That the final draft of the Windhoek Urban Structure Plan (WSUP) 2026 to 2046 **linked as** T:\SUSTAINABLE DEVELOPMENT\001 STRUCTURE PLAN - FINAL, tabled as the official spatial framework of the Windhoek Municipal Council in terms of section 35(1)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), be adopted.

2 That the final draft of the Windhoek Urban Structure Plan (WSUP) 2026 to 2046 as adopted, be recommended to the Urban and Regional Planning Board for consideration and onward recommendation to the Minister of Urban and Rural Development, in accordance with section 35(1)(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That it be noted that following the recommendation by the Urban and Regional Planning Board; the approval by the Minister of Urban and Rural Development; and the gazetting of the Windhoek Urban Structure Plan, Council will be in a position to be declared an Authorised Planning Authority in terms of section 16 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

4 That the Chief Executive Officer (Strategic Executive: Urban and Transport Planning) be mandated to respond to any and all queries raised by the Urban and Regional Planning Board and adjust the Windhoek Urban Structure Plan accordingly, as may be required for statutory consideration and gazetting.

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.4 FNS.1 [HPH] ACCEPTANCE OF DONATION - FARM 555 (A PORTION OF PORTION 4) OF FARM NUBUAMIS NO. 37; ERVEN 3050 AND 2640, OKURYANGAVA; AND ERF 3350, GOREANGAB
(4/Farm/555/Nub/37) (L/3050 & 640/Oku) (L/3350/Gor)

Introduction

When property owners subdivide their land, creating access to the newly formed properties often becomes necessary. Upon application to the Municipal Council of Windhoek, specific parcels of land, typically designated for access (street) purposes, are usually identified and recommended as part of the subdivision approval process and conditions. The Urban and Regional Planning Act, 2018 (Act 5 of 2018) stipulates that ownership of public places vests in the relevant local authority. This provision ensures that when a land subdivision project includes the establishment of areas designated for public use (public places), legal ownership of these specific areas automatically transfers to the relevant local authority upon formal approval of the subdivision. Even though a Council resolution may stipulate that such property be donated to the municipality, formal acceptance of the donation must still be made through Council. This submission presents one such case for Council's consideration and approval of the donation of properties reserved for public use.

Purpose

The purpose of this item is for Council to formally accept the donation of specific properties listed below:

- **Farm 555 (street)**: This property is a portion of Portion 4 of Farm Nubuamis No. 37 and is being donated by Youth with A Mission in South West Africa/Namibia;

- **Erven 3050 and 2640 in Okuryangava**: These properties are also designated as 'street' zones; and

- **Erf 3350 in Goreangab**: This property is similarly zoned as 'street'.

Erven 3050 and 2640, Okuryangava, along with Erf 3350, Goreangab are being donated by the National House Enterprise (NHE). Concurrently, this item seeks to authorise the Strategic Executive: Housing, Property Management and Human Settlement to officially accept these donations and sign the corresponding Deed of Donation on behalf of Council.

Background

- **Donation of Farm 555 ('street') (a portion of Portion 4 of Farm Nubuamis No. 37) - Youth with a Mission in South West Africa/Namibia**

*** Du Toit Associates Attorneys and Conveyancers submitted a Deed of Donation, dated 31 August 2023, on behalf of Youth with a Mission in Southwest Africa/Namibia, and **attached as pages 243 - 246 to the agenda**. In this Deed, they are donating Farm 555 ('street'), a portion of Farm Nubuamis No. 37 to the Municipal Council of Windhoek. Youth with a Mission in South West Africa/Namibia subdivided their farm, the Remainder of Portion 4 (Deonsa) (a portion of Portion B) of the Farm Nubuamis No. 37, into Farms 548 to 554; Farm 555 ('street', free of conditions); and the Remainder, as per NAMPAB Item No. 91/2017, **attached as pages 247 - 249 to the agenda**. As Farm 555 is zoned as a 'street', which is a public place, they now wish to donate it to the Municipal Council of Windhoek at no cost.

- **Donation of Erven 2640, 3050 Okuryangava, and 3350 Goreangab - National Housing Enterprise (NHE)**

*** The National Housing Enterprise (NHE), in a letter dated 11 May 2021, **attached as pages 250 - 253 to the agenda**, offered to donate Erven 2640 and 3050, Okuryangava, and Erf 3350, Goreangab to the Municipal Council of Windhoek. This offer is made because these erven are zoned as 'public open space' and 'street' and ownership of properties zoned as such within the boundary of a local authority ought to vest in that local authority. The Strategic Executive: Housing, Property Management and Human Settlement must seek Council's acceptance of the donation before signing the Deed of Donation.

According to section 63(1)(c)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), Ministerial approval for the acquisition of immovable property by way of grant or donation is not required.

- **Section 92 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018)**

The above-mentioned section states: *'If a subdivision entails the creation of public places, the ownership of such public places vests in the local authority in whose local authority area the land is situated from the date on which the general plan and documents are approved as contemplated in section 91.'*

Creation of Public Places: This refers to the designation and establishment of specific areas within newly subdivided land for public access and benefit. Examples of such public places include roads, parks, open spaces and areas designated for public infrastructure or amenities. These areas are meant to serve the broader community and are typically subject to public use rights. The properties listed above, which have been designated for donation to Council, are appropriate for the reasons described above.

Property description

*** - **Farm 555, Nubuamis No. 37**: This farm is officially designated as a street and is part of a larger area of Portion 4 (Deonsa), which is a subdivision of Portion B of Farm Nubuamis No. 37. Farm Nubuamis No. 37. Farm 555, Nubuamis spans an area of ± 2.7935 hectares in extent. Its ownership is formally documented under Certificate of Registered Title T 6911/2020, which is **attached as pages 254 - 257 to the agenda.**

*** - **Erf 3050, Okuryangava**: This erf (a surveyed plot of land) is officially zoned for 'public open space', indicating its intended use for communal recreational or green areas. It measures ± 8 110 m² in extent and is held under Title Deed No. 1251/1996, which is **attached as pages 258 - 273 to the agenda.**

*** - **Erf 3350, Goreangab:** This erf is designated as a 'street' and is relatively small, measuring just ± 13 m² in extent. Its ownership is recorded under Title Deed No. 5559/2013, with the relevant documentation **attached as pages 274 - 282 to the agenda.**

*** - **Erf 2640, Okuryangava:** Similar to Erf 3350, Goreangab, this erf is also designated as a street. It is significantly larger, spanning ± 3 546 m² in extent. This property is held under Title Deed No. 1251/1996, which is **attached as pages 258 - 273 to the agenda** for review.

Conclusion

In consideration of the details outlined above, the Strategic Executive: Housing, Property Management, and Human Settlement formally recommends that Council accept and officially approve the donation of these four (4) specific properties. These include Farm 555 (a portion of Farm Nubuamis No. 37, designated as a street), Erf 3050 Okuryangava (zoned for public open space), Erf 3350, Goreangab (zoned as a street), and Erf 2640, Okuryangava (also zoned as a street).

Management Committee, having considered the application,

RECOMMENDED

1 That the donation of Farm 555 ('street'), which is a portion of Portion 4 of Farm Nubuamis No. 37, from Youth with a Mission in South West Africa/Namibia to the Municipal Council of Windhoek, as well as the donations of Erven 3050 and 2640, Okuryangava and Erf 3350, Goreangab from the National Housing Enterprise (NHE) to the Municipal Council of Windhoek, be noted and accepted.

2 That it be noted that section 92 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) states that the ownership of land created for public spaces shall vest in the local authority where the land is situated.

2.1 That Farm 555 ('street') (a portion of Portion 4) of Farm Nubuamis No. 37 is zoned as a 'street'.

2.2 That Erf 3050, Okuryangava is zoned as a 'public open space'.

2.3 That Erf 2640, Okuryangava is zoned as a 'street'.

2.4 That Erf 3050, Okuryangava is zoned as 'public open space'.

3 That it be noted that in terms of section 63(1)(c)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), Ministerial approval for the acquisition of immovable property by a local authority by way of grant or donation is not required.

4 That the donors shall bear all costs incidental to the transfer of the subject properties to the Municipal Council of Windhoek.

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

Financial implications

None

[Municipal Council Agenda: 2025-11-24(20)]

10.2.5 FNS.2 [HPH] APPLICATION TO RESCIND PARAGRAPHS 3.8 AND 11 OF COUNCIL RESOLUTION 106/05/2025
(L/4434/KD) (L/4627/KD)

Introduction

*** The purpose of this submission is to seek Council approval to amend paragraphs 3.8 and 11 of Council Resolution 106/05/2025, **attached as pages 283 - 286 to the agenda.**

Background

*** Council Resolution 106/05/2025, **attached as pages 283 - 286 to the agenda,** approved the sale of Portion A (± 219 m² in extent) of Erf 4627, Khomasdal Extension 1 to the owner of Erf 4434, Khomasdal Extension 1 for consolidation purposes.

Errors on Council Resolution 106/05/2025

Paragraphs 3.8 and 11 of Council Resolution 106/05/2025 *inter alia* reads as follow:

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

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

Paragraph 3.8 make reference to Erf 4434, Khomasdal Extension 2 instead of Erf 4434, Khomasdal Extension 1.

Paragraph 11 make reference to the sale/lease of Portion A (± 243 m² in extent) instead of the sale/lease of Portion A (± 219 m² in extent).

Conclusion

*** Given the above, it is recommended that paragraphs 3.8 and 11 of Council Resolution 106/05/2025, **attached as pages 283 - 286 to the agenda,** be amended to reflect the following:

- **Paragraph 3.8 to read as follows:**

  3.8 That the standard conditions registered against Erf 4434, Khomasdal Extension 1 be retained against the consolidated erf.

- **Paragraph 11 to read as follows:**

  11 That the sale/lease of Portion A (± 219 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).

Management Committee

RECOMMENDED

*** 1 That paragraphs 3.8 and 11 of Council Resolution 106/05/2025, **attached as pages 283 - 286 to the agenda,** be rescinded and be replaced with this Council Resolution.

2 That the standard conditions registered against Erf 4434, Khomasdal Extension 1 be retained against the consolidated erf.

3 That the sale/lease of Portion A (± 219 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).

*** 4 That the rest of Council Resolution 106/05/2025, **attached as pages 283 - 286 to the agenda**, remain *mutandis mutatis.*

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.6 FNS.3 [HPH] ADDITIONS TO COUNCIL RESOLUTION 237/10/2017
(L/2727/W) (L/R/3373/W)

Introduction

*** The purpose of this item is to seek Council approval for the inclusion of conditions omitted from Council Resolution 237/10/2017, **attached as pages 287 - 289 to the agenda.**

*** This resolution should be read together with Council Resolution 237/10/2017 **attached as pages 287 - 289 to the agenda.**

Background

Council at its meeting held on 31 October 2017 per Resolution 237/10/2017 *inter alia* resolved *that the Remainder of Erf 3373, Windhoek be subdivided into Portion A (± 558 m² in extent) and the Remainder; and that Portion A be sold to the owner of Erf 2727, Windhoek.*

*** In an email communication dated 26 February 2025, **attached as pages 290 - 291 to the agenda**, Du Toit Planning Consultants points out that there are conditions omitted regarding the closure of Portion A (± 558 m²in extent) of the Remainder of Erf 3373, Windhoek as 'public open space'. In order for the client to finalise the statutory procedures, the Municipal Council should give mandate for the closure of Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek. Thus, it is advised that Council Resolution 237/10/2017, be amended and the closing procedure for Portion A (± 558 m² in extent), be included.

Proposed solution

*** It is thus proposed that the following which was omitted or not clearly stated be adopted and that this resolution be read together with Council Resolution 237/10/2017, **attached as pages 287 - 289 to the agenda:**

1 *That Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek be closed as 'public open space' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).*

2 *That Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek be consolidated with Erf 2727, Windhoek.*

3 *That Delegated Authority be granted to the Strategic Executive: Housing, Property Management and Human Settlement to insert the procedure for closure of public open spaces on the respective Council Resolutions/letters that are referred back by the Urban and Regional Planning Board.*

Furthermore, it is proposed that should there be any ancient/future application where statutory procedures for closing of 'public open space' portions are omitted from the resolution that Delegated Authority be granted to the Strategic Executive: Housing, Property Management and Human Settlement to include the information in existing Council resolutions on the respective Council resolution letters.

Management Committee

RECOMMENDED

*** 1 That it be noted that the procedure for closure of Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek as 'public open space' and the consolidation of Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek with Erf 2727, Windhoek was omitted from Council Resolution 237/10/2017, **attached as pages 287 - 289 to the agenda.**

2 That approval be granted to adopt and include the following:

2.1 That Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek be closed as 'public open space' in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

2.2 That Portion A (± 558 m² in extent) of the Remainder of Erf 3373, Windhoek be consolidated with Erf 2727, Windhoek.

*** 3 That this Council Resolution be read together with Council Resolution 237/10/2017 **attached as pages 287 - 289 to the agenda**, and that the rest of the recommendations of Council Resolution 237/10/2017 remain the same and apply '*mutatis mutandis*'.

4 That Delegated Authority be granted to the Strategic Executive: Housing, Property Management and Human Settlement to insert the procedure for closure of 'public open spaces' on the respective Council resolutions/letters that are referred back by the Urban and Regional Planning Board.

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.7 FNS.4 [HPH] AMENDMENT TO COUNCIL RESOLUTION 190/06/2020
(L/851/RC)

Introduction

*** The purpose of this item is to seek Council approval for the inclusion of conditions omitted from Council Resolution 190/06/2020 **attached as pages 292 - 294 to the agenda.**

*** This resolution should be read together with Council Resolution 190/06/2020 **attached as pages 292 - 294 to the agenda.**

Background and problem statement

Council at its meeting held on 25 June 2020 per Resolution 190/06/2020, *inter alia* resolved that *the Remainder of Erf 851, Rocky Crest Extension 1 be subdivided into Portion A (± 174 m² in extent) and the Remainder; and that Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest Extension 1 be consolidated with Erf 47, Rocky Crest Proper.*

*** The Urban and Regional Planning Board per Item 146/2023 dated 14 June 2023, **attached as pages 295 - 297 to the agenda,** considered the matter and recommended as follows:

3 address the alteration of boundaries/notarial coupling between Rocky Crest and Rocky Crest Extension 1 seeing that the two erven are in different extensions; and

4 all the documents to be amended seeing that the erven are in different extensions.

Erf 47, Rocky Crest is situated in Rocky Crest Proper, and the Remainder of Erf 851 is situated in Rocky Crest Extension 1. Council Resolution 190/06/2020 does not address the issue that the additional portion and the property to which it should be joined are located in different extensions of Rocky Crest. Hence, it does not address the alteration of boundaries of the extensions.

Proposed solution

It is proposed that the following which was omitted from Council Resolution 190/06/2020, **attached as pages 292 - 294 to the agenda,** be adopted:

Disestablishment of a portion from an approved township (Rocky Crest Extension 1) by excluding Portion A of the Remainder of Erf 851, Rocky Crest Extension 1 from Rocky Crest Extension 1.

Alteration of the township boundaries of Rocky Crest Proper by incorporating the disestablished Portion A of the Remainder of Erf 851, Rocky Crest Extension 1 into Rocky Crest Proper as an erf.

That Delegated Authority be granted to the Strategic Executive: Housing, Property Management and Human Settlement to insert the procedure for closure of public open spaces on the respective Council Resolutions/letters that are referred back by the Urban and Regional Planning Board.

Management Committee

RECOMMENDED

*** 1 That it be noted that the procedure for disestablishment of a portion from an approved township and the alteration of boundaries from an approved township was omitted from Council Resolution 190/06/2020, **attached as pages 292 - 294 to the agenda**.

2 That approval be granted to adopt and include the following:

2.1 Disestablishment of a portion from an approved township (Rocky Crest Extension 1) by excluding Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest Extension 1 from Rocky Crest Extension 1.

2.2 Alteration of the township boundaries of Rocky Crest Proper by incorporating the disestablished Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest Extension 1 into Rocky Crest Proper as an erf.

2.3 That Delegated Authority be granted to the Strategic Executive: Housing, Property Management and Human Settlement to insert the procedure for disestablishment of a portion from an established township and alteration of the boundaries of an established township into existing resolutions where it was omitted.

*** 3 That this Council Resolution be read together with Council Resolution 190/06/2020, **attached as pages 292 - 294 to the agenda** and that the rest of the recommendations of Council Resolution 190/06/2020 remain the same and apply '*mutatis mutandis*'.

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.8 FNS.5 [HPH] APPROVAL OF THE PURCHASE PRICE FOR ERF 801, AUASBLICK - FORMER PRESIDENT HIFIKEPUNYE LUCAS POHAMBA (L/242/AB)

Introduction

The purpose of this item is to obtain Council approval for the purchase price of Erf 801, Auasblick and enable finalisation of the sales process.

Background

*** Council at its meeting held on 29 August 2013 per Resolution 250/08/2013 (paragraph 15) *inter alia* resolved *to sell or lease proposed Portion 2 of R/B/Klein Windhoek Town and Townlands No 70 (now Erf 801 Auasblick) to former President Hifikepunye Lucas Pohamba.* Council Resolution 250/08/2013 is **attached as pages 298 - 301 to the agenda**, paragraph 15 *inter alia* reads as follows:

15 That upon the rezoning of the incorporated Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 it be reserved for the purchaser to lease as requested, or that Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be consolidated and purchased at a later stage.

*** Former President Hifikepunye Lucas Pohamba submitted a letter dated 21 November 2016, **attached as page 302 to the agenda**, in which he formally expressed interest in purchasing Portion 2 of R/B/Klein Windhoek Town and Townlands No. 70 (now Erf 801, Auasblick). The Municipal Council of Windhoek was responsible for the incorporation, subdivision and consolidation of the property. It is against this background that approval for the purchase price is now being sought.

Cadastral procedures

*** Paragraph 8 and 9 of Council Resolution 250/08/2013 provides for the subdivision of the Remainder of Portion B of Windhoek Town and Townlands No. 70 into Portions 1, 2 and 3; and the incorporation of the portions into Auasblick as erven. In 2014, the Townships Board approved the subdivision of Remainder of Portion B of Klein Windhoek Town and Townlands No. 70 into Portions 161 to 163 and the Remainder per Subdivision Certificate **attached as page 303 to the agenda**. In March 2015 per Item 77/2015, the Township Board approved the incorporation of Portion 161 to 163 into Auasblick as Erven 800 to 801, Auasblick. Item 77/2015 is **attached as page 304 to the agenda.**

*** Portion 2 officially became Portion 162 (a portion of Portion B) of Klein Windhoek Town and Townlands No. 70. Portion 162 was incorporated into Auasblick as Erf 801, Auasblick and measure ± 4 868 m² in extent. An approved Survey Diagram No. A 143/2015 for Portion 162; and approved Survey Diagram No. A 231/2020 for consolidated Erf 1093, Auasblick which includes Erf 801, Auasblick are **attached as pages 305 and 306 - 309 respectively to the agenda.**

Valuation

The finalisation of the sale has been delayed due to the diagrams that were approved 27 March 2020. It is worth noting that the Municipal Council of Windhoek was responsible for the subdivision and all required cadastral procedures. As a result, it is only justifiable that the 2020 valuation be applicable as the delays in finalising the sale were not a result of failure by the purchaser.

*** The Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuation Services) determined the market value of Portion 2 of R/B/Klein Windhoek Town and Townlands No. 70 (now Erf 801, Auasblick), measuring ± 4 868 m² in extent, at N$5 500 000.00, as per Valuation Certificate dated 30 January 2020, **attached as page 310 to the agenda.**

Conclusion

The Strategic Executive: Housing, Property Management and Human Settlement recommend that the valuation dated 30 January 2020 be considered and approved as the purchase price for Erf 801, (± 4 868 m² in extent) Auasblick (Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70), given that the approved diagrams were finalised on 27 March 2020.

Management Committee, having considered the application,

RECOMMENDED

1 That it be noted that cadastral procedures set out under paragraph 8 and 9 of Council Resolution 250/08/2013, relating to the subdivision of the Remainder of Portion B of Klein Windhoek Town and Townlands No. 70 into proposed Portions 1, 2 and 3 and the Remainder; and incorporation of Portions 1, 2 and 3 as erven into Auasblick is finalised.

2 That it be further noted that proposed Portion 2 was incorporated into Auasblick as Erf 801, Auasblick.

*** 3 That Erf 801 (± 4 868 m² in extent), Auasblick be sold to former President Hifikepunye Lucas Pohamba at a market value of N$5 500 000.00 as determined by the Strategic Executive: Housing, Property Management and Human Settlement as indicated on the Valuation Certificate dated 1 January 2020, **attached as page 310 to the agenda**.

4 That the recommendations of Council Resolution 250/08/2013 remain the same and apply '*mutatis mutandis*'.

5 That Ministerial approval for the indented sale of Erf 801 (4,868 m² in extent), Auasblick be requested in terms of section 30(1)(t) of the Local Authorities Act, 1992, (Act 23 of 1992) (as amended).

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

[Municipal Council Agenda: 2025-11-24(20)]

10.2.9 **FNS.6 [UTP] APPLICATION FOR THE REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 1.0**
(L/8681/W)

Application

An application was received from Plan Africa Consulting on behalf of the owner, the Business and Intellectual Property Authority (BIPA), for:

- The rezoning Erf 8681, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 1.0 with a revised application (the initial application was for a bulk of 2.0);

- Consent in terms of Council Heritage Policy to use the existing historical building on the erf as included in Table H of the Town Planning Scheme for office purposes; and

- Consent to proceed with construction and the use of the existing house while the rezoning is in process.

*** The full application is **attached as pages 311 - 354 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 8681, Windhoek measures ± 3 479 m² in extent and is zoned 'residential' with a density of 1:900 m². The erf was subdivided from Erf 1575, Windhoek and is located opposite the offices of the Registrar of Deeds and the Surveyor General. The erf and building are part of heritage classified buildings along Robert Mugabe Avenue.

Development intention

The intention of the owner is to use the existing heritage buildings for offices under a consent and later construct a multi-storey office building with a bulk of 1.0. that would be in addition to the exiting floor area of the existing heritage building.

Public consultation

The public consultation process was completed in line with the requirements of Council's Public Consultation Policy for the proposed development as follows:

*** - The proposed rezoning was advertised in the New Era and Namibian newspapers on 8 and 15 September 2021 respectively, **attached as pages 341 - 342 to the agenda;**

*** - A notice of the proposed rezoning was placed on the notice board at the Municipal Council of Windhoek Customer Care Centre (CCC), as well as on the site, **attached as pages 343 - 344 to the agenda**;

*** - Neighbour consultation letters/forms were sent to the direct neighbours on Erven 5648, 8680, 841 and 8682, Windhoek, **attached as pages 345 - 352 to the agenda**;

*** - A notice was also placed in the Government Gazette of 15 September 2021, No. 7636, **attached as pages 353 - 354 to the agenda.**

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**

  The division has no objection provided that the applicant meets all Council requirements.

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

  Erf 8681 is located between Robert Mugabe Avenue and Sperlingslust Street. The erf still obtains access from Robert Mugabe Avenue until Sperlingslust Street is upgraded to bitumen standard. Erf 8681, Windhoek is zoned 'residential' with a density of one (1) dwelling per 900 m² and measures ± 3 479 m² in extent. Robert Mugabe Avenue is a busy Arterial Street with high traffic volumes during peak hours. However, there is currently no alternative access. The proposed rezoning of Erf 8681, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 1.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices will be generating two hundred and seventy one (271) additional trips to the current road network.

  The division has no objection to the proposed rezoning of Erf 8681, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 1.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices: Provided:

  - That the applicant conduct a Traffic Impact Assessment (TIA) at their own cost.

  - That it be noted that the immediate requirement is that no full access or on street parking be allowed from Robert Mugabe Avenue for the proposed rezoning, hence Sperlingslust Street should serve as full access to the erf and the Traffic Impact Assessment (TIA) should highlight if a left-in and left-out access from Robert Mugabe Avenue is possible.

- That it be noted that it is difficult to access Robert Mugabe due to the high traffic volumes, the Traffic Impact Assessment (TIA) will be required to assess system capacity, Non-Motorised Transport (NMT) and public transport requirements.

- That an area wide Traffic Impact Assessment (TIA) is required to determine the capacity of the immediate road network and the mitigation required to support a bulk of 1.0 as guided by the findings of the Traffic Impact Assessment (TIA). Such Traffic Impact Assessment (TIA) must consider amongst others, the node encompassed by Robert Mugabe Avenue; Heinitzburg; and Sperlingslust Streets; and Sam Nujoma Drive as being directly influenced by the proposed rezoning.

- That the roads and intersection improvements for the transport system be informed by the Traffic Impact Assessment (TIA) to be submitted together with conceptual plans to the Strategic Executive: Urban and Transport Planning.

- That it be noted that where street upgrading is required, a corresponding Development Agreement needs to be signed with Council. An Engineer must be appointed for the detail design and supervision of the proposed construction works for the account of the applicant, and such works must be completed to the satisfaction on the Strategic Executive: Urban and Transport Planning, before a completion certificate is approved for the site development.

- That the Engineer must consult the Strategic Executive: Urban and Transport Planning, during the planning stages to ensure that all potential drawbacks in respect of the Traffic Impact Assessment (TIA) and access are addressed before development gets under way.

- That adequate stacking be accommodated at the entrance (to be informed by the Traffic Impact Assessment (TIA)) before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- That minimum parking requirements to be provided for on-site, be as follows:

  - That parking requirement for office is one (1) bay per 25 m^2 utilised bulk to be provided for on-site; and

  - That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

The division has no objection to the use of the existing house for 'office' purposes, while the rezoning is in process: Provided:

- That the applicant submit a plan indicating parking for the current building before the rezoning applications proceeds to the Urban and Regional Planning Board.

- That it be noted that 'heritage' use is not exempted from any parking requirement.

The division has no objection to the additional free 'residential' bulk to be used exclusively for 'residential' purposes: Provided:

- That free 'residential' bulk is limited to 50 % of the allowable bulk.

- That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

- **Roads and Stormwater**

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

- The proposed Erf 8681 has a general downward slope from the north east into a south westerly direction.

- There is a defined stormwater course flowing from the north east into a south westerly direction, flowing approximately 10 to 13 meters away from the southern boundary of the proposed Erf 8681.

The division has no objection to the proposed application for rezoning of Erf 8681, Robert Mugabe Avenue, Windhoek, from 'residential' to 'office': Provided:

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

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

- **Engineering Services**

The Development Proposal indicates that the applicant intends to rezone Erf 8681, Windhoek, which will result in additional loads on existing water and sewer networks.

No municipal sewer connection is available for Erf 8681, Windhoek.

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

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

- The Design Report be submitted by the appointed Engineer to the Department of Infrastructure, Water and Technical Services (Infrastructure: Engineering Services Division) 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 stipulates at least the following:

  - The expected water demand for the proposed development.

  - How access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development.

  - An analysis of the impact of the proposed development on the existing bulk water infrastructure within the applicable pressure zone, as well as on the existing water supply source 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- and low-flow demand within the applicable pressure zone.

  - The calculated design wastewater generated by the proposed development.

  - How the generated wastewater will be disposed of.

  - An analysis of the impact of the proposed development on the existing municipal bulk sewer infrastructure 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.

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

- That all cost for the upgrading of existing services if recommended by the Design Report, be borne by the applicant.

- That it be noted that a Design Report be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services: (Engineering Services Division) 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 approved Design Report and designs.

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

- That the applicant appoints a registered professional Engineer to design a municipal sewer connection for the erf.

- That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services (Engineering Services Division) for approval before starting with construction works.

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

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

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

- That it be noted that a sewer design be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services (Engineering Services Division) before submission to the Urban and Regional Planning Board.

- That no building plans be approved before a municipal sewer connection is provided to the erf, and before infrastructure is upgraded as per approved Design Report by the applicant and taken over by Council.

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

Comments from the Strategic Executive: Electricity

- **Technical Support**

The Strategic Executive: Electricity has no objection to the application submitted for the rezoning of Erf 8681 from 'residential' to 'office', with a bulk of 1.0, as well as consent use 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 will be for the applicant's account.

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

- 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.

- 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.

Urban Planning evaluation

Erf 8681, Windhoek falls within the Windhoek Township (Central) Office and High-Density Policy Area, which would allow for a bulk of 0.4 and a density of 1:250 m². This policy area aimed at development within an existing building, usually an old house with minor alterations or demolishing of an old house to revive the area around the Central Business District (CBD) without much pressure on services.

The existing house on Erf 8681, Windhoek is an example of a heritage building, which should be preserved in terms of Table H of the Windhoek Town Planning Scheme.

The Windhoek Structure Plan of 1996 provides guidelines that anticipated growth and development from within the Central Business District (CBD) to the outer laying areas. This cascades towards the outer edges allows for higher development potential still within close proximity to the Central Business District (CBD).

The intensity of development controlled by bulk restrictions will taper from the highest allowances in the Central Business District (CBD) downwards towards the periphery; outlying shopping centres may also have bulk zoning above that of their surroundings with a similar tapering. Unless special merit exists, the pattern will be made up as follows:

Area	Bulk
Central Business District (CBD)	4.0 3.5 2.0
Central Business District (CBD)Periphery	1.0 0.5 0.4
Commercial districts adjacent to Central Business District (CBD)	2.0 1.0 0.5
Industrial areas	1.0
Suburban business (shopping) centres	1.0 0.5 0.4

The table above (highlighted line) indicates the category within which Erf 8681, Windhoek falls in terms of the current approved Structure Plan, i.e., Central Business District (CBD) Periphery and therefore qualifies for 'office' zoning with a bulk factor of maximum 1.0. Consent to use the current heritage building for offices while planning procedures are being finalised can be considered.

'Heritage' consent

The Windhoek Town Planning Scheme as per Table H indicates that Erf 8681, Windhoek, which was subdivided from mother Erf 1575, Windhoek has various grades for preservations. These grades were allocated by the Heritage Council in conjunction with the Municipal Council of Windhoek. These grades are:

Erf No.	*Street name*	*Description*	*Grade*
1575	*Robert Mugabe*	*Dwelling*	*B76*
1575	*Robert Mugabe*	*Dwelling*	*B79*
1575	*Robert Mugabe*	*Dwelling*	*B69*
1575	*Robert Mugabe*	*Dwelling*	*B74*
1575	*Robert Mugabe*	*Dwelling*	*B74*
1575	*Heinitzburg*	*Dwelling*	*C48*

It is required that the entire building be preserved as opposed to only a certain feature. The applicant had indicated this would be the case.

Heritage building means a building included in Table H and which, in the opinion of Council, is worth preserving in whole or in part.

Heritage consent means the entering into of an agreement between Council and the owner of a 'heritage building' in terms of which agreement the owner undertakes to preserve the building or certain specified features of the building to the satisfaction of Council as quid pro quo for the granting of permission by Council to use such building and ground for any use, provided that Council shall not enter into such an agreement where it is expected that the use will have a detrimental effect on the neighbourhood.

In terms of the proposed zoning and 'heritage' consent, the erf can be used for offices. By granting consent for the use of the building on Erf 8681, Windhoek, Council and the owner agree to maintain and preserve the 'heritage' status, irrespective a portion to be preserved or the whole of the erf. It can also be the entire building, which is mostly the case.

In compliance with the above heritage consent, the following implications will be applicable: with an erf size of ± 3 479 m² in extent, a bulk of 1.0 will culminate in building with a floor area 3 479 m². This would exclude the floor area of the heritage consent, which will bring the total allowable bulk floor area to 3 678 m². The corresponding parking for the total allowable floor area must be provided on-site.

In the case where the applicant must preserve a heritage building as stipulated in the Windhoek Town Planning Scheme, the applicant is 'rewarded' with additional floor area. This conservation of heritage buildings mandates the Municipal Council of Windhoek to be responsive in the same way as the undertaking by the applicant to preserve and maintain the building.

'Heritage' consent and exclusion from bulk calculations

In many cases with new developments, the old existing buildings, of which some have a heritage value, are demolished to make way for new more modern and functional buildings. The Municipal Council of Windhoek has introduced certain incentives to encourage owners of buildings with heritage values to rather keep these buildings where possible in order to preserve some of the older architectural heritage for the future, which include:

- *Heritage consent, where the Municipal Council of Windhoek may give permission to use the building for any other use in addition to the erf's primary rights and*

- *Exclusion from bulk calculations, where additional floor area may be taken into account with the calculation of 'total floor area' (bulk).*

The existing dwelling house has a heritage value and C51 grading. Although new buildings will be erected, it is planned to incorporate the existing building in the proposed complex in order to preserve its heritage value, and not to demolish it.

The building on the Remainder of Erf 98, Klein Windhoek is also listed in Table H of the Town Planning Scheme as a heritage building.

Heritage building 'means a building included in Table H and which, in the opinion of the Municipal Council of Windhoek, is worth preserving in whole or in a part'.

Heritage Consent means that in line with the Municipal Council of Windhoek's Policy on the Conservation of Heritage Buildings, the owner may enter into an agreement with Council for the preservation thereof, whereupon Council may grant permission to use such building and ground for any use.

Exclusion from bulk calculations: The preservation of buildings for conservation purposes does involve increasing costs, arising from maintenance and from the fact that an old building is not being replaced by a larger more functional building.

To assist owners to keep and preserve the heritage buildings, provision was made in the Town Planning Scheme to exclude the floor area of the heritage building from the calculation of the 'total floor area' (bulk).

On ground zoned for commercial use ('office', 'business' and 'industrial'), the total floor area is restricted by the bulk factor allocated to an erf by the Town Planning Scheme. Under the definition of total floor area (bulk) in the Town Planning Scheme, the following uses are excluded from the bulk calculations:

Total floor area means the gross area of all floors of a building as fixed by the exterior measurement of each floor, excluding:

(a) parking areas;

(b) a caretaker's flat, including work and storage areas not exceeding 120 m²;

(c) fire escapes;

(d) service wells including lift wells;

(e) *areas needed for the lift motor room, air-conditioning equipment and other mechanical or electrical equipment which is necessary for the proper functioning and utilisation of the building, provided that no portion of such floor area may be let or used for any other purpose;*

(f) *areas forming part of arcades;*

(g) *canopies;*

(h) *open roofs:*

Provided that an additional floor area may be taken into account in accordance with Council's Policy on Conservation of Heritage Buildings.

On application the floor area of a heritage building may thus be excluded from the bulk calculation.

The Roads Planning Design and Traffic Flow Division however indicated that the building on the erf was used for 'residential' purposes and the use by one (1) family could sustain the access from Robert Mugabe Avenue. However, the drastic increase in the proposed land use activities to 'office' with a bulk of 1.0, would not justify safe access anymore. Robert Mugabe Avenue is a busy Arterial Street with high traffic volumes during peak hours. The construction of Sperlingslust Street is nearing completion to afford full access opportunities.

The applicant is thus requested to conduct a Traffic Impact Study. An area wide Traffic Impact Assessment (TIA) is required to determine the capacity of the immediate road network and the mitigation required to support a bulk of 1.0 as guided by the findings of the Traffic Impact Assessment (TIA).

The Department of Infrastructure Water and Technical Services also indicated that there are no municipal service connections available for Erf 8681, Windhoek. This intended Development Proposal will result in additional loads on existing water and sewer networks. Thus, the applicant is advised that the consideration of the intended rezoning will be subject to the submission and approval of an Engineering Report/Design for water and sewer provision as stipulated by the Department of Infrastructure Water and Technical Services as contained in the recommendations.

Betterment fee/compensation

A betterment fee of 40 % is payable in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Zoning Scheme.

Conclusion

The rezoning from 'residential' with a density of 1:900 m² to 'office' with a bulk of 1.0 and consent to use the heritage building for 'offices' is in line with the Windhoek Structure Plan and the Policy on Heritage Buildings and is supported, subject to all technical conditions and the payment of the compensation.

Management Committee, after due consideration of the matter

RECOMMENDED

1 That the rezoning of Erf 8681, Windhoek from 'residential' with a density of 1:900 m² to 'office' with a bulk of 1.0 be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That it be noted that a betterment fee (compensation) is payable in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

3 That it be noted that the rezoning will only be submitted to the Urban and Regional Planning Board for final approval and promulgation upon compliance with all the infrastructure provision conditions and service design approvals as stated in this Council Resolution.

4 That consent be granted to use the heritage building for offices, which serves as additional floor area and be excluded from the bulk of 1.0 calculations, with corresponding parking, and after compliance with all conditions and service design approvals as stated in this Council Resolution. [The exclusion of the bulk calculations for the heritage building serves as an incentive for the preservation and renovations of the building.]

5 That it be noted that the rezoning of Erf 8681, Windhoek will result in additional load on existing water, sewer and road networks.

6 That it be noted that no municipal sewer connection is available for Erf 8681, Windhoek.

7 That the applicant be advised that the submission of the intended rezoning to the Urban and Regional Planning Board will be subject to the submission and approval of an Engineering Report/Design for water and sewer provision as stipulated by the Department of Infrastructure Water and Technical Services as follows:

7.1 That the applicant appoints a professional registered Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water and bulk sewer infrastructure.

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

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

7.4 That the Design Report stipulates at least the following:

7.4.1 The expected water demand for the proposed development.

7.4.2 How access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development.

7.4.3 An analysis of the impact of the proposed development on the existing bulk water infrastructure within the applicable pressure zone, as well as on the existing water supply source by taking the existing water demand, as well as the additional water demand, due to the development, into account.

7.4.4 The minimum and maximum pressures within the municipal reticulation network under peak and low-flow demand within the applicable pressure zone.

7.4.5 The calculated design wastewater generated by the proposed development.

7.4.6 How the generated wastewater will be disposed of.

7.4.7 An analysis of the impact of the proposed development on the existing municipal bulk sewer infrastructure 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.

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

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

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

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

11 That the applicant appoints a registered professional Engineer to design a municipal sewer connection for the erf.

12 That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with construction works.

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

14 That the supervision of the construction works be done by a registered professional Engineer.

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

16 That it be noted that a sewer design 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.

17 That no building plans be approved before a municipal sewer connection is provided to the erf, and before infrastructure is upgraded as per approved Design Report by the applicant and taken over by Council.

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

19 That the applicant at their own cost conduct a Traffic Impact Assessment (TIA) to assess system capacity, possibility of left-in and left-out access from Robert Mugabe Avenue, Non-Motorised Transport (NMT) and public transport requirements, before proceeding with the rezoning to the board.

20 That no full access or on-street parking be allowed from Robert Mugabe Avenue for the proposed 'office' zoning, thus full access to be obtained from Sperlingslust Street.

21 That the applicant be requested to conduct an area wide Traffic Impact Study to determine capacity of the immediate road network and the mitigation required to support a bulk of 1.0 as guided by the findings of the Traffic Impact Assessment (TIA). [Such Traffic Impact Assessment (TIA) must consider amongst other the node encompassed by Robert Mugabe Avenue; Heinitzburg and Sperlingslust Streets; and Sam Nujoma Road.]

22 That the roads and intersection improvements for the transport systems within the indicated enclave of the development be informed by the Traffic Impact Assessment (TIA) to be submitted together with conceptual plans to the Strategic Executive: Urban and Transport Planning.

23 That it be noted that where street upgrading is required a corresponding Development Agreement needs to be signed with Council, an Engineer must be appointed for the detail design and supervision of the proposed construction works for the account of the applicant, and such works must be completed to the satisfaction on the Strategic Executive: Urban and Transport Planning, before a completion certificate is approved for the site development.

24 That the Strategic Executive: Urban and Transport Planning be consulted during the planning stages to ensure that all potential drawbacks in respect of the Traffic Impact Assessment (TIA) and access are addressed before development gets under way.

25 That adequate stacking be accommodated at the entrance (to be informed by the Traffic Impact Assessment (TIA)) before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

26 That minimum parking requirements be provided for on-site, as follows:

26.1 That parking requirement for 'office' be one (1) bay per 25 m^2 utilised bulk be provided for on-site.

26.2 That a minimum of one (1) exclusive parking bay be provided for every dwelling unit on-site.

27 That it be noted that the existing historical building on Erf 8681, Windhoek for the purposes of 'office' floor area of 199 m^2 is exempted from the calculation of bulk in exchange of the preservation of the historical building, on condition:

27.1 That the parking requirement is not exempted for the heritage building.

28 That the consent to use the existing house, while the rezoning is in process, be granted: Provided:

28.1 That the applicant submit a parking plan indicating parking for the current building, prior to submission to the Urban and Regional Planning Board.

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

29.1 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.

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

30 That the applicant forward an undertaking and sign an agreement to preserve and maintain the heritage building as offices with the accompanied preservation detail thereof separately and before the submission of a new building plan.

31 That, 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.

32 That only one (1) service connection from the municipal electrical network will be allowed.

33 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.

34 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.

35 That the applicant acknowledge receipt of the Council Resolution and accept the conditions in writing, within twenty eight (28) days of receipt of this letter.

36 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.

36.1 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.

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

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ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Presentation on Potholes Windhoek's Streets

Venue: Alderman Matheus Shikongo Boardroom

Date of Workshop/Event: 18 November 2025

Starting time: **15:00** (15:49)

Closing time: 17:34

Date Submitted: 19/11/2025

NAMES	*SIGNATURES*
Cllr Ndeshihafela Larandja ***Mayor***	Apology - out of office
Cllr Clemencia Claudia Hanases ***Deputy Mayor***	Hanases
Cllr Illse Keister ***MC Chairperson***	Apology - out of office
Cllr Ivan Skrywer ***MC Member***	Virtually
Cllr Joseph Uapingene ***MC Member***	Apology - out of office
Cllr Juergen Hecht ***MC Member***	Apology
Fransina Ndateelela Kahungu ***MC Member***	Virtually
Cllr Magdalena Pienaar-Lombardt	Apology - out of office
Cllr Austin Kwenani	Virtually
Cllr Sade Shireen Gawanas	
Cllr Matheus Shoongo	Virtually
Cllr Dr Ottilie Saarty Uukule	Apology
Cllr Maitjituavi Kavetu	Virtually
Cllr Queen Omagano Kamati	Virtually

ATTENDANCE REGISTER: OFFICIALS

Workshop/Presentation/Meeting Title: Presentation on Potholes Windhoek's Streets

Date: 18 November 2025
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Date Submitted:

NAME	DESIGNATION	PAY NUMBER	SIGNATURE	DEPARTMENT (please circle)
F.H. Gouws	R&SW	16252		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
M. Uutoni	Head PMU	15534		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
R ADAMS	A/SE IWTS	16055		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
I. Z. Kahiurika	Standing in for Ms Lomalu	6013		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
T. Edward	Acting SE: Mapcraft + CA	15093		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/

Department	Abbreviation	Department	Abbreviation	Department	Abbreviation
Office of the Chief Executive Officer			OCEO		
City Police	CIT	Economic Development and Community Services	EDC	Electricity	ELE
Finance and Customer Services	FCS	Housing, Property Management and Human Settlement	HPH	Human Capital and Corporate Services	HCC
Information and Communication Technology	ICT	Infrastructure, Water and Technical Services	INF	Urban and Transport Planning	UTP

City of Windhoek
19 NOV 2025
Department of Infrastructure, Water and Technical Services

FOR URGENT CIRCULATION				
Circulated by	**Designation**	**Signature**	**Date**	**Remarks**
NM Lensen	Senior Engineer: Contract Management		17/11/2025	
RR Böhmer	Chief Engineer: Roads and Stormwater	Böhmer	17/11/2025	
Circulated to	**Designation**	**Signature**	**Date**	
DR Adams	Acting SE: Infrastructure, Water & Technical Services		19/11/2025	

R&SW **PROPOSED ACTION PLAN (INTERIM MEASUREMENT) TO ADDRESS AND EXPEDITE POTHOLE REPAIRS**

Memo to ASE-IWTS - Proposed Action Plan to Address and Expedite Pothole Repairs

MEMORANDUM

City of Windhoek
19 NOV 2025
Department of Infrastructure, Water & Technical Services
The Gateway to Endless Opportunities

TO : A/SE: Infrastructure, Water & Technical Services

FROM : Chief Engineer: Roads & Stormwater Division

CC : Chief Executive Officer

DATE : 17/11/2025

Dear Mr DR Adams,

RE: PROPOSED ACTION PLAN (INTERIM MEASUREMENT) TO ADDRESS AND EXPEDITE POTHOLE REPAIRS

1. PURPOSE

Following the internal meeting with your office on 04 November 2025, this memorandum serves the purpose to present a proposed Action Plan to accelerate the identification, prioritization, and repair of potholes affecting road safety and mobility, focused on a two-to-three-week intervention period, commencing 10 November 2025.

2. BACKGROUND DISCUSSIONS

Roads in the paved network are basically constructed with several foundation layers, depending on the volume and mass of the traffic it has to carry, and is then topped off with a waterproof sealing layer. The sole purpose of the sealing layer is to protect and preserve the pavement by preventing the ingress of water and air into the underlying layers.

As the road ages (aging paved network of the City of Windhoek, most of which have already passed their design life, reiterated), this sealing layer dries out and loses its elasticity and waterproofing properties. Distress can be seen as cracks in the road surface as well as aggregate loss from the surfacing seal. When water penetrates into the upper foundation layers, the material starts to deform, and distress can be seen as an uneven road surface and the formation of potholes.

The rainfall received during February–April 2025 amounted 500mm, with approximately 60% thereof received during the month of March 2025 alone. This excessive rainfall resulted in saturated ground conditions, which in effect accelerated structural failures (i.e., pavement failures, rutting, pavement cracks, etc.), followed-on by an exponential intensification of surface failures and pothole outbreaks.

Unfortunately, it is almost impossible to quantify the extent of these surface failures and the resultant formation of potholes on an aged paved network because of several interrelated factors, as follows:

- Rapid and ongoing deterioration with new potholes forming daily, thus making any quantification survey obsolete almost immediately.
- Widespread and variable damage, implying that some areas fail catastrophically while others remain intact.
- Obscured visibility (i.e., standing water, mud, fines, and debris conceal potholes).
- Weaknesses in the pavement structure is not immediately apparent.

In saying so and as per continuous reporting, potholes are the result of a combination of contributing factors, which include:

- Poor drainage that accelerates failures;
- **Aging pavements that become brittle and weakened;**
- High traffic volumes, especially heavy vehicles;
- Climate cycles (including climate change and associated variations over time);
- **Inadequate maintenance, mainly due to insufficient funding and resources;**
- Etc.

Pothole repair is a routine preventative maintenance action and generally a short-to-medium term intervention which keeps roads serviceable and safe in the short term (typically few months). Longer-term interventions include periodic (resurfacing) and scheduled (rehabilitation) maintenance actions. Ideally, routine maintenance actions which includes patching or repair of localized failures, crack sealing, as well as any texture treatments of existing surfacing should be carried out before any resurfacing interventions.

The reality on the ground is that **the City of Windhoek has an ageing paved network of approximately 883.27km, most of which have passed their original design life**. The average condition of the network is rated as fair, with 16% of the surfacing and 18% of the structure in the poor to very poor category.

If the average condition is fair, it indicates that half of the network is approaching an unacceptable condition, and the percentages in the poor and very poor ranges are an indication that a backlog has developed over time. The estimated Funding Backlog for the flexible pavements to address this maintenance need is estimated at **N$ 2.67 billion*** (**Based on the outcome of the visual assessment concluded in November 2023 during the 2023/24 Financial Year; In current terms, this backlog might even be larger*).

It must be clearly emphasized that the occurrence of potholes is a direct consequence of the above-mentioned factors. While routine pothole repairs can restore safety and temporary serviceability, reliance on patching alone is not a sustainable or cost effective solution.

The current scale and frequency of pothole formation indicate that the network is experiencing underlying structural and surface deterioration. Continuing to fund ad-hoc repairs, instead of addressing drainage, pavement layers, and overall reseal & rehabilitation, is increasingly inefficient and may no longer be financially justifiable for preserving our already weakened road infrastructure.

3. PROPOSED ACTION PLAN

WEEK 1: ONGOING ASSESSMENT, INCREASED RESOURCES AND MOBILIZATION

3.1 SITUATION ASSESSMENT

3.1.1 ACTIVITIES EXECUTED SINCE MARCH 2025

The Roads and Stormwater (R&SW) Division Maintenance Section has been actively addressing the current as well as the ever increasing number of new potholes forming on the street so of Windhoek prior to the rainy season as part of its routine road maintenance, with pothole repairs being reduced to only major repairs when the rainy season commenced in January to February 2025.

In saying so, during the period of March and April 2005, the R&SW Northern and Southern Office commenced with temporarily filling up potholes with soilcrete (soil material and cement mixture) this was due to the continuous abnormal rainfall during this period.

The reason for the temporary measure was due to the rain water that had collected within the potholes, thus saturating the underling material and as a result remedial action to fix the potholes cannot currently take place.

It is to be noted that the various Foremen and Interns of the two (2) Maintenance Officers continuously visually assess the roads in their respective sections and reporting the extent of any damages (potholes, surface cracking, as well as other maintenance issues) to their respective Technicians who issue the relevant instructions to repair.

This Reporting and quantification of potholes repaired is ongoing, however as the new potholes are being identified and in order to report same quantification would require a consistent measurement across time,

The following challenges have been experienced while attending to the pothole repairs:

- Available resources of personnel to conduct the visual inspections on a regular basis
- Available resources of in-house teams to repair the damaged roads
- Available resources of URC's, it is to be noted more teams relate to more expenditure resulting in a shorter contract period
- URC's need to attend other maintenance items other than pothole repairs, thus available contract amount needs to be managed accordingly
- Real time changing weather, Lighting
- Traffic conditions on a fatigued network make data inconsistent and incomparable as new potholes form on a daily basis.

Pursuant to the above, the activities executed while simultaneously dealing with numerous challenges since March 2025, are detailed below:

- The previous Unit Rate Contracts (URCs) appointed over a fixed period of 2-years came to an end on 25/07/2024 (Windhoek East) and 25/09/2024 (Windhoek West).
- It is to be noted that the Windhoek East URC Contract expired earlier than the 2 year appointed period as the URC reached its awarded Contract Amount

Resource	Duration	Funds	Potholes Fixed
Internal Response Team was deployed to temporarily fill up potholes making use of soilcrete	Period of 6 months (February to July 2025)		2,000
The URC (Blading & Re-gravelling) was deployed to temporarily fill up potholes making use of soilcrete	Period of 2 months (March to April 2025	Contract value N$ 4.4 million,	7,650
The URC (Blading & Re-gravelling) was deployed to temporarily fill up potholes making use of soilcrete	Period of 2-months (May to June 2025);	Contract value N$ 1 million,	1,500
TOTAL			11,150

- At this juncture, procurement procedures to appoint new URCs (for respectively the Eastern – and Western Suburbs) was ongoing and the key dates are briefly summarized as follows:

Action:	**Roads South (Eastern Suburbs):**	**Roads North (Western Suburbs):**
Bidding Documents Approved and Advertised	30/09/2024	25/10/2024
Deadline for submission and opening of Bids	21/11/2024	22/01/2025
PC Approval of BEC Evaluation Report	03/02/2025	07&21/07/2025
Issuance of Letter of Award	08/08/2025	16/09/2025

Action:	Roads South (Eastern Suburbs):	Roads North (Western Suburbs):
Contract Commencement	23/09/2025	Pending – Contractor to still fulfill contractual condition pertaining submission of a Performance Guarantee
Time lapsed from Bid Advertisement to Contract Commencement	Approx. 12 Months	> 12 Months – Current delay on submission of the Performance Guarantee

Resource	Duration	Funds	Potholes Fixed
Instruction was issued to URC (Blading & Re-gravelling) for pothole repairs until such time that the Emergency Procurement procedures was concluded	Period of 2-months (May to June 2025)	Total value of N$ 1 Million	1,500
Emergency Procurement which was submitted to the Accounting Officer on 27/03/2025 and subsequently approved on 28/04/2025	Period of 3-months (May to August 2025);	Contract value N$ 15 million,	15,000
The appointment of new URCs still pending, further permission to continue with the Emergency procured Contractor's, was requested on 30/07/2025 and approved by the Accounting Officer on 14/08/2025	Period of 3-months (August to November 2025);	Contract value N$ 15 million,	8,100 by the end-October 2025.
The new URCs for the respective Suburbs were appointed on 08 August 2025 (Eastern Suburbs) and 16 September 2025; however, the appointed URC for Roads North (Western Suburbs) has not commenced yet for reason stated	Period of Two Years	Contract value N$ 35 million,	40 potholes, Incl. Road damages caused by pipe bursts,
TOTAL			**24,640**

Pothole repairs under the Emergency URCs above are classed as either 0 – 200 mm diameter or 200 – 900 mm diameter, and the Works attended by respectively Messrs. KSP Civils cc and Florida Trading cc. The existing rates offered per classed pothole above, amounted approx. N$ 500.00 per pothole 0 ≤ 200 mm dia. and N$ 500.00 per pothole 200 ≥ 900 mm dia. for Messrs. KSP Civils cc, and approx. N$ 245.00 per pothole 0 ≤ 200 mm dia. and N$ 250 per pothole 200 ≥ 900 mm dia. for Messrs. Florida Trading cc.

The all-inclusive cost for pothole repairs under the Emergency URCs during the first round (May to August 2025) was N$ 15 Mil over reported number/size of pothole repaired (Number: 15,000)

The all-inclusive cost by end-October 2025 for pothole repairs under the Emergency URCs during the second round (August to November 2025) calculated at actual expenditure to date (Approx. N$ 13 Mil) over reported number/size of pothole repaired (Number: 8,100)

3.1.2 PLANNED ACTIVITIES FROM 10-NOV-25 TO 17-NOV-25

- Expedite ongoing inspections, with primary focus on already identified areas, high-risk safety zones, and major or high trafficked routes, *See Annexure A* (Roads North/Western Suburbs) and *Annexure B* (Roads South/Eastern Suburbs) for detailed breakdown of Streets for this period
- Establish additional teams, primarily in Western Suburbs
- Increase inspection teams to cover all suburbs in respectively Windhoek North and South, as follows:

	Current Arrangement	**Increased Resources**
Internal Teams	Roads South: 1 x Pothole Repair Response Team Roads North: 1 x Pothole Repair Response Team	Roads South: 2 x additional Pothole Repair Response Team, pending approval Roads North: 2 x additional Pothole Repair Response Team pending approval *NOTE: Additional 5 Teams sourced from JBasement to assist in pothole repairs and crack sealing*

	Current Arrangement	Increased Resources
Emergency URC	Florida Trading 10 x Pothole Repair Response Teams	Instructed on 06/11/2025 to establish additional teams to expedite the works, while keeping within the allotted amount (N$ 6.0 Mil) by end-November 2025 as per Letter of Award No additional teams at this stage, however CoW currently consulting with URC
New URCs	Geckoh58 (Appointed for Western Suburbs) 2 x Pothole Repair Response Teams	Instructed on 06/11/2025 to establish a total of four (4) additional teams.
	West Trading (Appointed for Western Suburbs) No Pothole Repair Response Team at this stage	NOTE: Commencement subject to submission of the required Performance Guarantee
URC (Blading & Re-gravelling)	On the basis of previous instructed to establish teams for attending pothole repairs (Western Suburbs only) for the period April to June 2025 2 x Pothole Repair Response Teams	Instructed further on 10/11/2025 to establish three (3) additional teams.

- Advocate for digital reporting (e.g., public reporting apps, call-center hotline).
- Prioritize potholes based on severity, traffic volume, and safety risk.
- Request GIS intervention for compilation of a pothole inventory map indicating location, size, and repair urgency.
- Develop an Implementation Programme for the Full Extent of the Potholes, with clear commencement and completion timelines. Ongoing reporting per street to continue, but extended to group suburbs and ultimately respective constituencies

3.2 RESOURCE ALLOCATION AND TEAM MOBILIZATION

3.2.1 CURRENT DEPLOYED RESOURCES

As tabulated under 3.1.2 above. In saying so and to further clarify, a Pothole Repair Response Team will typically require the following resources:

- 1 x compressor (crack sealing),
- 1 x flatbed truck
- 1 x driver
- 1 x foreman
- 5 x team members

Pursuant to the above, currently there are 16 teams assigned to Western Suburbs and 3 Teams to Eastern Suburbs respectively.

The current unbalanced assignment of teams will need to be addressed, as such an additional five (5) teams have been sourced from JBasement to assist the internal teams to attend to pothole repairs and crack sealing, Work instruction are issued daily, as required, with in-house supervision to ensure quality.

Suggestions to source resources (labor only) through the offer of the Khomas Regional Council and/or the Namibia Training Authority would require further investigation (i.e., transportation needs, supervisory structure, plant, tools & personal protective equipment, etc.) and possibly also additional training.

To be noted that the Division: Roads & Stormwater also had discussion with Messrs. Much Asphalt, a local supplier of hot- and cold mix asphalt, towards collaborations with industry leaders to offer hands-on practical and technical training on the causes, identification and repair of potholes. The aforesaid training is tentatively scheduled for mid-February 2026 and will be aimed at internal response teams and current URCs.

3.2.2 ADDITIONAL RESOURCES TO BE DEPLOYED

- Assign repair teams to specific zones, in respectively Roads North (Western Suburbs) and Roads South (Eastern Suburbs), as identified above for efficiency.
- Allocate required resources (cold mix, hot asphalt, personnel and equipment, safety gear, etc.).
- Instruct Unit Rate – and Emergency Contractors to increase working hours, maximize offered personnel and establish additional teams to accelerate work.
- Re-schedule and establish additional internal resources and authorize over-time within the confines of the Labor Act to maximize productivity.
- Blading & Re-gravelling Contractor (JBasement) established 5 teams to focus primarily on Roads North (Western Suburbs).
- Budget allocation for the 2025/26 Financial Year amounted N$ 20 million (minor road repairs) in total for the two (2) URC contract, each capped at the N$ 35 mil thresholds over the appointed 2-year period. Seeing that additional teams comes at additional cost, the contract award amounts of each URC would be depleted much quicker, and possibly before expiry of the 2-year period.

3.3 IMMEDIATE REPAIRS

- Continue with repairs on pre-identified, high-priority and high-risk areas (focus on main routes, major intersections, etc.).
- Ensure quality control by the staff compliment of the Section: Roads & Stormwater Maintenance; use durable repair materials and proper compaction.
- Continue with daily & weekly reporting of completed works vs. planned targets.
- Monitor productivity and address bottlenecks (equipment breakdowns, material shortages).

WEEK 2 (18-NOV-25 AND BEYOND): CONTINUED FULL-SCALE REPAIR AND QUALITY ASSURANCE

3.4 EXPAND REPAIR OPERATIONS

- Extend operations to secondary and residential roads.
- Continue addressing remaining urgent potholes (i.e., typically those that are deeper than 50mm and wider that 300mm diameter, trench reinstatements, and pipe bursts, that pose an immediate risk to road safety, traffic flow, or further structural deterioration of the pavement) if not repaired promptly.
- Review team performances and rotate teams if deemed necessary
- Maintain updated progress dashboard for visibility.
- It is envisaged that all Streets listed under Annexure A and B will be attended to by the end November 2025

3.5 QUALITY ASSURANCE AND FOLLOW-UP

- Continue to inspect repaired sites for quality and durability.
- Continue to instruct rework of any substandard repairs immediately prior to acceptance and certification for payment.
- Introduce and instruct before-and-after documentation of conditions with photos and GPS coordinates as quality tracker and prerequisite for payment

3.6 REPORTING AND SUSTAINABILITY MEASURES

- Continued submission of Weekly Progress Report relating the number of potholes repaired, roads covered, and totals of materials used.
- Set targets are aimed at the repair of 2,000 potholes per month per URC contractor.
- Communicate outcomes to the public weekly (every Monday after the passing of a full week of work) to enhance transparency and confidence.
- Weekly online educational programme to be rolled out to educate public on measures to take to prevent controllable pothole formations as a result of leaking toilets, illegal toilets draining on to road surfaced, leaking public taps/stand pipes, carwashes etc.

4. SUPPORT NEEDED FROM CEO OFFICE

Esteemed CEO the following support would be required from your kind office:

- Additional funding

- Additional resources (Experienced Personnel / Teams)
- Approval to source additional resources from Roads Authority (request sent, awaiting response from Roads Authority

5. SUGGESTIONS MOVING FORWARD

- Urgently address prolonged vacancies in key positions. (Critical vacancies to be filled as a matter of urgency), such as Section Engineer: Maintenance, Engineering Technician: Roads South & Team members & Team leaders
- Secure Annual Budget for the Roads Maintenance Plan (Schedule) abstracted from the Pavement Management System (PMS), as presented to the Strategic Executive Forum, to address the reported backlog and reduce recurrences. This will ultimately reduce the reactive need to address pothole fixing which is short terms.
- Support efforts to attract experienced Contractors. Pre-qualification proposed.
- Expedite procurement procedures, and increase thresholds, moreover on multi-year projects (i.e., for Unit-Rate Contracts).
- Increase annual budget allocations for road preservation.
- Ensure that URC contracts are in place continuously and that they allow for additional resources during rainy seasons (at least for the duration of the 3-month period between February to April) to address rain damaged areas.
- Implement quarterly / annual review of lessons learned and challenges encountered.

Further to the above, it should be noted that resealing a road is a proactive, network-level intervention that protects the entire pavement surface from water ingress and oxidation, thereby slowing down deterioration and extending the life of the road, whereas pothole fixing is a reactive, spot treatment that only restores safety at individual failure points. By maintaining the waterproofing and integrity of the surface, reseals reduce the likelihood and frequency of potholes forming in the first place, which in turn lowers long-term maintenance costs. In contrast, repeated pothole repairs on an ageing or cracked surface quickly become uneconomical, because they do not address the underlying causes of distress. The City of Windhoek Municipal Council should thus seek to preserve road assets as per the recommendations of the Pavement Management System (PMS) which was presented to the SE Forum. Additionally, it should be noted that timely resealing is therefore the more effective and financially prudent strategy, with pothole repairs reserved for immediate safety risks.

The above-mentioned turnaround strategy is targeted for the next 2-3 weeks. The CEO will be kept abreast with weekly updates.

Please accept, Mr. Matyayi, the assurance of my highest priority.

Yours sincerely

Mr RR Böhmer

CHIEF ENGINEER: ROADS & STORMWATER

SUPPORTED /X/ NOT SUPPORTED / /

COMMENTS:

Condition that Chief Engineer Roads & Stormwater ensure compliance with the Provisions of Contract, where Contractors are utilized and applicable policies for Contract Values, budget and variations.

Mr DR Adams

ACTING STRATEGIC EXECUTIVE: INFRASTRUCTURE, WATER AND TECHNICAL SERVICES

STATUS REPORT ON MINOR ROAD REPAIRS (POTHOLES)

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

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

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

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

1. COMPLETED POTHOLE REPAIRS AS OF 14 OCTOBER 2025

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

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

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

Table 2: Western Suburbs

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

Table 3: Eastern Suburbs.

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

2. POTHOLE REPAIR PROGRAMME

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

Table 4 – Western Suburbs

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

Table 4 – Western Suburbs continued

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

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

Table 5 – Eastern Suburbs

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

Table 5 – Eastern Suburbs continued

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

3. PLANNED POTHOLE REPAIRS

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

Table 6 – Western Suburbs

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

Table 6 – Western Suburbs continued

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

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

Table 7 – Eastern Suburbs

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

Table 7 – Eastern Suburbs continued

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

OFFICE OF THE CHIEF EXECUTIVE OFFICER

59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2615 e-mail: CEO@windhoekcc.org.na

ENQ: D. R Adams
DATE: 27/03/2025

TEL: 061-290 2407
REF: R&SW/BRR/NALAO

The Chief Executive Officer
Namibian Association of Local Authorities Officials
P.O. Box 70218
WINDHOEK

ATTENTION: Mr. N //Areseb **Email:** nalao@windhoekcc.org.na
nareseb@areseb@yahoo.com

Dear Sir,

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

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

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

1. **Detailed List of Damaged Roads and Bridges**

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

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

2. Preliminary Cost Estimates

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

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

No.	ITEM	ESTIMATED COST (N$)
1	As per Streets under Annexure 1.1	N$ 15,198,232.00
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 15,198,232,00**

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

No.	ITEM	ESTIMATED COST (N$)
1	Annexure 1.2	N$ 38,839,600.00
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 38,839,600.00**

2.3 **Roads requiring repairs due to flooding**

No.	ITEM	ESTIMATED COST (N$)
1	Annexure 1.3	N$ 1,261,721.00
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 1,261,721.00**

2.4 **Rehabilitation for Routes severely impacted**

No.	ROAD	SURFACING: ESTIMATED COST (N$)
1	Annexure 1.4	N$ 225,511,100.00
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 225,511,100.00**

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

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

SUMMARY OF ESTIMATED COSTS

No.	ITEM	ESTIMATED COST (N$)
1	Roads requiring pothole repairs	N$ 15,198,232,00
2	Roads requiring re-gravelling	N$ 38,839,600.00
3	Roads requiring repairs due to flooding	N$ 1,261,721.00
4	Rehabilitation for Routes severely impacted	N$ 225,511,100.00
5	Culvert Bridge requiring repair due to sever rain damage	N$ 636,635.20
	SUB-TOTAL	**N$ 281,447,288.20**
	15%VAT	N$ 42,217,093.23
	TOTAL COST ESTIMATE	**N$ 323,664,381.43**

3. Drainage System Improvements

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

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

No.	LOCATION	ESTIMATED COST (N$)
1	Design and Construction	N$ 584,172.70
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 584,172.70**

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

No.	LOCATION	ESTIMATED COST (N$)
1	Design and Construction	N$ 25,000,000.00
	TOTAL COST ESTIMATE (excl. 15% VAT)	**N$ 25,000,000.00**

SUMMARY OF ESTIMATED COSTS

No.	LOCATION	ESTIMATED COST (N$)
1	Graz Street	N$ 584,172.70
2	Gammas River Bridge Culvert	N$ 25,000,000.00
	SUB-TOAL	**N$ 25,584,172.70**
	15% VAT	N$ 3,837,625,90
	TOTAL COST ESTIMATE	**N$ 29,421,798.60**

4. **Overall Summary of Estimated Costs**

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

OVERALL COST ESTIMATE

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

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

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

Yours Sincerely

Moses Matyayi
CHIEF EXECUTIVE OFFICER

DR Adams — Acting Strategic Executive: Infrastructure, Water and Technical Services
RR Böhmer — Chief Engineer: Roads & Stormwater

Annexure 1.1 - Detailed List - Patching (Potholes)

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

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

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CBD	Haddy	Hoogenhout	Viljoen	t	***	****
CBD	Thorer	Robert Mugabe	Burg	t	*****	***
CBD	Chateau	Schloss	Kasteel	t		***
CBD	Feste	Sam Nujoma	Sanderburg	t	***	**
CBD	Haddy	Viljoen	Church	t	**	***
CBD	Sanderburg	Kasteel	Lodge	t	**	***
CBD	Schloss	Chateau	Burg	t	***	**
CBD	Nachtigal	Cul De Sac	Trift	t	***	***
CBD	Ballot	Robert Mugabe	Seitz	t		****
CBD	Schwerinsburg	Sperlingslust	Cul De Sac	t	**	*****
CBD	Sanderburg	Anton Lubowski	Feste	t	**	***
CBD	Sinclair	Anderson	Schutzen	t	**	***
CBD	Nachtigal	Merensky	Rehobother	t	**	***
CBD	Manning	Armstrong	Patterson	S	***	*
CBD	Wecke	Fidel Castro	Cul De Sac	T	***	
CBD	Lindequist	Robert Mugabe	Love	T		***
CBD	Trift	Church	Schinz	T	***	*
CBD	Love	Love Link	Cul De Sac	T	***	***
CBD	Schwerinsburg	Robert Mugabe	Sperlingslust	t	**	***
CBD	Viljoen	Haddy	Schmerenbeck	t	***	***
CBD	Love	Lindequist	Love Link	T		****
CBD	Ballot	Seitz	Feld	t	**	***
CBD	Schutzen	Sinclair	Bahnhof	T	***	****
CBD	Luther	Schiller	Robert Mugabe SB	t	***	**
CBD	Marconi	Cul De Sac	Von Braun	S	**	***
CBD	Schmerenbeck	Church	Viljoen	t	****	
CBD	Schmerenbeck	Viljoen	Hoogenhout	t	***	
CBD	Schuster	Bismarck	Cul De Sac	t	****	***
CBD	Schinz	Merensky	Trift	t		***
CBD	Luther	Liliencron	Schiller	t	**	***
CBD	Kasteel	Burg	Sanderburg	t		***
CBD	Sinclair	Schutzen	John Meinert	t	*****	**
CBD	Nelson Mandela	Schanzen	Caprivi	S	*****	*
CBD	Centaurus	Robert Mugabe NB	Jan Jonker	T	***	**
CBD	Service Rd East	Concrete/Tar	Cul De Sac	t		***
CBD	Teinert	Dr W Kulz	Cul De Sac	t	***	
CBD	Bismarck	Post	Hosea Kutako	S	***	
CBD	Marien Ngouabi	Robert Mugabe NB	Eugene Marais	T	***	**
CBD	Rudolph Hertzog	Bismarck	Cul De Sac	t	**	***
CBD	Sperlingslust	Schwerinsburg	Tar/Gravel	t	*****	
CBD	Bismarck	Blohm	Post	S	***	
CBD	Macadam	Macadam Park	Lazarett	S		***
CBD	Nobel	Armstrong	Cul De Sac	S	**	***
CBD	Church	End of Dual	Bismarck	t	**	***
CBD	Thorer	Feld	Robert Mugabe	t		*****
CBD	Bell	Rehobother SB	Lazarett	S		***
CBD	Kasino	Independence	Luderitz	S	***	
CBD	Bahnhof EB	Werner List	Independence	S		***
CBD	Faraday	Guthenberg	Lazarett	S	***	**
CBD	Park	Robert Mugabe	Cul De Sac	t	**	***
CBD	Campbell	Patterson	Cul De Sac	T	***	
CBD	Hugel	Orban	Tar/Blocks	t		*****
Cimbebasia	Okomize	Shilunga	Xamigaub	t	***	
Cimbebasia	Nauchab	Kanibes	Harib	t	***	***
Cimbebasia	Otjinjange	Otjozondjou	Otjinjange	t	***	**
Cimbebasia	Haseweb	Arebbusch	Otjourundu	t	***	
Cimbebasia	Mudarib	Koigab	Otjozondjou Ext	t	***	

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Cimbebasia	Omusema	Omatjene	Cul De Sac	t	***	*
Cimbebasia	Michelle McLean	Shilunga	Cobalt Slip	S	***	***
Cimbebasia	Auas Slip 2	Auas	Michelle McLean	T		****
Cimbebasia	Chobe	Chobe	Dikweya	t	****	
Cimbebasia	Tsauchab	Tsauchab Pl	Shilunga	t	**	***
Cimbebasia	Chobe	Dikweya	Linyandi	t		***
Cimbebasia	Dikweya	Chobe	Chobe	t	**	***
Cimbebasia	Obias	Chobe	Cul De Sac	t	***	**
Cimbebasia	Chobe	Linyandi	Dikweya	t	***	**
Cimbebasia	Tsauchab Pl	Tsauchab	Cul De Sac	t	***	
Cimbebasia	Shilunga	Arebbusch	Otjozondjou	T		***
Cimbebasia	Haseweb	Konkiep	Arebbusch	t	***	*
Cimbebasia	Silver	Michelle McLean	Cul De Sac	t		*****
Cimbebasia	Okatemba	Konkiep	Cul De Sac	t	***	
Dorado Park	Ara	Juno	Victoria	t	****	
Dorado Park	Cleopatra	Vesta	Fortuna	t	***	***
Dorado Park	Bottlepalm	Bamboopalm	Cul De Sac	t		***
Dorado Park	Princesspalm	Bamboopalm	Bamboopalm	t	***	
Dorado Park	Kingpalm	Bamboopalm	Bamboopalm	t	***	
Dorado Park	Bamboopalm	Bottlepalm	Datepalm	t		***
Dorado Park	Hercules	Gemini	Hercules	t	***	**
Dorado Park	Ara	Dorado	Bach	t		****
Dorado Park	Ara	Flora	Cacaopalm	t	****	***
Dorado Park	Aries	Hydra	Mercury	t	*	****
Dorado Park	Volans	Mercury	Cul De Sac	t	***	**
Dorado Park	Datepalm	Bamboopalm	Cul De Sac	t	*****	
Dorado Park	Ara	Victoria	Flora	t	***	*
Dorado Park	Cleopatra	Fortuna	Juno	t	****	
Dorado Park	Woodpalm	Bamboopalm	Cul De Sac	t	****	
Dorado Park	Bamboopalm	Kingpalm	Ara	t	***	
Dorado Park	Camel Thorn	Umbrella Thorn	Umbrella Thorn	t	***	
Dorado Park	Mountain Thorn	Cul De Sac	Camel Thorn	t	***	**
Dorado Park	Cleopatra	Fortuna	Fortuna	t	***	
Dorado Park	Blade Thorn	Three Thorn Acacia	Cul De Sac	t	****	
Dorado Park	Libra East Park	Libra	Libra	t	*	*****
Elisenheim	D6	A9	Terah	t	*****	
Elisenheim	D9	Terah	Cul De Sac	t	***	
Elisenheim	A8	B1	B1 + 500m	T		***
Elisenheim	A9	Hebron	C8	t	***	
Elisenheim	Terah	D7	D9	t	***	
Eros	Robert Mugabe NB Offramp	Robert Mugabe NB	Road B	T	**	***
Eros	Ametis	Sodaliet	Olof Palme	t	*****	
Eros	Kuiseb	Omatako	Gen Murtala Muhammed	t	***	
Eros	Khan	Concrete/Tar	Toermalyn	t	***	**
Eros	Toermalyn	Topaas	Khan	t	***	
Eros	Stark	Von Eckenbrecher	Dinter	t	**	***
Eros	Gusinde	Nelson Mandela	Cul De Sac	t	****	**
Eros	Turkoois	Amasoniet	Cul De Sac	t	***	
Eros	Chalsedoon	Akwamaryn + 500m	Amasoniet	t	***	
Eros	Spitskop	Hakos	Drakensberg	t	***	
Eros	Toermalyn	Sitrien	Cook	t	***	***
Eros	Agaat	Akwamaryn	Eros	t	****	*
Eros	Toermalyn	Asuriet	Eros	t	****	
Eros	Kupferberg	Atlas	Winterberg	t	***	
Eros	Toermalyn	Khan	Topaas	t	***	
Eros	Obib	Kuiseb	Toermalyn	t	***	
Eros	Kunene	Caprivi	Oranje	t		***

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

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

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

Suburb / Location	Street	Segment		Route	Patching	
		From	To	Class	Surface	Structural
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Kleine Kuppe	Thobias Akuenje	Chasie	Peter Mweshihange	t	***	***
Kleine Kuppe	Kleine Kuppe	Sesriem	Otjivero	T		****
Kleine Kuppe	Chasie	Gravel/Tar	Sesriem	t	***	*
Kleine Kuppe	Kleine Kuppe	Guinas	Sesriem	T	***	****
Kleine Kuppe	Kleine Kuppe	Frankie Fredericks	Guinas	T		***
Kleine Kuppe	Conception	Sossusvlei	Kleine Kuppe	t	***	**
Kleine Kuppe	Frankie Fredericks SB	Sean McBride	Wika	S	****	
Kleine Kuppe	Gamsa	Blocks/Tar	Okerfontein	t	***	*
Kleine Kuppe	Gobaub	Angra Fria	Cul De Sac	t	***	
Kleine Kuppe	Chasie	Peter Mweshihange	Ombika	T	***	
Kleine Kuppe	Chasie	Frankie Fredericks	Peter Mweshihange	T		***
Kleine Kuppe	Koinseb	Marinkas	Guinas	t	**	***
Kleine Kuppe	Koinseb	Koinseb	Marinkas	t		***
Northern Ind Area	Birmingham	Dortmund	Cul De Sac	S	***	***
Northern Ind Area	Dr Michael de Kock	Kallie Roodt	Jan Marais	S		***
Northern Ind Area	New Castle	Dopper Street	Mark	S	***	***
Northern Ind Area	Jan Marais	Etienne Rosseau	Tienie Louw	S	**	****
Northern Ind Area	Etienne Rosseau	Anton Rupert	Yskor	S		***
Northern Ind Area	New Castle	New Castle	Dortmund	S	**	***
Northern Ind Area	Dortmund	Iscor	Birmingham	S	**	***
Northern Ind Area	Hosea Kutako	Blocks/Tar	Road A	S	**	****
Northern Ind Area	Ruhr	Iscor	Cul De Sac	S		*****
Northern Ind Area	Allan	Hosea Kutako	Cul De Sac	S	**	****
Northern Ind Area	Hosea Kutako	Marks	Allan	S	***	
Northern Ind Area	Hosea Kutako	Road B	Road B + 500m	S	***	****
Northern Ind Area	Simmentaler Slip	Simmentaler	Cullinan	t	*****	
Northern Ind Area	Dopper Street	New Castle	Tar/Blocks	S	***	
Northern Ind Area	Hosea Kutako	Monte Christo Slip	Tar/Blocks	S	***	
Northern Ind Area	Cullinan	Simmentaler	Simmentaler Slip	S	***	**
Northern Ind Area	Hosea Kutako	Road A	Road B	S	****	****
Northern Ind Area	Road B	R Mugabe NB Offramp	Robert Mugabe SB	S		*****
Northern Ind Area	Dortmund	Dortmund Slip	Hosea Kutako	S	***	
Okuryangava	Ongava	Ongete	UKG001	S		****
Okuryangava	Ongava	UKG001	UKG002	S		****
Okuryangava	Ongava	UKG002	UKG004	S		****
Okuryangava	Ombakata	Pondo Nangombe	Ongava	T	*****	****
Okuryangava	Ongete	Patrick Lunganda	Ongava	T	***	****
Okuryangava	Ombakata	Ongete	Chief Mandume	T		****
Okuryangava	Omuryambambi	Omuryangava	Omukongo	T	**	***
Okuryangava	Ongete	Ombakata	Gaddafi	T	****	***
Okuryangava	Ongaka	Ongava	Ombwindja	t		***
Okuryangava	Ondjima	Ongaka	Ongwari	t	****	***
Okuryangava	Ongava	Marienfluss	Ombakata	S	****	*****
Okuryangava	Ongete	Gaddafi	Patrick Lunganda	T	***	***
Okuryangava	Ombakata	Macnamala	Pondo Nangombe	T	*****	*****
Okuryangava	Omuryangava	Omuryambambi North	Omuryangava	t	***	
Okuryangava	Omuvapu	Epandulo	King Kauluma	S		***
Okuryangava	Omuvapu	Julius Nyerere + 1500m	Julius Nyerere + 2000m	S	***	
Okuryangava	Ongwari	Otjikuvekoze	Ongaka	T	****	**
Okuryangava	Hereford	UKG019	Julius Nyerere	S	*****	
Okuryangava	Ongwari	Ongurukwena	Otjikuvekoze	T	****	*
Okuryangava	Ombwindja	Ongava	Tar/Blocks	t	*	***
Okuryangava	Omuryangava	Omuryangava	Omuryambambi South	t		****
Okuryangava	Ongava	Patrick Lunganda	Marien Fluss	S	***	*****
Okuryangava	Orupapa	Omungwindi	Xammi	T	*****	*
Okuryangava	Omuvapu	Etetewe	Epandulo	S	*	***
Okuryangava	Omuaha	Omubuti	Omuvapu	t	***	****

Suburb / Location	Street	Segment		Route	Patching	
		From	To	Class	Surface	Structural
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Okuryangava	Otjikuvekoze	Blocks/Tar	Cul De Sac	t		***
Okuryangava	Ongava	Nabot Helao Nafidi	Patrick Lunganda	S		****
Okuryangava	Etwangoma	Ongurukwena	Cul De Sac	t	***	****
Okuryangava	Omumborombonga	Otjimbuyu	Otjimbuyu	t		***
Okuryangava	Otjimbuyu	Etetewe	Omumborombonga	t		***
Okuryangava	Otjimbuyu	Omumborombonga	Omumborombonga	t		***
Okuryangava	Ongurukwena	Ongwari	Etwangoma	t	***	
Okuryangava	Ohima	Ongava	Ongava	t		***
Okuryangava	Omuryangava	Omuryangava	Omue	t	***	
Okuryangava	Umuze	Ongava	Ombungu	t		***
Olympia	Golf	Auas	Eros Airport Entrance	S	**	***
Olympia	Frankie Fredericks	Sean McBride Slip	Hamutenya Wanehepo Ndadi	S	*****	*
Olympia	Sean McBride	Auas	Auas Slip	S	**	***
Olympia	Louis Raymond	Hamutenya Wanehepo Ndadi	Grant Webster	t		***
Olympia	Steinbock	Oryx	Springbok	t	***	**
Olympia	Oribi	CDS	Eland	t	***	
Olympia	Sydney Atkinson	Mosses Tjitendero	Mosses Tjitendero	t	****	
Olympia	OLP002	Hamutenya Wanehepo Ndadi	OLP001	t	***	**
Olympia	Ombala	Omukunda	Cul De Sac	t	***	
Olympia	Hamutenya Wanehepo Ndadi	Jukskei	Tennis	t	***	***
Olympia	Softball	Rugby	Tennis	t	***	
Olympia	Rugby	Netball	Cricket	t		***
Olympia	Frankie Fredericks	Hamutenya Wanehepo Ndadi	Eland	T	**	***
Olympia	Lichtenstein	Concrete/Tar	Softball	t		*****
Olympia	Gerald Dreyer	Louis Raymond	Hidipo Hamutenya St	t	***	
Olympia	George Hunter	George Hunter Place	Laurent D Kabila	t	***	
Olympia	Tennis	Sean McBride	Cul De Sac	t	**	***
Olympia	Softball	Lichtenstein	Rugby	t	***	
Olympia	Esther Brand	Gerald Evans	Sean MacBride	T	***	
Olympia	Daan Bekker	Reg Gaffley	Hennie Laubscher	t	***	**
Olympia	Wasserbock	Eland	Impala	t	*****	
Olympia	Ganas	Sean McBride	Ganas	t		***
Olympia	Esther Brand	Sean MacBride	Charles Winslow	T		***
Olympia	Wika	Frankie Fredericks Slip + 500m	Sean McBride	t	**	****
Olympia	Egumbo	Etsali	Omukunda	t	***	
Olympia	Blaubock	Gnu	Springbok	t	*****	
Olympia	Omweelo	Omukunda	Cul De Sac	t	***	***
Olympia	Shinyanga	Omukunda	Cul De Sac	t	***	
Otjomuise	Moses Garoep	Bonn Slip + 500m	Moses Garoep Slip	T	*****	****
Otjomuise	Matshitshi	Istanbul	Frankfurt	T	*****	
Otjomuise	Dusseldorf	Stockholm	Ghanzi	T	***	
Otjomuise	Matshitshi	Moses Garoep Slip	Istanbul	T	*****	
Otjomuise	Inari	Stavanger	Stockholm	t	**	***
Otjomuise	Road 5A	Road 1A	Road 4A	t		*****
Otjomuise	Road 5A	Road 13A	Road 14A	t	*	*****
Otjomuise	Dusseldorf	Dar Es Salaam	Moses Garoep Slip	T	*****	**
Otjomuise	Road 5A	Road 8A	Road 9A	t		*****
Otjomuise	Road 5A	Road 12A	Road 13A	t		*****
Otjomuise	Road 5A	Road 18A	Dusseldorf	t		***
Otjomuise	Moses Garoep	Dusseldorf Slip	Dar Es Salaam	T	***	
Otjomuise	Dusseldorf	Kigoma	Frankfurt	T	***	
Otjomuise	Matshitshi	Road 14A	Matshitshi Slip	T	*****	
Otjomuise	Matshitshi	Gravel/Tar	Road 5A	T	*****	
Otjomuise	Stockholm	Hanover	CDS	t	*****	*
Otjomuise	Road 1A	Road 6A	Road 7A	t	***	
Otjomuise	Dodoma	Dar Es Salaam	Cul De Sac	t	***	
Otjomuise	Road 21A	Road 22A	Road 23A	t	***	

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

Suburb / Location	Street	Segment From	Segment To	Route Class	Patching Surface	Patching Structural
NOTE: List contains only roads with extensive patching needs, either as surfacing, structural, or both (***** is higher priority than ***)						
Suiderhof	Maxwell Link	Mandume Ndemufayo EB	Maxwell	t	***	
Suiderhof	Perkin	Tacoma	Alwyn	t	***	**
Suiderhof	Daimler	Joule	Diesel	S	**	****
Suiderhof	Mandume Ndemufayo W Serv	Mandume Ndemufayo NB	Daimler	T	**	****
Suiderhof	Acacia	Tacoma	Tacoma	t	***	
Suiderhof	Diaz	Hendrik Hop	Babie	t	***	****
Suiderhof	Blackwood	Auas	Palm	T		****
Suiderhof	Van Zyl	Concrete/Tar	Knudsen	t	**	***
Suiderhof	Diaz	Babie	Babie + 500m	t	***	***
Suiderhof	Babie	Diaz	Babie Slip	t		***
Suiderhof	Bloekom	Laurent D Kabila	Andimba Toiva Ya Toiva	T	*****	
Suiderhof	Diehl	Bam	Messum	S	*****	
Suiderhof	Daimler Slip	Daimler	Mandume Ndemufayo NB	S	***	***
Suiderhof	Joule	Parsons	Nasmith	S	**	***
Suiderhof	Laurent D Kabila	Sipres	Bloekom	T	***	***
Suiderhof	Diaz	Diaz Slip	Andimba Toiva Ya Toiva Slip	T	*****	
Suiderhof	Seder	Jakaranda	Palm	t	***	**
Suiderhof	Diaz	Diaz	Hendrik Hop	t	*****	
Suiderhof	Bam	Messum	Diehl	S	***	***
Suiderhof	Walter	Parsons	Cul De Sac	S	***	****
Suiderhof	Messum	Diehl	Bam	S		***
Suiderhof	Parsons	Joule	Parsons Slip	S		****
Suiderhof	Parsons	Cul De Sac	Wright	t	**	*****
Suiderhof	Bessemer	Andimba Toiva Ya Toiva	Cul De Sac	S		****
Tauben Glen	Tauben	Perlhuhn	Pelican	T	**	***
Tauben Glen	Tauben	Fisanthof	Ibis	T	***	
Tauben Glen	Robin	Hendrik Witbooi	Tauben	T	****	**
Tauben Glen	Tauben	Ibis	Perlhuhn	T	***	
Tauben Glen	Tauben	Goudsnip	Robin	T		***
Tauben Glen	Pelican	Riethaan	Hendrik Witbooi	T	***	*
Tauben Glen	Sparrow	Robin	Cul De Sac	t	**	***
Tauben Glen	Tauben	Specht	Stelzen	t	***	
Tauben Glen	Jacona	Tauben	Cul De Sac	t	****	
Tauben Glen	Robin	Maraboe	Jay Court	t	***	***
Tauben Glen	Robin	Tauben	Maraboe	t		***
Tauben Glen	Whydah Court	Maraboe	Cul De Sac	t		***
Tauben Glen	Maraboe	Thrush Court	Blackbird Court	t	***	
Tauben Glen	Tauben	Robin	Goudsnip	T	****	****
Tauben Glen	Goudsnip	Malgashof	Tauben	t	***	
Tauben Glen	Goudsnip	Parkiethof	Meeshof	t	***	**
Wanaheda	Omongo	Independence	Okandondu	T	***	*
Wanaheda	Brug	Otjomuise	F Nightingale	T	***	*
Wanaheda	Omongo	Okandondu	Ondondu	T	***	*
Wanaheda	Omupupo	Omongo	Cul De Sac	t	***	**
Wanaheda	Mersey	Tugela	Shenandoah	T	***	
Wanaheda	Monte Christo Slip 3	Monte Christo	Otjomuise	t	***	
Wanaheda	Ondondu	Omongo	Cul De Sac	t	***	*
Wanaheda	Kigali	Maseru	Gaberone	t	*	***
Wanaheda	Mersey	Danube	Dnieper	T		***
Wanaheda	Danube	Don	Mersey	t		***
Wanaheda	Don	Dnieper	Mersey	t		***
Windhoek North	Mahatma Gandhi	HD Genscher	HD Genscher Slip	S	****	
Windhoek North	Pullman	Pullman Slip	Ooievaar	T	**	***
Windhoek North	Pullman	Independence	Pullman Slip	T		****
Windhoek North	Pullman	Ooievaar	Schmidt	t	**	***
Windhoek North	Schoeman	Abt	Blenkinsop	t	****	
Windhoek North	Ooievaar	Trevethick	Pullman	t	***	**
Windhoek North	Trevethick	Schmidt	Ooievaar	t	***	*

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

ANNEXURE 1.2 - RE-GRAVELLING DUE TO WASH AWAYS

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

ANNEXURE 1.3 - REPAIRS DUE TO FLOODING

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

Annexure 1.4 - Estimated Rehabilitation Costs for Routes severely impacted

	Segment			Route	Length	Width	Traffic	Estimated Rehabilitation Cost per segment (NAD)	Estimated Rehabilitation Cost per Street (NAD)
Street	From	To	Suburb	Class	(m)	(m)	Class	Cost	
Nelson Mandela	Von Eckenbrecher	Meije	Main Arterials	S	414.0	10.2	(H)	N$ 12,973,000.00	
Nelson Mandela	Hugo Hahn	Koch	Main Arterials	S	160.0	10.2	(H)	N$ 5,013,500.00	
Nelson Mandela NB	Sam Nujoma EB	Sam Nujoma Slip	Main Arterials	S	20.0	4.8	(H)	N$ 294,900.00	
Nelson Mandela NB	Sam Nujoma Slip	John Ludwig	Main Arterials	S	169.0	4.8	(H)	N$ 2,491,400.00	
Nelson Mandela SB	John Ludwig	Nelson Mandela Slip	Main Arterials	S	169.0	4.8	(H)	N$ 2,491,400.00	
Nelson Mandela SB	Nelson Mandela Slip	Sam Nujoma EB	Main Arterials	S	20.0	4.8	(H)	N$ 294,900.00	
Nelson Mandela Slip	Nelson Mandela SB	Sam Nujoma EB	Main Arterials	S	20.0	4	(M)	N$ 184,300.00	N$ 23,743,400.00
Robert Mugabe	Newton	Newton	Main Arterials	S	16.0	9.7	(M)	N$ 357,100.00	
Robert Mugabe	Newton	Lazarett	Main Arterials	S	295.0	10.1	(M)	N$ 6,865,700.00	
Robert Mugabe Circle	Independence EB	Robert Mugabe SB	Main Arterials	P	108.0	9.2	(M)	N$ 2,290,100.00	
Robert Mugabe NB	Robert Mugabe NB Offramp	R Mugabe NB Offr + 500m	Main Arterials	P	500.0	7.4	(H)	N$ 11,366,400.00	
Robert Mugabe NB	R Mugabe NB Offr + 500m	Sheffield Link	Main Arterials	P	302.0	7.5	(H)	N$ 6,958,100.00	
Robert Mugabe NB	Eros	Etna	Main Arterials	P	305.0	8.1	(H)	N$ 7,587,800.00	
Robert Mugabe NB	Dr A Bernard May Slip	Schwerinsburg	Main Arterials	P	51.0	8.2	(M)	N$ 963,000.00	
Robert Mugabe NB	Etna Slip	Robert Mugabe NB Offramp	Main Arterials	P	176.0	7.6	(H)	N$ 4,110,300.00	
Robert Mugabe NB	Dr A Bernard May	Dr A Bernard May Slip	Main Arterials	P	20.0	7.9	(M)	N$ 364,000.00	
Robert Mugabe NB	Schwerinsburg	Sam Nujoma	Main Arterials	P	150.0	8.2	(M)	N$ 2,833,800.00	
Robert Mugabe NB	Sheffield Link	Robert Mugabe Circle	Main Arterials	P	85.0	7.4	(H)	N$ 1,932,300.00	
Robert Mugabe NB	Okonguarri	Eros	Main Arterials	P	180.0	11.8	(H)	N$ 6,524,900.00	
Robert Mugabe NB	Andimba Toiva Ya Toiva Slip	Ceres	Main Arterials	S	69.0	12.3	(M)	N$ 2,608,100.00	
Robert Mugabe NB	Ceres	Centaurus	Main Arterials	S	532.0	7.3	(M)	N$ 8,948,500.00	
Robert Mugabe SB	Road B	Robert Mugabe SB Slip	Main Arterials	P	383.0	9.4	(H)	N$ 11,059,200.00	
Robert Mugabe SB	Sheffield Link + 500m	Road B	Main Arterials	P	108.0	7.4	(H)	N$ 2,454,500.00	
Robert Mugabe SB	Etna	Eros	Main Arterials	P	306.0	8.2	(H)	N$ 7,707,600.00	
Robert Mugabe SB	Dr A Bernard May	Heinitzburg	Main Arterials	P	326.0	7.9	(H)	N$ 7,910,400.00	
Robert Mugabe SB	Sam Nujoma	Schwerinsburg	Main Arterials	P	150.0	8.2	(H)	N$ 3,778,600.00	
Robert Mugabe SB	Sheffield Link	Sheffield Link + 500m	Main Arterials	P	500.0	7.1	(H)	N$ 10,905,600.00	
Robert Mugabe SB	Schwerinsburg	Dr A Bernard May	Main Arterials	P	69.0	8.2	(H)	N$ 1,738,700.00	
Robert Mugabe SB	Fidel Castro Circle	Sam Nujoma	Main Arterials	P	345.0	9.6	(H)	N$ 10,174,400.00	
Robert Mugabe SB	Okonguarri	Nelson Mandela	Main Arterials	P	145.0	7.3	(H)	N$ 3,250,200.00	
Robert Mugabe SB	Eros	Okonguarri	Main Arterials	P	183.0	7.2	(H)	N$ 4,048,900.00	
Robert Mugabe SB	Centaurus	Ceres	Main Arterials	S	523.0	9.5	(H)	N$ 15,261,700.00	
Robert Mugabe SB	Jan Jonker EB	Jan Jonker WB Slip	Main Arterials	S	91.0	7.3	(H)	N$ 2,039,800.00	
Robert Mugabe SB	Jan Jonker WB Slip	Centaurus	Main Arterials	S	193.0	11.9	(H)	N$ 7,056,400.00	
Robert Mugabe SB	Andimba Toiva Ya Toiva	Robert Mugabe SB Slip	Main Arterials	S	615.0	8.6	(H)	N$ 16,247,800.00	
Robert Mugabe SB	Robert Mugabe SB Slip	Etna	Main Arterials	P	20.0	11.1	(H)	N$ 682,000.00	N$ 168,025,900.00
Sam Nujoma EB	Jan Jonker	Dr Kwame Nkrumah	Main Arterials	P	52.0	7.4	(H)	N$ 1,182,700.00	
Sam Nujoma EB	Stein	Sam Nujoma EB Slip	Main Arterials	P	220.0	14.1	(H)	N$ 9,529,300.00	
Sam Nujoma EB	Sam Nujoma EB Slip	Nelson Mandela	Main Arterials	P	20.0	7.4	(H)	N$ 454,700.00	
Sam Nujoma EB	Nelson Mandela	Nelson Mandela SB Slip	Main Arterials	P	20.0	7.4	(H)	N$ 454,700.00	
Sam Nujoma EB	Heinitzburg	Berg	Main Arterials	P	88.0	6	(H)	N$ 1,622,000.00	
Sam Nujoma WB	Dr Kwame Nkrumah	Jan Jonker	Main Arterials	P	52.0	7.4	(H)	N$ 1,182,700.00	
Sam Nujoma WB	Nelson Mandela	Stein	Main Arterials	P	240.0	13	(H)	N$ 9,584,600.00	
Sam Nujoma WB	Eadie	Berg	Main Arterials	P	81.0	7.8	(H)	N$ 1,941,500.00	
Sam Nujoma WB	Avis	Dr Kwame Nkrumah	Main Arterials	P	483.0	7	(M)	N$ 7,789,600.00	N$ 33,741,800.00

TOTAL COST ESTIMATE (excl 15% VAT)	N$ 225,511,100.00

ANNEXURE 2.1 - ESTIMATED BUDGET NEEDS - RESURFACING AND PACHING PER SUBURB

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

NALAO
MUNICIPAL PROFESSIONALS
NAMIBIAN ASSOCIATION OF LOCAL AUTHORITY OFFICIALS
P.O Box 70218, Khomasdal, Windhoek E-mail: nalao@windhoekcc.org.na
Cell: +264 85 3088 188 Fax: 264 61 240 929 Tel: +264 61 290 3394

March 24, 2025

To: The Chief Executive Officer
All Local Authorities in Namibia

Dear Sir/Madam,

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

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

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

1. **Detailed List of Damaged Roads and Bridges:** Please provide a comprehensive list of roads and bridges that have been severely impacted by the rains, including their locations and the extent of the damage. This should include any notable structural issues or disruptions to traffic flow.

2. **Preliminary Cost Estimates:** For each road or bridge, please include a preliminary cost estimate for rehabilitation or reconstruction. This estimate should cover repair works, resurfacing, and any improvements necessary to prevent future damage, such as drainage system upgrades.

3. **Drainage System Improvements:** In addition to the damage assessments of roads and bridges, we would also appreciate any input on necessary improvements or expansions to local drainage systems that could mitigate the impact of future heavy rains.

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

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

Please direct your responses to the NALAO email nalao@windhoekcc.org.na or nacobbareseb@yahoo.com or WhatsApp No. 0853088188. Please feel to reach out to us should you require any further information or clarification.

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

Yours Sincerely,

Nathanael //Areseb
Chief Executive Officer

NALAO
MUNICIPAL PROFESSIONALS
Namibian Association of
Local Authority Officials
PO Box 70218, Khomasdal
Email: nalao@windhoekcc.org.na
Fax: 0866506537 Tel: +264 61 290 3304/8

Offer letter Annexure 1

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Office of the Chief Executive
✉ 59
80 Independence Avenue
WIN DHOEK, NAMIBIA

Fax: (+264) 61 290 2615 Tel. (+264) 61 290 2344 www.cityofwindhoek.org.na

26 September 2014 REF: L/146, 147, 148, 150, RE/152, 6577/W

Mr. Guiseppe Robiati
Chief Executive Officer
Holme Namibia Investments (Pty) Ltd.
P O Box 24744
WINDHOEK

Dear Mr. Robiati

RE: OFFER TO PURCHASE ERVEN 146, 147, 148, 150, RE/152, 6577 WINDHOEK

Reference is made to our letter of 03 September 2014 and the subsequent meeting held on 08 September 2014 regarding the above.

The purpose of this letter is to inform you of the provisional values of the respective properties allocated to Holme Investment as per Council Resolution 99/04/2014, stipulated below:

Erf 146 Windhoek	N$ 7 911 800.00
Erf 147 Windhoek	N$ 8 590 700.00
Erf 148 Windhoek	N$ 8 923 300.00
Erf 150 Windhoek	N$18 538 300.00
Erf RE/152 Windhoek	N$ 7 946 400.00
Erf 6577 Windhoek	N$ 9 643 800.00
Total	N$61 554 300.00

Kindly be informed that the total provisional amounts excludes the 15% VAT of N$9 233 145.00 which is also payable upon signing of the Deed of Sale or the transfer of the properties to the purchaser, subject to final approval by Council on the sales conditions and sales price.

Your are further advised that the sale of the abovementioned erven was duly advertised in terms of Section 63(3)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) and the closing date for objections is 3 October 2014. Kindly take note that the sale can only be finally concluded once the procedures stipulated in terms of the aforementioned Act has been dispensed with.

Trust that you will find the above in order.

CHIEF EXECUTIVE OFFICER CITY OF WINDHOEK 2014 -09- 26 P.O. BOX 59 - WINDHOEK

Yours sincerely

Niilo K Taapopi
CHIEF EXECUTIVE OFFICER

cc Mr ES Shipiki, Manager: Property Management
Ms UL Karinhao-Hupaine, Strategic Executive: Economic Development & Environment
Ms II Cupido, Corporate Legal Advisor

All official correspondence must be addressed to the Chief Executive Officer

Objection "Annexure 2"

NDI HOLDINGS (PTY) LTD
P. O BOX 3923
WINDHOEK
NAMIBIA
TEL/FAX 061 213895
MOBILE: 264-811-276703
EMAIL: imbili@afol.com.na

18 May 2015
His Worship Muesee Kazapua
Mayor
City of Windhoek
P.O Box 59
Windhoek
Namibia

Dear Comrade Kazapua

OBJECTION TO INTENDED SALE OF ERVEN 146, 147, 148, 150, R/152, 6577-WINDHOEK, NOTICE NO 101/2014

I'm writing to your good offices to again raise our objection to the sale of the abovementioned erven and to also sketch to you the background pertaining to our application to purchase the same.

On 10 October 2011 a letter was written to the office of the then Chief Executive Officer Mr. Niilo Taapopi, applying to purchase these erven by private treaty. Right from the onset I indicated that it was our intention to construct a mixed-use business development to be named after our Founding Father and to be named **Sam Nujoma Square. See Annexure 1.**

On 24 October 2011 we received a reply from Mr. Elly Shipiki that our application is hereby acknowledged. The letter further indicated that and I quote: "**kindly take note that same is receiving our due consideration and that we would revert to you in due course with a comprehensive reply as soon as all comments are available" unquote. See Annexure 2.**

Your Worship, it is important to note at this juncture that our company indentified and applied for these erven long before any other entity had applied for the same. In the months that followed our application, I enquired verbally with the CEO and Mr. Shipiki as to the progress of our application and I was always being assured that it is receiving the attention of the Management and Council.

After 14 months passed, I became suspicious that someone somewhere was not telling me the truth and decided to write a follow up letter to the CEO on 05 February 2013. This time I copied the then Mayor and Chairman of the Management Committee, Ms Agnes Kafula and Mr. Moses Shiikwa respectively.

See Annexure 3. In that letter I stated that we are aware of the need for the City to add more office space to your growing staff component and that, as part of the development, we intended to construct an office block, which in co-operation with the city, could be used to accommodate your staff.

In reaction to our letter of 5 February 2013 a number of emails were exchanged between myself and the CEO offices in which attempts were made to arrange a meeting to discuss our expression of interest to purchase the properties. A presentation date was initially set by the office of the CEO for 10 April 2013. The date was cancelled by the Council and moved to 14 May 2013. The meeting set for 14 May 2013 was then cancelled and moved to 06 June 2013. I was not available on 06 June 2013 due to an event I was attending in Mozambique. A further meeting was set for 04 July 2013. The meeting was once again cancelled and postponed to 25 July 2013. At the last minute, the meeting set for 25 July 2013 was once again cancelled. The meeting was thereafter scheduled for 14 August 2013. This meeting also did not take place. For a final time it was scheduled for 16 September 2013 and on that date the meeting eventually took place.

On 16 September 2013 we were given the first chance to have an audience with the your offices in respect of our expression of interest. Myself, along with the appointed Architects – Barnard Mutua Architechts and our appointed Quantity Surveyors – Hendrik Husselman Quantity Surveyors, attended the meeting. Our team was introduced and background was given about our company and the proposed development. We presented the conceptual design for the proposed development. The proposal was made that we build office space for the city of Windhoek as part of the development and that the value of this office space would serve as compensation for a proportionate value of the land that was to be transferred to our company. In addition we proposed to pay a negotiated cash price for the remaining value of the land.

At the end of the presentation on 16 September 2013, we were informed that the proposal would be discussed by your Management Committee and that the Committee would probably require more information and would inform us as to exactly what was needed. At that stage we were also assured that there were no other pending applications for purchase of the properties.

A letter dated 15 October 2013 was received from the Department of Economic Development and Environment, per Ms. Utete Karimbue-Mupaine, in which reference was made to the presentation that we conducted on 14 August 2013 (this should probably have read 16 September 2013) in respect of our application to purchase the properties. Further information was requested and it was noted that one of the erven in the application, erf 5757, is privately owned and that we should negotiate with the owner directly or exclude the same from the proposed development. **See Annexure 4.**

On 30 January 2014 a letter was received from the Strategic Executive: Economic Development and Environment Ms. Utete Karimbue-Mupaine. In the letter it was

stated that the matter was referred back to the Management Committee by the Council in order for certain information to be obtained so that a proper assessment of the applications could be made. After this happened, according to the letter, the applications would then be resubmitted to the Council for approval. . **See Annexure 5.**

On 7 February 2014, in response to the letter dated 30 January 2014, we submitted our proposal for the development. The proposal addressed items listed at numbered paragraphs 1 to 6 of the letter by providing the requested information.

We heard nothing from the City after the submission of our proposal on 7 February 2014 and, on 2 May 2014, I came across a newspaper article published in the Namibian stating that the properties are intended to be sold to Holme Investment Namibia, an Italian owned company.

At that point (i.e. just after 2 May 2014) we instructed Koep & Partners to engage the Council on the intended sale to Holme and, as you are aware, a number of corresspondence were exchanged between their and your offices from then onwards. We shall not go into the contents of the correspondence again as they are all contained in our Objection file.

On 19 June 2014 we received a letter from you're the CEO in terms of which it stated that following due consideration of our application to purchase the properties, our application has been unsuccessful as per Council Resolution 99/04/2014. **See Annexure 6.**

In the letter dated 19 June 2014 no reasons are given as to why our application was unsuccessful.

The above facts constitutes our understanding of the background leading up the point in time at which the intended sale has been published in terms of section 63 of the Act.

Our Company is a 100% fully owned Namibian entity, which was registered in 2006. It is wholly owned by Namibian Citizens of which 90% are previously disadvantaged Namibians. We are registered with the Social Security Commission and the Receiver of Revenue. We are also registered as an SME with the Ministry of Trade and Industrialization. We employ 21 fulltime employees, 9 of which are women and 17 of which are previously disadvantaged Namibians.

There is one named equity participant who would acquire a shareholding in our company if our proposal is accepted by Council, namely Ms. Birgit Bergmann. Ms. Bergmann fully supports our application to acquire the properties as can be seen from the attached letter by her to our company. In the letter of 18 February 2014, Ms Bergmann confirms her participation in the proposed development by our company and in her letter of 17 September 2014 she again reassures us of her commitment towards the project. This was after she was approached by the Italians. See **Annexures 7.**

Ms Bergmann is a Namibian national by birth. She is also the sole stakeholder of Allurban Enterprises CC, the close corporation that owns Erf 5757. Erf 5757 is located in-between erven 156, 157, 148 and 150. It is central to most of the erven that comprise the properties.

The Contractors involved in the project include Barnard Mutua Architects and Hendrik Husselman Quantity Surveyors, two prominent Namibian owned entities. As part of our youth empowerment initiative we have also brought in a highly skilled and brilliant Namibian youth Mr. Taamba Iithete as shareholder with Barnard and Mutua as possible strategic shareholders in their private capacity.

In terms of the executive summary to our proposal it is stated inter alia that:

800m2 office space would be provided to the City of Windhoek in exchange for the above-mentioned erven subject to the terms and conditions to be negotiated. The office space would be owned by the city of Windhoek on a sectional title basis. This we understand, means that part of the purchase price for the properties would be funded by way of transfer of ownership of the sectional titles once the development was completed, into the name of the City of Windhoek.

Costing was estimated at N$ 248, 000, 000.00 and the financing for this was intended to be secured once final discussions had taken place for the acquisition of land. At that point we were not in a position to secure financing as the terms according to which the properties would be purchased had not been finalized. However, in the meantime, we have been able to secure a committed local Financier, which will keep our precious resources in the country.

We have been provided with the addendum to the agenda of the monthly Council meeting which was held on 30 April 2014. We have also been provided with the minutes of that meeting. We understand the documents that are contained in the Addendum to be the only documents which were submitted by Holme in support of its offer to purchase the properties. We further understand these documents to be the documents that were served before Council when it made its decision to offer the sale of the properties to Holme.

I wish now to deal with certain aspects of the aforesaid addendum. In the letter dated 28 October 2013 titled "Offer to purchase" Holme provided a brief summary of the details pertaining to what it terms "possible project". See **Annexure 8.**

From the outset, Erf 5757 is identified as something that could affect the feasibility of the project by Holme in its entirety. A very loose estimation of the project costing is given at N$ 2 billion. Holme states that 27% is owned by apreviously disadvantaged black Namibian woman, without mentioning any names or numbers of shareholders.

In the letter it is also stated that Holme does not believe it would be wise for it to enter into private negotiations with the owner of Erf 5757 and that it expected the office of the CEO to contact the owner and to negotiate a rate with the owner. It is stated that Erf 5757 is essential to the project and without it, Rhino towers as envisaged by Holme would not be possible. It is baffling how Council could have decided to sell these properties to Holme knowing that we are already in partnership with the owners of Erf 5757.

At part 5 of the resolution by Council, it is stated that Holme is required to "dedicate two floors in office space as committed in their approved proposal submitted to Council". In the addendum referred to above, at page 769(1) to 807, a letter by Holme with attachments is contained. At no place in that letter or the attachments is there any discussion regarding office space which Holme is required to dedicate. Upon enquiry, it was confirmed by the office of the CEO that no revised proposal of Holme exists – this is disturbing, as there is no recorded commitment by Holme to provide such office space. See **Annexure 9**. This has numerous implications in that either there were other meetings between Council and/or individuals from the City of Windhoek between themselves and Holme where certain information was exchanged or commitments made from Holme which fall outside the submitted information put before Council. This clearly prejudiced us and other applicants.

It can only be deducted that the idea of office space to Council was taken from our initial proposal of our letter of 5 February 2013 and our presentation to the Councillors' Forum on 16 September 2013, together with our comprehensive response to the additional information required by the letter of 30 January 2014 from Ms. Karimbue-Mupaine's office.

Considering the supporting document which accompanies the proposal by Holme, we wish to highlight the following further facts:

A letter by Banca Stato (a banking institution) dated 31 July 2012 is submitted in support of the application. It mentions that Holme is still to be incorporated. The letter is clearly based on a proposal by Holme which, at the time at which it the letter was authored, did not exist. The only detail it provides is that real estate will be constructed in the city of Windhoek. It goes only as far as to say that the relationship between the bank and the holding company – Aegis Investors SA Luxembourg' is to the bank's satisfaction. The letter is qualified by stating it is given without any responsibility on the part of the bank. See **Annexure 10.**

With respect, the documents which follow in the application by Holme contain nothing more than photographs and a list of infrastructure which were constructed, seemingly by Aeges Investors Sa Luxembourg.

Following the list and photographs aforementioned appears plans for the "Rhino Towers" without any detail pertaining to a business plan, a financial offer to the City, proof of financial capacity, proof of ownership or shareholding details of Holme or the founding statement for Holme and no information whatsoever

which contractors will be used for the project (we can only presume that the contactors will be foreign).

In a letter from the City dated 30 January 2014 addressed to Holme, an identical copy of which was sent to us, it is stated that the matter was referred back to the Management Committee in order for the Strategic Executive: Economic development and Environment, to obtain all outstanding information for the proper assessment of the application in order to make a recommendation to the Management Committee / Council for the allocation of the properties. The letter requests certain information in respect of the application, such as a business plan, a financial offer, a completion date of the project, proof of financial capacity, ownership and shareholding details of Holme and the founding statement of the company registration with the Ministry of Trade and Industry. See **Annexure 11.**

In a letter dated 6 February 2014 Holme has responded to the letter by stating that all of the points were addressed in its letter of 28 October 2013. See **Annexure 12.** We state the obvious that none of the information requested by the City appears in the letter by Holme dated 28 October 2013, save perhaps for the completion date. See **Annexure 8.** How Council could have arrived at a decision to award the sale of these properties without the necessary legal requirements and criteria set by Council, is beyond my comprehension.

Although proof of company registration and shareholding of Holme was not contained in the addendum to the minutes of the Council meeting, we have nevertheless secured this information and wish to point out the following:

"Holme Investments Namibia (Pty) Ltd" was previously registered as Dorres Investments Eight Two (Pty) Ltd.

Dorres Investments Eight Two (Pty) Ltd. was incorporated on 18 November 2011 under registration 2011/0716. Its directors are Nabil Robiati, Marco Mascheroni Fagnano Olona and Roberto Crespi Agrate Brianza. There are no Namibian Directors.

Holme has 100 ordinary par value shares. It has two shareholders, namely:

Holme SA, which holds 73 shares;

Khan Investments Number One Nine Nine CC, which holds 27 shares.

We have further obtained the latest Amended Founding Statement for Khan Investments Number One Nine Nine CC, registration number CC/2012/9348. We understand that Khan Investments Number One Nine Nine CC was registered around 2012. It only has one member, namely Ndelitungapo Ndiitah Robiati. We understand Mrs. Robiati to be the wife of Mr. Robiati, one of the directors of Holme.

Based on what we have revealed above and the information that we have been provided with, we content that the Council erred on the facts, and failed to

properly apply its mind when deciding to sell the properties to Holme for the following reasons:

1. It failed to take into account that without Erf 5757, the development as proposed by Holme will fail. Even Holme accepted that without erf 5757, there will be no development. The intended sale to Holme is a conditional one – and, as the owner of Erf 5757 supports the development as proposed by us, a sale of Erf 5757 to Holme will never happen.

2. In a letter from the CEO dated 26 September 2014, the City offered to sell the properties to Holme for N$ 61.5 million plus VAT. See **Annexure 13.** Holme wrote back on 2 October 2014 offering to pay N$ 48 million, of which N$ 10 million is cash and 600m2 of offices on the first floor for the city. Alternatively they want the properties for free in return for 1211m2 office space for the city. See **Annexure 14.** This is rather shocking to say the least, as everyone who is in construction knows that it cost less than half N$ 48 million to build 1211m2 of office space. One of the ludicrous suggestions in the letter by Holme is for the City to apparently to expropriate Erf 5757. It shows clearly that Holme has no proper finances in place to purchase these erven hence its failure to submit all the requirements as demanded by the city.

3. The Council based its decision on Holme's application that was in many respects incomplete, with unverifiable information and documentation, as has been highlighted above. To restate, Holme provided no or inadequate details pertaining to:

   A. a business plan
   B. a Financial offer to Council
   C. adequate proof of financial capacity
   D. proof of ownership or shareholding details of Holme or the founding statement for Holme and particulars of the alleged "previously disadvantaged black Namibian woman holding 27% in Holme
   E. particulars of any local consultants it intends to use for the project.

4. Given the inadequate particulars provided in Holme's application and Holme's lack of complying with the criteria set by Council to be able to take an informed decision, it becomes apparent that Council, when it took the decision at its meeting of 30 April 2014, erred on the facts and/or failed to apply its mind properly.

The properties were; pending your consideration of our application, never "officially" on the market for sale. The fact that Holme was able to introduce and submit a development for the exact same erven we wanted to acquire, is suspect and clear indication that information of our application for the development was conveyed ("leaked") to our competitors by members of the Council or employees of the City of Windhoek.

Our application was, we submit, in most respects complete, and the information provided verifiable. The proposed development is realistic, and feasible, especially in view of the owner of Erf 5757 having agreed to participate in the project and to make available erf 5757 for this purpose. We cannot comprehend the fact that as a Swapo Party dominated Council , you opted to reject a proposal from a 100% owned Namibian entity ,that will honor the Founder of our Republic with a permanent structure in the heart of our Capital, and instead opt to grant what we have so bitterly fought for, to Foreigners whose background is questionable. Will we as Namibians ever going to get the same piece of land in Italy? I am sure not in a thousand years.

In so far as our objection is concerned, we noted that the advertisement for the intended sale of the properties in terms of Section 63(2) of the Local Authorities Act 3 of 1992, were placed in the local papers on 12 September 2014. The closing date for Objections was 03 October 2014. We lodged our objection on the closing day of 03 October 2014.

It has come to our attention that Council at its meeting on 25th November 2014 has taken a decision in terms of which Council resolved to proceed with the intended sale of the erven to Holme Investments Namibia (Pty) Ltd, despite our Objection.

We have now established that on Page 178 of Council's minutes of 25 November2014, the minutes state something in the following lines:

"It is worth noting that the City also received an objection letter dated 1st October 2014 from Etzold-Duvenage Attorneys, also acting on behalf of NDI Holdings (Pty) Ltd. It therefore appears as if two law firms, Etzold-Duvenage and Koep and Partners, were acting for the same client being NDI Holdings (Pty) Ltd."

We have furthermore established that the minutes do not deal with our objection lodged on our behalf by our attorneys Etzold-Duvenage, despite Council confirming that it has received our objection. Instead only "two other objections" were considered.

We would like to refer Your Worship to the introductory paragraph of our objection by our attorneys Etzold-Duvenage, and quote as follows:

"We refer to the above matter and confirm that we now represent NDI Holdings (Pty) Ltd ("NDI"/"our client"). It's previous attorneys of record had to withdraw from this matter due to a conflict of interest".

Your minutes seem to support the view that our objection has not even been read, otherwise Council would have noted that there are not 2 law firms representing NDI, but one.

We find it disturbing and alarming that our objection, consisting of the objection letter in a lever arch file, has not been considered – despite having been lodged in time as is evident from the attached "acknowledgement receipt." See **Annexure 15.** We are very much aware that our submission and initial proposal threatened to derail some people's, (within Council and Staff), hidden vested interests in these properties. We are also aware of a business associate of a former employee of Council now making frantic calls to those within Council to have the land transferred to Holme. Although they are nowhere listed as Shareholders of Holme. They even went to complain to the Former Hon. Minister of the now renamed Ministry of Urban and Rural Development that the process is taking long. It begs the question as to why they were not visible during the whole process?

When considering our grounds for objection, it is unfortunate that the process leading up to Council's decision to sell the properties to Holme, seems to have been tainted with favoritism and undue preference.

Your Worship, we are urging Council to consider review proceedings of the decision making process, and in this regard, we kindly request your good offices to provide us with the following:

The Notice in terms of which NDI or its legal representative (Etzold-Duvenage) is informed of Council's decision;

Council's Minutes/Resolution of the meeting of 25th November 2014

Copies of all documentation:

Submitted to the Minister By Council for consideration as contemplated in Section 63(3)(b)(i) of Local Authorities Act, if any;

And

The Minister's recommendation/approval iro the intended sale as required in terms of section 63(3)(b)(i) of the Local Authorities Act, if any.

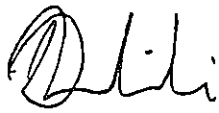
In the event our objection was not submitted to the line Minister, please advise accordingly.

We reserve our right to amplify these submissions and to make such representations as may be required.

In so far as the submissions contained in this objection refers to factual matter, confirmatory affidavits from those individuals who are able to confirm the correctness of such factual matter, can be obtained upon your request.

Your Worship, we look forward to hearing from your good offices. Please accept the consideration of our highest regard.

Yours Faithfully



David Imbili
Managing Director

Cc. Honorable Sophia Shaningwa
Minister Of Urban and Rural Development

Office of Chief Executive
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615 **Fax. (+264) 61 290 2344**

19 June 2014

Mr. D Imbili
Managing Director
NDI Holdings (Pty) Ltd.
P O Box 3923
WINDHOEK

Dear Sir,

RE: OFFER TO PURCHASE *ERVEN 146, 147, 148, 150, R/152, 6577 WHK*

The above-mentioned subject refers.

Following due consideration of your application to purchase and develop the above-mentioned erven, the City of Windhoek, regrets to inform you that your application has been unsuccessful as per Council Resolution 99/04/2014.

Should you have any further enquiries, please do not hesitate to contact Mr Elly Shipiki, Manager: Property Management at Tel: 290 2622.

Trust that you will find the above in order.

Yours Sincerely,

CITY OF WINDHOEK
2014 -06- 20

Niilo Taapopi
CHIEF EXECUTIVE OFFICER

cc *Ms UL Karimbue-Mupaine, Strategic Executive: Economic Development & Environment*
Mr HW Lisse, Acting Strategic Executive: Urban Planning and Property Management
Mr E Shipiki, Manager: Property Management

[Municipal Council Minutes: 2011-10-26]

8.3.7 **BRB.8 [EDC] DEVELOPMENT POTENTIAL FOR ERVEN 146, 147, 148, 150, R/152, 6577 AND 3439 BY PUBLIC PRIVATE PARTNERSHIP (PPP)**
(L/146/W) (L/147/W)

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

1 That Council approve the proposed development proposal.

2 That it be noted that the development proposal shall include Erven 146, 147,148, 150, R/152, 6577 and 3439 which should subsequently be reserved for this purpose.

3 That the administration of Erf 6577 be transferred to the Strategic Executive: Economic Development and Community Services in light of the proposed development.

4 That the Strategic Executives: Economic Development and Community Services; Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), develop the qualification criteria and Terms of References (ToRs) for the development proposals.

5 That the Strategic Executive: Economic Development and Community Services, in consultations with the Strategic Executives: Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), be mandated to call upon tenders for the expression of interest in the development of these properties.

6 That the Strategic Executives: Economic Development and Community Services and Planning, Urbanisation and Environment and the Chief Executive Officer (Manager: Property Management), be mandated to enter into negotiations with prospective developers, whereafter a submission be made to Council for approval.

7 That the Strategic Executive: Economic Development and Community Services, in the meantime , be delegated to call upon tenders on a short term basis of not more than one (1) year for the leasing of vacant properties or land in respect of Erven 146, 147,148, 150, R/152, 6577 and 3439.

RESOLUTION 308/10/2011

[Management Committee Minutes: 2013-09-17]

REP.2 **[EDE] DEVELOPMENT OF ERVEN 146, 147, 148, 150, R/152, 6577 AND 3439, WINDHOEK** (L/146/W) (L/147/W)

It was

RESOLVED

1 That this matter be referred back, in order for the Strategic Executive: Economic Development and Environment, to attach all relevant documents, inclusive of all other applications received for Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek, whereafter it be resubmitted to Management Committee, for consideration.

2 That the Strategic Executive: Economic Development and Environment invite all other companies who submitted applications for the abovementioned erven, to make presentations to all Councillors, as a matter of urgency.

3 That the Strategic Executive: Economic Development and Environment provide the list of all applications received for Erven 146, 147, 148, 150, R/152, 6577 and 3439 to Management Committee members by 18 September 2013 at 10:00, for information.

REP. **REPORTS AND STATISTICAL DATA**

[Management Committee Agenda: 2013-09-17]

REP.2 **[EDE] DEVELOPMENT OF ERVEN 146, 147, 148, 150, R/152, 6577 AND 3439, WINDHOEK**
(L/146/W) (L/147/W)

Introduction

Council on 26 October 2011 per Resolution 308/10/2011 *inter alia* resolved as follows:

1 *That Council approve the proposed development proposal.*

2 *That it be noted that the development proposal shall include Erven 146, 147,148, 150, R/152, 6577 and 3439 which should subsequently be reserved for this purpose.*

3 *That the administration of Erf 6577 be transferred to the Strategic Executive: Economic Development and Community Services in light of the proposed development.*

4 *That the Strategic Executives: Economic Development and Community Services; Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), develop the qualification criteria and Terms of References (ToRs) for the development proposals.*

5 *That the Strategic Executive: Economic Development and Community Services, in consultations with the Strategic Executives: Planning, Urbanisation and Environment; Transportation and Infrastructure, Water and Waste Management and Chief Executive Officer (Manager: Property Management), be mandated to call upon tenders for the expression of interest in the development of these properties.*

6 *That the Strategic Executives: Economic Development and Community Services and Planning, Urbanisation and Environment and the Chief Executive Officer (Manager: Property Management), be mandated to enter into negotiations with prospective developers, whereafter a submission be made to Council for approval.*

7 *That the Strategic Executive: Economic Development and Community Services, in the meantime , be delegated to call upon tenders on a short term basis of not more than one (1) year for the leasing of vacant properties or land in respect of Erven 146, 147,148, 150, R/152, 6577 and 3439.*

Progress report

Following the abovementioned resolution, several consultations have taken place with internal departments, in order to formulate a strategy for the development of this group of erven. To this end, the draft Terms of Reference (ToR) for the development of these erven were also developed, which proposed a Public Private Partnership (PPP) approach through the application of the Build-Operate-Transfer (BOT) model.

Key points for consideration

1 Alienation of all Council properties

One of the key issues for consideration is whether Council should alienate all these properties, as per Council Resolution 308/10/2011, or just some of these properties.

It is not considered in the best interest of Council to alienate all these erven, especially given also their strategic location and the need for Council to retain some leverage as the City continues to expand, and the needs of the growing city, accordingly, change over time. Another aspect to take into consideration is how the indiscriminate alienation of land will influence Council's asset base and ability to source financing in future.

Unless the alienation of these properties are determined by a long term urban development strategy, Council will approve the alienation of erven for short term financial gains and may find itself in the precarious position of having to purchase back these erven at high costs in twenty (20) years' time due to the changing developmental needs of the City. This has been the experience of many City Councils worldwide that have found themselves at loggerheads with private land owners who does not have the same interests as Council, and subsequently are unwilling to develop properties to serve the needs of the City.

2 Overview of current developments in the Central Business District (CBD)

Furthermore it must also be noted that the Central Business District (CBD) has experienced a significant surge in development projects over the last couple of years, and there are several big developments currently taking place in the Central Business District (CBD) that will undoubtedly impact on each other and subsequently the viability of Council projects, as follows:

2.1 Development of Erf 5727, Windhoek

*** Proposed to consist out of a mixed development that will consist of retail, office, residential units and public parking – a submission in respect of the allocation of this property by tender, as per Council Resolution 406/11/2012, **attached as page 50 to the agenda**, is currently under consideration.

2.2 Development of Erf 7203, Windhoek

***

Development proposals include a one-stop medical centre, public transport/taxi rank, informal trading facilities and residential units and a retail area, taxi rank, parking bays, office space and residential component. Development proposals for this property were also invited, as per Council Resolution 405/11/2012, **attached as page 51 to the agenda**, however there was only one (1) response (which was submitted late) from the two (2) companies which were shortlisted.

2.3 Development of Erf 126, Windhoek

The development opposite Telecom Namibia provides for several floors of parking, including a food court with several retail outlets supported by an anchor retailer. An additional three floors of offices will complete this development. The timeframe in respect of the development of this property is not clear.

2.4 Development of Erf 7772, Windhoek – Freedom Square Development

The development will house First National Bank (FNB) Namibia, the Social Security Commission, lower level retail, hotels and residential units, as well as an informal trading area and underground parking.

Construction on the First National Bank (FNB) building has commenced.

2.5 Relocation of the First National Bank (FNB) to Freedom Square

It will result in said company vacating their office buildings opposite Telecom and these properties entering the market for leasing, potentially as office space.

2.6 Development of Erf R/222, Windhoek (Broll Development)

Development will include residential units and retail.

2.7 Development of TransNamib land

The development proposal entails a major residential component, supported by a commercial node around the central train station. More detailed information needs to be obtained as to what the development will entail.

2.8 Development of Erf R/7413, Paragon Plaza

Development is proposed to include office, retail as well as an additional component of residential is proposed for the Paragon development.

3 **The development of Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek**

It must be acknowledged that the development of these erven and abovementioned area is critical, due to the condition of not only Council owned buildings, which is in a dilapidated state, but also other privately and Government owned building in this area. In addition, this area also has a severe lack of public parking.

According to earlier development plans, Erf 3439, Windhoek, had been reserved for a future bus depot, tourism centre and public parking. It is therefore recommended that Erf 3439 should be retained by the City to develop into a park and tourism information centre surrounded by parking space.

Furthermore, the population of Windhoek increased dramatically over the past twenty (20) years. This has led to the excessive over utilisation of the lawn in Zoopark, especially in the areas that are shaded 90 % of the day. The park is not enough, in number or size, to serve the residents and visitors and sometimes people can't even find a spot to sit during lunch hour. The Zoopark is often booked for awareness campaigns and events which further reduce the space available for residents to utilise during that specific day. As part of the proposed development conditions of the remaining erven, the developer may then be requested to develop the park on Erf 3439. The City will then take over the maintenance upon completion of the park. Instead of alienating the property, it was recommended that the property be retained by Council but still developed into a bus depot, tourism info centre and parking by the successful tender as part of the conditions of the tender.

*** The plan of the target area is **attached as page 52 to the agenda.**

Expressions of Interest (EoI)

Of late Council has received a lot of interest from private developers to acquire these erven and subsequently, some have been invited to make presentations to the Councillors Forum.

The presentations that have taken place so far are as follows:

No.	Applicant	Date of presentation	Erven	Development proposal
1	Holmes Investment Namibia (Pty) Ltd	5 August 2013	Erven 146, 147, 148, 150, R/152, 6577 and/or 3439, and Erven 5757, 1801, 5292, 153	Mixed use - Construction of a twenty (20) storey development named Rhino Towers, a complex that will house parking facilities, a residential complex and commercial facilities.

*** The development proposal is **attached as pages 53 – 87 to the agenda.**

It should be noted that some of the erven, being Erven 5757, 1801, 5292 and 153, which the applicant included in their presentation for the development of the Rhino Towers, are privately owned, and the City have no rights on those premises.

Additionally, the City of Windhoek has received application letters from the following companies for the same group of erven:

No.	Applicant	Date of presentation	Erven	Development proposal
2	P Kauta - Hallie Investment Number 3092 (Pty) Ltd	16/09/2013	Erf 3439	Mixed use development
3	Mr Festus Negumbo - Ya Negumbo Properties		Erf 146, 147,148,150, R/152, 6577 and/or 3439	Mixed use development
4	Mr C Venaani - Shamrock Investment CC		Erf 146 and adjacent land	Mixed use development
5	Ghandy Properties	16/09/2013	Erf 146, 147,148,150, R/152, 6577 and/or 3439	Mixed use development

Despite the fact that Council have a standing Council resolution authorising the alienation of these erven through a public tendering process, which will be transparent and fair to all interested parties, Council has been entertaining the submissions of individual companies by inviting them for presentations. Subsequently certain expectations have been created and this process now needs to be completed in a transparent manner. It is proposed that all applicants be afforded an opportunity to make a presentation to the Councillors Forum and that all applicants submit a detailed application containing relevant and detailed information for perusal by the technical departments to enable a detailed submission to Council on the way forward.

It is

RECOMMENDED

1 That the report with regard to the development of Erven 146, 147, 148, 150, R/152, 6577 and 3439, Windhoek be noted.

2 That Council pronounce themselves on whether Council Resolution 308/10/2011, should be rescinded.

3 That it be noted that it is recommended that Council retain ownership of Erven 3439, 150 and 6577, Windhoek.

4 That, should Council decide to rescind Council Resolution 308/10/2011, the following be done:

4.1 That all the applicants listed in the above tables be informed to submit detailed applications, in line with the requirements from the technical departments to ensure a uniform and detailed application that would enable transparent and fair evaluation.

4.2 That the Strategic Executives: Economic Development and Environment; Urban Planning and Property Management; Infrastructure, Water and Technical Services; and Electricity prepare the qualification criteria and Terms of Reference (ToR) for the submissions.

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

FOR CONSIDERATION

[Municipal Council Minutes: 2012-11-21]

8.2.20 **BRB.19 [EDE] EVALUATION: EXRESSION OF INTEREST (EoI) - ERF 5727, WINDHOEK** (L/5727/W)

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

1 That the evaluation criteria as specified in the Terms of Reference (ToR) be noted.

2 That the following companies be disqualified due to their non-compliance with the criteria as specified in the Terms of Reference (ToR):

- Paragon Investment Holdings (Pty) Ltd; and
- Erastus Shapumba;

3 That the following four (4) companies, having complied with the requirements of the Terms of Reference (ToR), be requested to submit formal development proposals:

- Unistrat Property Investments CC;
- United Africa Group;
- Twine Investment (Pty) Ltd /China Jiangsu International Namibia Ltd Joint Venture; and
- PPH Consortium.

4 That the evaluation criteria as submitted in the item be approved in respect of the evaluation of the formal tenders.

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

RESOLUTION 406/11/2012

[Municipal Council Minutes: 2012-11-21]

8.2.19 **BRB.17 [EDE] EVALUATION: EXRESSION OF INTEREST (EoI) - ERF 7203, WINDHOEK** (L/7302/W)

On proposal by Councillor Ms AM Kafula, it was

RESOLVED

1 That the evaluation criteria as specified in the Terms of Reference (ToR) be noted.

2 That the following companies be disqualified due to their non-compliance with the criteria as specified in the Terms of Reference (ToR):

- Erastus Shapumba; and
- Trans Afrique Trading Enterprises CC.

3 That the following two (2) companies having complied with the requirements of the Terms of Reference (ToR) be requested to submit formal development proposals:

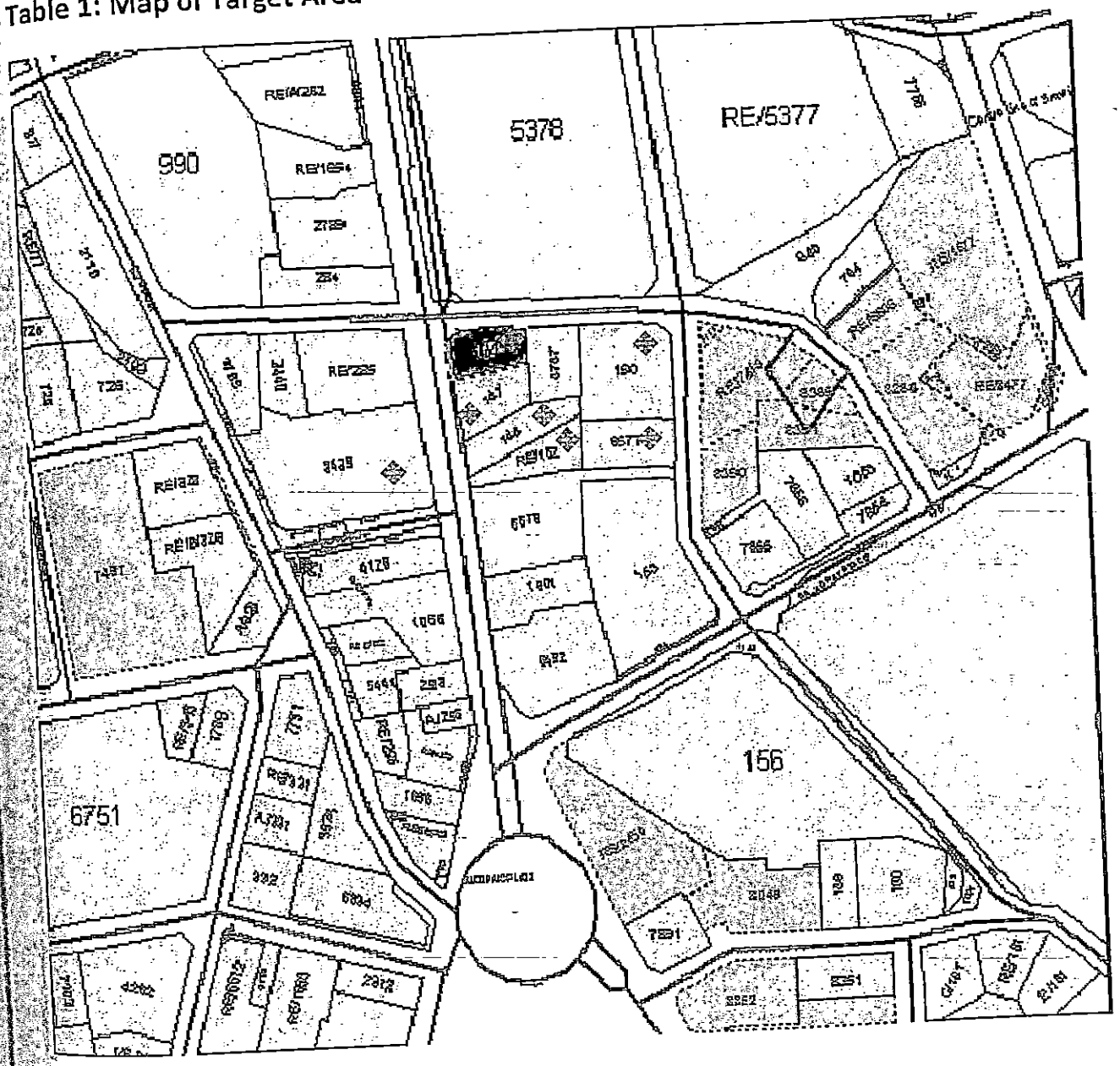
- PPH Consortium; and
- Eluwa Properties (Pty) Ltd.

4 That the evaluation criteria as submitted in the item be approved in respect of the evaluation of the formal tenders.

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

RESOLUTION 405/11/2012

Table 1: Map of Target Area



Council Owned Properties as per target area

LIST OF MAJOR DEVELOPMENT PROPOSALS TO BE PRESENTED TO THE COUNCILLORS FORUM

PRESENTATIONS MADE AT SE FORUM

NAME OF COMPANY	PROPOSAL	DATE OF PRESENTATION	COUNCILLORS FORUM
SANITECH NAMIBIA	Proposal on provision of mobile toilets and showers to the City [Received by the SE: PLA]	4 APRIL 2013	Formal proposal referred to Mr PL du Pisani for technical consideration on 23 July 2013
SAMRENATO INVESTMENT GROUP	Proposal on the acquisition of Erf R/B/31, Windhoek.	08 & 10 MAY 2013	
HOLME NAMIBIA INVESTMENTS (PTY) LTD	Proposal on acquisition of Erf 146, Independence Avenue. [Received by the SE: PLA]	23 MAY 2013	5 AUGUST 2013
HANGALA GROUP	Proposal for the development of Auasblick Extension 1 and 2, and the installation of services. [Received by the SE: PLA]	06 JUNE 2013	
TWINE INVESTMENTS (PTY) LTD	Proposal for the servicing of land for Klein Windhoek Extension 4. [Received by the SE: PLA]	20 JUNE 2013	

OTHER PROPOSALS RECEIVED FROM DEPARTMENTS

NAME OF COMPANY	PROPOSAL	DATE OF PRESENTATION	COUNCILLOR'S FORUM
HALLIE INVESTMENT NUMBER 3092 (PTY) LTD T/A 3439 PROPERTIES	Proposed mixed used development on Erf 3439, Windhoek [Received by the SE: DED]	New application,	

71 Ms UL Kavindsue - Mupaine
Att: Ms Zurelia Steenkamp

Holme Namibia Investments Pty LTD.

Giuseppe Robiati, CEO
Holme Namibia Investments Pty Ltd.
PO BOX 24744 Windhoek

CHIEF EXECUTIVE OFFICER
CITY OF WINDHOEK
2013 -10- 30
P.O. BOX 59 WINDHOEK

To:
The CEO
Windhoek Municipality
Republic of Namibia

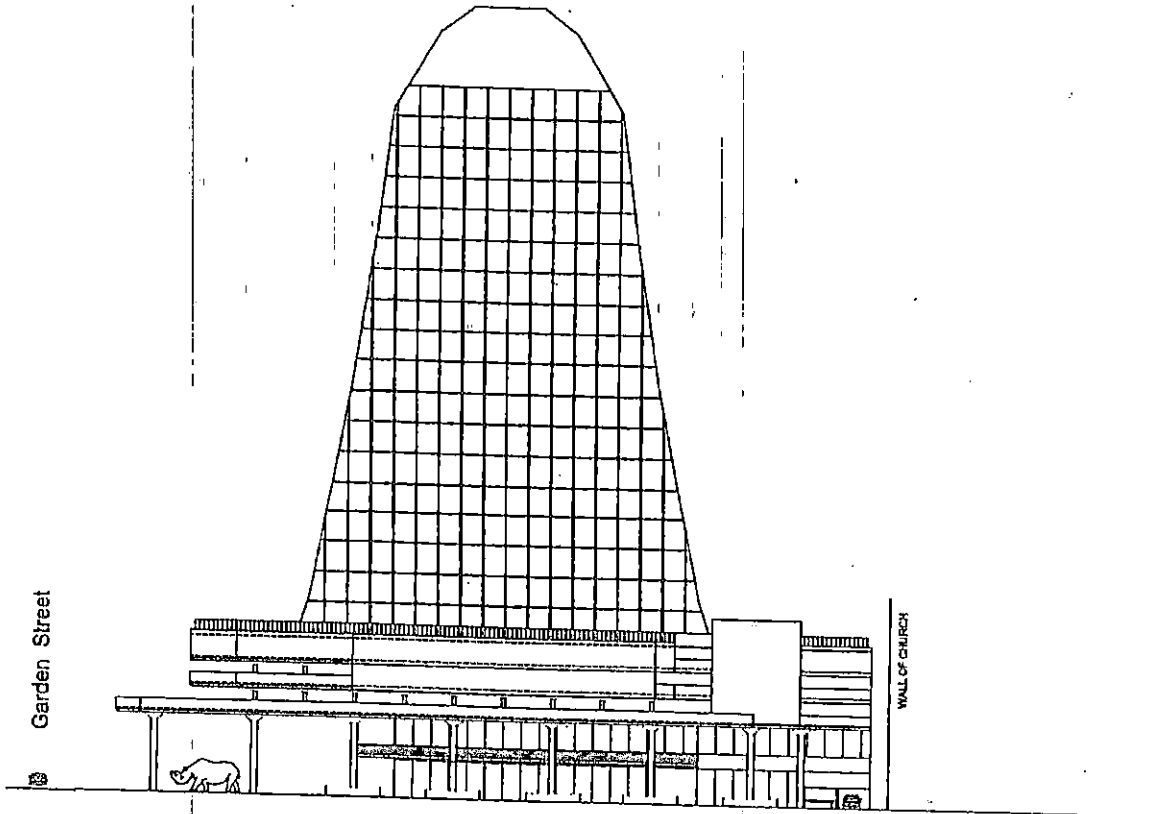
28th October, 2013

Re: Offer to purchase

Dear Sir, Madam

In relation to a letter received from your esteemed office on 15 October 2013 kindly find a brief summary of the details pertaining to the possible project which we envisage:

1. The Financial offer in respect to the acquisition of the erven can only be done after having received, from your esteemed office, a per-square-meter price which the City of Windhoek envisage appropriate standard. Facing the reality that one of the erven is of private entity, such could have a consequence on the feasibility of the project – the Rhino Towers – in its entirety. We therefore expect the Council to give us an offer which is dependent upon the fact that part and portion of the building – as previously discussed – could be given to the City of Windhoek for its own use.
2. We can only give an approximation of the development cost, based on very loose calculations which we have done on the project which we considered. The value of the project is of no less than Two Billion Namibian Dollars.
3. As we are still at the initial stages of consultation with your office we would like to attach to this report, a letter from the Swiss Bank stating that the mother company is more than financially stable and is in good standing terms with the Swiss bank. We also attach a brief company profile.
4. The completion date of the project, once all approvals have been given, is envisaged to be no less than 3 years.



Indipendence Avenue View

Project	THE RHINO TOWERS Independence Avenue • Garden Street • Rev. Michael Scott Street City of Windhoek • NAMIBIA	
Scale	1:500	VIEW FROM INDIPENDENCE AVENUE	Issue 29
Date	2013-05-15	Client/Project	HOLME INVESTMENT NAMIBIA PTy
HOLME S.A. • SUISSE • LUGANO • Via Pioda 4 • CH-6900	Phone +41 (0) 91 922 00 400 Fax +41 (0) 91 922 00 300 www.holme.ch - info@holme.ch	N

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NDI HOLDINGS (PTY) LTD

P. O. BOX 3923
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NAMIBIA
TEL. 264-8555-1-0003
FAX: 264-61-213895
MAIL: imbili@mweb.com.na
MOBILE: 264-811-276703

CHIEF EXECUTIVE OFFICER CITY OF WINDHOEK 2013 -02- 07 P.O. BOX 59 - WINDHOEK

05 February 2013
Cde. Niilo Taapopi
CEO
City of Windhoek
P. O. Box 3923
Windhoek
Namibia

Urban Planning & Property Management 08 -02- 2013 RECEIVED BY: CITY OF WINDHOEK

Dear Cde Taapopi

RE: APPLICATION TO PURCHASE ERVEN BY PRIVATE TREATY FOR THE CONSTRUCTION OF SAM NUJOMA SQUARE

Our letter of 10 October 2011 and your reply per your Mr. E. S. Shipiki of 24 October 2011 refer. It has been quite a substantial period that has passed since we were informed that our application was receiving due consideration from Council. We have not had any correspondence since then.

As you may well be aware, this project as envisaged by our group, is regarded by us as being of National and Strategic significance for three cardinal reasons.

Firstly, it will forever establish in the Capital of the Republic a permanent place dedicated to the Founder of our Republic in the same mould as Nelson Mandela Square, Washington Square, Kenyatta Square, Jose Marti Revolution Square and many other such structures dedicated to the Founders of the revolutions in various countries. It is ironic that we do have statutes of colonizers in the middle of our capital and not those of our revolutionaries.

Secondly, it will become a meeting place for young and old to socialize in the centre of the city, with various restaurants, cinema halls and places of entertainment for young and old being catered for. It will also add much needed office and parking space to the city. We are well aware of the need for the City of Windhoek to add more office space to the growing staff component of the Council. An office block is also part of the plans for the square and, in this regard, we are amenable in discussing various models of co-operation with the City. This does not exclude a Public-Private Partnership.

Thirdly, one does not need to be told that driving in our city main thoroughfare at 18h00 in the afternoon resembles a sleeping if not a ghost town. Most businesses are moving to the margins of the CBD. Creating a dangerous scenario where we will one day find ourselves with a decaying and dilapidated CBD and little funds to redress the situation. Our CBD is facing this danger if we don't try and address the urgency of bringing people back to the city. Our project will surely address this effort to keep business in the city and not in the suburbs.

Together with other envisaged projects by the Olthaver and List Group, Windhoek's CBD can become vibrant again. Many visitors I have met are quite perplexed as to why Windhoek is so quiet in the evening and it is time to address this worrying situation. Tourism will also get a boost in the city as a result.

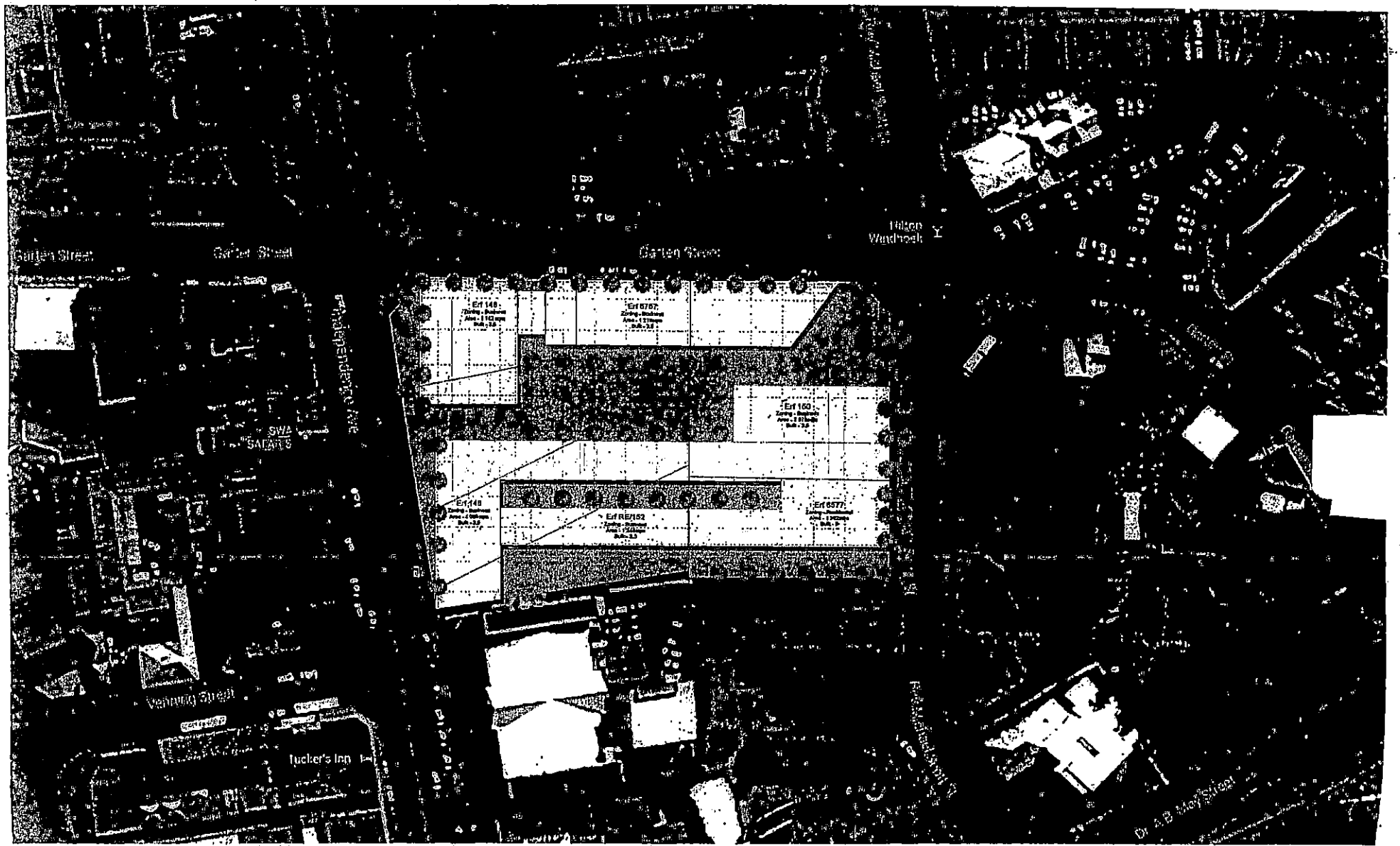
It is envisaged that the total costs will amount to N$ 330 million. Attached please find the cost estimates as prepared by our Quantity Surveyors. Our country and indeed our city is in need of creating long lasting jobs critical to sustaining the city and its citizens. It is in this spirit that we request our team to be granted the opportunity to present the envisaged project to the City at a time convenient to you. We will appreciate it if we can be afforded the opportunity to present our project to council's team.

Sincerely

David Imbili
Managing Director

CC. H.W. Agnes Kafula
Concillor Moses Shiikwa

Moorfield Road
Moorfield Road
Moorfield Road



location plan

Scale1:1000

nujoma square

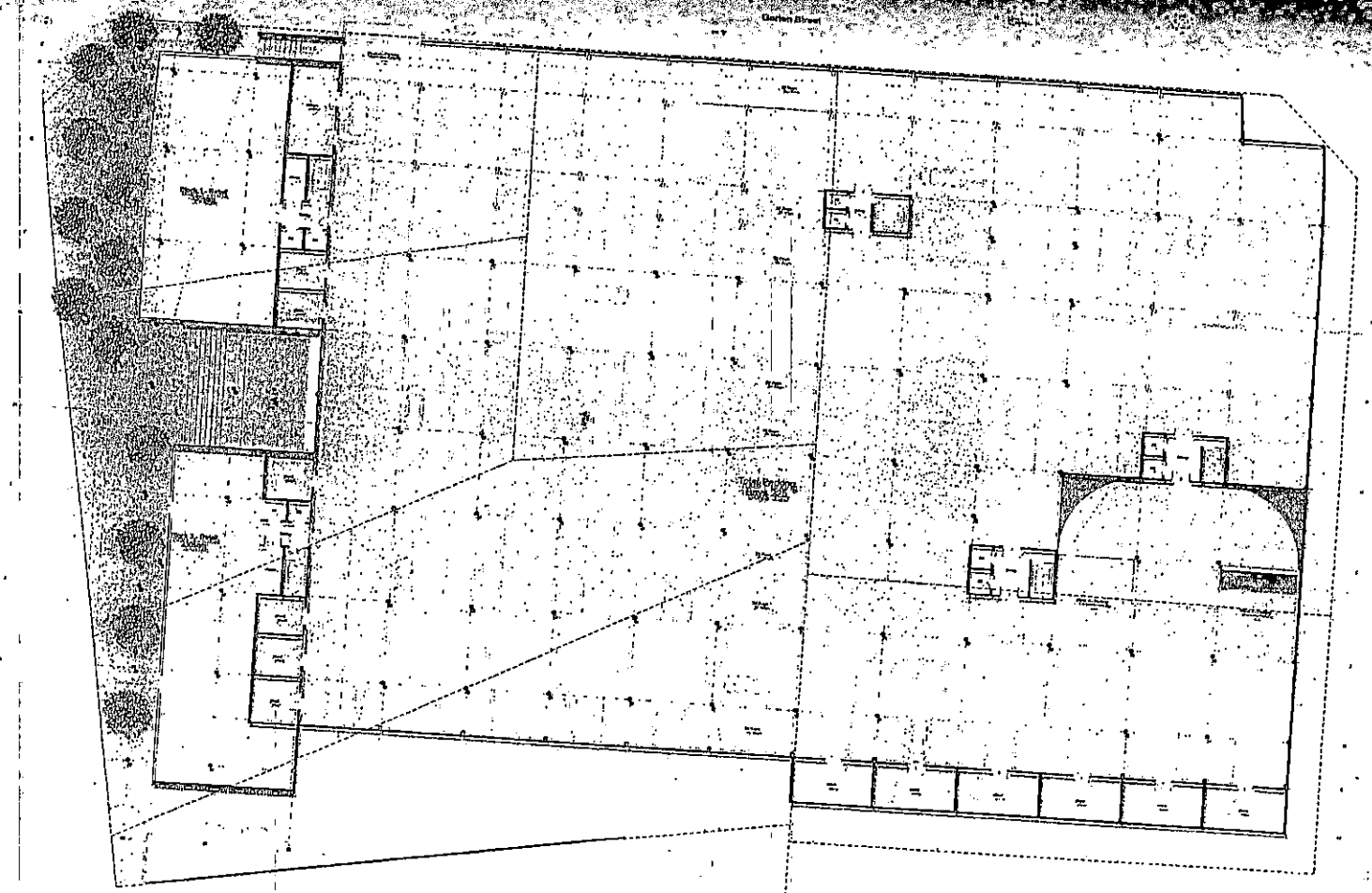
Scale1:1000

nujoma square

independence avenue, windhoek, namibia

Areas

Retail	685 sqm
Parking Req	28 bays
Parking L-1	225 bays
Parking Balance	197 bays



independence ave level

1:500

2013.07.04

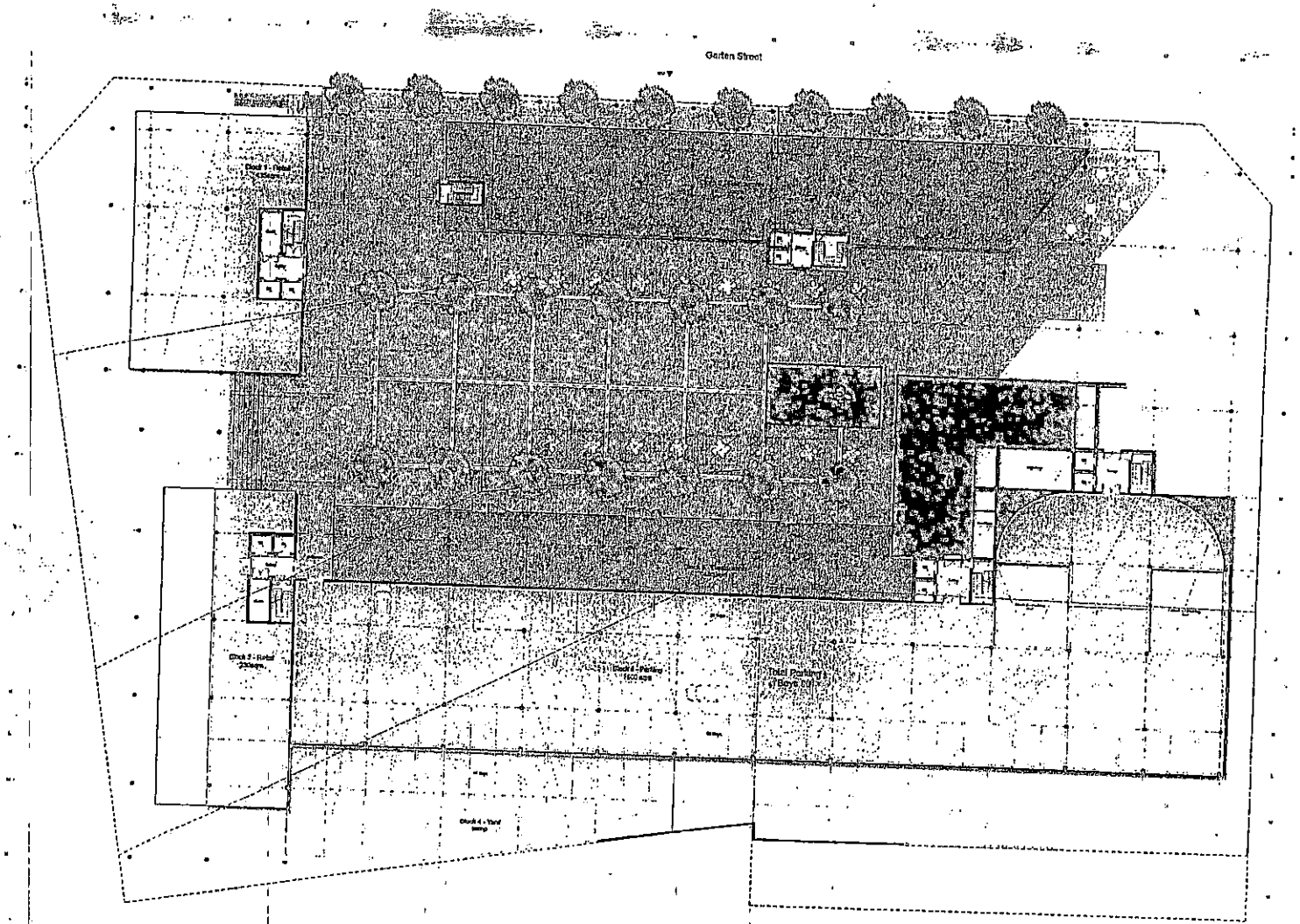
nujoma square

independence avenue, windhoek, namibia

77

Areas

Retail	665	sqm
Parking Req	27	bays
Restaurants	1165	sqm
Parking Req	120	bays
Office	235	sqm
Parking Req	10	bays
Parking L0	80	bays
Parking Balance	120	bays



courtyard level

1:500

2013.07.04

nujoma square bmd

Independence avenue, windhoek, namibia

1:500

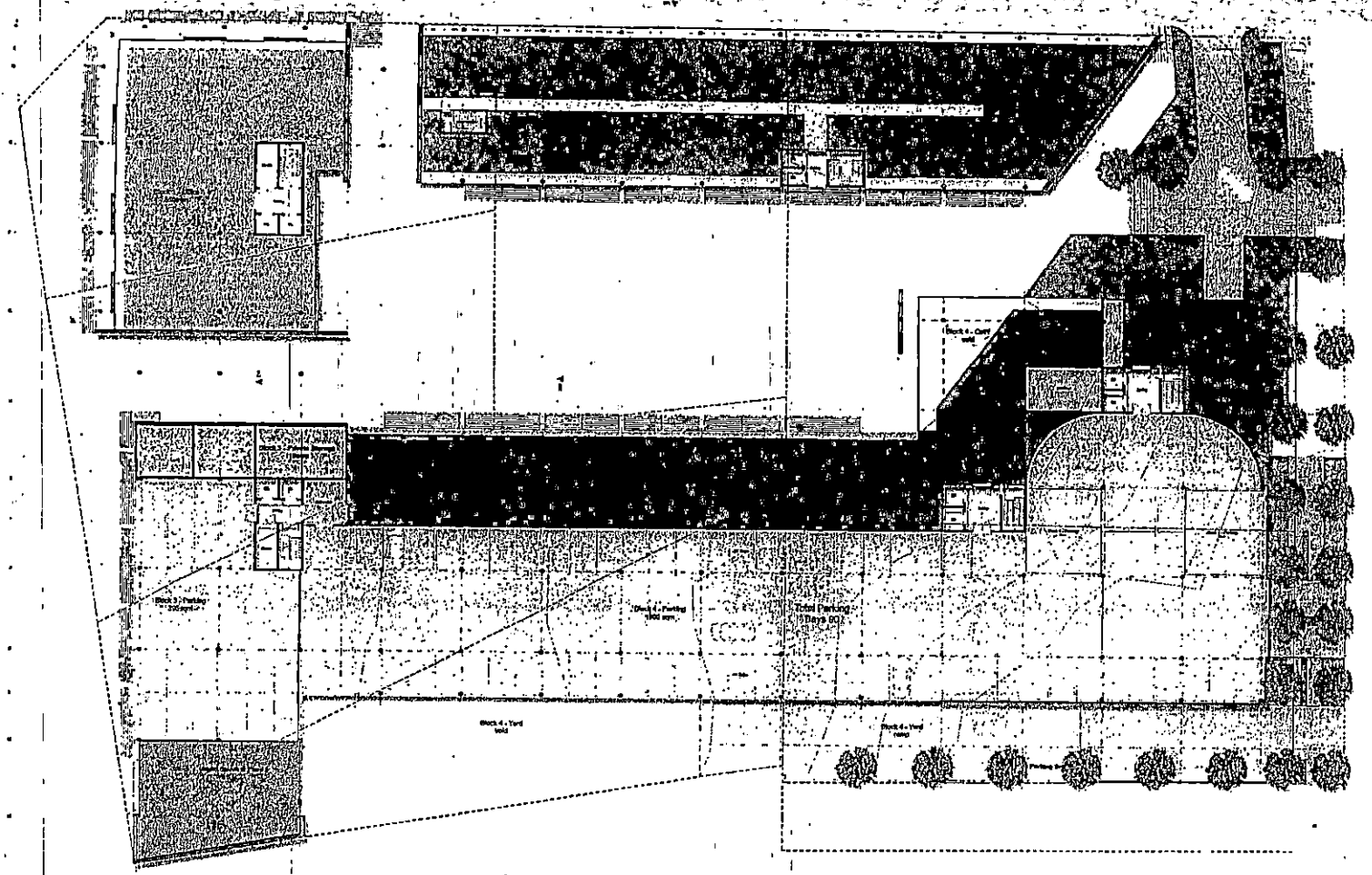
nujoma square bma

independence avenue, windhoek, namibia

2013.07.04

Areas

CoW Offices	745	sqm
Parking Req	30	bays
Office	550	sqm
Parking Req	22	bays
Residential	690	sqm
Parking Req	15	bays
Hotel	145	sqm
Parking Req	6	bays
Parking L+1	90	bays
Parking Balance	137	bays



rev michael scott street

1:500

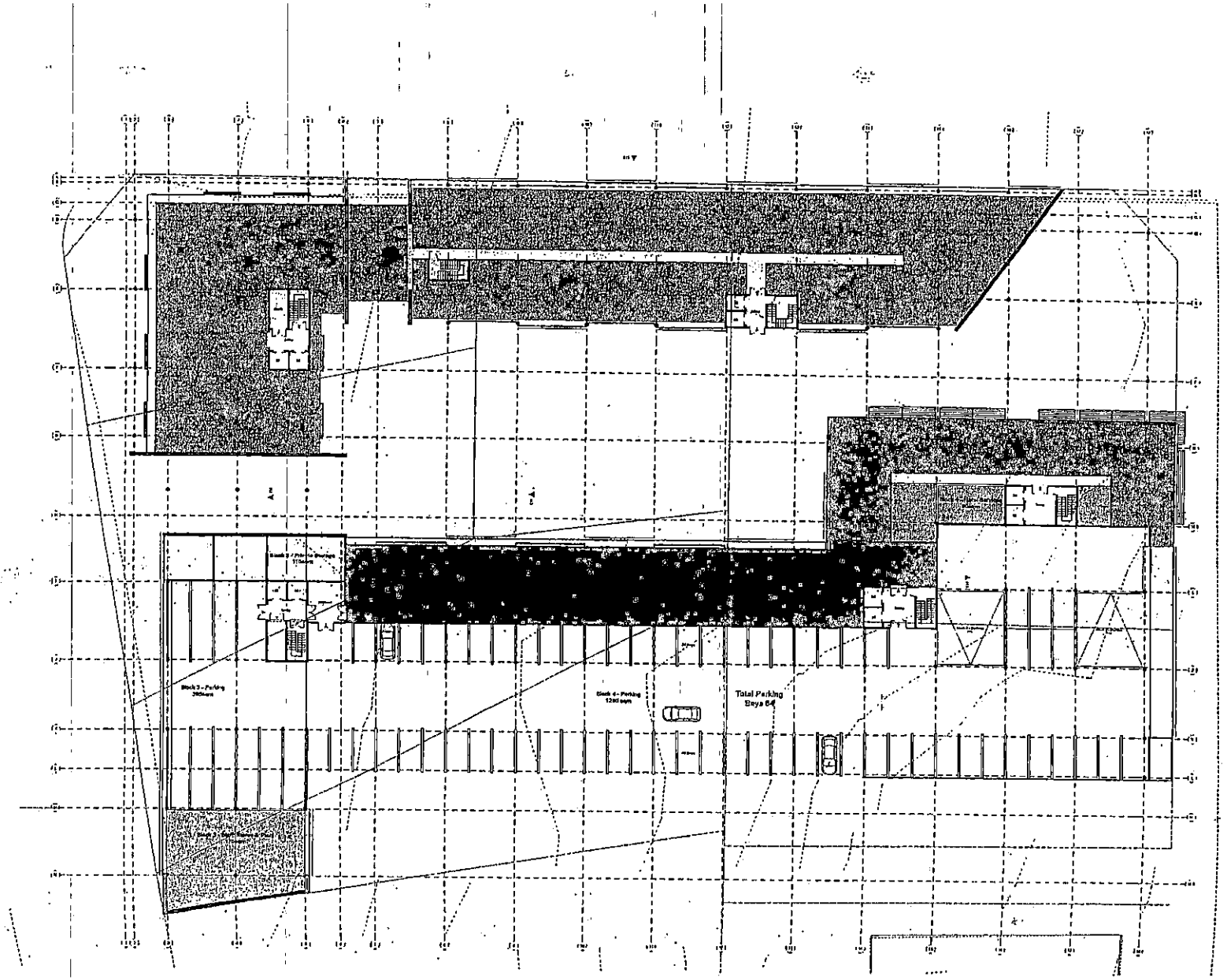
nujoma square bma

independence avenue, windhoek, namibia

2013.07.04

Areas

CoW Offices	625	sqm
Parking Req	25	bays
Office	550	sqm
Parking Req	22	bays
Residential	1010	sqm
Parking Req	17	bays
Hotel	360	sqm
Parking Req	14	bays
Parking L+2	84	bays
Parking Balance	143	bays



second floor level

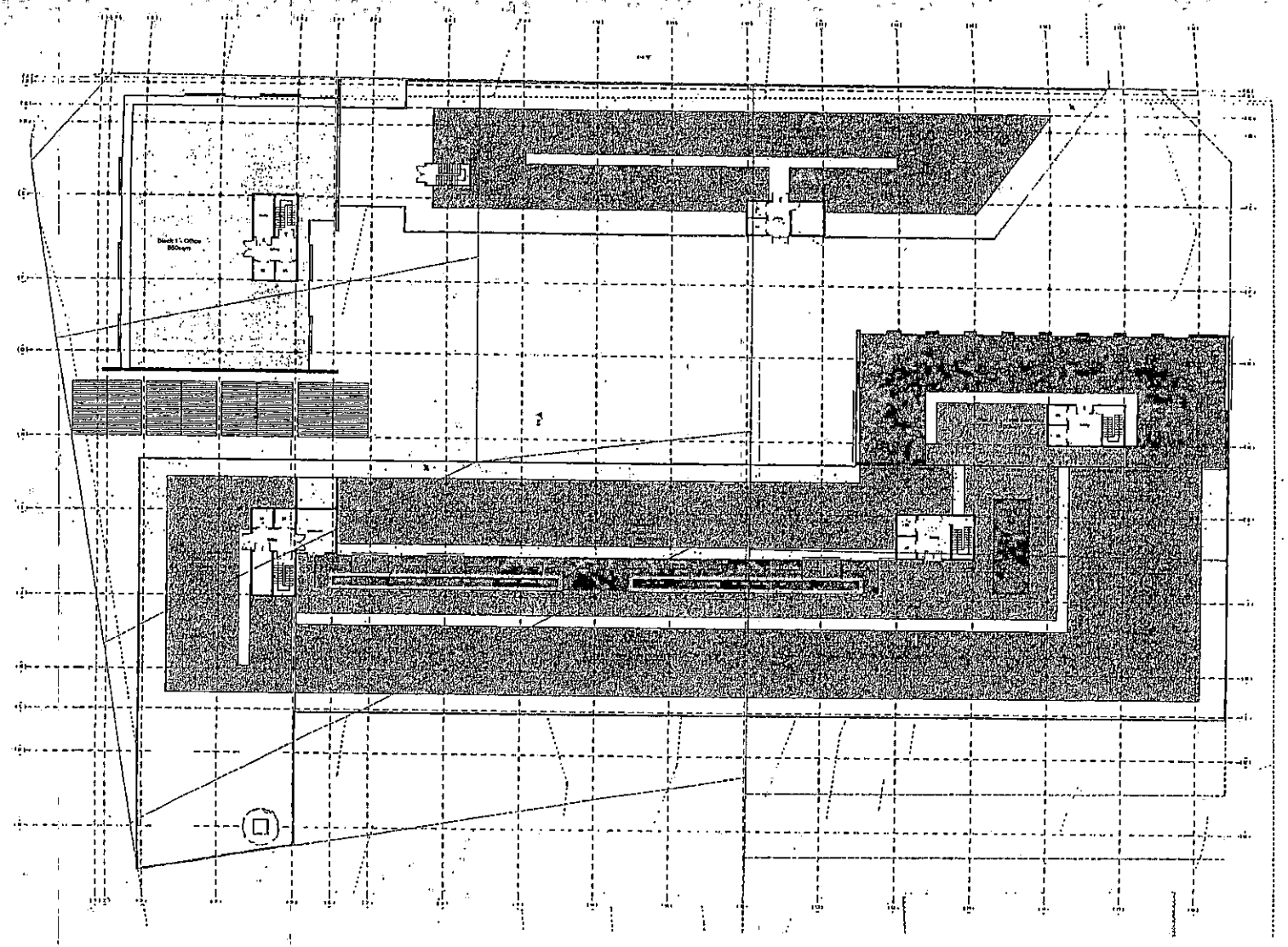
1:500

nujoma square bmd

1:500

Areas

Office	550	sqm
Parking Req	17	bays
Residential	2365	sqm
Parking Req	37	bays
Hotel	385	sqm
Parking Req	8	bays
Parking Balance	81	bays



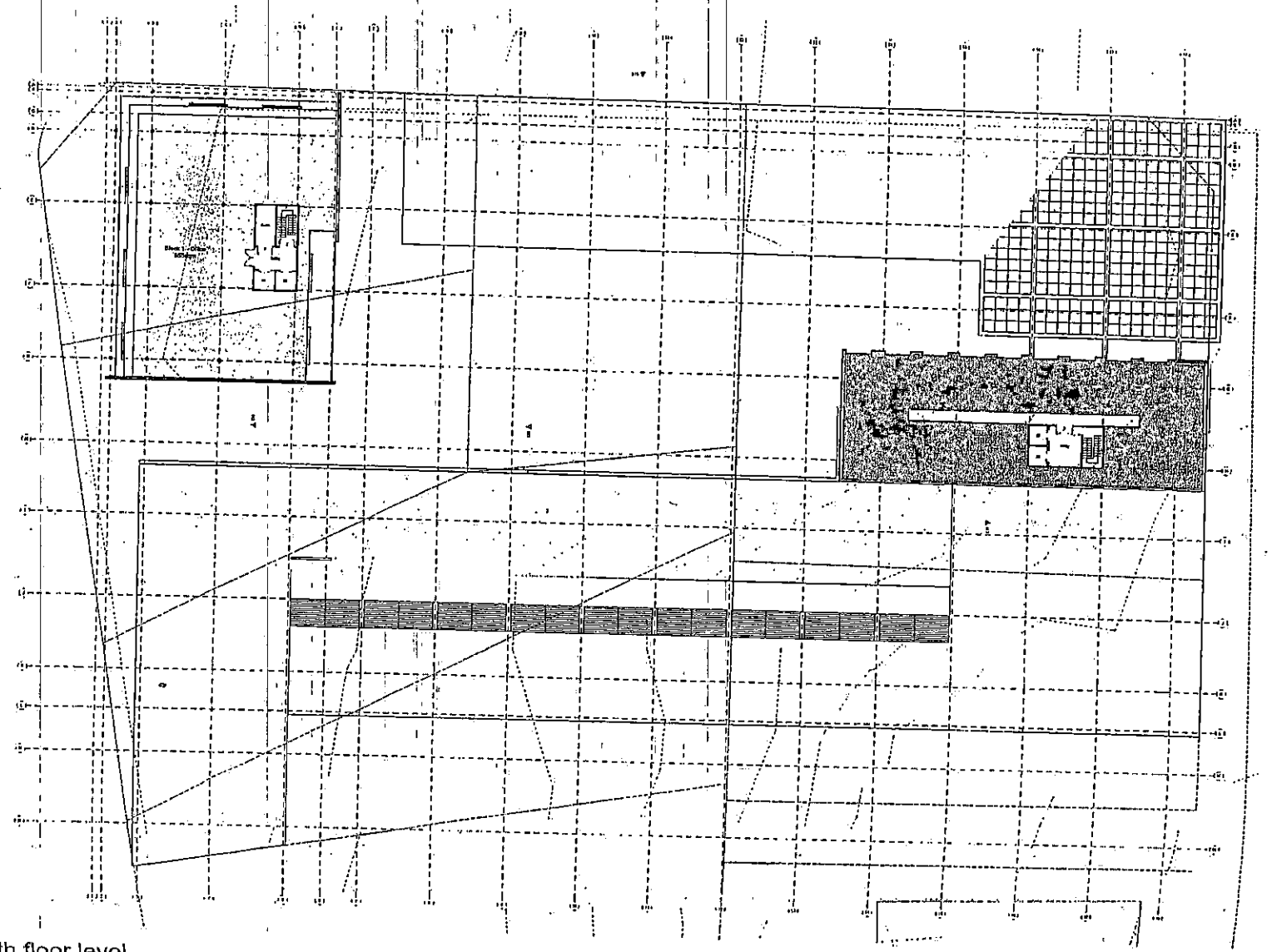
third floor level

1:500

2013.07.04

Areas

Office	550	sqm
Parking Req	17	bays
Hotel	480	sqm
Parking Req	15	bays
Parking Balance	49	bays



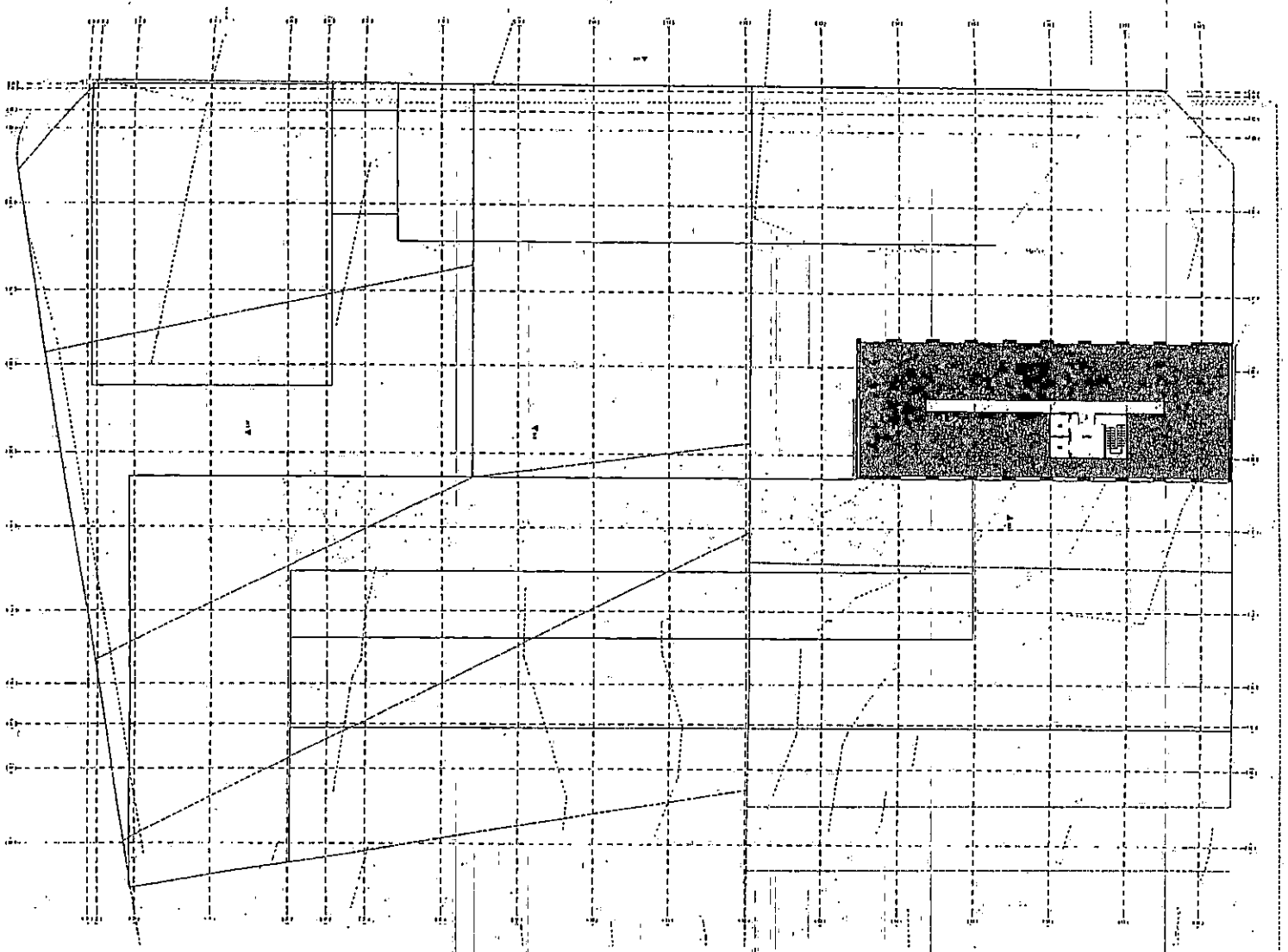
fourth floor level

1:500

nujoma square bma

Areas

Hotel	480 sqm
Parking Req	15 bays
Parking Balance	19 bays



sixth floor level

1:500

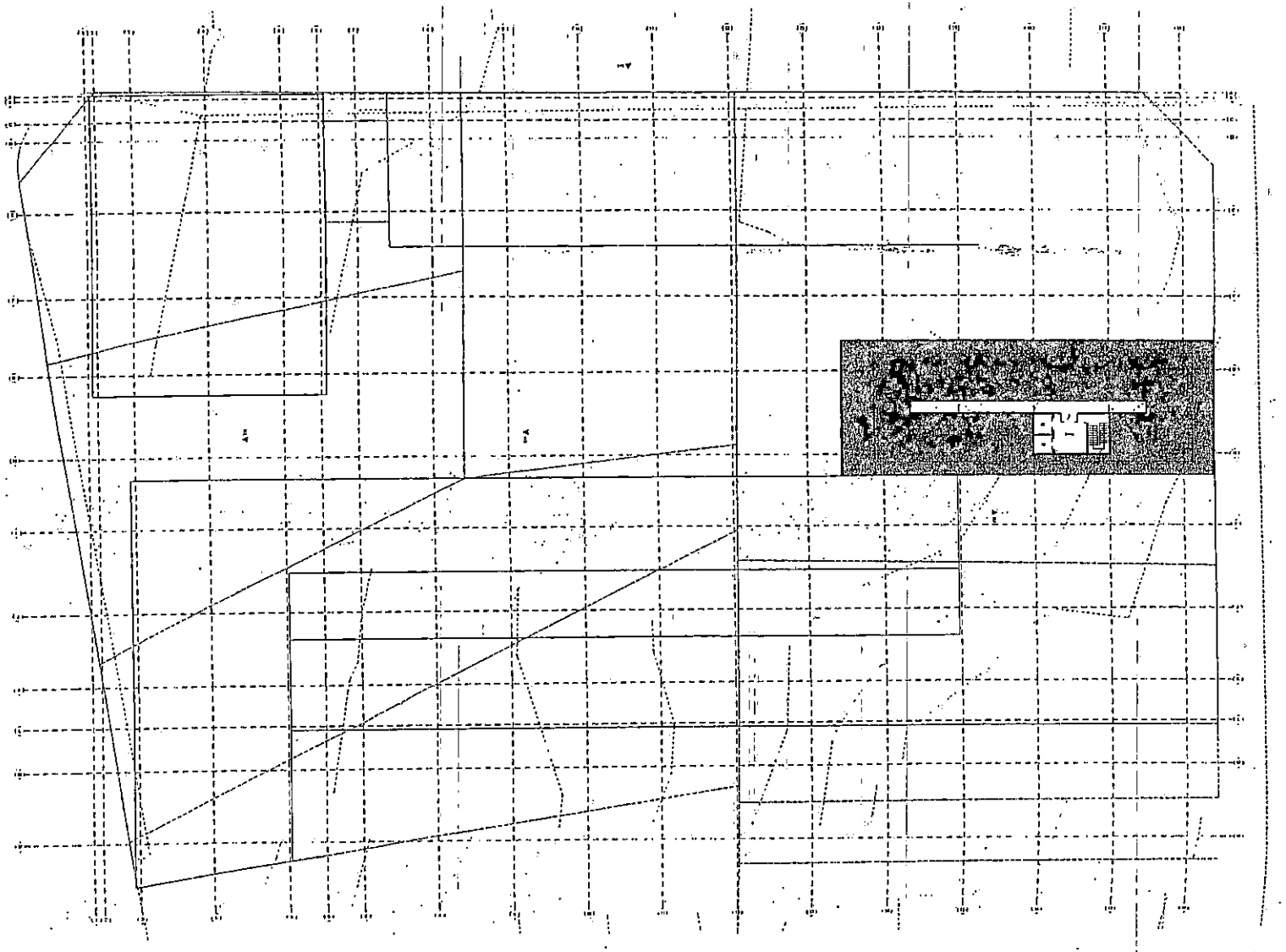
nujoma square

independence avenue, windhoek, namibia

2013.07.04

Areas

Hotel	340	sqm
Parking Req	10	bays
Parking Balance	9	bays



seventh floor level

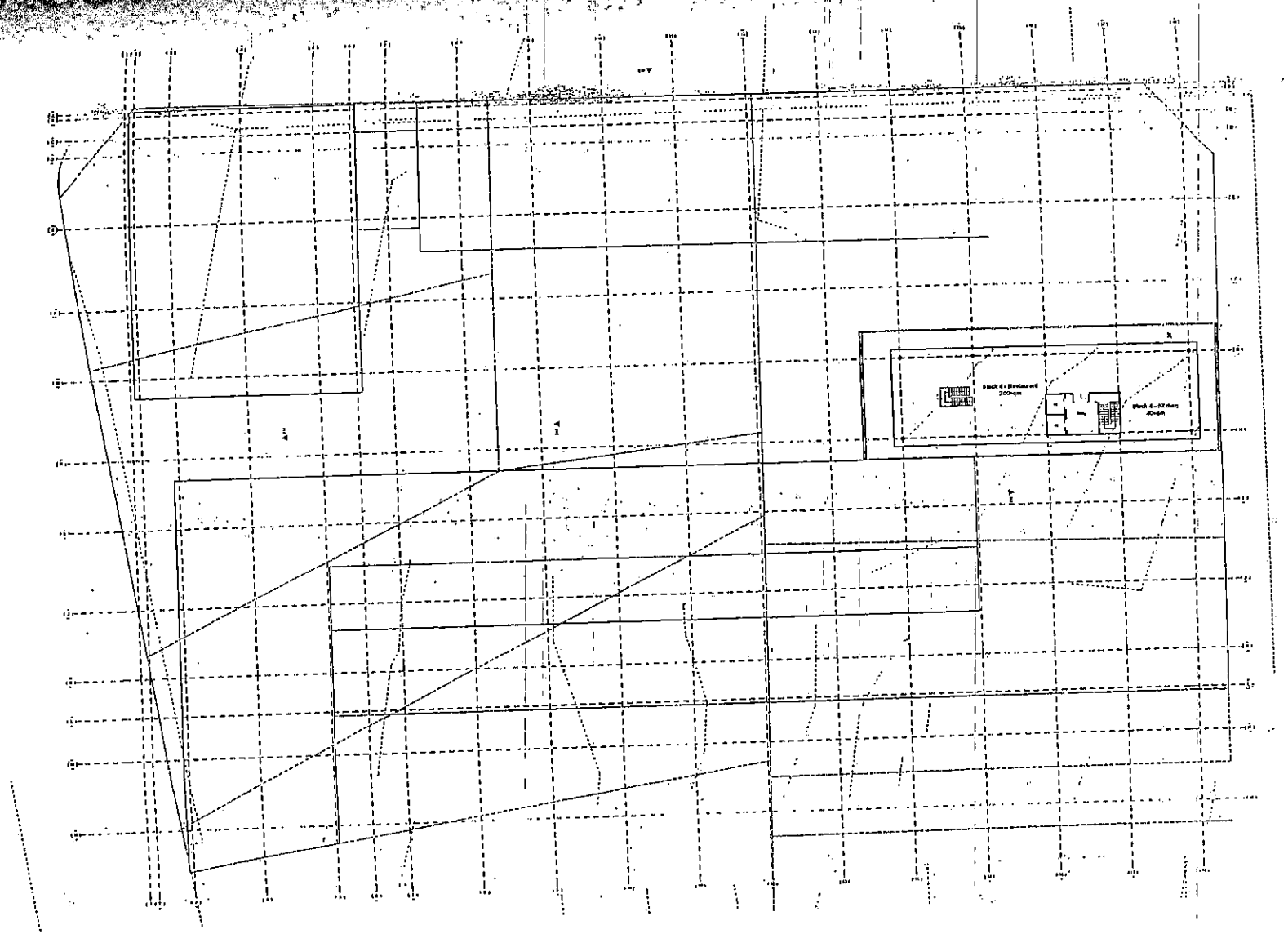
1:500

nujoma square

seventh floor level

1:500

nujoma square bmd



eighth floor level

1:500

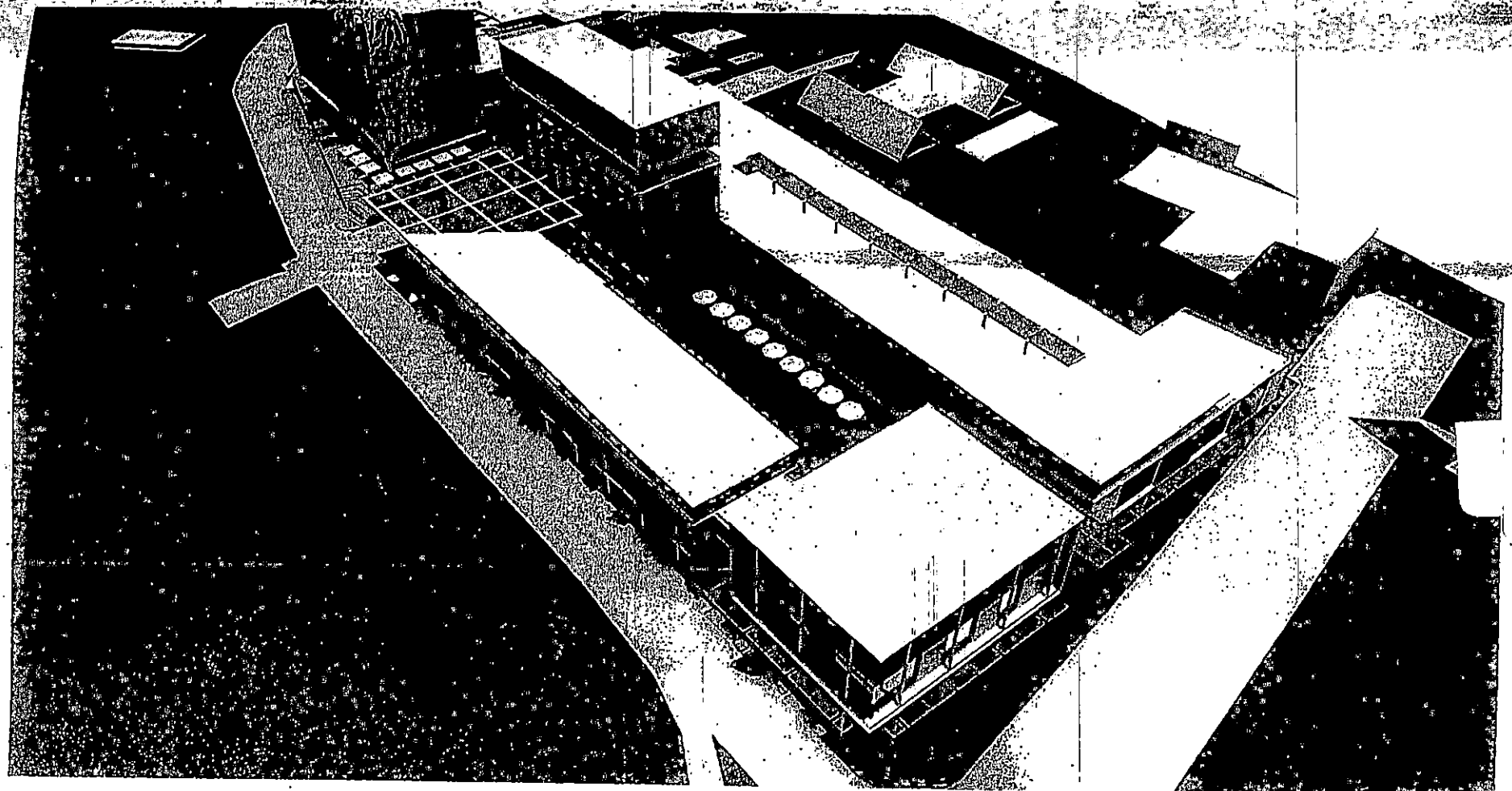
nujoma square bmd

Independence avenue, windhoek, namibia

nujoma square

independence avenue, windhoek, namibia

2013.07.04

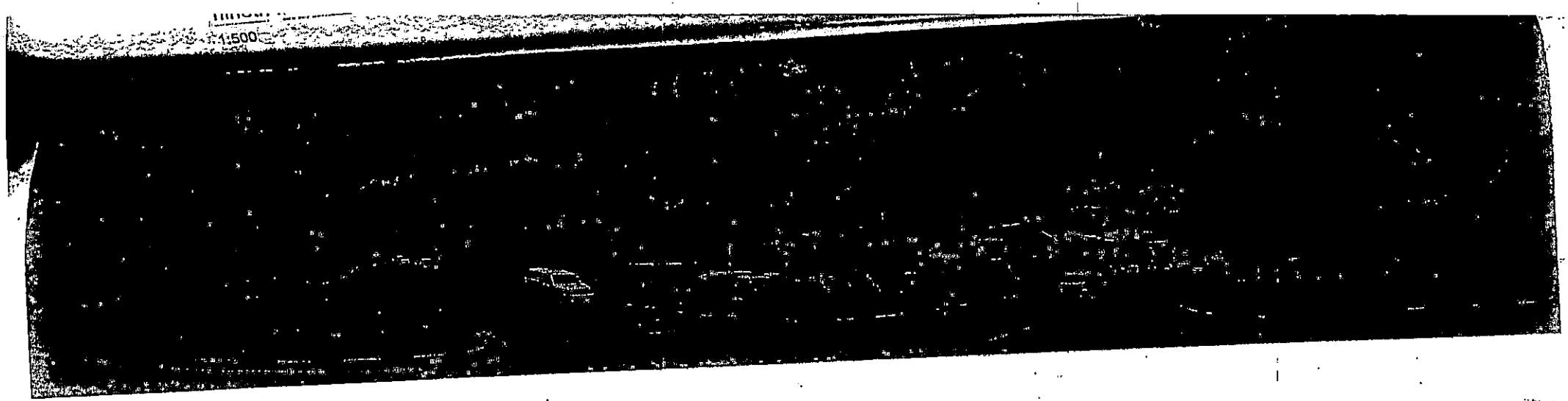


nujoma square

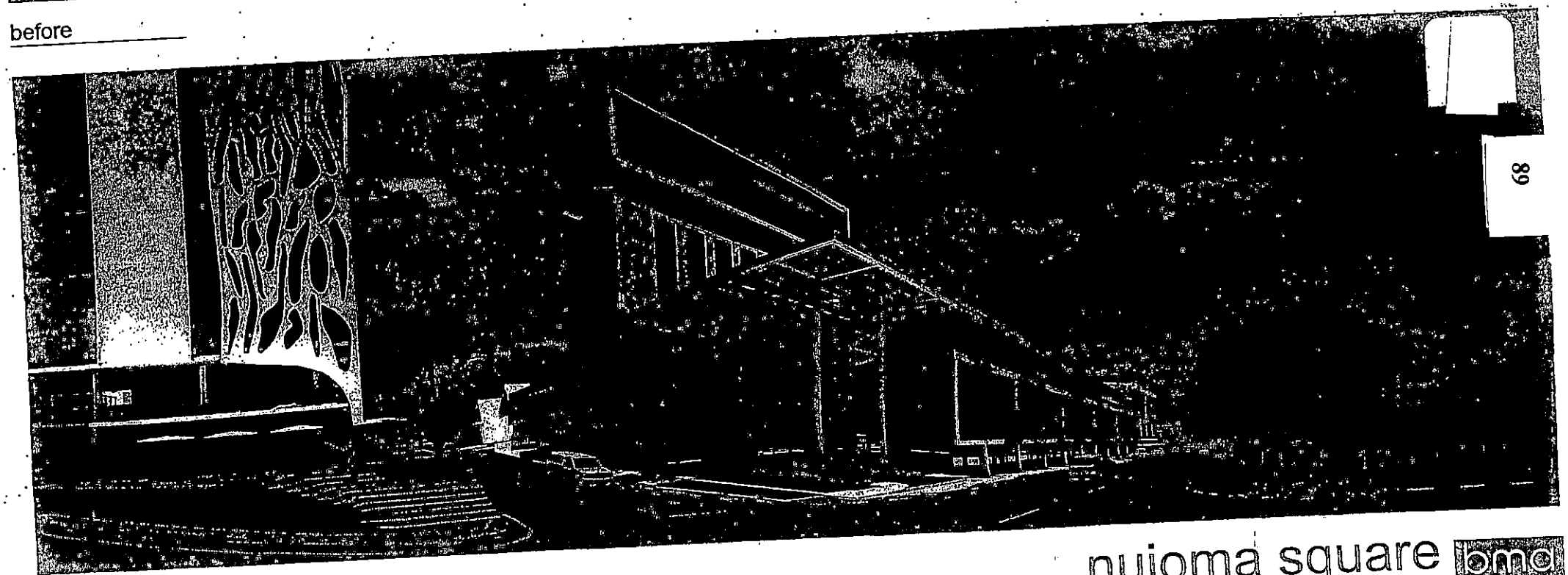
Independence avenue, windhoek, namibia

2013.07.04

nineth floor level



before

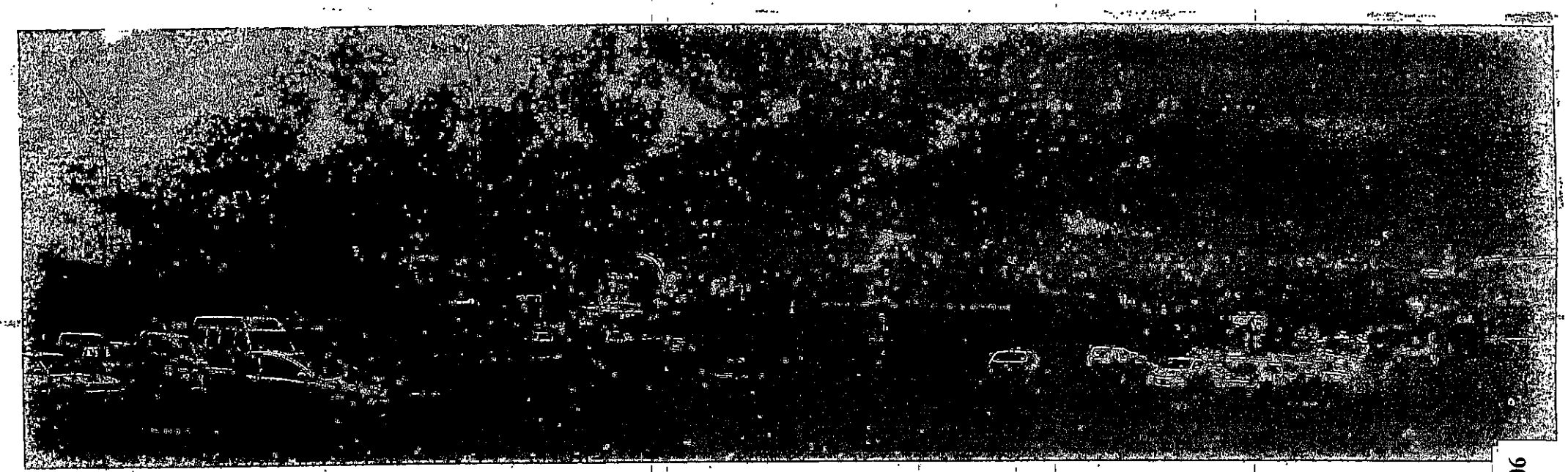


after

nujoma square

Independence avenue, windhoek, namibia

2013.07.04



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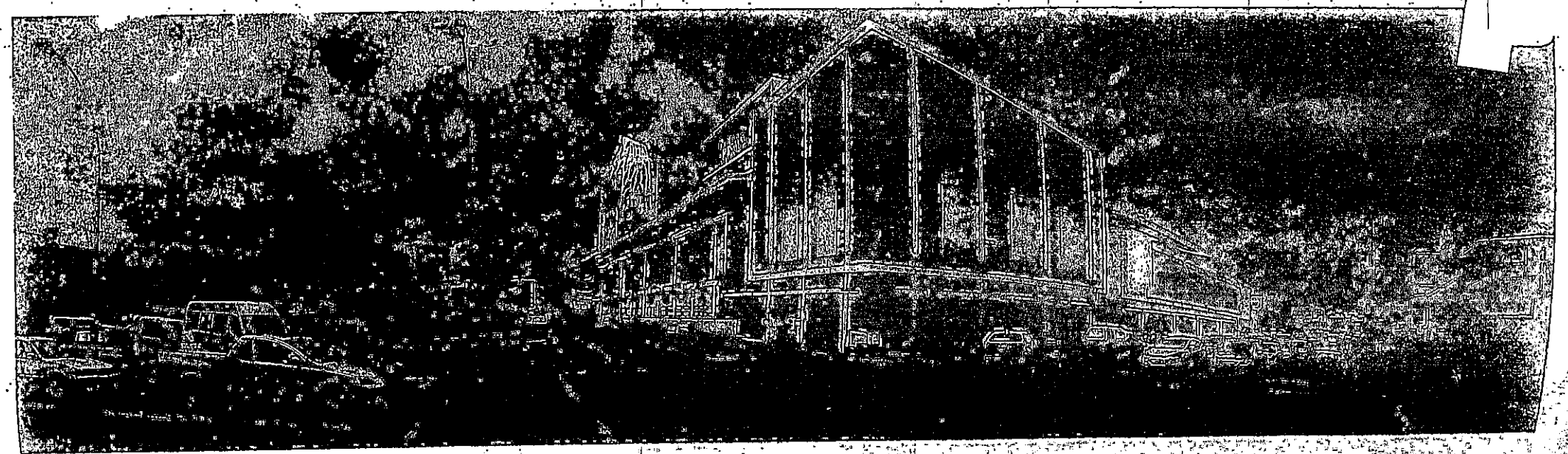
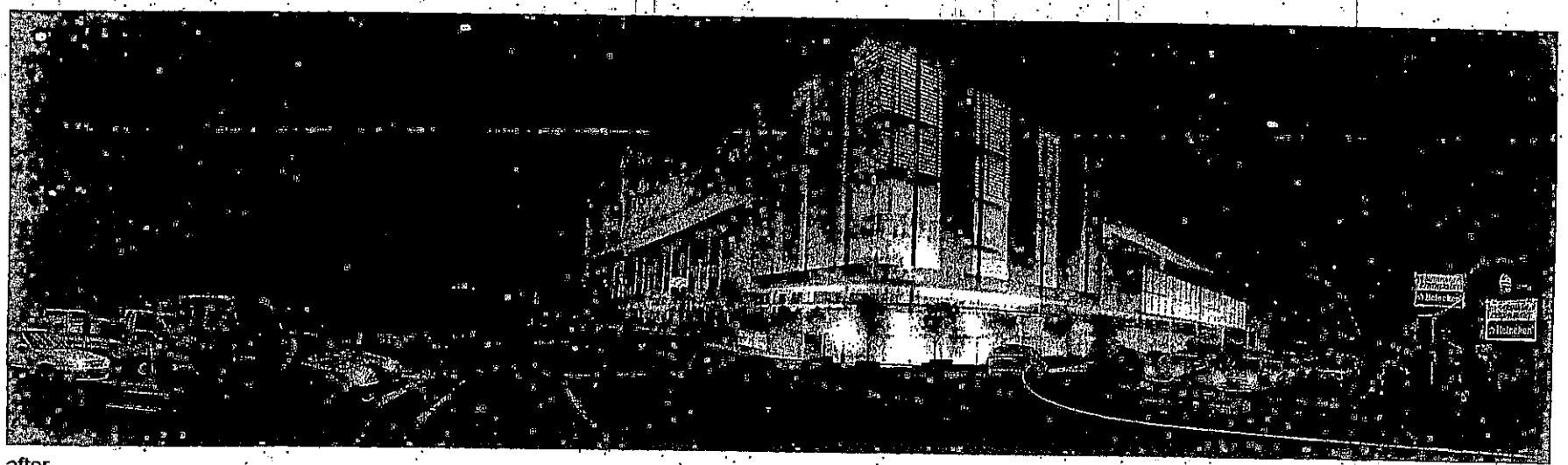


after

nujoma square bma

before



after

2013.07.04

nujoma square

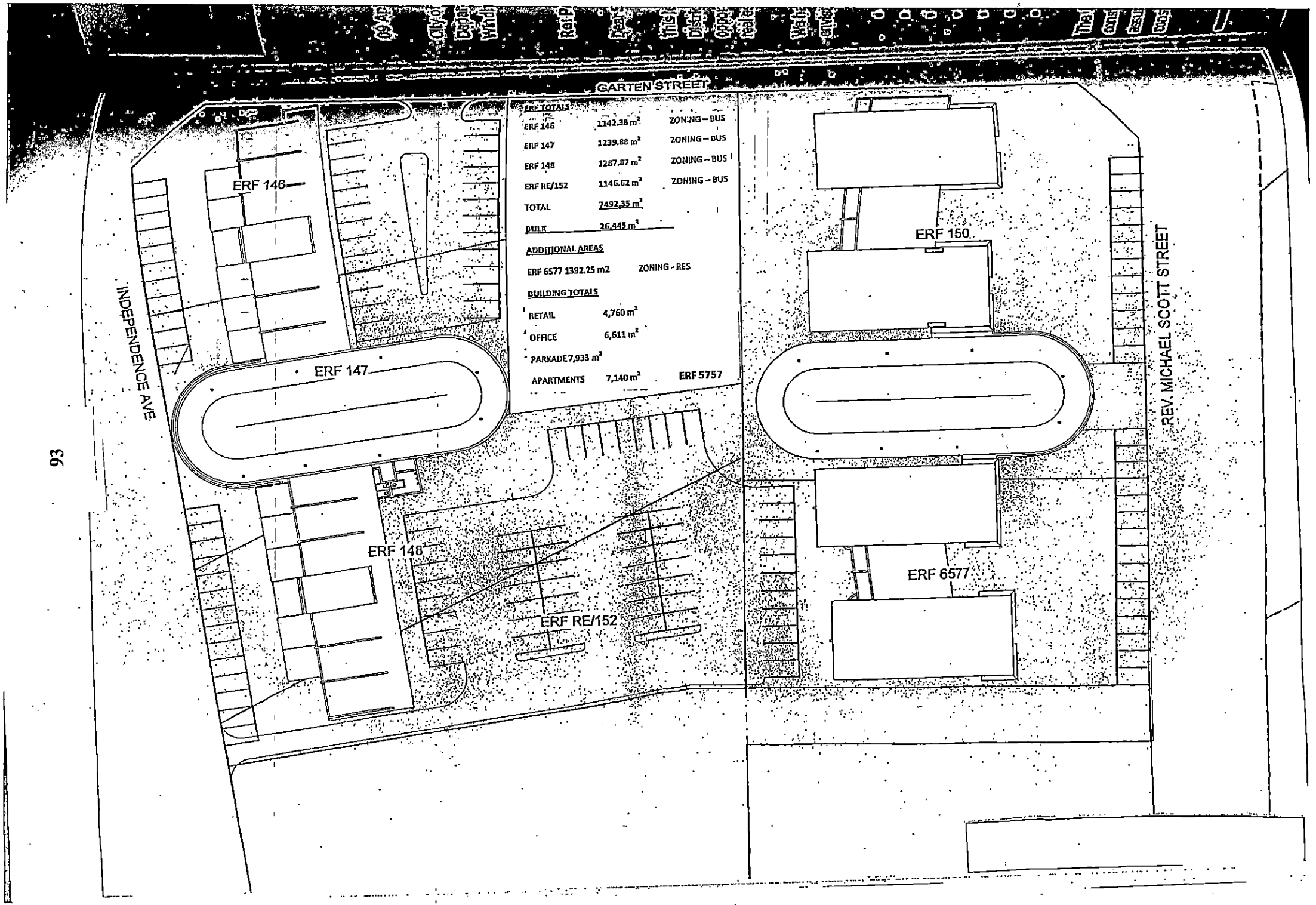
Independence avenue, windhoek, namibia

GHANDY PROPERTIES CC

Cc/2013/10865

ALEXANDRINE BUSINESS PARK

20 OCTOBER 2013


GARTEN STREET
INDEPENDENCE AVE
REV. MICHAEL SCOTT STREET
ERF 146
ERF 147
ERF 148
ERF RE/152
ERF 150
ERF 6577
ERF TOTALS
ERF 146 1142.38 m² ZONING – BUS
ERF 147 1239.88 m² ZONING – BUS
ERF 148 1287.87 m² ZONING – BUS
ERF RE/152 1146.62 m² ZONING – BUS
TOTAL 7492.35 m²
BULK 26,445 m²
ADDITIONAL AREAS
ERF 6577 1392.25 m2 ZONING - RES
BUILDING TOTALS
RETAIL 4,760 m²
OFFICE 6,611 m²
PARKADE 7,933 m²
APARTMENTS 7,140 m² ERF 5757

(436)

Urban Planning & Property Management
15 -04- 2013
RECEIVED BY:
CITY OF WINDHOEK

Shamrock Investment CC

09 April 2013

11/4/2013

City of Windhoek
Department of Urban Planning and Property Management
Windhoek/Namibia

CITY OF WINDHOEK
DEPARTMENT OF URBAN PLANNING & PROPERTY MANAGEMENT
13 -05- 2013
MANAGER: PROPERTY MANAGEMENT

Re: Property Development

Dear Sir/Madam

This letter serves to express our interest to construct a multi-million state of the art building in the Central Business District (CBD) of Windhoek. Windhoek is emerging as one of the fast growing cities in the world, with fast opportunities. MGT Holdings as an international construction company that specialise in property development and real estate management, we have taken note of this positive development.

We have identified Erf 146 and contiguous land to be the ideal and appropriate for the scale and magnitude of our envisaged building project in Windhoek, Namibia. The project will entail the following:

- Residential units;
- Office space;
- Parking lots;
- Restaurants;
- Shopping centres;
- Health Spa; and
- Educational and entertainment units for children (friendly environment for working families).

The intended building tower(s) is estimated between 15 (fifteen) – 50 (fifty) floors that will be designed and constructed in line with the environment protection policy guidelines of the City of Windhoek. We would like to assure you that conservation of the environment is of great importance to us and is uncompromised in every construction project we pursue.

Shamrock Investment cc

As an International company that operate in many countries across the globe, It is our standing policy to partner with a local company in any market we set an investment portfolio, and goes through strict selection process. We have partnered with Shamrock Investment cc in Namibia, a company that is owned by previously disadvantaged Namibians.

For further information on the abovementioned kindly contact the undersigned on +264 811 284659 or collinv@mtc.com.na. Looking forward to hearing from you.

Yours sincerely,

Collin Venaani
Managing Director
Shamrock Investment cc

Steenkamp (Z)

From: Uazeua (E)
Sent: 18 October 2013 15:59
To: Kamuhanga Tjakazenga
Cc: Steenkamp (Z)
Subject: RE: OFFER TO PURCHASE ERVEN 146,147,148,150,R/152,6577 WHK

Noted thank you

Emilie Uazeua

Admin Support Service Officer

Office: +264 61 290 2689
Fax: +264 61 290 2546
Mobile: +264 811 494 551
E-mail: Emilie.Uazeua@windhoekcc.org.na

Box 59, Windhoek
General Enquiries: 290 2911
www.cityofwindhoek.org.na

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From: Kamuhanga Tjakazenga [mailto:kamuhanga@wkh-law.com]
Sent: 18 October 2013 08:29 AM
To: Uazeua (E)
Subject: RE: OFFER TO PURCHASE ERVEN 146,147,148,150,R/152,6577 WHK

Dear Madamme,

On behalf of Shamrock Investment CC we would like to acknowledge receipt of your email relating to the above captioned subject matter. We are in the meantime attempting to constitute a professional team to attend to the issues raised in your said email.

Counting on your usual co-operation.

Kind regards

Tjakazenga Kamuhanga Kamuhanga
(Director)
Dr Weder, Kauta & Hoveka Inc.
Legal Practitioners
Fax +264 61 238802
Tel: +264 61 275550

Uazeua (E)

From: Collin Venaani <collinv [illegible]ile.com.na>
Sent: 17 October 2013 10:27
To: Uazeua (E)
Subject: Re: OFFER TO PURCHASE ERVEN 146,147,148,150,R/152,6577 WHK

Morning Uazeua
I wil like to acknowledge that I have receive the email and we wil come back to you.
Thanks

> On Oct 16, 2013, at 10:12 AM, "Uazeua (E)" <Emilie.Uazeua@windhoekcc.org.na> wrote:
>
>
>
> Good morning
>
> Kindly received the attached doc and kindly acknowledge the receipt of
> this e-mail
>
> Regards
>
>
>
> Emilie Uazeua
>
> Admin Support Service Officer
> Department of Economic Development & Environment
>
>
>
> Office:+264 61 290 2689
>
> Fax:+264 61 290 2546 Box 59, Windhoek
> Mobile:+264 811 494 551 General Enquiries: 290 2911
> E-mail:Emilie.Uazeua@windhoekcc.org.na www.cityofwindhoek.org.na
>
>
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> and exempt from disclosure under applicable law or may constitute as
> attorney work product.
> If you are not the intended recipient, you are hereby notified that

AGENDA

'Independence Towers' Project

'Telling the City Story'

Presentation made to the City of Windhoek, Namibia

04 November 2013

By: Ya Negumbo Properties CC

Pero Nampila & Festus Negumbo

INTRODUCTION

BACKGROUND

OUR APPROACH – NEW THINKING AND TRANSFORMATION

THE TOWERS, THE STORY , THE ATTRACTION

ARCHITECTURE AND DESIGN FEATURES – TRADITION MEETS MODERNITY

EXPERTISE AND CAPACITY

FINANCING MIX

Q & A

CLOSURE

INTRODUCTION

WHO ARE WE?

HIGHLY MOTIVATED ENTREPRENEURS

PDN

PARTICIPATE & CONTRIBUTE TO ECONOMIC GROWTH OF OUR CITY

CULTIVATED SOLID NETWORK OF PROFESSIONALS & EXPERTS IN PROPERTY DEVELOPMENT TO MAKE THIS PROPOSAL A REALITY

BACKGROUND

·IN 2000 [illegible] AT THE LAUNCH OF VISION 2030, THE NAMIBIAN GOVERNMENT ESTIMATED THE HOUSING BACKLOG OF 80 000, [illegible] HOUSES, AND ESTIMATED THAT TO MEET THIS HOUSING NEED BY THE YEAR 2030, NAMIBIA NEEDS TO BUILD A MINIMUM OF 3 000 HOUSES EACH YEAR. [GRN MASS HSNG DEV – COW...**N$385 MLN**... 1000 NEW & 200 REN DURING 2013-2015 FIRST PHASE....]

·TO MEET THE HOUSING NEEDS, THE PARTICIPATION OF THE **PRIVATE SECTOR** IN PROPERTY DEVELOPMENT BECOMES CRUCIAL TO BOOST THE SUPPLY OF SUSTAINABLE HOUSING.

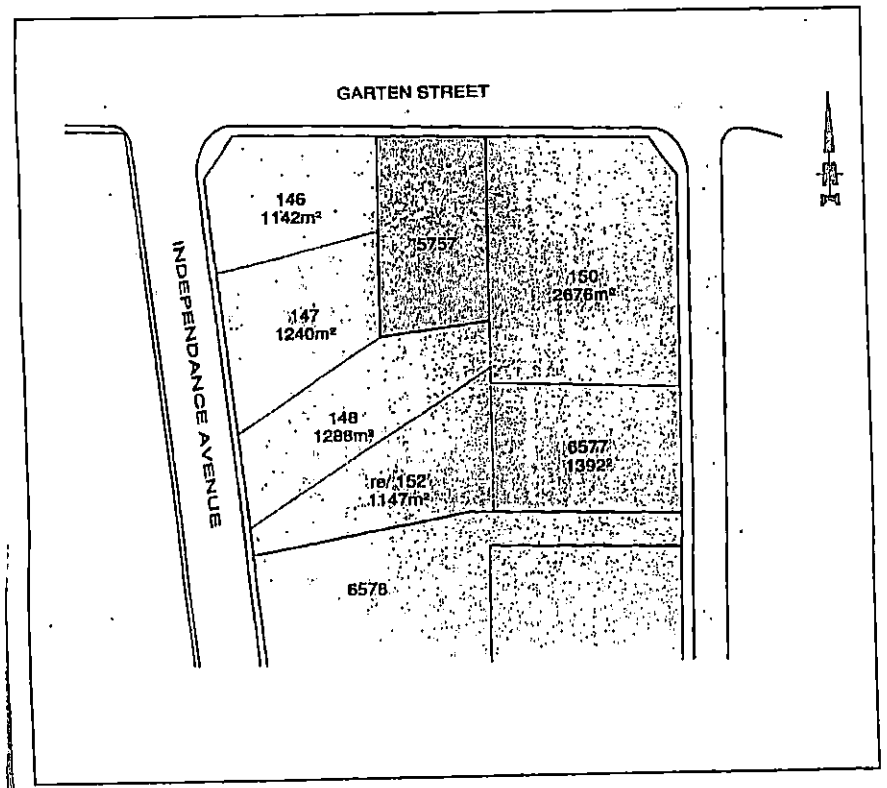
·THE CHALLENGES OF INCREASED URBAN MIGRATIONS PUT PRESSURE ON SERVICE DELIVERY AND MUNICIPAL LIMITED FINANCIAL RESOURCES. WINDHOEK HAS GROWN EXPONENTIALLY OVER THE YEARS AND IS NOW BILLED AS THE LARGEST CITY BY GEOGRAPHIC SPREAD IN AFRICA AFTER KINSHASA.

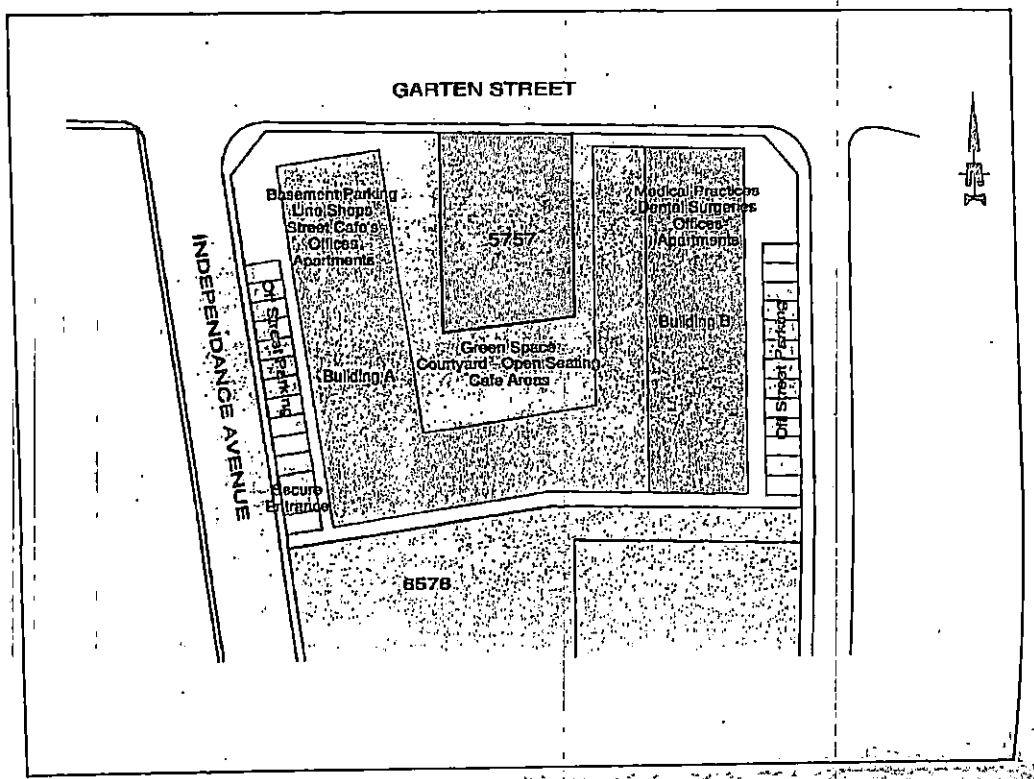
·OUR PROPOSAL IS DESIGNED TO MEET SOME OF THESE CHALLENGES AND KEEP THE CITY OF WINDHOEK AS AN ATTRACTIVE PLACE TO LIVE IN AND A DESTINATION FOR INVESTMENT. THE ACQUISITION OF THE EXISTING MUNICIPAL PROPERTIES MAKES THIS POSSIBLE.

City of Windhoek Registrar (all) [illegible]
00

Locality

The proposed properties are located at the corner of Garten, Rev Michael Scot and Independence Avenue opposite City of Windhoek's HR Department.





City of Windhoek

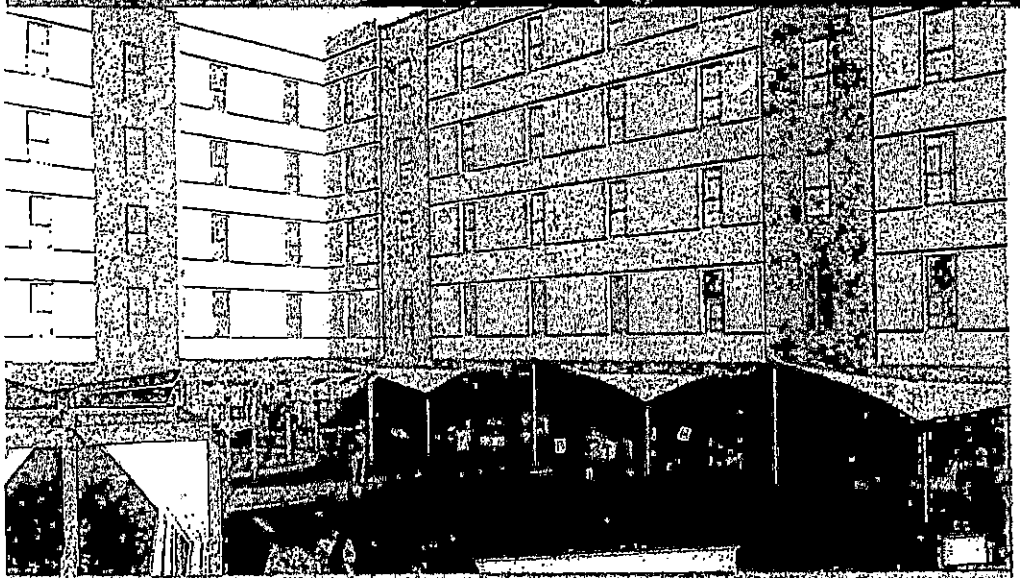
Action 04 November 2013

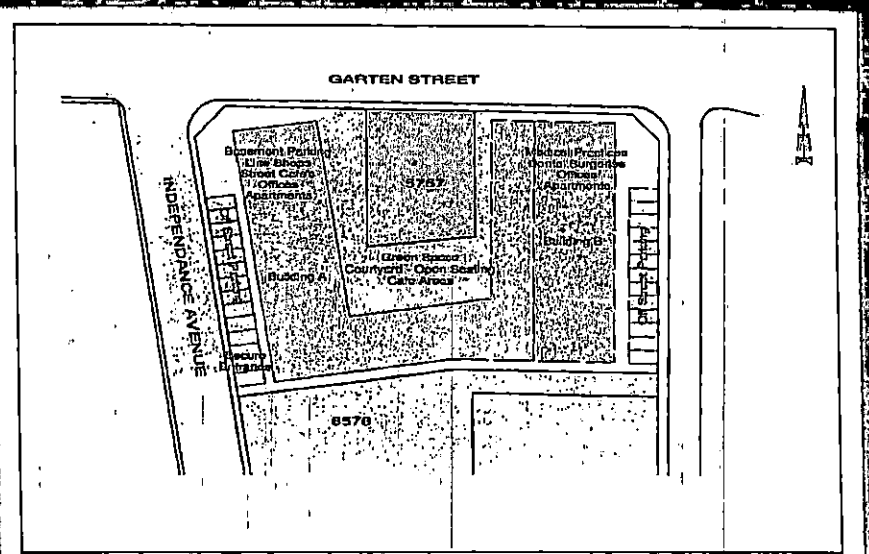
101

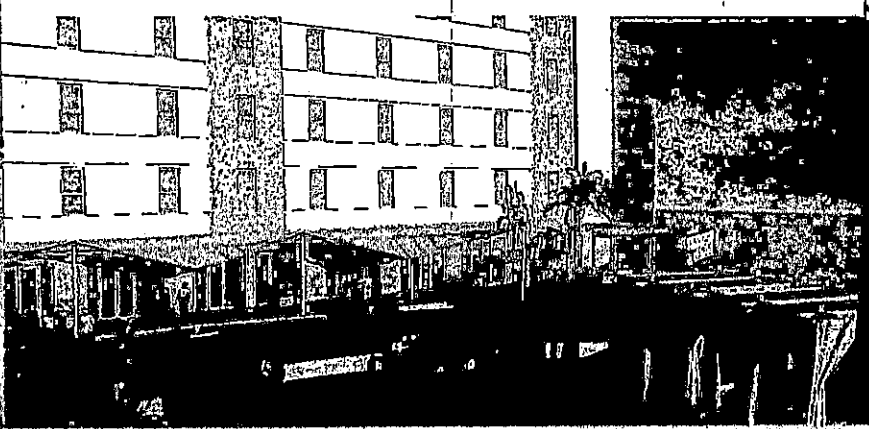
Our Approach – New Thinking & Transformation

- WE ARE PLANNING TO OVERHAUL THE EXISTING PROPERTIES AND CONSOLIDATE THE ADJACENT ERVEN INTO A COMPLETE NEW DEVELOPMENT
- THIS PROPOSAL WILL CONSIST OF A MIXED USE DEVELOPMENT
- THE MIXED USE DEVELOPMENT WILL BE INTERFACED BY A /PUBLIC OPEN SPACE *(ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT/INCORPORATING GREEN CITIES CONCEPTS)*

Independence Towers







Cary Windbrook Residential Investment Fund

Courtyard – East of Erf 5757 W

Courtyard - West of Erf 5757 W

Doctors Consulting rooms along Reverend Michael Scot street

City of Windhoek Presentation 06 November 2013

The Towers, The Story , The Attraction

- THE COMMERCIAL TOWER REPRESENTS HOPE, PROGRESS AND EXCELLENCE OF OUR THRIVING COMMERCIAL SECTOR
- THE RESIDENTIAL TOWER REPRESENTS HARD WORK, DEDICATION, PROFESSIONALISM OF OUR MIDDLE INCOME RESIDENTS
- THE IS A CONSTANT REMINDER THAT THE FUSION BETWEEN COMMERCE AND THE COMMUNITY IS SOUND AND IS ATTRACTIVE TO THE ELDERLY, YOUNG AND VISITORS ALIKE...*THAT IS OUR STORY..YOUR STORY...CITY STORY...*

Architecture and Design Features

Tradition meets Modernity

- We will incorporate and install as standard features solar powered water heating, street lights, air-conditioning systems as well as water saving devices in line with green cities concepts and where possible *small scale urban farming* should be encouraged as part of the building designs and architecture.
- This means that we will incorporate quality standard Green Star tools to reduce environmental impact and showcase innovation in sustainable building practices.
- In this regard we will work closely with the Green Building Council of Namibia (GBCN) in advising and promoting green concepts in the designs and architecture.

Expertise and Capacity

- INVESTMENT BRINGS WITH IT A MULTIFACETED SKILLS ITO TECHNICAL CAPACITY, TRACK RECORD, PROJECT MANAGEMENT , QUALITY ASSURANCE, FINANCE MANAGEMENT(ADHERE TO PROJECT TIMELINES AND BUDGET AND AVOID COST OVERRUNS)
- KEY TO SUCCESS IS TO CONTRACT AN EXPERIENCED CONTRACTOR WITH INTERNATIONAL REPUTATION TO MANAGE THE OVERALL CONSTRUCTION WORK AND DEAL WITH SUBCONTRACTORS ARRANGEMENTS & OTHER PERFORMANCE REQUIREMENTS....

Financing Mix

- OUR CONSERVATIVE ESTIMATE IS ABOUT (OPTION A) *N$224,679,437.50MLN* TO DEVELOP ERF 146,147,148,150, R/152 & 6577 THE SAID ERVEN INTO MIXED USE WHICH WILL BE RAISED THROUGH DEBT FINANCING AND EQUITY PARTICIPATION, *(OUR PURCHASE OFFER TO CITY COUNCIL FOR THE EXISTING PROPERTIES IS N$32,874,500MLN VOETSTOOTS). OPTION B FOR ERF 3439 DEVELOPMENT COST ESTIMATED AT N$143,885,875MLN. OUR PURCHASE OFFER FOR ERF 3439 IS N$22,191,000MLN VOETSTOOTS.*
- FINANCIAL MIX WILL BE DESIGNED TO DELIVER ON A PROJECT OF THIS MAGNITUDE,
- PROPERTY MARKET IS IN UPWARD TREND ...THAT WILL ATTRACT AND ENSURE ADEQUATE FUNDING (MAJOR FIN PLAYERS E.G. DBN, OLD MUTUAL, GIPF, SANLAM)
- ECONOMIC FUNDAMENTALS ARE FAVOURABLE AND
- GOOD INVESTMENT FOR LED AND EMPLOYMENT CREATION *(300 DIRECT & 800 INDIRECT DURING THE CONSTRUCTION PHASE)* IN WINDHOEK
- WE UNDERTAKE AS A RESPONSIBLE CORPORATE CITIZEN TO CONTRIBUTE AND OR FUND THE COW SOCIAL PROGRAMS UPON IDENTIFICATION OF SUCH SOCIAL NEEDS (CSR)

Q & A

- ANY COMMENT AND OR CLARIFICATION

CLOSURE

WE THANK YOU ALL!

Ya Negumbo Properties cc

P.O.Box 70523 Khomasdal Windhoek -Cell: +264 811 225 788 -E-mail: yanegumboprop@gmail.com

Windhoek, July 11, 2013

The Chief Executive Officer
PO Box 59
Windhoek
Namibia

Attention: Mrs U Karimbue-Mupaine

Dear Madam,

RE: EXPRESSION OF INTEREST (EOI) TO ACQUIRE PROPERTIES SITUATED AT C/O INDEPENDENCE AVENUE, REV. MICHAEL SCOTT 7 GARTEN STREET

Your letter dated July 09, 2013 refers.

We are delighted that we are offered opportunity to provide more details of our proposed development. We are herewith attaching a comprehensive proposal that is intended to play an active role in the city's growth and expansion strategies and enhance the quality of life of all its residents by allowing private sector to provide the much-needed economic and financial investment in City of Windhoek.

We look forward to hearing from you and when we will make a presentation to Council.

Yours in Development

Festus Negumbo (Executive Director)
+264811225788

DEPARTMENT OF ECONOMIC DEVELOPMENT & ENVIRONMENT
RECEIVED
12 JUL 2013
14 H50

Expression of Interest (EoI) to acquire Municipal Properties

City of Windhoek (CoW) – Ya Negumbo Properties CC

'Independence Towers'

'Promoting people-centered interactive urban environment'

BY

YA NEGUMBO PROPERTIES CC
Reg No: CC/2012/4735
Axel Johannes Street 18, Windhoek
PO Box 70523Khomasdal, Namibia
Mobile: +264 811 225788
E-mail: yanegumboprop@gmail.com

Project Name & Title	Project Objective	Proposed Erf and Location	Proposed Purchase Amount (N$)	Point of Contact	Date
Independence Towers – to acquire properties from CoW and develop it for residential and commercial purposes	To apply to CoW to purchase existing buildings and develop them for residential and commercial purposes. This proposal has been designed to achieve the following objectives: 1. *Provision of proper and decent housing to middle-income group (single and family apartments)* 2. *Promotion of local economic development (shops & offices)* 3. *Promotion of Health, Education Environmental Sustainability and Social Welfare(kindergarten & wellness facility)* 4. *Promotion of Green Cities (use of renewable energy and water savings approach)*	146, 147.148.150. R/152, 6577 and/or 3439 at c/o Independence Avenue, Rev. Michael Scott & Garten Street	Purchase Offer: *(To be determined)*	*Festus Negumbo (Project Promoter)* ***Mobile:*** *+264 811 225788* ***E-mail:*** *yanegumboprop@gmail.com*	July 2013

1. Executive Summary

The project has identified the abovementioned erven and existing buildings for consolidation and to build an entirely new integrated building complex for mix land use.

The project is firmly anchored and premised on the 4 property development objective themes as follows;

- *Provision of proper and decent housing to middle-income group (single and family apartments)*
- *Promotion of local economic development (shops & offices)*
- *Promotion of Health, Education Environmental Sustainability and Social Welfare(kindergarten & wellness facility)*
- *Promotion of Green Cities (use of renewable energy and water savings approach)*

The above characteristics or objective themes make this an attractive investment proposal in developing property not only in the City of Windhoek but will set a future trend that encompass all aspects of building design and techniques that are environmentally sustainable while promoting local economic development and enhance the quality of life of the residents.

It is against this context that we believe that this proposal and its innovative approach will be favourably considered by City of Windhoek as to complements the City effort to uplift its profile and demonstrate the city readiness to attract sound economic investment.

2. Introduction

The increase in urban migration leads to increase in demand for the provision of basic services especially the provision for decent and proper housing, accommodation and recreational facilities has been a constant headache for both the City and its residents in the face of dwindling capital investment in property development. The existing buildings should give way for a complete new property development for both residential and commercial use where most of the residents may be within reach of their workplace. The project intends to make use of youth enterprises, local SMEs to provide some essential services during and after construction to alleviate unemployment in our City in the pursuit of promoting local economic development.

3. Background and Project Rationale

This proposal is designed purposefully to respond to the challenges faced by the City to meet its ever-increasing annual growth and expansion which put pressure on city resources to provide basic services to its residents and clients. The City of Windhoek was recently billed as the largest city in Africa followed by Kinshasa. The buildings identified provide an opportunity to address some of the city's concerns especially in land delivery, water provision, electricity and other amenities.

4. About Property Development Objective Themes

4.1 ***Provision of proper and decent housing to middle-income group (single and family apartments)*** - We intend to build both single and family-size apartments to cater for both family and first single homeowners in the middle income segment. The provision of housing will contribute to the alleviation of acute shortage of housing in the City.

4.2 ***Promotion of local economic development (shops & offices)*** - In addition to housing, the developer will built commercial blocks, ideal for office and small shops (convenience stores, pharmacy, beauty parlour, coffee shops/internet café, etc...). This approach will help create an environment where the jobs and homes are close to each other and also encourage SME to set up shop.

4.3 ***Promotion of Health, Education and Social Welfare (day-care centre and wellness facility)*** - The project will encourage healthy living practices by incorporating a wellness facility and cinema/ movie house that brings people together and to encourage a harmonious living environment. This approach calls for a deliberate and innovative design to foster a ***people-centered interactive environment*** **(mix land use)** where residents feel a greater sense of belonging which may reduce tension and criminal tendencies within the complex because there are a variety of activities where local residents come together and interact with one another. Pre-primary education is vital and the developer will incorporate a kindergarten in its design and development so that kids can be educated close to home.

4.4 ***Promotion of Green Cities Concept (use of renewable energy and water savings approach)*** – The developer will incorporate and install as standard features solar powered water heating, street lights, air-conditioning systems as well as water-saving devices in line with green cities concepts and where possible ***small scale urban farming*** should be encouraged as part of the building designs and architecture. This means that the developer will incorporate quality standard Green Star tools to reduce environmental impact and showcase innovation in sustainable building practices. In this regard the developer will work closely with the Green Building Council of Namibia (GBCN) in advising and promoting green concepts in the designs and architecture.

The above characteristics or objective themes make this proposal attractive in developing property that incorporates new and innovative ideas found in major cities in other countries.

5. **Other Consideration**

5.1 **Impact on local economic development** - This project will generate temporary jobs in the initial stages and permanent ones upon completion therefore contributing to economic growth of the City since some SME owners are expected to set up shops within the property environment.

5.2 **Community Involvement** – The developer will go at great length to involve the community in the design of the buildings taking into account that such designs and construction will include ***green cities features and people-centered interactive approach (mix land use).***

5.3 **Environmental Impact and property development approach** - The developer will ensure that no undue negative impact or unnecessary encroachment is done on adjacent properties and adhere to all municipal rules and regulations pertaining to construction. The inclusion of green cities concepts cannot be overemphasized. The City will be faced with competing interest in providing water and electricity and the residents should be made aware of using these precious resources in a sustainable way and embrace new technologies such as the use solar energy as evidenced by some leading retail shops and NamPower.

6. Legal status and business profile

Company Profile- Track Record – ya Negumbo was established in 2012 and duly registered in terms of Namibian company registration laws (see attachment– Company registration Certificate) focusing on construction, property development and investments and has so far successfully completed the following projects as subcontractor for Construction Unlimited cc (see attached reference)

- *N$1.2 million – Bricks and plastering on **Barcardi court***
- *N$1.9 million - Bricks, Plastering and paint work on **Rheinherts court***
- *N$1.5 million – Painting, Tiling and Plumbing work on **The Oaks court***

7. Attachments

7.1 *Attachment 1 – Company Registration Certificate*

7.2 *Attachment 2 – Proposed Land and Location*

Attachment	*Erf No*	*Location*
7.2.1	*146, 147,148, r/152, 6577 and/or 3439*	*c/o Independence Avenue, Rev. Michael Scott & Garten Street*

TO WHOM IT MAY CONCERN

This letter serves to confirm that Ya Negumbo Properties cc was a subcontractor to Construction Unlimited cc on a number of projects. The work included the;

- N$1.2 million - Bricks and plastering on **Barcardi court**
- N$1.9 million - Bricks, Plastering and paint work on **Rheinherts court**
- N$1.5 million – Painting, Tiling and Plumbing work on **The Oaks court**

Ya Negumbo Properties cc performed the work on the above-mentioned projects in a timely and professional manner. The work was adequately staffed and supervised and we look forward to the opportunity to work with Ya Negumbo Properties cc on future projects.

Ya Negumbo Properties cc displayed professionalism, reliability, and competency during the entire duration of this contract. The onsite (subcontractor) crew was a pleasure to work with as they demonstrated hard work and constant motivation all while portraying positive attitude. It was indeed a pleasure working with Ya Negumbo Properties cc, and I enthusiastically recommend Ya Negumbo Properties cc for FNB builder's list for any construction work that would fit in their element.

Please do not hesitate to contact the undersigned should you have question or require further clarity.

Yours sincerely,

Hendry B Derks

CEO- Construction Unlimited cc

Construction Unlimited cc.
Tel: 061 255 544 • Fax: 061 305 378 • E-mail: hendry@iway.na • Website: www.cu.com.na
PO Box 97165, Maerua Mall, Windhoek. • 31 Pasteur Street, Windhoek Wes, Namibia

REI BIA
CLOSE C ACT,1988
(Sections 1 27, 29, 47 and 60)
(Regulations 2, 3 and 13)

Founding Statement

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

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2012/4735	

Full name of corporation YA NEGUMBO PROPERTIES CLOSE CORPORATION

Literal translation of name (if applicable)

Shortened form of name (if applicable)

Description of principal business PROPERTY DEVELOPMENT AND INVESTMENTS, REAL ESTATE AGENCY, TRADING (IMPORTS & EXPORTS), CONSTRUCTION AND ALL RELATED ACTIVITIES.

Date of end of financial year LAST DAY OF FEBRUARY EACH YEAR

Postal address P.O.BOX 70523, KHOMASDAL, WINDHOEK, NAMIBIA

Address of registered office (not post office box) ERF 9800, AXEL JOHANNES STREET, KATUTURA, WINDHOEK, NAMIBIA

Name and address of accounting officer LOVELACE KAUTA
P O BOX 5767, AUSSPANPLATZ, WINDHOEK, NAMIBIA

(Attach written consent to appointment)

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

Membership/Practice No. 439

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NOTES

1. Form CC 1 must be written in block capitals or be typewritten, lithographed or printed in legible characters with permanent black ink, and lodged in triplicate.

2. Where a person signs on behalf of a member, a power of attorney must be attached.

3. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives as the case may be, and the capacity must be stated.

4. If no identity document has been issued, a written statement to this effect must be attached.

5. Form CC 1 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.

6. Particulars to be furnished under the heading "MEMBERS".

   (a) Full names and surname. (if juristic person: mention name and capacity and if trustee, also mention name and particulars of testamentary trust).

   (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.) ((ii) if juristic person: mention registration number).

   (c) Size of interest expressed as a percentage.

   (d) Particulars of interest and fair value thereof.

   (e) Residential address

   (f) Postal address.

   (g) Signature. For member or representative (where applicable).

CC 1

NAME OF CORPORATION YA NEGUMBO PROPERTIES CLOSE CORPORATION

REGISTRATION NUMBER a/2012/4735

PART C

MEMBERS

Full names and surname MR. FESTUS NEGUMBO

		Year		Month		Day								
Identity number or date of birth	(i)	7	9	0	4	2	3	0	0	1	9	1		
Registration number	(ii)													

Percentage of interest 100%

Particulars of contribution N$100.00

Residential address ERF 9800, AXEL JOHANNES STREET, KATUTURA, WINDHOEK, NAMIBIA

Postal address P O BOX 70523, KHOMASDAL, WINDHOEK, NAMIBIA

Signature of member or representative

Full names and surname

		Year		Month		Day								
Identity number or date of birth	(i)													
Registration number	(ii)													

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature 15 MAY 2012

Full names PETRINE NDIMUHONA MOONGELA

Residential address 37 SCHUBERT/38 BACH STREETS, WINDHOEK, NAMIBIA

Business address 80 INDEPENDENCE AVENUE, WINDHOEK, NAMIBIA

Postal address P.O. BOX 20541, WINDHOEK, NAMIBIA

NAME OF CORPORATION YA NEGUMBO PROPERTIES CLOSE CORPORATION

REGISTRATION NUMBER	a/2012/4735

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

CC 1

NAME OF CORPORATION YA NEGUMBC RTIES CLOSE CORPORATION

REGISTRATION NUMBER	CC 2012/4735

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION YA NEGUMBC RTIES CLOSE CORPORATION

REGISTRATION NUMBER	C	2012/4735

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

NAME OF CORPORATION YANEGUMBO PROPERTIES CLOSE CORPORATION

REGISTRATION NUMBER	CC/2012/4735

PART C

MEMBERS

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution

Residential address

Postal address

Signature of member or representative

Full names and surname

		Year	Month	Day
Identity number or date of birth	(i)			
Registration number	(ii)			

Percentage of interest

Particulars of contribution/A

Residential address

Postal address

Signature of member or representative

Witness Signature Date of signature

Full names

Residential address

Business address

Postal address

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

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

Certificate of Incorporation

REGISTRATION NUMBER OF CORPORATION

CC / 2012/4735

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

YA NEGUMBO PROPERTIES CLOSE CORPORATION

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

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

(Reg. No.

Signed at Windhoek this 13th of June

Two Thousand and Twelve

REGISTRAR OF CLOSE CORPORATIONS

* (Delete if not applicable)

CC 1

NAME OF CORPORATION YA NEGUMBO TIES CLOSE CORPORATION

REGISTRATION NUMBER	CC/2012/4735

The above-named corporation has been converted from company:

Reg. No.)

FOR OFFICE USE

Founding Statement registered

Registrar of Close Corporations

13/06/2012

Date

Data Processing

Classification

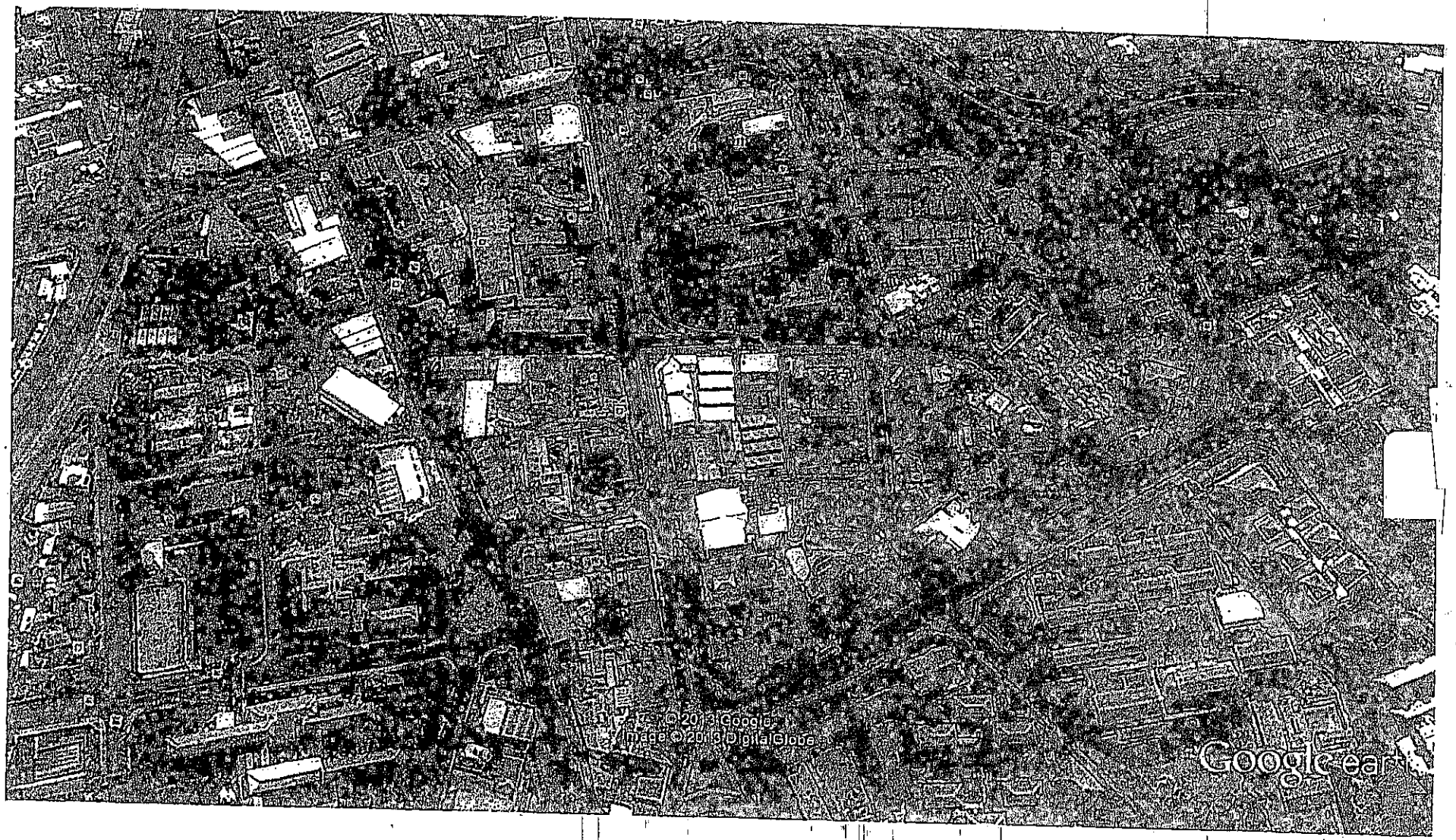
Recorded

Initials and date

Paste affix impre mach

REVENUE N$100

N$ 100,00



LOCALITY MAP

Summary of Development Proposals: Erven 146, 147, 148, 150, R/152, 6577 WHK

APPLICANT	Holmes Investment Namibia Pty Ltd.	NDI Holdings (Pty) Ltd.	Ghandy Properties	Ya Negumbo Properties	Shamrock Investment CC.
Financial Offer	Council to give offer which is dependent on fact that part of the building could be given to Council for own use.	Not specified	N$24 995 000.00	N$32 874 500.00	N$ 6 500 p/m², which translates to N$ 57 752 500.00
Ownership: Shareholding Structure	Not clearly specified. Claims that 27% of shares are owned by a previously disadvantaged Namibian woman. No proof attached.	Equity Partners have signed a pre-incorporation MoU pending successful land acquisition: Mr David & Usuta Imbili Ms Birgit Bergmann (owner of Erf 5757) Equity Investor	Mr Gandy Gerson Gaoseb - 50% Ms Suzette Natalie Walters - 50%	Mr Festus Negumbo - 100%	Not Submitted
MTI Founding Statement	Not Submitted	Certificate of change of name of company; Share Certificates of NDI Holdings	Submitted	Submitted	Not Submitted
Detailed Business Plan	Not Submitted	Submitted	Submitted	Business plan not detailed	Not Submitted
Development Description	Mixed Use - Construction of a twenty storey development (Rhino Towers), a complex that will house parking facilities, a residential complex and commercial facilities.	Mixed Use – eco-friendly development complex (Nujoma Square) of 20 000m² (10 levels) comprising of: 3810m² of office space, 4265m² of residential space, 1350m² of retail space, 3380m² hotel & 479 parking spaces	Mixed Development (Alexandrine Business Park) comprising of upmarket 2 and 3 bedroom apartments, Upmarket offices, Modern Shop fronts, Open Market Cuisine, Facilities for promoting indigenous products, customs and lifestyles. Green Enabled Building	Mixed Use - development complex (Independence Towers) that will house parking facilities, residential apartments of various sizes, offices space and medical facilities. Mixed use development will be interfaced by a green park/public open space	Mixed Development of 15-50 floors, consisting of residential units, office spac parking lots, restaurants, shopping centres, Health Sp and educational and entertainment units for children
Completion date	< Three years	Not Submitted	23 months	36 months (3 years)	Not Submitted
Estimated Development Cost	< N$2 billion	N$ 248 000 000.00	N$ 254 530 959.00	N$ 224 679 437.50	N$ 320 000 000.00
Proof of Financial Capacity	Not Submitted	Not Submitted	Receipt of letter of application by financial inst. attached	Applicant intend to raise financing through Debt Financing and Equity participation	Not Submitted
Comments	Erven 5757, 1801, 5292, 153, which the applicant included in their presentation are privately owned, and the City have no rights on those premises. Applicant wants Council to engage owner of Erf 5757, which they deem essential to the project.	Applicant proposes to provide Council with 800m² of office space, to be owned on sectional title basis, in exchange for the above-mentioned erven.			

N CERTIFICATE

Date of valuation: 4

Erf No.: 146 **Suburb:** Windhoek **Street name:** Garten/Independence Avenue

Erf size: 1,142 v **Zoning:** Business **Bulk:** 3.5

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Current vacant land going price/ m²	N$6928	
Size of portion required	1,142 m²	
Estimated market value	**N$ 7,911,800**	
Improvement value	**N$ 9,550,000**	
Total Market Value		**N$ 17,461,800**

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m². Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m². The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m². Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6,928. Consequently, the subject should be valued at N$6928/m2.

Improvement

Description	M²	BC/m2	Replacement Value as new	Depreciation %	Depreciated Replacement Value
Shop	847	3500	2,964,500	0.45	N$ 1,334,000
W/shop	988	3500	3,458,000	0.45	N$ 1,556,000
Warehouse	998	3500	3,493,000	0.45	N$ 1,572,000
Service station Building	207	3500	724,500	0.45	N$ 326,000
Wash bay	46	3500	161,000	0.45	N$ 72,000
Office	200	4500	900,000	0.45	N$ 405,000
W/shop	831	3500	2,908,500	0.55	N$ 1,600,000
Wash bay	43	3500	150500	0.55	N$ 83,000
Office	116	4500	522000	0.55	N$ 287,000
Office	220	4500	990000	0.55	N$ 545,000
Storeroom	313	3500	1095500	0.55	N$ 603,000
w/shop	606	3500	2121000	0.55	N$ 1,167,000
Total					N$ 9,550,000

.....

Valuation done by: Kaulikufwa Hendjala **Date:** 22/1/2014

VALUATION CERTIFICATE

Date of valuation: 22/1/2014

Erf No.: 147 **Suburb:** Windhoek **Street name:** Independence avenue

Erf size: 1,240 **Zoning:** Business **Bulk:** 3.5

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Current vacant land going price/ m²	N$6928	
Size of portion required	1,240 m²	
Estimated market value	N$ 8,590,700	
Improvement value	See erf 146 Windhoek	

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m^2.

Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m^2. The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m^2. Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6928. Consequently, the subject should be valued at N$6928/m2.

.....

Valued by: Kaulikufwa Hendjala **Date:** 22/1/2014

VALUATION CERTIFICATE

Date of valuation: 22/1/2014

Erf No.: 148 **Suburb:** Windhoek **Street name:** Independence avenue

Erf size: 1,288 **Zoning:** Business **Bulk:** 3.5

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Current vacant land going price/ m²	N$6928	
Size of portion required	1,288 m²	
Estimated market value	N$ 8,923,300	
Improvement value	See erf 146 Windhoek	

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m².

Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m². The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m². Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6,928. Consequently, the subject should be valued at N$6928/m2.

.....

Valued by: Kaulikufwa Hendjala **Date:** 22/1/2014

VALUATION CERTIFICATE

Date of valuation: 22/1/2014

Erf No.: R/152 **Suburb:** Windhoek **Street name:** Independence avenue

Erf size: 1,147 **Zoning:** Business **Bulk:** 3.5

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Current vacant land going price/ m²	N$6928	
Size of portion required	1,147 m²	
Estimated market value	**N$ 7,946,400**	
Improvement value	**See erf 146 Windhoek**	

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m².

Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m². The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m². Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6,928. Consequently, the subject should be valued at N$6928/m2.

.....

Valued by: Kaulikufwa Hendjala **Date:** 22/1/2014

VALUATION CERTIFICATE

Date of valuation: 22/1/2014

Erf No.: 150 **Suburb:** Windhoek **Street name:** Garten

Erf size: 2676 **Zoning:** Business **Bulk:** 3.5

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Current vacant land going price/ m²	N$6928	
Size of portion required	2676 m²	
Estimated market value	**N$ 18,538,300**	
Improvement value	**N$ 531,200**	
Total Market Value		N$ 19,069,500

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m².

Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m². The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m². Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6,928. Consequently, the subject should be valued at N$ 6928/m2.

Improvement

Description	M2	BC/m2	Replacement Value as new	Depreciation %	Depreciated Replacement Value
OFFICES	343	5000	1,715,000	0.85	257,300
STORE ROOM	95	5000	475,000	0.85	71,300
TOILET	11	5000	55,000	0.85	8,300
O/B	14	4500	63,000	0.85	9,500
CARPORT	271	1200	352,200	0.65	123,300
W/SHOP	81	3500	283,500	0.85	42,500
FENCING	149	850	126,700	0.85	19,000
					531,200

.....

Valued by: Kaulikufwa Hendjala **Date:** 22/1/2014

VALUATION CERTIFICATE

Date of valuation: 22/1/2014

Erf No.: 6577 **Suburb:** Windhoek **Street name:** Rev Michael Scot

Erf size: 1392 **Zoning:** Residential **Density:** 1/900

Required portion size: Whole erf

Current use of the portion under consideration:

Acquisition purpose: To determine the market value

Note: Valued as business with a bulk of 3.5

Current vacant land going price/ m²	N$6928	
Size of portion required	1392 m²	
Estimated market value	**N$ 9,643,800**	

Land

Erf R/7772 and Erf 8769 Windhoek zoned business with a bulk of 3.5 were recently sold for an average price of N$ 8656.57/m².

Erf 8400 Windhoek zoned business with a bulk of 3.5 was sold in 2006 at an average price of N$ 2400/m². The afore-mentioned price was escalated from 2006 to 2013 using Council Determined inflation rate and National inflation rate to produce an average price of N$ 4667.83 /m². Both of these sales are 400meters away from the subject. The average achieved between the two abovementioned average prices per square meter is N$6,928. Consequently, the subject should be valued at N$6928/m2.

.....

Valued by: Kaulikufwa Hendjala **Date:** 22/1/2014

Department of Economic Develo[illegible] and Environment

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2111 Tel. (+264) 61 290 2171 *www.cityofwindhoek.org.na*

Enq: Z Steenkamp

Tel: (061) 290 2284

E-mail: zus@windhoekcc.org.na

Fax: (061) 290 2546

Date: 30 January 2014

Ref: Erven 146,147,148 etc.

Mr. Giuseppe Robiati
Chief Executive Officer
Holme Namibia Investments (Pty) Ltd.
PO Box 24744
WINDHOEK
Namibia

Dear Sir,

RE: OFFER TO PURCHASE *ERVEN 146, 147, 148, 150, R/152, 6577 WHK*

The above-mentioned subject refers.

Council, during its meeting held on 27 November 2013 resolved as follows:

> *That this matter be referred back to Management Committee, in order for the Strategic Executive: Economic Development and Environment, to obtain all outstanding information for the proper assessment of all applications, in order to recommend to Management Committee/Council on the possible allocation of Erven 146, 147, 148, 150, R/12, 6577, Windhoek to specific applicants, in line with their development proposals, whereafter it be resubmitted to Council for approval.*

Therefore, please be informed that the following information is outstanding, in respect of your application:

1) Business Plan
2) Financial Offer to Council in respect of the acquisition of these erven
3) Completion date of project
4) Proof of financial capacity
5) Ownership and shareholding details of company – please specify
6) Founding Statement of Company Registration from Ministry of Trade & Industry

Kindly provide the outstanding information by the 7th of February 2014. Should you have any further enquiries, please contact Ms Z Steenkamp at e-mail: Zurilea.Steenkamp@windhoekcc.org.na.

Yours faithfully,

MS U KARIMBUE-MUPAINE
STRATEGIC EXECUTIVE

Holme Namibia Investments Pty LTD.

Giuseppe Robiati, CEO
Holme Namibia Investments Pty Ltd.
PO BOX 24744 Windhoek

To:
The CEO
Windhoek Municipality
Republic of Namibia

6th February, 2014

Re: Offer to purchase

Dear Madam

In relation to a letter received from your esteemed office on 30 January 2014 kindly note that all your points had been addressed to you in our letter of 28th October 2013.

We remain available for any additional information you may need.

Sincerely yours,

Giuseppe Robiati

Department of Economic Develo[illegible] and Environment

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2111 Tel. (+264) [illegible] www.cityofwin[illegible]

Enq: Z Steenkamp Tel: (061) 290 2284

E-mail: zus@windhoekcc.org.na Fax: (061) 290 2546

Date: 30 January 2014 Ref: Erven 146,147,148 etc.

Mr. D Imbili
Managing Director
NDI Holdings (Pty) Ltd.
PO Box 3923
WINDHOEK
Namibia

Dear Sir,

RE: OFFER TO PURCHASE *ERVEN 146, 147, 148, 150, R/152, 6577 WHK*

The above-mentioned subject refers.

Council, during its meeting held on 27 November 2013 resolved as follows:

> *That this matter be referred back to Management Committee, in order for the Strategic Executive: Economic Development and Environment, to obtain all outstanding information for the proper assessment of all applications, in order to recommend to Management Committee/Council on the possible allocation of Erven 146, 147, 148, 150, R/12, 6577, Windhoek to specific applicants, in line with their development proposals, whereafter it be resubmitted to Council for approval.*

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Yours faithfully,

MS U KARIMBUE-MUPAINE
STRATEGIC EXECUTIVE

Proposal for Mixed-use development

NUJOMA SQUARE

February 2014

Proposed by:

NDI Holdings (Pty) LTD

P.O Box 3923

Windhoek

Cover letter

NDI HOLDINGS (PTY) LTD

PO BOX 3923

WINDHOEK

NAMIBIA

TEL: +26461263410

FAX: +26461213895

EMAIL: imbili@mweb.co.na

MOBILE: +264811276703

07 FEBRUARY 2014

Ms U. Karimbue-Mupaine

Strategic Executive

City of Windhoek

PO Box 59

WINDHOEK

Namibia

Dear Ms. Karimbue-Mupane,

RE: OFFER TO PURCHASE ERVEN 146, 148, 150, R/152, 6577 WHK

In response to the letter addressed to myself, dated 30 January 2014, it is my pleasure to submit the attached proposal for the development of **NUJOMA SQUARE**. This mixed-use development is envisioned to be a premium development in the central business district of

Windhoek. This development intends to contribute positively to the continued economic development of Windhoek by providing employment during construction as well as within its operation, providing residential accommodation, providing business facilities and other economically beneficial spin-offs.

The promoters of this project are competent, committed and passionate Namibians; from the equity participants, to the development team and financiers and it is our hope that you will look favorably upon our development proposal in the best interest of the continued growth and development of Namibia in general and Windhoek specifically.

Yours sincerely,

.....

DAVID IMBILI

Managing Director

NDI Holdings (Pty) Ltd

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- Parking provision
- Sustainability & Innovations
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- Financial offer
- Completion date of project
- Proof of financial support
- Corporate profile
- Company registration documents

PART A - Business plan

Executive Summary

- The promoters of this development propose the construction of a mixed-use development on plots, Erven 146, 147, 148, 150, R/152, 6577 WHK on the corner of Garten Street and Independence Avenue in Windhoek's CBD area.

- The developers intend to provide 800 square meters of office space to the City of Windhoek in the development in exchange for the abovementioned erven subject to the agreement of terms and conditions to be negotiated with the City of Windhoek. This office space will be owned by the City of Windhoek on a sectional title basis.

- The promoters are a consortium of Namibian investors and property developers who emanate from different sectors, they include the following entities:
  - NDI Holdings (Pty) LTD
  - Barnard Mutua Architects
  - Henrik Husselman Quantity Surveyors

- The developers propose the development of a 20000 m² building comprising of the following components:
  - 3810 m² of office rental space
  - 4265 m² of residential units
  - 1350 m² of retail rental space
  - 3380 m² for a hotel establishment
  - 479 parking places

- The estimated development cost for the completion of this project is N$ 248 million.

- Financing (debt and equity) has been secured for the development pending the finalization of arrangements with the City of Windhoek for the acquisition of the land for development.

- This development has been planned to revitalize the Windhoek central business district (CBD) by increasing the residential options within the area as well as to create entertainment and retail space.

- This development intends to counter the trend of businesses moving out of the CBD by offering state-of-the-art office units with ample parking for clients and employees. As well as providing easy access to major city thoroughfares.

- This development will not only be functional but also an **ICONIC** addition to the city's landscape and tourist attraction that will also pay homage to Namibia's Founding Father Dr Sam Nujoma.

Shareholding Structure and Equity Participants

The equity participants within this development are 100% Namibian. The group shares a passion for the growth and development of Namibia, hence their collaboration to realize this potential development.

The individual shareholders are:

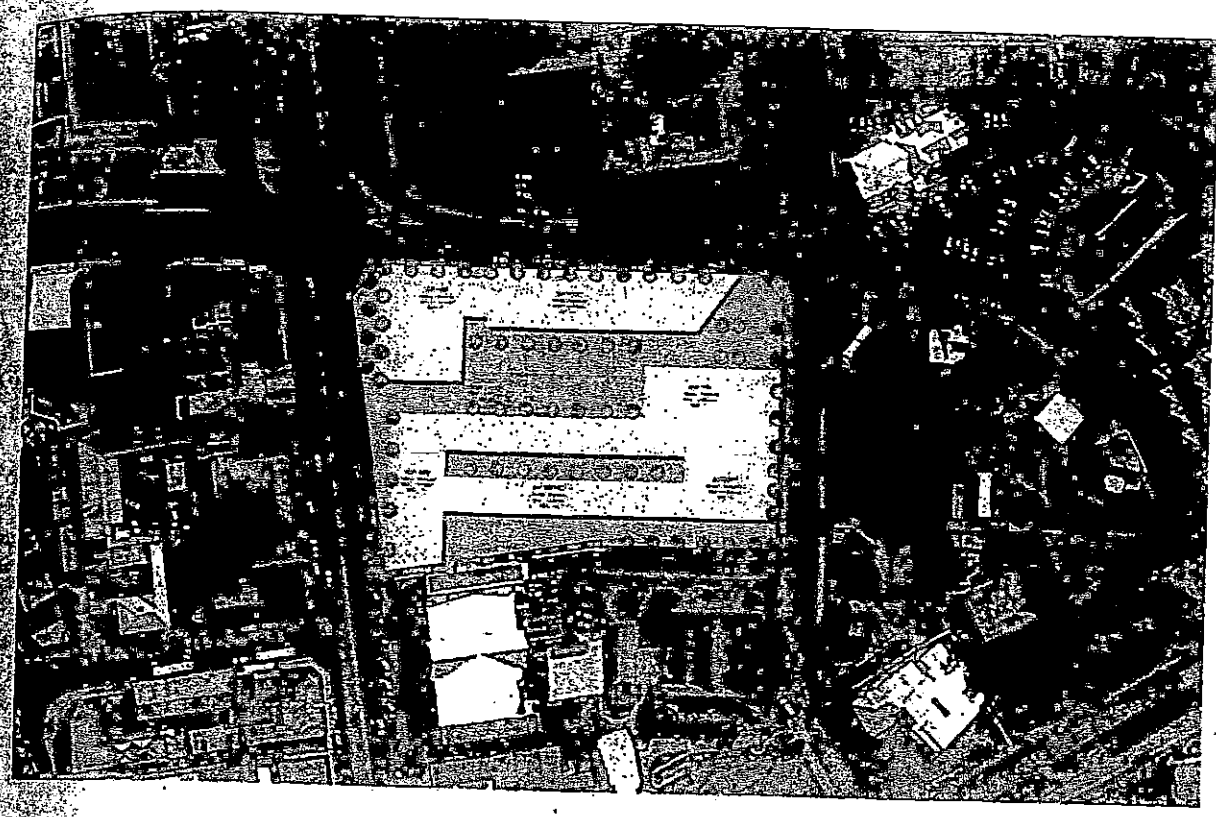
- Mr. David & Usuta Imbili
- Ms. Birgit Bergmann (owner of erf 5757)
- Equity Investor

The equity participants have signed a pre-incorporation Memorandum of Understanding whereby they agree to become shareholders in the new development pending a successful land acquisition process.

Owing to the substantial capital required to fund a development of this nature, the shareholders have also reserved a portion of the equity for an established institutional investor. This will allow for reputable investors within the economy the opportunity to invest in profitable Namibian investments for the benefit of the Namibian economy through the retention of savings and investment capital within the Namibian economy for the benefit of the Namibian people.

The shareholding structure upholds the fundamental values of a broad based economic empowerment initiative as it seeks to benefit Namibians from different ethnic backgrounds, age groups, geographical location and economic circumstance. As a result the development of this property by this group of Namibians will directly benefit a wide spectrum of fellow Namibians.

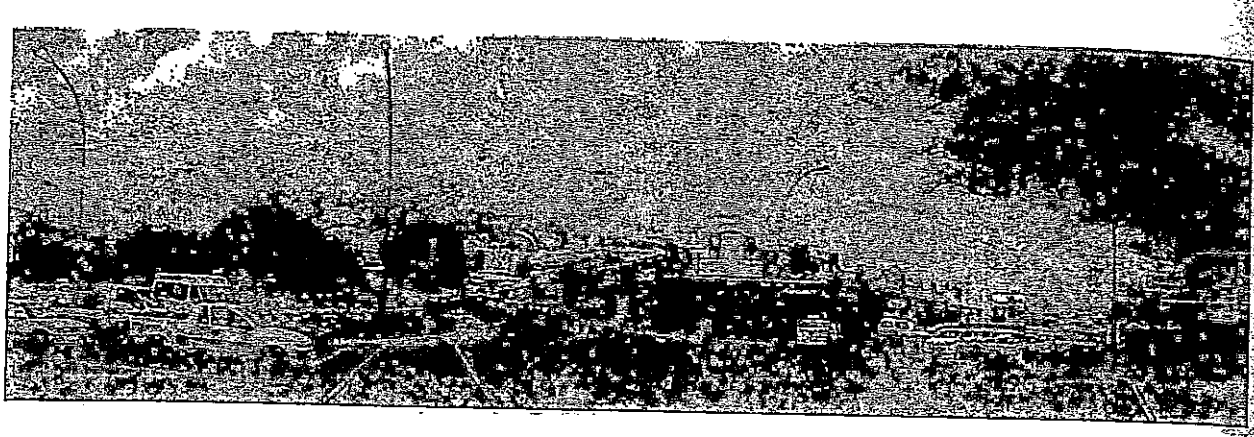
Re-Development (Before & After) Perspectives



Location

Dimensions

- Site total area: 12000 m²
- FAR: 3.5
- Total development bulk: 3.5
- Total development area: 20,000 m²
- Floors/levels: 10 levels (9 above street level, 1 basement vehicular parking levels)



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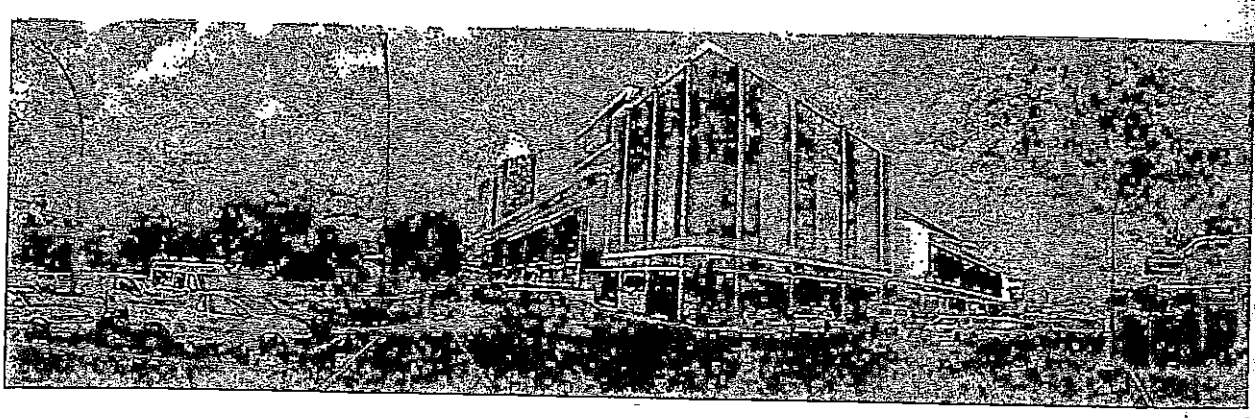

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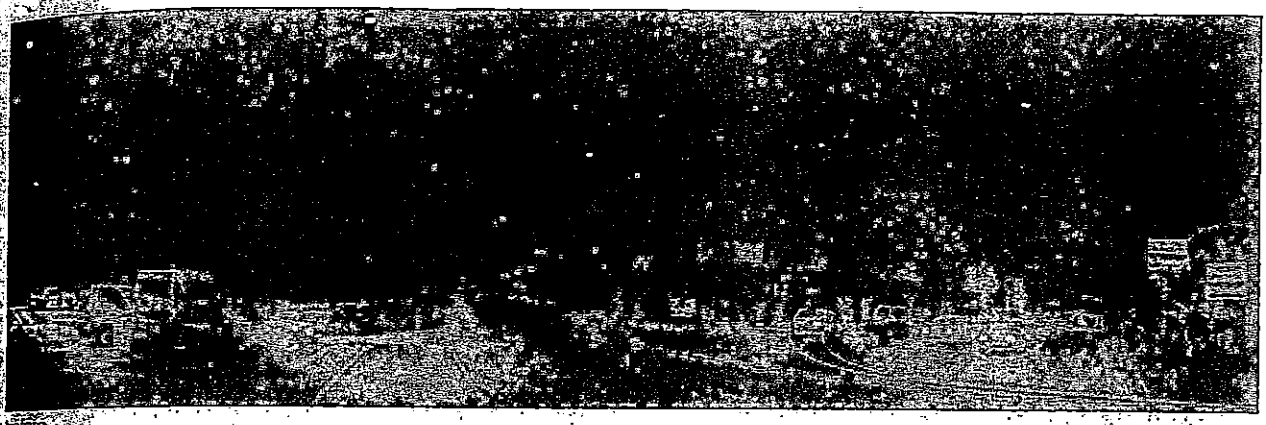

before

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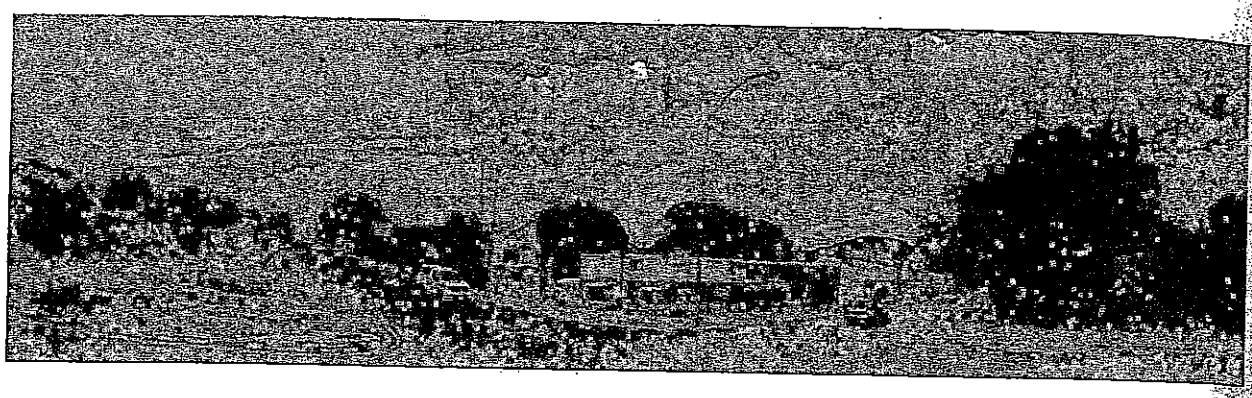

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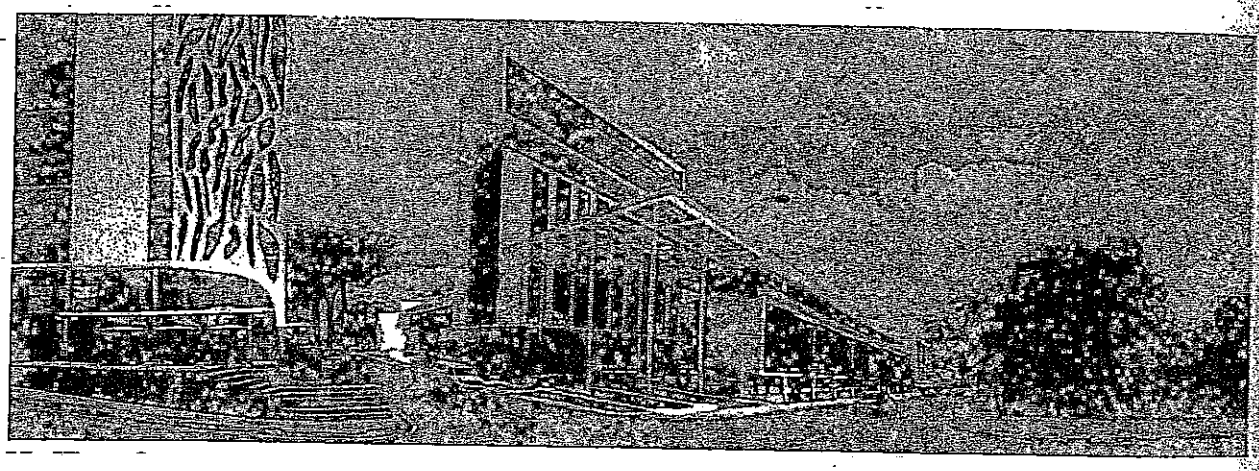


After

Parking provision

Given the parking constraints within the central business district (CBD) of Windhoek, the developers intend to construct a development with a fully self-sufficient parking facility that provides safe and secure parking that is easy to access. The development intends to provide 479 parking places apportioned between the different components. This parking facility will also be open for the general parking.

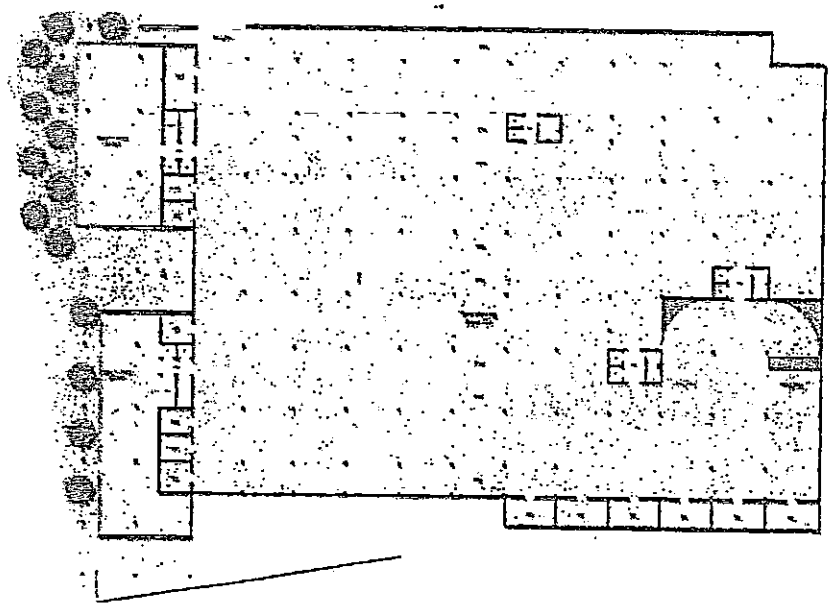
The parking component has been designed to alleviate the critical shortage of parking in the CBD, while at the same time not minimizing the aesthetic appeal of the larger development.

Figures:

Number of parking bays: 479

Allocation (bays): 126 office, 68 residential, 175 retail, 85 hotel

Levels: 1 underground parking basement



Underground parking facility

Sustainability and Innovation

The developers seek to do more than just increase the gross lettable area within the CBD. There has been a deliberate attempt by the developers to innovatively address the challenges confronted by the City of Windhoek as well as to set a new standard for new buildings in the city.

The developers have included a number of design features that seek to ensure that this development is *eco-friendly,* suited for its environment and economically feasible. These features include:

- A crystalline photovoltaic system on the roof to generate electricity for the building.
- Sun screening around the building facade
- Orientation of the building in a north/south configuration
- Planting of greenery around the perimeter of the building
- Provision of a public 'vertical' garden

The benefits of these features will be further expounded below.

- Solar Panel System

The developers intend to construct a solar panel system on the roof of both the residential and office blocks consisting of a total of 1878 solar modules. This system is expected to generate 210 kWp of electricity for the building at a cost of N$ 3,990,000. This system will be installed by a Namibian company with extensive experience in developing such systems on buildings in the city.

This system will be capable of generating 399,000 kWh of clean electricity annually thereby reducing CO^2 emissions by approximately 222 tonnes per year. This system is envisioned to provide up to a third of the daily electricity use of the building.

In the current context of escalating electricity prices and increasing demand for power, this system will not only result in cost savings for the building's owners and residences but will reduce the burden on the city's electricity grid. This is over and above the obvious benefits for the environment while also continuing the trend for environmentally conscience buildings in the city of Windhoek.

- Sun screening around the building facade

Given the harshness of the Namibian sun for most of the year one of the most expensive operational cost within a development is cooling and air-conditioning. The provision of this sun

screening has a functional purpose of ensuring restricted direct sunlight into the building interior, keeping it cool and sheltered from the sun.

The screening also adds to the aesthetic appearance of the building giving it a distinctive appearance from any other building in Windhoek.

- **Orientation of the buildings in a north/south configuration**

As a design measure to restrict direct sunlight from penetrating into the interior of the buildings, which increases cooling costs, enlarged glass facades are orientated north and south to minimize direct exposure to sunlight.

- **Planting of greenery around the perimeter of the building**

The planting of trees around the perimeter of the building is a further effort to contribute to the aesthetics of the building while reducing the carbon footprint of the building. This becomes especially important with a building of this size and bulk. It is envisioned that indigenous trees will be planted all around the perimeter of the block to also minimize the occurrence of urban noises emanating from the busy streets.

- **Provision of a public vertical-garden**

A public vertical-garden is planned to create a green space within the heart of the city. This area is especially envisioned to become an entertainment area for restaurants and coffee shop establishments planned for *the square*. This becomes of particular value in establishing the development as a place where residents, tourists, professionals or other workers in the CBD area can meet and socialize, providing a vibrant space within the heart of the city. This is a critical part of extending the 'working hours' of the building, as there will be activities in and around the building beyond the conventional time of 17h00 where most buildings within the CBD become deserted.

This is a critical component of creating a vibrant central business district in Windhoek, which is alive '24/7'.

Socio-economic Empowerment

This development creates a number of opportunities for socio-economic empowerment and the creation of jobs in the city of Windhoek.

Some of these synergies involve:

- **The establishment of several businesses within the development.**
  It is envisioned that restaurants, coffee shops as well as a car wash will be established which will provide employment opportunities for unskilled and semi-skilled employees. The total combined work force of these businesses is 32 employees on a permanent basis.

- **Services**
  There are several ancillary services such as security and cleaning services that will be used by the entity where preference will be given to small and medium enterprises owned and operated by previously disadvantaged people. Such services will in total employ 24 employees on a permanent basis.

- **Construction and development**
  During the period of its development this project is envisioned to provide 500 (direct & indirect) jobs for skilled, semi-skilled and unskilled workers across different disciplines.

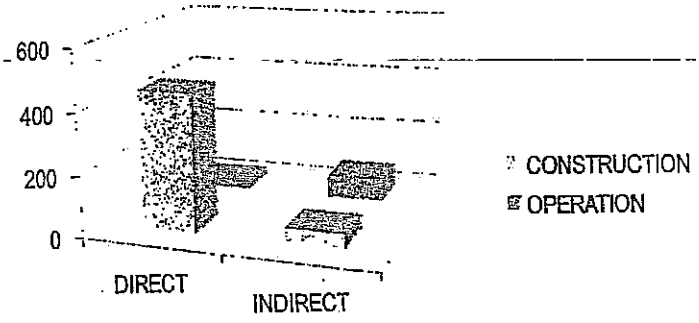
- Other employment creation opportunities include the provision of employment for businesses that will conduct business from the building.

- This development is envisioned to provide 201 direct jobs within its development as well as subsequent within the context of its operation.

In addition to this the development is projected to generate approximately N$ 1,728,792 for the Windhoek Municipality in rates and taxes.

Socio-economic benefits

(i) Employment

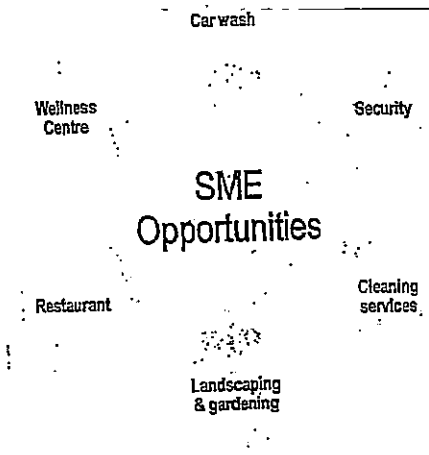


500 JOBS CREATED DURING **CONSTRUCTION**

100 PERMANENT JOBS CREATED DURING **OPERATION**

Socio-economic benefits

(ii) Small & medium sized enterprise promotion



Market Analysis

Preliminary market analysis shows that the demand for office and retail space within Windhoek is being met by current and envisioned projects in the outlying areas of Windhoek. These new developments include The Mall of Namibia in Kleine Kuppe, extension of Maerua mall, the development of Maerua Crossing and other similar developments.

There are also a number of developments within the CBD that will see an increased supply of office space within the CBD.

However despite these developments there is an increased demand for new residential accommodation options within or nearby the CBD. Indicative of such demand is the selling out of Trift Towers followed by the selling out of 77 on Independence that alludes to the development of a particular lifestyle market within the CBD area. This offers a very exciting opportunity for the developers of Nujoma Square to capitalize on this trend and to develop property that will be the benchmark in this segment. This development will also stimulate the revitalization of the Ausspanplatz area of Windhoek, which is in desperate need of re-investment.

The proximity to Town House and other institutional buildings ensure that there will continue to be demand from businesses whose business processes necessitate that they be within close proximity of such institutions, not to mention demand for office space from these particular institutions themselves.

All these and other factors give confidence to the developers that the current as well as future market will sustain this development as a profitable venture.

SWOT Analysis

STRENGTHS

- The location of the development within the CBD makes it a property of enduring value given the importance of a CBD to a metropolitan city, especially a capital city.

- The development is envisioned for an under-developed portion of the CBD, which is in urgent need of revitalization.

- Mixed-use developments are becoming increasingly popular in urban areas given their potential to reinvigorate neglected urban areas. This development will be the most iconic mixed-use development in Windhoek to date.

- The developers have enlisted the services of Barnard Mutua Architects who have extensive experience in the conceptualization and design of the most successful mixed-use developments in Windhoek.

- The developers have conducted extensive research to ensure that the 'mix' within the development is optimal to ensure feasibility and an attractive rate of return for investors.

- The developers have assembled a highly skilled and experienced development team to ensure the successful execution of the development.

- The design of the development makes optimal use of the space provided while providing solutions that will alleviate some of the challenges faced by existing business tenants in the CBD including parking and security.

- The opportunity to create residential accommodation in the heart of the CBD is part of a municipality-supported initiative to revitalize this area along with the establishment of entertainment and retail businesses within this area.

- The development is strategically located to ensure easy access from major Windhoek thoroughfares and is within walking distance from public institutions, financial institutions and local cultural centres.

Weaknesses

- Extensive marketing will have to be conducted to promote the area as a business location given the migration of many businesses to the east and south of the CBD. A business case will have to be made to attract businesses to this part of the CBD.

- The demand for hotel, retail, residential and office space is dependent on factors beyond the control of the developers such as economic trends which might shift during the course of development.

Opportunities

- There are numerous new developments around the envisioned development that indicates an upsurge in human traffic and business activity that will increase the viability of this development.

- There are several planned developments in the vicinity, which will greatly alter the dynamics of the area by creating a vibrant urban area, which will consequently attract more human traffic and thus bring about further investment into the area.

- Vacant land for development within the CBD is limited; this development offers an ideal opportunity for the re-development within the CBD.

- The realization of this development offers investors a number of subsequent phases within the immediate vicinity dependent on the successful development of Nujoma Square.

- The envisioned development offers the first development of its kind within Windhoek and will thus attract significant attention from prospective investors, possible tenants and the general public alike.

Threats

- The proposed construction of other mixed-use developments in close proximity to the proposed development provides potential competition to the development of Nujoma Square.

- There are a number of office developments going up in Windhoek, which means that the supply might potentially surpass demand to the extent that there could be a dilution of profits for property owners in this segment.

The continued migration of business towards the east and south of the Windhoek CBD will likely continue given the current developments such as The Grove Hilltop development, extension of Maerua Mall among other developments.

PART B - Financial Feasibility Analysis

Project configuration

COSTING

The mixed-use development comprises apartments (56 at 60.45 m²), penthouses (12 at 73.33 m²), offices (3,810m²) and retail and restaurants (1,350m²) and an 880m hotel (minimum 3 Star operator). The development will comprise 479 parking bays, which we believe above sector averages.

SUMMARY COSTING AND CONFIGURATION

COST FACT SHEET	GLA/bays	Total value/m2	Estimated cost
Office	3 810	12 000	45 720 000
Retail	1 350	15 000	20 250 000
Hotel	3 380	20 000	67 600 000
Apartments	3 385	15 000	50 775 000
Penthouse	880	15 000	13 200 000
Parking	479	105 442	50 506 952
Totals	12 805		248 051 952

PARKING CONFIGURATION AND COSTING

PARKING BAY ASSUMPTIONS	Units/Rm²	Bays per unit		Bays	Cost allocation	Cost/unit	Cost/m2
Apartments	56	1		56	5 904 779	105 442	1 744
Penthouse	12	3,1		37	3 901 372	325 114	4 433
Office	3 810	126		126	13 285 754		3 487
Retail	1 350	175		175	18 452 436		13 668
Hotel	3 380	85		85	8 962 612		2 652
Totals				479	50 506 952		

Capital Structure

The scheme proposes a scheme proposes an equity component of 35% of Total Capital Cost excluding Land. This amount will be initially drawn down for the initial stages of the development.

Our rationale for the aforementioned strategy is to allow the project to have a positive "kickstart" to strengthen the marketability while providing a potential savings from interest cost as debt will be avoided at these early stages. The investor's hurdle rate, assumed at 12% reflects the early stage development risk undertaken by the investor.

The second stage of drawdown will be on the back of the bridge finance, assumed at **an interest rate of 10%** (50bps above prime) for a period of 12 months. On a straight-line basis and on completion of the development, the interest charged is **estimated at N$16.1 million**. Key to this strategy and central to the investment case is the disposal of all of the apartments and sectional title immediately upon completion. Sales proceeds are **estimated at N$136.6 million** yielding a return of approximately 91% for apartments and 65% for penthouses (assuming no land cost), which we believe is fairly achievable given recent residential off plan sales in Windhoek CBD.

We therefore intend to reduce the bridging finance component with the Sales proceeds. We estimate the debt to be carried over will be in the order of N$40,81m which amount will be refinanced into vanilla debt facility for a period of 60 months.

CONSTRUCTION PHASE DEBT

DEBT SCHEDULE SUMMARY	Term	Opening	Interest rate	Interest charge	Net sales	Capital repayment	Balance
		(161 235 329)		(16 123 533)	136 553 185	(161 235 329)	(40 805 677)
Apartments & Penthouse	12	(47 959 308)	10%	(4 795 931)	136 553 185	(47 959 308)	
Office, retail, hotel	12	(113 276 020)	10%	(11 327 602)	-	(113 276 020)	

Apartments and Penthouse investment case

APARTMENTS AND PENTHOUSE INVESTMENT

The following table fully describes and summarizes the residential sectional title component.

CONFIGURATION

Configuration:

	Loft apartment	Penthouse	Total
Unit Configuration:	82%	18%	
Number of units	56	12	68
Parking	56	37	93
GLA per unit	60,5	73,3	
Total GLA:	3 385	880	
Rate per unit	32 307	32 307	
Gross Sales 2015:	109 364 704	28 428 620	137 793 325
Sales costs	984 282	255 858	1 240 140
Brokerage fees	820 235	213 215	1 033 450
Marketing	164 047	42 642,93	206 690
Net Sales	108 380 422	28 172 763	136 553 185
Net Sales rate per unit	1 935 365	2 347 730	2 008 135
Brokerage fee	[illegible]	[illegible]	[illegible]
Marketing	[illegible]	[illegible]	[illegible]

The following key assumptions have been made;

- All the units will be sold on completion
- The gross selling rate per unit (excluding VAT) is at N$32,307 which is comparable to market
- Sales and marketing costs have been assumed at a ratio of 0.9% of gross sales.

CAPITAL STRUCTURE

CAPITAL STRUCTURE:	Ratio	All in Capex
Equity	35%	25 824 243
Debt	65%	47 959 308
Residual Value	0%	-
	100%	73 783 551

Net Sales		136 553 185
Interest charges	10,00%	4 795 931
Debt settlement		47 959 308
Net profit		83 797 945

Office, retail and hotel cashflow

MIXED-USE FEATURES

The mixed component has been described in detail with respect to the costing. Below we provide the key assumptions (market related) for the financial analysis;

GLA	8 540	EXIT YIELD	11,50%
Vacancy factor	5,0%	Disposal price	342 579 268
Capital requirement	174 270 801	Discount rate	12,00%
Lease tenure (years)	5	NPV (5 yrs)	40 731 240
Escalation Factor	8,0%	Gross cash flow	58 047 766
Valuation Yield/ Capitalization Rate	8,25%	IRR (5YRS)	42,9%
Implied Value		Equity	35,0%
Operating Cost Factor	22,0%	Terminal Rate	0,0%
Interest Rate	10,00%	Returns	60 994 780

CAPITAL STRUCTURES

Similar to the residential component, a 35% ratio has been assumed with the balance being bridging finance.

Required capital		174 270 801
Equity	35%	60 994 780
Debt	65%	113 276 020
	100%	174 270 801

The cashflows are positive even after considering income detractors such as vacancy factor of 5%, an aggressive cost to income ratio at 22% and slightly below market rentals. This bodes well for value extraction and potential income accretion in the future.

We note that the returns will be lower if a provision is made for land costs.

INVESTMENT RETURNS ANALYSIS

IRR (EQUITY)	YR 5	48,5%
NET PRESENT VALUE	YR 5	51 501 [illegible]
HURDLE RATE		12,00%
TERMINAL RATE	YR 5	9,45%
TERMINAL VALUE	YR 5	390 170 000
INVESTMENT		294 623 113
EQUITY CONTRIBUTION	35%	103 118 090
RETAINED EARNINGS	35%	26 748 037
APARTMENT SALES	35%	29 329 281
FV OF SALES		[illegible]
TERMINAL VALUE	35%	136 559 100
NET EQUITY POSITION		214 995 752
RETURN ON EQUITY		108,5%

1. Hurdle rate 51.12%
2. Terminal rate at 9.45% yielding terminal value at N5136.6 million.
3. IRR at 48.1%

PART C – Supporting Documentation

(i) Proof of financial support

(ii) Corporate profile

(iii) Company registration documentation

(iv) Architectural Concept Drawings

(i) PROOF OF FINANCIAL SUPPORT

(ii) CORPORATE PROFILE

NDI HOLDINGS (PTY) LTD

NAMIBIA
P. O. BOX 3923
WINDHOEK
51 LAZARETTE STREET
SOUTHERN INDUSTRIA
TEL. 264-61-213895

100% NAMIBIAN

- ESTABLISHED IN OCTOBER 2008
- OWNED BY DAVID IMBILI AND USUTA IMBILI .
- EMPLOYS 21 FULLTIME EMPLOYEES
- 9 WOMEN AND 17 PREVIOUSLY DISADVANTAGED NAMIBIAN
- MAJOR SHAREHOLDER IN THE B1 CITY SHOPPING CENTRE TO BE BUILT IN WINDHOEK FOR N$56 MILLION.

CURRENT PROJECTS

- CURRENTLY BUSY WITH PLANNING FOR THE CONSTRUCTION OF A N$ 285 MILLION SAM NUJOMA SQUARE IN THE CITY OF WINDHOEK
- INTERESTED IN ESTABLISHING JOINT VENTURES IN THE MINING AND CONSTRUCTION SECTORS AND WILL BE ABLE TO EXECUTE THE WORKS SATISFACTORILY IF SUCCESSFUL.
- HAS A WIDE VARIETY OF SPECIALISED ARTISANS
- WILL BE ABLE TO ACT AS LOCAL NAMIBIAN PARTNER IN A CONSORTIUM WITH THE SAME AIMS.

MAJOR ACHIEVEMENTS

- 25% SHAREHOLDER IN ATAB FISHERIES CONSORTIUM (PTY) LTD. HAKE DEEP SEA FISHING
- 25% SHAREHOLDER IN ONGWEDIVA MEDIPARK PRIVATE HOSPITAL
- PART OWNER OF 14% SHAREHOLDING IN SANLAM INVESTMENT MANAGEMENT NAMIBIA (PTY) LTD.

MAJOR ACHIEVEMENTS

- 50% OWNER OF NAMIBIA PETROLEUM REFINING (PTY) LTD. OWNER OF A FORMER BP PETROLEUM DEPOT AND RAILWAY SIDING IN GOBABIS.
- IN POSSESSION OF A WHOLESALE PETROLEUM PRODUCTS IMPORT AND EXPORT LICENSE FROM THE MINISTRY OF MINES AND ENERGY.
- EXTENSIVE NETWORK OF CONTACTS IN GOVERNMENT AND STATE OWNED ENTERPRISES.

CONCLUSION

- A REPUTABLE COMPANY
- OPERATING IN ONE OF THE MOST STABLE ECONOMIES IN AFRICA
- WITH A VISION TO BE THE BEST AT WHATEVER WE EMBARK UPON.
- AND THE WILL TO WORK HARD
- AND DETERMINATION TO GROW THE ECONOMY

(iii) COMPANY REGISTRATION DOCUMENTATION

Form CM 1

REPUBLIC OF NAMIBIA
Companies Act 1973
(Section 64)

Registration No. of Company
2006/265

CERTIFICATE OF INCORPORATION

of a Company having a share capital

This is to certify that

DUIKER INVESTMENTS ONE HUNDRED AND THIRTY TWO (PROPRIETARY) LIMITED

is this day incorporated under the Companies Act, 1973 (Act 61 of 1973), and the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 25th day of June, Two Thousand and Six (2006).

Registrar of Companies

CERTIFIED A TRUE COPY OF THE ORIGINAL
WINDHOEK DATE 4/3/2010
REPUBLIC OF NAMIBIA

of Companies Registration Office.

certificate is not valid unless sealed by the seal of the Companies Registration Office.

Reproduced under South African Government Printer's Copyright Authority No. 9600 of 1996

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2856 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

CERTIFIED A TRUE COPY OF
THE ORIGINAL
WINDHOEK DATE 4/3/2010
REPUBLIC OF NAMIBIA
COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

I, the undersigned,

HANNO DIEDRICH BOSSAU

of Windhoek, REPUBLIC OF NAMIBIA,

Notary Public, by lawful authority duly sworn and admitted, do hereby certify and attest unto all whom it may concern that I have this day collated and compared with the originals the copies hereto annexed, marked "A"

being

MEMORANDUM

and

ARTICLES OF ASSOCIATION

of

DUIKER INVESTMENTS ONE HUNDRED AND THIRTY TWO (PROPRIETARY) LIMITED

And I, the said Notary, do further certify and attest that the same are true and faithful copies of the said originals, and agree therewith in every respect.

An act whereof being required, I have granted these presents under my Notarial Form and Seal to serve and avail as occasion shall or may require.

THUS DONE and passed, at WINDHOEK aforesaid, on this the 12Th day of June in the year of Our Lord Two Thousand and Six (2006).

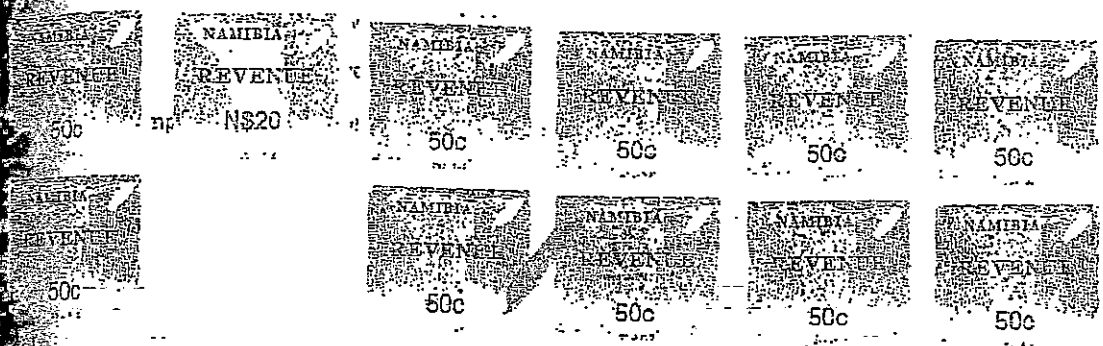
NOTARY PUBLIC

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

MEMORANDUM OF ASSOCIATION
OF A COMPANY HAVING A SHARE CAPITAL

[Section 54(1); Regulation 17(1) and 17(2)]

Registration No. of Company
2006265



CERTIFIED A TRUE COPY OF
THE ORIGINAL
WINDHOEK DATE 4/3/2016
REPUBLIC OF NAMIBIA

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

NAME OF COMPANY

The name of the Company is DUIKER INVESTMENTS ONE HUNDRED AND THIRTY TWO (PROPRIETARY) LIMITED.

The shortened form of the name of the Company is

None

COMMISSIONER OF OATHS

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REPUBLIC OF NAMIBIA

COMPANIES ACT , 1973

PURPOSE DESCRIBING THE MAIN BUSINESS

ain business which the company is to carry on:

tment holding; Development and Management of various investment and other projects, ing projects related to or in connection with the exploitation of natural resources; ltancy services in respect of industrial and general business planning and development, ing training; trading; and any object or business which is conducive towards achieving f the aforegoing".

MAIN OBJECT

ain object of the Company is:

stment holding; Development and Management of various investment and other projects, ling projects related to or in connection with the exploitation of natural resources; ltancy services in respect of industrial and general business planning and development, ling training; trading; and any object or business which is conducive towards achieving f the aforegoing".

ANCILLARY OBJECTS EXCLUDED

pecific ancillary objects, if any, referred to in section 33(1) of the Act, which are led from the unlimited ancillary objects of the Company

None

POWERS

The specific powers or part of any powers of the Company, if any, which are led from the plenary powers or the powers set out in Schedule 2 to the Act

None

The specific powers or part of any specific powers of the Company set out in ule 2 to the Act, if any, which are qualified under section 34 of the Act

None

CONDITIONS

special conditions which apply to the Company and the requirements, if any, onal to those prescribed in the Act for their alteration

None

CERTIFIED A TRUE COPY OF THE ORIGINAL

WINDHOEK DATE 4/3/2010

REPUBLIC OF NAMIBIA

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

NOTARY PUBLIC

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REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

orporation contracts (if any)

None

Capital

pital of the Company is Four Thousand Namibia Dollar, divided into:

Par value:

Four Thousand ordinary par value shares of one Namibian Dollar each;

Nil preference par value shares of Nil Namibian Dollar each; and

Nil redeemable preference par value shares of Nil Namibian Dollar each.

No par value:

The number of no par value shares is Nil ;

The number of no par value preference shares is Nil ; and

umber of redeemable no par value preference shares is Nil .

CERTIFIED A TRUE COPY OF
THE ORIGINAL
WINDHOEK DATE 4/3/2010
REPUBLIC OF NAMIBIA

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

NOTARY PUBLIC

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(b) Where one person signs the memorandum

I, CAROLYN BOSSAU, whose occupation is Secretary,

residing at 3, Stauch Street, Klein Windhoek, Windhoek

having a business address at 15th Floor, Frans Indongo Gardens, Dr Frans Indongo Street, Windhoek

and the following postal address P O Box 1975, Windhoek,

am desirous of forming a company in pursuance of this memorandum of association and agree to take up the number of shares in the capital of the Company, set opposite my signature below.

I also agree to pay for the par value of the shares of the Company as determined by this memorandum and to pay for the number of no par value shares of the Company, that amount determined by the Company when the shares are issued to me.

Date and signature of subscriber	Number, in words, and type of shares taken
12 June 2006	One Hundred Ordinary

Date and signature of witness		Particulars of witness
12 June 2006	Full names	Karen Horn
	Occupation	Private Secretary
	Residential address	Hornkrantz Street 1787, Pionierspark, Windhoek
	Business address	15th Floor, Frans Indongo Gardens, Dr Frans Indongo Street, Windhoek
	Postal address	P.O. Box 1975, Windhoek

CERTIFIED A TRUE COPY OF THE ORIGINAL
WINDHOEK DATE 4/3/2010
REPUBLIC OF NAMIBIA

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street.
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

NOTARY PUBLIC

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REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

ARTICLES OF ASSOCIATION

OF A COMPANY HAVING A SHARE CAPITAL ADOPTING SCHEDULE 1

[Section 60(1); Regulation 18]

Registration No. of Company
2006/265

Company DUIKER INVESTMENTS ONE HUNDRED AND THIRTY TWO (PROPRIETARY) LIMITED

DULE 1 - TABLE B

The Articles of Table B contained in Schedule 1 to the Companies Act, 1973 ply to the Company, subject to such additions, omissions and modifications as ted below.

IONS

The following articles additional to that contained in Table B are included:

Nil

IONS

The following articles contained in Table B are omitted:

Article 57 shall not apply to the company.

COMMISSIONER OF OATHS
Jacob Schalk Steyn
20 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

CERTIFIED A TRUE COPY OF THE ORIGINAL
WINDHOEK DATE 4/3/2010
REPUBLIC OF NAMIBIA

IICATIONS

The following articles contained in Table B are modified in the manner indicated:

The proviso to Article 61 shall not apply to the company.

NOTARY PUBLIC

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Form CM 44C

ories to articles of association

of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
es ossau on al address Street, lhoek address ngo Gardens dongo Street ress 75,	12 June 2005	Full names Karen Horn Occupation Secretary Residential address Hornkrantz Street 1737, Pionierspark, Windhoek Namibia Business address 15th Floor, Frans Indongo Gardens Dr Frans Indongo Street, Windhoek Namibia Postal address P. O. Box 1975, Windhoek Namibia	12 June 2005
l address ddress ess		Full Names Occupation Residential address Business address Postal address	

CERTIFIED A TRUE COPY OF THE ORIGINAL
WINDHOEK DATE 2005-06-10
REPUBLIC OF NAMIBIA

COMMISSIONER OF OATHS
Jacob Schalk Steyn
29 Bismarck Street
P. O. Box 2356 WINDHOEK
Legal Practitioner, Conveyancer
Republic of Namibia

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6-0/0283

REPUBLIC OF NAMIBIA
MINISTRY OF FINANCE
INLAND REVENUE

MINISTRY OF FINANCE
INLAND REVENUE
NEW BUSINESS
21 JAN 2011
PRIVATE BAG 13176
WINDHOEK
REPUBLIC OF NAMIBIA

CERTIFICATE OF REGISTRATION
AS A TAXPAYER FOR INCOME TAX

This Certificate is NOT transferable

INCOME TAX FILE IDENTIFICATION NUMBER

4230 . 723 . 011

ALWAYS MENTION THIS INCOME TAX FILE IDENTIFICATION NUMBER IN YOUR CORRESPONDENCE AND AT INTERVIEWS

TAXPAYER: Ndi Holdings (Pty) Ltd

REGISTRATION/ IDENTITY NUMBER: 2006 / 265

POSTAL ADDRESS: Box 3923
Windhoek
Namibia

1. A certified copy of this certificate;
   (i) is to be supplied to your employer where applicable,
   (ii) may be required by the Directorate Customs and Excise and is to be supplied on demand by an authorised official.
2. In the event of a copy being submitted, it is the responsibility of the employer to validate such copy against the original.

Issued by:

Commissioner of Inland Revenue

REPUBLIC OF NAMIBIA
COMPA . 1973
186 [Se

SPECIAL RESOLUTION

(To be lodged in duplicate)

Reve

2006/265

Name of company: B ONE CITY PETROL STATION (PROPRIETARY) LIMITED

Date notice given to members ..... 02 September 2008 ..... Date resolutions passed ..... 23 September 2008 .....

Special resolution passed in terms of section ..... 1 (a) ..... of the *Act/paragraph ..... 2 (a), 2 & 3 .....of the Memorandum/Article _____ of the articles.

Copy of notice convening meeting attached.

Consent to waive period of notice of meeting (CM25)* ~~attached~~/not attached

CONTENTS OF RESOLUTION (Use reverse side if necessary)

Resolved:

THAT the name of the company be changed to:
NDI HOLDINGS (PROPRIETARY) LIMITED

THAT the main business and the main object of the company be changed to;
HOLDINGS IN COMMODITIES AND GENERAL TRADING, PROPERTIES, MINING, FINANCE INSURANCE AND ALL RELATED ACTIVITIES.

Sage Secretarial Services (Pty) Ltd
Reg. No. 527

Member stamp of company, if any, or of secretaries

Date 21/10/2008 Signature _____ (Director/Manager/Secretary)

*Delete whichever not applicable

Name in block capitals: STEPHANIE VISSER

To be completed by company

Lodgement with copy of special resolution as registered

Registration no. of company 2006/265

Special resolution Registered this day 15 OCT 2008

Date stamp of Companies Registration Office

Registrar of Companies

MINISTRY OF TRADE AND INDUSTRY
P.O. Box 21214, Windhoek
2008 -10- 15
REPUBLIC OF NAMIBIA
REGISTRAR OF COMPANIES
CLOSE CORPORATIONS PATENTS
TRADE MARKS, DESIGNS

Name of Company B ONE CITY PETROL STATION (PROPRIETARY) LIMITED

Postal address P O Box 2131
Windhoek

Valid unless stamped by Registrar of Companies

Reproduced under South African Government Printer's Copyright Authority 10284 dated 11 December 1995

Form CM9

REPUBLIC 187IBIA
COMPAN 1973
(Section 44(1)(b))

Registration No. of Company
2006/265

Certificate of change of name of company

This is to certify that

B ONE CITY PETROL STATION (PROPRIETARY) LIMITED

has changed its name by SPECIAL RESOLUTION and is now called

NDI HOLDINGS (PROPRIETARY) LIMITED

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

Signed and sealed at WINDHOEK this 15TH day of OCTOBER 2008.

Registrar of Companies

Seal of Companies Registration Office

I certify this document is a true and correct copy of the original which was exhibited to me.
Williams 21/1/2011
CAROL WILLIAMS
ATTORNEY
66 BISMARCK STREET
WINDHOEK, NAMIBIA

Certificate is not valid unless sealed by the seal of the Companies Registration Office.

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Form CM46

REPUBLIC OF NAMIBIA
COMPANIES ACT , 1973

CERTIFICATE TO COMMENCE BUSINESS

[Section 172]

Registration No. of Company
2006/265

I hereby certify that

DUIKER INVESTMENTS ONE HUNDRED AND THIRTY TWO (PROPRIETARY) LIMITED

which was incorporated on the 30th day of June , 2006 has complied with the requirements of Section 172 of the Act and is with effect from this day entitled to commence business.

Signed and sealed at WINDHOEK this 30th day of June , Two Thousand and Six.

Seal of Companies Registration Office

Registrar of Companies

I certify this document is a true and correct copy of the original which was exhibited to me.
C Williams 24/1/2011
CAROL WILLIAMS
ATTORNEY
66 BISMARCK STREET
WINDHOEK, NAMIBIA

This certificate is not valid unless sealed by the Seal of the Companies Registration Office

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[illegible] THE LAST DAY OF [illegible] FEBRUARY [illegible]

NDI HOLDINGS (PROPRIETARY) LIMITED

RESOLUTION OF A SHAREHOLDER PASSED ON **21 JUNE 2011**

We, the undersigned shareholder's, in terms of Article 21 to 24 of Table B of the Companies Act, confirm that we have waived our rights to purchase shares offered for sale and agree to the following transfer of shares;

IT WAS RESOLVED THAT

1. 70% of the issued share capital owned by The Imbili Family Trust (70 shares – share certificate no. 4 & 5) be transferred to Mr. David N. Imbili.

2. 30% of the issued share capital owned by The Imbili Family Trust (30 shares – share certificate no. 4 & 5) be transferred to Mrs. Andeline Imbili.

3. the notice periods referred to in Article 22 of Table B of the Companies Act, be waived.

4. SAGE Secretarial Services (Pty) Ltd be instructed to attend to the necessary statutory changes required for the above share transfer.

5. We, the undersigned waive any notice period required by the Companies Act, in as much as this document may be used as a resolution of the members of the company.

Mr David N. Imbili on behalf of
THE IMBILI FAMILY TRUST
Reg No. T227/2003
(Shareholder - 100%)

NDI HOLDINGS (PROPRIETARY) LIMITED

RESOLUTION OF THE DIRECTOR PASSED ON **21 JUNE 2011**

TRANSFER SHARES

It was RESOLVED:
That the following transfer of shares be and is hereby approved:

Transferor	**Transferee**	**No. of shares**
The Imbili Family Trust – Reg. No. T227/2003	David N. Imbili	70 shares
The Imbili Family Trust – Reg. No. T227/2003	Andeline Imbili	30 shares

After this transfer of shares has been approved, the shareholding of the company will be as follows;

Shareholding	**No. of shares**
David N. Imbili	70 shares
Andeline Imbili	30 shares
TOTAL ISSUED SHARE CAPITAL	**100 shares**

DIRECTORS

It was RESOLVED:
That the appointment of ANDELINE IMBILI as a director of the company be and is hereby accepted and confirmed.

Director
DAVID N IMBILI

Pursuant to the provisions of Section 283(3) of the Companies' Act, No. 28 of 2004, we, the undersigned, being shareholders of:

NDI HOLDINGS (PROPRIETARY) LIMITED

hereby confirm that we are aware that members of the under mentioned firm:

BDO

habitually and regularly perform certain of the duties of Secretaries and/or Accountants to the company and that under these circumstances we agree to their appointment as Auditor(s) to the company.

We further agree that at any future Annual General Meeting of the company the abovementioned Auditor(s) shall be deemed to be reappointed without any Resolution to that effect being passed and without further written consent from us.

We agree that this consent is to remain effective until such time as we advise the Auditor(s) and the company in writing that we have withdrawn this consent.

SHAREHOLDERS	NUMBER OF SHARES	SIGNATURE
DAVID N. IMBILI	70 (Ordinary)	
ANDELINE IMBILI	30 (Ordinary)	

CERTIFICATE NUMBER

7

192

NO. OF SHARES

30

Exempt from Stamp Duty

Replace part of Share Certificate no. 4 & 5

SHARE CERTIFICATE

NDI HOLDINGS (PROPRIETARY) LIMITED

This is to Certify

That **ANDELINE IMBILI**

Of **P O BOX 86524, EROS, WINDHOEK, NAMIBIA**

Is the Registered Proprietor of **30 (THIRTY) Ordinary**

DISTINCTIVE NUMBERS		NUMBER OF SHARES
FROM	TO	
71	100	30

Fully Paid Shares of ***N$1,00 (ONE NAMIBIAN DOLLAR)*** *each, numbered as per margin inclusive, in the above-named Company.*

Subject to the Memorandum and Articles of Association and the Rules and Regulations of the Company.

GIVEN at **WINDHOEK** *this* **21st** *day of* **JUNE 2011**

DIRECTOR

DIRECTOR

COMPANY SECRETARIES

CERTIFICATE NUMBER

6

193

NO. OF SHARES

70

Exempt from Stamp Duty

Replace part of Share Certificate no. 4 & 5.

SHARE CERTIFICATE

NDI HOLDINGS (PROPRIETARY) LIMITED

This is to Certify

That **DAVID N. IMBILI**

Of **P O BOX 3934, WINDHOEK, NAMIBIA**

is the Registered Proprietor of **70 (SEVENTY) Ordinary**

DISTINCTIVE NUMBERS		NUMBER OF SHARES
FROM	TO	
1	70	70

Fully Paid Shares of ***N$1,00 (ONE NAMIBIAN DOLLAR)*** *each, numbered as per margin inclusive, in the above-named Company.*

Subject to the Memorandum and Articles of Association and the Rules and Regulations of the Company.

GIVEN at **WINDHOEK** *this* **21st** *day of* **JUNE 2011**

DIRECTOR

DIRECTOR

COMPANY SECRETARIES

YOUR FUTURE OUR MISSION

SSC

SOCIAL SECURITY COMMISSION

REPUBLIC OF NAMIBIA
SOCIAL SECURITY COMMISSION

SOCIAL SECURITY ACT, 1994

CERTIFICATE OF REGISTRATION AS AN EMPLOYER

(Section 20/Regulation 3)

This is to certify that -

N.D.I. HOLDINGS(PTY)LTD

(Name of Employer)

Social Security Registration Number 30043534

Has been registered with the SOCIAL SECURITY COMMISSION as an Employer

EXECUTIVE OFFICER

REPUBLIC OF NAMIBIA

MINISTRY OF TRADE AND INDUSTRY

CERTIFICATE OF REGISTRATION AS AN SME

This is to certify that the business has been registered as an SME and qualifies for the incentives and benefits designated for the small and Micro-enterprises as defined by the SME Policy Programme adopted by Cabinet in 1997.

Registration Number: pty/2006/0265

Name of Company: NDI HOLDINGS (PTY)LTD

Contact Person: Mrs. Andeline Imbili

Nationality (Percentage Shares): Namibian(30%) Namibian(70%)

Address: Iskor Street, Windhoek

Business Location / Constituency / Region: Khomas , Windhoek Rural

Company information (last financial year)

Goods and Services Produced: Commodity Suppliers and Contractor

Capital Employed: 1000.00

Labour force: 3

Turnover: 0.00

Recommended by:

Deputy Director: Business and Entrepreneurial Development and Promotion

Issued by:

Permanent Secretary

Date 13/04/12

REPUBLIC OF NAMIBIA MINISTRY OF TRADE AND

Certificate Number: SMEA10009278

Valid from: 2012-04-13 to 2013-04-13

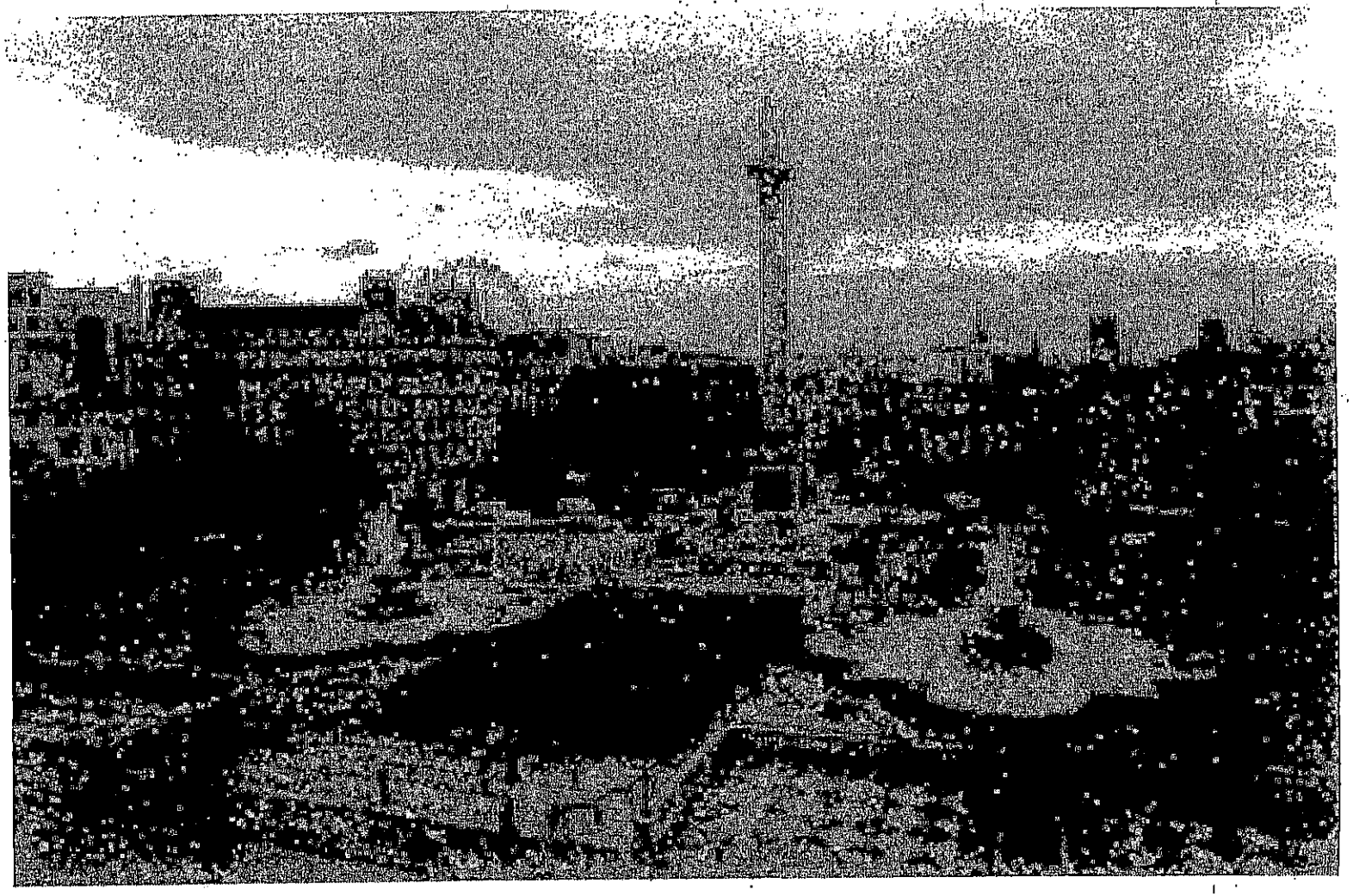
(iv) ARCHITECTURIAL CONCEPT DRAWINGS

2013.09.16

nujoma square

independence avenue, windhoek, namibia

bma

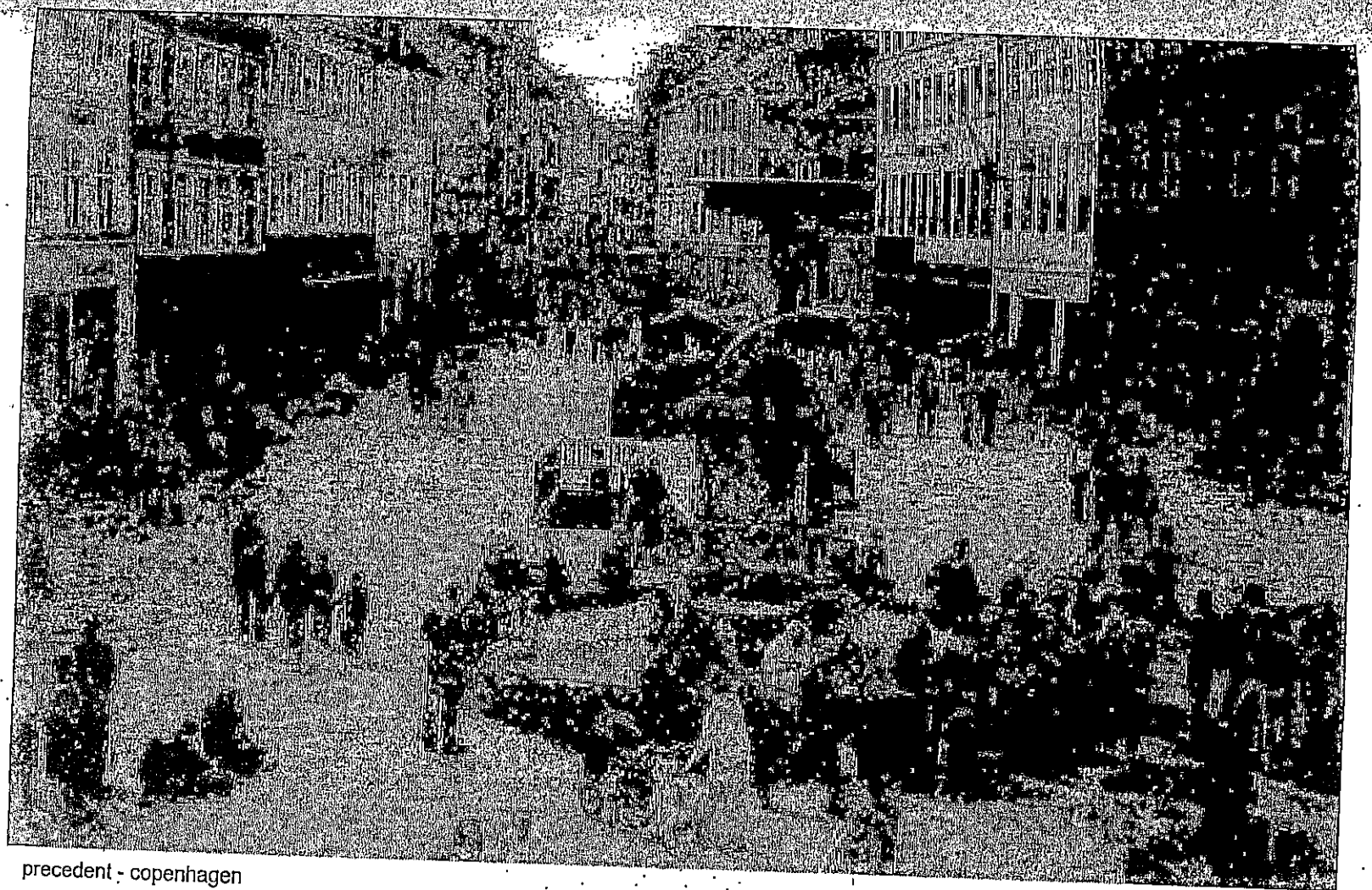


precedent - trafalgar square

nujoma square bmd

Independence avenue, windhoek, namibia

2013.09.16



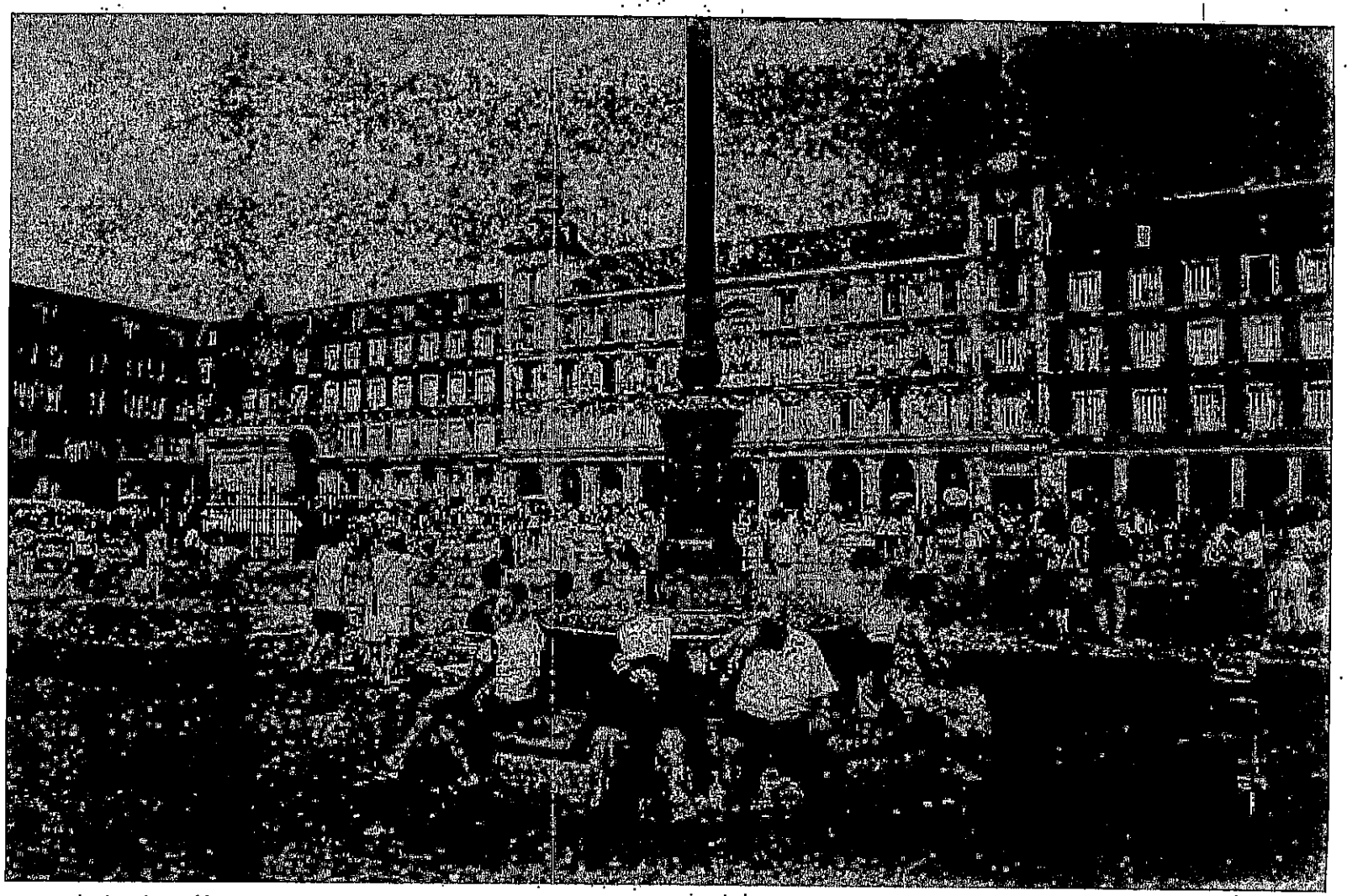
precedent - copenhagen

2013.09.16

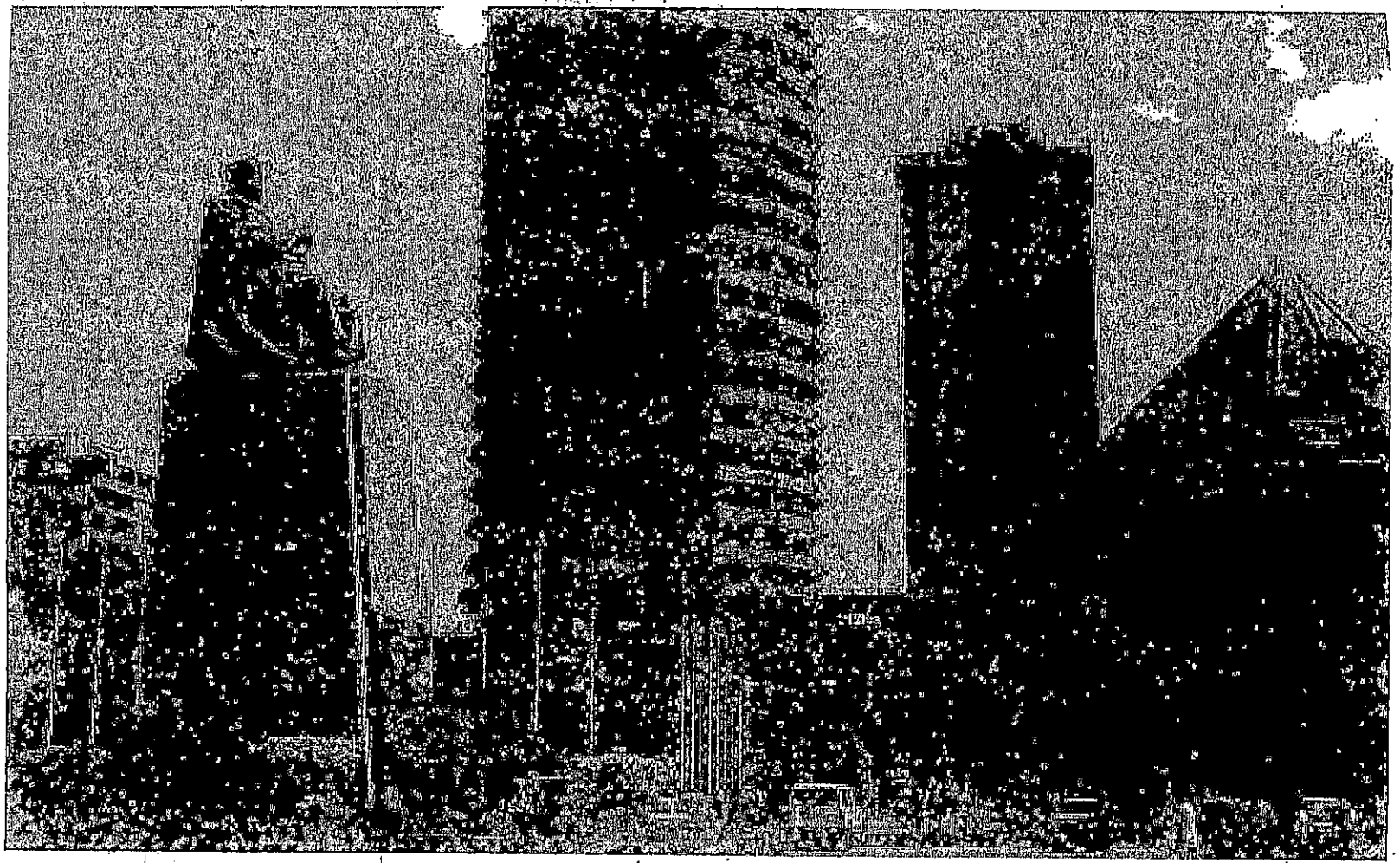
nujoma square

independence avenue, windhoek, namibia

bma



precedent – st. mark's square



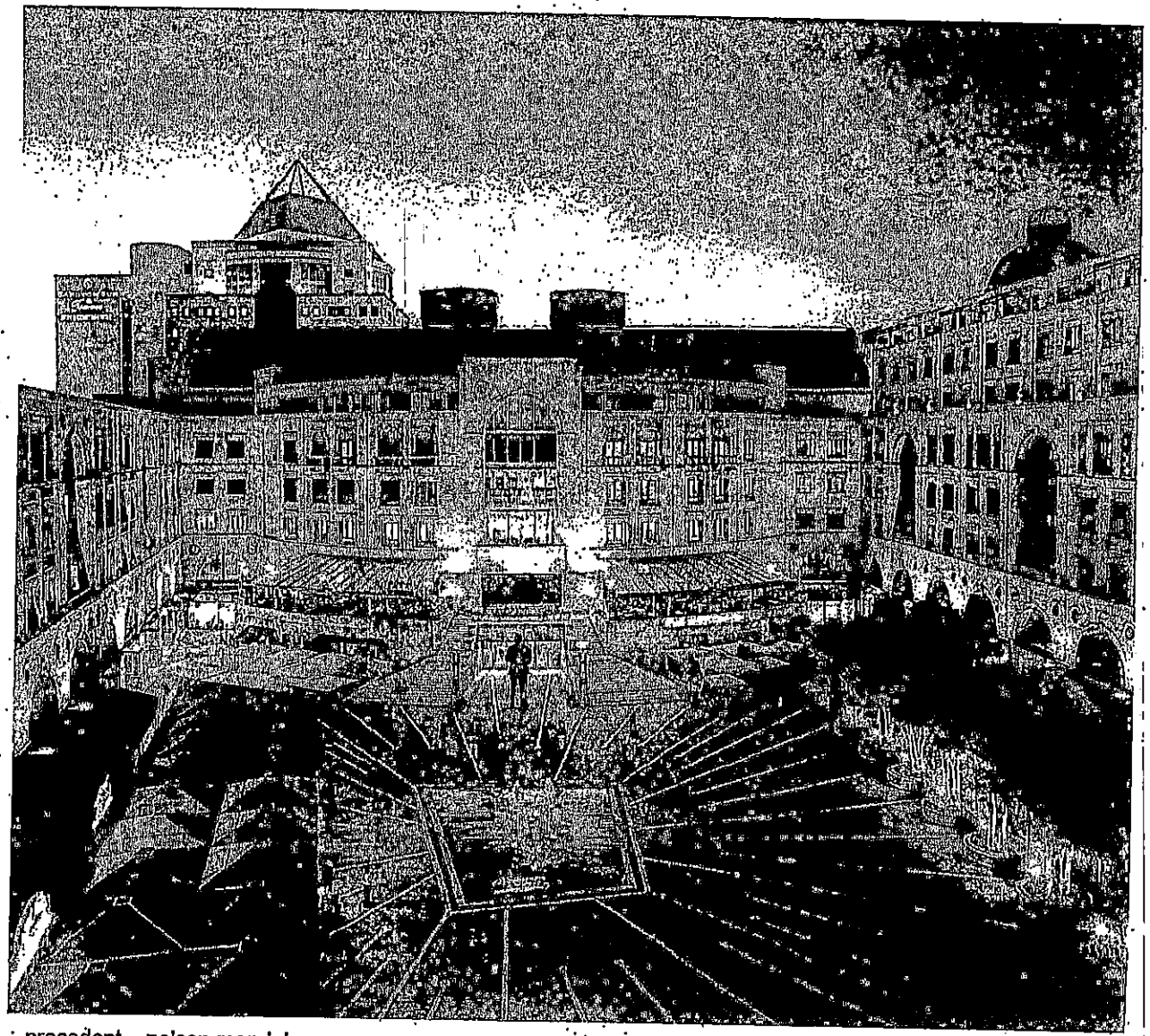
precedent – jomo kenyatta international conference centre

2013.09.16

nujoma square

independence avenue, windhoek, namibia

bma



precedent – nelson mandela square

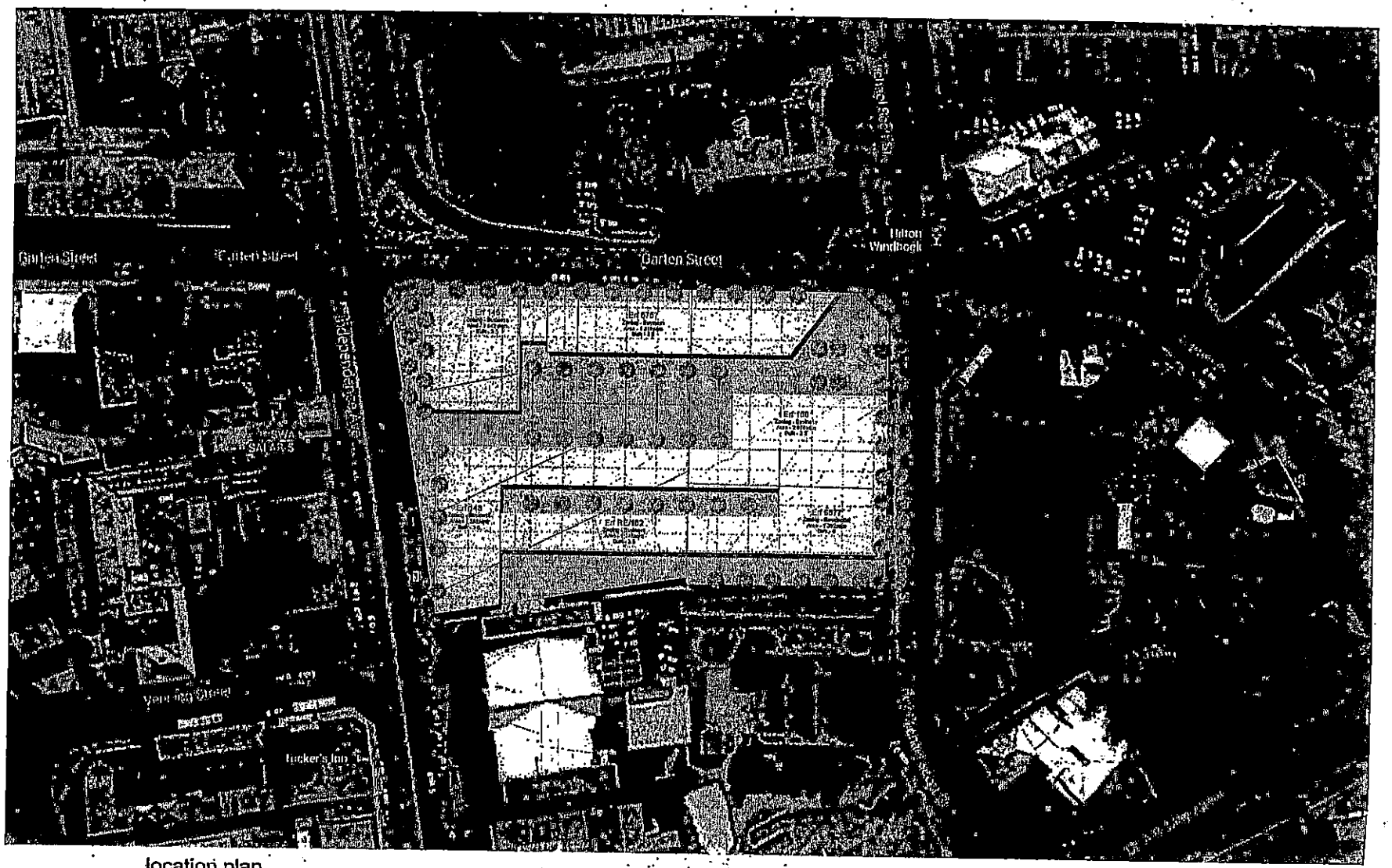
site location plan

1:2000

2013.07.04

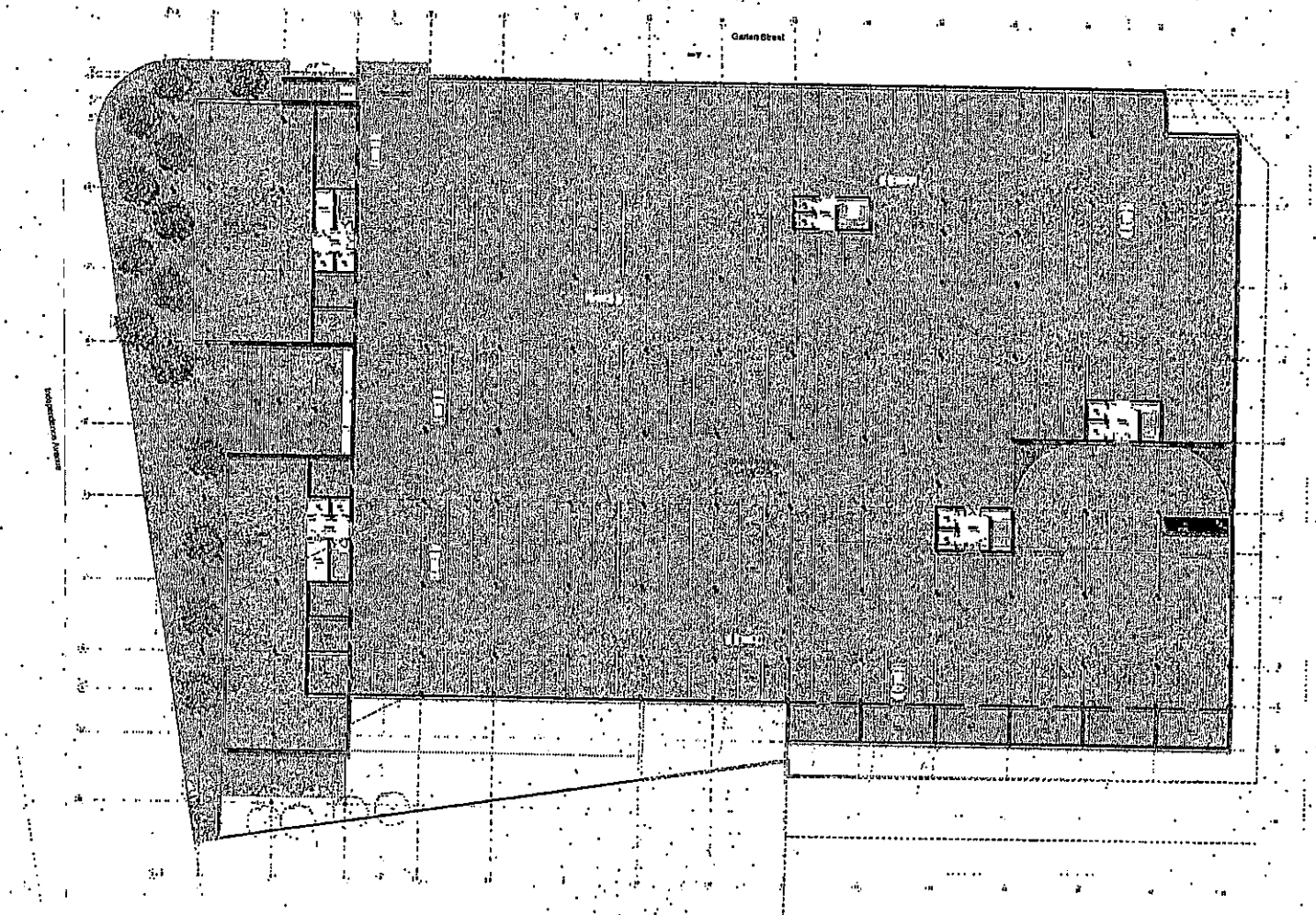
nujoma square

independence avenue, windhoek, namibia



location plan

Scale1:1000



Areas

Retail	685 sqm
Parking Req	28 bays
Parking L-1	225 bays
Parking Balance	197 bays

independence ave level

1:500

2013.09.16

nujoma square

independance avenue, windhoek, namibia

oma

Garten Street

Areas

Retail	685	sqm
Parking Req	27	bays
Restaurants	1165	sqm
Parking Req	120	bays
Office	235	sqm
Parking Req	10	bays
Parking L0	80	bays
Parking Balance	120	bays

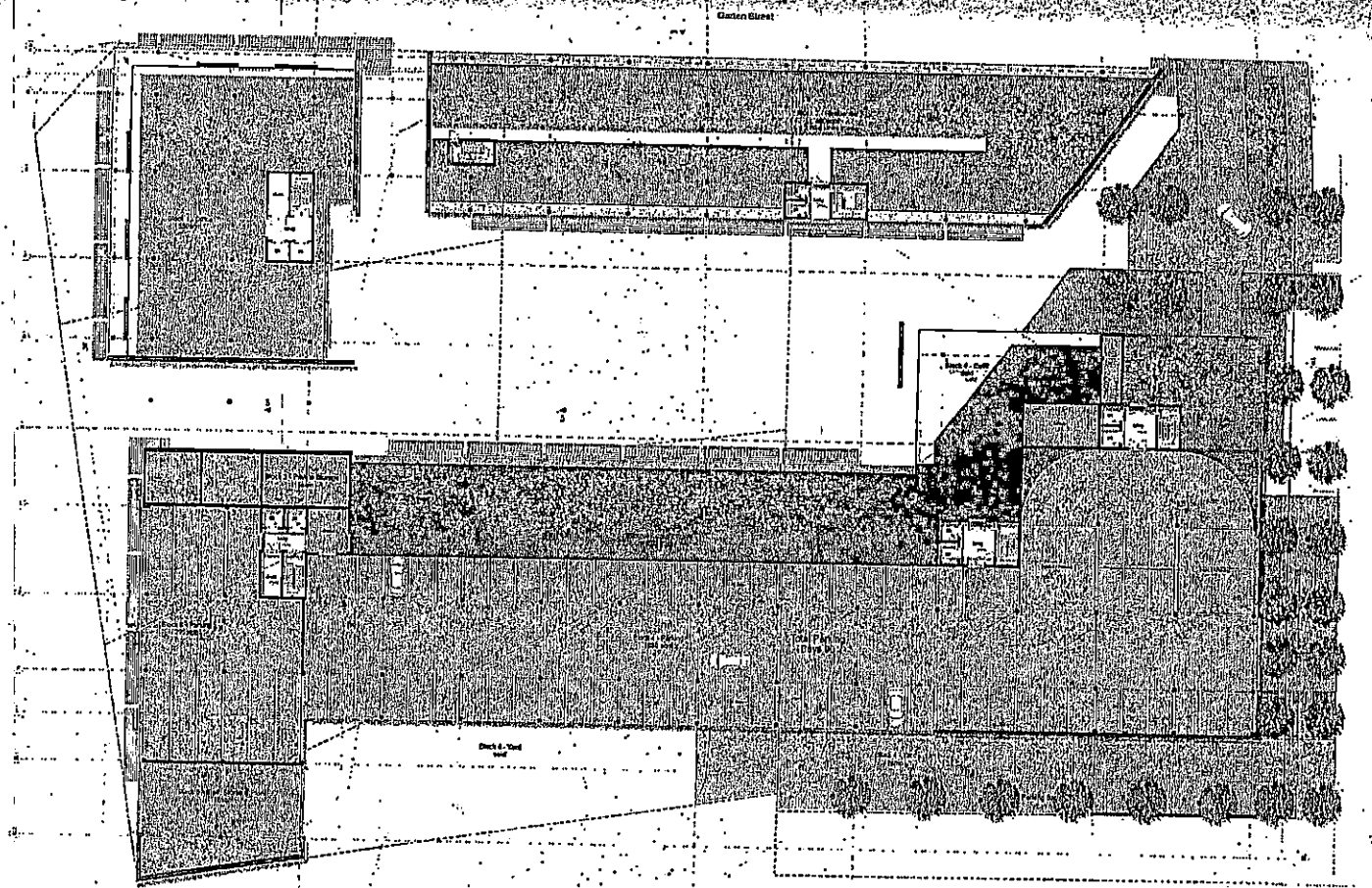
courtyard level

1:500

nujoma square bmd

Areas

CoW Offices	746	sqm
Parking Req	30	bays
Office	550	sqm
Parking Req	22	bays
Residential	880	sqm
Parking Req	15	bays
Hotel	145	sqm
Parking Req	6	bays
Parking L+1	90	bays
Parking Balance	137	bays



rev michael scott street

1:500.

2013.09.16

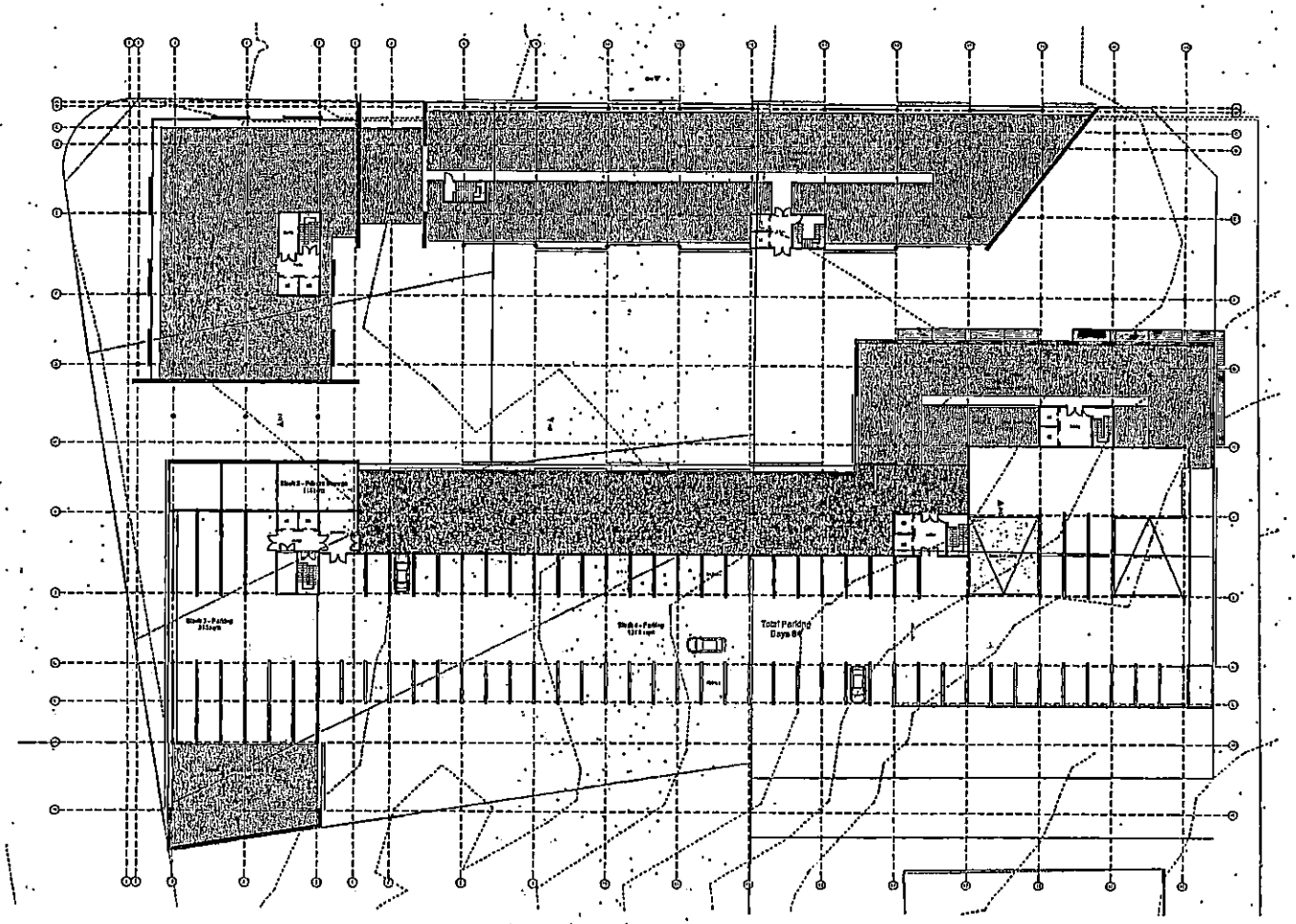
nujoma square

independence avenue, windhoek, namibia

bmd

Areas

CoW Offices	625	sqm
Parking Req	26	bays
Office	550	sqm
Parking Req	22	bays
Residential	1010	sqm
Parking Req	17	bays
Hotel	360	sqm
Parking Req	14	bays
Parking L+2	84	bays
Parking Balance	143	bays



second floor level

1:500

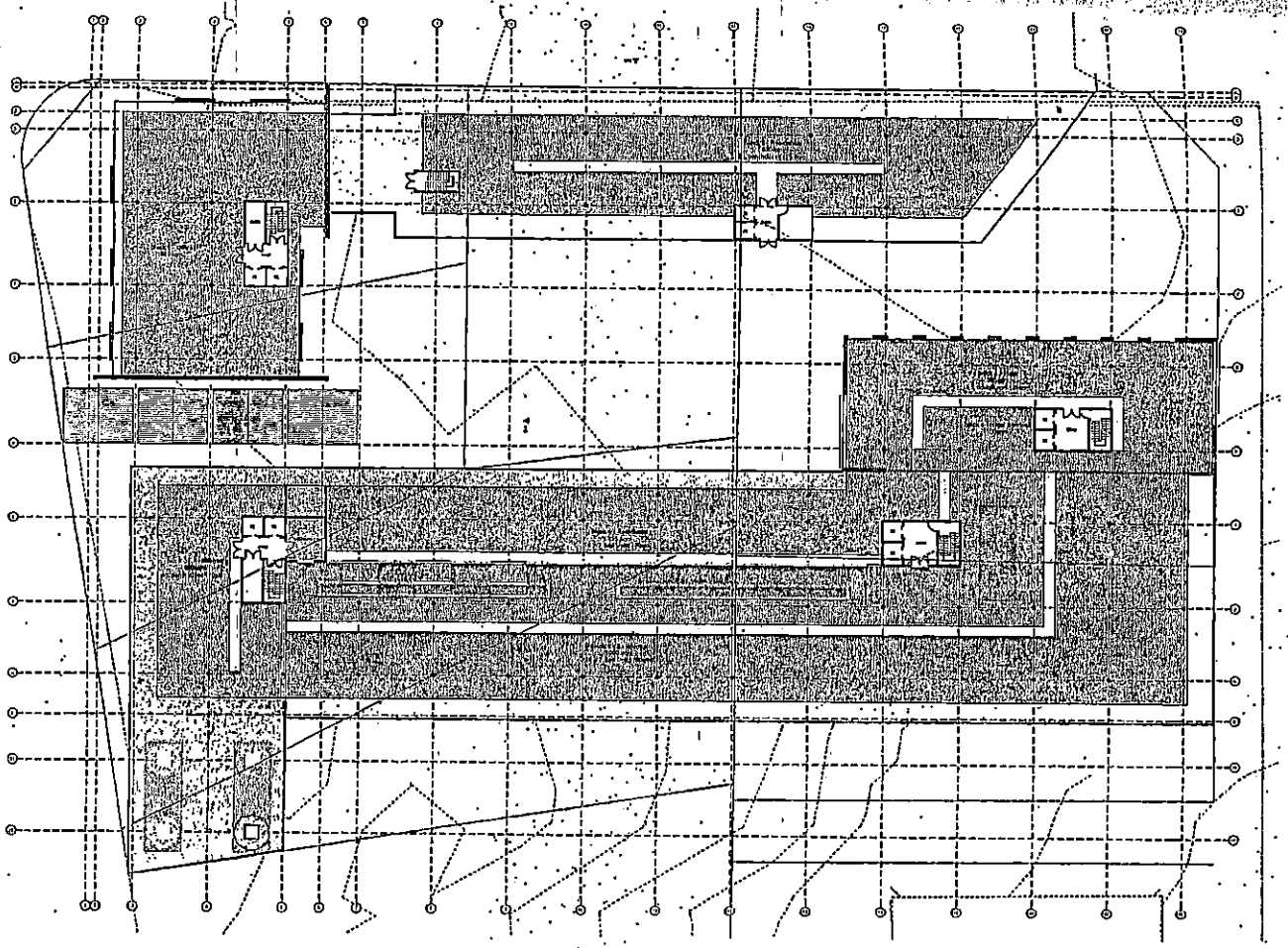
nujoma square

independence avenue, windhoek, namibia

2013.09.16

Areas

Office	550	sqm
Parking Req	17	bays
Residential	2355	sqm
Parking Req	37	bays
Hotel	385	sqm
Parking Req	8	bays
Parking Balance	81	bays



third floor level

1:500

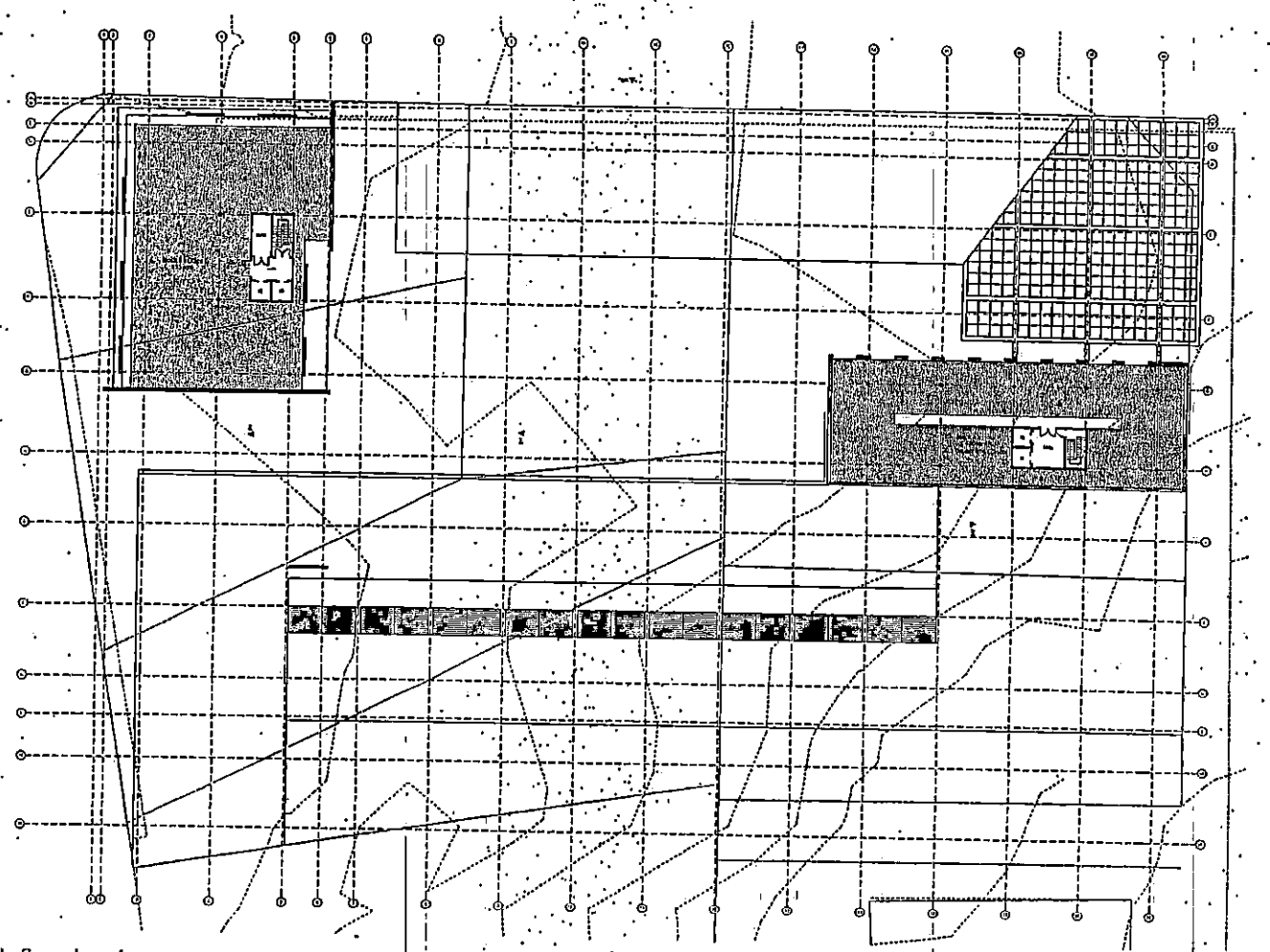
2013.09.16

nujoma square

Independence avenue, windhoek, namibia

Areas

Office	550	sqm
Parking Req	17	bays
Hotel	480	sqm
Parking Req	16	bays
Parking Balance	49	bays



fourth floor level

1:500

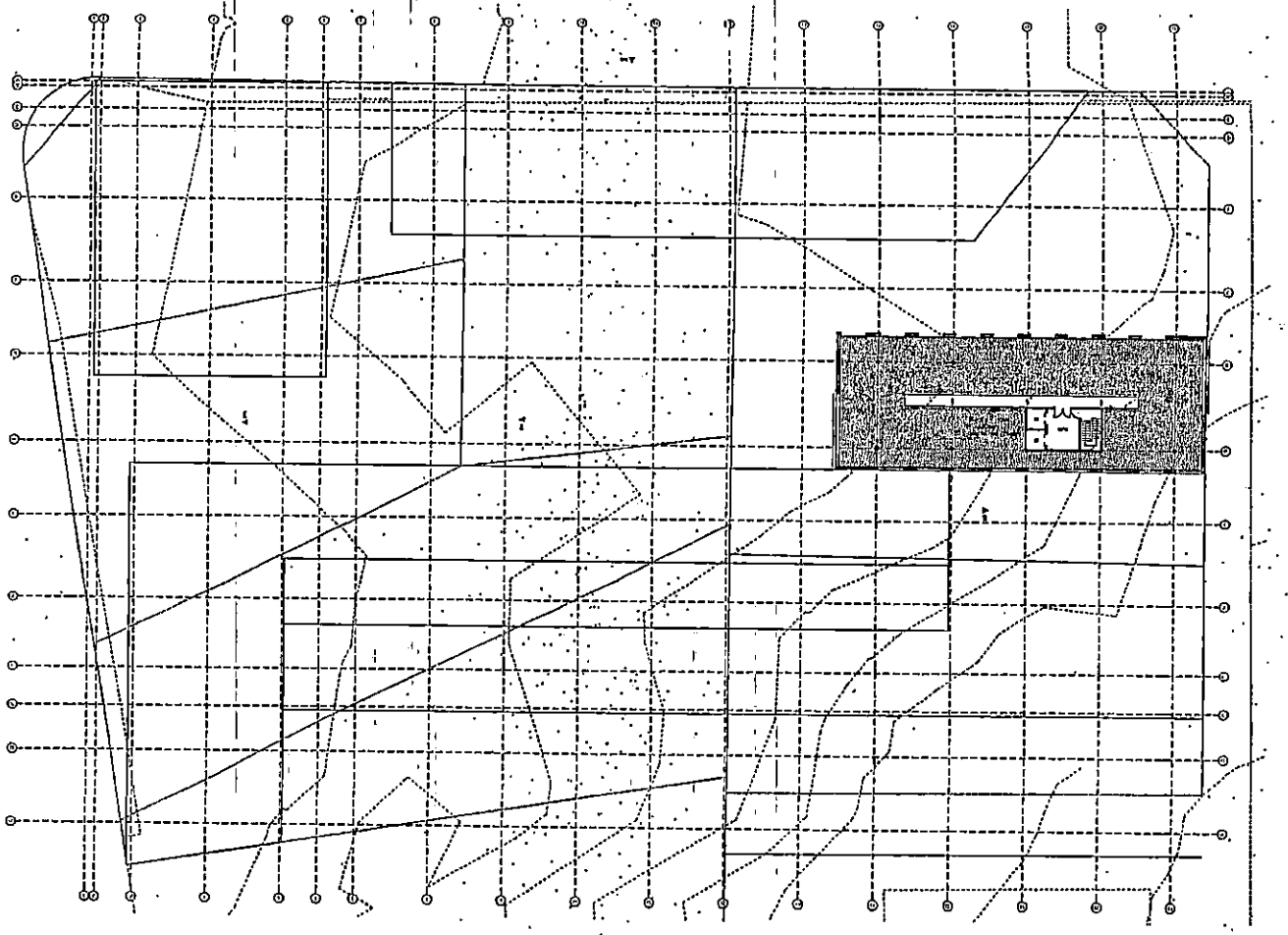
2013.09.16

nujoma square

Independence avenue, windhoek, namibia

Areas

Hotel	480	sqm
Parking Req	16	bays
Parking Balance	34	bays



fifth floor level

1:500

2013.09.16

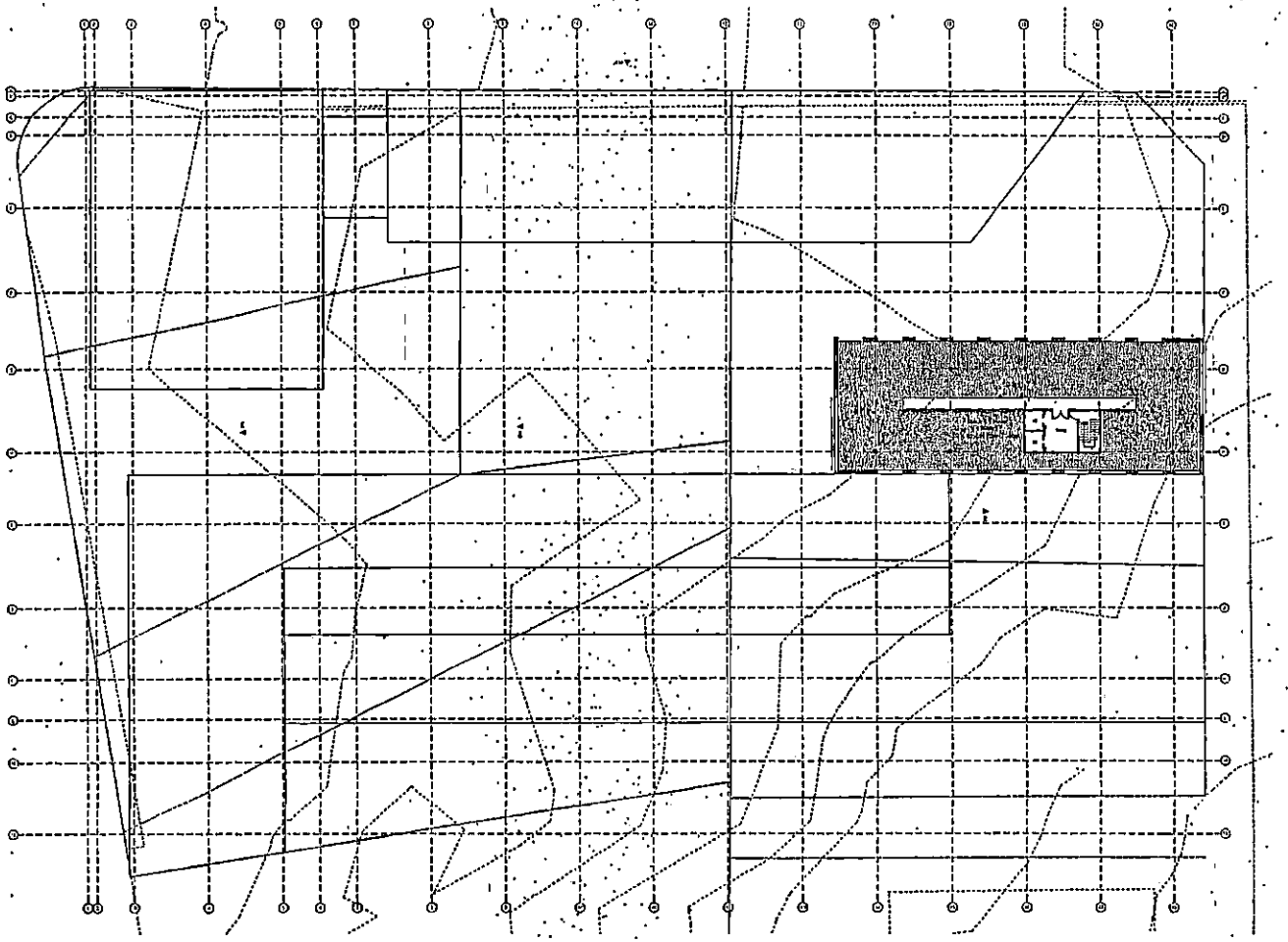
nujoma square

independence avenue, windhoek, namibia

omd

Areas

Hotel	480 sqm
Parking Req	15 bays
Parking Balance	19 bays



sixth floor level

1:500

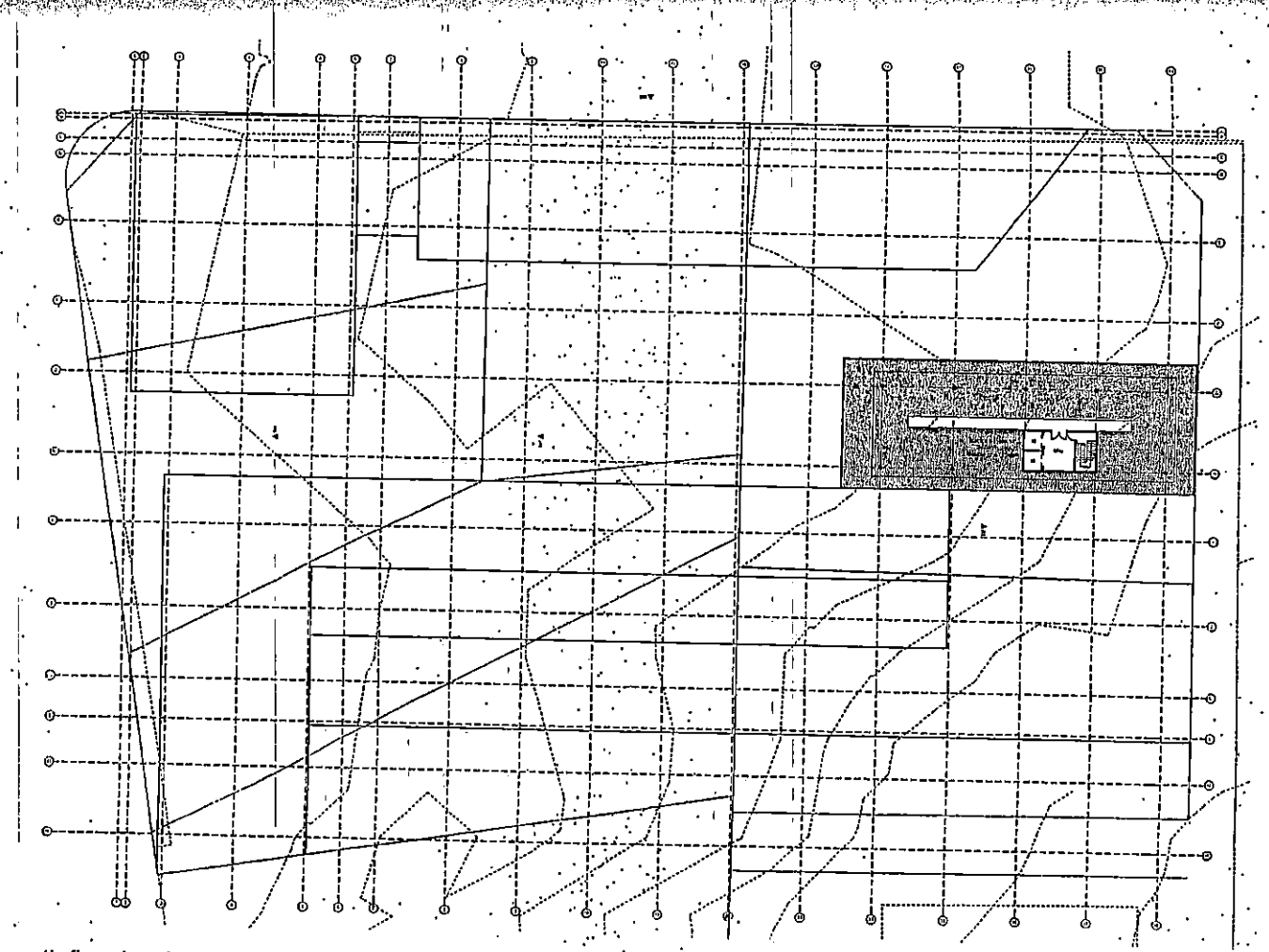
nujoma square

independence avenue, windhoek, namibia

2013.09.16

Areas

Hotel	340	sqm
Parking Req	10	bays
Parking Balance	8	bays



seventh floor level

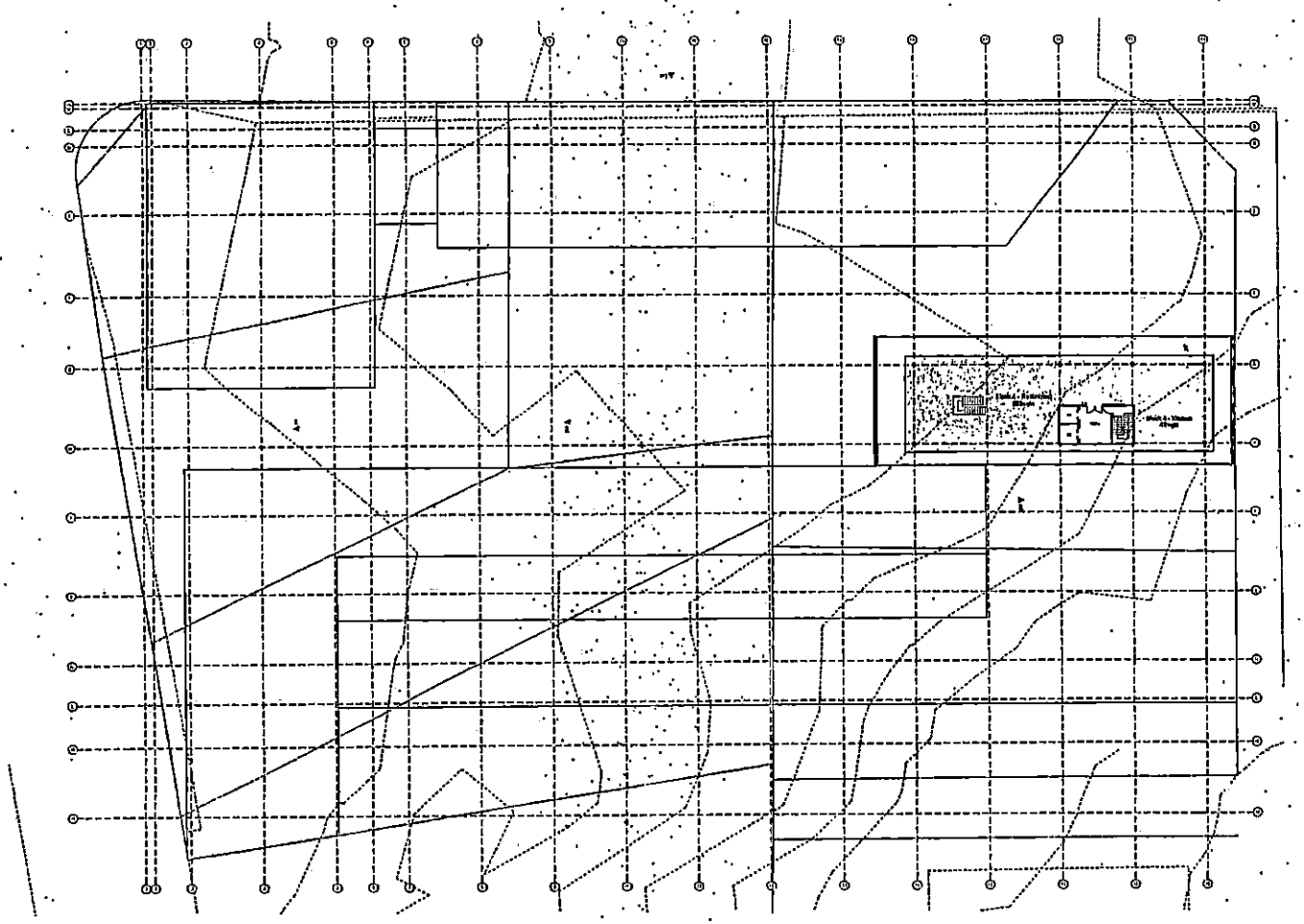
1:500

2013.09.16

nujoma square

independence avenue, windhoek, namibia

bma



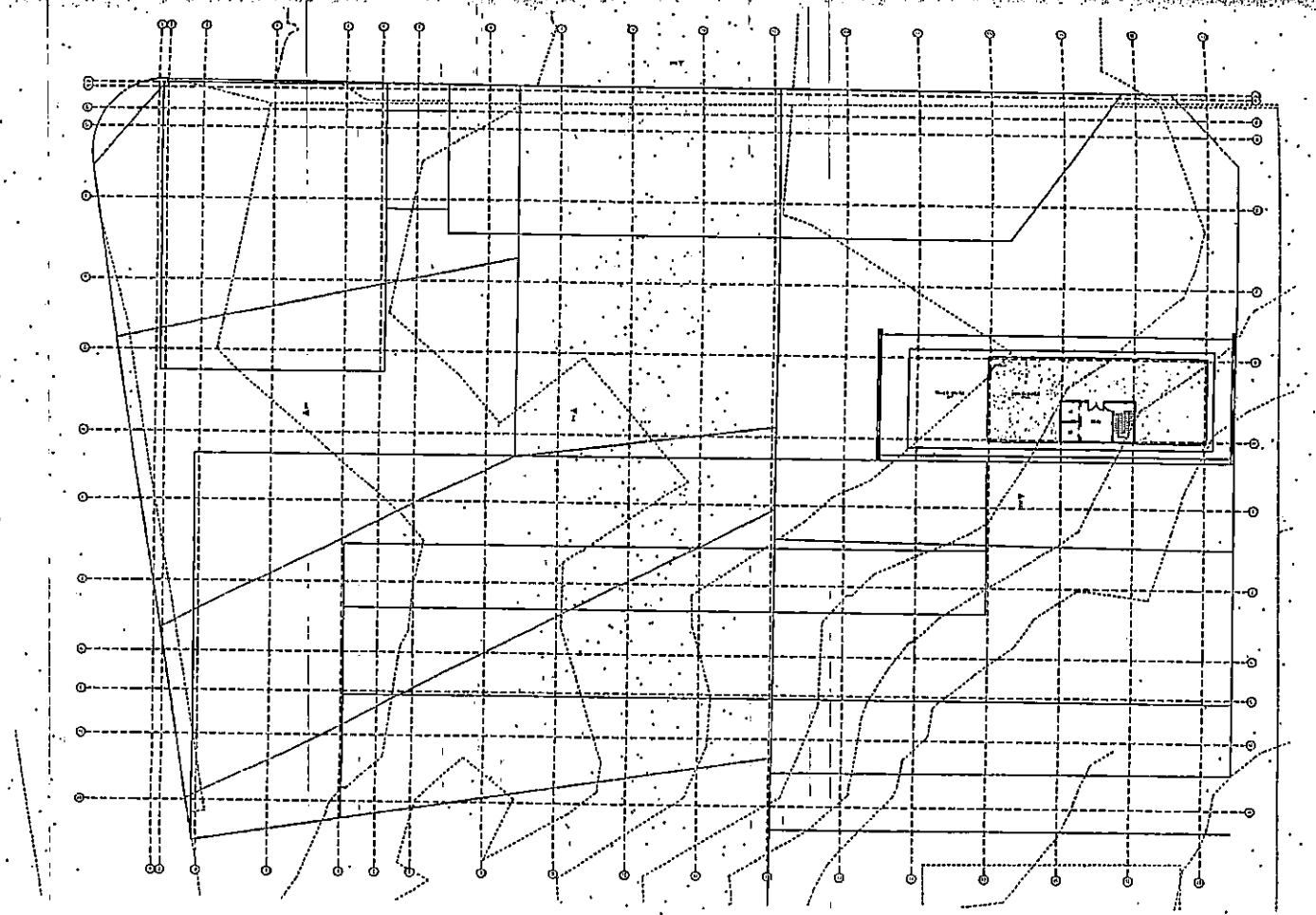
eighth floor level

1:500

nujoma square

independence avenue, windhoek, namibia

2013.09.16



nineth floor level

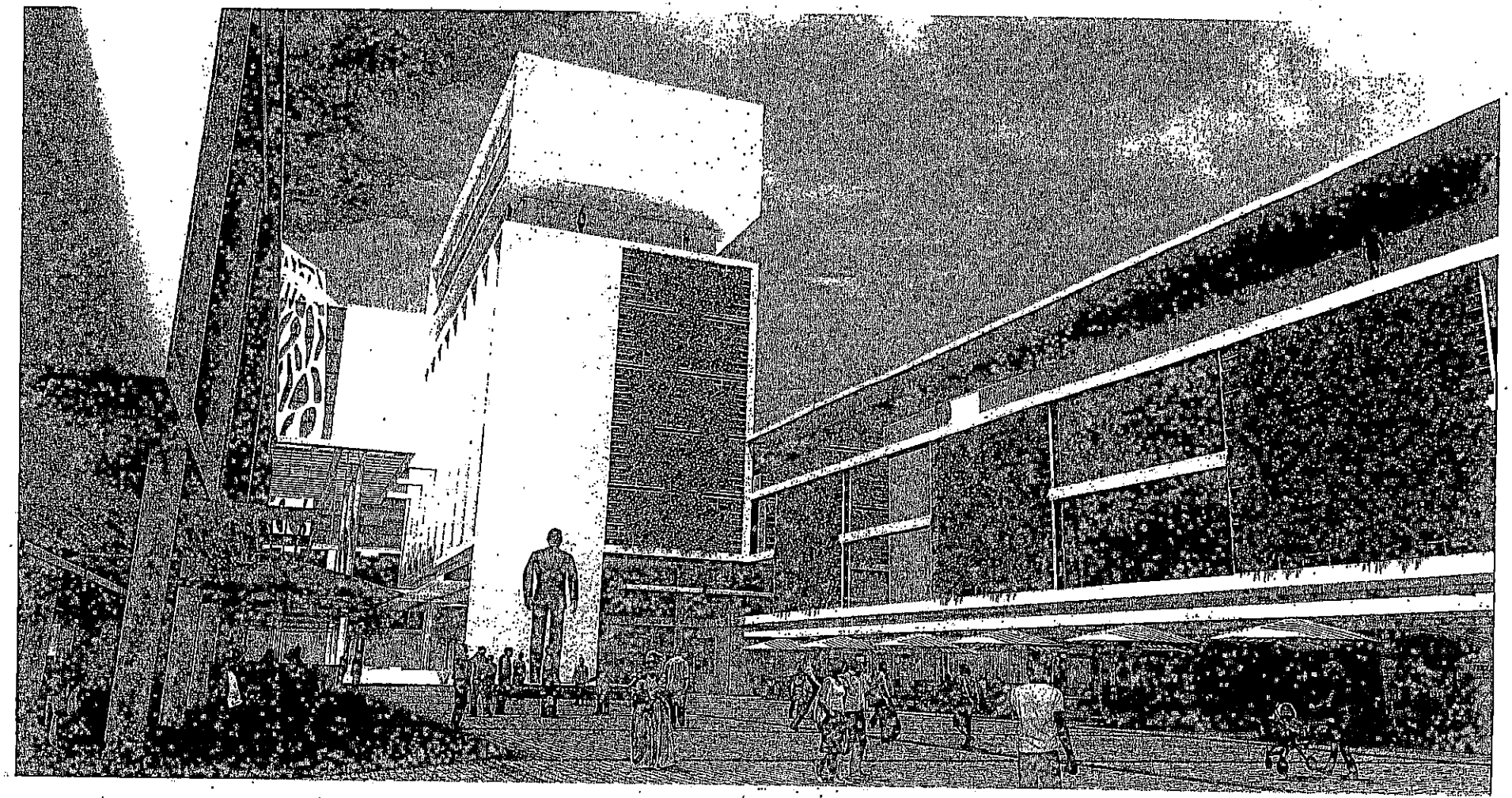
1:500

2013.09.10

nujoma square

independence avenue, windhoek, namibia

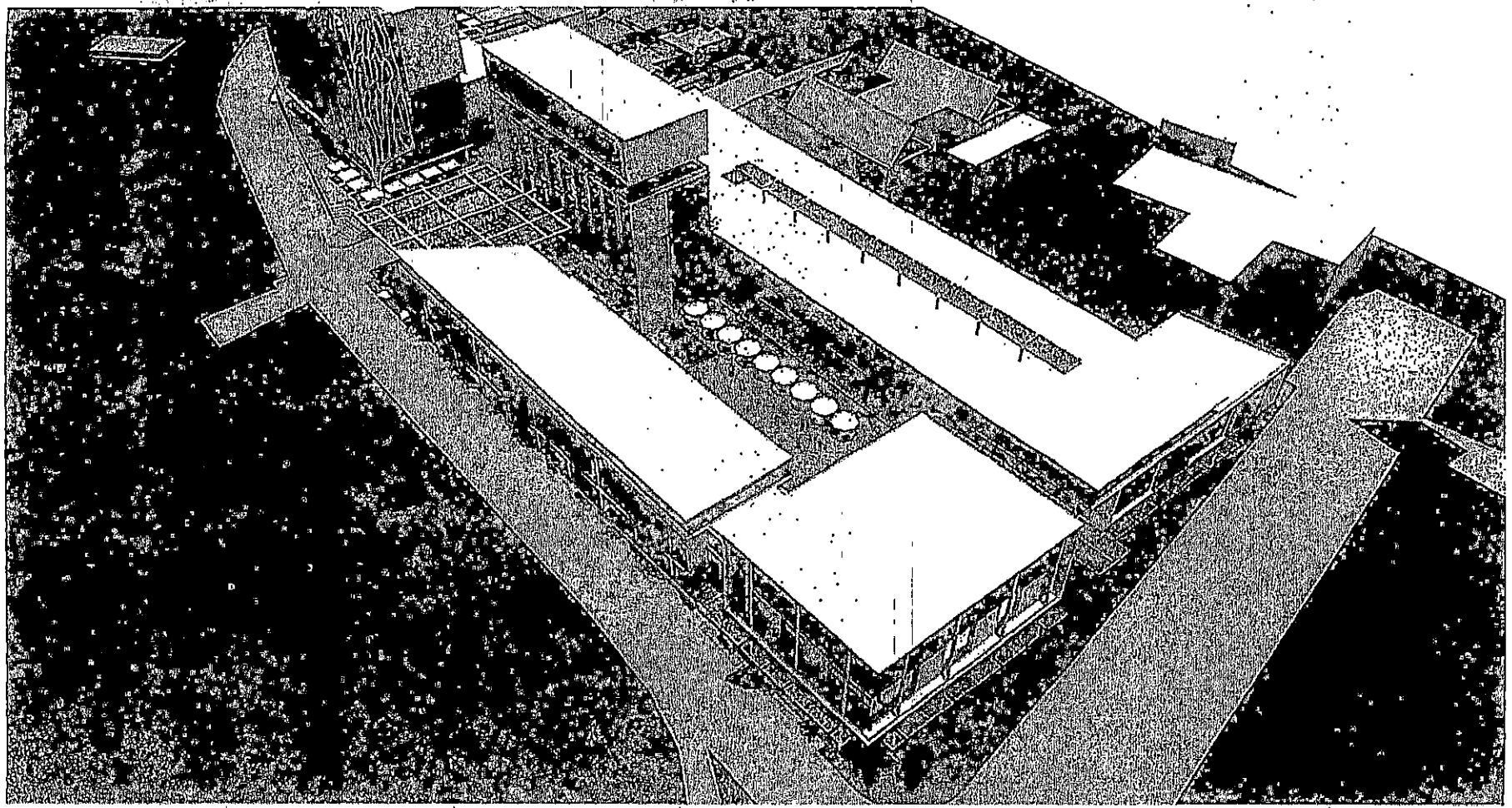
bmc



nujoma square bmd

independence avenue, windhoek, namibia

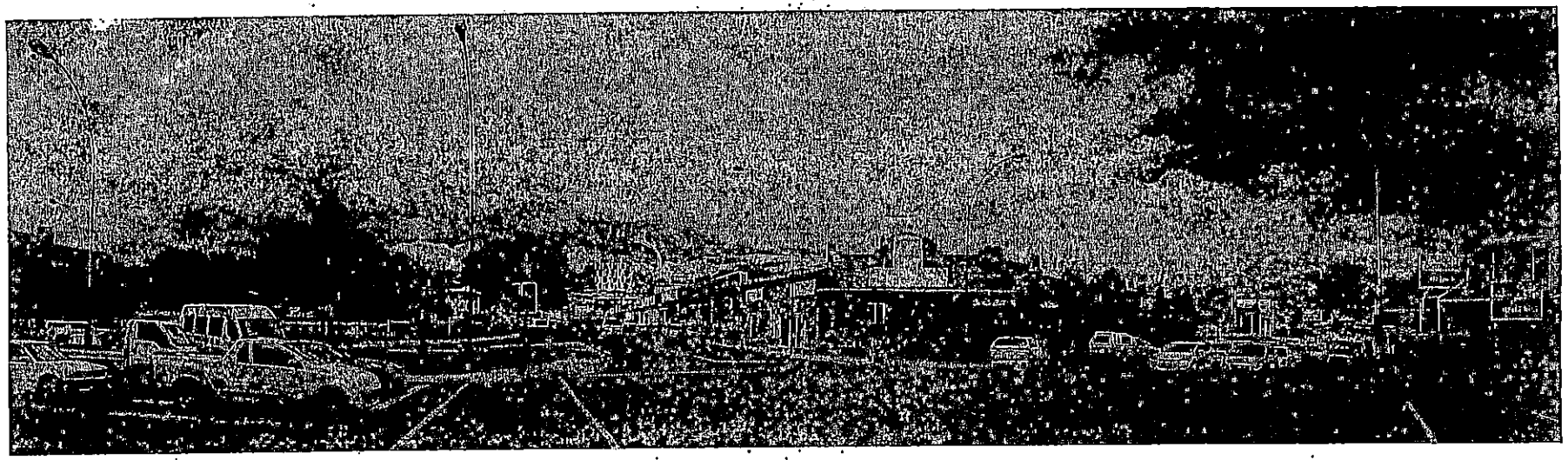
2013.09.16



nujoma square

independence avenue, windhoek, namibia

2013.09.16



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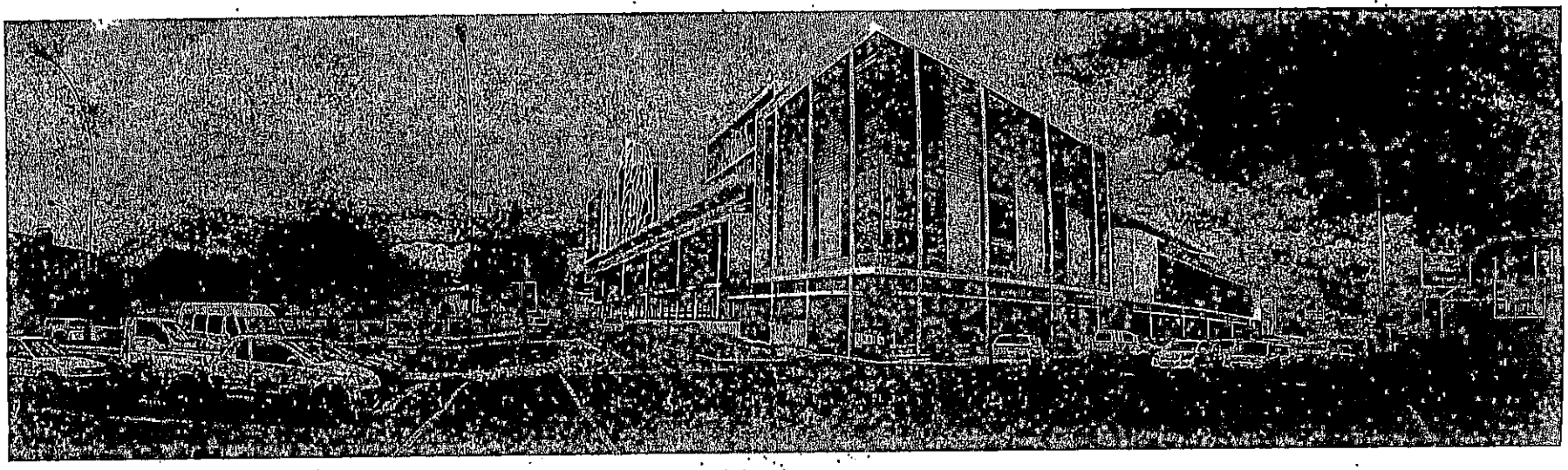
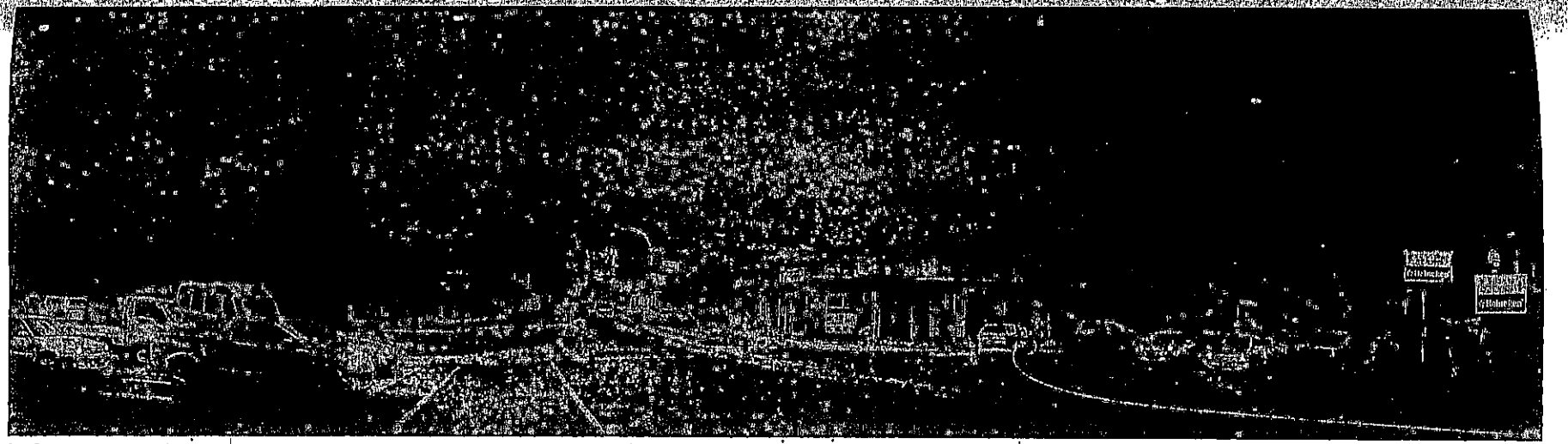


after

nujoma square

independence avenue, windhoek, namibia

2013.09.16



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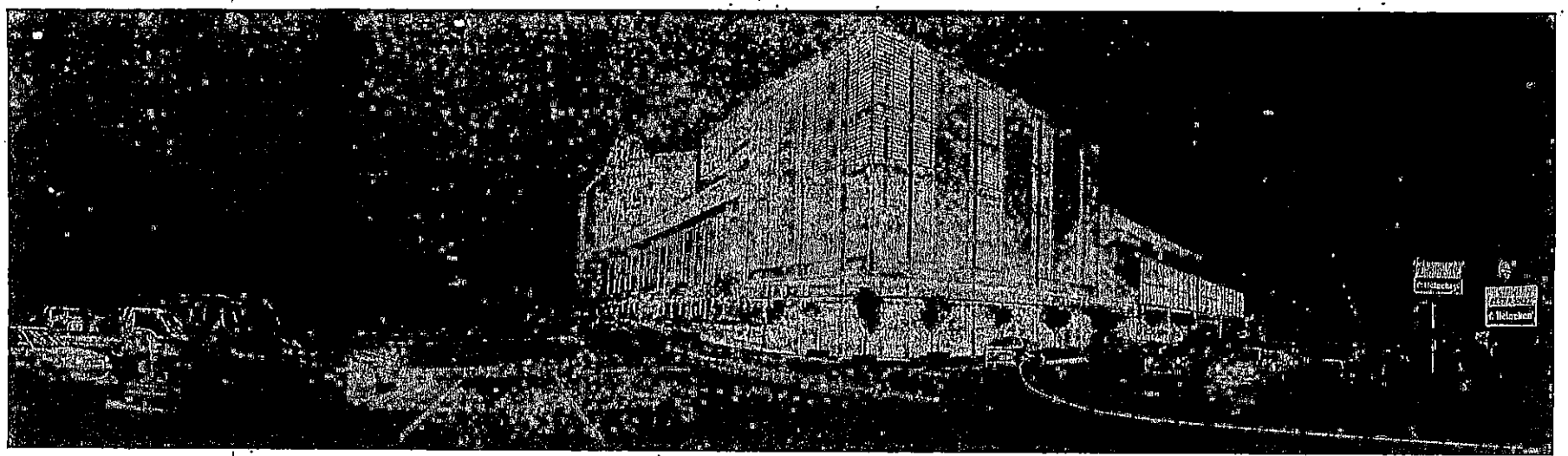


after

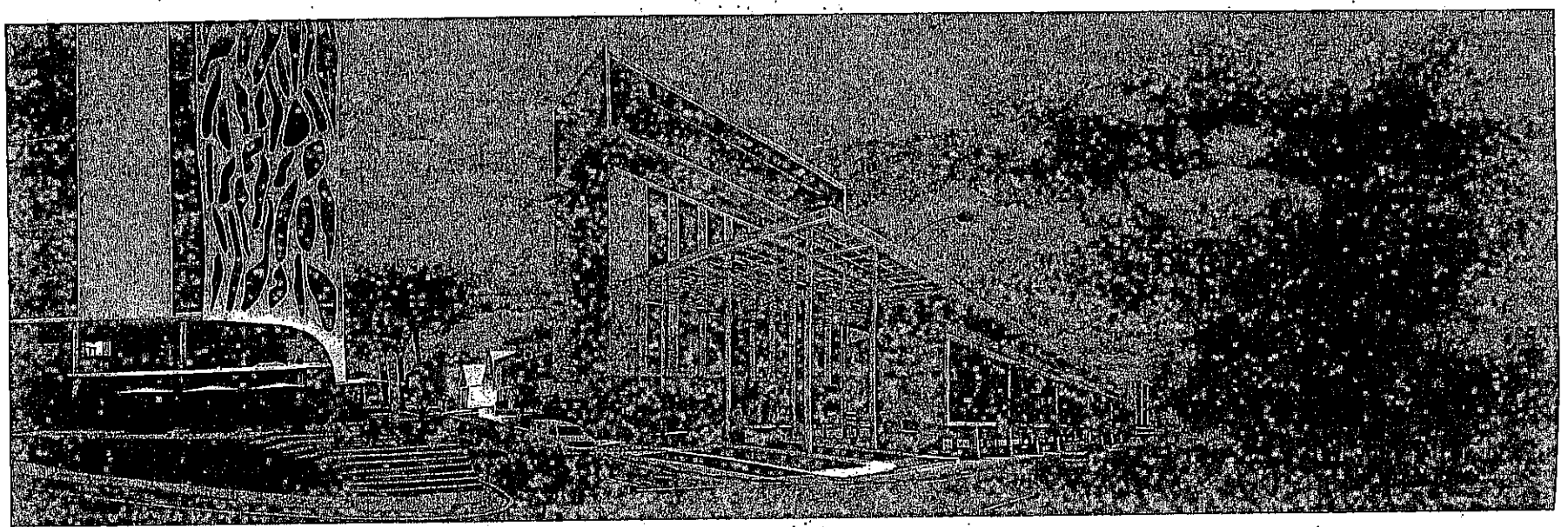
2013.09.18

nujoma square

independence avenue, windhoek, namibia

bmd

before



after

nujoma square bmd

Independence avenue, Windhoek, Namibia

2013.09.16

Department of Economic Development and Environment

☒ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2111 Tel. (+264) 61 290 2171 *www.cityofwindhoek.org.na*

Enq: Z Steenkamp **Tel:** (061) 290 2284

E-mail: zus@windhoekcc.org.na **Fax:** (061) 290 2546

Date: 30 January 2014 **Ref:** Erven 146,147,148 etc.

Mr Collin Venaani
Managing Director
Shamrock Investment CC
WINDHOEK
Namibia

Dear Sir,

RE: OFFER TO PURCHASE *ERVEN 146, 147, 148, 150, R/152, 6577 WHK*

The above-mentioned subject refers.

Council, during its meeting held on 27 November 2013 resolved as follows:

> *That this matter be referred back to Management Committee, in order for the Strategic Executive: Economic Development and Environment, to obtain all outstanding information for the proper assessment of all applications, in order to recommend to Management Committee/Council on the possible allocation of Erven 146, 147, 148, 150, R/12, 6577, Windhoek to specific applicants, in line with their development proposals, whereafter it be resubmitted to Council for approval.*

Therefore, please be informed that the following information is outstanding, in respect of your application:

1) Business Plan
2) Completion date of project
3) Proof of financial capacity
4) Ownership and shareholding details of company – please specify
5) Founding Statement of Company Registration from Ministry of Trade & Industry

Kindly provide the outstanding information by the 7th of February 2014. Should you have any further enquiries, please contact Ms Z Steenkamp at e-mail: Zurilea.Steenkamp@windhoekcc.org.na.

Yours faithfully,

MS U KARIMBUE-MUPAINE
STRATEGIC EXECUTIVE

Steenkamp (Z)

From: Mieze (A)
Sent: 04 February 2014 11:04
To: Steenkamp (Z)
Subject: FW: OFFER TO PURCHASE ERVEN 146, 147,148,150, R1152, 6577 WHK

Aletha Mieze

Executive Secretary: Economic Development & Environment
Department of Economic Development & Environment

Office:+264 61 290 2171
Fax:+264 61 290 2111
Mobile:+264 811 279 597

Box 59, Windhoek
General Enquiries:290 2911

E-mail:Aletha.Mieze@windhoekcc.org.na

www.cityofwindhoek.org.na

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From: collinv [mailto:collinv@mtcmobile.com.na]
Sent: 30 January 2014 04:44 PM
To: Mieze (A)
Subject: Read: OFFER TO PURCHASE ERVEN 146, 147,148,150, R1152, 6577 WHK

Your message

To:
Subject: OFFER TO PURCHASE ERVEN 146, 147,148,150, R1152, 6577 WHK
Sent: Thursday, January 30, 2014 4:44:31 PM (UTC+01:00) Windhoek

was read on Thursday, January 30, 2014 4:44:20 PM (UTC+01:00) Windhoek.

Steenkamp (Z)

From: Steenkamp (Z)
Sent: 07 February 2014 16:47
To: Du Pisani (PL); Narib (L); Mayumbelo (M.G); Karimbue-Mupaine (UL); Mutrifa (B.N); Lisse (HW); Hendjala (LK); Shipiki (E.S); Amukugo (J.N); Pujatura(G); Brandt (N.L)
Cc: Haindongo (E)
Subject: MC Item_Development strategy for Erf 146 group& 3439 whk (REVISED)
Attachments: SUMMARY_Development proposal_Erf 146 group whk (Oct 2013) UPdated & FINAL Draft (NOV13).doc; MC Item_Development strategy for Erf 146 group& 3439 whk (REVISED) (JAN14).doc

Importance: High

Tracking:

Recipient	Read
Du Pisani (PL)	
Narib (L)	
Mayumbelo (M.G)	Read: 2014/02/10 08:19
Karimbue-Mupaine (UL)	Read: 2014/02/09 19:20
Mutrifa (B.N)	Read: 2014/02/10 10:03
Lisse (HW)	
Hendjala (LK)	Read: 2014/02/10 08:36
Shipiki (E.S)	
Amukugo (J.N)	Read: 2014/02/08 11:19
Pujatura(G)	Read: 2014/02/10 07:52
Brandt (N.L)	Read: 2014/02/10 10:39
Haindongo (E)	Read: 2014/02/10 07:24

Dear SEs and Colleagues,

As per the discussions of the meeting held on the 30th of January 2014, please find attached the revised item for your urgent comments please. The item needs to serve at the next SE Forum please.

Thanking you,

Steenkamp (Z)

From: Steenkamp (Z)
Sent: 23 January 2014 16:54
To: Du Pisani (PL); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Uirab (K); Rupping (A.E); Teofelus(L); Rupingena (CMU)
Cc: Narib (L); Karimbue-Mupaine (UL); Amukugo (J.N); Mutrifa (B.N); Brandt (N.L); Van Der Merwe (C.J); Mayumbelo (M.G); Koujo (F)
Subject: RE: Development of Erven 146,147...& Erf 3439
Attachments: Document3.docx; SUMMARY_Development proposal_Erf 146 group whk (Oct 2013) UPdated & FINAL Draft (NOV13).doc; TOR_Erven 146 group Erf 3439 WHK (DEC13) (2).doc

Importance: High

Tracking:

Recipient	Read
Du Pisani (PL)	
Lisse (HW)	
Shipiki (E.S)	
Brockerhoff (F)	Read: 2014/01/24 09:43
Uirab (K)	Read: 2014/01/24 08:33
Rupping (A.E)	Read: 2014/01/24 07:38
Teofelus(L)	
Rupingena (CMU)	Read: 2014/01/23 17:29
Narib (L)	
Karimbue-Mupaine (UL)	Read: 2014/01/23 23:51
Amukugo (J.N)	
Mutrifa (B.N)	
Brandt (N.L)	Read: 2014/01/24 08:44
Van Der Merwe (C.J)	
Mayumbelo (M.G)	Read: 2014/01/23 17:21
Koujo (F)	

Dear Sir & Colleagues
Please find attached the items as requested as well as the TOR again, for your urgent inputs as well. You are all kindly requested to submit your comments, if you have not done so already, by Monday latest as we still need to request the outstanding information from the applicants before resubmission to MC.

Thanking you,

From: Du Pisani (PL)
Sent: 23 January 2014 04:35 PM
To: Mutrifa (B.N); Steenkamp (Z); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Koujo (F); Amukugo (J.N); Uirab (K); Rupping (A.E); Teofelus(L); Brandt (N.L); Van Der Merwe (C.J)
Cc: Narib (L); Karimbue-Mupaine (UL)
Subject: RE: Development of Erven 146,147...& Erf 3439

Colleagues, Can you please mail the full Item dealing with this matter so that official comments can be provided as discussed at SE Forum this morning.

Piet du Pisani

Petrus Du Pisani

Strategic Executive: Infrastructure Water Technical Services
Department of Infrastructure Water Technical Services

City of many faces

Office: +264 61 290 2334
Fax:
Mobile: +264 811223911
E-mail: Petrus.DuPisani@windhoekcc.org.na

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General Enquiries: 290 2911
www.cityofwindhoek.org.na

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From: Mutrifa (B.N)
Sent: Wednesday, January 22, 2014 4:32 PM
To: Du Pisani (PL); Steenkamp (Z); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Koujo (F); Amukugo (J.N); Uirab (K); Rupping (A.E); Teofelus(L); Brandt (N.L); Van Der Merwe (C.J)
Cc: Narib (L); Karimbue-Mupaine (UL)
Subject: RE: Development of Erven 146,147...& Erf 3439

Urban planning comments is that the erven are zoned accordingly business with a bulk of 3.5. the successful applicant must provide an integrated urban design concept that provides for a mixed use development as provided by the zoning. It should in terms of the spread of use ensure a minimum 30% residential development in line with the City centre objective to improve the vibrancy of the city centre. These erven provides an opportunity to counter urban decay and launch this part of town as a functional commercial node. Urban Planning deems it important that any development of these erven creates a unique sense of space that will lead to a unique celebration of the sense of space. In the event it is not sold council must proactively strive to provide an intervention as the current state of buildings and current decayed environment undermine vibrancy of the city centre in this part of town.

regards

Browny Mutrifa

Urban Planner
Department of Urban Planning & Property Management

City of many faces

Office: +264 61 290 2609
Fax: +264 61 290 3747
Mobile: +264 811225386
E-mail: Browny.Mutrifa@windhoekcc.org.na

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From: Du Pisani (PL)
Sent: 22 January 2014 02:24 PM
To: Steenkamp (Z); Mutrifa (B.N); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Koujo (F); Amukugo (J.N); Uirab (K); Rupping (A.E); Teofelus(L); Brandt (N.L); Van Der Merwe (C.J)
Cc: Narib (L); Karimbue-Mupaine (UL)
Subject: RE: Development of Erven 146,147...& Erf 3439

Zurilea,

An Item on these erven served last night at MC and was referred back to obtain all inputs. There was however a strong feeling amongst MC members that these properties in the area around Townhouse should not be sold. This was not resolved, but strong opinions were expressed by at least 3 MC Members.

I would propose that the minutes of last night should be consulted to see the way forward with these erven.

Piet du Pisani

Petrus Du Pisani

Strategic Executive: Infrastructure Water Technical Services
Department of Infrastructure Water Technical Services

City of many faces

Office: +264 61 290 2334
Fax:
Mobile: +264 811223911
E-mail: Petrus.DuPisani@windhoekcc.org.na

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General Enquiries: 290 2911
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From: Steenkamp (Z)
Sent: Wednesday, January 22, 2014 9:53 AM
To: Mutrifa (B.N); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Koujo (F); Amukugo (J.N); Uirab (K); Rupping (A.E); Teofelus(L); Brandt (N.L); Van Der Merwe (C.J)
Cc: Narib (L); Du Pisani (PL); Karimbue-Mupaine (UL)
Subject: RE: Development of Erven 146,147...& Erf 3439
Importance: High

Colleagues,

This is a final reminder please for your urgent inputs in order for us to request the developers to submit the required information. Kindly provide your inputs by the end of the day tomorrow, 23 January 2014.01.22
Thanking you,

Zurilea Steenkamp

Manager: Economic Development
Department of Economic Development & Environment

City of many faces

Office: +264 61 290 2284
Fax: +264 61 290 3755
Mobile: +264 81 277 5312
E-mail: Zurilea.Steenkamp@windhoekcc.org.na

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General Enquiries: 290 2911
www.cityofwindhoek.org.na

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From: Steenkamp (Z)
Sent: 17 December 2013 11:26 AM
To: Mutrifa (B.N); Lisse (HW); Shipiki (E.S); Brockerhoff (F); Koujo (F); Amukugo (J.N); Uirab (K); Rupping (A.E); Teofelus(L); Brandt (N.L)
Cc: Narib (L); Du Pisani (PL); Kawesha (EC); Karimbue-Mupaine (UL); Hasheela (E)
Subject: RE: Development of Erven 146,147...& Erf 3439
Importance: High

REMINDER

From: Steenkamp (Z)
Sent: 12 December 2013 11:35 AM
To: Mutrifa (B.N); Lisse (HW); Shipiki (E.S); Uirab (K); Rupping (A.E); Hendjala (I.K); Brockerhoff (F); Shifotoka (LT); Brandt (N.L); Koujo (F); Amukugo (J.N)
Cc: Narib (L); Du Pisani (PL); Kawesha (EC); Karimbue-Mupaine (UL); Hasheela (E)
Subject: Development of Erven 146,147...& Erf 3439
Importance: High

Colleagues,

Please see attached CR for your information. We are under strict instructions that the item in respect of the sale of these erven are to be submitted to MC in January 2014, whether that is realistic is not certain as we still need to provide the developers with the technical information in order to incorporate such in their development proposals. We however urgently require your assistance to provide the development conditions for these projects please. If possible, I also suggest we meet early next week to finalise the document please. Can we please call upon your assistance to provide such by **Tuesday, 17 December 2013**.

Thanking you,

Department of Economic Develo[illegible] and Environment

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 290 2111 Tel. (+264) [illegible] www.cityofwi[illegible]

Enq: Z Steenkamp **Tel:** (061) 290 2284

E-mail: zus@windhoekcc.org.na **Fax:** (061) 290 2546

Date: 30 January 2014 **Ref:** Erven 146,147,148 etc.

Mr. F Negumbo
Ya Negumbo Properties CC
PO Box 70523
Khomasdal
WINDHOEK
Namibia

Dear Sir,

RE: OFFER TO PURCHASE *ERVEN 146, 147, 148, 150, R/152, 6577 WHK*

The above-mentioned subject refers.

Council, during its meeting held on 27 November 2013 resolved as follows:

> *That this matter be referred back to Management Committee, in order for the Strategic Executive: Economic Development and Environment, to obtain all outstanding information for the proper assessment of all applications, in order to recommend to Management Committee/Council on the possible allocation of Erven 146, 147, 148, 150, R/12, 6577, Windhoek to specific applicants, in line with their development proposals, whereafter it be resubmitted to Council for approval.*

Therefore, please be informed that the following information is outstanding, in respect of your application:

1) Completion date of project

Kindly provide the outstanding information by the 7th of February 2014. Should you have any further enquiries, please contact Ms Z Steenkamp at e-mail: Zurilea.Steenkamp@windhoekcc.org.na.

Yours faithfully,

MS U KARIMBUE-MUPAINE
STRATEGIC EXECUTIVE

Ya Negumbo Properties cc

P.O.Box 70523 Khomasdal Windhoek -Cell: +264 811 225 788 -E-mail: yanegumboprop@gmail.com

January 31, 2014

The Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek
Namibia
Attention: Mrs. Karimbue-Mupaine

Dear Madam,

RE: OFFER TO PURCHASE ERVEN 146, 147, 148, 150, R/152, 6577 AND 3439, WINDHOEK

Your letter dated January 30th, 2014 refers.

We are pleased to provide outstanding information with respect to the completion date of c proposed development.

In light of the above, we wish to inform you that the proposed project will take **36 months** years) to complete from the date of Council approval.

We look forward to hearing from you regarding Council's decision.

Yours in Development,

Festus Negumbo
Executive Director

HC-MD-CIV-MOT-GEN-2019/00402

IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION, HELD AT WINDHOEK

ON THURSDAY, THE 30th DAY OF SEPTEMBER 2021 BEFORE THE HONOURABLE JUSTICE PARKER

In the matter between:

NDI HOLDINGS (PTY) LTD	**APPLICANT**

and

MINISTER OF URBAN AND RURAL DEVELOPMENT	**1st RESPONDENT**
COUNCIL OF THE MUNICIPALITY OF WINDHOEK	**2nd RESPONDENT**
HOLME INVESTMENTS (PTY) LTD	**3rd RESPONDENT**
UNIVERSAL CHURCH OF THE KINGDOM OF GOD	**4th RESPONDENT**
GHANDY PROPERTIES CC	**5th RESPONDENT**

COURT ORDER

Having heard **MS C VAN DER WESTHUIZEN** on behalf of the applicant, **MR H.R KETJIJERE** on behalf of the first respondent and **MR T MUHONGO** on behalf of the third respondent, and having read the application for HC-MD-CIV-MOT-GEN-2019/00402; and having found that the first respondent, having taken the decision dated 10 July 2021 had become functus officio and so the purported decisions of 22 and 23 July 2021 by first respondent cannot stand and they ought to be reviewed and set aside; and the court having found further that first respondent and third respondent became aware of the 10 July 2019 decision at the latest on 2 August 2021 when applicant filed its supplementary replying papers and so they should not have resisted the application, only to concede during the hearing.

IT IS HEREBY ORDERED THAT:

1 The application succeeds.

2 First respondent's decisions of 22 and 23 July 2019 are reviewed and set aside.

3 First respondent shall pay applicant's costs, and such costs shall include costs of one instructoing counsel and one instructed counsel, as from 2 August 2021.

4 Third respondent shall pay applicant's costs, and such costs shall include costs of one instructing counsel and one instructed counsel, as from 2 August 2021.

UNIVERSAL CHURCH OF THE KINGDOM OF GOD
4th
Respondent
6578 INDEPENDENCE AVENUE
Windhoek
Khomas
Namibia

GHANDY PROPERTIES CC
5th
Respondent
TRANSNAMIB HEAD OFFICE
BAHNHOF STREET
HEAD OF TKRPMO
FIRST FLOOR
EASTERN WING
Windhoek
Khomas
Namibia

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Frieda S Andreas
Tel: (+264+61) 297-5286
Fax: (+264+61) 297 5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/17/3/W3
Your Ref.:

Date: 10 July 2019

Mr. R. Kahimise
Chief Executive Officer
Municipality of Windhoek
P. O. Box 59
WINDHOEK

Dear Kahimise,

SUBJECT: WINDHOEK: OBJECTIONS TO THE SALE OF ERVEN 146,147,148,150, R/152 AND 6577, WINDHOEK TO HOLME INVESTMENT (PTY) LTD.

Your letter dated 17 March 2015 on the afore-mentioned subject matter has reference.

We are hereby communicating the decision of the Minister in terms of Section 63(3) (c) and Section 30(1)(t) of the Local authorities Act, 1992 (Act 23 of 1992), as amended, as follows:

a) The Minister supports and is upholding objections lodged by Etzold-Duvenhage Attorney acting on behalf of NID Holdings (Pty) Ltd against the sale of Erven 146,147,148,150, R/152, 6577, Windhoek to Holme Investment (Pty) Ltd.
b) The Minister disapproves the sale of Erven 146,147,148,150, R/152 and 6577, Windhoek to Holme Investment (Pty) Ltd, and;
c) The Minister hereby directs the Windhoek municipal Council to engage NID Holdings (Pty) Ltd and to ensure that the principles of administrative justice and fairness are upheld and applied.

Yours Sincerely,

Nghidinua Daniel
EXECUTIVE DIRECTOR

10 JUL 2019

Cc: Adv. Matti Asino, Government Attorney

ETZOLD-DUVENHAGE

Attorneys
Notaries
Conveyancers

Acting Chief Executive Officer
City of Windhoek
P. O. Box 59
Windhoek
Namibia

Our Ref: UE/pg/NDI5/0001
Your Ref: 14/17/3/W/3

6 April 2022

Dear Madam / Sir

NDI Holdings (Pty) Ltd // Minister of Urban & Rural Development & 4 Others

We refer to the above matter and our roundtable meeting on 14 February 2022 and during which you requested our views as to what the effect of the court order in question was.

We confirm having discussed this matter with counsel instructed herein as well as our client, and would like to briefly respond as follows:

1. The decision of **10 July 2021** expressly states that –

   "The Minister disapproves the sale of erven 146,147,148,150,R/152 and 6577, Windhoek to Holme Investment (Pty) Ltd".

   The subsequent decision of the Minister recorded in his letter of **22 and 23 July 2021** is the one which has been set aside. The initial offer to Holme was based on this aforesaid decision. As such, there is no need to formally withdraw the offer to Holme. In fact, no communication is necessary to Holme's whatsoever. When the decision of the Minister was set aside anything done pursuant thereto falls away by necessary implication and no further action in that regard is required.

2. All the City of Windhoek is required to do in line with the Minister's decision of 10 July 2021 is to engage NDI Holdings (Pty) Ltd ("**NDI**"). That implies a *bone fide* engagement in order to seek to conclude some agreement with respect to the proposed sale and development of the properties.

   You will have to agree that it will be easy enough to establish if the Council is not *bone fide* in their engagement and then action can be taken by my client against the Council for not complying with the Minister's decision.

Partners:

Ulrich Martin Etzold
BProc, LLB (UP), LLM (Unisa)

Hannalie Duvenhage
BLC, LLB (UP)

Jana-Marié Barkhuizen
LLB (NWU)

Kelina Mushore
BA, LLB (Rhodes)

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Account No: 11 000 160 808
Branch Code: 461-617
Swift Code: Nedsnanx

Vat Registration No.:

3968401-01-5

Authorized and Regulated by the Law Society of Namibia

Member of the International Lawyers Network (AEA)

3. The City of Windhoek can only take any other alternative steps once it has engaged NDI and their engagements have proven fruitless. Until that point, if ever, the City of Windhoek is not at liberty to change their minds so to speak about the alienation of the properties and to the proposed development.

4. It follows that the management committee can also not invoke the provisions of section *26(2)* of the Local Authorities Act to request the Council to reconsider its decision to sell to NDI, nor can the Council review its own decision and revoke or withdraw its resolution in terms of which it decided to sell the erven.

5. The expectation of NDI is that Council engages NDI with regard to the sale of the erven in question. If the offer of NDI is no longer market related due to the passage of time, the parties will have to engage in bode fide negotiations with a view to securing the realization of the proposed transaction.

We trust that the above clarifies your questions.

Please let us know when you are available for an engagement with our client.

Yours faithfully

ETZOLD - DUVENHAGE

Per:

ULRICH ETZOLD

[Municipal Council Minutes: 2025-03-05(02-27)]

9.3.3 GOV.5 [UTP] WINDHOEK URBAN STRUCTURE PLAN IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 (ACT 5 OF 2018): COMMENCEMENT OF PUBLIC CONSULTATION (16/15/3)

On proposal by Council Member Illse Keister, it was

RESOLVED

1 That the statutory requirement, and hence the obligation on Council, to prepare a draft Urban Structure Plan in accordance with the provisions of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), be noted.

2 That the process followed in the preparation of the draft Urban Structure Plan, be noted.

3 That the draft Urban Structure Plan (link e-mailed), be noted for the purpose of commencing the notice and public consultation as per the provisions of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

4 That the designs for all the other riverwalks be finalised and be included in the final Urban Structure Plan to be submitted to Management Committee/Council, for approval.

5 That the resolution be implemented prior to confirmation of the minutes to allow for the next phase to commence soonest.

RESOLUTION 44/03/2025

ATTENDANCE REGISTER: COUNCIL MEMBERS

Workshop/Presentation/Meeting Title: Workshop on the finalisation of the Windhoek Urban Structure Plan

Venue: Council Chambers

Date of Workshop/Presentation/Meeting: 10 ~~October~~ November 2025

Starting time: 14:30

Closing time: 16:29

Date Submitted: _____

NAMES	SIGNATURE
Councillor Larandja, Ndeshihafela	—
Council Member Hanases, Clemencia Claudia	Virtually
Council Member Keister, Illse	—
Alderwoman Kahungu, Fransina Ndateelela	FNC (left 15:39)
Council Member Hecht, Juergen	Virtually
Council Member Uapingene, Joseph	—
Council Member Gawanas, Sade Shireen	Virtually
Council Member Kamati, Queen Omagano	Virtually (left 16:06)
Council Member Kavetu Maitjituavi	—
Council Member Kwenani, Austin	Virtually
Council Member Pienaar-Lombardt, Magdalena	MLombardt
Council Member Shoongo, Matheus Amakali	(left 16:14)
Council Member Skrywer, Ivan	
Council Member Dr Uukule, Ottilie Saarty	Virtually

ATTENDANCE REGISTER: OFFICIALS

Workshop/Presentation/Meeting Title: Workshop on the finalisation of the Windhoek Urban Structure Plan
10 November 2025

Starting time: 14:30
Closing time: 16:29
Date Submitted:

NAME	DESIGNATION	PAY NUMBER	SIGNATURE	DEPARTMENT (please circle)
Mr Moses Matyayi	Chief Executive Officer	17694		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
K. ASIXO	MANAGER: URBAN POLICY	17666		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
V. Endjala	Manager Sustanable Development	15560		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
P. van Rensburg	SE: UTP			OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
T Eduard	Acting Section Head: Regional + Council Affairs	15093		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
Chief Ilelea	HEAD: CITYPOL	16613		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP 16:04 16:06
DA ALEXANDER	SE: ELEC	17262		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
R Rensburg	SE: UTP	16828		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
				OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP

Department	Abbreviation	Department	Abbreviation	Department	Abbreviation
Office of the Chief Executive Officer			OCEO		
City Police	CIT	Economic Development and Community Services	EDC	Electricity	ELE
Finance and Customer Services	FCS	Housing, Property Management and Human Settlement	HPH	Human Capital and Corporate Services	HCC
Information and Communication Technology	ICT	Infrastructure, Water and Technical Services	INF	Urban and Transport Planning	UTP

RESPONSES AND AMENDMENTS TO THE WUSP

A summary of fifty (50) concerns and comments raised during the Public Consultation process was thoroughly reviewed by the technical team to assess their implications for potential amendments to the Windhoek Urban Structure Plan. Each submission was carefully evaluated on its merit, considering technical feasibility, policy alignment, and overall consistency with the strategic objectives of the Plan.

Based on this assessment, amendments were incorporated where deemed necessary and appropriate. The details of all accepted changes and inclusions are presented in the table below.

SUMMARY OF ISSUES AND RESPONSES INCLUDING AMENDMENTS TO THE WUSP.		
Operational Matters, including Expropriation and rezoning.	**Issue**	**Response**
	1. Consider a policy reference to the Rehoboth Deeds Office and report on whether the problem persists	This matter has been addressed as shown by the Policy Guideline P 2.4 on page 107 as well as Policy Area 1 of the WUSP. In particular, informal subdivision of farm portions around the Aris node will be investigated and acted upon with the view to formalise any illegal settlement from the onset. Furthermore, the WUSP recommends that the Municipal Council of Windhoek further engages the Rehoboth Registrar of Deeds to reconsider the practice of subdividing farmland without planning approval and selling it under shared ownership where the Rehoboth Gebiet overlaps with the Windhoek Municipal Area. As part of the WUSP process correspondence were also issued to the Ministers responsible for Lands and Resettlement as well as Urban Development on the issue of the Rehoboth Deed's Office.
	2. Consider providing a time frame for critical implementation of USP actions within the first five years	The Structure Plan provides a policy framework for urban planning principles and policies to guide decision making. It is not an implementation plan per se with projects but a framework according to which the COW, as an Authorised Planning Authority, will steer the development of the city in a desired strategic direction. Where definitive actions emanate from the WUSP these will be quantified and detailed for implementation taking into due consideration budget availability, amongst other critical resources. Such implementation plan will be formulated by the Municipal Council of Windhoek, broken down into 5 year implementation programme and cascaded to the annual action plan.
	3. Consider a policy statement on pro-poor work systems for public projects.	This proposal was discussed, and it was agreed that this is not in the ambit of a Structure Plan and therefore no changes were effected.
	4. Revisit statements on fire risk control contained in the USP to see whether useful improvements can be made	Addressed as per Policy MET 10 of the WUSP. Other risks such as environmental risks are also addressed as detailed under Policy CW 25 of the WUSP.
	5. Consider whether a specific statement should be included within the USP addressing the question of expropriation	Any expropriation of the land (if and when required) will be done in accordance with Section 123 (2) of the Urban and Regional Planning act, 5 of 2018 and under the Expropriation Ordinance, 1978 (Ordinance No. 13 of

		1978). It is therefore guided by legal reference and not suited for inclusion in the Windhoek Urban Structure Plan.
	6. Check if it is necessary to clarify the policy on Policy Area boundaries and the application approval process outside these boundaries, perhaps in the policy tables.	Additional statements were included in the policy tables to indicate that applications outside of the policy area boundaries are regarded as outside of the provisions of the WUSP. In these cases, applications will be determined in terms of the Urban and Regional Planning Act where such applications will need to be submitted to the Urban and Regional Planning Board (instead of being only considered by Council as an Authorised Planning Authority)
	7. Check if it is necessary to clarify the implications of a rezoning as it might affect a future owner.	Consultation requirements are mandatory in terms of the provision of the Urban and Regional Planning Act. The WUSP does not change the zoning of any property but only makes provisions for future zonings that the owners can apply for; and such applications are subject to full mandatory consultations as per the aforesaid Act.
	8. Share the final draft of the USP to all people who made written comments.	The final consultation report and final approved plan will be public documents and be made available as such not only to all who contributed, but the public in general.
Nodes, Corridors, Policy Areas	9. Consider preparing a concept structure placing greater emphasis on the "string of pearls" proposal made in the Traffic Master plan.	This comment is taken to refer to the SUTMP which is referenced where applicable in the Structure Plan and included in figure 100 (Alignment between Nodes and SUTMP Proposals). This figure was amended to better indicate the relationship between the nodal structure and the main roads and NMT corridors.
	10. A discussion on the issue of corridors is necessary to decide whether they are premature or whether they do they have merit even in the absence of a viable transit system. If they do have merit, a decision must be taken on how they should be included in the USP proposals.	This was considered and it is included - see Page 220 of the WUSP and also refer to the next comment and response for more details.
	11. Reconsider the emphasis placed on Nodes in the USP, especially concerning mobility corridors. Perhaps include a concept plan which places more emphasis on the corridors in the USP which are aligned with the Roads master Plan.	The emphasis placed on the nodes was confirmed and correct and intentional for the foreseeable future as adequate planning has to support the future establishment of Public Transport. In this regard, four main corridors (Independence, Peter Nanyemba, Eveline and Green Mountain Dam Corridors) were identified which were included in Figure 118 of the WUSP.
	12. Consider identifying, at least diagrammatically, the location of pockets of employment/green industry in addition to the designated Nodes	Considering the extent of the plan and existing development, more emphasis has been placed on the former Haloid Industrial area where Ramatex use to be and where development is likely to take off as well as the Brakwater area. Green industry in the Peri-Urban areas is also encouraged and is already targeted under the relevant projects and initiatives by the Department of Economic Development and Community Service.
	13. Consider whether Hosea Kutako Drive should fall within the proposed CBD precinct.	This was considered and part of it has now been included in the CBD development policy area where it was possible to take access from the rear due to the arterial nature of Hosea Kutako drive.
	14. Consider showing dedicated corridors for cycle lanes in the USP	The WUSP policy frameworks (such as WC 8) has made provisions for cycling. Furthermore, the proposals contained in the NMT Master Plan for the city has been brought forward in the WUSP. In this regard, the necessary policy statements and requirements are included for all new development – please also refer to Appendix 2 covering specific design guidelines.

	15. Consider including the location of "hubs" at each end of the extended CBD Precinct.	The development intensity in the entire CBD is high enough, in particular at the top and bottom end and does not need additional hubs. The intention is to expand and enhance existing development in all areas along the corridors to form a continuous
	16. Consider making changes to the boundary and zoning of the Olympia Node;	The proposal was discussed, and it was resolved that the policy area has been carefully considered developed through an intense consultation process with land owners in the area and agreed as a result of the outcome of this process (outside of the structure plan preparation process). It was confirmed that due process was followed and the area should remain as proposed.
	17. Consider a statement on future interventions in Groot Aub	A dedicated addendum to the urban structure plan will be prepared for Groot Aub, which will have comprehensive interventions for Groot Aub,
Density, Mixed Use Inclusive Housing	18. Consider a policy placing emphasis on the advantages of developing affordable housing for workers within new estates and townships.	The WUSP has made provision for the Inclusionary Housing Policy as demonstrated by Appendix 1 (Inclusionary Housing Policy Framework).
	19. Consider the removal of the small higher density residential zone located in the middle of Nubuamis	Confirmed and corrected in the document.
	20. Consider a review of the density levels proposed for the properties located along Dr Kenneth Kaunda Street within the Klein Windhoek Node.	This proposal was discussed, and it was resolved that the proposed densities are indeed too high and should be lowered to 1:250. The WUSP was amended accordingly.
	21. Revisit the policy on how low-income and employee housing could be introduced into metropolitan nodes	The proposal was discussed, and it was resolved that this is covered adequately in the prevailing policies for the Aris and Kapps Farm nodes. Please also refer to Appendix 1: Inclusionary Housing Policy Framework.
Vision Policy Standards	22. Consider a statement on the need for cooperation with government for the shared development and use of sport and recreation facilities	This approach was considered and is already included - Page 312 of the WUSP document makes provisions for the clustering of recreation and public facilities to support the sharing of resources and optimization of space. Areas for future development of sporting facilities, in particular in the southern and north western areas are included.
	23. Consider making a commitment to a policy calculating Betterment based on actual cost estimates for infrastructure, rather than on increased land value;	This was discussed and it was resolved to work this into the policy tables based on already existing policy established by the Council. Furthermore, the WUSP makes provision in more detail for the Development Contributions Policy Framework as shown by Appendix 8. The WUSP is therefore already structured accordingly.
	24. Consider whether there is an alternative to Bulk which could deliver rights more flexibly	It was discussed and resolved to retain the concept of Bulk since there is no other known measure to deliver rights more "flexibly". The heightened bulk is designed to increase flexibility by allowing higher development rights. Together with mixed land use, it most certainly improves land use flexibility and integration
	25. Consider whether the question of air rights is sufficiently covered in the USP.	Air rights were not covered, and new policy statements were added to enable air rights under certain conditions as shown by Policy P 1.3 of the WUSP. However, air rights are typically found in town planning schemes, and it must be included in the zoning scheme in detail for operational purposes.
	26. Greater clarification is needed on the subdivision of farmland outside the two designated nodes within the metropolitan periphery of the city, especially for subdivisions not smaller	This has generally been amended and clarified to ensure a tiered density around the metropolitan nodes and limit subdivisions of farms far away from infrastructure and limited or difficult access. The requirement for

	than 25Ha. This would include a statement on the need for strict development agreements for servicing which the municipality would require	Development agreements are already in place. Beyond a density of 1:25 ha, centralised services are required.
	27. Introducing a policy statement on gambling houses.	The matter was discussed, and it was resolved that this at a level of detail which is not within the ambit of a structure plan but rather something to be addressed in the zoning scheme, linked to a defined policy.
	28. Include a statement in the USP on a very long-term vision for the city's growth and development.	The matter was discussed, and it was resolved that the planning horizon of 20 years is sufficient for the purpose of a long-term spatial plan of this nature. Any planning beyond the proposed term is likely to deteriorate fast in terms of accuracy as the timeline is increased.
	29. Consider the possible impact of NDP6 on the policies contained in the Draft USP	The consideration of National Documents and the alignment thereto has been updated and previous NDP 5 guidance were replaced with NDP6, please refer to the relevant section on strategic guidance and National Development Plans of the WUSP.
	30. Check policy statements to ensure that walkability is sufficiently emphasised as an objective for urban design	The matter was reviewed, and it was agreed that this is sufficiently covered in the WUSP. Please refer to Section 10 in the WUSP on key urban design principles.
Services, Roads, Transportation, Water Supply	31. Consider a statement on how new services coming to Groot Aub might benefit nearby residents.	This will be looked at in greater detail in the work to be executed under the Groot Aub Development Plan project, which will be incorporated as a policy under the WUSP.
	32. The impact of government subsidies applied to bulk infrastructure could be investigated in terms of its effect on affordability.	This is covered under the Appendix 1: Inclusionary Housing Policy Framework, which is aimed at providing affordable housing opportunities in all areas of the City and promotes partnerships between the private sector and the public sector on achieving this.
	33. Consider including wider policies on the use of water and the promotion of solar energy	This is covered under Appendix 10: Green Building Guidelines. Further detailed and appropriate policy instruments should be developed by the respective departments responsible.
Economic Activity	34. Consider whether the development policy for SMMEs and open markets is dealt with sufficiently in the USP.	This matter was discussed and policy frameworks included in the structure plan. Reference is also made to the City's dedicated Local Economic Development Strategy and Investment Incentives and Promotion Strategy where this is already covered in further detail..
	35. Consider including policy on urban agriculture and whether this makes sense given the sensitive water situation and assuming that there are no prohibitions against horticultural activities in residential land use	Discussed and resolved to include such a policy to clarify what may be undertaken without hindrance. In particular, Appendix 10 of the WUSP makes provision for urban gardens (i.e. urban and rooftop gardens). In addition, section 10 makes provision for urban agriculture as part of the urban design principles under the public realm while the dedicated Brakwater Policy areas are intensely focussed on agriculture in general.
	36. Consider whether the USP needs to indicate the location of a new showground	This was discussed and resolved to indicate such location broadly by description although the exact position is dependent on the ownership of land.
Informal Settlements	37. Check that the policy on erf sizes in informal settlements is clear in the USP.	This matter was discussed, and it was agreed that a policy guidance on this already exist and the WUSP is aligned to this, including any future changes which may occur.
	38. Check that the policy on service provision in informal settlements is clear in the USP	As above.
	39. Consider a proposal to establish a "one stop" office in each informal settlement to process migrants and resettle candidates for relocation.	This matter was discussed, and it was agreed that it is an operational matter not within the ambit of a structure plan. The proposal is deemed to have merit and can be

		considered by the relevant technical functionary as part of future operational requirements.
	40. The provision of alternative housing options could be spelled out in more detail in the USP	Policy framework P 3.1 of the WUSP states that residential provisions in any new layout in the city must provide for a range of housing options to suit all affordability categories. Further, the details are not considered fit for inclusion in a high level strategy document such as the structure plan, however the Council has a specific housing policies including all typologies and alignment with this policy is ensured.
	41. Consider including a development buffer between the southern and western boundary of Nubuamis/Brakwater and Monte Christo	This request was reviewed and not supported from a planning perspective as it encourages fragmentation of suburbs, while the WUSP encourages the integration of areas to address the post-apartheid planning. As a result, no changes were effected.
Land	42. Consider a statement recognising the strategic importance of state owned land to the future growth of the city	The WUSP makes provision for acquiring strategic land, as demonstrated by Policy CW 6 of the WUSP, which states that Council shall identify suitable privately owned land and acquire such land for COW led development. The same extent to strategically located school land and the Windhoek Showgrounds. This however more a land acquisition and development issue.
	43. Consider the merits of establishing a fund for cross-subsidisation from funds derived from the sale of municipal land for high end residential and commercial development	This matter was discussed, and it was agreed that it is not within the ambit of a structure plan. Funding mechanisms and the structuring and use of various municipal funds as directed in terms of financial controls as established.
	44. Consider a strategy or policy statement emphasising the value of government and Transnamib land to the growth of the city.	This was discussed and it was resolved to emphasise the importance of TransNamib land for future public transport and transit purposes. Statement included in WUSP accordingly (see P 23.3 of the WUSP). Please also see considerations under point 42 above.
Environmental Protection	45. Consider including a policy statement in the USP about light pollution and the appropriate use of LED lighting.	This will be addressed for each precinct as per the Urban Design Frameworks contained in the WUSP, but the broader guidance on public lighting is determined by the relevant service department responsible.
	46. Consider including more policy on proactivity related to the natural environment.	The protection of natural environment forms part of the strategic objectives of the WUSP. The aims of the WUSP and associated strategies are geared towards optimising the use of land and services without compromising the natural environment. Please also refer to Section 9.9 on Environmental Guidance.
Map Errors	47. For reference, show this settlement of Baumgartsbrunn on the USP map.	This was discussed and it was agreed that this should be included. The necessary amendments were effected.
	48. For reference, show the position of the aquifer boreholes on the USP map.	Noted and supported although the level of detail may be diminished due to the scale of maps in the WUSP as a high level spatial planning document.
	49. Check the boundary of Nubuamis and make corrections if necessary	This was considered and found to require adjustments. It was agreed to amend where necessary. Amendments were made accordingly.
	50. Ensure that the USP base map is correct concerning the B1's future alignment	Discussed and agreed to augment with new information. New B1 information was included in all maps.

DU TOIT ASSOCIATES

ATTORNEYS AND CONVEYANCERS

THE CHIEF EXECUTIVE OFFICER
MUNICIPAL COUNCIL OF WINDHOEK
PROPERTIES
WINDHOEK

YOUR REF: ADELHEID

OUR REF: FVDT/rv/YWA1/0001 31 AUGUST 2023

Madam,

FARM NO 555 (STREET) (A PORTION OF PORTION 4) OF THE FARM NUBUAMIS NO 37
OUR *DONATION* TRANSFER: YOUTH WITH A MISSION IN SOUTH WEST AFRICA / NAMIBIA / MUNICIPAL COUNCIL WINDHOEK

We refer to the above mentioned transactions and enclose herewith the following document for your further attention:

1. Deed of Donation in respect of the above transfer
2. Copy of Title Deed No T 6911 / 2020

For signature by Ms Simpson, and to be returned to us so we can prepare the transfer documents herein.

Thanking you in anticipation.

Yours faithfully

DU TOIT ASSOCIATES
PER: F V DU TOIT
CONVEYANCING SECRETARY: RONELLE VISSER

HOUSE LEGIS OFFICIO, 15 ROBERT MUGABE AVENUE . P O BOX 2004 WINDHOEK, NAMIBIA
TEL (00264) 61 256252 FAX (00264) 61 256253

FERDINAND VINCENT DU TOIT B.A. LLB (STELL)
Authorised and Regulated by the Law Society of Namibia

DEED OF DONATION IN RESPECT OF FIXED PROPERTY

MEMORANDUM OF AGREEMENT made and entered into by and between:

YOUTH WITH A MISSION IN SOUTH WEST AFRICA / NAMIBIA (INCORPORATED ASSOCIATION NOT FOR GAIN)
Company Number 21/80/081
(herein represented by GABRIEL NGHUUYEPA)

of P O Box 8618
WINDHOEK TEL: 081 561 8799

(hereinafter referred to as the DONOR)

ON THE ONE SIDE

and

THE MUNICIPAL COUNCIL OF WINDHOEK
Herein represented by
SHERIDAN SIMPSON in her capacity as MANGER, 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 Ac No. 23 of 1992 and ELIA TUHAFENI SHAPOPI as SECTION HEAD: PROPERTY SALES AND ACQUISITIONS acting on behalf of the Management Committee in terms of Section 31A(a) of Act 23 of 1992

of Private Bag 59
WINDHOEK TEL: 061 290 2321

(hereinafter referred to as the DONEE)

ON THE OTHER SIDE

WHEREAS the DONOR is willing to donate the hereinaftermetioned property to the DONEE, subject to the hereinaftermedntioned terms and conditions;

AND WHEREAS THE DONEE has agreed to accept the said donation subject to the said terms and conditions;

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. DONATION

The DONOR hereby donate as a donation inter vivos to the DONEE all the DONOR'S right, title and interest in and to the hereinaftermentioned fixed property, namely:

CERTAIN	FARM NO 555 (STREET) (A PORTION OF PORTION 4) OF THE FARM NUBUAMIS NO 37
SITUATE	in the Municipality of Windhoek
MEASURING	2,7935 (Two Comma Seven Nine Three Five) hectares
HELD	by the DONOR by virtue of Certificate of Registered Title No T 6911/2020

together with all fixed improvements.

2. TRANSFER

The DONOR hereby undertakes, to take all necessary steps and to complete all the necessary documents in order to effect transfer of the said property in the name of the DONEE. The DONOR shall pay all costs incidental to this transfer.

3. **ACCEPTANCE**

The DONEE hereby accepts the aforesaid donation inter vivos, subject to the conditions set out hereinbefore.

4. **CONVEYANCERS**

The Conveyancers appointed by the DONOR and DONEE shall be DU TOIT ASSOCIATES, P O BOX 2004, WINDHOEK

SIGNED at WINDHOEK on this _____ day of _____ 2023

AS WITNESSES:

1. _____

2. _____

_____

DONOR: G NGHUUYEPA

SIGNED at WINDHOEK on this _____ day of _____ 2023

AS WITNESSES:

1. _____

2. _____

_____

DONEE: S SIMPSON

_____

DONEE: ET SHAPOPI

Republic of Namibia

Ministry of Urban and Rural Development

Tel: (+264 61) 2975111
Fax: (+264 61) 2975096
Government Office Park
Luther Street
Private Bag 13289
Windhoek Namibia

Enquiries: T. Kamati
Tel: (+264+61) 297 5201
Fax: (+264+61) 2975305

Our Ref: 17/4/1/W3
Your Ref:

Date: 31 October 2017

Du Toit Town Planning Consultants
P O Box 6871
Ausspanplatz
WINDHOEK

Dear Mrs. E. du Toit

ITEM NO. 91/2017: WINDHOEK: SUBDIVISION OF THE REMAINDER OF PORTION 4 (DEONSA) (A PORTION OF PORTION B) OF THE FARM NUBUAMIS NO. 37 INTO FARM NO. 548 TO 554, FARM NO. 555 (STREET) AND THE REMAINDER

With reference to the above-mentioned application:

You are hereby informed that the Minister of Urban and Rural Development has, on 25 October 2017, approved the subdivision of the Remainder of Portion 4 (Deonsa) (a portion of Portion B) of the Farm Nubuamis No. 37 into Farm No. 548 to 554, Farm No. 555 (street, free of conditions) and the Remainder in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended.

Attached, please find the original Subdivision Certificate.

Yours sincerely

NAMPAB SECRETARIAT

Ministry of Urban and Rural Development
Division Planning
31 OCT 2017
P/Bag 13289
WINDHOEK

CERTIFIED TRUE COPY
DATE: 08/05/2023
SIGNED:

All official correspondence must be addressed to the Permanent Secretary

Division: Planning
P/Bag 13289
WINDHOEK

Republic of Namibia

MINISTRY OF URBAN AND RURAL DEVELOPMENT

CERTIFICATE

in accordance with the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended

It is hereby certified that the subdivision of

REMAINDER OF PORTION 4 (DEONSA) (A PORTION OF PORTION B) OF THE FARM NUBUAMIS NO. 37

in the Township of / Registration Division **K**

into **9** portions designated

FARM NO. 548 TO 554, FARM NO. 555 (STREET, FREE OF CONDITIONS) AND THE REMAINDER

has been granted in terms of section **21** of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, subject to the conditions appearing on the reverse side of this certificate.

NOTE: This subdivision certificate is only valid for two years from date of notification, in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto. Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

WINDHOEK

Ministry of Urban and Rural Development
Division Planning
31 OCT 2017
P / Bag 13289
WINDHOEK

Ministry of Urban and Rural Development
Division: Planning
08 MAY 2023
P / Bag 13289
WINDHOEK

CERTIFIED TRUE COPY
DATE: 08/05/2023
SIGNED:

EXTRACT FROM THE NAMPAB MINUTES OF 31 AUGUST 2017: ITEM NO. 91/ 2017

RECOMMENDATION

That:

1. The subdivision of the Remainder of Portion 4 (Deonsa) (a portion of Portion B) of the Farm Nubuamis No. 37 into Farm No. 548 to 554, Farm No. 555 (street, free of conditions) and the Remainder be approved in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended on condition that no residential farm portion be smaller than 5 hectares;

2. The conditions currently registered against the Remainder be retained and registered against Farm No. 548 to 554 and the Remainder of Portion 4 (Deonsa) (a portion of Portion B) of the Farm Nubuamis No. 37 , accept condition D which must be cancelled;

3. a 13 metre wide servitude of right of way be surveyed and registered over the Remainder in favour of Farm No. 548 to 552; and

4. The following condition be registered additionally against Farm No. 548 to 554 and the Remainder of Portion 4 (Deonsa) (a portion of Portion B) of the Farm Nubuamis No. 37.

IN FAVOUR OF THE LOCAL AUTHORITY

The land must only be used or occupied for purposes which are in accordance with and the use or occupation of land must at all times subject to the Town Planning Scheme of Windhoek prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).

Ministry of Urban and Rural Development
Division Planning
31 OCT 2017
P/Bag 13289
WINDHOEK

CERTIFIED TRUE COPY
DATE: 08/05/2023
SIGNED:

Ministry of Urban and Rural Development
Division: Planning
08 MAY 2023
P/Bag 13289
WINDHOEK

Head Office
7 Gen. Murtala Muhammed Ave, Eros
P O Box 20192, Windhoek
Tel:+264 (61) 292 7111
Fax:+264 (61) 222 301
info@nhe.com.na
www.nhe.com.na

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Enquiries: Keneth Nghipevali
nghipevalik@nhe.com.na

11 May 2021

Mr George Mayumbelo
Acting Chief Executive Officer
City of Windhoek
WINDHOEK

Dear Mr Mayumbelo

DONATION OF ERVEN ZONED PUBLIC OPEN SPACE AND STREETS TO CITY OF WINDHOEK

The above captioned matter has reference.

1. The NHE, established in terms of Act No. 5 of 1993 with a mandate to provide housing needs to the Namibian inhabitants and to finance houses for such inhabitants discovered that it is a recipient or the legal owner of three erven situated within the Municipal Council of Windhoek, viz;
   - *Erf 3050 Okuryangava (zoned Public Open Space)*
   - *Erf 2640 Okuryangava (zoned Street)*
   - *Erf 3350 Goreangab (zoned Street)*

2. It is NHE's understanding that ownership and control of erven / properties zoned Public Open Space and Streets within the boundaries of a Local Authority ought to vest in such Local Authority.
3. It is in light of the above, that the NHE hereby offer to donate the above erven to City of Windhoek.
4. Should City of Windhoek find this offer in order, kindly inform my office so we commence with the process.

I trust the above offer is received in good order.

Yours sincerely

11/05/2021

Gisbertus Mukulu
CHIEF EXECUTIVE OFFICER

The Chief Executive Officer
P.O. Box 20192
Windhoek
2021 -05- 11
Tel: 061 292 7298
NATIONAL HOUSING ENTERPRISE

Head Office
7 Gen. Murtala Muhammed Ave, Eros
P O Box 20192, Windhoek
Tel:+264 (61) 292 7111
Fax:+264 (61) 222 301
info@nhe.com.na
www.nhe.com.na

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Enquiries: Leena Kandapo
kandapol@nhe.com.na

11 May 2022

Ms Jenifer J. Comalie
Acting Chief Executive Officer
City of Windhoek
WINDHOEK

Dear Ms Comalie

DONATION OF ERVEN ZONED PUBLIC OPEN SPACE AND STREETS TO CITY OF WINDHOEK

We refer to the captioned matter and our letter dated 11 May 2021 (enclosed hereto for ease of reference), which to date a reply thereto remains pending.

In the letter, NHE offered to donate the following properties, namely; *Erf 3050 Okuryangava (zoned Public Open Space), Erf 2640 Okuryangava (zoned Street) and Erf 3350 Goreangab (zoned Street).*

Should City of Windhoek find this offer in order, kindly inform my office so we commence with the process.

I trust the above offer is received in good order.

Yours sincerely

11/05/2022

Gisbertus Mukulu

CHIEF EXECUTIVE OFFICER

AHP/sk YOU0014/0472195

CERTIFICATE OF REGISTERED

TITLE NO T 6911 /2020

IN FAVOUR OF:

YOUTH WITH A MISSION IN SOUTH WEST AFRICA / NAMIBIA

Company No. 21/80/081

(Incorporated association not for gain)

FARM NO. 555 (STREET) (A PORTION OF PORTION 4)

OF THE FARM NUBUAMIS NO 37

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek do hereby certify that the said

YOUTH WITH A MISSION IN SOUTH WEST AFRICA / NAMIBIA

Company No. 21/80/081

(Incorporated association not for gain)

Its successors in Title or Assigns, are the registered owners of:

CERTAIN	FARM NO. 555 (STREET) (A PORTION OF PORTION 4) OF THE FARM NUBUAMIS NO. 37
SITUATE	In the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
IN EXTENT	2,7935 (TWO COMMA SEVEN NINE THREE FIVE) Hectares, as indicated on Diagram S.G. No. A866/2017
HELD BY	DEED OF TRANSFER NO. T 3577/1995

Prepared by me

CONVEYANCER

POTGIETER, A.H.

T 6908 / 2020

CERTIFICATE OF REGISTERED TITLE

Issued under Section 43 of the Deeds Registries Act, 1937 (Act 47 of 1937)

WHEREAS

YOUTH WITH A MISSION IN SOUTH WEST AFRICA / NAMIBIA

Company No. 21/80/081

(Incorporated association not for gain)

have applied for the issue to them of a Certificate of Registered Title under the provisions of section 37 of the Deeds Registries Act, 1937, and whereas they are the registered owners of the undermentioned land held by them under Deed of Transfer No T 3577/1995

257

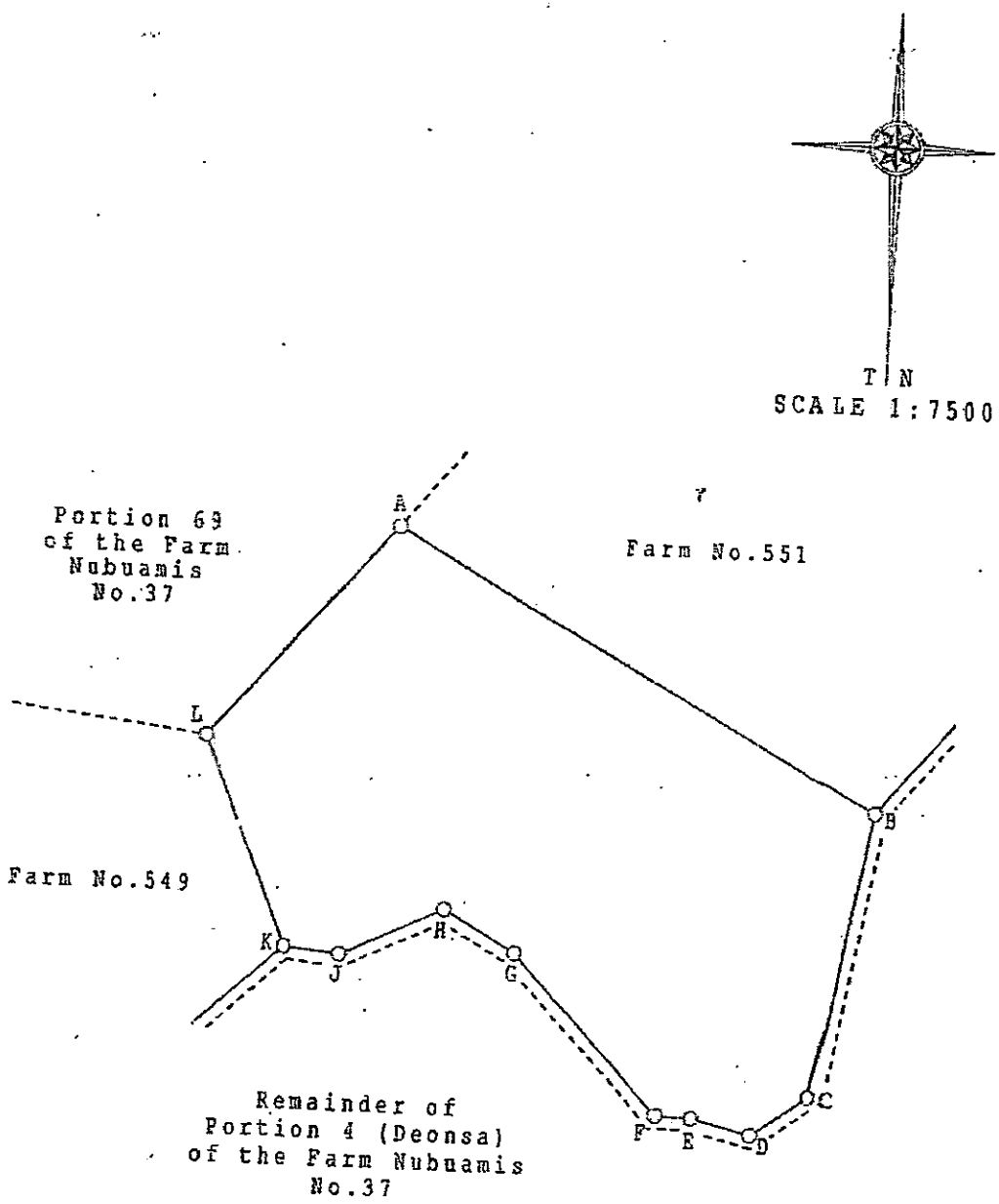
Approved

for Surveyor General

No. A861/2017

2018-04-19

Sheet 2 of 2



Farm No.550
(a Portion of Portion 4)
of the Farm Nubuamis No.37

Situated in the Municipal Area of Windhoek,
Registration Division K, Khomas Region,
Republic of Namibia
Surveyed in November 2017 by me

Land Surveyor
H.L.Strydom

Prepared by me

CONVEYANCER

COLEMAN, M.

PARA. 16

TRANSFERRED TO ESTATE OF THE LATE M. FRANS

No. T. 1883/97 Remainder

30 APR 1997 DEPUTY Registrar of Deeds

Para: 21

TRANSFERRED TO P. Gottlieb (Unmarried)

No. T. 3706/2000 Remainder

29 MAY 2000 ACTING Registrar of Deeds W. T. S. EISEB

LORENTZ & BONE
Attorneys, Notaries & Conveyancers
Standard Bank Chambers
P O Box 85, WINDHOEK

DEED OF TRANSFER

T 1251 /1996

BE IT HEREBY MADE KNOWN:

THAT ~~MARINDA COLEMAN~~ CAREL JACOBUS WICHARD VAN DER MERWE

appeared before me, Registrar of Deeds, at Windhoek, he the said Appearer, being duly authorised thereto by a Power of Attorney executed at WINDHOEK on the 19TH day of JANUARY 1996, by the

MUNICIPAL COUNCIL OF WINDHOEK

(hereinafter styled the **TRANSFEROR**)

which power, witnessed in accordance with law, was exhibited to me on this day;

AND THAT APPEARER DECLARED THAT his said principal on the 20TH AUGUST 1992 had truly and legally sold, and that he, in his capacity as Attorney aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

NATIONAL HOUSING ENTERPRISE
ESTABLISHED IN TERMS OF ACT 5 OF 1993

(hereinafter styled the **TRANSFEREE**)

Its successors in Title or Assigns,

1. CERTAIN ERF No. 3025 (a Portion of Erf 2640), OKURYANGAVA EXTENSION 5

   SITUATE In the Municipality of WINDHOEK
   Registration Division "K"

   EXTENT 597 (Five Hundred and Ninety Seven) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.850/1995

A. SUBJECT to the following conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

(A) Each erf is subject to the reservation by the Municipal Council of Windhoek of the right of access and use without compensation of the area, three metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated during such operations on the erf or any adjacent erf.

B. AND FURTHER SUBJECT to the following condition to be registered in favour of the MUNICIPAL COUNCIL OF WINDHOEK, namely:-

The owner is not allowed to construct or erect further stormwater conduits, channels work or obstructions, except stormwater conduits, channels or works permitted in writing by the MUNICIPAL COUNCIL OF WINDHOEK or built, constructed or erected under the authority of any law, on or across the PROPERTY or for it to be placed in such a manner that-

(a) it interferes with the flow of stormwater from higher properties to lower properties in such a manner that property is thereby injured, endangered or destroyed of which is likely to be injured, endangered or destroyed; or

(b) the flow of a natural watercourse is altered, canalised or obstructed or the natural watercourse is likely to be altered, canalised or obstructed.

2. CERTAIN **ERF No 3026 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **376 (Three Hundred and Seventy Six) Square metres as will appear from the General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

3. CERTAIN **ERF No 3027 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **317 (Three Hundred and Seventeen) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

4. CERTAIN **ERF No 3028 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **470 (Four Hundred and Seventy) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

5. CERTAIN **ERF No 3029 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **557 (Five Hundred and Fifty Seven) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

6. CERTAIN **ERF No 3030 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **481 (Four Hundred and Eighty One) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

7. CERTAIN **ERF No 3031 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **516 (Five Hundred and Sixteen) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

8. CERTAIN **ERF No 3032 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **645 (Six Hundred and Forty Five) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

9. CERTAIN **ERF No 3033 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **746 (Seven Hundred and Forty Six) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

10. CERTAIN **ERF No 3034 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **417 (Four Hundred and Seventeen) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1994**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

11. CERTAIN **ERF No 3035 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **448 (Four Hundred and Forty Eight) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

12.CERTAIN **ERF No 3036 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **463 (Four Hundred and Sixty Three) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

13.CERTAIN **ERF No 3037 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **318 (Three Hundred and Eighteen) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

14.CERTAIN **ERF No 3038 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **373 (Three Hundred and Seventy Three) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

15.CERTAIN **ERF No 3039 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **430 (Four Hundred and Thirty) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

16.CERTAIN **ERF No 3040 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **357 (Three Hundred and Fifty Seven) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

17.CERTAIN **ERF No 3041 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **374 (Three Hundred and Seventy Four) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

18.CERTAIN **ERF No 3042 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **368 (Three Hundred and Sixty Eight) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

19.CERTAIN **ERF No 3043 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **375 (Three Hundred and Seventy Five) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

20.CERTAIN **ERF No 3044 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **389 (Three Hundred and Eighty Nine) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

21.CERTAIN **ERF No 3045 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek**
Registration Division "K"

IN EXTENT **432 (Four Hundred and Thirty Two) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

22. CERTAIN **ERF No 3046 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **383 (Three Hundred and Eighty Three) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

23. CERTAIN **ERF No 3047 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **463 (Four Hundred and Sixty Three) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

24. CERTAIN **ERF No 3048 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **423 (Four Hundred and Twenty Three) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

25. CERTAIN **ERF No 3049 (A Portion of Erf 2640), OKURYANGAVA EXTENSION 5**

SITUATE **In the Municipality of Windhoek Registration Division "K"**

IN EXTENT **407 (Four Hundred and Seven) Square metres as will appear from General Plan S.G.No.A.369/1994 and held by Certificate of Registered Title No.T.8501/1995**

A. SUBJECT to the conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963), as will more-fully appear in paragraph 1.A above

B. FURTHER SUBJECT to the condition in favour of the Municipal Council of Windhoek as will more-fully appear in paragraph 1.B above

26 ~~24.~~ CERTAIN ERF No 3050 (A Portion of Erf 2640) (public open space), OKURYANGAVA EXTENSION 5

SITUATE In the Municipality of Windhoek
Registration Division "K"

IN EXTENT 8110 (Eight Thousand One Hundred and Ten) Square metres

FIRST REGISTERED and still held by Certificate of Registered Title No.T.850/1995 with General Plan S.G.No.A.369/1994, relating thereto

27 ~~25.~~ CERTAIN Remainder of Erf 2640 (Street), OKURYANGAVA EXTENSION 5

SITUATE In the Municipality of Windhoek
Registration Division "K"

IN EXTENT 3546 (Three Thousand Five Hundred and Forty Six) Square metres

FIRST REGISTERED and still held by Certificate of Registered Title No.T.850/1995 with General Plan S.G.No.A.369/1994, relating thereto

WHEREFORE the Appearer, renouncing all the Right and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR to be entirely dispossessed of and disentitled to, the same, and that, by virtue of these Presents, the said TRANSFEREE, Its successors in Title or Assigns, now 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$165 314,44.

IN WITNESS whereof I, the said Registrar, together with the Appearer, q.q.; have subscribed to these Presents, and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at WINDHOEK, on 26 FEB 1996

q.q.

In my presence,

REGISTRAR OF DEEDS

1. Transfer duty exemption certificate issued by the Receiver of Revenue, Windhoek on the 9th FEBRUARY 1996 (Checked 1. ..... 2. .....
2. I, the undersigned, MARINDA COLEMAN, 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 an including the date of registration thereof.

COLEMAN M
CONVEYANCER

Prepared by me:

CONVEYANCER
THOMPSON ,E

Para. 1,2 & 3

TRANSFERRED to MINISTRY OF VETERANS AFFAIRS

13446/2018

Mahamani J.

ELMARIE THOMPSON INCORPORATED
Attorneys Conveyancers
Ausspannplatz
WINDHOEK

T 3559 PG 13

CERTIFICATE OF REGISTERED TITLE

(issued under Section 43 of the Deeds Registries Act, 1937 (No. 47 of 1937)

WHEREAS THE

8000000617287

NATIONAL HOUSING ENTERPRISE
Established in terms of Act No. 5 of 1993

has applied for the issue to it of a Certificate of Registered Title under Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name by virtue of Deed of Transfer Title No. T 940/2009

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the said

NATIONAL HOUSING ENTERPRISE
Established in terms of Act No. 5 of 1993

Its successors in Title or Assigns is the Registered Owner of:

1. **CERTAIN:** Erf No. 3348 (A PORTION OF ERF 55) GOREANGAB

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

MEASURING: 306 (THREE NIL FOUR) Square metres as indicated on annexed Diagram No. A 44/2009

HELD: DEED OF TRANSFER NO T 940/2009

Subject to the conditions imposed virtue of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

a. This erf may 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 Panning ordinance, 1954 (Ordinance 18 of 1954), as amended.

b. The Building value of the main building on each erf, excluding the outbuildings, shall be at least four times the prevailing municipal valuation of the erf.

AND

2. **CERTAIN:** Erf No. 3349 (A PORTION OF ERF 55) GOREANGAB

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

MEASURING: 318 (THREE ONE EIGHT) Square metres as indicated on annexed Diagram No. A 45/2009

HELD: DEED OF TRANSFER NO T 940/2009

Subject to the conditions imposed virtue of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended namely:

3. **CERTAIN:** Erf No. 3350 (A PORTION OF ERF 55) GOREANGAB

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

MEASURING: 13 (ONE THREE) Square metres as indicated on annexed General Plan No. A 46/2009

HELD: DEED OF TRANSFER NO T 940/2009

Subject to the conditions imposed virtue of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended namely:

2. **CERTAIN :** REMAINDER OF ERF 55 ,GOREANGAB

SITUATE: In the Municipality of WINDHOEK
Registration Division "K"

Khomas Region

MEASURING: 325 (THREE TWO FIVE) Square metres as indicated on annexed General Plan No. A 794/1989

HELD: DEED OF TRANSFER NO T 940/2009

Subject to the conditions imposed virtue of the Town Planning Ordinance, 1954 (Ordinance 18 1954)as amended as more fully set out in paragraph 1 above.

Diffc
File with T 940/2009

277

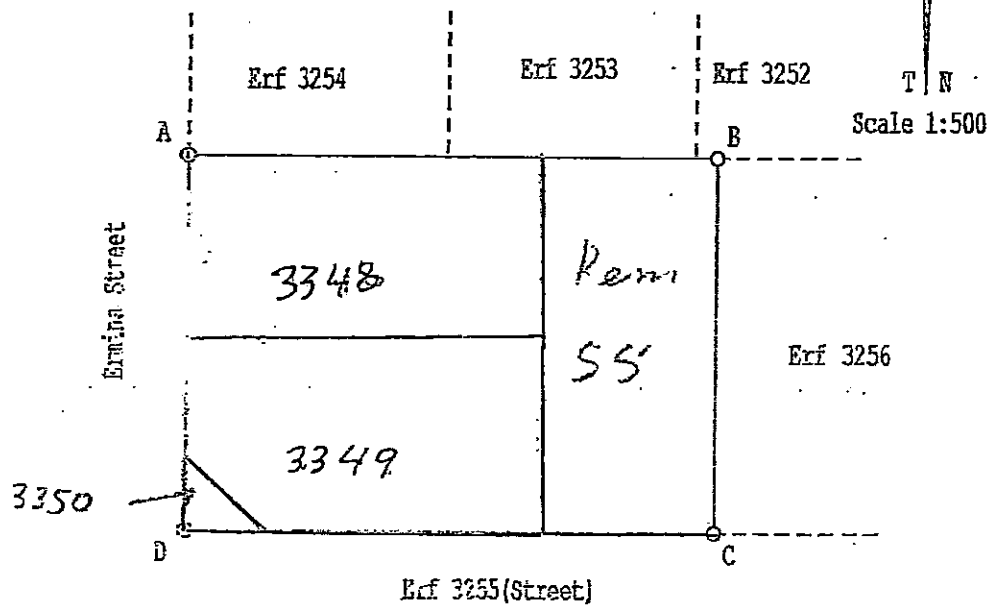
APPROVED L. Schumacher 2011-02-24
for SURVEYOR-GENERAL

No. A 43/2009

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17°	X	Designation
		Constants:		± 0,00	± 0,00	
AB	37,00	270 00 00	A			
BC	26,00	0 00 00	B			
CD	37,00	90 00 00	C			
DA	26,00	180 00 00	D	-2 857,73	+57 562,68	55d

Description of Beacons

A,B,C,D : 16mm Round Iron Peg



The figure A B C D

represents 962 square metres of land being

Erf 55 Goreangab

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

Framed in October 2008 by me

S. Akubia
Land Surveyor

This diagram is annexed to	The original diagram is	S.R. No. Framed
No. T 940 / 2009	No. A 794/89	Gen. Plan No. K239/3
Gd.	Transfer/Grant	Noting Plan: MG-53A-K24
L. Narmine	d.d.	File No.Gor. A
Registrar of Deeds		Lat.
12.03.2009		Long.

TRUE COPY
SURVEYOR-GENERAL

APPROVED

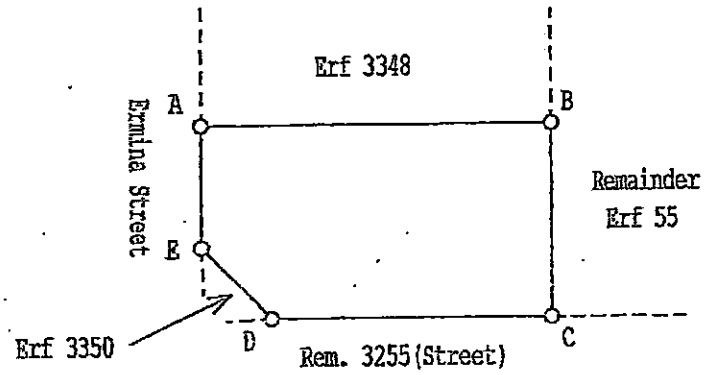
for SURVEYOR-GENERAL

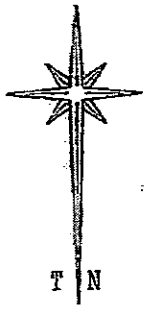
No. A 45/2009

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17°	X	Designation
		Constants:		± 0,00	± 0,00	
AB	24,50	270 00 00	A	-2 857,73	+57 549,18	3348d
BC	13,50	0 00 00	B	-2 882,23	+57 549,18	3348c
CD	19,50	90 00 00	C	-2 882,23	+57 562,68	3349c
DE	7,07	135 00 00	D	-2 862,73	+57 562,68	3349d
EA	8,50	180 00 00	E	-2 857,73	+57 557,68	3349e
		TSM230	⊕	-3 087,77	+58 033,23	TSM230
		RM 3	⊕	-2 768,67	+57 269,88	RM 3

Description of Beacons

A,B,C,D,E : 16mm Round iron peg





Scale 1:500

The figure A B C D E

represents 318 square metres of land being

Erf 3349 (a Portion of Erf 55) Goreangab

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

Surveyed in October 2008 by me

S. Akubia
Land Surveyor

This diagram is annexed to	The original diagram is	S.R. No. E 7/2009
No. 5359 /2013	No. A 43/2009	Gen. Plan No. K239/3
d.d. 16 SEP 2013	Transfer/Grant	Noting Plan: MG-SAA/N24
Registrar of Deeds	d.d.	File No.Gor. A
		Lat.
		Long.

SURVEYOR-GENERAL

A. G. COPY

No. A 44/2009

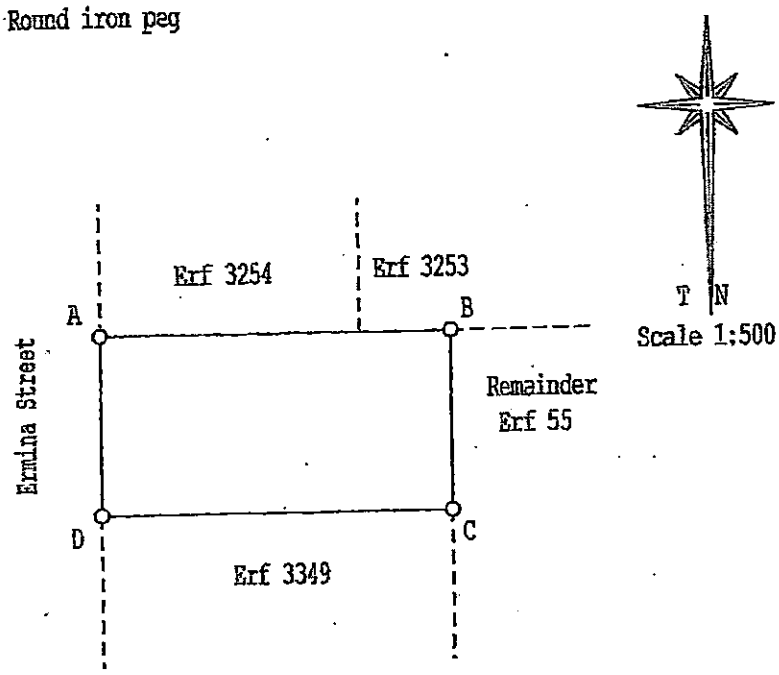
APPROVED 2011-02-24

for SURVEYOR-GENERAL

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17° X		Designation
		Constants:		± 0,00	± 0,00	
AB	24,50	270 00 00	A	-2 857,73	+57 536,68	55a
BC	12,50	0 00 00	B	-2 882,23	+57 536,68	3348b
CD	24,50	90 00 00	C	-2 882,23	+57 549,18	3348c
DA	12,50	180 00 00	D	-2 857,73	+57 549,18	3348d
		TSM230	⊕	-3 087,77	+58 033,23	TSM230
		RM 3	⊕	-2 768,67	+57 269,88	RM 3

Description of Beacons

A,B,C,D : 16mm Round iron peg



The figure A B C D represents 306 square metres of land being

Erf 3348 (a Portion of Erf 55) Goreangab

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

Surveyed in October 2008 by me

S. Akubia
Land Surveyor

This diagram is annexed to	The original diagram is	S.R. No. E 7/2009
No. 5359 2013	No. A 43/2009	Gen. Plan No. K239
d.d.	Transfer/Grant	Noting Plan: MG-SAA-H24
16 SEP 2013	d.d.	File No.Gor. A
Registrar of Deeds		Lat.
		Long.

SURVEYOR-GENERAL

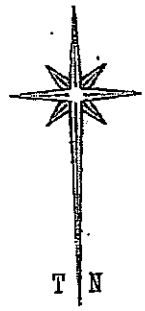
APPROVED 2011-02-12 for SURVEYOR-GENERAL

No. A 46/2009

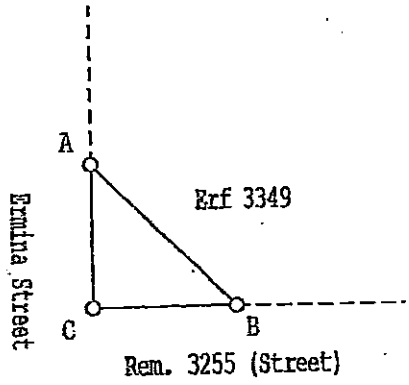
	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17°	X	Designation
		Constants:		± 0,00	± 0,00	
AB	7,07	315 00 00	A	-2 857,73	+57 557,68	3349e
BC	5,00	90 00 00	B	-2 862,73	+57 562,68	3349d
CA	5,00	180 00 00	C	-2 857,73	+57 562,68	55d
		TSM230	⊕	-3 087,77	+58 033,23	TSM230
		RM 3	⊕	-2 768,67	+57 269,88	RM 3

Description of Beacons

A,B,C : 16mm Round iron peg



Scale 1:250



The figure A B C represents 13 square metres of land being

Erf 3350 (a Portion of Erf 55) Goreangab

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

S. Akubia
Land Surveyor

Surveyed in October 2008 by me

This diagram is annexed to	The original diagram is	S.R. No. E 7/2009
No: 5359/2013	No. A 43/2009	Gen. Plan No. K239/3
d.d. 16 SEP 2013	Transfer/Grant	Noting Plan: MG-SPA-N24
Registrar of Deeds	d.d.	File No.Gor. A
		Lat.
		Long.

OFFICE COPY

SURVEYOR-GENERAL

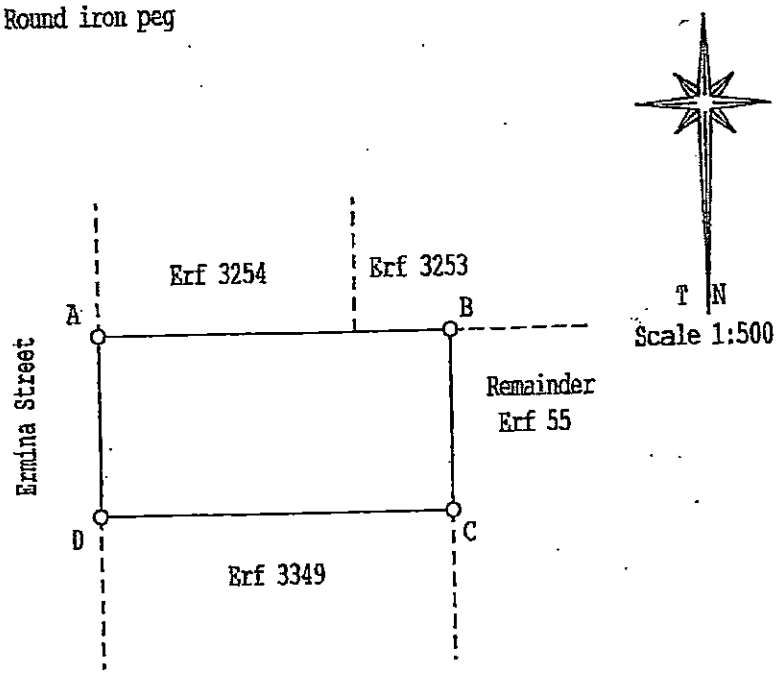
APPROVED 2011 -02- 22 No. A 44/2009

for SURVEYOR-GENERAL

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17°	X	Designation
		Constants:		± 0,00	± 0,00	
AB	24,50	270 00 00	A	-2 857,73	+57 536,68	55a
BC	12,50	0 00 00	B	-2 882,23	+57 536,68	3348b
CD	24,50	90 00 00	C	-2 882,23	+57 549,18	3348c
DA	12,50	180 00 00	D	-2 857,73	+57 549,18	3348d
		TSM230	⊕	-3 087,77	+58 033,23	TSM230
		RM 3	⊕	-2 768,67	+57 269,88	RM 3

Description of Beacons

A,B,C,D : 16mm Round iron peg



The figure A B C D represents 306 square metres of land being

Erf 3348 (a Portion of Erf 55) Goreangab

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

Surveyed in October 2008 by me

S. Akubia
Land Surveyor

This diagram is annexed to	The original diagram is	S.R. No. E 7/2009
No. T 5359 /2013	No. A 43/2009	Gen. Plan No. K239
d.d.	Transfer/Grant	Noting Plan: MG-SAA-W24
16 SEP 2013	d.d.	File No.Gor. A
Registrar of Deeds		Lat.
		Long.

APPROVED 2011 -02- 22

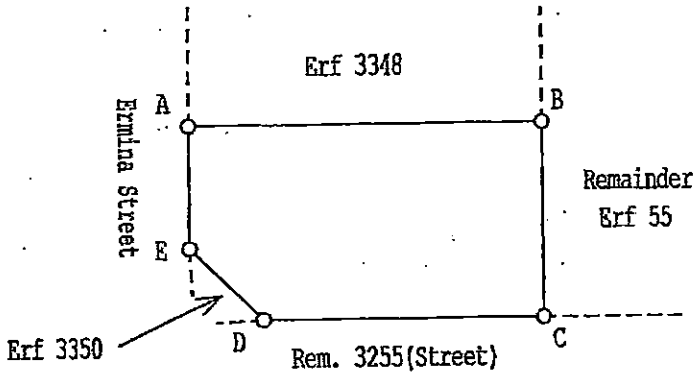
for SURVEYOR-GENERAL

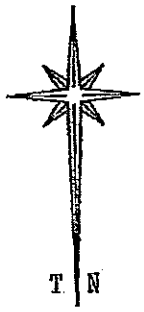
No. A 45/2009

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo 22/17° X		Designation
		Constants:		± 0,00	± 0,00	
AB	24,50	270 00 00	A	-2 857,73	+57 549,18	3348d
BC	13,50	0 00 00	B	-2 882,23	+57 549,18	3348c
CD	19,50	90 00 00	C	-2 882,23	+57 562,68	3349c
DE	7,07	135 00 00	D	-2 862,73	+57 562,68	3349d
EA	8,50	180 00 00	E	-2 857,73	+57 557,68	3349e
		TSM230	⊕	-3 087,77	+58 033,23	TSM230
		RM 3	⊕	-2 768,67	+57 269,88	RM 3

Description of Beacons

A,B,C,D,E : 16mm Round iron peg





Scale 1:500

The figure A B C D E

represents 318 square metres of land being

Erf 3349 (a Portion of Erf 55) Goreangab

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

S. Akubia
Land Surveyor

Surveyed in October 2008 by me

This diagram is annexed to	The original diagram is	S.R. No. E 7/2009
No. T 5359 /2013 d.d.	No. A 43/2009 Transfer/Grant	Gen. Plan No. K239/3 Noting Plan: MG-5AA/N24 File No.Gor. A
16 SEP 2013 Registrar of Deeds	d.d.	Lat. Long.

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

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

On proposal by Council Member Illse Keister, it was

RESOLVED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or*
- *The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.*

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

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

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

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

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

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

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

7.1 *Submit proof to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.*

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

7.3 *Submit draft erf diagrams to the Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement) within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.*

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

8 *That should the applicant/owner of Erf 4434, Khomasdal Extension 1 fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A (± 219 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 Chief Executive Officer (Strategic Executive: Housing, Property Management and Human Settlement).*

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

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

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

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

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

RESOLUTION 106/05/2025

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[Municipal Council Minutes: 2017-10-31]

9.1.11 FNS.8 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 3373, WINDHOEK FOR CONSOLIDATION WITH ERF 2727, WINDHOEK
(L/2727/W) (L/R/3373/W)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That Erf R/3373, Windhoek be subdivided into proposed Portion A (± 558 m² in extent) and the Remainder.

2 That Portion A of Erf R/3373, Windhoek assume the same zoning and density as Erf 2727, Windhoek.

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

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 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.

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

4 That the current conditions registered against Erf 2727, Windhoek be retained being the usual short standard conditions of Council, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf.

5 That the applicant be responsible for town planning and cadastral procedures, i.e. application to Townships Board, land surveying, and registration of the newly created erf, and all costs involved.

6 That 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.

7 That the applicant 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).

8 That, subject to the successful issuing of the Environmental Management Clearance Certificate and implementation of closure and cadastral procedures, Portion A of the Remainder of Erf 3337, Windhoek be sold to the owner of Erf 2727, Windhoek at N$574.50/m² or N$321 000.00 in total.

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

10 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'.

11 That the applicant:

11.1 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 Townships Board for consideration.

11.2 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.

11.3 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.

11.4 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.

12 That, should the applicant fail to comply with any of the conditions stipulated in paragraph 11 above, the allocation of Portion A of Erf R/3373, Windhoek, be cancelled.

13 That where the sale is not finalised within eighteen (18) months from the date of this Council Resolution, the allocation be cancelled: Provided that, should extension for the finalisation of the sale be requested and granted, the property be reallocated at a revised price, as calculated by the Strategic Executive: Housing, Property Management and Human Settlement.

14 That should the applicant wish to take occupation of Portion A of Erf R/3373, Windhoek, prior to the conclusion of the sale of Portion A of Erf R/3373, Windhoek, same be leased to the applicant once preliminary diagrams are available, pending the sale, at a monthly rental of N$2 675.00, further subject to the annual escalation in line with the Namibia Inflation Rate.

15 That the intended sale and lease of Portion A of the Remainder of Erf 3337, Windhoek (± 558 m² in extent) be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

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

Financial implications

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

RESOLUTION 237/10/2017

Cloete (W.M)

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Wednesday, February 26, 2025 08:19
To: Cloete (W.M)
Cc: Simpson (S)
Subject: RE: Completion of a purchase of a Portion of Erf 3373,Windhoek - circa 2017 -

Thank you Ina!

From: Cloete (W.M) <Wilhelmina.Cloete@windhoekcc.org.na>
Sent: Wednesday, February 26, 2025 7:38 AM
To: Dorette Opperman <planner1@dutoitplan.com>
Cc: Simpson (S) <Sheridan.Simpson@windhoekcc.org.na>
Subject: RE: Completion of a purchase of a Portion of Erf 3373,Windhoek - circa 2017 -

Dear Dorette

I will prepare an item.
We have a couple of those where closure was left out.

Regards

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, February 25, 2025 4:03 PM
To: Cloete (W.M) <Wilhelmina.Cloete@windhoekcc.org.na>
Cc: Simpson (S) <Sheridan.Simpson@windhoekcc.org.na>
Subject: Completion of a purchase of a Portion of Erf 3373,Windhoek - circa 2017 -

Dear Ina,

An ancient application where I thought that UP would be able to assist. When I asked them the relevant docs for the completion of the statutory procedures, they informed me the Closure of Portion A does not officially form part of the Council Resolution.

UP can't amend the Resolution – Properties must..... Please let me know how soon this can be done?

Kind Regards
Dorette

From: Haikonda (D) <David.Haikonda@windhoekcc.org.na>
Sent: 13 October 2022 08:43
To: Dorette Opperman <planner1@dutoitplan.com>; Rust (H.J) <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018

Good day Dorette

Unfortunately the closure was referred back, because of the closure clause that's missing from the council resolution. The SE will not sign it off without that closure mandate from council. You will need to go back to property management so that they resubmit to council.

Regards

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, October 10, 2022 10:49 AM
To: Haikonda (D) <David.Haikonda@windhoekcc.org.na>; Rust (H.J) <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018
Importance: High

Hi David,

Just wish to follow up on this Closure Certificate – would you manage to have it within the next day or so? Submission date to URPB is Wednesday.

Kind Regards
D

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, October 3, 2022 3:38 PM
To: 'Haikonda (D)' <David.Haikonda@windhoekcc.org.na>; 'Rust (H.J)' <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018

Hi David,

Please find attached

Kind Regards
D

From: Haikonda (D) <David.Haikonda@windhoekcc.org.na>
Sent: Monday, October 3, 2022 3:33 PM
To: Dorette Opperman <planner1@dutoitplan.com>; Rust (H.J) <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018

Good day Dorette

Do perhaps have the Council Resolution?

Regards

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Monday, October 03, 2022 9:36 AM
To: Haikonda (D) <David.Haikonda@windhoekcc.org.na>; Rust (H.J) <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018

Thank you very much!

From: Haikonda (D) <David.Haikonda@windhoekcc.org.na>
Sent: Monday, October 3, 2022 9:33 AM
To: Dorette Opperman <planner1@dutoitplan.com>; Rust (H.J) <Hugo.Rust@windhoekcc.org.na>
Subject: RE: Closure Certificate for Portion of Erf 3373,Windhoek - circa 2018

Noted....will try to have it ready by the end of the week.

Regards

[Municipal Council Minutes: 2020-06-25]

9.3.10 FNS.8 [HPH] APPLICATION TO PURCHASE A 10 METRE PORTION OF THE REMAINDER OF ERF 851, ROCKY CREST FOR CONSOLIDATION WITH ERF 47, ROCKY CREST
(L/851/RC)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the Remainder of Erf 851, Rocky Crest be subdivided into Portion A (± 174 m² in extent), and the Remainder as indicated on Plan RC 47-1, attached as page 223 to the agenda.

2 That approval be granted for the sale of Portion A (± 174 m² in extent), to the owner of Erf 47, Rocky Crest for consolidation purposes.

3 That Portion A (± 174 m² in extent) be closed as 'public open space' in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

4 That the City prepare the closure notice:

4.1 That the owner of Erf 47, Rocky Crest 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 Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson before a Sales Agreement is signed.

5 That upon consolidation, Portion A (± 174 m² in extent) assume the same zoning as the abutting Erf 47, Rocky Crest, being 'residential' with density of 1:500 m² in terms of clause 5(3) of the Windhoek Town Planning Scheme.

6 That the current conditions registered against Erf 47, Rocky Crest be cancelled and that the short Standard Conditions, including a minimum building value equal to four (4) times the municipal valuation of the erf, be registered against the consolidated erf and be accommodated according to the stormwater conditions.

7 That the applicant/owner of Erf 47, Rocky Crest be responsible for the town planning and cadastral procedures, i.e. application to Townships Board, land surveying, registration of the newly created erf, and the costs involved.

8 That the applicant/owner of Erf 47, Rocky Crest 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).

9 That, subject to obtaining the Environmental Management Clearance Certificate and the successful implementation of the town planning and cadastral procedures:

9.1 Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest, be sold to the owner of Erf 47, Rocky Crest for consolidation purposes at a purchase price of N$563.00/m², being 50 % of N$1 126.00/m², totaling N$98 000.00 (rounded off) as determined by the Acting Strategic Executive: Housing, Property Management and Human Settlement, as indicated on the Valuation Certificate dated 22 May 2020, attached as page 224 to the agenda.

10 That the sale of Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest be subject to the following:

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

10.1.1 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.

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

10.2 That access not be obtained over the public open space.

11 That the applicant/owner of Erf 47 Rocky Crest:

11.1 Submit proof to the Acting 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 Townships Board for consideration.

11.2 Submit proof to the Acting Strategic Executive: Housing, Property Management and Human Settlement within thirty (30) days after the issuing of the Closure, Subdivision and Consolidation Certificate that a Surveyor has been appointed.

11.3 Submit draft erf diagrams to the Acting 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.

11.4 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 Acting Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.

12 That should the owner of Erf 47, Rocky Crest fail to comply with any of the conditions stipulated in this Council Resolution or fail to finalise the transaction within eighteen (18) months from date of this Council Resolution, the sale be subject to revision of the purchase price to be determined by the Acting Strategic Executive: Housing, Property Management and Human Settlement.

13 That should the owner of Erf 47, Rocky Crest wish to take occupation of Portions A of the Remainder of Erf 851, Rocky Crest prior to the finalisation of the town planning and cadastral procedures, that Portion A of the Remainder of Erf 47, Rocky Crest be leased to the owner at a monthly rental of N$816.67, which is 10 % of the purchase prices per annum calculated monthly, further subject to annual escalation in terms of the Namibia Inflation Rate, and the draft diagrams being available.

14 That the intended sale and lease of Portion A (± 174 m² in extent) of the Remainder of Erf 47, Rocky Crest be advertised in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

15 That the sale and lease of Portion A (± 174 m² in extent) of the Remainder of Erf 851, Rocky Crest be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

16 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale and Lease Agreement.

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

Financial implications

Service rendered	Funds required (N$)	Funds available
Advertisements costs	4 000.00	Item 4000/20/1/1 0/0025

RESOLUTION 190/06/2020

Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: T. Kamati
Tel: (+264+61) 297-5201
Fax: (+264+61) 297-5231
Email: tkamati@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, 10001
Namibia

Our Ref.: 17/3/1/W3/16 Ext 1
Your Ref.:

Ritta Khiba Planning Consultants
P. O. Box 22543
Windhoek
NAMIBIA

Dear Ms. Khiba

SUBJECT: ITEM 146/2023: ROCKY CREST EXTENSION 1: SUBDIVISION AND PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 851 (PUBLIC OPEN SPACE) AND SUBSEQUENT CONSOLIDATION WITH ERF 47, ROCKY CREST

With reference to the above-mentioned application:

You are hereby informed that Urban and Regional Planning Board, during its ordinary meeting held on 14 June 2023 recommended that the matter be deferred to a next meeting.

Please find attached the Urban and Regional Planning Board Item 146/2023 dated 14 June 2023.

Ministry of Urban and Rural Development
Division: Planning
25 JUL 2023
P / Bag 13289
WINDHOEK

Yours faithfully

.....
SECRETARIAT
URBAN AND REGIONAL PLANNING BOARD

Item	Date
146/2023 17/3/1/W3/16 Ext 1	14 June 2023

ROCKY CREST EXTENSION 1: SUBDIVISION AND PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 851 (PUBLIC OPEN SPACE) AND SUBSEQUENT CONSOLIDATION WITH ERF 47, ROCKY CREST (MUNICIPAL COUNCIL OF WINDHOEK / RITTA KHIBA PLANNING CONSULTANTS) (Rock.A/1-MG-5AC-V2)

The Board recommended that the matter be referred back to the applicant to do the following:

1. apply for exemption for neighbour consultations;
2. the closure certificate to be date stamped;
3. address the alteration of boundaries/notarial coupling between Rocky Crest and Rocky Crest Extension 1 seeing that the two erven are in different extensions; and
4. all the documents to be amended seeing that the erven are in different extensions.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: +264 61 213158/088614935
Cell: +264 81 2505559 / 081 57 88154 | Email: rkhiba@gmail.com
TOWN AND REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

L/47/Rocky Crest

23 March 2022

City of Windhoek
P.O Box 59
Windhoek

APPLICATION TO PURCHASE A 10 METER PORTION OF THE REMAINDER OF ERF 851, ROCKY CREST, EXTENSION 1 FOR CONSOLIDATION WITH ERF 47 ROCKY CREST

This office has been appointed by the client to submit the above application to the Urban and Regional Planning Board for the *Subdivision of Erf Re/851 Rocky Crest, Extension 1 into Portion A and the remainder and the subsequent Consolidation of Portion A with Erf 47, Rocky Crest.*

In order for this office to submit the above mentioned application at Urban and Reginal Planning Board a few documents are therefore needed from the City of Windhoek. It is therefore against this background that this office is requesting the following document:

- **Special Power of Attorney from Municipal Council of Windhoek**

I trust that you will find the information provided sufficient.

Yours sincerely,

RITTA KHIBA

PRINCIPAL MEMBER

[Municipal Council Minutes: 2013-08-29]

8.3.10 **BRB.13 [PLA] SUBDIVISION OF ERF 468, AUASBLICK INTO PORTION Y AND REMAINDER AND SUBDIVISION OF REMAINDER B OF KLEIN WINDHOEK TOWN AND TOWNLANDS NO. 70 INTO PORTIONS 1, 2 AND 3 AND REMAINDER AND INCORPORATION INTO AUASBLICK TOWNSHIP AND SUBSEQUENT CONSOLIDATION OF PORTIONS Y, 1 AND 2 WITH ERF 242, AUASBLICK AND CONSOLIDATION OF PORTION 3 WITH MONTREUX STREET** (L/468/KW)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That paragraphs 3, 4, 5 and 7 of Council Resolution 74/04/2011, attached as pages 123 - 124 to the agenda, be rescinded.

2 That paragraph 8 of Council Resolution 74/04/2011, attached as pages 123 - 124 to the agenda, be amended to exclude Portion A in order to read as follows:

That Erf 242, Auasblick subject to the successful implementation of all rezoning, closure and town planning, survey and registration procedures, be sold to the applicant for the amount of N$165/m² or N$449 200.00 in total for Erf 242, Auasblick, as valued by the Strategic Executive: Urban Planning & Property Management

3 That Council donate Portion Y of Erf 468, Auasblick and Portions 1 and 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 to the value of N$1 858 165.00 to be consolidated with Erf 242, Auasblick to the applicant and owner of Erf 242, Auasblick, subject to the following conditions:

3.1 That Erf 468, Auasblick be subdivided into Portion Y (± 662.67 m² in extent) and the Remainder.

3.2 That the City obtain an Environmental Management Clearance Certificate from the Environmental Commissioner under regulation 5 of Government Notice 29 of 2012.

3.3 That Portion Y of Erf 486, Auasblick be closed as a public open space, in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992).

4 That the City prepare the closure notice:

4.1 That the City be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours.

4.2 That the City be responsible for the environmental application, closure, subdivision, incorporation, consolidation, rezoning and town planning and cadastral procedures, i.e., application to Townships Board and that the applicant be responsible for all the costs involved.

5 That the proposed rezoning of Erf 242, Auasblick from 'institutional' to 'residential' with a density of one (1) dwelling per erf be finalised, only thereafter can Portion Y assume the same zoning.

6 That upon consolidation Portion Y assume the same zoning as the abutting Erf 242, Auasblick.

7 That Portion Y of Erf 486, Auasblick be consolidated with Erf 242, Auasblick simultaneously with transfer.

8 That Erf R/B/Klein Windhoek Town and Townlands No. 70 be subdivided into Portions 1, 2, 3 and the Remainder.

9 That Portions 1, 2 and 3 of Klein Windhoek Town and Town Lands No. 70 be incorporated as erven into the Auasblick Township.

10 That after the incorporation Portions 1 and 2 be rezoned from 'undetermined' to 'residential' with a density of one (1) dwelling per erf.

11 That upon the rezoning of the incorporated portions, Portion 1 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be consolidated with Erf 242, Auasblick simultaneously with transfer.

12 That consent be given for the construction of the dwelling unit while the town planning and cadastral procedures are on-going, subject to the City of Windhoek preparing provisional erf diagrams.

13 That the incorporated Portion 3 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be rezoned from 'undetermined' to 'street'.

14 That Portion 3 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be consolidated with Montreux Street.

15 That upon the rezoning of the incorporated Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 it be reserved for the purchaser to lease as requested, or that Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be consolidated and purchased at a later stage.

16 That, should any electrical infrastructure need to be relocated, dismantled or replaced as per the request received from the applicant, all cost involved be for the applicant's own account.

17 That it be noted that only one (1) service connection from the municipal electrical network be allowed per erf.

18 That it be noted that a service connection larger than 3 x 60 Amp is required for erven that is zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and 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.

19 That it be noted that there is no sewer connection available for Portion Y of Erf 468, Auasblick, Portions 1 and 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 due to the topography.

20 That it be noted that Portion Y of Erf 468, Auasblick and Portions 1 and 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 cannot connect to the sewer line situated on Erf 242, Auasblick, and the applicant must install a pump that has been designed by an Engineer and operated by the applicant should they require sewer connections to these portions.

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

21.1 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.

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

22 That the closure of the panhandle to Erf 468, Auasblick from Montreux Street be to the satisfaction of the Strategic Executive: Urban Planning and Property Management.

23 That access only be obtained directly from Montreux Street.

24 That it be noted that the Urban Arterial Account (UAA) contribution of N$47 139.80 is payable.

25 That it be noted that the southern bypass is planned to the south of Erf 242, Auasblick passing approximately 200 metres measured from the most southern border of Erf 242, Auasblick.

26 That the City:

26.1 Obtain the Environmental Management Clearance and Closure Certificates and submit the proposed subdivision and consolidation to the Namibia Planning and Advisory Board (NAMPAB) for consideration.

26.2 After the Subdivision Certificate has been received, submit the incorporation and consolidation to the Townships Board.

26.3 Appoint a surveyor within sixty (60) days after issuing of the Townships Board Certificate.

26.4 Prepare draft erf diagrams within three (3) months after appointment of the Land Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.

26.5 After approval of the diagrams submit the proposed Incorporation Notice together with the approved diagrams to the Ministry of Regional and Local Government, Housing and Rural Development for publication in the Government Gazette.

26.6 After the publication of the Incorporation Notice in the Government Gazette submit the draft consolidation diagram of the new erf to the Surveyor General for approval.

26.7 Draft the Deed of Donation not later than sixty (60) days after the approved diagrams have been received.

26.8 Obtain Ministerial approval in terms of section 30(1)(z)(ii) of the Local Authorities Act, 1992 (Act 23 of 1992) for the donation of Portion Y of Erf 468, Auasblick and Portion 1 of the Remainder of Portion B of the Farm Klein Windhoek Town and Townlands No. 70.

27 That the lease, if necessary be advertised in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992.)

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

RESOLUTION 250/08/2013

Hifikepunye Pohamba

P. O. Box 24703
Windhoek, Namibia
Tel: +264 61 251 995

21 November 2016

Mr. Filimon Hambunda
Acting Chief Executive Officer
City of Windhoek
P.O. Box 59
Windhoek

Dear Mr. Hambunda

I am aware of the effort currently being made by the local authority, (*see attached: Municipal Council Minutes of 2013-08-29*) to have erf 468 and 242 consolidated in one portion. However, while such process is ongoing, I wish to register my interest in acquiring the portion of land, here marked PTN2 +_ 4864.91 as per clause 15 of the **Council Resolution 250/08/2013** stating that,

> *"upon the rezoning of the incorporated Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 it be reserved for the purchaser to lease as requested, or that Portion 2 of Erf R/B/Klein Windhoek Town and Townlands No. 70 be consolidated and purchased at a later stage".*

I will appreciate it if your office can further advise on the due processes to be followed in order to acquire the said piece of land in Auasblick, Monstreux Street Windhoek.

Hifikepunye Pohamba
FORMER PRESIDENT

Republic of Namibia

MINISTRY OF REGIONAL AND LOCAL GOVERNMENT, HOUSING AND RURAL DEVELOPMENT

CERTIFICATE

in accordance with the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended

It is hereby certified that the subdivision of

THE REMAINDER OF PORTION "B" OF THE FARM KLEIN WINDHOEK TOWN AND TOWNLANDS NO. 70

in the Township of / Registration Division K

into 4 portions designated

PORTIONS 161 TO 163 AND REMAINDER

has been granted in terms of section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), as amended, subject to the conditions appearing on the reverse side of this certificate.

NOTE: This subdivision certificate is only valid for two years from date of notification, in terms of section 19 (13) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) subject to the conditions as attached hereto. Application may be made for extension of time within this two year period, after which this permission shall lapse and re-application shall be required to enable registration.

Ministry of Regional and Local Government, Housing and Rural Development
Division Planning
16 SEP 2014
P/Bag 13289
WINDHOEK

Item | Date

77/2015

17/4/1/W3/17 | 10 March 2015

AUASBLICK: INCORPORATION OF PORTIONS 161 to 163 (PORTIONS OF POTION B) OF KLEIN WINDHOEK TOWN AND TOWNLANDS NO. 70, SUBDIVISION AND PERMANENT CLOSURE OF ERF 468 (OPEN SPACE) AND SUBSEQUENT CONSOLIDATION WITH ERF 242 (MUNICIPALITY OF WINDHOEK)

The Board recommended that-

a) Portions 161 to 163 (portions of Portion B) of Klein Windhoek Town and Townlands No. 70 be incorporated as Erven 800 to 801 and Erf 802 (street, free of conditions), Auasblick;

b) the permanent closure of a portion of Erf 468 (open space), Auasblick as approved by the Municipal Council of Windhoek is confirmed;

c) Erf 468 (open space), Auasblick be subdivided into Erf 803 (formerly open space) and the Remainder of Erf 468 (open space, free of conditions), Auasblick;

d) Erf 800, Auasblick be consolidated with Erf 803 (formerly open space) and Erf 242, Auasblick into Erf 804, Auasblick simultaneously with transfer, on condition that the rezoning has been approved; and

e) the conditions registered against Erf 242, Auasblick, be cancelled and the following conditions be registered against Erf 804, Auasblick.

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.

CN

Approved 305 No.A143/2015

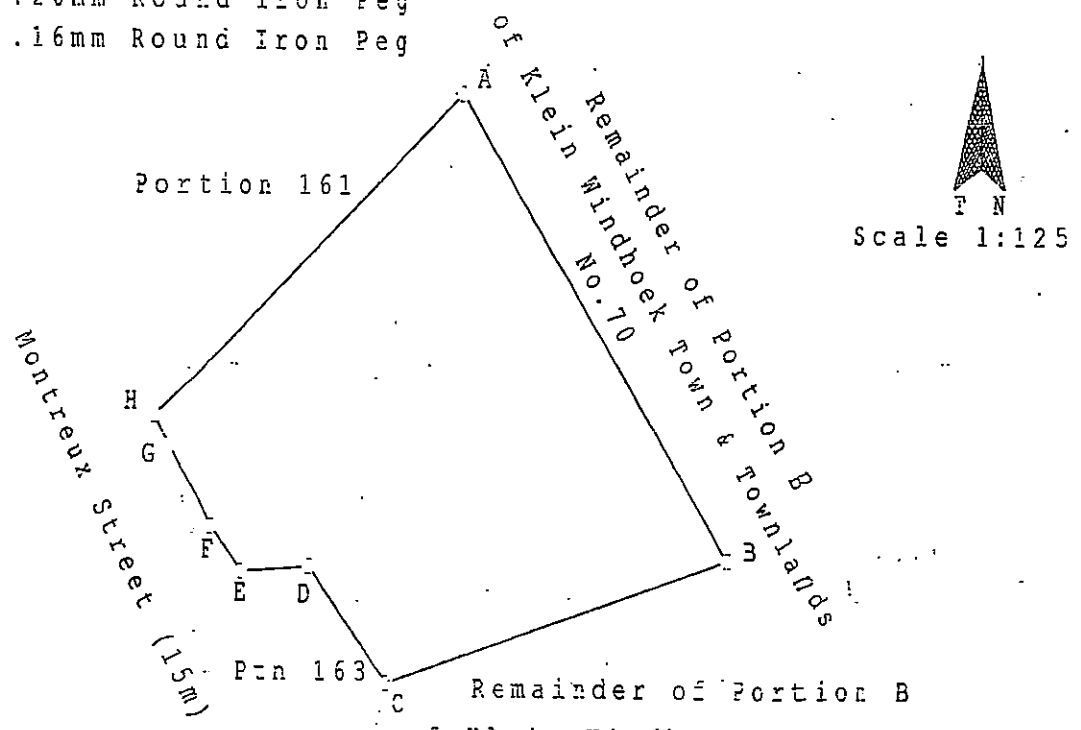
for Surveyor-General

Sides		Distances (metres)	Angles of Direction				Y	CO-ORDINATES System:22/17	X		Design.
A	B	88,44	326	57	40	A	-12	333,52	+66	692,44	RT2
B	C	60,94	70	20	40	B	-12	379,12	+66	768,22	RT3
C	D	23,09	145	03	00	C	-12	321,73	+66	788,72	RT4
D	E	11,63	86	00	20	D	-12	308,50	+66	769,79	RT8
E	F	8,93	144	37	10	E	-12	296,90	+66	770,60	RT9
F	G	14,92	153	11	40	F	-12	291,73	+66	763,32	RT10
G	H	5,40	153	26	10	G	-12	285,00	+66	750,00	J
H	A	73,31	224	00	20	H	-12	282,59	+66	745,17	RT11
						(T)	-11	773,00	+66	557,53	RM3
						(T)	-11	419,44	+66	657,08	RM4

Description of Beacons

A-F,H..20mm Round Iron Peg

G.....16mm Round Iron Peg



The figure A B C D E F G H represents 4 868 square meters of land being

Portion 162

(a portion of Portion B) of Klein Windhoek Town & Townlands No.70

Situate in the Municipal Area of Windhoek
Registration Division K,Khomas Region
Republic of Namibia
Surveyed in February 2014 by me

Land Surveyor
R.T Nyatoti
(Reg.No.PLS48)

This diagram is annexed to No.	The original diagram is No.A265/1923 filed as General Plan K123	S.R.E48/2015
		Noting Plan.MG-5AC/Y5
Registrar of deeds		File No.: K70

APPROVED 2020-03-27 No. A 231 /2020

/ 306 EYOR-GENERAL Sheet 1 of 2

SIDES Metres		ANGLES OF DIRECTION	COORDINATES Y System: Lo 22/17 X			Designatio
		Constants:		0.00	0.00	
AB	55.98	329° 00' 00"	A	-12 275.88	66 596.55	242a
BC	144.35	328° 57' 40"	B	-12 304.69	66 644.54	RT1
CD	60.94	70° 20' 40"	C	-12 379.12	66 768.22	RT3
DE	23.09	145° 03' 00"	D	-12 321.73	66 788.72	RT4
EF	11.63	86° 00' 20"	E	-12 308.50	66 769.79	RT8
FG	8.93	144° 37' 10"	F	-12 296.90	66 770.60	RT9
GH	14.92	153° 11' 40"	G	-12 291.73	66 763.32	RT10
HJ	101.64	153° 26' 10"	H	-12 285.00	66 750.00	U
JK	24.55	139° 00' 00"	J	-12 239.54	66 659.08	242d
KA	68.46	230° 00' 00"	K	-12 223.44	66 640.55	242e
			⊕	-11 773.00	66 557.53	RM3
			⊕	-11 419.44	66 567.08	RM4

Components

1) The figure A B m I J K represents Erf 804 Auasblick vide Diagram No. A 146/2015 annexed to T3192/2017 dated 31/05/2017
2) The figure m C D E F G H I represents Erf 801 Auasblick vide Diagram No. A 143/2015 annexed to T / dated / /

Description of Beacons

A, B, H, J and K.....16mm Round Iron Peg
C, D, E, F and G.....20mm Round Iron Peg

The figure A B C D E F G H J K

represents 1.2579 Hectares of land being

Erf 1093 Auasblick

Comprising 1) and 2) as above

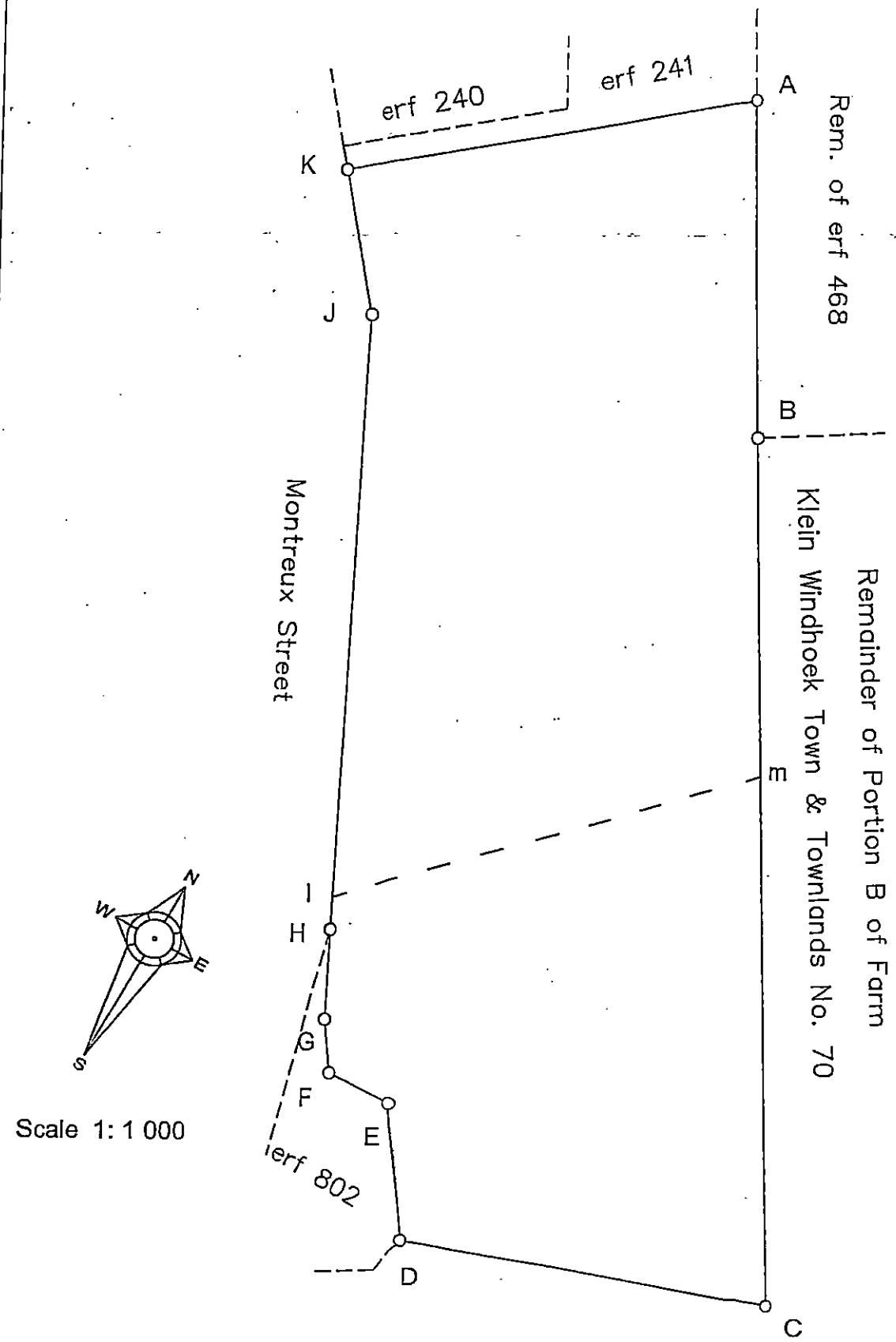
Situate in the Municipal Area of Windhoek
Registration Division "K", Khomas Region
Republic of Namibia
Compiled in January 2020 by me

FM Muyandulwa
Land Surveyor

This diagram is annexed to	The Original Diagrams	S.R No. E Compiled
No.	are as quoted above	Noting Plan. MG-5AC/Y5
Dated		File No. Auas A
Registrar of Deeds	Dated	

APPROVED 2020-03-27 No. A 231 /2020

307 VEYOR-GENERAL Sheet 2 of 2



Scale 1: 1 000

Erf 1093 Auasblick

Compiled in January 2020 by me

F. M. Muyandulwa
Land Surveyor

APPROVED 2020 -03- 27 No. A 231 /2020

308 YOR-GENERAL Sheet 1 of 2

SIDES Metres		ANGLES OF DIRECTION	COORDINATES Y System: Lo 22/17 X			Designation
		Constants:		0.00	0.00	
AB	55.98	329°00' 00"	A	-12 275.88	66 596.55	242a
BC	144.35	328°57' 40"	B	-12 304.69	66 644.54	RT1
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KA	68.46	230°00' 00"	K	-12 223.44	66 640.55	242e
			⊕	-11 773.00	66 557.53	RM3
			⊕	-11 419.44	66 567.08	RM4

Components

1) The figure A B m I J K represents Erf 804 Auasblick vide Diagram No. A 146/2015 annexed to T3192/2017 dated 31/05/2017
2) The figure m C D E F G H I represents Erf 801 Auasblick vide Diagram No. A 143/2015 annexed to T / dated / /

Description of Beacons

A, B, H, J and K.....16mm Round Iron Peg
C, D, E, F and G.....20mm Round Iron Peg

The figure A B C D E F G H J K

represents 1.2579 Hectares of land being

Erf 1093 Auasblick

Comprising 1) and 2) as above

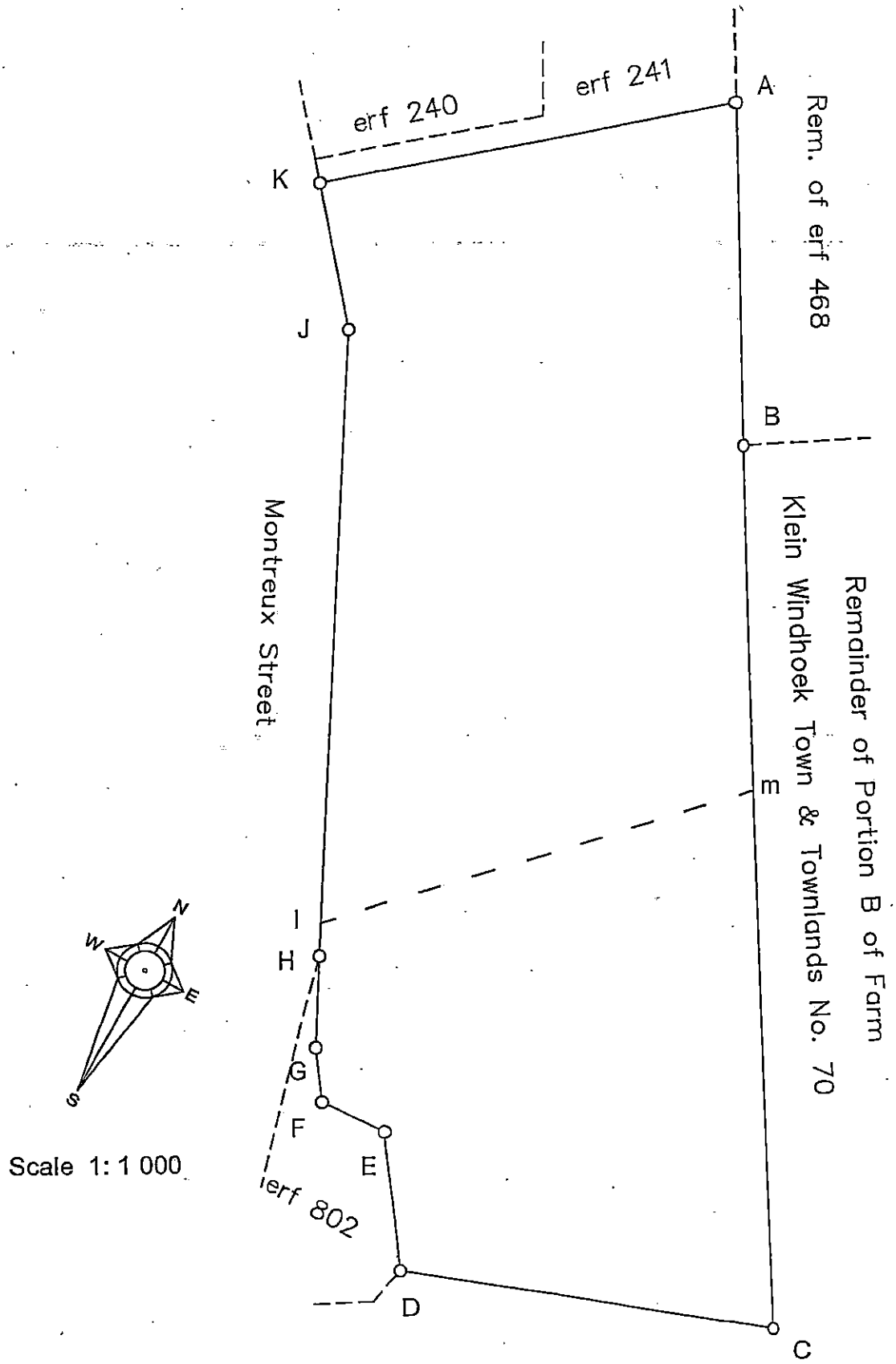
Situate in the Municipal Area of Windhoek
Registration Division "K", Khomas Region
Republic of Namibia
Compiled in January 2020 by me

FM Muyandulwa
Land Surveyor

This diagram is annexed to	The Original Diagrams	S.R No. E Compiled
No.	are as quoted above	Noting Plan. MG-5AC/Y5
Dated		File No. Auas A
Registrar of Deeds	Dated	

APPROVED 2020 -03- 27 No. A 231 /2020

309 YOR-GENERAL Sheet 2 of 2



Scale 1: 1 000

Erf 1093 Auasblick

F. M. Muyandulwa
Land Surveyor

Compiled in January 2020 by me

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 30/1/2020

Erf No.: 801 **Suburb** Auasblick **Street name:** Montreux

Erf size: 4868 m² **Zoning:** Residential **Density:** 1/per erf

Required portion size: 4868 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with erf 242 Auasblick

Current vacant land going price/ m²	N$ 1130	
Size of the portion Required	4868 m²	
Estimated market Value	N$ 5 500 000	

Erf 641 Auasblick of similar nature was sold by the City of Windhoek as per Auction date 27 November 2008 at a price of N$531.48/m². After escalation from 2008 to 2019 a price of N$ 1130/m² was produced. Consequently, the portions required should be valued at N$1130/m².

Value Valid until end of October 2020

Valuedby: Kaulikufwa Hendjala **Date:** 30/1/2020

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS
Box 4114
WINDHOEK
Bibelius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: 088614626
Email: pafrica@mweb.com.na

03/08/2021

Chief Planner: Urban Policy
Planning Urbanization and Environment
Windhoek City Council
Box 59
Windhoek

Attention: H. Rust

Dear Sir,

REZONING OF ERF 8681 WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 2.0. FOR THE PURPOSE OF BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY (BIPA) OFFICES

1. **Application**

Plan Africa Consulting CC was appointed by Ms. Vivienne Katjiuongua, in her capacity as the Chief Executive Officer at the Business and Intellectual Property Authority (BIPA), to apply for the:

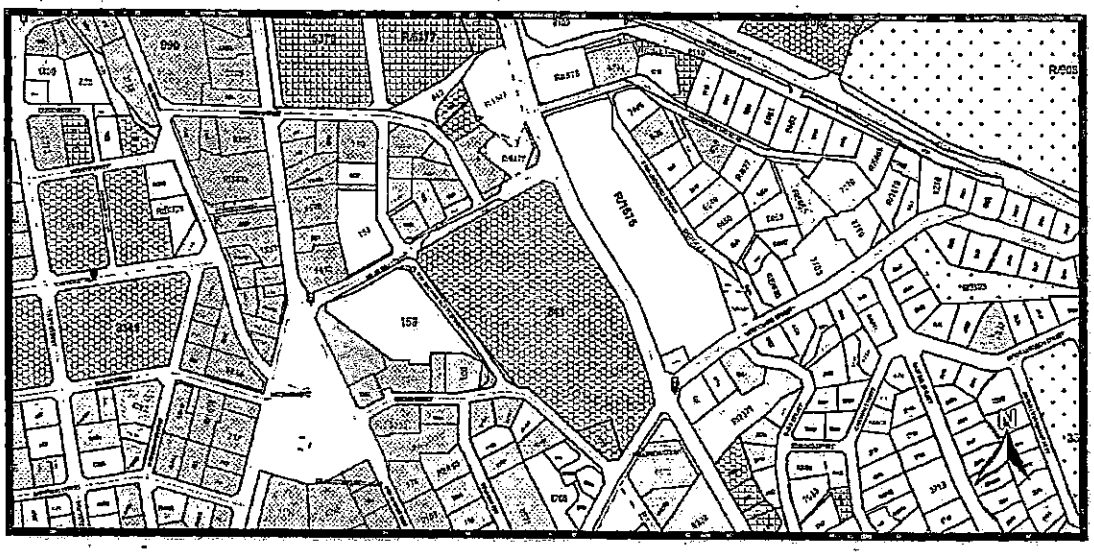
- Rezoning of the of Erf 8681 (a portion of Erf No. 1575) Windhoek from 'residential' with a density of 1:900 to 'office' with a bulk of 2.0
- Consent in terms of Council heritage policy to use the existing historical building on the erf and included in Table H of the Town Planning Scheme
- Consent to proceed construction and the use of the existing house, while the rezoning is in process.

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No.8 of 2016) Act 8 of 2016; The functions of BIPA are, to be the central focal point for the registration, administration and protection of businesses, commercial and industrial properties rights (IPRs).

2. Erf Information

Erf 8681 Windhoek is located on the eastern side of Robert Mugabe Avenue, in close proximity to former president, Sam Nujoma's offices on the corner of Robert Mugabe and Schweringsburg Street. Other notable land uses and buildings in the adjacent area, are Head office Ministry of Land Reform, now part of the Ministry of Agriculture, Water, and Land Reform, Deeds Office and office of Surveyor General, Delta Primary School, Bank of Namibia, Millennium Group offices, Windhoek High School, etc. The erf is situated on a relatively flat area of which the surrounding area is therefore already characterized by extensive mix land uses in the arterial of the Robert Mugabe Avenue.

The current zoning of Erf 8681, Robert Mugabe Avenue is "residential" with a density of 1:900 and is 3 479m^2 in extent. The access to the property is situated on Robert Mugabe Avenue. The street, Sperlinglust Street, east of the erven was never constructed and only exists on the City's maps. Erf 8681 has connections to water, sewerage and electricity infrastructure.



3. Development Policy

Heritage Policy: Council has a policy in place concerning heritage/historical buildings. Four buildings on Erf 1575 were included in Table H of Windhoek Town Scheme as Heritage buildings. Erf 8681 is a portion of Erf 1575

Figure 1: Aerial View

Erf 1575 was subdivided into Erven 8678 to 8684 and Remainder. A heritage building, dwelling house is located on the respective erf, Erf 8681.

Table H: List of Heritage Buildings.

Erf	Township	Street	Building	Rating
1575	Windhoek	Robert Mugabe	Dwelling	B76
1575	Windhoek	Robert Mugabe	Dwelling	B79
1575	Windhoek	Robert Mugabe	Dwelling	B69
1575	Windhoek	Robert Mugabe	Dwelling	B74
1575	Windhoek	Robert Mugabe	Dwelling	B74
1575	Windhoek	Heinitzburg	Dwelling	C48

Heritage building means a building included in Table H and which, in the opinion of Council, is worth preserving in whole or in part. Consent can be granted by Council to use the heritage building for other purposes despite the zoning provisions of the erf.

Heritage consent means the entering into of an agreement between Council and the owner of a "heritage building" in terms of which agreement the owner undertakes to preserve the building or certain specified features of the building to the satisfaction of Council as quid pro quo for the granting of permission by Council to use such building and ground for any use, provided that Council shall not enter into such an agreement where it is expected that the use will have a detrimental effect on the neighborhood.

The heritage policy also allows for the exemption of the size of the building from bulk calculations in exchange of preservation of the building.

Office Policy: Erf 8681 is located in the office policy area, where Council encourage and allow office zoning and development of erven within the office policy area.

Additional Residential: Council has made provision in the Windhoek Town Planning Scheme that encourages the construction of additional residential buildings on office zoned erven in close proximity with the City Centre. The aim of the policy is to prevent the depopulation of the central business area and to allow more people to live in close proximity of the working areas. A large residential component would in the end compliment and reinforce the commercial district.

In terms of section 23(1) of the Windhoek Town Planning Scheme:

No building shall be erected so that the bulk factor, as specified in Table f, is exceeded, provided (further) that in all cases where a bulk factor is specified, Council may consent to additional floor area not exceeding the area of the erf, which must be devoted solely to residential use in the form of a dwelling unit or residential units.

The owner may not make use of this option.

Suburban Development Policy: Council, in terms of its development policies puts the development of the CBD first as far as development preference is concerned. The City therefore actively promotes the development of the CBD. In terms of it suburban development policy higher bulk of between 2 and 4 is allowed in the CBD and should tapper outwards to the office policy areas and suburban business centres. The highest bulk of 4 and 3.5 with corresponding floor areas and the tallest buildings are therefore found within the CBD. In terms of Councils Suburban Business Policy;

- *Central Business Area development is Council's first priority for support.*
- *The intensity of the development controlled by bulk restrictions will taper from the highest allowances in the Central Business District downward towards the periphery. Outlying business (shopping) centres may also have bulk zoning above that of their surroundings with a similar tapering.*

Unless special merit exists, the pattern will be made up as follows:

AREA	*BULK*						
Central Business District (CBD)	*4*	*3.5*	*2*				
Commercial districts adjacent to CBD			*2*	*1*			
CBD Periphery				*1*	*0.5*	*0.4*	
Office Policy Areas						*0.4*	
Industrial areas				*1*	*0.5*		
Suburban Business (shopping) Centres				*1*	*0.5*	*0.4*	
Small neighbourhood businesses (shebeens, home shops etc.)						*0.4*	*0.1*

Council is therefore committed to the promotion of development within the CBD and to maintain its vibrancy and vitality. Council therefore encourages development of existing stands to its full potential in line with the existing policy directives. Erf 8681 is located in the *commercial district* adjacent to the CBD and the proposed bulk of 2.0 is therefore in line with the policy directive of Council.

3. Development Proposal and Motivation

Heritage building means a building included in Table H and which, in the opinion of Council, is worth preserving in whole or in part. Heritage consent means the entering into of an agreement between Council and the owner of a "heritage building" in terms of which agreement the owner undertakes to preserve the building or certain specified features of the building to the satisfaction of Council as quid pro quo for the granting of permission by Council to use such building and ground for any use, provided that Council shall not enter into such an agreement where it is expected that the use will have a detrimental effect on the neighbourhood.

The intention is to construct a multi storey building at a later stage. However, the first phase would be the use of the existing historical building in its current form.

The City has been giving direction to controlled business and office expansion so as to facilitate new growth and to avoid urban decay. As indicated by Map 1, retrieved from Google Earth, there is mixed land uses in the surrounding area. There are already Letshego Bank building, Millennium Holdings offices, Land Reform offices and the Sam Nujoma Presidents offices in the vicinity. Erf 8681 is adjacent to Luxury Hill, which has restrictive density to prevent the upscale status of the area being negatively affected by more intensive developments. Based on the above-mentioned reasons, the existing building will be modified to be used as offices for the Business and Intellectual Property Authority (BIPA) as a first phase.

4. `Provisions of the Planning Act

The Urban and Regional Planning Act, Act 5 of 2018 was promulgated in 2018 but only came into force with the proclamation of the regulations on 03 September 2020. The Act effectively replaced the current planning legislation, the Township and Division of Land Ordinance, Ordinance 11 of 1963 and the Town Planning Ordinance, 18 of 1954. Processes and procedures remain more or less the same but some procedures were consolidated as well as the two boards, Township Board and the Namibia Planning and Advisory Board are replaced by one board, the Urban and Regional Planning Board.

Procedures are as follows since the Windhoek City Council is not yet an Authoritative Planning Authority:

- Submission of applications in terms of Section 105(a) of the Act

Notification of receipt of the application, and instruction for advertisements in terms of Section 108 of the Act

- Advertisement period in terms of Section 107 and Regulation 11
- Hearing if necessary in terms of Section 108 and Regulation 14
- Council minutes/resolution: Section 109 of the Act to inform applicant of outcome of application.
- In terms of Section 107 of the Act prescribed persons must be notified and Section 10(4) of regulations requires that the neighbor's comments be obtain or they be notified.

5. Application

- That Erf 8681, a portion of Erf 1575 Windhoek be rezoned from *"residential" with a density of 1:900* to *"office"* with bulk of 2.0.
- That heritage consent be granted to use the existing historical building on Erf 8681 for the purpose offices and that the floor area of 199m² be exempted from the calculation of bulk, in exchange of the preservation of the historical building.
- That additional bulk be provided in terms of Section 23 (of the Windhoek Town Planning Scheme), which should be exclusively used for residential purposes.

Trust the application will enjoy your favorable consideration.

Yours Faithfully

.....

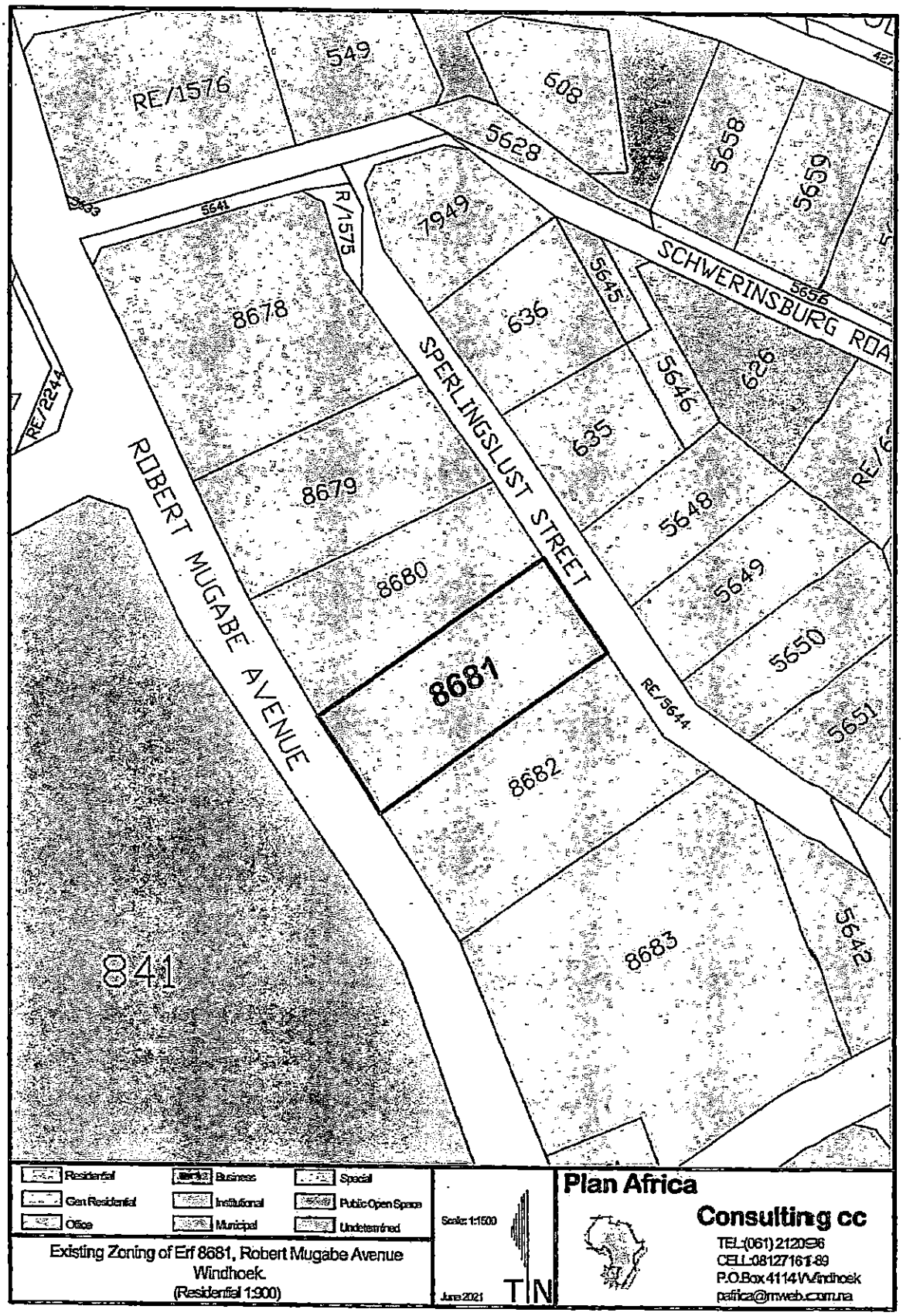
H.A KROHNE

Locality Map of Erf 8681, Robert Mugabe Avenue, Windhoek.

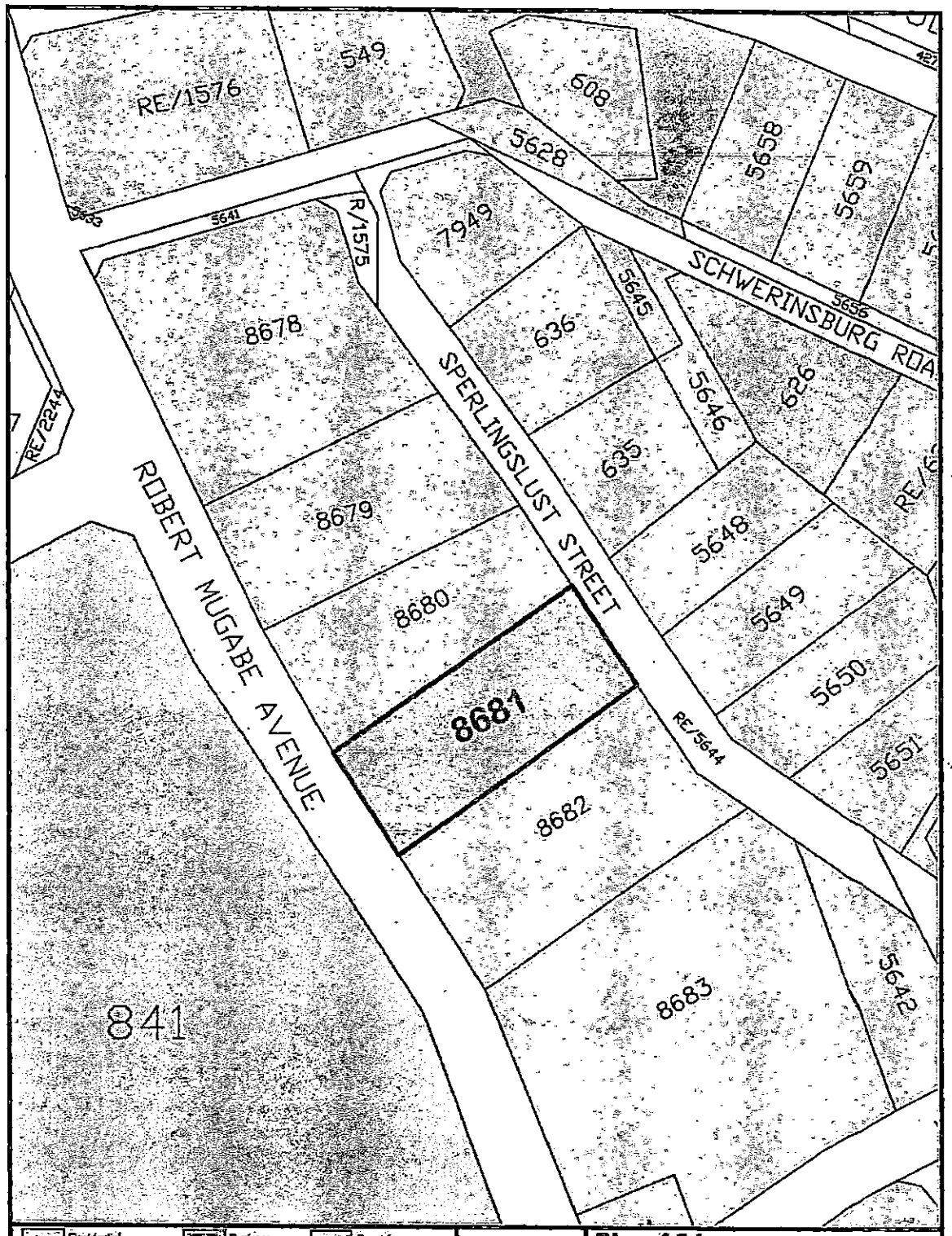
June 2021

TN

Plan Africa
Consulting cc
TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek
pafrica@mweb.com.na



Existing Zoning of Erf 8681, Robert Mugabe Avenue
Windhoek.
(Residential 1:900)



Residential | Business | Special
Gen Residential | Institutional | Public Open Space
Office | Municipal | Undetermined

Proposed Zoning of Erf 8681, Robert Mugabe Avenue Windhoek.
(Office bulk of 0.4)

Scale: 1:1500
June 2021
TN

Plan Africa
Consulting cc
TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek
pafrica@mweb.com.na

S.G. COPY

Approved 20 JUL 2005
for Surveyor-General

S.G. No. A241/2004

Sheet 1 of 2

Sides	metres	Angles Direction		CO-ORDINATES Y System:22/17	X	Design.
		Constants		+ 0,00	+ 0,00	
AB	6,51	204 03 50	A	- 9 215,15	+63 357,68	5641f
BC	70,00	253 28 00	B	9 217,80	163 351,74	5641e
CD	15,02	260 24 30	C	- 9 284,91	+63 331,82	5641d
DE	1,62	296 38 10	D	- 9 299,72	+63 329,32	5641c'
EF	8,00	332 51 40	E	- 9 301,17	+63 330,04	5641c
FG	28,94	0 21 40	F	- 9 304,82	+63 337,16	5640p
GH	70,28	323 09 10	G	- 9 304,64	+63 366,10	5640o
HJ	108,00	325 44 10	H	- 9 346,78	+63 422,34	5640n
JK	37,21	304 14 30	J	- 9 407,58	+63 511,60	5640m
KL	90,42	339 50 50	K	- 9 438,34	+63 532,53	5639a
LM	23,47	62 42 50	L	- 9 469,52	+63 617,51	631d
MN	76,02	54 05 50	M	- 9 448,66	+63 628,27	HB79
NP	12,03	106 17 10	N	- 9 387,05	+63 672,88	1575k
PQ	99,35	159 35 40	P	- 9 375,51	+63 669,50	1575l
QR	133,40	146 05 20	Q	- 9 340,87	+63 576,39	1575m
RA	199,56	154 35 30	R	- 9 266,45	+63 465,67	1575n
		Win7		- 9 548,42	+63 421,97	No.225
		Christ Church		- 9 053,13	+62 813,86	No.244

Description of Beacons

A.....16mm iron peg in concrete
B,C,D,E,F,G,
H,J,K,R.....16mm round iron peg
M,Q.....Hole on concrete wall
N,P.....Square iron peg

The figure A B C D E F G H J K L M N P Q R
represents 3,2898 Hectares of land being

Erf 1575 Windhoek

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

Land Surveyor
V. Nhau

Surveyed in May 2004 by me

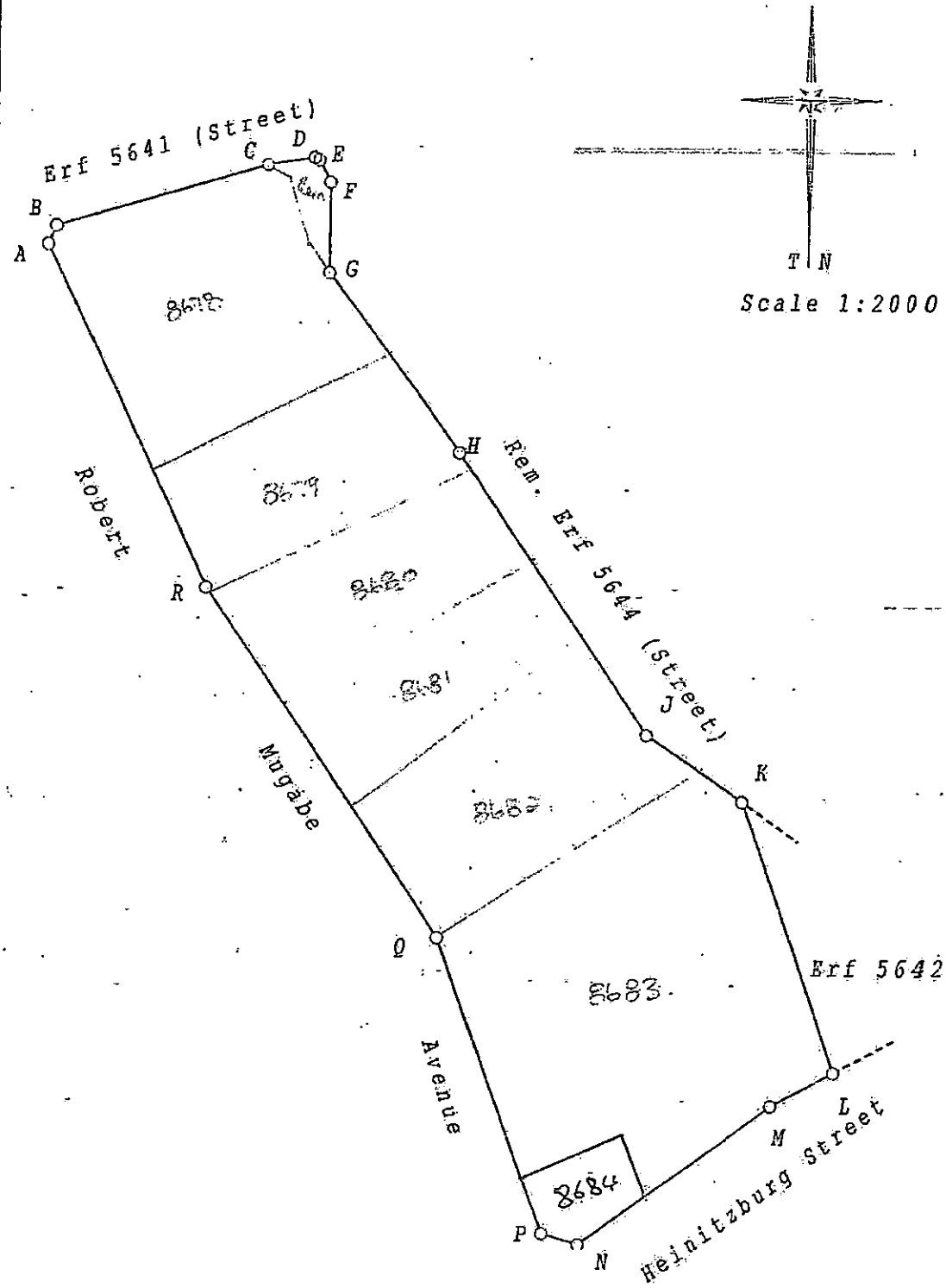
This diagram is annexed to No. T 622/2006	The original diagram is No.	S.R. No.E 85/2004
06.02.2006 Registrar of deeds	Transfer: Dated:	Gen. Plan.: Noting Plan: MG-5AC/V4W4 File No.: WHK 46

S.G. COPY

Approved 20 JUL 2005
for Surveyor-General

S.G. No. A241/2004

Sheet 2 of 2



Erf 1575 Windhoek

Surveyed in May 2004 by me

Land Surveyor
V. Nhau

Approved 322 No. A38/2011

2011 -04- 15

Surveyor-General Sheet 1 of 2

Sides Metres		Angles of Direction		CO-ORDINATES Y System:22/17	X	Design.
		Constants		+ 0,00	+ 0,00	
AB	91,07	236 38 00	A	- 9 291,36	+63 502,73	8680d
BC	37,82	325 44 10	B	- 9 367,42	+63 452,64	8680c
CD	91,30	56 12 20	C	- 9 388,71	+63 483,90	8682b
DA	38,50	146 05 20	D	- 9 312,84	+63 534,68	8682a
Kaiser Wilhelm Berg			△	- 2 802,58	+68 240,88	No.90
Win 7			△	- 9 548,42	+63 421,96	No.225

Description of Beacons

B,C,D, ...16mm round iron peg

A.....Hole on top of concrete pillar

The figure A B C D

represents 3479 Square metres of land being

Erf 8681(a portion of Erf 1575) Windhoek

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

Land Surveyor
V. Nhau

Surveyed in December 2010 by me

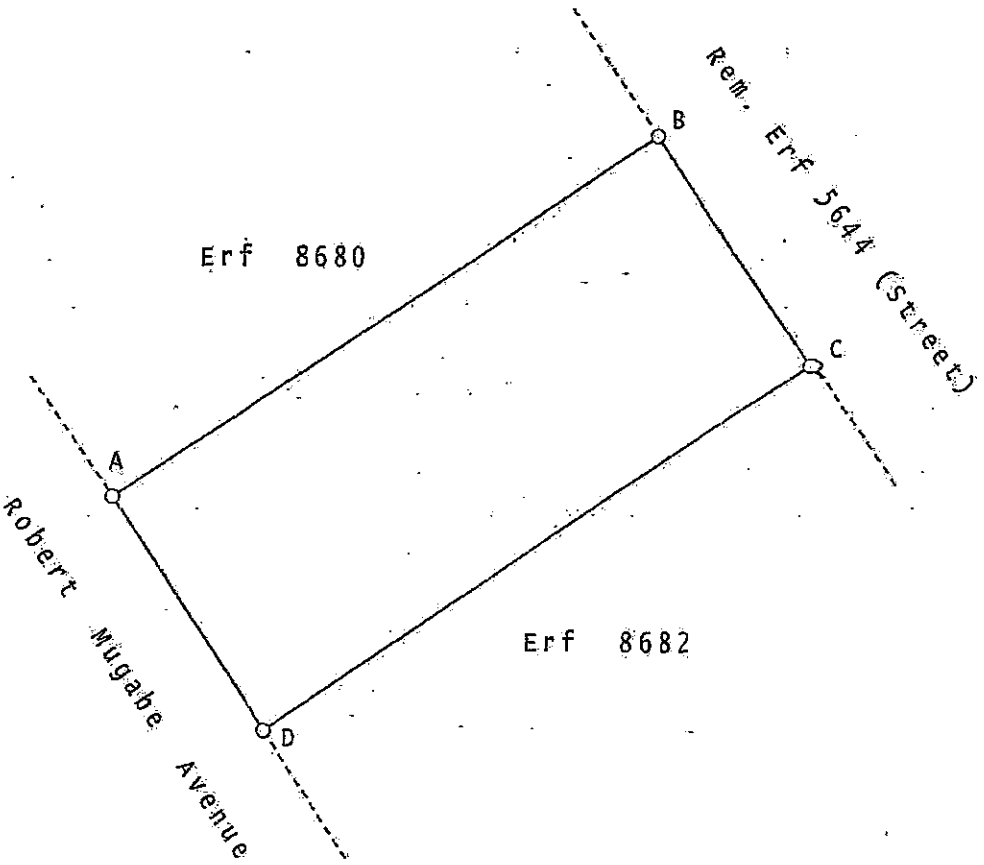
This diagram is annexed to No.	The original Diagram is No. A241/2004	S.R. No.E21/2011
		Gen. Plan.:
		Noting Plan: MG-5AC-V4
	Transfer: T622/2006	File No.: Whk.46
Registrar of deeds	Dated:06-02-2006	

Approved 323 2011 -04- 15

Surveyor-General

No. A38/2011

Sheet 2 of 2



Erf 8681 (a portion of Erf 1575) Windhoek

Surveyed in December 2010 by me

Land Surveyor
V. Nhau

MEMO 324 NDUM

SUBJECT:

1. **PROPOSED REZONING OF ERF 8681 WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 2.0 FOR THE PURPOSE OF BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY (BIPA) OFFICES**

2. **CONSENT IN TERMS OF COUNCIL HERITAGE POLICY TO USE THE EXISTING HISTORICAL BUILDING ON ERF AND INCLUDED IN TABLE H OF THE TOWN PLANNING SCHEME**

3. **CONSENT TO PROCEED WITH CONSTRUCTION AND USE OF THE EXISTING HOUSE, WHILE THE REZONING IS IN PROCESS**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. Iiyambula	08/09/2021	Tel: 290 2914	
Section Engineer	..../..../2021		
Chief Engineer	..../...../2021		

TO:	Urban Planning G De Klerk	**DATE:**	08 September 2021
FROM:	Section Engineer: Transport Planning	**REF:**	L/8681/W

SUBJECT: **Proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices**

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

An application dated 03 August 2021 regarding the above subject matter has reference:

Erf 8681 is located between Robert Mugabe Avenue and Sperlingslust Stree. The erf still obtain access from Robert Mugabe Avenue because Sperlingslust Street is not yet upgraded to bitumen standard. Erf 8681 W is zoned 'Residential' with a density of 1 dwelling per 900m² and measures 3 479m² in extents. Robert Mugabe Avenue is a busy Arterial street with high traffic volumes during peak hours. However there is currently no alternative access. The proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices will be generating 271 additional trips to the current road network.

1. This Division has objection to the Proposed Rezoning of Erf 8681 Windhoek from 'Residential' with a density of 1:900 to 'Office' with a bulk of 2.0 for the purpose of Business and Intellectual Property Authority (BIPA) offices; due to the following:

   1.1 A bulk of 2.0 will create a precedence for the area. Only a bulk of 0.4 can be supported for this erf without a traffic impact assessment.

   1.2 Of immediate requirement is that no access or on street parking will be allowed from Robert Mugabe Avenue for office zoning, hence Sperlinglust street would have to be constructed and upgraded to bitumen standards to enable access to the Erf.

1.3 It is currently difficult to access Robert Mugabe due to the high traffic volumes, a traffic impact assessment (TIA) will be required to assess system capacity, Non-Motorised Transport (NMT) and public transport requirements.

1.4 The applicant is thus requested to conduct a Traffic Impact Study. A bulk of 2.0 will create a precedence for the area. An area wide TIA is required to determine capacity of the immediate road network and the mitigation required to support a bulk of 2 or any other higher than 0.4 as guided by the findings of the TIA. Such traffic impact assessment must consider amongst other the node encompassed by Robert Mugabe Avenue, Heinitzburg Street, and Sam Nujoma road as being directly influenced by such a bulk. With due consideration for a public transport facility. Subsequently same needs to be planned and incorporated close to the road reserve making adequate provision for turnaround movements.

1.5 The roads and intersection improvements for transport systems within the indicated enclave of the development must be informed by the TIA to be submitted together with conceptual plans to the Chief Engineer: transport Planning, design and Traffic Flow, Department of Urban and Transport Planning.

1.6 The applicant must further take note that where Street upgrading are required a corresponding development agreement needs to be signed with Council. An Engineer must be appointed for the detail design and supervision of the proposed construction works for the account of the applicant, and such works must be completed to the satisfaction on the SE: Urban and Transport Planning, before a completion certificate is approved for the site development.

1.7 The Engineer must consult the Chief Engineer: Roads Planning, Design and Traffic Flow, during the planning stages to ensure that all potential drawbacks in respect of traffic impact and access are addressed before development gets under way.

1.8 Adequate stacking be accommodated at the entrance (to be informed by the TIA) before access to any drop off area or parking facility, being to the satisfaction of the SE: Urban and Transport Planning

1.9 Minimum parking requirements for to be provided on site are as follows:

- Parking requirement for office is 1 bay per 25m² utilised bulk to be provided for onsite
- Minimum 1 exclusive parking bay must be provided for every dwelling unit on site
- That Free residential bulk is limited to 50% of the allowable bulk.

2. This Division has objections to the proposed consent to proceed with construction of an office building, provided that:

2.1 The traffic impact assessment must be submitted for consideration as stated above

2.2 Building plans be submitted and approved prior to construction.

3. This Division has no objection that heritage consent is granted to use the existing historical building on Erf 8681 for the purposes of office and that the floor area of 199m² is exempted from the calculation of bulk in exchange of the preservation of the historical building on condition that:

3.1 Parking calculations for office space includes the 199m²

3.2 Parking requirement for office is 1 bay per 25m² utilised bulk to be provided for onsite

4. This Division has objection to the Proposed Consent to proceed with construction

4.1 The applicant is requested to conduct a Traffic Impact Study to determine the impact caused by the rezoning of Erf 8681 to 'Office' with a bulk of 2.0 and the mitigation thereof, considering the capacity of the major network and intersections in the vicinity.

5 This Division has objections to the use of the existing house, while the rezoning is in process; due to the following:

5.1 The applicant failed to submit a plan indicating parking for the current building. Applicant must provide the parking layout with parking calculations

5.2 Parking requirement for office is 1 bay per 25m² utilised bulk to be provided for onsite

5.3 Consent use can be supported if parking requirements are met.

6. This Division does not have objections to the additional free residential bulk to be used exclusively for residential purposes on condition that:

6.1 That Free residential bulk is limited to 50% of the allowable bulk.

6.2 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site

Yours faithfully

.....

T Iiyambula

Transport Planning

*2914

MEMORANDUM

TO:	Mr. G.F De Klerk	**DATE:**	28 September 2021
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/8681(R/1575)/W

SUBJECT: **REZONING OF ERF 8681, ROBERT MUGABE ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'OFFICE' WITH A BULK OF 2.0, FOR THE PURPOSE OF BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY (BIPA) OFFICES.**

The application dated 03 August 2021 for the proposed rezoning of Erf 8681, Robert Mugabe Road, Windhoek, from residential to Office, received on 02 September 2021, refers.

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

1. It is important to note that the proposed Erf 8681 still appears as a portion of Erf R/1575 on the Municipal enlighten system.

2. The proposed Erf 8681 has a general downward slope from the north east into a south westerly direction.

3. There is a defined stormwater course flowing from the north east into a south westerly direction, flowing approximately 10 to 13 meters away from the southern boundary of the proposed Erf 8681.

4. Access to the proposed Erf 8681 is indicated to be obtained from Robert Mugabe Road.

This Division has no objection to the proposed application for rezoning of Erf 8681, Robert Mugabe Road, Windhoek, from residential to Office, 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.

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

MEMORANDUM

TO:	Mr G De klerk	**DATE:**	30 September 2021
FROM:	INF: Engineering Services Division	**REF:**	L/8681/W

SUBJECT:

- **REZONING OF ERF 8681, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900m² TO OFFICE WITH A BULK OF 2.0 FOR THE PURPOSE OF BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY (BIPA) OFFICES**

The application dated 3 Augustus 2021 regarding the above subject matter has reference:

The Development Proposal indicates that the Applicant intends to rezone erf 8681 Windhoek, which will result in additional loads on existing water and sewer networks. No municipal sewer connection is also available for Erf 8681 Windhoek.

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

1 That the Applicant appoints a Professional Registered Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water- and bulk sewer-infrastructure.

2 That the Design Report be submitted by the appointed Engineer to Infrastructure: Engineering Services Division for approval before starting with detail water and sewer infrastructure designs.

3 That all costs involved due to the Design Report be for the Applicant's account.

4 That the Design Report stipulates at least the following:

4.1 The expected water demand for the proposed development.

4.2 How access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development.

4.3 An analysis of the impact of the proposed development on the existing bulk water infrastructure within the applicable pressure zone, as well as on the existing water supply source by taking the existing water demand as well as the additional water demand, due to the development, into account.

4.4 The minimum and maximum pressures within the municipal reticulation network under peak- and low-flow demand within the applicable pressure zone.

4.5 The calculated design wastewater generated by the proposed development.

4.6 How the generated wastewater will be disposed of.

4.7 An analysis of the impact of the proposed development on the existing municipal bulk sewer infrastructure 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.

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

5 That all cost for the upgrading of existing services if recommended by the Design Report, be borne by the Applicant.

6 That it be noted that a Design Report be submitted by the Applicant and approved by the Department Infrastructure, Water & Technical Services: Engineering Services Division before submission to Ministry of Urban and Rural Development Board.

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

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

9 That the Applicant appoints a Registered Professional Engineer to design a municipal sewer connection for the erf.

10 That the sewer design be submitted by the appointed Engineer to the Department Infrastructure, Water & Technical Services: Engineering Services Division for approval before starting with construction works.

11 That after approval of the sewer design, the Applicant appoints a Contractor to do the construction of the sewer line.

12 That the supervision of the construction works be done by a Registered Professional Engineer.

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

14 That it be noted that a sewer design be submitted by the Applicant and approved by the Department Infrastructure, Water & Technical Services: Engineering Services Division before submission to Ministry of Urban and Rural Development Board.

15 That no building plans be approved before a municipal sewer connection is provided to the erf, and before infrastructure is upgraded as per approved Design Report by the Applicant and taken over by Council.

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

.....
SECTION ENGINEER
OC Archer

MEMORANDUM

TO: De Klerk (GF)

DATE: 10 September 2021

FROM: Engineering Services
Electricity Department

City of many faces

REF: L/8054/W

REZONING OF ERF 8681 (A PTN OF R/1575), ROBERT MUGABE AVENUE, WINDHOEK FROM 'RESIDENTIAL', WITH A DENSITY OF 1:900 TO 'OFFICE', WITH A BULK OF 2.0, CONSENT IN TERMS OF COUNCIL'S HERITAGE POLICY TO USE THE EXISTING HISTORICAL BUILDING ON THE ERF AND INCLUDED IN TABLE H OF THE TOWN PLANNING SCHEME, AS WELL AS CONSENT TO PROCEED CONSTRUCTION AND THE USE OF THE EXISTING HOUSE WHILE REZONING IS IN PROCESS

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 8681 from "Residential" to "Office", with a bulk of 2.0, as well as consent use as per subject matter, 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.***
- 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: De Klerk (GF)

DATE: 10 September 2021

City of many faces

FROM: Engineering Services
Electricity Department

REF: L/8054/W

REZONING OF ERF 8681 (A PTN OF R/1575), ROBERT MUGABE AVENUE, WINDHOEK FROM 'RESIDENTIAL', WITH A DENSITY OF 1:900 TO 'OFFICE', WITH A BULK OF 2.0, CONSENT IN TERMS OF COUNCIL'S HERITAGE POLICY TO USE THE EXISTING HISTORICAL BUILDING ON THE ERF AND INCLUDED IN TABLE H OF THE TOWN PLANNING SCHEME, AS WELL AS CONSENT TO PROCEED CONSTRUCTION AND THE USE OF THE EXISTING HOUSE WHILE REZONING IS IN PROCESS

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Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

TO: Town Planner
Urban Policy

FROM: MET Shanyengange
Health and Environment Services

Date: 06 October 2021

Ref: WHK8681

SUBJECT: APPLICATION FOR REZONING OF ERF 8681, WINDHOEK FROM RESIDENTIAL TO OFFICE

The above subject matter has reference:

The Division has no objection to the application and no environmental requirements must be complied with to rezone from residential to office.

Regards,

MET Shanyengange
Officer: Environmental Management

Sustainable Development

The Division has no objection provided that the applicant meets all Council requirements.

National Heritage Council of Namibia

Technical Department

Cnr. Dr AB May and Reverend Michael Scott Street, Windhoek
Private Bag 12043, Ausspannplatz, Windhoek, Namibia
Tel: (061) 301903 • Fax: (061) 246 872 • E-mail: heritagebuiltpermits@gmail.com

Enquiry: Jurgen Kuhanga

BUILT HERITAGE RESEARCH DEPARTMENT

Permit No: 15/2024

A BUILT HERITAGE PERMIT

Issued under Section 52(1) of the National Heritage Act (Act 27 of 2004)

Permission is hereby given to:

Plan Africa Consulting

Address of Applicant (s)

Plan Africa Consulting cc
P O Box 4144
Windhoek
Email: pafrica@mweb.com.na

For:

Building Permit for rezoning from residential 1.900 to general business with a bulk of 1,0, on Erf 8681, Windhoek.

From:

Windhoek (Khomas Region)

In accordance with:

Built Heritage Application Form dated August 2024

Resolution:

Building Permit for rezoning from residential 1.900 to general business with a bulk of 1,0, on Erf 8681, Windhoek. Herewith granted.

Council Members: Mr. Manfred !Gaeb (Chairperson), Ms. Ayesha Wentworth (Vice-Chairperson), Ms. Levinia Karises (Treasurer), Ms. Sanet Steenkamp (Executive Director - MoEAC), Ms. Sarah Negumbo, Mr. Johannes Kantana, , Mr. Mzingisi Gqwede

The following conditions in terms of Section 52 (2) of the Act apply to this permit:

a) The applicant should ensure that all neighboring buildings and structures are protected from damage during demolition and future construction.
b) The new development/additions should be following the rules and regulation of the of the City of Windhoek and in line with the provision of the Heritage Act.
c) In the event of deviation or change of submitted plans, prior written approval from the National Heritage Council must be sought.
d) The submission may not be altered or modified after the approval, whether it be by way of structural elements, in appearance or by color scheme, or other deco rational change
e) This permit does not exempt you from any conditions that may be imposed by owners, hosts or any other relevant authorities who have stake in the sites.
f) NHC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities related to this permit.
g) This permit is subject to the provisions of the National Heritage Act (Act 27 of 2004). Should any of the conditions contained herein conflict with the Act; the provisions of the Act shall prevail.
h) New proposals on this erf should be re-submitted to NHC for review and approval prior to the commencement of any development.

The National Heritage Council of Namibia hereby grand approval to your application.

Director: National Heritage Council

National Heritage Council of Namibia
OFFICIAL DATE STAMP
17 OCT 2024
Private Bag 12043
Ausspannplatz
Windhoek, Namibia

Council Members: Mr. Manfred !Gaeb (Chairperson), Ms. Ayesha Wentworth (Vice-Chairperson), Ms. Levinia Karises (Treasurer), Ms. Sanet Steenkamp (Executive Director - MoEAC), Ms. Sarah Negumbo, Mr. Johannes Kantana, , Mr. Mzingisi Gqwede

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Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

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- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds emails and notices 12:00, two working days prior to placing
- Cancellations and alterations 15:00, two days before date of publication in writing only

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Legal Notices N$40.00
Liquor Lions Title N$40.50
Liquor Licence N$40.50
Name Change N$40.50
Birthdays from N$20.00
Death Notices from N$20.00
Tombstone Unveiling from N$20.00
Thank You Messages from N$20.00
Terms and Conditions Apply.

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taatisolar

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- Retail Manager

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TAATISOLAR Head Office | tel: +264 61 279 559 | 39 Edison St. | Southern Industrial Area | PO Box 864821 | Windhoek | Namibia | www.taatisolar.com

SINOHYDRO NAMIBIA (PTY) LTD 中国水电 SINOHYDRO

JOB VACANCIES

Site Manager x1
- At least 5 years construction working experience.
- Good communication in English and Chinese
- Responsible for quality management and cost control on site

Civil Engineer x3
- At least 3 years' experience as a civil engineer
- Degree in Civil Engineering
- Management of construction and safety on site

Electrical Engineer x2
- At least 3 years' experience as an electrical engineer
- Degree in electrical engineering
- Knowledge of electrical installation, electrical maintenance and operation of electrical equipment

Materials & Equipment Manager x1
- At least 3 years' experience in material and equipment management
- Civil, Electrical and Engineering Management related degree
- Good communication in English and Chinese

Duty Station: Windhoek, Oshakati

Only shortlisted candidates will be contacted, closing date is 16 September 2021, forward CV's to sinohydrona2021@gmail.com, contact number 061-255-515.

NOTICE OF INTENT TO APPLY FOR PERMANENT CLOSURE, REZONING AND SUBDIVISION OF ERVEN 1557, 1558 AND 1560, OSHIKUKU EXTENSION 4

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 and the Local Authorities Act, 1992, that **Stubenrauch Planning Consultants cc** has applied to the Oshikuku Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Oshikuku Town Council, the registered owner of Erven 1557, 1558 and 1560, Oshikuku Extension 4 for the following:

- **Permanent Closure of Erven 1557, 1558 and 1560, Oshikuku Extension 4 as "Public Open Space";**
- **Rezoning of Erven 1557, 1558 and 1560, Oshikuku Extension 4 from "Public Open Space" to "Residential" with a density of 1:300m²;**
- **Subdivision of Erf 1557, Oshikuku Extension 4 into Portion "A" and Remainder;**
- **Subdivision of Erf 1558, Oshikuku Extension 4 into Portion "A" and Remainder;**
- **Subdivision of Erf 1560, Oshikuku Extension 4 into Portion "A" and Remainder;**

Erven 1557, 1558 and 1560 are located in the neighbourhood of Oshikuku Extension 4, and they respectively measure 799m², 660m² and 931m² in extent. The subject erven are currently zoned "Public Open Space" according to the Oshikuku Zoning Scheme. The purpose of the subject public open space closures, rezoning's and subdivisions is to create residential erven to help the Oshikuku Town Council meet the demand for adequate housing.

Please further take notice that:
a)The application, locality map and its supporting documents lie open for inspection during normal office hours at the Oshikuku Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek.
b)Any person objecting to the proposed public open space closures, rezoning's and subdivisions as set out above may lodge such objection together with the grounds thereof, with the Oshikuku Town Council and with the applicant (SPC) in writing before Friday, 08 October 2021.

Applicant:
Stubenrauch Planning Consultants
The Chief Executive Officer
PO Box 41404
Windhoek
Tel: 061 - 251189

Oshikuku Town Council
PO Box 5070
Oshikuku
Email: pombili@spc.com.na
Our Ref: W21050

Green Earth ENVIRONMENTAL CONSULTANTS

CALL FOR PUBLIC PARTICIPATION/ COMMENTS

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ESTABLISHMENT AND OPERATION OF AN IRRIGATION PROJECT AT SHAGHUPUKA, MUKWE CONSTITUENCY, BAGANI, KAVANGO EAST REGION

Green Earth Environmental Consultants have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) in order to obtain an Environmental Clearance Certificate as per the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 in GG 4878 of 6 February 2012) for the establishment and operation of an irrigation project at Shaghupuka, Mukwe Constituency, Bagani, Kavango East Region.

Name of proponent:
Shaghupuka Farming (Pty) Ltd

Project location and description: It is the intension to establish and operate an irrigation farm of ±1000ha at Shaghupuka, Mukwe Constituency, Bagani, Kavango East Region. Water will be extracted from the Okavango River and pumped to the farm site where the crops will be watered through center pivot irrigation systems. It is intended to grow maize, wheat, and soya crops in a rotation system. Other crops will also be introduced as the project progresses. A locality plan of the site is available at the offices of Green Earth Environmental Consultants at Bridgeview Offices, No. 4 Dr. Kwama Nkruma Avenue, Klein Windhoek.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and opinions regarding the proposed project. A public meeting is scheduled as follows:

Meeting date: 9 September 2021
Meeting Time: 10:00
Meeting Venue: Bagani Village – Headman's Homestead

Kindly take note that the meeting procedures and attendance will be subject to the current COVID-19 regulations.

The last date for comments and/or registration is 24 September 2021.
Contact details for registration and further information:

Green Earth Environmental Consultants
Contact Persons: Charlie Du Toit / Carien van der Walt
Tel: 0811273145
E-mail: charlie@greenearthnamibia.com / carien@greenearthnamibia.

SHOPPING MALL DEVELOPMENT RUNDU – TUHUMEKO PROPERTIES

Take note that **Stubenrauch Planning Consultants cc** has applied to the Rundu Town Council and intends on applying to the Urban and Regional Planning Board on behalf of Tuhumeko Property Developers the registered owner of Erven 2683 and 2516, Rundu Extension 8 for the following:

SHOPPING MALL DEVELOPMENT RUNDU – TUHUMEKO PROPERTIES

1. REZONING OF ERF 2683, RUNDU EXTENSION 8 FROM "PUBLIC OPEN SPACE" TO "BUSINESS"
2. REZONING OF ERF 2516, RUNDU EXTENSION 8 FROM "LOCAL AUTHORITY" TO "BUSINESS"
3. CONSOLIDATION OF ERVEN 2683 AND 2516, RUNDU EXTENSION 8 INTO "CONSOLIDATED ERF X"

Erven 2683 and 2516 are located adjacent to one another in the neighbourhood of Rundu Extension 8 along E. Kakakuru Street. The subject erven measure 7818m² and 2.6945 hectares in extent, respectively. According to the Rundu Zoning Scheme, Erf 2516, Rundu Extension 8 is zoned for "Local Authority" purposes. Erf 2683, Rundu Extension 8 is zoned for "Public Open Space" purposes, however according to Council Resolution No. 031/26/05/2016, the Public Open space is closed, and the new zoning of Erf 2683 is "Business".

The purpose of the subject application as set out above is for Tuhumeko Properties to develop a shopping mall on the consolidated erf.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Rundu Town Council (Town Planning Office) 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 Rundu Town Council and the applicant (SPC) in writing on or before Friday, 08 October 2021.

Applicant:
The Chief Executive Officer
Rundu Town Council
Private Bag 2126
Rundu

Stubenrauch Planning Consultants
pombili@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189

NOTICE

Take notice that **PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS**, on behalf of the owner of the respective erf, intends to apply to the **Keetmanshoop Municipality** for:

- **REZONING OF ERVEN 1900 AND 1992 FOURTEENTH STREET AND ERF 1496 THIRTY FOURTH AVENUE, TSEIBLAAGTE EXTENSION 2 FROM 'RESIDENTIAL 1' WITH A DENSITY OF 1:300M² TO 'BUSINESS' WITH A BULK OF 0.5**
- **REZONING OF ERF 2253 TSEIBLAAGTE EXTENSION 4 FROM 'RESIDENTIAL 1' WITH A DENSITY OF 1:300M² TO 'BUSINESS 1' WITH A BULK OF 0.5**
- **REZONING OF ERF 1350 TSEIBLAAGTE EXTENSION 2 FROM 'RESIDENTIAL 1' WITH A DENSITY OF 1:300M² TO 'BUSINESS 1' WITH A BULK OF 1.0**
- **CONSENT TO USE THE RESPECTIVE ERVEN IN LINE WITH THE PROPOSED ZONING AND DENSITY WHILE THE REZONING IS IN PROCESS.**

Erven 1900, 1992, 1496 and 2253 are 420m², 398m², 384m² and 330m² respectively in extent. While Erf 1350 is 373m²in extent.

The erven already have existing businesses. The intention is to rezone the erven to be in accordance with the Keetmanshoop Town Planning Scheme.

Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, at the municipal building, No.37 Hampie Plichta Avenue, Keetmanshoop.

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 Town Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114
8 Delius Street
Windhoek (West)

Tel: (061) 212096
Cell: 0812716189
Fax: (061) 213051
Email: pafrica@mweb.

NOTICE

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

- **REZONING OF ERF 7493 WINDHOEK, C/O SCHUBERT AND BEETHOVEN STREETS FROM RESIDENTIAL WITH A DENSITY OF 1:250M² AND ERF 1926 WINDHOEK, MOZART STREET FROM *"RESIDENTIAL"* WITH A DENSITY OF 1:900 TO BUSINESS WITH A BULK OF 1.0 IN TERMS OF SECTION 105(1)(A) OF THE URBAN AND REGIONAL PLANNING ACT (ACT NO.5 OF 2018).**
- **CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 23(1) AND OF THE WINDHOEK TOWN PLANNING SCHEME IN THE CASE OF BOTH ERVEN.**
- **CONSENT TO OPERATE A HOSPICE AND COVID-19 ISOLATION FACILITY ON THE TWO ERVEN.**
- **CONSENT TO MAKE USE OF THE BUILDINGS FOR THE ACTIVITIES IN LINE WITH THE PROPOSED ZONING(BUSINESS), WHILE THE REZONING IN PROCESS.**

The erven are 2237m² and 1234m² respectively in extent and are occupied by existing buildings that make up to 17 rooms for the accommodation establishment, which includes a restaurant. Existing buildings will be used for land uses in line with zoning, (*business*), which will include a Hospice and Covid19 isolation facility. The proposed bulk will enable the owner buildings with a total floor area of 2237m² and 1234m². The business zoning allows for a wider variety of land uses. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

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 building, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114.
8 Delius Street
Windhoek (West)

Tel: (061) 212096
Cell: 0812716189
Fax to Mail: 088614626
Email: pafrica@

NOTICE

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

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0.**
- **THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8681 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199M² BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.**
- **THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.**

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No.8 of 2016). Erf 8681 is 3479m² in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Sperlinglust Street, however the street is not yet constructed.

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 building, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

PLAN AFRICA CONSULTING CC
TOWN and Regional Planners
Box 4114,
8 Delius Street
Windhoek (West)

Tel: (061) 212096
Cell: 0812716189
Fax to Mail: 088614626
Email: pafrica@mweb.

ascertain service on the Respondent, and for the Applicant to move the Rule nisi for confirmation in the event of absence of opposition.

BY ORDER OF THE COURT
REGISTRAR
TO: AND TO:ELIZE YSSEL
On behalf of Plaintiff Engling, Stritter & Partners 12 Lavu Street Windhoek Namibia Namibia SWA ERICHO Defendant ERF 6591 (EXTENSION NO 4), MARIVOEL STREET KHOMASDAL
WINDHOEK KHOMAS
Namibia 9000

CLAC210000455

IN THE HIGH COURT OF WINDHOEK, CASE NO: HC-MD-CIV-ACT-CON-2019/01841 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED Plaintiff and BENCHMARK WILDLIFE EXCURSION CC First Defendant JACOBUS PLATT Second Defendant MAUREEN JACQUELINE PLATT Third Defendant NOTICE OF SALE IN EXECUTION OF DEFAULT JUDGMENT At the High Court for the District of Windhoek, given on 5 JUNE 2019 in the above-mentioned case, a judicial sale by public auction will be held on 1 October 2021 at 10:00 at the premises of Portion 9 of Plot 37 Neudamm, Brakwater, Windhoek, of the following:
1 X Ford Sonnate Rbg No N1 34-202W
1 X Toyota Quantum Reg No: N1 176DW
1 X Toyota Quantum Reg No: N1 31 5W
CONDITIONS OF SALE:
1. The sale will be held without reserve and goods will be sold to the highest bidder. 2. The goods will be sold "voetstoots". 3. Payment shall be made in cash or by bank guaranteed cheque. DATED AT WINDHOEK THIS 9TH DAY OF SEPTEMBER 2021.
ENSafrica (Namibia) (Incorporated as Lorentz Angula Inc)
Legal Practitioners for the Plaintiff
LA Given Street, Ausspann Plaza
Dr Agostinho Neto Road
Windhoek (Ref: MB/10029)

CLAC210000319

IN THE MAGISTRATE'S COURT WINDHOEK HELD AT WINDHOEK CASE NO: 1906/21 In the matter between: HUBYESTEN PROPERTIES Plaintiff AND DAVID EMVULA DEFENDANT NOTICE OF SALE IN EXECUTION In a Judgment granted by the Magistrate's Court in Windhoek on 1st JUNE 2021, a sale will be held on 22ND OCTOBER 2021 AT 09:00 AT INDEPENDENCE AVENUE, WINDHOEK (family)
2 X DOUBLE BED
1 X TELEVISION
1 X FRIDGE
VARIOUS CEDDINGS + VARIOUS KITCHENWARE 1 X RADIO
TERMS: CASH to the highest bidder
DATED at WINDHOEK this 21ST OF JUNE 2021. TYEEKO DEBT COLLECTORS for Plaintiff, Hans Dunker Gaestel Street Hermsdal Windhoek PO BOX 90004, SOUTH Rocky Crest (Ref: TTI/HUBYDE/1)
Nabey

CASE NO: HC-MD-CIV-ACT-MAT-2020/00375 IN THE HIGH COURT OF NAMIBIA, MAIN DIVISION HELD AT WINDHOEK, ON MONDAY, THE 20TH DAY OF SEPTEMBER 2021 BEFORE THE HONOURABLE MR JUSTICE PARKER In the matter between: PRISCILLA SNYDERS PLAINTIFF, and ERICH GARISES DEFENDANT COURT ORDER Having heard VETUKA TJIVIKUA on behalf of the plaintiff and the evidence adduced, the HC-MD-CIVACT-MAT-2020/00375, having read the pleadings and other documents filed of record:
IT IS HEREBY ORDERED THAT:
The Court grants judgment for default for an order for Restitution of Conjugal Rights and Orders the defendant to return or resume the plaintiff on or before 16 October 2021, failing which, to show cause, if any, to this Court on 15 November 2021 at 10:00, why:
1. The bonds of the marriage subsisting between the Plaintiff and the Defendant should not be dissolved.
2. The Plaintiff's custody should not be granted.
3. The custody and control of the minor children should not be awarded to the Plaintiff subject to the Defendant's right of reasonable access.
4. The Defendant should not pay maintenance in the amount of N$ 800-00 per month per child in respect of the minor children.
5. Each party should not retain the movable, immovable assets in his or her possession, leave is granted to serve this order by substituted service by publishing same in the Namibian Newspaper.
BY ORDER OF THE COURT
REGISTRAR
On behalf of Plaintiff
Government Attorney of Justice Legal Aid Keiting House Mungunda Street
Keiting Windhoek Namibia AND
TO: ERICH GARISES Defendant
Erf 1990 Balemak Street
Wanaheda Katutura
Khomas Namibia

clac210000452

NOTICE OF SALE IN EXECUTION (HIGH COURT OF NAMIBIA) (MAIN DIVISION - Windhoek CASE NO: HC-MD-CIV-ACT-CON-2021/01842 In the matter between: STANDARD FARMING CC EXECUTION CREDITOR and AGRICULTURAL BUSINESS DEVELOPMENT AGENCY (PTY) LTD T/A AGRIBUSDEV EXECUTION DEBTOR In the execution of a Judgment by the High Court Main Division, given on the 3rd day of JUNE 2021, the following immovable property will be sold by the Deputy Sheriff by public auction on the 1ST of OCTOBER 2021 at 09:00 at PORTION 5 OF PLOT 37, NEUDAMM, BRAKWATER, WINDHOEK, REPUBLIC OF NAMIBIA
1 X SILVER TOYOTA HILUX 3.0 D4D 4X4 RAIDER DOUBLE CAB (REGISTRATION NR. N125-853W) ENGINE NR. 1KD4355305
1 X WHITE TOYOTA HILUX 3.0 D4D LEGEND 45 (REGISTRATION NR. N103-420W) (ENGINE NR.: 1KD 6279T5)
TERMS OF SALE: Cash and "voetstoots" to the Highest Bidder.
DATED at WINDHOEK ON THIS 17th DAY OF AUGUST 2021.
ELLIS SHILENGUDWA INC
LEGAL PRACTITIONERS FOR PLAINTIFF
1st Floor, 1 Gustav Building
c/o Chasie & Grove Streets
Klein Kuppia
WINDHOEK
Ref: ALN/MAT15005

clac210005873

MINISTRY OF TRADE & INDUSTRY LIQUOR ACT 1998 NOTICE OF APPLICATION TO A COMMITTEE TERMS OF THE LIQUOR ACT 1998 (regulations 14, 23 & 33) Notice is given that, on application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
1. Name and postal address of applicant: ANNA-LISA AMUTADHI
2. Name of business or proposed business to which application relates: DUVE BISTRO & CATERING CC.
3. Address / location of premises to which application relates: Erf 2501, SAM NUJOMA DRIVE, WINDHOEK WEST, WINDHOEK
4. Nature and details of application: WE ARE IN A RESTAURANT BUSINESS, WE NEED TO SELL BEERS, CIDERS, WINE AND HOTSTUFF
5. Date of the court with whom application will be lodged: WINDHOEK
6. Date on which application will be lodged: 1 SEPTEMBER 2021
7. Date of meeting of Committee at which application will be heard: 13 OCTOBER 2021 Any objection or written submission in terms of section 26 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.

clac210000523

IN THE HIGH COURT OF NAMIBIA (Main Division) - Windhoek CASE NO: HC-MD-CIV-ACT-CON-2017/01167 In the matter between: STANDARD BANK NAMIBIA LIMITED - EXECUTION CREDITOR and AMANDA CAGESO EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY IN EXECUTION OF COURT ORDER OF THE HIGH COURT OF NAMIBIA given on 25TH of OCTOBER 2018, in the above-mentioned case, a judicial sale by public auction will be held on 3rd OCTOBER 2021 at 13:00 at Erf No 1874, Kleinhamond, Walvis Bay, of the following:
CERTAIN:
SITUATED:
MEASURING:
HELD BY:
SUBJECT: Erf No. 1874, Kleinhamond, in the Municipality of Walvis Bay
Registration Division "T"
Erongo Region 270 (Two Seven Zero) square metres Deed of Transfer No.T 6340/2015 to all conditions contained therein (Hereinafter referred to as "the mortgaged property")
CONDITIONS OF SALE:
1.The property shall be sold by the Deputy-Sheriff, WALVIS BAY, on 05th of October 2021 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, Walvis Bay (Tel 064-221855) and at the Plaintiff's Attorneys office at the undermentioned address.
DATED AT WINDHOEK THIS day of August 2021. ANGULA & CO. INCORPORATED Legal Practitioner for Judgement Creditor/Plaintiff Unit 113 Erf Block C Mosquitor Park Centenaire Street WINDHOEK
Ref: CEE257/NP

clac210000455

IN THE HIGH COURT OF NAMIBIA HELD AT WINDHOEK CASE NO: 1637/2003 In the matter between: NEDBANK NAMIBIA LIMITED PLAINTIFF AND DANKIE EDWARD AMWEELO DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement granted by the above Court, the following goods will be sold in execution by a public auction on 6th to 11th October 2021 at 10H00 at ERF 3784, 24 GRAND AVENUE INDUSTRIAL AREA, WALVIS BAY, REPUBLIC OF NAMIBIA, namely:
1X TELEVISION STAND
1X SONY FLAT SCREEN TELEVISION
1X1 BOX DSB PLAYSTATION WITH ACCESSORIES
1X HENWOOD SURROUND SOUND SYSTEM
1X HENWOOD DVD PLAYER
2X CAMP CHAIR
1X2 PIECE (L SHAPE) LOUNGE SUITE
1X ELIMINATOR FRIDGE
1X DRESSING TABLE
1X SAMSUNG LAPTOP WITH ACCESSORIES
TERMS: CASH to the highest bidder
DATED at WINDHOEK this 30TH OF AUGUST 2021. FISHER, QUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Avenue & Thorer Street P O Box 37, WINDHOEK
(Ref: AAH/S/107/577)

clac210000264

IN THE MAGISTRATE'S COURT WINDHOEK HELD AT WINDHOEK CASE NO: 3526/20 In the matter between: PERI FORMWORK SCAFFOLDING ENGINEERING (PTY) LTD PLAINTIFF AND WT BUSINESS GROUP CC 1ST DEFENDANT MARTHA BAGAM (NANA) AND DEFENDANT NOTICE OF SALE IN EXECUTION Pursuant to a Judgement granted by the above Court, the following goods will be sold in execution by a public auction on 02ND OF OCTOBER 2021 at 09:00 at NO 422 INDEPENDENCE AVENUE, WINDHOEK, namely:
1X ROUND TABLE
4X CHAIRS
2X OFFICE DESKS
1X APPLE COMPUTER
1X GOOGLE SELF
1X CANON PRINTER
2X OFFICE CHAIRS
1X RECEPTION COUNTER
1X COMPUTER
1X CABINET
3X CHAIRS
1X SMALL FRIDGE
2X WOODEN CABINET SHELVES
TERMS : CASH to the Highest Bidder
DATED at WINDHOEK this 30TH OF AUGUST 2021. FISHER, QUARMBY & PFEIFER Legal Practitioners for Plaintiff c/o Robert Mugabe Avenue & Thorer Street P O Box 37, WINDHOEK
(Ref.: AAH/S/245053)

clac210000263

NOTICE
Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Keetmanshoop Municipality for:
• REZONING OF ERVEN 1500 AND 1692 FOURTEENTH STREET AND ERF 4498 THIRTY FOURTH AVENUE, TSEBLAAGTE EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1300m² TO "BUSINESS 1" WITH A BULK OF 0.5
• REZONING OF ERF 1250 TSEBLAAGTE EXTENSION 2 FROM "RESIDENTIAL 1" WITH A DENSITY OF 1300m² TO "BUSINESS 1" WITH A BULK OF 1.0
• CONSENT TO USE THE RESPECTIVE ERVEN IN LINE WITH THE PROPOSED ZONING AND DENSITY WHILE THE REZONING IS IN PROCESS
Erven 1500, 1692, 1498 and 2253 are 4046m², 3889m², 3946m² and 3306m² respectively in extent. While Erf 1250 is 3736m² in extent. The areas already have existing businesses. The intention is to rezone the erven to be in accordance with the Keetmanshoop Town Planning Scheme. Further take notice that the plan of the erf lies for inspection on the town planning notice board in the customer care Centre, at the municipal building, No.37 Hampe Mentor Avenue, Keetmanshoop. 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 Town Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

clac210000119

NOTICE
Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:
• REZONING OF ERF 6981, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1450 TO "OFFICE" WITH A BULK OF 1.0
• THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 6981 FOR THE PURPOSE OF OFFICES AND THAT THE FLOOR AREA OF 1995m2 BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.
• THAT ADDITIONAL BULK IS PROVIDED IN TERMS OF SECTION 23 OF THE WINDHOEK TOWN PLANNING SCHEME, WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES. The intention is to develop the erf for office purposes, with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No.8 of 2016). Erf 6981 is 3479m² in extent and will allow the construction of buildings with a floor area equal to the size of the erf. The existing historical building should be exempted from the calculation of bulk in terms of Council's Heritage Policy. There is a Historical building on the erf and consistent for office purposes and will be used as first phase and later on as additional office building will be constructed. Access could be from the front the existing entrance on Robert Mugabe. An alternative access can be from the Sperlingbeck Street, however the street is not yet constructed. 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 building, Erf Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

NOTICE
Take notice that PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for:
• REZONING OF ERF 7460 WINDHOEK, C/O SCHUBERT AND BEETHOVEN STREETS FROM RESIDENTIAL WITH A DENSITY OF 1250m² AND ERF 1425 WINDHOEK, MOZART STREET FROM "RESIDENTIAL" WITH A DENSITY OF 1500 TO BUSINESS WITH A BULK OF 1.0 IN TERMS OF SECTION 105(1)(a) OF THE URBAN AND REGIONAL PLANNING ACT (ACT NO.5 OF 2018).
• CONSENT FOR FREE RESIDENTIAL BULK IN TERMS OF CLAUSE 22(1) AND OF THE WINDHOEK TOWN PLANNING SCHEME IN THE CASE OF BOTH ERVEN.
• CONSENT TO OPERATE A HOSPICE AND COVID-19 ISOLATION FACILITY ON THE TWO ERVEN.
• CONSENT TO MAKE USE OF THE BUILDINGS FOR THE ACTIVITIES IN LINE WITH THE PROPOSED ZONING/BUSINESS, WHILE THE REZONING IS PROCESS.
The Erven are 2227m² and 1234m² respectively in extent and are occupied by existing buildings that make up to 17 rooms for the accommodation establishment, which includes a restaurant. Existing buildings will be used for land uses in the town zoning business, which will include a Hostice and Covid19 Isolation facility. The proposed bulk will enable the single buildings with a total floor area of 2227m² and 1234m². The business zoning allows for a wider variety of land uses. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.
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 building, Erf Michael Scott Street, Windhoek.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

clac210000118

NOTICE OF INTENT TO APPLY FOR PERMANENT CLOSURE, REZONING AND SUBDIVISION OF ERVEN 1557, 1558 AND 1560, OSHIKUKU EXTENSION 4 Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 and the Local Authorities Act, 1992, that Subtenuach Planning Consultants act herein related to the Oshikuku Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Oshikuku Town Council, the registered owner of Erven 1557, 1558 and 1560, Oshikuku Extension 4 for the following:
• Permanent Closure of Erven 1557, 1558 and 1560, Oshikuku Extension 4 as "Public Open Space";
• Rezoning of Erven 1557, 1558 and 1560, Oshikuku Extension 4 from "Public Open Space" to "Residential" with a density of 1300m²;
• Subdivision of Erf 1557, Oshikuku Extension 4 into Portion "A" and Remainder;
• Subdivision of Erf 1558, Oshikuku Extension 4 into Portion "A" and Remainder;
• Subdivision of Erf 1560, Oshikuku Extension 4 into Portion "A" and Remainder.
Erven 1557, 1558 and 1560 are located in the neighbourhood of Oshikuku Extension 4, and they respectively measure 1700m², 1700m² and 1531m² in extent. The subject erven are currently zoned "Public Open Space" according to the Oshikuku Zoning Scheme. The purpose of the proposed public open space closures, rezoning and subdivisions is to create additional erven to help the Oshikuku Town Council meet the demand for adequate housing. Please further take notice that: a) The application, locality map and the supporting documents be open for inspection during normal office hours at the Oshikuku Town Council (Town Planning office) and SPC Office, 45 Field Street, Windhoek. b) Any person objecting to the proposed public open space closures, rezonings and subdivisions as set out above may lodge such objection together with the grounds thereof, with the Oshikuku Town Council and with the applicant (SPC) in writing before Friday, 08 October 2021. Applicant: Subtenuach Planning Consultants
The Chief Executive Officer PO Box 41404 Oshikuki (Town Council
Windhoek PO Box 5019
Tel: 061 - 251169 Oshikuki
Email: pombili@oshikuki.na
Our Ref: W/21/50

clac210000288

SHOPPING MALL DEVELOPMENT RUNDU - TUHUKEKO PROPERTIES Take note that Subtenuach Planning Consultants act herein related to the Rundu Town Council and intends on applying to the Urban and Regional Planning Board, on behalf of Tuhukeko Property Development, the registered owner of Erven 2503 and 2516, Rundu Extension 8 for the following:
SHOPPING MALL DEVELOPMENT RUNDU - TUHUKEKO PROPERTIES
1.REZONING OF ERF 2503, RUNDU EXTENSION 8 FROM "PUBLIC OPEN SPACES" TO "BUSINESS"
2.REZONING OF ERF 2516, RUNDU EXTENSION 8 FROM "LOCAL AUTHORITY" TO "BUSINESS"
3.CONSOLIDATION OF ERVEN 2503 AND 2516, RUNDU EXTENSION 8 INTO "CONSOLIDATED ERF 2"
Erven 2503 and 2516 are located adjacent to one another in the neighbourhood of Rundu Extension 8 along E. Kulukuru Street. The subject erven measure 7812m² and 2.6345 hectares in extent respectively. According to the Rundu Zoning Scheme, Erf 2516, Rundu Extension 8 is zoned for "Local Authority" purposes. Erf 2503, Rundu Extension 8 is zoned for "Public Open Space" purposes. However according to Council Resolution No. 031/25/05/2016, the Public Open spaces is closed, and the new zoning of Erf 2503 is "Business". The purpose of the SHOPPING MALL DEVELOPMENT RUNDU - TUHUKEKO PROPERTIES is to develop a shopping mall on the consolidated erf. Please take note that the application, locality map and the supporting documents be open for inspection during normal office hours at the Rundu Town Council (Town Planning Office) and SPC Office, 45 Field Street, Windhoek. Further take note that any person objecting to the proposed application at the set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Rundu Town Council and the applicant (SPC) in writing on or before Friday, 08 October 2021. Applicant: The Chief Executive Officer Rundu Town Council
Private Bag 2123 Rundu
Subtenuach
Planning Consultants pombili@spc.com.na PO Box 41404 Windhoek
Tel: (061) 251163
Our Ref: W/21/102

clac210000284

CASE NO: HC-MD-CIV-ACT-CON-2017/00872 IN THE HIGH COURT OF NAMIBIA In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD PLAINTIFF and AHISHA SAROJA GAAGOS DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgement of the above Honourable Court granted on 17 MARCH 2017, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK ON TUESDAY, the 28TH day of SEPTEMBER 2021 at 09:00 at ERF 4053 (EXTENSION NO. 2) JASMYN STREET, KHOMASDAL WINDHOEK
CERTAINER NO. 4053, KHOMASDAL (EXTENSION NO. 2)
SITUATE IN the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING 450 FOUR HUNDRED AND FIFTY Square Metres
CONSISTING OF MAIN BUILDING:
1 Lounge,
1 x Kitchen
2 x Bedrooms, Bath/Toilet/Bathroom
OUTBUILDING:
The outbuilding that is 50% finished has precast concrete walls, IBR roof and Harcoite ceiling, it consists of 3 bedroom, kitchen and shower / toilet bathroom. 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 undermentioned address. Dated at WINDHOEK this 4TH day of June 2021. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37
WINDHOEK
(Ref: AAH/S/245005

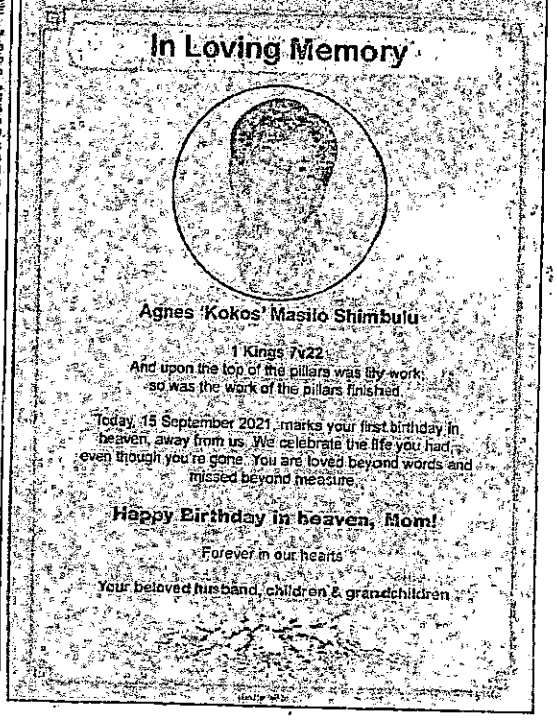
clac210000331

CASE NO: HC-MD-CIV-ACT-CON-2018/00842 IN THE HIGH COURT OF NAMIBIA In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD PLAINTIFF and ALBERT TJIHERO DEFENDANT NOTICE OF SALE IN EXECUTION In execution of a Judgment against the above Defendant, granted by the above Honourable Court on 17 APRIL 2018, the following will be sold by public auction on 8 OCTOBER 2021 at 10H00 at HOCHIVELD AUCTION PENS, by the Deputy Sheriff, OKAHANDJA:
20 x Cattle (Cows)
TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER
DATED at WINDHOEK this 10TH day of SEPTEMBER 2021.
DR WEDER KAUTA & HOVEKA INC
With Hinda
Jan Jonker Road
WINDHOEK
REF: MAT16283

clac210000404

THE ALIENS ACT, 1937 NOTICE OF INTENTION OF CHANGE OF SURNAME I, (1) ELIZABETH NANDELONGELA ALFEUS residing at Erf 150 OKUHAD and carrying on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to change the surname ALFEUS for the reason that (3) I want to continue using my Father first name as my surname because its the one I have been using throughout my childhood until now. I previously been the name (4) (a) Alfeus I intend and applying for authority to change the surname of my wife and minor child (ren) (b) Any person who objects to my/our assumption of the said surname of Alfeus should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the Magistrate of WINDHOEK
Date:

clac210000491



VHM 1898

NOTICE

We, the PLAN AFRICA CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, owner/s of the erf/ erven/ of the respective erf/ erven/ lands, to apply to the Windhoek City Council for:

- REZONING OF ERF 3691, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 15/30 TO "OFFICE" WITH A BULK OF 1.0.
- THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 3691, FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199M² BE EXEMPTED FROM THE CALCULATION OF BULK IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.
- THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No 1 of 2016). Erf 3691 is 3479m², in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building, should be exempted from the calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Sperlinglust Street, however the street is not yet constructed.

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 building, cnr. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above must lodge such objection together with the grounds thereof, with the City Council and with the applicant, Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice. (final date for objections is 29 September 2021).

PLAN AFRICA CONSULTING CC

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS

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

Enquiries: Henry Krohne
pafrica@mweb.com.na

Date: 23 September 2025

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

Attention: Mr. Hugo Rust,

PUBLIC CONSULTATION FOR:

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFICE; WITH A BULK OF 1.0**
- **THAT HERITAGE CONSENT BE GRANTED TO USE EXISTING HISTORICAL BUILDING ON ERF 8681 FOR THE PURPOSE OF OFFICES AND THAT THE FLOOR AREA OF 199m² BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF HISTORICAL BULDING.**
- **THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES**

We hereby submit the Public Participation Report in relation to the above application. Please note that this application was submitted before the City of Windhoek revised its public participation process, which includes completing the Proof of Giving Notice of Application Form.

Erf 8681 Windhoek application was submitted on 03 of August 2021 to City of Windhoek for approval. The item served but was not approved. The application was deferred to the next meeting.

Erven 8680, 8682 & 841 Windhoek

Belong to the government, specifically Ministry of Works and Transport (see attached title deed). A letter was sent to the Ministry back in 2021 but we send out an updated notice or letter to the Deputy Director Ms. Elah Hilokwah. **(See attached Title Deed)**

Erven 5648 and 5649 Windhoek

Belong to City of Windhoek.

Newspaper

The Notice was published in the Namibian and the Republikein.

Objection Date: 29th of September 2021

Notices

Notice was placed on site. **(see attached pictures)**

Objection date: 29th of September 2021

Hand (Personal Delivery)

We acknowledge that the City of Windhoek Public Consultation Policy typically requires hand delivery of consent request letters to be hand-delivered to neighboring property owners as part of the rezoning application process.

Yours sincerely,

H. A. KRÖHNE

Plan Africa Consulting
Town and Regional Planners

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

23 /09/2025

OWNER ERVEN 8680, 8682 AND 841 WINDHOEK (Government of Namibia)

- **REZONING OF ERF 8681 WINDHOEK ROBERT MUGABE AVENUE AND SPERLINGLUST STREET FROM RESIDENTIAL 1:900 TO OFFICE WITH A BULK OF 1.0**

I, ***Elah Hilokwah,*** *the Deputy Director in the Ministry of Works and Transport, regarding Government as the owner* of Erven 860 and 8682 Windhoek has

☐ no objection **OR** ☐ objections

Erf 8681 Windhoek is 3479m² in extent. The proposed zoning will allow the owner to erect an office building with a total floor area of 3479m². The erf is located in streets already characterised by office development.

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

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Signed **Date**

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to Fax:088614626 ***within 14 days***

Please contact Henry Krohne at Cel No. 0812716189, should you need any further information

Prepared by me

CONVEYANCER
U M ETZOLD

8000001178044

Erf No. 8684 = 820 m²
TRANSFERRED TO R. N. Shaanika
No. T699/11 Remainder 32 0278 ha
18 DEC 2011
W. T. S. Esegb

Erf No. 8681 = 3479 m²
TRANSFERRED TO Business and Intellectual Property Authority
No. T1063/2020 Remainder 2.8599 ha
2020-06-16
Malumani J.K.

FOR INFORMATION ONLY

T 622 2006

CERTIFICATE OF REGISTERED GOVERNMENT TITLE

(Issued under Section 18 of the Deeds Registries Act, 1937 (Act 47 of 1937))

WHEREAS

8000001264163

THE GOVERNMENT OF NAMIBIA

Has applied under the provisions of *Section 18 of the Deeds Registries Act, 1937*, for the issue to the Government of Namibia of a Certificate of Registered Government Title in

respect of the undermentioned land, being a piece of unalienated Government land which has been separately surveyed and is shown on the diagram annexed hereto.

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Windhoek, do hereby certify that the said

GOVERNMENT OF NAMIBIA

or its Assigns, is the registered owner of:

CERTAIN	Erf No 1575 WINDHOEK
SITUATE	In the Municipality of WINDHOEK Registration Division "K" In the KHOMAS Region
MEASURING	3,2898 (three comma two eight nine eight) Hectares as Indicated on Diagram S.G. No A241/2004 annexed hereto

SIGNED at WINDHOEK on 13 FEB 2006

And confirmed with my seal of office.

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Registered TITLE
T 3064/2020
43 Act 47/1937
Erf No. 8678(a Ptn of Erf
No. 1575) Windhoek = 6042 m²
8,2557 ha
Malumani J.K.
2020 -06- 16

Registered TITLE
T 3065/2020
43 Act 47/1937
Erf no 8679(A Ptn of Erf
No 1575) Windhoek = 3 790 m²
1,8767 ha
Malumani J.K.
2020 -06- 16

Registered TITLE
T 3066/2020
43 Act 47/1937
Erf No 8680(A Ptn of Erf
No 1575 Windhoek = 3 318 m²
1,5449 ha
Malumani J.K.
2020 -06- 16

FOR INFORMATION ONLY

Registered

T3067 / 2020

43 Act 47/1937

In respect of Erf No. 8682 (A Ptn of erf No. 1575) Windhoek = 4 707 m²

1,0742 ha

2020 -06- 16

Malumani J.K.

FOR INFORMATION ONLY

Registered

T3068 / 2020

43 Act 47/1937

In respect of Erf no. 8683 (A Ptn of erf No. 1575) Windhoek = 1,0424 HA

318 m².

2020 -06- 16

Malumani J.K.

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS
Box 4114
WINDHOEK
8 Delius Street, Windhoek (West)
Tel: (061) 212096 Cell: 081 271 6189
Fax: (061) 213051
Email: pafrica@mweb.com.na

31/08/2021

REQUEST FOR OWNERS & ADERESSES:

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0 FOR THE PURPOSE OF BIPA CONSENT TO PROCEED CONSTRUCTION AND THE USE OF THE EXISTING HOUSE, WHILE THE REZONING IS IN PROCESS.**

ERF. NO	NAME OF OWNER	POSTAL ADDRESS
Erf 5648 Windhoek	City of Windhoek	
Erf 8680 Windhoek	NOT ON SYSTEM	
Erf 8680 Windhoek	NOT ON SYSTEM	
Erf 841 Windhoek	Ministry of LANDS	P/BAG 13343 Windhoek
Erf 8682 Windhoek	Not ON SYSTEM	

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 Town Council and with the applicant **(Plan Africa Consulting CC)** in writing within 14 days of the last publication of this notice (final **date for objections is 29 September 2021).**

PLAN Africa Consulting Cc
Town and Regional Planners
P.O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096, Cell: 0812716189 Fax:(061)213051
Email: pafrica@mweb.com.na

No. 511 2021

REZONING OF ERF 8681, WINDHOEK

Take notice that **PLAN AFRICA CONSULTANTS CC,** TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Windhoek City Council for.

- **REZONING OF ERF 8681, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1.0.**
- **THAT HERITAGE CONSENT BE GRANTED TO USE THE EXISTING HISTORICAL BUILDING ON ERF 8681 FOR THE PURPOSE OFFICES AND THAT THE FLOOR AREA OF 199M² BE EXEMPTED FROM THE CALCULATION OF BULK, IN EXCHANGE OF THE PRESERVATION OF THE HISTORICAL BUILDING.**
- **THAT ADDITIONAL BULK BE PROVIDED IN TERMS OF SECTION 23 (OF THE WINDHOEK TOWN PLANNING SCHEME), WHICH SHOULD BE EXCLUSIVELY USED FOR RESIDENTIAL PURPOSES.**

The intention is to develop the erf for office purposes with a bulk of 1.0 comprising of an office building for Business and Intellectual Property Authority (BIPA) established in terms of BIPA Act, (Act No. 8 of 2016). Erf 8681 is 3479m² in extent and will allow the construction of buildings with a floor area equal the size of the erf. The existing historical building should be exempted from the *calculation of bulk in terms of Councils Heritage Policy. There is a historical building on the erf* will be customized for office purposes and will be used as first phase and later an additional office building will be constructed. Access would be from the from the existing entrance on Robert Mugabe. An alternative access can be from the Sperlinglust Street, however the street is not yet constructed.

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 building, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City Council and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 29 September 2021).

PLAN Africa Consulting Cc
Town and Regional Planners
P.O. Box 4114
8 Delius Street, Windhoek (West)
Tel: (061) 212096 Cell: 0812716189 Fax:(061) 213051
Email: pafrica@mweb.com.na

GOVERNMENT OF THE 354 BLIC OF NAMIBIA
GOVERNMENT SERVICE

159085

Reference No. .....

OFFICIAL NOTICE FOR PUBLICATION

The Permanent Secretary
Ministry of Justice
Private Bag 13302
WINDHOEK

Ministry / Department PLAN AFRICA CONSULTING C.C

SUBJECT REZONING OF ERF 8681 WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'OFFICE' WITH A BULK OF 1:0.

Please accept the attached official notice as approved by _____

_____ for publication in the Government Gazette as per instruction below:

N.B. Mark with and "X" in the appropriate space.

- [ ] Proclamation
- [ ] Act
- [ ] Government Notices
- [x] General Notice
- [ ] Ordinance
- [ ] Advertisement

2021 -08- 30
Private Bag 13302, Windhoek
Tel: 2805111 • Fax: 247587
Gazette Office

Number of Insertions ONE (1) Whether proof required? YES

Date of first insertion 15.09.2021 Number of slip copies required ONE (1)

Should you require further information, kindly contact HENRY Telephone number 0812716189

Signature

30 AUGUST 2021
Date

For use by the Government Gazette Section

Received by MARIA Date 30.08.2021

PRINTECH cc 02-28686