

DOCUMENT 1

# CITY OF WINDHOEK

✉ 59, Windhoek

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NOTICE is hereby given of the monthly meeting of the

## MUNICIPAL COUNCIL OF WINDHOEK

to be held on **Thursday, 28 September 2023 at 17:30**, in the new Council Chambers, Windhoek.

.....  
**CHIEF EXECUTIVE OFFICER**

**ENQUIRIES:** Ms T Edward/jr  
Ms M Garises

**REF:** 28-09-2023.ca

**TELEPHONE:** 2902597/2902557

**DATE:** 2023-09-25

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[Municipal Council Agenda: 2023-09-28]

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

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[Municipal Council Agenda: 2023-09-28]

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

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[Municipal Council Agenda: 2023-09-28]

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

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[Municipal Council Agenda: 2023-09-28]

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

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**5 CONFIRMATION OF MINUTES**

[Municipal Council Agenda: 2023-09-28]

**5.1 MUNICIPAL COUNCIL MEETING  
HELD ON 31 AUGUST 2023**  
(3/2/1)

The minutes of the monthly meeting of the Municipal Council of Windhoek held on 31 August 2023 are submitted for confirmation.

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[Municipal Council Agenda: 2023-09-28]

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

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[Municipal Council Agenda: 2023-09-28]

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

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[Municipal Council Agenda: 2023-09-28]

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

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**9 MINUTES OF MANAGEMENT COMMITTEE**

[Municipal Council Agenda: 2023-09-28]

**9.1 APPROVAL OF MINUTES (MC 16/2023)**

The minutes of the Management Committee meeting (MC 16/2023) held on 05 September 2023 were approved by the said Committee on 19 September 2023 and are submitted for notice with the exception of Items GOV.1, GOV.5, FNS.2 and IND.1 which follow immediately hereunder for consideration.

It is

**RECOMMENDED**

That the minutes of the Management Committee meeting (MC 16/2023) held on 05 September 2023, be noted by its members, with the exception of Items GOV.1, GOV.5, FNS.2 and IND.1.

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[Municipal Council Agenda: 2023-09-28]

**9.1.1 GOV.1 [CIT] STAFF MATTER (16/16/P)**

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

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

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

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

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[Municipal Council Agenda: 2023-09-28]

**9.1.2 GOV.5 ITEM GOV.6 ITEM GOV.5 ITEM 9.1  
ITEM 9.1 ITEM 9.1 ITEM 5.1 ITEM 13.5.1  
GOV.1 [CEO/HCC] STAFF MATTER  
(4/2/2)**

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

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

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

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

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[Municipal Council Agenda: 2023-09-28]

**9.1.3 FNS.2 [UTP] APPLICATION FOR REZONING  
OF ERF 2398, KLEIN WINDHOEK FROM  
RESIDENTIAL WITH DENSITY OF 1:900 m<sup>2</sup>  
TO HOSPITALITY AND RELATED CONSENT  
IN TERMS OF THE WINDHOEK  
PLANNING SCHEME  
(L/2398/KW)**

**Application**

An application was received from Plan Africa Town and Regional Planners Consultants on behalf of the owner, Mr H Schmidt, for the:

- Rezoning of Erf 2398, Klein Windhoek, Conrad Rust Street, from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality' for the purpose of a guesthouse; and
- Consent to use the erf for the purpose of a guesthouse comprising of nine (9) rooms including a restaurant and spa.

\*\*\* The full application is **attached as pages 1 - 24 to the agenda.**

A credit clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the application can proceed.

**Erf information**

Erf 2398, Klein Windhoek is located on the eastern edge of Klein Windhoek, adjacent to the Klein Windhoek Townlands. Erf 2398, Klein Windhoek is situated along Conrad Rust Street on a steep slope. The erf is zoned 'residential' with a density of 1:900 m<sup>2</sup> and is ± 1 627 m<sup>2</sup> in extent.

### **Development intention**

The intention is to continue using the erf for an accommodation establishment of nine (9) rooms including a restaurant and spa.

### **Public consultation**

The public consultation process was completed in line with the requirements of the Urban and Regional Planning Act as well as the Municipal Council of Windhoek's Public Consultation Policy for the Proposed Development as follows:

- The proposed zoning was advertised in the Market Watch of 17 January 2023 and 24 January 2023, **attached as pages 16 - 19 to the agenda;**
- A notice was put on the site, **attached as page 20 to the agenda;**
- A notice was put at the Municipal Council of Windhoek's Customer Care Centre (CCC), **attached as page 21 to the agenda;**
- Registered letters were sent to the owners of erven Windhoek, **attached as page 22 to the agenda;** and
- The notice was also published in the Government Gazette of 13 January 2023, Notice No. 12 of 8006, **attached as pages 23 - 24 to the agenda.**

The closing date for comments and objections was 07 February 2023 and no objections were received.

### **Technical comments**

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

#### **Comments from the Strategic Executive: Urban and Transport Planning**

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

Erf 2398, Klein Windhoek was consolidated with a portion of Erf 131/B/70 into Erf 3951, Klein Windhoek. Erf 3951, Klein Windhoek is located in Conrad Rust Street and measures  $\pm 1\,925\text{ m}^2$  in extent. The erf is zoned 'residential' with a density of one (1) dwelling per  $900\text{ m}^2$ . There are currently no traffic flow problems experienced in Conrad Rust Street during peak hours. The rezoning to 'hospitality' will generate approximately four (4) trips to the current road network.

The division has no objection to the proposed rezoning of Erf 2398, Klein Windhoek, Conrad Rust Street from 'residential' with a density of  $1:900\text{ m}^2$  to 'hospitality' for the purpose of a guesthouse. Provided:

- That a minimum 0.66 parking bays be provided per leasable room plus five (5) bays per  $100\text{ m}^2$  open floor space (excluding reception area), plus loading zone on-site.

The division has no objection to the proposed consent to use the erf for the purpose of a guesthouse comprising of nine (9) rooms including a restaurant and spa. Provided:

- That parking be provided as per the submitted parking layout Plan No. 2398 KW dated 29 June 2023.

- **Stormwater**

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

- Erf 2398, Klein Windhoek has a general downward slope from the northeast into a southwesterly direction.
- There is no visible sign of any stormwater course or system flowing across the proposed Erf 2398, except for surface stormwater run-off.

The division has no objection to the proposed application, rezoning of Erf 2398, Klein Windhoek, Conrad Rust Street from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality' for the purpose of a guesthouse. Consent to use the erf for the purpose of a guesthouse comprising of nine (9) rooms including a restaurant and spa. Provided:

- That surface storm water runoff be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

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

- **Engineering Services**

The existing water supply to the erf is inadequate to meet the needs of hospitality for an accommodation establishment.

The application can only be approved under the following conditions:

- That the applicant appoints a registered professional Engineer to do the design for the upgrading of the water supply to the property.
- That the appointed Engineer must submit the water design to the Department of Infrastructure, Water and Technical Services, Engineering Services Division for approval prior to commencing any construction works.
- That after obtaining approval of the water design, the applicant must appoint a Contractor to construct the water line.
- That the construction works be supervised by a registered professional Engineer.
- That all costs associated with the upgrading of the water supply must be for the cost of the applicant.

- That the applicant submit a water design to the Department of Infrastructure, Water and Technical Services, Engineering Services Division for approval before submitting to the Ministry of Urban and Rural Development Board.
- That a Fitness Certificate will only be issued after the applicant has upgraded the water supply to the property.
- That no building plans will be approved until the water supply to the property is upgraded by the applicant and taken over by the Council as per approved designs.
- That any additional requirements for water or sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

#### **Comments from the Strategic Executive: Electricity**

##### **- Technical support**

There is no objection to the application submitted as per subject matter above. 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 on the erf.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- That it be noted that a connection charge may be payable at the cost of the applicant and the applicant is advised to review the Department of Electricity Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Department of Electricity for information on connection charges.

## Comments from the Strategic Executive: Economic Development and Community Services

### - Health and Environmental Management

The division has no objection to the application. The applicant should obtain an Environmental Management Clearance Certificate for the rezoning from Residential to a Hospitality in accordance with the Environmental Management Act, 2007 (Act 7 of 2007).

### Urban planning evaluation

The intention is to continue using the erf for an accommodation establishment of nine (9) rooms.

The zoning 'hospitality' was proclaimed in Amendment Scheme No. 103 and is thus included in Table B of the Zoning Scheme as follows:

Use zone (1)	Primary uses (2)	Consent uses (3)	Owners consent (4)	Prohibited uses (5)
Hospitality	Accommodation establishment(s) as approved by the local authority with condition(s) as may be applicable	restaurant ; events and functions; conference facility, office, shop, tourist facility	Resident occupation	Other uses not under columns 2 and 3

The hospitality and accommodation establishment definitions are outlined below:

- **Hospitality** zoning refers to the zoning in which a holiday accommodation, tourist facilities and accommodation establishments, as defined in the scheme, is permitted in the scheme area, with prescribed conditions by the Council upon application.
- **Accommodation establishment** means a building for accommodation purposes for tourist/guest and can include a pension, a caravan park, a guesthouse, a lodge, hotel pension, hotel, a backpackers-lodge and all other type of hospitality establishments but excludes place of amusement, place of entertainment, restaurant and functions and events except with consent from Council.

Under the hospitality zoning the type of accommodation establishment is determined by the number of rooms. Erf 2398, Klein Windhoek fits under the category 'guesthouse' that is defined as follows:

- **Guesthouse** refers to an accommodation establishment as per the Tourism Board Act, 2000 (Act 21 of 2000) and its regulations where accommodation and breakfast is provided to guests comprising of at least five (5) but, **not more than ten (10) bedrooms**, and meets the requirements as stipulated in the Tourism Board Act, 2000 (Act 21 of 2000) and its regulations.

Therefore, the proposed zoning 'hospitality' will allow the owner of the erf to use it as a guesthouse.

**Betterment fee/compensation**

The betterment fee will be 40 % as per guiding Council policy.

**Conclusion**

The rezoning of Erf 2398, Klein Windhoek, Conrad Rust Street from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality' for the purpose of a guesthouse is supported.

The consent for a public restaurant and a spa is recommended for approval as these are complimentary uses that can be associated with a guesthouse and sufficient parking provision is possible.

The consent to use the erf for the purpose of a guesthouse comprising of nine (9) rooms including a restaurant and spa (while the rezoning is ongoing) is recommended for approval as the activities are being operated under a current consent use.

Management Committee, having considered the matter

**RECOMMENDED**

- 1 That the rezoning of Erf 2398, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality' for a guesthouse consisting of nine (9) rooms including a public restaurant and spa, be recommended for approval by the Urban and Regional Planning Board in accordance with the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 2 That the consent to use the erf for the purpose of a guesthouse comprising of nine (9) rooms (while the rezoning is ongoing), be approved, as the activities are being operated under a current consent use.
- 3 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).
- 4 That the applicant obtain an invoice for the betterment fee (compensation) from the Department of Urban and Transport Planning, Urban Policy Division.
- 5 That it be noted that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).
- 6 That a minimum of 0.66 parking bays be provided per leasable room plus five (5) bays per 100 m<sup>2</sup> open floor space (excluding reception area), plus loading zone on site.
- 7 That parking be provided as per the submitted parking layout Plan No. 2398KW dated 29 June 2023.
- 8 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

- 8.1 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.
- 8.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 9 That it be noted that the existing water supply to the erf is inadequate to meet the needs of an accommodation establishment.
- 10 That the applicant appoints a registered professional Engineer to do the design for the upgrading of the water supply to the property.
- 11 That the appointed Engineer submit the water design to the Strategic Executive: Infrastructure, Water and Technical Services, for approval, prior to commencing any construction works.
- 12 That after obtaining approval of the water design, the applicant appoint a Contractor to construct the water line.
- 13 That the construction work be supervised by a registered professional Engineer.
- 14 That all costs associated with the upgrading of the water supply be for the applicant's account.
- 15 That the applicant submit a water design to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to submitting to the Urban and Regional Planning Board.
- 16 That no building plans be approved until the water supply to the property is upgraded by the applicant and taken over by the Municipal Council of Windhoek as per approved designs.
- 17 That any additional requirements for water or sewer services be for the applicant's account, subject to approval of the Strategic Executive: Infrastructure, Water and Technical Services.
- 18 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.

- 19 That only one (1) service connection from the municipal electrical network be allowed on the erf.
- 20 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.
- 21 That it be noted that a connection charge may be payable at the applicant's account, and the applicant be advised to review the Department of Electricity Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Department of Electricity for information on connection charges.
- 22 That the applicant obtain an Environmental Management Clearance Certificate for the rezoning from 'residential' to a 'hospitality' in accordance with the Environmental Management Act, 2007 (Act 7 of 2007).
- 23 That the applicant acknowledge receipt of this Council Resolution within twenty eight (28) days of notification.
- 24 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.
- 24.1 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.
- 25 That the resolution be implemented prior to confirmation of the minutes.

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 [Municipal Council Agenda: 2023-09-28]

#### 9.1.4

#### **IND.1 [ELE] FIVE (5) YEAR ELECTRIFICATION PLAN (2/1/9)**

##### **Background**

The Department of Electricity started with the electrification of informal settlements around Windhoek in the 2017/2018 Financial Year. To-date, around three thousand five hundred and fifteen (3515) service connections were completed, and the affected households can use the electricity services. These houses were electrified during the last five (5) years of the previous Five (5) Year Electrification Plan (2017 to 2022), which lapsed during the last Financial Year 2022/2023. The electrification projects were funded by the Ministry of Urban and Rural Development and NamPower (Pty) Ltd with a combined capital investment of around N\$45 million.

\*\*\*

The Department of Electricity would like to continue electrifying households in the informal areas around Windhoek, hence a revised Five (5) Year Electrification Plan, **attached as pages 25 - 41 to the agenda**, was drafted to guide the implementation of the electrification projects for the next five (5) years (2023 to 2028). The Department of Electricity plans to electrify around four thousand (4000) households in the next five (5) years. The new Five (5) Year Electrification Plan was drafted in consultation with the Department of Housing, Property Management and Human Settlement, regarding which informal settlements would be upgraded/formalised during the next five (5) year period. In order to reach the targets of the plan, the Department of Electricity requires funding of N\$15 million to N\$20 million per annum.

The implementation of the electrification projects in the informal settlements will be completed with the assistance of different Electrical Contractors, who will be appointed through the competitive bidding process using the Open National Bidding Method. The scope of the contracts will include the construction of the MV and LV networks in the above-mentioned informal areas in order to enable the Municipal Council of Windhoek to supply electricity to housing units as indicated above. The Bidding Documents will conform to the Public Procurement Act, 2015 (Act 15 of 2015) (as amended).

The Department of Electricity will do all the Joints and Terminations in the Medium Voltage Networks in all the informal areas. The contract documentation (including planning and designs), administration and supervision of works will also be done by in-house Electrical Engineers from the Department of Electricity. The Long lead equipment and materials (like MV cable and Miniature substations) will be supplied free of charge by the Municipal Council of Windhoek on this contract to reduce costs and lead time.

### **Purpose of the submission**

This item serves to seek approval for the implementation of the Five (5) Year Electrification Plan (2023 to 2028), which will guide the electrification of around four thousand (4000) households in the informal settlements around Windhoek. The implementation of the revised plan is proposed to start in the 2023/2024 Financial Year.

Management Committee, having considered the matter

### **RECOMMENDED**

\*\*\*

- 1 That the new Five (5) Year Electrification Plan (2023 to 2028), **attached as pages 25 - 41 to the agenda**, be approved, subject to the implementation of an annual plan to be submitted at the beginning of each financial year for approval by Management Committee/Council.
- 2 That the implementation of the approved Five (5) Year Electrification Plan be reviewed annually to incorporate any lesson learned during previous year of implementation.
- 3 That approval be granted to the Strategic Executive: Electricity, to start implementing the new Five (5) Year Electrification Plan (2023 to 2028) during the current Financial Year (2023/2024).

- 4 That as part of the implementation plan, a Joint Working Group consisting of the following internal stakeholders, be established:
  - Department of City Police;
  - Department of Electricity; and
  - Department of Housing, Property Management and Human Settlement (Human Settlement Division).
- 5 That the resolution be implemented prior to confirmation of the minutes.

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[Municipal Council Agenda: 2023-09-28]

**9.2 APPROVAL OF MINUTES (MC 17/2023)**

The minutes of the Management Committee meeting (MC 17/2022) held on 21(19) September 2023 are submitted to Management Committee members for approval.

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[Municipal Council Agenda: 2023-09-28]

**9.3 MINUTES (MC 17/2023)**

The minutes of the Management Committee meeting (MC 17/2022) held on 21(19) September 2023 as approved by its members at this Council meeting, are submitted for notice with the exception of Items GOV.1, GOV.4, GOV.5, FNS.1, FNS.3, FNS.4 and IND.4 which follow immediately hereunder for consideration.

It is

**RECOMMENDED**

That the minutes of the Management Committee meeting (MC 17/2022) held on 21(19) September 2023, be noted by its members, with the exception of Items GOV.1, GOV.4, GOV.5, FNS.1, FNS.3, FNS.4 and IND.4.

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[Municipal Council Agenda: 2023-09-28]

**9.3.1 GOV.1 [INF] STAFF MATTER (5/11/3)**

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

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

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

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

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[Municipal Council Agenda: 2023-09-28]

**9.3.2**      **GOV.4 [CEO] CONFIDENTIAL MATTER**  
(1/3)

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

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

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

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

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[Municipal Council Agenda: 2023-09-28]

**9.3.3**      **GOV.5 [HCC] STAFF MATTER**  
(4/6/2/3)

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

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

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

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

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[Municipal Council Agenda: 2023-09-28]

**9.3.4 FNS.1 [UTP] APPLICATION FOR THE REZONING OF ERF R/327, 7 LOTZ STREET, KLEIN WINHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 M<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700 M<sup>2</sup>; AND CONSENT TO USE THE ERF IN ACCORDANCE WITH THE NEW ZONING AND DENSITY WHILE THE REZONING IS FORMALLY BEING COMPLETED (L/327/KW)**

**Application**

An application was received from Du Toit Planning Consultant, on behalf of the owner of the property, Jonas Heita for the following:

- Rezoning of the remaining extent of Erf R/327, 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup>; and
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed.

\*\*\* The full application is **attached as pages 59 - 99 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 R/327, 7 Lotz Street, Klein Windhoek measures ± 2 323 m<sup>2</sup> in extent and is zoned 'residential' with a density of one (1) dwelling per 900 m<sup>2</sup>. It is located directly northwest of Lotz Street, in the older area of Klein Windhoek. The property can be accessed from both Lotz and Woermann Streets and comprises of one (1) dwelling house.

**Development intention**

It is the owner's intention to construct two (2) additional well designed, functional and luxurious dwellings that will be for rental purposes.

**Advertisement**

Public consultation was completed in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Public Consultation Policy for the proposed development as follows:

- \*\*\* - The proposed rezoning of Erf R/327, Klein Windhoek was advertised in the New Era Newspaper on 08 September and 15 September 2022 and Allgemeine Zeitung on 02 September and 16 September 2022, **attached as pages 85 - 88 respectively to the agenda;**

- \*\*\* - A notice of the proposed rezoning was placed on the Notice Board of the Municipal Council of Windhoek's Customer Care Centre (CCC) as well as on the site, **attached as pages 89 - 91 to the agenda;**
- \*\*\* - Neighbour consultation letters and forms were sent to the direct neighbours, the owners of Erven 1754, 1753, 326, 1345, 2636, 931, 934 and Erf R/328, Klein Windhoek, **attached as pages 92 - 95 to the agenda;** and
- \*\*\* - A notice was published in the Government Gazette of 01 September 2022, Notice No. 7904, **attached as pages 96 - 99 to the agenda.**

The closing date was on 29 September 2022 and one (1) objection was received. The objection received is discussed further down in the item.

### **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 Sustainable Development Division has no objection to the application taking in consideration that it is within the policy directives employable in the area.

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

This division has no objections to the proposed rezoning of the remaining extent of Erf R/327, 7 Lotz Street, Klein Windhoek from 'residential' with a density of one (1) dwelling per 900 m<sup>2</sup> to 'general residential' with a density of one (1) dwelling per 700 m<sup>2</sup>. Provided that:

- Minimum one (1) parking bay per equal or less than three (3) bedrooms dwelling or minimum two (2) parking bays per equal or more than four (4) bedrooms dwelling to be provided on site.
- Minimum stacking distance of 6 metres be provided at the entrance.

This division has no objections to the proposed consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed on condition that such upgrading plans, if any are submitted for approval to the Strategic Executive: Urban and Transport Planning.

Consent use will only come into effect after meeting parking requirements and approval by the Strategic Executive: Urban and Transport Planning.

##### **- Roads and Stormwater**

This Division has no objection to the proposed, rezoning of the remaining extent of Erf R/327, 7 Lotz Street, Klein Windhoek from 'residential' 1:900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup>. Provided:

- That surface storm water runoff be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

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

**- Engineering Services**

The existing water connection for Erf R/327, Klein Windhoek will not be sufficient to cater for the increase in density. The application can only be approved under the following conditions:

- That the applicant appoints a professional registered Engineer to do the designs for the upgrade of the existing water connection.
- That the designs for the water connection be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with construction works.
- That after approval of the water design, the applicant appoints a Contractor to do the construction of the waterline.
- That the supervision of the construction works be done by a professional registered Engineer.
- That all costs involved due to the upgrading of the water line be for the applicants account.
- That the applicant submit a water design to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to submitting to the Urban and Regional Planning Board.
- That no building plans be approved before the waterline is upgraded, and before these services are taken over by the Municipal Council of Windhoek.
- That the design criteria are to be in accordance with the '*The Guidelines for human settlement, planning and design*' as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at [http://www.csir.co.za/Built\\_environment/RedBook/](http://www.csir.co.za/Built_environment/RedBook/).
- That any additional requirements with regard to water and sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

### **Comments from the Strategic Executive Electricity**

#### **- Technical support**

There is no objection to the application submitted as per subject matter above. 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 be allowed to the Erf.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- That it be noted that a connection charge 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 Department of Electricity for information on connection charges.
- That 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit shall be used with a metering box located on the street/development erf boundary if it's technically possible otherwise a bulk meter shall be used.

### **Comments from the Strategic Executive: Economic Development and Community Services**

#### **- Health and Environmental Management**

The division has no objection to the application and the applicant will not be required to comply with any environmental management requirements because rezoning from 'residential' to 'residential' is not a listed activity.

#### **Urban policy evaluation**

Erf R/327, 7 Lotz Street, Klein Windhoek measures  $\pm 2\,323\text{ m}^2$  in extent and is zoned 'residential' with a density of one (1) dwelling per  $900\text{ m}^2$ . It is located directly northwest of Lotz Street, in the older area of Klein Windhoek. The erf can be accessed from both Lotz and Woermann Streets.

It is the owner's intention to construct two (2) additional well designed, functional and luxurious dwellings that will be for rental purposes.

The current zoning and density only allows one (1) residential unit on the erf. To be able to construct two (2) additional dwellings on Erf R/327, Klein Windhoek, it must be rezoned from 'residential' with a density of one (1) dwelling per 900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup>. This will allow a total of three (3) dwellings on the erf. The density of 1:700 m<sup>2</sup> is one (1) density category higher than the current zoning of 1:900 m<sup>2</sup> which is in line with Council's rezoning policy.

Rezoning the property to one (1) higher density level and the construction of two (2) additional residential dwellings on it will not impact negatively on the residential character of the neighbourhood and will lead to a more efficient use of land in this area of Klein Windhoek.

An objection was received from one (1) neighbour, Ms Lesley Crawford, the owner of Erf 1345, Klein Windhoek. The grounds for objection as well as the responses to the objection raised are outlined below:

- *Two (2) buildings would cover the said area and spoil the character of the street where the majority of houses are single storeys on one reasonable plot.*

**Response:**

- The proposed additional dwellings units will not impact the character of the street, as the intention is still to keep the residential character. The neighborhood is primarily residential and as such the applicant is keeping with the theme.
- *It will also remove all the trees, one particularly being an Acacia Erioloba, a protected tree.*

**Response:**

- It should be noted that before any removal of protected trees from the public, the applicant will need to obtain prior approval from the Directorate of Forestry of the Ministry of Environment, Forestry and Tourism, in accordance with the Forest Act, 2001 (Act 12 of 2001) (as amended) by the Forest Amendment Act, 2005 (Act 13 of 2005) in conjunction with the Municipal Council of Windhoek's Environmental Management Division.
- *I also object to hearing builders working all weekends especially on Sundays.*

**Response:**

- Working hours for builders can be obtained from the Building Control Division to ensure that the working hours are kept in with the regulation of the Municipal Council of Windhoek and no construction activities are permitted on Sundays.

- *I do object to two (2) dwellings and any double storey.*

**Response:**

- The owner has indicated that only single storey buildings will be build. The proposed zoning and density will accommodate the additional dwellings as per the Windhoek Zoning Scheme and is not foreseen to have a negative impact on the neighbourhood, as the proposal fit in with the surrounding uses of the area.
  - Double storey buildings are allowed even on the current 'residential' zoning. Nevertheless, the adjacent neighbours (including the objector) will be provided with the opportunity to comment on building plans, should there be a need for the relaxation of the building line on the ground and first floor (or other upper floors).
- *Remember in addition we will be subjected to a few months of having builders on the property next door and feel worried about the safety of our property and ourselves.*

**Response:**

- Criminal activities can happen at any place and accordingly a planning and development decision cannot be denied based on an assumption.

In summary, the above objection is not deemed to have any merit, technical or otherwise, thus the application for the rezoning of the remaining extent of Erf R/327, 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup>; and consent to use the existing building in accordance with the new zoning and density while the rezoning is formally being completed is recommended for approval.

**Betterment fee**

A betterment fee of 20 % will be imposed in accordance with the applicable Council policy. There is no need to specify the betterment fees and/or to include the Valuation Certificate at this instance. Like the rest of the rezoning applications, the actual betterment fee is only determined after the rezoning application is recommended for approval by Council (or in terms of delegation authority). Furthermore, the betterment percentage is in accordance with the *Policy on the Levying of Betterment Fees for Local Authorities in Namibia* as adopted by the Minister of Urban and Rural Development.

**Conclusion**

Rezoning of the remaining extent of Erf R/327,7 Lotz Street, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup> and consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed is recommended for approval.

Management Committee, having considered the matter

**RECOMMENDED**

- 1 That rezoning of the remaining extent of Erf R/327, 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'general residential' with a density of 1:700 m<sup>2</sup> be recommended for approval to the Urban and Regional Board in terms of section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 2 That consent to use the erf in accordance with the new zoning and density while the rezoning is in progress be approved, but the consent be limited to only existing buildings.
- 3 That the applicant pay a 20 % betterment fee (compensation) in terms of section 59 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 4 That the applicant obtain an invoice for the betterment fees (compensation) from the Department of Urban and Transport Planning, Urban Policy Division.
- 5 That it be noted that the application will only be submitted to the Urban and Regional Planning Board upon payment of the betterment fee (compensation).
- 6 That a minimum of two (2) parking bays per equal or more than four (4) bedrooms dwelling be provided on-site.
- 7 That access or parking be allowed opposite an intersection or 15 metres from the intersection, measured from the intersecting kerbs.
- 8 That a minimum stacking distance of 6 metres be provided at the entrance.
- 9 That such upgrading plans, if any are submitted for approval to the Strategic Executive: Urban and Transport Planning.
- 10 That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 11 That the applicant appoints a professional registered Engineer to do the designs for the upgrade of the existing water connection.
- 12 That the designs for the water connection be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval prior to commencing with construction works.
- 13 That after approval of the water design, the applicant appoints a Contractor to do the construction of the waterline.
- 14 That the supervision of the construction works be done by a professional registered Engineer.

- 15 That all costs associated with the upgrading of the waterline be for the applicant's account.
- 16 That the applicant submit a water design to the Strategic Executive: Infrastructure, Water and Technical Services, for approval, prior to submitting to the Urban and Regional Planning Board.
- 17 That no building plans be approved and consent use commence before the waterline is upgraded, and before these services are taken over by Municipal Council of Windhoek.
- 18 That the design criteria be in accordance with the '*The Guidelines for human settlement, planning and design*' as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at [http://www.csir.co.za/Built\\_environment/RedBook/](http://www.csir.co.za/Built_environment/RedBook/).
- 19 That any additional requirements with regard to water and sewer services be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 20 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 21 That only one (1) service connection from the municipal electrical network be allowed on the erf.
- 22 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.
- 23 That it be noted that a connection charge may be payable at the applicant's account, and the applicant is advised to review the Department of Electricity Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Department of Electricity for information on connection charges.
- 24 That 'general residential' developments without high rise buildings i.e. individual apartments, a split prepayment meter for each unit be used with a metering box located on the street/development erf boundary if it's technically possible otherwise a bulk meter be used.
- 25 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
  - 25.1 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.
- 25.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property
- 26 That the applicant shall not remove any protected plant from Erf R/327, Klein Windhoek, without any prior approval from the Directorate of Forestry of the Ministry of Environment, Forestry and Tourism, in accordance with the Forest Act, 2001 (Act 12 of 2001) (as amended) by the Forest Amendment Act, 2005 (Act 13 of 2005) and in conjunction with the Municipal Council of Windhoek's Environmental Management Division.
- 27 That the applicant accepts the conditions of this Council Resolution in writing.
- 28 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.
- 28.1 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.
- 29 That the resolution be implemented prior to confirmation of the minutes.

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 [Municipal Council Agenda: 2023-09-28]

### 9.3.5

**FNS.3 [UTP] APPLICATION FOR REZONING OF  
 ERF 3191, KLEIN WINDHOEK FROM  
 'RESIDENTIAL' WITH A DENSITY OF  
 1:900 m<sup>2</sup> TO 'HOSPITALITY'  
 (L/3191/KW)**

**Application**

An application was received from Du Toit Planning Consultants on behalf of the owners for the:

- Rezoning of Erf 3191, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality'.

\*\*\*

The full application is **attached as pages 100 - 155 to the agenda.**

A credit clearance was provided, and the Strategic Executive: Finance and Customer Services indicated that the applicant has no arrears and the application may proceed.

The Power of Attorney was signed by Ms Barbara Sturm, duly authorised by Friedolf Paul Sturm, the sole proprietor of Gui and Gam Investments Seven CC.

### **Erf information**

Erf 3191, Windhoek is located in Stein Street, Klein Windhoek. The erf is  $\pm 2\,870\text{ m}^2$  in extent and is zoned 'residential' with a density of 1:900 m<sup>2</sup>.

### **Development intention**

- \*\*\* The applicant's intention is to continue using the erf for an accommodation establishment with ten (10) to twenty (20) rooms. The owner had the accommodation establishment since 1992 as per Council consent letter for ten (10) rooms dated 25 June 1922, **attached as pages 110 - 111 to the agenda.**

### **Advertisement**

Public consultation was completed in line with the requirements of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Public Consultation Policy for the proposed development as follows:

- \*\*\* - The proposed zoning was advertised in the New Era of 9 and 20 February 2023 and the Market Watch (for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers) on 8 and 15 February 2023, **attached as pages 139 - 142 to the agenda;**
- \*\*\* - A notice of the proposed rezoning was placed on site as well as on the Notice Board of the Municipal Council of Windhoek's Customer Care Centre (CCC) **attached as pages 143 - 145 to the agenda;**
- \*\*\* - Registered letters were sent to the owners of Erven R/7, 1923, R/1900, 484 and R/8, Klein Windhoek, **attached as pages 146 - 149 to the agenda;** and
- \*\*\* - A notice was published in the Government Gazette of 15 February 2023, No. 8031 **attached as pages 153 - 155 to the agenda.**

The closing date for comments and objections was 01 March 2023 and no objections were received.

### **Technical comments**

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

#### **Comments from the Strategic Executive: Urban and Transport Planning**

##### **- Sustainable Development**

The division has no objection taking in consideration that it maximises development potential without any adverse impact to the surrounding and or its amenities.

### - Roads Planning, Design and Traffic Flow

Erf 3191 is located in Stein Street, Klein Windhoek and measures  $\pm 2870 \text{ m}^2$  in extent. The erf is zoned 'residential' with a density of one (1) dwelling per  $900 \text{ m}^2$ . No major traffic flow problems are experienced during peak hours. The rezoning will generate approximately five (5) vehicular trips during peak hours.

This division has no objections to the proposed rezoning of Erf 3191, 29 - 31, Stein Street, Klein Windhoek from 'residential' with a density of  $1:900 \text{ m}^2$  to 'hospitality' for an accommodation establishment (hotel/pension ten (10) - twenty (20) rooms). Provided:

- That for accommodation establishments (hotels/motels/pensions) minimum 0.66 bays be provided per leasable room plus five (5) bays per  $100 \text{ m}^2$  open floor space (excluding reception area), plus loading zone.
- That no access of parking be allowed opposite an intersection.

\*\*\*

This division has no objections to the proposed consent to use Erf 3191, Klein Windhoek in accordance with the proposed zoning while the rezoning is in process for at least ten (10) rooms based on Council approval on 25 June 1922 for a pension. Provided:

- That parking be provided as per the submitted parking Layout Plan 3191KW\_revised parking 12 June 2023 **attached as page 152 to the agenda.**
- That consent use will only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.

### - Roads and Stormwater

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

- Erf 3191, Klein Windhoek has a general downward slope from the south west into a north easterly and north westerly direction.
- There is a stormwater course flowing along the north western boundary of Erf 3191, Klein Windhoek, flowing at some section quite close and affecting the north western boundary of Erf 3191, Klein Windhoek.
- Erf 3191, Klein Windhoek obtains access from Stein Street.

This division has no objection to the proposed rezoning of Erf 3191, Stein Street, Klein Windhoek from 'residential' with a density of  $1:900 \text{ m}^2$  to 'hospitality' for a hotel/pension accommodation establishment and consent to use Erf 3191, Klein Windhoek in accordance with the proposed rezoning. Provided:

- That surface storm water runoff be accommodated according to clause 35 of the Windhoek Town Planning Scheme.
- That no access be allowed over any stormwater catch pit or structure.
- That the applicant appoints a registered professional Engineer to determine whether the north western boundary requires to be protected against any potential flood damage.
- That should it be required that a section of the north western boundary of Erf 3191, Klein Windhoek requires to be protected against potential flood damage, such detail Engineers drawings be submitted for Council consideration.
- That such required retaining structure be vertical, and not be an angled structure.
- That the cost and risk be for the applicant.
- That prior approval be obtained from the Strategic Executive: Urban and Transport if the accommodation of the stormwater on the erf is contemplated.
- That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport, be submitted for approval simultaneously with the building plans.
- That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to approval thereof.
- That no building plan be approved until the above stormwater conditions are met.
- That no development be considered over or onto any stormwater system or structure.
- That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

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

- **Engineering Services**

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

### **Comments from the Strategic Executive: Electricity**

#### **- Technical support**

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 3191, Klein Windhoek, from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality'. Provided:

- That the Electrical Consultant or Contractor must obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- 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 per erf.
- That only one (1) additional meter point will be allowed for an approved flat on erven that is zoned 'single residential'. For more meter points, the erf must be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- That it be noted that a connection charge may be payable at the applicant's account, and the applicant be advised to review the Department of Electricity Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Department of Electricity for information on connection charges.
- That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered electrical contractor must contact the Strategic Executive: Electricity to determine whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.

## **Comments from the Strategic Executive: Economic Development and Community Services**

### **- Health and Environmental Management**

The division has no objection to the application to rezone Erf 3191, Klein Windhoek from 'residential' to 'hospitality'. The rezoning of 'residential' to commercial use is a listed activity. However, the environmental impacts for such rezoning is insignificant and the applicant is exempted from carrying out an environmental assessment as per the delegated authority by the Environmental Commissioner.

The applicant will be issued with an Environmental Clearance Exemption letter by the Department of Economic Development and Community Services if the application is approved by the Municipal Council of Windhoek.

### **Urban planning evaluation**

Erven 673 and 454, now consolidated Erf 3191, Klein Windhoek operates a Hotel Pension since 1992 as per Council letter dated 25 June 1992 for ten (10) rooms.

The site comprises of fourteen (14) rooms used for 'hospitality' purposes, and this was confirmed by a site inspection conducted on 02 June 2023. The proposed 'hospitality' zoning will regularise the existing development.

### **Betterment fee/compensation**

A betterment fee of 75 % is payable for extension of the Hotel Pension without Council approval and against the approval granted in 1992.

### **Conclusion**

The application is supported as it exists for thirty (30) years and the owner wishes to continue with it.

The changes made to the three (3) main dwellings and outbuilding now compels the owner to rezone to an appropriate land use. The 'hospitality' zoning is a land use that can tie in within a dominant residential area, which is the case here. The 'hospitality' zone was introduced to accommodate the number of rooms that the owner can use in correlation with the parking that can be created or exists.

Management Committee, having considered the matter

### **RECOMMENDED**

- 1 That the rezoning of Erf 3191, Klein Windhoek from 'residential' with a density of 1:900 m<sup>2</sup> to 'hospitality' for fourteen (14) rooms 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 a betterment fee of 75 % be levied for deviation of the permission granted in 1992 for ten (10) rooms only and other amenities.

- 3 That consent be granted to use the erf in accordance with the new zoning while the rezoning process is being finalised provided that the betterment fee is paid, parking requirements have been met to the satisfaction of the Strategic Executive: Urban and Transport Planning and the use is limited to existing buildings.
- 4 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the cost of the applicant, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 5 That a minimum of 0.66 parking bays be provided per leasable room plus five (5) bays per 100 m<sup>2</sup> open floor space (excluding reception area), plus loading zone on site.
- 6 That no access of parking be allowed opposite an intersection.
- 7 That parking be provided as per the revised parking Layout Plan No. 3191KW dated 12 June 2023, attached as page 162 to the agenda, which bears the Municipal Council of Windhoek's stamp of approval.
- 8 That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 9 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
  - 9.1 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.
  - 9.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 10 That no access be allowed over any stormwater catch pit or structure.
- 11 That the applicant appoints a registered professional Engineer to determine whether the north western boundary requires to be protected against any potential flood damage.

- 12 That should it be required that a section of the north western boundary of Erf 3191, Klein Windhoek requires to be protected against potential flood damage, such detail Engineer's drawings be submitted for Council consideration.
- 13 That such required retaining structure be vertical, and not be an angled structure.
- 14 That the cost and risk be for the applicant.
- 15 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.
- 16 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning, be submitted for approval simultaneously with the building plans.
- 17 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to approval thereof.
- 18 That no building plan be approved until the above stormwater conditions are met.
- 19 That no development be considered over or onto any stormwater system or structure.
- 20 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with confirmation of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 21 That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- 22 That, should any municipal electrical infrastructure need to be relocated, dismantled, or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 23 That, only one (1) service connection from the municipal electrical network be allowed per erf.
- 24 That, only one (1) additional meter point be allowed for an approved flat on erven that is zoned 'single residential'. For more meter points, the erf must be rezoned to 'general residential'.

- 25 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.
  - 26 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 charge.
  - 27 That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation complies with the Municipal Council of Windhoek's Metering Policy for the specific type of zoning.
  - 28 That the applicant be issued with an Environmental Clearance Exemption letter by the Department of Economic Development and Community Services prior to the submission of the application to the Urban and Regional Planning Board.
  - 29 That the applicant acknowledge receipt of this Council Resolution within twenty eight (21) days of the notification.
  - 30 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.
  - 30.1 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.
  - 31 That the resolution be implemented prior to confirmation of the minutes.
-

[Municipal Council Agenda: 2023-09-28]

9.3.6

**FNS.4 [UTP/HPH] APPROVAL FOR SHORT TERM  
LEASES (NOT EXCEEDING A YEAR) IN  
THE ROAD RESERVE (SIDEWALK) FOR  
PARKING PURPOSES - DELEGATION  
OF AUTHORITY  
(16/15/2/2/4)**

**Background**

In terms of the Windhoek Planning Scheme (WPS), parking requirements for development is regulated and prescribed with a further requirement that all parking is placed on the development property. However, the Windhoek Planning Scheme (WPS) allows for a relaxation allowing for the provisions of alternative parking subject to Council approval. This allows for the opportunity to place parking along the sidewalk, provided that this can be accommodated (space) and subject to certain conditions. In many instances, the erf may already be build-up and especially for small erven (north western areas), it is challenging to fit in all parking required within the erf. As a result, residents frequently approach the Municipal Council of Windhoek to request permission to use the sidewalk for parking purposes especially where such parking is required for regulatory compliance purposes.

Currently, applications to utilise the sidewalk for parking purposes are channeled through the Property Management Division, following a similar procedure via an application for the lease of Council land (townlands, etc.). These applications are processed as long-term lease applications being subject to the Minister's approval in terms of sections 63 subsection (2) and (3) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) is sought, stating as follows:

- *63. (2) A local authority council shall, before any immovable property is sold, disposed of, or let, hypothecated or otherwise encumbered, whether by way of tender or private transaction, **first consult the Minister on its intention to so sell, dispose of or let, hypothecate or otherwise encumber such property, and after having consulted with the Minister, cause a notice to be published in at least two newspapers circulating in its area on one occasion in a week for two consecutive weeks** -*
- *63. (3) (a) If no objections have been lodged ..... , the local authority council in question shall be entitled to sell, dispose of, let, hypothecate or otherwise encumber such immovable property by way of such private transaction within one year as from such date.*

This should be read in conjunction with section 63(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which states that:

- *63. (1) Subject to subsections (2) and (3) of this section and section 30(1)(t)(iii) and (3)(c), the approval of the Minister is **not required** in relation to (a) the **letting** of immovable property other than townlands or any portion of such townlands by any local authority council for a period **not exceeding 12 months.***

Subsequently for any lease applications not exceeding twelve (12) months, the approval of the Minister is not required and these leases which are reviewed on an annual basis can follow a robust, but less onerous process.

The use of the sidewalk for parking is considered part of the overall transportation system, whereby space is provided for the parking of vehicles. Such a request is only considered where the sidewalk space available is wide enough to accommodate pedestrian and other Non-Motorised Transport (NMT) requirements. Equally a lease of sidewalk space for parking shall only be considered adjacent to the applicant's property.

The current process to follow the land application route through Property Management Division is cumbersome and the Minister's approval is not required should lease applications be renewed annually. While shorter lease applications might require more administrative work than long terms leases, the intention is to link such applications with the renewal of fitness certificates, which equally need to be renewed annually. This allows for applications being handled much faster, while current applications for lease of sidewalk space could takes twelve (12) to twenty four (24) months if going the Properties Management Division route. In addition, this allows for added controls to ensure parking is compliant with the corresponding use, for which fitness is obtained. This allows for much improved efficiency in the handling of applications and a quicker turnaround time for developments to start operating.

### **Purpose**

The aim of submission is to get a mandate from the Council through a delegated authority to manage the use of the road reserves to meet statutory parking requirements (only) and to ensure the efficient handling of these short-term lease applications.

### **Process**

The proposal is that the Strategic Executive: Urban and Transport Planning be granted delegated authority from the Municipal Council of Windhoek in terms of section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) to evaluate and approve applications to utilise the road reserve (sidewalk) for parking purposes not exceeding one (1) year. All leases will only be applicable for a period of one (1) year and needs to be renewed annually in line with the requirements for fitness certificates.

Such parking bays within the road reserve may not be closed off for private use and may not be reserved for exclusive use. As the sidewalk typically accommodates various services [both Council (water, sewer, electricity, etc.) and third party (telecommunications)] the Municipal Council of Windhoek will always maintain the right of access.

Below are the conditions that normally form part of any parking lease agreement which will be maintained:

- Parking provisions shall be properly constructed with kerb stones making a clear distinction between parking allowance and pedestrian movements.

- The Municipal Council of Windhoek at all times reserves the right to cancel the lease should any land subject to a parking lease be needed for municipal services.
- The Municipal Council of Windhoek is not held liable to reinstate any parking or compensate the owner for any improvements should the lease/parking be terminated.
- The owner remains responsible to provide any shortfall of parking onsite or any other area approved by the Municipal Council of Windhoek should the lease be cancelled/terminated.
- All parking provided on the Municipal Council of Windhoek land remains public parking and may not be reserved for exclusive use.
- The location of all services within the road reserve shall be located before any construction commence and be adequately protected at all times.
- All parking constructed on the sidewalk or within the road reserve must be approved beforehand and taken over by the Department of Infrastructure: Roads Maintenance section after construction and before commencement to utilise.

### **Conclusion**

Currently the consideration of applications with statutory parking requirements are unnecessarily delayed due to the lengthy process of applications for the lease of parking space within the road reserves (sidewalks). The aforementioned represents a short-term lease, reviewed annually which can be considered solely based on technical merits. Accordingly, it is proposed that the processing of leases for parking within the road reserve (on sidewalks) be transferred from the Department Housing, Property Management and Human Settlement (Property Management Division) to the Department of Urban and Transport Planning (Planning, Design and Traffic Flow) under delegated authority.

Management Committee, having considered the matter

### **RECOMMENDED**

- 1 That the administrative delays and subsequent impact of the slow processing of lease applications for parking within road reserves, be noted.
  - 2 That Council delegate its power to grant approval for applications to utilise road reserves for parking purposes not exceeding a year, to Management Committee in terms of section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
  - 3 That the resolution be implemented prior to confirmation of the minutes.
-

[Municipal Council Agenda: 2023-09-28]

**9.3.7 IND.4 [UTP] AMENDMENT OF COUNCIL RESOLUTION  
410/11/2001 FOR THE APPROVAL OF DIRECTIONAL  
SIGNS IN ROAD RESERVES  
(16/18/3)**

**Introduction**

The Strategic Executive: Urban and Transport Planning is responsible for the traffic planning in the road reserves in Windhoek as part of the traffic engineering function. In this regard, information signs give directions and distances to destinations on the route or along other roads which intersect with the route and are also used to identify points of geographical or historical interest and give directions to motorist's services and tourist facilities and attractions.

\*\*\* The Municipal Council of Windhoek increasingly receives requests for the placement of information signs in road reserves, guiding road users to third party developments/institutions or activities. Such requests were considered under delegated authority granted in 2001 by way of Council Resolution 410/11/2001 herewith **attached as pages 156 - 157 to the agenda.**

Despite the existing delegation it was recently discovered that the particular reference in the Council Resolution under consideration refers specifically to directional signs of a 'tourism' nature, despite applications being varied e.g. hospitals and other medical facilities, tourist attractions, educational institutions, etc.

**Purpose**

The purpose of this submission is therefore to amend Council Resolution 410/11/2001, more specifically Resolution 20 to cover directional signage applications in general instead of being restricted to tourism establishments only. The remainder of the Council Resolution stipulating various conditions be retained.

\*\*\* A further request from the Department of Economic Development and Community Services received during the Strategic Executive Forum was to also include an amendment to Resolution 5 of the original Council Resolution following the passing of the revised Outdoor Advertising Policy as per Council Resolution 440/12/2007 **attached as page 158 to the agenda.**

Management Committee, having considered the matter

**RECOMMENDED**

- 1 That Council Resolution 410/11/2001, Resolution 20 be amended to read as follows:
  - 1.1 That power be delegated to the Strategic Executive: Urban and Transport Planning under section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992 (as amended) to approve the lease of land for the erection of directional signs for periods not exceeding twelve (12) months.
- \*\*\* 2 That Council Resolution 410/11/2001, **attached as pages 156 - 157 to the agenda**, Resolution 5 be amended to read as follows:

\*\*\*

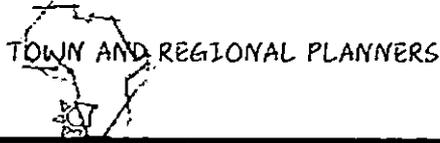
- 2.1 That in terms of public advertising, tourism directional signs comply with the specifications laid down in the revised Outdoor Advertising Policy as approved under Council Resolution 440/12/2007, **attached as page 158 to the agenda.**

=====

1

→ Res - Hospitality  
→ Restaurant  
- SPA

PLAN AFRICA CONSULTING CC



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

Enquiries: Ilanza Awasman  
ilawasman@gmail.com

DATE: 26 October 2022

Chief Planner: Urban Policy  
Department: Urban and Transportation Planning  
Windhoek City Council  
Box 59  
WINDHOEK

Attention Mr. Hugo Rust

359 - 3951 / 1000

8 1/2

- REZONING OF ERF 2398 KLEIN WINDHOEK, CONRAD RUST STREET FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'HOSPITALITY' FOR THE PURPOSE OF A GUESTHOUSE.
- CONSENT TO USE THE ERF FOR THE PURPOSE OF A GUESTHOUSE COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT AND SPA.

1. Appointment and Background

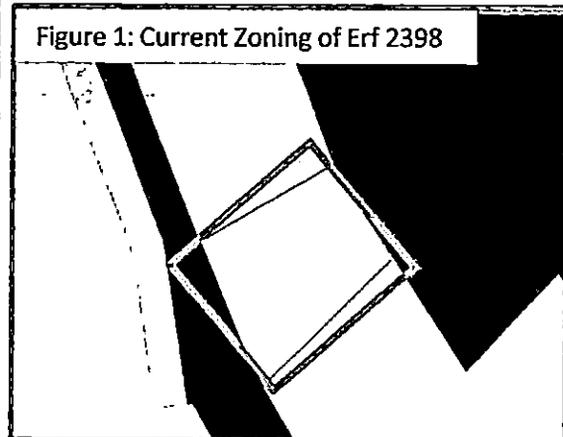
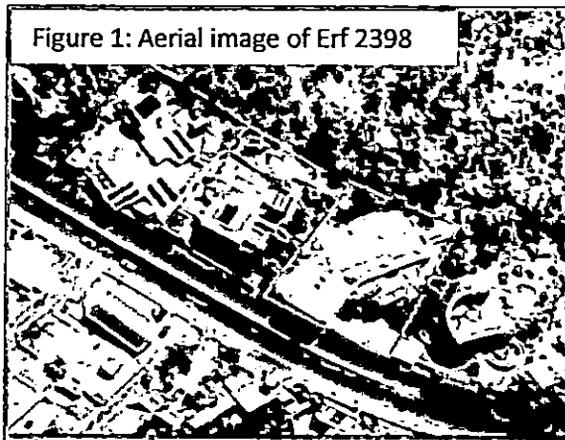
Plan Africa Consulting by virtue of the Power of Attorney attached as an annexure has been appointed by Harold Schmidt to submit an application to the City of Windhoek for:

- Rezoning of Erf 2398 Windhoek, Conrad Rust Street from 'Residential' with a density of 1:900 to 'Hospitality' for the purpose of a guesthouse.
- Consent to use the erf for the purpose of a guesthouse comprising of 9 rooms including a restaurant and spa.

2. Erf Information

Erf 2398 is located on the eastern edge of Klein Windhoek and adjacent to the larger Klein Windhoek Townlands. Erf 2398 is situated along Conrad Rust Street and is fairly steep but developed. The erf is zoned 'Residential' with a density of 1:900 and is 1 627m<sup>2</sup> in extent. The back of the erf is mainly the vacant Klein Windhoek Town and Townlands. Though this area is one of the oldest area of Klein Windhoek, of recent there has been a number of

land use changes in terms of rezoning/redevelopment in the Klein Windhoek valley and the area surrounding the shopping center.



### 3. Existing Development and Motivation

The owner wishes to rezone Erf 2398 from 'Residential' with a density of 1:900 to 'Hospitality' to enable the erf to be used for the purpose of a guesthouse. In addition, the owner applies for consent to use the respective erf for the purpose of a guesthouse comprising of 9 rooms including a restaurant and spa. All the children left the house and the couple cannot fully utilize the surplus space which has gone wasted. As the existing dwelling house comprises of 9 rooms the house can no longer be used as an ordinary home. Hence, the change in land use and the optimal use of existing wasted indoor space. The newly introduced zone, "hospitality" would be the most appropriate zoning for the proposed land use.

The current Windhoek Town Planning Scheme does not include a zoning category for accommodation establishments. However, the City of Windhoek through Amendment Scheme No. 103 created a specific zoning for different types of accommodation establishments. Categories were created within the Hospitality zoning in relation to the number of rooms that can be provided by the specific category.

#### *City's Explanation of Hospitality Zoning:*

The Windhoek Town Planning Scheme currently does not contain a zoning category for accommodation establishments. These establishments were accommodated under the General Residential zoning and consent for a hotel or an accommodation establishment.

This created the following concerns and problems for the City of Windhoek:

- a. These rezonings created uncertainties with neighbours as they were fearful that the applicant could take up the primary rights contained under the General Residential zone in the future.
- b. Internally within the City of Windhoek, various service departments expressed a general frustration with the formula used to calculate the size of the establishment as it was never certain how many rooms such an establishment would contain.

The solution to these problems lies in creating a specific zoning for different types of accommodation establishments that specifies the development potential of the development for the neighbours as well as the number of rooms that will be provided to simplify parking requirements etc for the internal City of Windhoek evaluation process. This is done by creating a category of accommodation establishments within the Hospitality zoning in relation to the number of rooms that can be provided by the specific category.

Each accommodation establishment will be defined in the Windhoek Town Planning Scheme by the number of rooms it may provide. For example, a bed and breakfast may be developed with maximum 5 rooms while a guesthouse will be defined as an accommodation establishment with a maximum of 10 rooms.

This proposal will remove uncertainties and ensure that neighbours and the city know what the applicant is applying for. It will be possible and easier to calculate the impact of an establishment when the number of rooms such an establishment will have is known and it will also be more transparent for a neighbour when he/she must sign the consent approval.

The zoning "*Hospitality*" was proclaimed in Amendment Scheme No. 103:

The proposed zoning is included in Table B of the Zoning Scheme as follows:

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	OWNERS CONSENT (4)	PROHIBITED USES (5)
Hospitality	Accommodation establishment(s) as approved by the local authority with condition(s) as may be applicable	Restaurant, Events and Functions; Conference facility, Office, Shop, Tourist facility	Resident Occupation	Other uses not under columns 2 and 3

*Hospitality zoning refers to the zoning in which a holiday accommodation, tourist facilities and accommodation establishments, as defined in the scheme, is permitted in the scheme area, with prescribed conditions by the Council upon application.*

Accommodation establishment means a building for accommodation purposes for tourist/ guest and can include a pension, a caravan park, a guest house, a lodge, hotel pension, hotel, a backpackers-lodge and all other type of hospitality establishments but excludes place of amusement, place of entertainment, restaurant and functions and events except with consent from Council.

Under the zoning the type of accommodation establishment is determined by the number of rooms. Erf 2398 fits under the category 'Guest House' that is defined as:

*Guest House refers to an accommodation establishment as per the Tourism Board Act, 2000 (Act 21 of 2000) and its regulations where accommodation and breakfast is provided to guests comprising of at least 5 but not more than 10 bedrooms and meets the requirements as stipulated in the Tourism Board Act and its regulations.*

This zoning will allow the owner of the erf to use it as a guesthouse with a restaurant and spa as there is currently a lot of space that is not utilized. The area of Klein Windhoek has been relatively quiet though there has been pockets of change of land use mainly from residential to office, business or guesthouses. The erf lies at a strategic point as it is not far from one of the main streets, which is Dr. Kwame Nkrumah Street.

The owner intends to increase the development potential of the area as well as self-reliance by establishing the business and intern supporting its community through job creation. Council should support upcoming businesses which would promote the local economy and increase the residents' chances of survival.

#### **4. Access**

The erf is already linked to existing internal streets, creating excellent accessibility. Direct access to Erf 2398 will remain from Conrad Rust Street.

#### **5. Services**

Erf 2398 is connected to the existing municipal service network. The applicants will be responsible for the provision of other internal services.

#### **6. Public Support**

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

#### **7. Application**

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

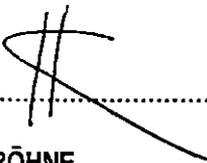
- o That Erf 2398 Klein Windhoek, Conrad Rust Street be rezoned from 'Residential' with a density of 1:900 to 'Hospitality' for the purpose of a guesthouse.
  
- o That consent to use the erf for the purpose of a *guesthouse* comprising of 9 rooms including a *restaurant* and spa in terms of Table B of the Windhoek Town Planning Scheme.

In support of the application, the following are included:

1. Locality Plan
2. Current Zoning Plan (Colour for "hospitality" no yet available)
3. Title Deed
4. Power of Attorney

I trust the application will receive your positive consideration.

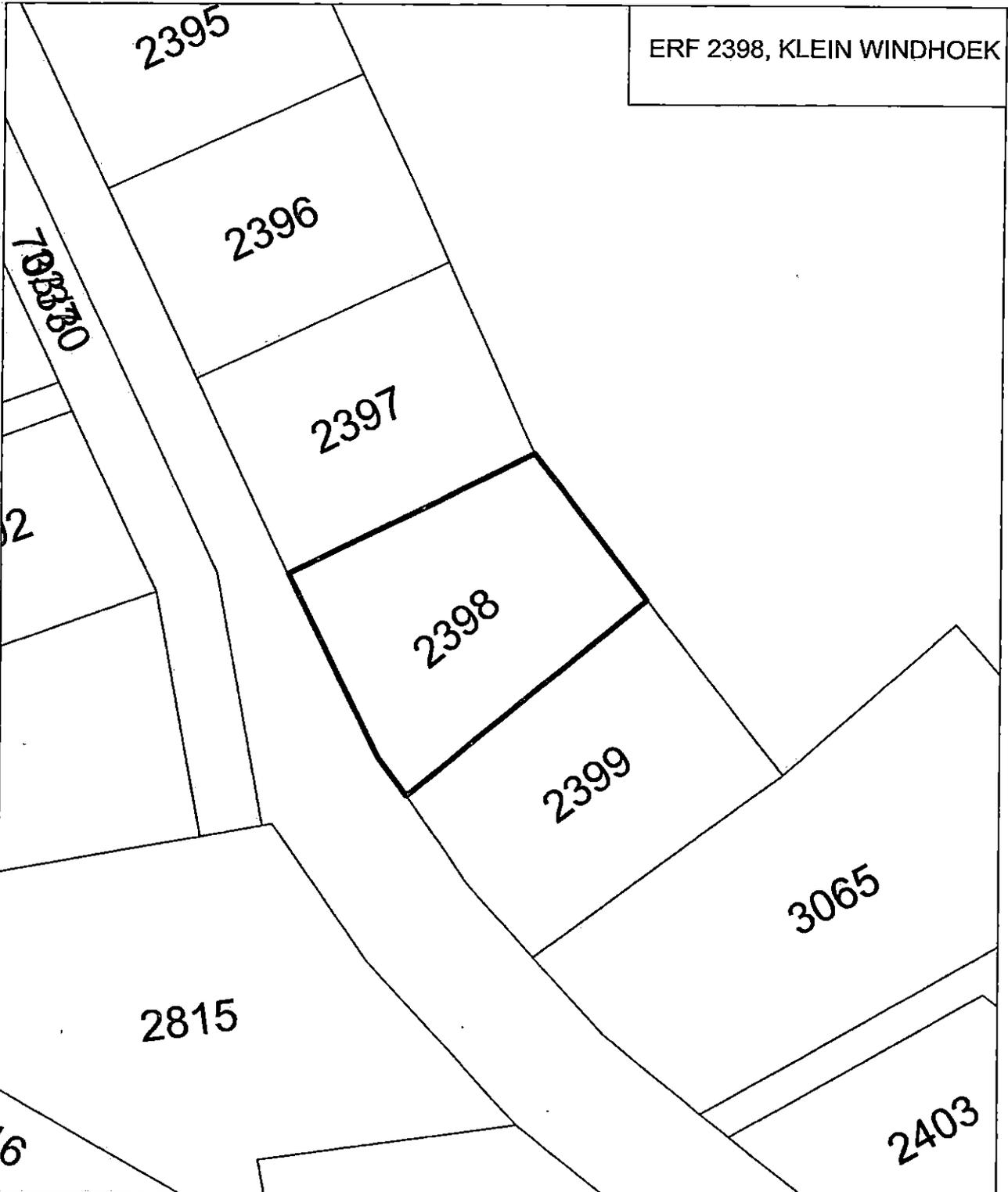
Yours Faithfully

  
.....

H. A. KRÖHNE



17



ERF 2398, KLEIN WINDHOEK

CURRENT ZONING FOR ERF 2398 KLEIN WINDHOEK EXTENTION 3 CONRAD RUST STREET, RESIDENTIAL WITH A DENSITY OF 1:900

ZONING LEGEND
RESIDENTIAL
UNDETERMINED

SCALE 1:800



OCT.2022

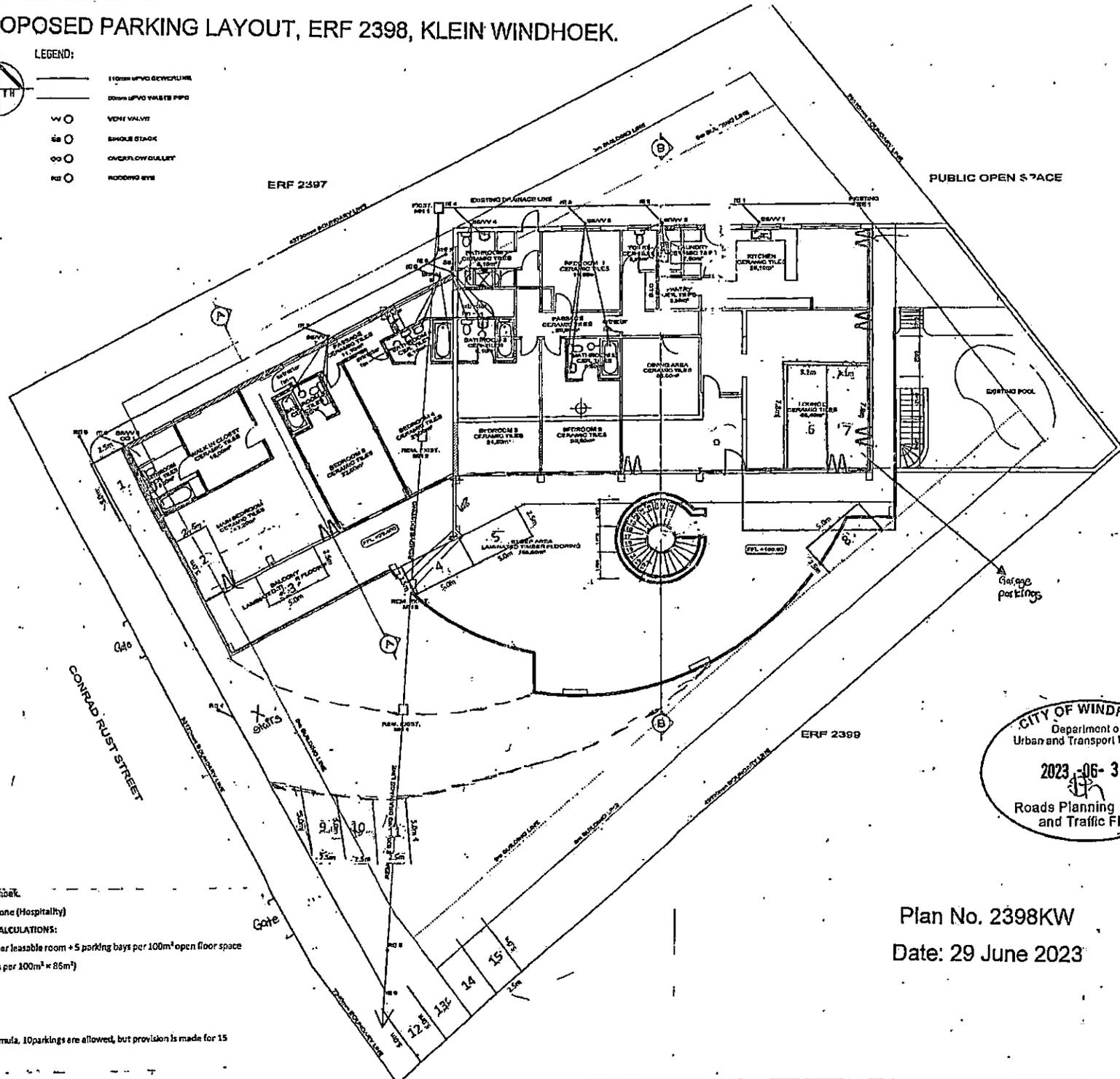
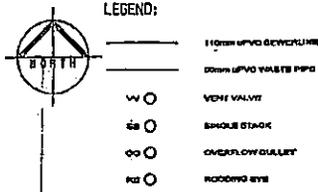
Plan Africa Consulting cc



Tel : (061) 212096
Cell: 0812716189
P.O.Box 4114 Windhoek
Fax: 088614626
8 Delius Street
Email: <a href="mailto:pafrica@mwweb.com.na">pafrica@mwweb.com.na</a>

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# PROPOSED PARKING LAYOUT, ERF 2398, KLEIN WINDHOEK.



**CITY OF WINDHOEK**  
 Department of  
 Urban and Transport Planning  
  
**2023-06-30**  
 Roads Planning Design  
 and Traffic Flow

ErF 2398 Klein Windhoek.

Proposed land use zone (Hospitality)

**PARKING LAYOUT CALCULATIONS:**

= 0.66 parking bays per leasable room + 5 parking bays per 100m<sup>2</sup> open floor space

= (0.66 x 9) + (5 bays per 100m<sup>2</sup> = 85m<sup>2</sup>)

= 5.95 + 4.3

= 10 parkings

According to the formula, 10 parkings are allowed, but provision is made for 15 parkings.

Plan No. 2398KW

Date: 29 June 2023

8

POWER OF ATTORNEY

I, the undersigned, Harold Schmidt in my capacity as owner of Erf 2398, Klein Windhoek, hereby constitute, nominate and appoint,

PLAN AFRICA CONSULTING CC  
P.O. BOX 4114  
WINDHOEK

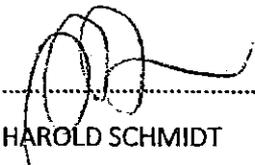
With power of Substitution to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to City of Windhoek and Urban and Regional Planning Board, Ministry of Urban and Rural Development for the:

REZONING OF ERF 2398 KLEIN WINDHOEK EXTENSION 3 CONRAD RUST STREET FROM RESIDENTIAL 1/900 TO "HOSPITALITY" FOR PURPOSE OF A GUESTHOUSE

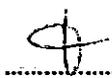
CONSENT TO USE ERF 2398 KLEIN WINDHOEK EXTENSION 3, FOR PURPOSE OF A GUESTHOUSE COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT AND SPA

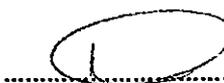
And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein-hereby ratifying, allowing and confirming and promising and agreeing to ratifying,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

Signed at Windhoek on this 11 day of October 2022 in the presence of the undersigned witnesses.

  
.....  
HAROLD SCHMIDT

As Witnesses:

  
.....

  
.....

ORIGINAL  
STAMPEL

DUTY N\$ 18 080-00

FEE'S

10

Prepared by me

*[Signature]*  
CONVEYANCER  
COLEMAN, M.



ISSUED

30 JULY 2005

MORTGAGED

for N\$ 2.000.000-00

an additional amount not exceeding N\$ 4.000.000-00

NO. B. 6186

(With preference for)

J. R. Molyneux  
REGISTRAR OF DEEDS

DEEDS OFFICE  
WINDHOEK

NO. B. 3173

for N\$ 600.000-00

an additional amount not exceeding N\$ 540.000-00

DEEDS OFFICE  
WINDHOEK

REGISTRAR OF DEEDS

LORENTZ & BONE  
Attorneys, Notaries & Conveyancers  
Frans Indongo Building, Bülow Street  
P O Box 85, WINDHOEK

T 6257 / 201

# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT MARINDA COLEMAN

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

**JÜRGEN MUNZ**  
Born on 19 JANUARY 1950  
Married out of Community of Property

(hereinafter styled the TRANSFEROR)

dated the 16<sup>th</sup> day of SEPTEMBER 2005 and signed at WINDHOEK

AND THE SAID APPEARER DECLARED THAT his said principal on the 6 SEPTEMBER 2005 had truly and legally sold, and that he/she, in his/her capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

**HAROLD SCHMIDT**  
Born on 16 JULY 1954  
Married out of Community of Property

(hereinafter styled the **TRANSFeree**)

His Heirs, Executors, Administrators or Assigns,

**CERTAIN** ERF No. 2398, KLEIN WINDHOEK EXTENSION No. 3

**SITUATE** In the Municipality of WINDHOEK  
Registration Division "K"  
KHOMAS REGION

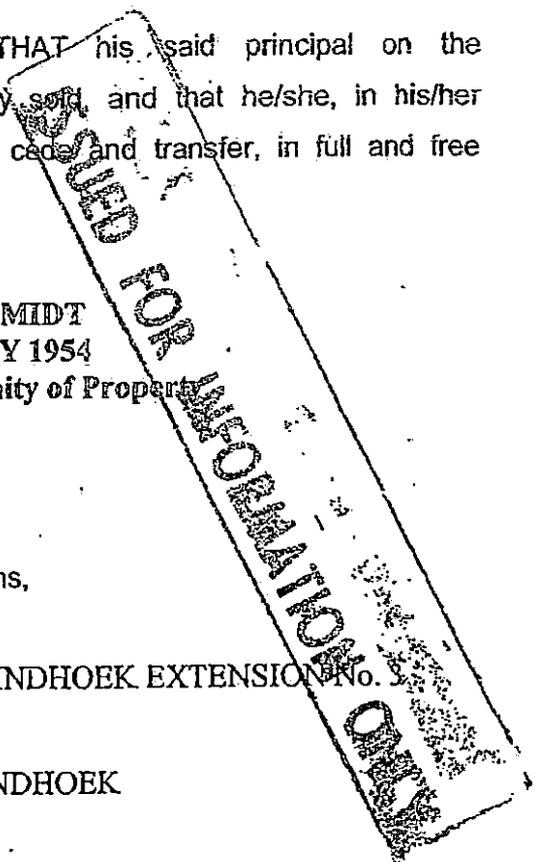
**EXTENT** 1627. (One Thousand Six Hundred and Twenty Seven) Square metres

**FIRST TRANSFERRED** by Deed of Transfer No. T. 2199/1981 with General Plan No. 162/1974 relating thereto and held by Deed of Transfer No. T. 2200/1981

**SUBJECT** to the following conditions imposed by virtue of Proclamation A. 24 of 1976, created in the said Deed of Transfer No. T. 2199/1981, namely :-

**IN FAVOUR OF THE LOCAL AUTHORITY**

1. The erf may only be used for the purposes which are permitted in accordance with the town planning scheme of Windhoek which was approved by the Executive Committee under the provisions of section 26(1) of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) and may therefore only be so used in accordance with the conditions laid down in terms of the said town planning scheme.
2. No trees known as Prosopis SSP shall be planted or permitted to grow on the erf.
3. The building value of the main building on the within mentioned property shall be at least N\$25 000,00



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

WHEREFORE the Appearer, renouncing all the Rights 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, His Heirs, Executors, Administrators, 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\$1 818 000,00.

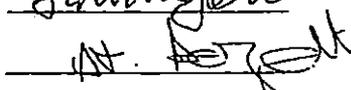
SIGNED at WINDHOEK on 31 OCT 2005

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

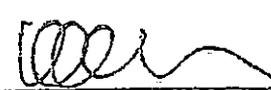
  
SIGNATURE OF APPEARER

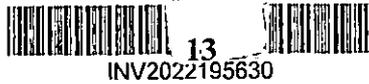


1. Transfer Duty Receipt No. 105102435  
Issued at WINDHOEK  
On 13 OCTOBER 2005  
For N\$124 440,00

Checked : 1.   
2. 

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

  
COLEMAN, M.  
CONVEYANCER



13  
INV2022195630

# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA  
Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2022195630	<b>Date Issued</b> : 2022/10/27
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : HAROLD SCHMIDT	<b>Reference Number</b> : 2398, KLEIN WINDHOEK
<b>Address</b> : N/A	<b>System Reference</b> : INV338783
	<b>Issued By</b> : 17304 - HAIKONDA (D)
	<b>Contact Details</b> : +264 61 290 3517
<b>Description</b> : REZONING OF ERF 2398 KLEIN WINDHOEK, CONRAD RUST STREET FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO HOSPITALITY FOR THE PURPOSE OF A GUESTHOUSE. CONSENT TO USE THE ERF FOR THE PURPOSE OF A GUESTHOUSE	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 3500.00
<b>Total VAT Amount</b>	: N\$ 525.00
<b>Total Amount Payable</b>	: N\$ 4025.00

### INVOICE DETAILS

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

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 3500.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 3500.00
<b>Tariff VAT Amount</b>	: N\$ 525.00
<b>Tariff Total Amount</b>	: N\$ 4025.00
<b>Service Code</b>	: N/A

-14



### View Payment

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Name	<u>City Of Windhoek RZ</u>	Execution Date	31 Oct 2022
Own Account	NEWTON BUSINESS ACC - 62268966656	Total	4,025.00
Folder		Thumbprint	TAVtXAWUi2SnfwqLSXtWHQ==

---

Your recipient details

Recipient	Account	Reference	Amount	Reason
City Of Windhoek	62012146115	INV338783	4,025.00	

---



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

DEBT MANAGEMENT CREDIT CHECK FORM

Surname # Schmidt First name(s) Harold  
 Erf/stand no 2398 Township Klein Windhoek  
 If company or registered under cc /  
 Namibian I. D / Passport no. 54071600368  
 Postal/Private Bag address \_\_\_\_\_ Township of address \_\_\_\_\_  
 Physical Residential or Business address Klein Windhoek, 2398  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell \_\_\_\_\_

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Acc 10830405  
PAID 25175.83

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date Stamp

Accountant Credit Control

LAND SALES

Comments:

Approved by Windhoek

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date Stamp

Accountant Land Sales

Market Watch

Kleinadvertensies • Classifieds

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

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

Geen advertensies sal telefonies aanvaar word nie.

No advertisements will be accepted telephonically.

INHOUDSOPGAWE CONTENTS

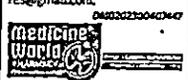
Table listing various classified categories such as 001 Sterilisering, 002 In Memoriam, 003 Dankbetuigings, etc.

TERME/DEADLINES

To ensure effectiveness of an advertisement... DEADLINES: (Monday-Friday) Classifieds: NS105 for the first 20 words...

Vakatures Vacancies

AMPLE NATURE INVESTMENTS CC, requires 2 Agronomist specifically for its Naturally Ventilated Polyhouse. Location: Karibib



VACANCY AVAILABLE POSITION: PHARMACIST

- BPharm
• Computer Skills
• Good Communication skills
• Willingness to work weekend
• Fluency in English, more languages will be an advantage
• At least 2 years' experience
• Registered with the Pharmacy Council of Namibia

SEND CV TO EMAIL: hr@medicineworld.biz

To Let

AVIS VILLAGE COMPLEX 3 Bedroom unit, 2 bathrooms, lounge-dining room area, single garage, front and backyard, 2 courtyards.

EROS Acacia close 3 bedroom, 2bathroom duplex townhouse guest toilet, laundry, lapa with built-in BBQ, double garage, carports. NS 71,000.

WANANDE Beautiful secure one (1) bedroom open plan flat (flat) Secodors, yard, outside shower & toilet, water inclusive.

Call: 081-4803927 / 081-8144883

Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 3740 Pavlov Street No. 7, Windhoek intends to apply to the Municipal Council of Windhoek for the following:

Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CCTOWN AND REGIONAL PLANNERS on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for - REZONING OF ERF 2398 KLEIN WINDHOEK CONRAD RUST STREET FROM 'RESIDENTIAL' WITH A DENSITY OF 1500M² TO 'HOSPITALITY' FOR THE PURPOSE OF A GUESTHOUSE -

Legal Notices

PERMANENT CLOSURE AND REZONING NOTICE OUTPATIENT PERMANENT CLOSURE OF ERF 1970 OUTPAT EXTENSION 9, MEASURING 85774m2 AS A 'PUBLIC OPEN SPACE' AND SUBSEQUENT REZONING TO 'INSTITUTIONAL' TO ENABLE OUTPAT TOWN COUNCIL TO SELL THIS ERF TO MELROSE COLLEGE ACADEMY TO DEVELOP THE THEOLOGICAL CAMPUS. Take notice that TOVA Urban Planning Consultants, on behalf of the Outpat Town Council in terms of Section 50(3)(a) (2) and Section 50(3)(a)(i) of the Local Authorities Act 1992 (Act No. 23 of 1992), as well as to Outpat and Regional Planning Board (URPB) in terms of Section 105(1)(a) for a proposal to permanently close Erf 1970, measuring 85774m2 in extent Outpat Extension 9 as a 'Public Open Space' and subsequent rezoning to 'Institutional'. The purpose of the closure and rezoning is to enable Outpat Town Council to sell Erf 1970 Outpat Extension 9 to 'Medros College Academy' to develop its educational campus in the town of Outpat. The full application and proposal plans for the above-mentioned erf for inspection during normal office hours on the town planning notice board of the Outpat Town Council Office situated along the Outpat - Tsandi Main Road. Further take notice that any person objecting against the proposed permanent closure of these portions may lodge written objections together with the grounds thereof, with the Chief Executive Officer of Outpat Town Council, P.O. Box 253, Outpat or with the Applicant: TOVA Urban Planning Consultants, P.O. Box 99294, Windhoek, Contact: Mr. Simon Simgulu at 061 2079929 or Mr. Tobias Namandwa at 0612433371. Email: tsimgulu@gmail.com; tnamandwa@gmail.com. CLOSING DATE FOR OBJECTIONS: MONDAY, 13 FEBRUARY 2023.

Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CCTOWN AND REGIONAL PLANNERS on behalf of the owners (still the Government of Namibia but to be transferred to the Namibia Students Financial Assistance Fund, NSFAF) of the respective erf, intends to apply to the City of Windhoek for - CONSENT TO USE ERF 746 (A PORTION OF ERF 4353 EKOSPARK CORNER OF EROS ROAD AND AMETHYST STREET, FOR THE PURPOSE OF A BUSINESS BUILDING IN THE FORM OF A GYMNASIUM/A COFFEE SHOP RESTRICTED TO A FLOOR AREA AS DETERMINED BY COUNCIL AND RELATED FACILITIES. Erf 746 Eros Park is 15ha in extent and zoned institutional. Primary uses constitute places of instruction, social halls and places of worship. The consent would allow the operation of the existing gymnasium and coffee shop in the existing NSFAF building. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Defius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023). PLAN AFRICA CONSULTING CCTOWN AND REGIONAL PLANNERS Box 4014 B Defius Street, Windhoek(West) Tel: 061 210996 Cell 0812776189 Fax 0610213051 Email: info@pafcc.com.na

Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 3740 Pavlov Street No. 7, Windhoek intends to apply to the Municipal Council of Windhoek for the following:
\* Rezoning of Erf 3740 Pavlov Street No. 7, Windhoek from 'Residential' with a density of 1700 to 'Hospitality' for 3 and more leaseable rooms;
\* Consent Use for a Restaurant and Bar area;
\* Consent Use for the existing Dental Practice Room; and
\* Consent for Events, Functions and Conference Facility. Erf 3740 is located in Pavlov Street No. 7. The Erf is currently zoned - 'Residential' with a density of 1700 and measures 8938m². It is proposed that Erf 3740 Windhoek be rezoned from 'Residential' with a density of 1700 to 'Hospitality'. The new zoning of 'Hospitality' will allow the owner of the property to bring the current accommodation establishment activities in line with the Windhoek Zoning Scheme and continue operating the existing Guesthouse Establishment consisting of 8 leaseable rooms with all related supporting facilities including a Restaurant, Bar Area, Events, Functions and Conference Facility. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further take notice that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek. Further take notice that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 05 February 2023). DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS Cell: +264 855 512 173 Tel: +264 853 302 241 Email: ndimuhoma@dunamis-plan.com

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Kid Inventors' day was created several years ago by people who...

Specials & Services

Registration 09 JANUARY 2023 31 JANUARY 2023 Do Grade II over two years or improve your symbols (NSSCO) Day and Online classes available. NO AGE LIMIT Call: 061-301 839/081 319 2983

Legal Notices

NOTICE OF SALE OF BUSINESS IN TERMS OF SECTION 34 OF THE INSOLVENCY ACT, 1936 (ACT NO. 24 OF 1936). Take notice that Wilhelmus Kempen Liebenberg on behalf of Klinkenberg Fuel Centre CC (the Seller) intends to alienate and dispose of his business of Klinkenberg Fuel Centre CC, a fully licensed refueling station at the corner of Andamba Toivo ya Toivo & Mandume Ndumayo Avenue, Windhoek (the business), as is and as a going concern, (excluding creditors which remain the responsibility of the Seller), to PRECISION FUEL SERVICE CC (the Purchaser), 30 days after the date of publication of this notice, where after the Purchaser shall carry on the business for its own account at the aforesaid premises, and this publication shall serve as due notice having been given in terms of Section 34 of the Insolvency Act, 1936 (Act No. 24 of 1936). BRUYNS LEGAL PRACTITIONER 2ND FLOOR, 37 SCHANZEN ROAD, WINDHOEK PO BOX 97992, MAERUA

Legal Notices

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Daan Strause

Daan Strause, 65 years old, is looking for a partner...

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# Market Watch • Kleinadvertensies • Classifieds

**SPERTYE: 13:00 TWEE WERKSDAE VOOR PLASING**  
**DEADLINES: 13:00 TWO WORKING DAYS PRIOR TO PLACEMENT**  
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**EMAIL: classifieds@synergi.com.na**

No advertisements will be accepted telephonical

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016 Te huur	016 To Let
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018 Kommerisieel te huur	018 Commercial to Let
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031 Plase te koop	031 Farms for Sale
032 Veilinge	032 Auctions
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035 Regulasings	035 Legal Notices

**RATES & DEADLINES**

To send advertisements an advertisement not appearing on the date you wish, please book. Duplicates classified notices, notices and display cards: R240, free working days prior to placing. A handling fee of R25 is payable on cancellations received in writing by 12:00 noon days before scheduled publication. No cancellations will be accepted if placed after the deadline.

**RATES:** (Monday - Friday)

- Classified Notice: R240 for the first 20 words and R22.00 (10% Vat included) for every word thereafter
- Display Notice: R398.00 per column (10% Vat included)
- Short notice: R255.70 (R25 Vat included) per column
- Classified: R267.70 (R26.70 Vat included) per column
- Short notice: R267.70 (R26.70 Vat included) per column
- Birth, engagement, marriages, deaths, in memoriam: R267.70 (R26.70 Vat included) per column
- Legal notices: R267.70 for the first 300 words and R22.00 (10% Vat included) for every word thereafter

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**TODAY IS... INTERNATIONAL DAY OF EDUCATION**

UN member states recognized the importance of working to ensure inclusive and equitable quality education at all levels - so that all people may have access to lifelong learning opportunities that help them to acquire the knowledge and skills needed to access opportunities to participate fully in society and contribute to sustainable development.

**009 Vakansies Vacancies**

**CHRIST'S LOVE CHRISTIAN SCHOOL**

A Private School in Dorado Park, Windhoek Reg. no. 6387. 2023 places are still available for Learners:

- Grade 1 and Grade 2,
- Grade 5, Grade 6 & 7 places (mixed places)

Medium of Instruction - English

Senior Primary Teaching Posts - (Grade 4-7)

- 1 x Home Ecology Teacher
- 1 x Sport School Physical Education Teacher
- 2 x English 1st Language / 2nd Language Teacher
- 2 x Curriculum Specialist / Quality Assurance

Requirements for the Teaching Posts:

1. Bachelor Degree/Diploma holder in Education
2. At least 5 years Teaching Experience
3. Superb English communication skills, verbal and written
4. Hardworking and enthusiastic
5. 2 Reference Letters

For more information contact: 061 304 233 or 061 753 1191 or Submit your resume, qualifications and cover letter by email: [christloveprincipal@gmail.com](mailto:christloveprincipal@gmail.com) or drop your CV. @Erf283 Gemini Street, Dorado Park Ed. 1 opposite the playground. Or send to the above noted address.

Due Date: 22nd January 2023

**006 OCCUPATIONAL THERAPY:** Occupational Therapist with minimum of 3 years experience needed. Private practice in Windhoek. Email: [managew@p@gmail.com](mailto:managew@p@gmail.com) Applications close: 15 February 2023. 040222200407561

**016 FRONTSPARK:** 1 Bedroom flat, Montebello Complex. Includes shaded parking bay, close to shopping centre. NRS 150 per month. Includes Water, Excludes W&E. Call: 081-6381164. 040222200407562

**4 000 HA PLUMS:** noord van Waterberg met potensiaal vir bees, skitterende toerisme, te huur September 2023. Beslyf u belang en behoeftes en stuur intsiging oor self na: [lam2rent2023@gmail.com](mailto:lam2rent2023@gmail.com). 040222200407553

**WINDHOEK WEST:** Huge 2 bed room backyard flat with open plan kitchen, lounge and dining room area. Jonker Street. Under roof parking for 2 cars. Pet friendly, good security, walking distance from NUSL. Water & electricity included. NS 8 000 per month + deposit. Available from 15 February. Contact: Hester 081-4272952. 040222200407550

**008 Kommerisieel te huur Commercial to Let**

**BUSINESS PREMISES** to rent in CBD Grootfontein 475m<sup>2</sup>. Please contact 0812533400 for further information. 040222200407526

**008 Kommerisieel te huur Commercial to Let**

**BUSINESS PREMISES** in CBD Grootfontein, 475m<sup>2</sup>. Please contact: 0812533400 for further information. 040222200407544

**022 Alerteel te koop Goods for Sale**

**JOE'S BEER HOUSE:** Car Boot Sale on Saturday 28 January. Joe's Beer House parking, Ugab Street.

On sale are: Antique pocket watches, silver jewellery, coins, medals, all from a German household.

For more information WhatsApp: Maureen 081-3469495. 040222200407538

**23 JANUARY-JOE'S BEERHOUSE CAR BOOT SALE:** It's the place to go & the prices are so low. No clothing from R100-1500. Contact Annette - 081 129 2021. 040222200407567

**023 Diere Animals**

**INTERESTED** in buying female goats or sheep, any quantity from 50 up to 200. Contact number: 081-4499966. 040222200407577

**025 Motors Vehicles**

**VW CONTO** needed to Buy or Rent (4 wheel drive preferred). E-mail: [suedwestler@gmail.com](mailto:suedwestler@gmail.com). 040222200407554

**027 Huise te koop gevra Residential Prop. to Buy**

**BEIG REAL ESTATE CC**, urgently needs houses to sell or let in all areas of Windhoek. Call: Manfred 081-2473803. 040222200407557

**KLEIN WINDHOEK:** Soek huis met groot erf te huur. 040222200407539. Mobile: 081-4549300.

**005 Regulasings Legal Notices**

**NOTICE OF SALE OF BUSINESS IN TERMS OF SECTION 34 OF THE INSOLVENCY ACT, 1936 (ACT NO. 24 OF 1936).**

Take notice that Wilhelmus Kempen Liebenberg on behalf of Klinkenberg Fuel Centre CC (the Seller) intends to alienate and dispose of his business of Klinkenberg Fuel Centre CC, a fully licensed refuelling station at the corner of Andimba Toivo ya Toivo & Mandume Ndamufayo Avenue, Windhoek (the business), as is and as a going concern, (excluding creditors, which remain the responsibility of the Seller), to PRECISION FUEL SERVICE CC (the Purchaser), 30 days after the date of publication of this notice, where after the Purchaser shall carry on the business for its own account at the aforesaid premises, and this publication shall serve as due notice having been given in terms of Section 34(1) of the Insolvency Act, 1936 (Act No. 24 of 1936).

**BRUYNS LEGAL PRACTITIONERS**

2ND FLOOR, 37 SCHANZEN ROAD, WINDHOEK. PO BOX 97997, MAERUA. MALL WINDHOEK. E-MAIL: [amanda@bruyns-group.com](mailto:amanda@bruyns-group.com). 040222200407526

**005 Regulasings Legal Notices**

**REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** on behalf of the owner of Erf 3740 Pavlov Street No. 7, Windhoek intends to apply to the Municipal Council of Windhoek for the following:

- \* Rezoning of Erf 3740 Pavlov Street No. 7, Windhoek from "Residential" with a density of 1/700 to "Hospitality" for 8 and more leaseable rooms;
- \* Consent Use for a Restaurant and Bar area;
- \* Consent Use for the existing Dental Practice Rooms; and
- \* Consent for Events, Functions and Conferences Facility.

Erf 3740 is located in Pavlov Street No. 7. The Erf is currently zoned "Residential" with a density of 1/700 and measures 852m<sup>2</sup>. It is proposed that Erf 3740 Windhoek be rezoned from "Residential" with a density of 1/700 to "Hospitality". The new zoning of "Hospitality" will allow the owner of the property to bring the current accommodation establishment activities in line with the Windhoek Zoning plan of the Erf for the rezoning of the existing Guesthouse Establishment comprising 8 leaseable rooms with all related supporting facilities of including a restaurant, Bar Area, Events, Functions and Conference facility. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, Town Planning Notice Board, 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Rooms 610, 6th Floor, Town House Building within 14 days of the last publication of this notice (final date for objections is 05 February 2023).

**DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS**

Call: +264 855 512 173  
Tel: +264 833 302 241  
Email: [ndunamis@ndunamisplan.com](mailto:ndunamis@ndunamisplan.com). 040222200407585

**NOTICE** Take notice that PLAN AFRICA CONSULTING C/TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for - REZONING OF ERF 2398 KLEIN WINDHOEK, CONRAD RUST STREET FROM RESIDENTIAL WITH A DENSITY OF 1/900M<sup>2</sup> TO "HOSPITALITY" FOR THE PURPOSE OF A GUESTHOUSE. - CONSENT TO USE THE ERF FOR THE PURPOSE OF A GUESTHOUSE COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT AND SPA. Erf 2398 is 1 627m<sup>2</sup> in extent. The intention is to use the existing house which comprises of 9 bedrooms for a guesthouse including a restaurant and spa. The proposed activity is in line with the Windhoek Town Planning Scheme. The zoning hospitality was approved in Amendment Scheme 103. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023). PLAN AFRICA CONSULTING C/TOWN and Regional Planners Box 4114 8 Delius Street Windhoek(West) Tel: (061) 212096 Cell: 0812716189 Fax: (061)212051 Email: [planfric@mrwb.com.na](mailto:planfric@mrwb.com.na). 040222200407477

**NOTICE** Three Storey Dwelling Unit, Erf 621 Ausubick. Take notice that the owner, MUNG LING WENG intends applying to the Windhoek Municipal Council for the approval of Building Plan of Erf 621, AUSUBICK. The purpose of the submission is to submit "AS BUILT" plans for an existing three storey dwelling unit for compliance certificate purposes. The Plan lies for inspection at Groot erf address where the plan can be viewed. Further take notice that any person objecting to the proposed building plan as set out above may lodge such objection together with the grounds thereof, with the City (Urban Planner 5th Floor) and with the applicant / consultant in writing within 14 days of the last publication of this notice. The last date for any objection is (insert last date for any objection). Dated at Windhoek this 23rd day of January of 2023Ms. Othilie Amutengwa from Fisher, Quarmby & Pfeifer Attorneys 083 2233 100 / 081 630 6462. 040222200407563

**005 Regulasings Legal Notices**

**NOTICE** Take notice that PLAN AFRICA CONSULTING C/TOWN AND REGIONAL PLANNERS, on behalf of the owners (still the Government of Namibia but to be transferred to the Namibia Students Financial Assistance Fund, NSFAF) of the respective erf, intends to apply to the City of Windhoek for: - CONSENT TO USE ERF 746 (A PORTION OF ERF 435) ERDSPARK CORNER OF ERDS ROAD AND AMETHYST STREET, FOR THE PURPOSE OF A BUSINESS BUILDING IN THE FORM OF A GYMNASIUM, A COFFEE SHOP RESTRICTED TO A FLOOR AREA AS DETERMINED BY COUNCIL AND RELATED FACILITIES, ER746 Erds Park is 1.5ha in extent and zoned institutional. Primary uses constitute places of instruction, social halls and places of worship. The consent would allow the operation of the existing gymnasium and coffee shop in the existing NSFAF building. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023). PLAN AFRICA CONSULTING C/TOWN and Regional Planners Box 4114 8 Delius Street Windhoek(West) Tel: (061) 212096 Cell: 0812716189 Fax: (061)212051 Email: [planfric@mrwb.com.na](mailto:planfric@mrwb.com.na). 040222200407477

**NOTICE** Three Storey Dwelling Unit, Erf 621 Ausubick. Take notice that the owner, MUNG LING WENG intends applying to the Windhoek Municipal Council for the approval of Building Plan of Erf 621, AUSUBICK. The purpose of the submission is to submit "AS BUILT" plans for an existing three storey dwelling unit for compliance certificate purposes. The Plan lies for inspection at Groot erf address where the plan can be viewed. Further take notice that any person objecting to the proposed building plan as set out above may lodge such objection together with the grounds thereof, with the City (Urban Planner 5th Floor) and with the applicant / consultant in writing within 14 days of the last publication of this notice. The last date for any objection is (insert last date for any objection). Dated at Windhoek this 23rd day of January of 2023Ms. Othilie Amutengwa from Fisher, Quarmby & Pfeifer Attorneys 083 2233 100 / 081 630 6462. 040222200407563

**Market Watch**

**Om te adverteer skakel:**

**Kleinadvertensies**  
 T: 061-297 2055

**AL-ANO**

Help & relatives Alcohol

AL-ANO Family grc offer he for frien and relati of alcoholii

They proo assistan for peop who liv with alcoholii

Mail: vollm@telecomDawnnan@gmail.com  
 Cell: 081 : 6229

VENUE cnr Lüde and Kasi Street

DATE AND Thursda at 19HC

**Market Watch**

To advert call: The Classif t: 061-297

# Market Watch

# Kleinadvertensies • Classifieds

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

**TEL: 061 297 2175 FAX: 061 239 638**  
**EMAIL: classifieds@synergi.com.na**  
 No advertisements will be accepted telephonical

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### Vakatures • Vacancies

**CHRIST'S LOVE CHRISTIAN SCHOOL**



A Private School in Dorado Park, Windhoek Reg. no. 8347 2023 places are still available for Learners:

- Grade 1 and Grade 2
- Grade 5, Grade 6 & 7 places (limited places)

Medium of Instruction - English

Senior Primary Teaching Posts - (Grade 4-7)

- 1 x Home Ecology Teacher
- 1 x Sport Science/Physical Education Teacher
- 2 x English 1st Language / Linguistic Teacher
- 2 x Curriculum Specialist / Quality Assurance

Requirements for the Teaching Posts:

1. Bachelor Degree/Diploma holder in Education
2. At least 5 years teaching Experience
3. Superb English communication skills: verbal and written
4. Hardworking and enthusiastic
- 2 Reference Letters

For more information contact: 051 304 233 or 061 753 121 or Submit your resume, qualifications and cover letter by email: christsloveprincipal@gmail.com or drop your CV.

Er 283 Gemini Street, Dorado Park Est. 1 opposite the playground. Or send to the above referred address.

Due Date: 28th January 2023

### Komersieel te huur • Commercial to Let

**BUSINESS PREMISES in CBD** Grootfontein, 475m<sup>2</sup>. Please contact: 0512533400 for further information. 06122300427644

**Almal te koop** Goods for Sale

**JOES BEER HOUSE** Car Boot Sale on Saturday 28 January. Joe's Beer House parking, Ugbt Street. On sale are: Antique pocket watches, silver jewellery, coins, medals, all from a German household. For more information: WhatsApp: Maureen 081-3469495. 06122300427638

**28 JANUARY JOE'S BEERHOUSE CAR BOOT SALE** It's the place to go & the prices are so low. No clothing from 8H00-1100 Contact: Arnetta - 081 129 2021 06122300427627

### Diere • Animals

**INTERESTED** in buying female goats or sheep, any quantity from 50 up to 200. Contact number: 081-4499966, 06122300427617

### Wagvoertuie • Motor Vehicles

**WV CORGI** needed to Buy or Rent (4 wheel drive preferred). E-mail: suedwestferri@gmail.com 06122300427654

**Huise te koop** Residential Prop. to Buy

**M&G REAL ESTATE CC** urgently needs houses to sell or let in all areas of Windhoek. Call: Manfred 081-2473803 06122300427647

**KLEIN WINDHOEK** Soek huis met groot erf te koop. Mobile: 081-4549300 06122300427659

### Regulasiesgewings • Legal Notices

**REZONING NOTICE DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** on behalf of the owner of Erf 3740 Pawlov Street No. 7, Windhoek. The zoning of Erf 3740 is currently zoned "Residential" with a density of 1:700 to "Hospitality" for 3 and more leaseable rooms. The new zoning of "Hospitality" will allow the owner of the property to bring the current zoning of Erf 3740 in line with the Windhoek Zoning Scheme and continue operating the existing Guesthouse Establishment comprising 8 leaseable rooms with all related supporting facilities including a Restaurant, Bar Area, Events, Functions and Conference Facility. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek. Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 05 February 2023).

**DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** Call: +264 833 302 173 Tel: +264 833 302 240 Email: ndunamis@tdunamisplan.com 06122300427645

### Regulasiesgewings • Legal Notices

**NOTICE** Take notice that PLAN AFRICA CONSULTING CCTOWN AND REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 621 Auasbluck. Take notice that the owner, MIING LING WENG intends applying to the Windhoek Municipal Council for the approval of Building Plan of Erf 621, AUASBLUCK. The purpose of the submission is to submit "AS BUILT" plans for an existing three storey dwelling unit for compliance certificate purposes. The Plan for inspection at first your address where the plan can be viewed. Further take notice that any person objecting to the proposed building plan as set out above may lodge such objection together with the grounds thereof, with the City (Urban Planner 5th Floor) and with the applicant / consultant in writing within 14 days of the last publication of this notice. The last date for any objection is (insert last date for any objection). Dated at Windhoek this 23rd day of January of 2023M. Ottlie Amulethya from Fisher, Quamby & Pfeiler Attorneys 083 2233 100 / 081 680 6462 06122300427643

### REGULASIES • DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book necessary Classifieds, notices and display adverts, 1500, two working days prior to placing. A finishing fee of 15% is payable on completion thereof in writing by 08:00 hrs days before the deadline. No exceptions will be accepted if received after this deadline.

**RATES:**

- Classified Notices: NS105 for the first 20 words and NS2,40 (15% flat included) for every word thereafter
- Display Notices: NS38,10 per column (15% flat included)
- School notices: NS66,70 (15% flat included) per column
- Church notices: NS66,70 (15% flat included) per column
- Sport notices: NS66,70 (15% flat included) per column
- Medical, eye, dentistry, hairdressers, deaths, in memoriam: NS66,70 (15% flat included) per column
- Legal Notices: NS337 for the first 300 words and NS2,40 (15% flat included) for every word thereafter

### OCCUPATIONAL THERAPY

Occupational Therapist with minimum of 3 years experience needed. Private practice in Windhoek. E-mail: management@gmail.com Applications close: 15 February 2023. 06122300427651

### PHONESPARKE

1 Bedroom flat, Monteleone Complex. Includes shaded parking bay, close to shopping centre. NS5 150 per month. Includes Levies. Excludes WSE. Call: 081-6381164. 06122300427662

### WINDHOEK WEST

Huge 2 bed room backyard flat with open plan kitchen, lounge and dining room area. Lower Street. Under roof parking for 2 cars. Pet friendly, good security, walking distance from NUSI. Water & electricity included. NS 8 000 per month + deposit. Available from 15 February. Contact: Hester 081-1272952. 06122300427650

### Komersieel te huur • Commercial to Let

**BUSINESS PREMISES** to rent in CED Grootfontein 475m<sup>2</sup>. Please contact 0812533400 for further information.

### NOTICE OF SALE OF BUSINESS

Take notice that Wilhelmus Kempen Liebenberg on behalf of Klinkenberg Fuel Centre CC (the Seller) intends to alienate and dispose of his business of Klinkenberg Fuel Centre CC, a fully licensed refuelling station at the corner of Andimba Toivo ya Toivo & Mandame Ndonyulayo Avenue, Windhoek (the business), as is and as a going concern, (including creditors, which remain the responsibility of the Seller), to PRECISION FUEL SERVICE CC (the Purchaser), 30 days after the date of publication of this notice, where after the Purchaser shall carry on the business for its own account at the aforesaid premises, and this publication shall serve as due notice having been given in terms of Section 34 of the Insolvency Act, 1936 (Act No. 24 of 1936). BRYUN'S LEGAL PRACTITIONERS 2ND FLOOR, 37 SCHANZENROAD, WINDHOEK PO BOX 97997, MAERUA MALL WINDHOEK E-MAIL: amanda@bryuns-group.com 06122300427626



**AL-ANO**

Help a relative Alcohol

**AL-ANO**

Family group offer help for friends and relatives of alcoholic

They provide assistance for people who live with alcoholism

Mail: vollm@telecom.dawanna@gmail.com Cell: 081: 6229

VENUE cnr Lüder and Kasi Street

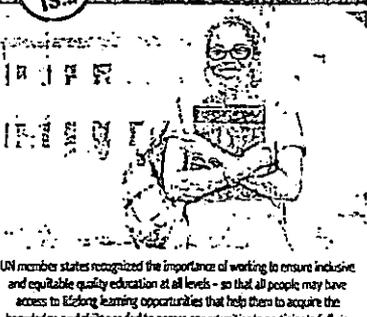
DATE AND Thursday at 19H

### ABOOK & PAY FOR YOUR CLASSIFIED ADS ONLINE

Visit [www.classifieds.com.na](http://www.classifieds.com.na) log in via your mySA account and follow the easy steps to upload your classified ad.

**TODAY IS...**

**INTERNATIONAL DIPLOMATIC REGISTRATION**



UN member states recognized the importance of working to ensure inclusive and equitable quality education at all levels - so that all people may have access to lifelong learning opportunities that help them to acquire the knowledge and skills needed to access opportunities to participate fully in...



# NOTICE

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

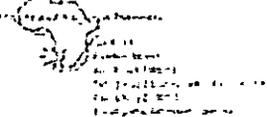
- REZONING OF ERF 2358 KLEIN WINDHOEK, CONRAD RUST STREET FROM "RESIDENTIAL" WITH A DENSITY OF 1 900M<sup>2</sup> TO "HOSPITALITY" FOR THE PURPOSE OF A GUESTHOUSE
- CONSENT TO USE THE ERF FOR THE PURPOSE OF A GUESTHOUSE COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT AND SPA

Erf 2358 is 1 671m<sup>2</sup> in extent. The site plan, in use the entire time, consists of 9 bedrooms for a guest house including a restaurant. The proposed activity is in line with the Windhoek Local Planning Scheme. The site plan is subject to ACP approval in Amendment Scheme 103.

Further take notice that the locality plan of the erf was for application for a planning notice issued at the City of Windhoek and at Plan Africa Consulting CC, No 8 De Laas Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land and/or other above may lodge such objections together with the grounds thereof with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023).

## PLAN AFRICA CONSULTING CC



CITY OF WINDHOEK  
18 JAN 23  
URBAN PLANNING

# NOTICE

Take notice that PLAN AFRICA CONSULTING CC (DRAFT AND REGIONAL PLANNERS) on behalf of the owners (and the Government of Namibia) to be transferred to the Namibia Students Financial Assistance Fund (NSAF) of the respective erf, intends to apply to the City of Windhoek for

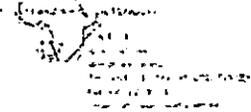
- CONSENT TO USE (ERF 745 (A PORTION OF ERF 435)) EROS PARK CORNER OF EROS ROAD AND AVETIS STREET, FOR THE PURPOSE OF A BUSINESS BUILDING IN THE FORM OF A GYMNASIUM, A COFFEE SHOP RESTRICTED TO A FLOOR AREA AS DETERMINED BY COUNCIL AND RELATED FACILITIES

Erf 745 (a portion of Erf 435) is 1 744m<sup>2</sup> in extent and zoned residential. The site plan constitutes plans of construction, site plans and plans of works. The consent would allow the construction of the existing gymnasium and coffee shop on the erf (NSAF Building).

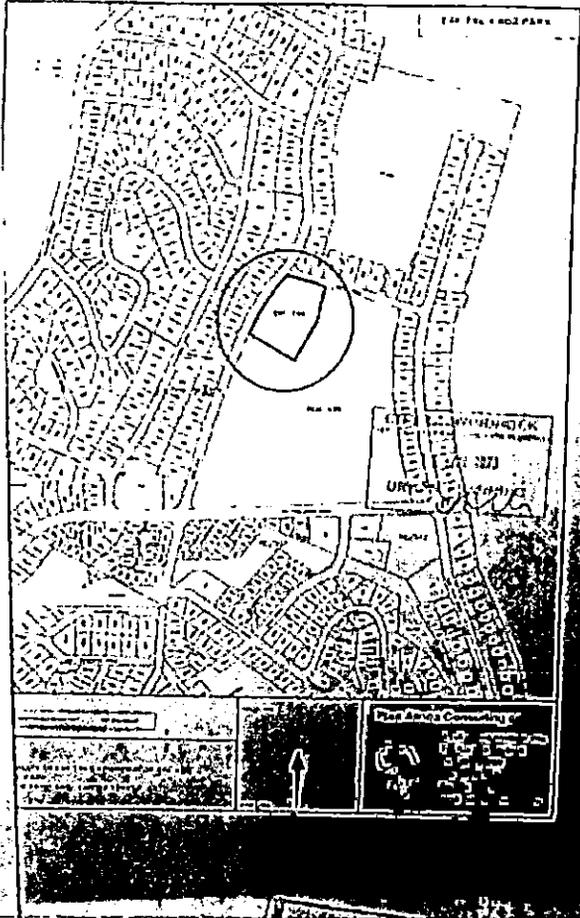
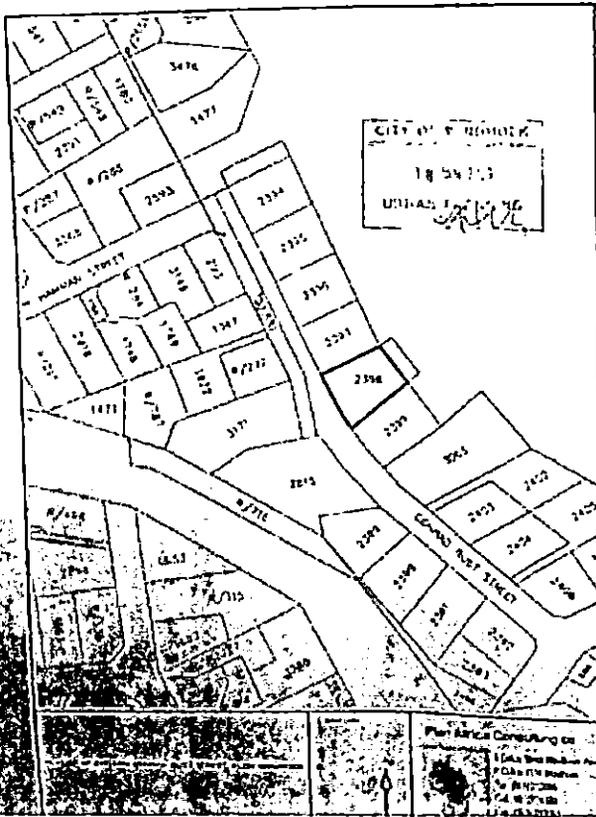
Further take notice that the locality plan of the erf has for application for a planning notice issued at the City of Windhoek and at Plan Africa Consulting CC, No 8 De Laas Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land, set out above may lodge such objections together with the grounds thereof with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023).

## PLAN AFRICA CONSULTING CC



CITY OF WINDHOEK  
13 JAN 23  
URBAN PLANNING



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**PLAN AFRICA CONSULTING CC**  
**TOWN AND REGIONAL PLANNERS**



Box 4114  
**WINDHOEK**  
 8 Delius Street  
 Tel: (061) 212096 Cell: 081271 6189  
 Fax: (061) 213051  
 e-mail: pafrika@mweb.com.na

21/10/2022

**Certified Mail:**

**REZONING OF ERF 2398 KLEIN WINDHOEK EXTENSION 3 FROM RESIDENTIAL TO HOSPITALITY FOR PURPOSE OF AN ACCOMMODATION ESTABLISHMENT**

**CONSENT TO USE ERF 2398 KLEIN WINDHOEK EXTENSION 3, FOR PURPOSE OF A BED AND BREAKFAST COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT**

**Erf 2397 Klein WINDHOEK:** TE & S Cowley  
 P.O. BOX 9970  
 Eros

No 181541

CERTIFIED MAIL

**Erf 2399 KLEIN WINDHOEK:** Giulo & Giacomo Investments  
 P.O. BOX 111549  
 Klein Windhoek

No 181542

CERTIFIED MAIL

P1/98

**Erf 3171 KLEIN WINDHOEK:** Department of Works (Embassy of Libya)  
 Private Bag 13348  
 Windhoek

No 181543

CERTIFIED MAIL

**Erf 2815 KLEIN WINDHOEK:** Conrust Apartments 1-7 CC  
 P.O. BOX 830  
 Windhoek

No 181544

CERTIFIED MAIL

P1/98



Erf 746, Eros Park is 1.5ha in extent and zoned institutional. Primary uses constitute places of instruction, social halls and places of worship. The consent would allow the operation of the existing gymnasium and coffee shop in the existing NSFAP building.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice final date for objections is 7 February 2023.

**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. 11

2023

**PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 3337, WINDHOEK AS 'PUBLIC OPEN SPACE' THE PORTION IS ±216M<sup>2</sup> IN EXTENT AND WILL BE SOLD TO THE OWNER OF ERF 5935 WINDHOEK FOR CONSOLIDATION.**

Notice is hereby given in terms of Section 50(1)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to Permanently close the under-mentioned portion as indicated on locality plan, which lies for inspection during office hours at the office of Urban Policy, Room 517, Municipal Offices, Independence Avenue.

**PERMANENT CLOSURE OF A PORTION OF THE REMAINDER OF ERF 3337, WINDHOEK AS 'PUBLIC OPEN SPACE' THE PORTION IS ±216M<sup>2</sup> IN EXTENT AND WILL BE SOLD TO THE OWNER OF ERF 5935 WINDHOEK FOR CONSOLIDATION.**

Objections to the proposed closing are to be served on the Secretary: Urban and Regional Planning Board, Private Bag 13289, and the Chief Executive Officer, P.O. Box 59, Windhoek, within 14 days after the appearance of this notice in accordance with Section 50(1)(c) of the above Act

**PLAN AFRICA CONSULTING CC.  
P.O. BOX 4114  
WINDHOEK  
061 212096**

No. 12

2023

**REZONING OF ERF 2398 KLEIN WINDHOEK, CONRAD RUST STREET FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M<sup>2</sup> TO 'HOSPITALITY' FOR THE PURPOSE OF A GUESTHOUSE**

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

- REZONING OF ERF 2398 KLEIN WINDHOEK, CONRAD RUST STREET FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M<sup>2</sup> TO 'HOSPITALITY' FOR THE PURPOSE OF A GUESTHOUSE
- CONSENT TO USE THE ERF FOR THE PURPOSE OF A GUESTHOUSE COMPRISING OF 9 ROOMS INCLUDING A RESTAURANT AND SPA WHILE REZONING IN PROCESS.

Erf 2398 is 1 627m<sup>2</sup> in extent. The intention is to use the existing house which comprises of 9 bedrooms for a guesthouse including a restaurant and spa. The proposed activity is in line with the Windhoek Town Planning Scheme. The zoning hospitality was approved in Amendment Scheme 103.

Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No. 8 Delius Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is 7 February 2023).

**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. 13

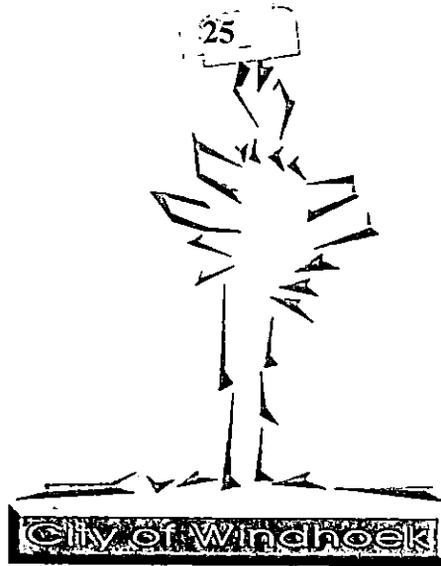
2023

**REZONING OF ERVEN 735 AND 736, CHALCEDOON STREET NO. 60, EROS PARK  
FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m<sup>2</sup> TO 'HOSPITALITY' FOR AN  
ACCOMMODATION ESTABLISHMENT**

Take notice that **RITTA Khiba Planning Consultants (Town and Regional Planners)** on behalf of the owner of Erven 735 and 736, Chalcedoon Street No. 60, Eros Park, intends applying to the Municipal Council of Windhoek for:

**REZONING OF ERVEN 735 AND 736, CHALCEDOON STREET NO. 60 EROS PARK  
FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m<sup>2</sup> TO 'HOSPITALITY' FOR  
AN ACCOMMODATION ESTABLISHMENT TO ALLOW BETWEEN 5-10 ROOMS  
(GUESTHOUSE) ON EACH ERF AND CONSENT FOR AN OFFICE RESPECTIVELY AND  
CONSENT TO USE THE ERVEN FOR HOSPITALITY PURPOSES WHILE THE REZONING IS  
BEING PROCESSED.**

Erf 735, Chalcedoon Street No. 60, Eros Park is zoned 'Residential' with a density of 1:900 m<sup>2</sup> and measures approximately 900 m<sup>2</sup> in extent. There is an existing building situated on the Erf. Once Council approves the proposed rezoning the intention is to use the erf for Hospitality purposes for an Accommodation establishment to allow between 5-10 rooms (Guesthouse).



*The Gateway to Endless Opportunities*

**CITY OF WINDHOEK**

**FIVE YEAR INFORMAL AREAS ELECTRIFICATION PLAN (2023-2028)**

AUTHORIZED BY: .....

STRATEGIC EXECUTIVE: ELECTRICITY

APPROVED BY THE CHIEF EXECUTIVE OFFICER.....

DATE: ...../...../2023

## 1 INTRODUCTION

The City of Windhoek is endeavoring to accelerate access to electricity services within the informal areas of Windhoek, to support this initiative. The City of Windhoek introduced a Transformational Strategic, with the intention to increase access to municipal services (including Electricity Services) within the boundaries of the City of Windhoek. *Article 95 (Promotion of the Welfare of the People)* bullet number “e” of the Namibian Constitution, states that “*every citizen has a right to fair and reasonable access to public facilities and services in accordance with the law*” which included the provision of electricity.

The Electricity Department started with Electrification of Informal Settlements around Windhoek in the 2017/2018 Financial Year as part of the five-year (2017-2022) informal electrification plan. To-date well over 3500 households were electrified in the informal areas around Windhoek.

To further complement and accelerate its efforts the electricity department has drafted a new 5-year Electrification Plan to guide the implementation of electrification projects, set targets and priorities for the next 5 years (2023-2028).

According to the 2011, Namibia Population & Housing Census report states that Windhoek has 89 438 households of which 67.8% has access to electricity, it is further estimated that there are over 30 000 un-demarcated households within Windhoek’s informal areas still in need of electricity. The new 5-year electrification plan will only address the current backlog of 4000 un-electrified demarcated erven taking into consideration challenges faced during the previous 5-year Electrification Plan.

## 2 OBJECTIVE OF THE PLAN

The Government of the Republic of Namibia (GRN) through the Ministry of Mines and Energy (MME) has been aggressively funding and rolling out electrification projects mostly targeting rural areas across Namibia. Despite GRN’s aggressive rural electrification programs, very little has been done to address the lack of electricity services within the City of Windhoek’s informal areas (peri-urban areas).

The purpose of the City of Windhoek’s Five-Year Informal Areas Electrification Plan is to outline and rank a number of projects to electrify Windhoek’s informal settlements. Due to the unavailability of electricity services within Windhoek’s informal areas, the rate of electricity theft among the residents of these communities has sky rocketed. These illegal connections

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affect the surrounding areas, causing overloading, interruptions, revenue losses, un-accounted electricity usage, electrocution, electrical losses and general poor service provision to the residents which impacts the COW's reputation.

The objectives of the proposed plan are as follow;

- i. To reduce and address illegal connections and theft of electricity within the City of Windhoek's informal areas.
- ii. To increase access to electricity services within Windhoek's informal areas
- iii. To guide council on the role out of these proposed electrification projects
- iv. To help council understand the electrification cost of the informal areas within Windhoek and to guide council in sourcing funds for the proposed electrification role out.

### **3 BENEFITS AND IMPACT OF ELECTRIFICATION ON INFORMAL COMMUNITIES.**

Electrification and increased access to electricity in informal areas creates conditions for sustainable, balanced human development, in harmony with the environment, generates employment and business opportunities, absorbs and maintains the workforce and avoids rural exodus. The expected benefits from electrification can be categorized into the following three categories.

- i. Economic objectives: To act as a catalyst for, stimulate and encourage diversity of industrial and commercial developments in informal areas and replace more costly energy sources, such as kerosene for lighting and generators.
- ii. Social objectives: To improve the quality of life through such means as improved quality of light and use of domestic appliances, reduce crime, improve health care, education.

Such benefits are evident in informal areas electrified in the during previous 5-year plan.

### **4 COMPLETED ELECTRIFICATION PROJECTS. (2017-2022)**

During the previous 5-year Electrification Plan, City of Windhoek invested over N\$30 million to electrify informal area across Windhoek with grant funding from the Ministry of Urban and Rural Development and NamPower. The table below indicated projects planned and completed during this period.

Constituency	Settlement / Informal Area	Number of Households electrified
<b>Tobias Hainyeko</b>	Okahandja Park	370
	Babilon & Kilimandjaro	212
	Ongulumbashe	102
	One Nation A & B	31
<b>Moses IGaröb</b>	Havana Proper	899
	Havana Extension 1	554
	Havana Extension 2	251
	Havana Extension 3	98
<b>Khomasdal</b>	Otjomuise Extension 6 & 7	768
	Khaetani	37
<b>Samora Machel</b>	Goreangab	25
	Havana Extensions 6 & 7	186
<b>TOTALS</b>		<b>3515</b>

Table 1: Completed projects

## 5 CHALLENGES EXPERIENCED DURING PERVIOUS 5-YEAR PLAN.

The following challenges were experienced during the electrification of Informal Areas from 2018 to 2023:

- i. The electrified areas were not identified in accordance to the Upgrading and Development Policy, this made it difficult to conclude lease agreements for the residents, delaying the project finalization;
- ii. Some settlements were found to have more than one township layouts, and this brought planning issues;
- iii. It is very difficult to relocate residents who needed to move to pave way for municipal services, this caused delays and sometimes project cancellation;
- iv. Lack of funding for electrification projects and this made it impossible to electrify the required number of households in the informal settlements.

## **6 ELECTRIFICATION APPROACH**

Although Council recognizes the importance of installing both Medium Voltage (MV) and Low Voltage (LV) equipment to ensure successful electrification of Windhoek's informal areas, Council's approach in electrifying will be to maximize the installation of LV infrastructure. Therefore, council will install sufficient MV infrastructure to maximize LV infrastructure in any given year.

### **6.1 Proposed methodology for selecting erven to be electrified**

The following criteria will be used to select erven to be electrified over the next 5 years:

- i. Only demarcated erven will be electrified
- ii. No newly demarcated erven will be accommodated until all the current demarcated erven have been electrified which in total number over 4000 erven.
- iii. The Council will follow an orderly process in electrifying the proposed informal areas by first targeting those areas which are closest to existing electrical infrastructure.

## 6.2 Planned proposed areas to be electrified consideration (2023-2028)

Proposed areas for electrification consideration will be limited to demarcated erven situated within the informal areas indicated on the table below. These informal areas were identified in consultation with Department of Housing Property Management & Human Settlement in accordance to the Development and Upgrading Policy.

**Table 2: Summary of planned areas for electrification in the next 5 years.**

Informal Settlement Areas electrification five year plan (2023-2028).											
	CONSTITUENCY	ERF/PTN	AREA	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	ALTERNATIVE		
1	WINDHOEK RURAL		Mix Settlement (Mix Ext 1)		V						
			WINDHOEK RURAL	Groot Aub			V	V			
		ERF 3374	Otjomuise		V						
		ERF 3375	Otjomuise		V						
2	KHOMASDAL	ERF 3376	Otjomuise		V						
		ERF 3377	Otjomuise		V						
		ERF 1355	Otjomuise		V						
		ERF 3529	Otjomuise			V					
			Otjomuise EXT 6				V				
			Otjomuise EXT 7					V			
			Area opposite Otjomuise clinic	Otjomuise						V	
			PTN 1018	FARM 508		V					
	PTN 1019	FARM 508		V							
3	SAMORA MACHEL	PTN 1012	FARM 508		V	V					
			Goreangab Road relocation	Goreangab	V						
		Erf 1140	Havana	V							
		Erf 1141	Havana	V							
		PTN 1030 A & B	FARM 508		V						
		PTN 1026	FARM 508				V				
4	MOSES // GAROEB	PTN 1027	FARM 508			V					
		ERF 1028	Havana		V						
		ERF 1029	Havana		V						
		ERF 1035	Havana		V						
		ERF 1036	Havana		V						
		ERF 1039	Havana				V				
		ERF 1040	Havana				V				
		ERF 1041	Havana				V				
		ERF 1042	Havana				V				
		ERF 1024	Havana					V			
		ERF 1028	Havana					V			
		5	TOBIAS HAINYEKO	Okahandja Park C-D	Okuryangava		V				
				Okatunda PTN - B	Okuryangava		V				
Okatunda PTN - Y	Okuryangava			V							
Babilon & Kilimandjaro	Okuryangava				V						
ERF 3222	Okuryangava			V							
ERF 3221	Okuryangava				V						
ERF 3217	Okuryangava				V						
ERF3271	Okuryangava				V						
ERF 3197, 3198 & 3204	Okuryangava				V						
Ongulumbashe	Okuryangava						V				
One Nation	Okuryangava							V			
Okandundu	Okuryangava					V					
ERF 2968 Kapuka Nauyala	Okuryangava								V		

### **6.3 Planning and design**

The detailed planning, designs and contract administration will be done by in-house Engineers from the Electricity Department. Windhoek's informal areas are extremely dynamic and as a result, township layouts change due to the movement of people within these informal areas. Therefore, Council's distribution network planners need to adapt to the situation on the ground to effectively provide services to these residents. It is against this background that the Electricity Department plans to use a flexible design approach, which includes on-site planning rather than desk-top planning. It is therefore proposed that the network planning, designs and technologies to be used will be made in response to conditions encountered on the ground. The Electricity Department proposes to work on township layouts provided by the Department of Housing Property Management & Human Settlement to develop the plans and designs.

### **6.4 Procurement process**

The Council intends to utilize the services of more than one Electrical Contractor to construct and implement the proposed informal areas electrification plan in order to save time. All Electrical Contractors to be utilized on this electrification program will be selected through a competitive bidding process using the Open National Bidding Methodology. Detailed designs and other documentations will be contained in a detailed bidding document for the works. The bidding documents will conform to the Public Procurement Act (Act No. 15 of 2015).

### **6.5 Construction stage**

The scope of the contracts will include the construction of the MV & LV networks in the above-mentioned informal areas in order to enable the City of Windhoek to supply electricity to the housing units. The bulk electricity services or MV networks will be made up of underground cables, forming the 11 000 Volts ring networks from the nearest Distribution Substation. The rings will be made up of 70 mm<sup>2</sup> PILC 3 Core Paper/Lead/SWA/PVC 6350/11000V underground cables. The load will be supplied with Miniature Substations (with a transformer and ring main units). The distribution transformers will be ground mounted and sized according to local standards (City of Windhoek Standards) and density of the settlements.

The Low Voltage Networks will be constructed using Aerial Bundled Cables (ABC). ABCs are overhead power lines consisting of several insulated phase conductors bundled tightly together, usually with a bare neutral conductor. The service connection will be made of concentric cables where the live conductor is effectively screened by the neutral /earth for safety (commonly referred to as 'airdac' cable) purposes.

Furthermore, the majority of the households in the informal areas in Windhoek are made out of corrugated iron sheets; therefore, the department recommends using a distribution board called a “ready-board”, which is retrofitted with two sockets and a light. This board satisfies regulatory safety requirement and allows the owner to extend the network inside the dwelling with extension leads. The “ready-board” will be provided with a support mechanism for mounting purposes.

It is further proposed that Prepayment meters (preferably the split type) will be used in the households in the informal areas in order to protect Council’s revenue and prevent meter tampering or bypassing.

Under the proposed approach, blanket electrification will be used to connect all households while the contractor is on-site at no costs to the customers as costs are covered through the grant funds from the Ministry of Urban and Rural Development.

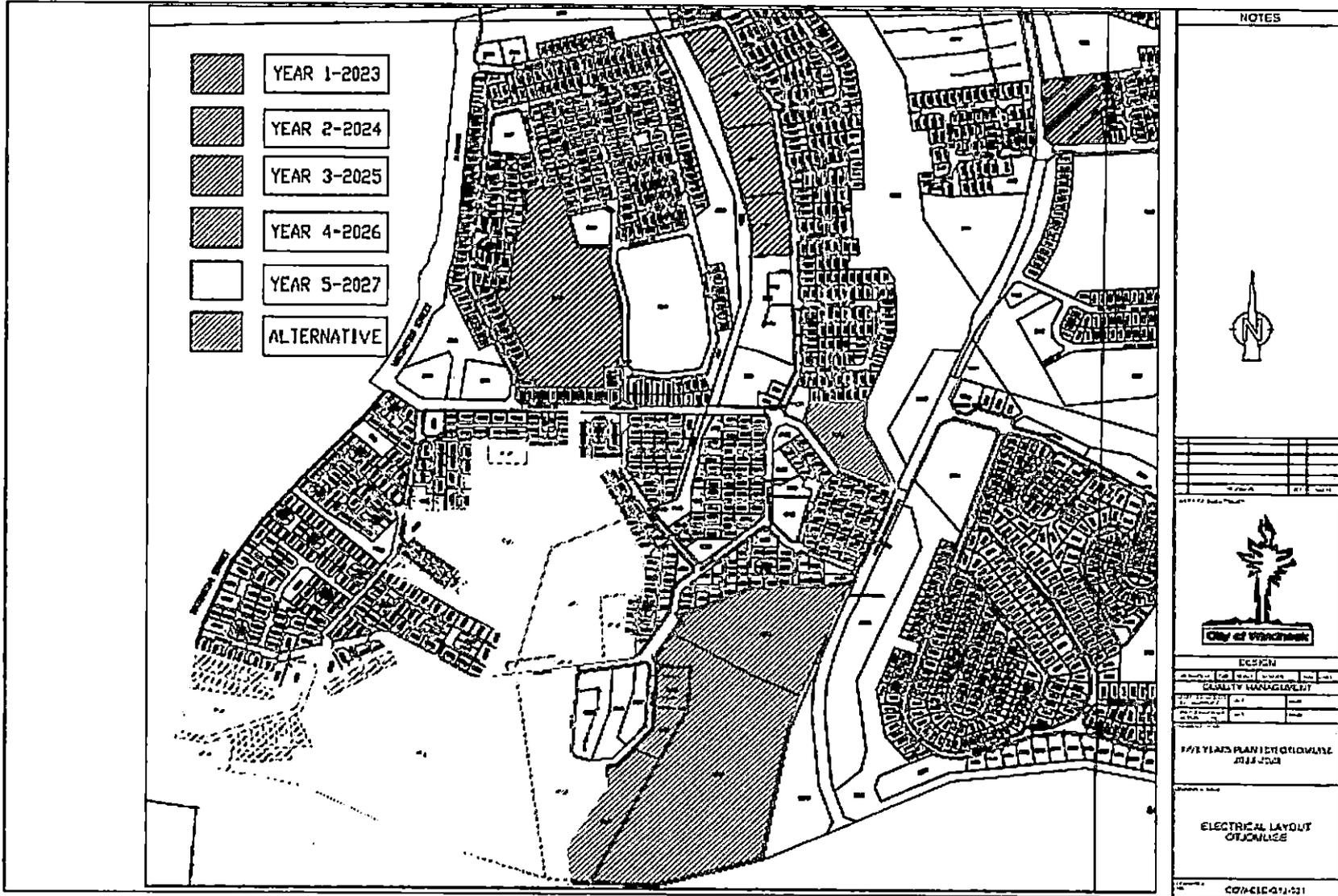
## **6.6 Stakeholders Engagement**

The Electricity Department plans to liaise with the informal area communities through the appropriate channels (CEO’s Office, Office of the Major as well as the Constituency Councillors). The community will be engaged right at the onset of the electrification process and on a regular basis throughout the project lifecycle.

## **7 AREAS TO BE ELECTRIFIED OVER THE NEXT FIVE YEARS**

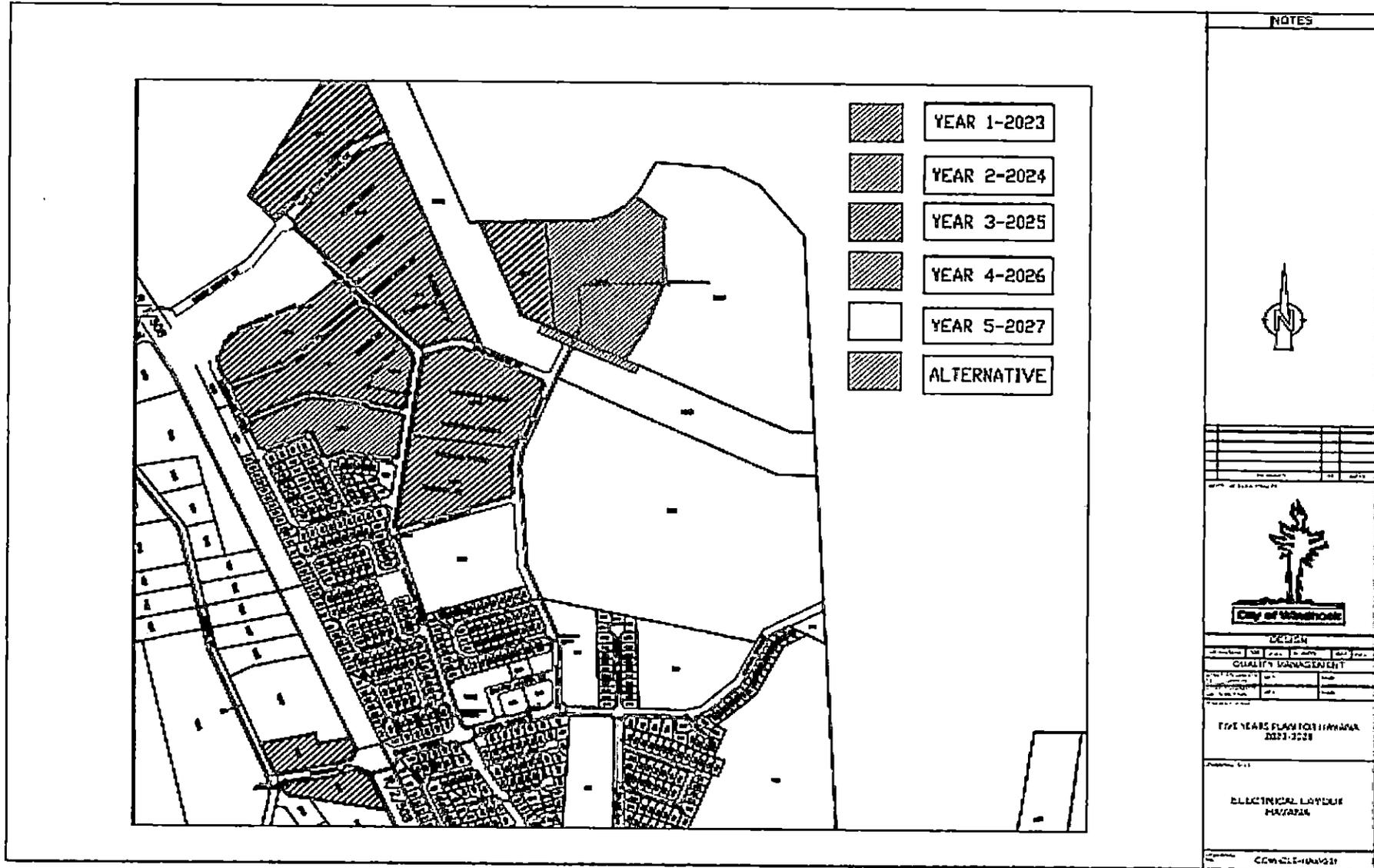
This section highlights the areas selected to be electrified over the next 5 years according to the selection criteria highlighted in section 6.1.

### 7.1 Areas to be electrified in Otjomuise Settlement (2023 – 2028)



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7.2 Areas to be electrified in Havana (2023 – 2028)



NOTES



DESIGN	
DATE	BY
QUALITY MANAGEMENT	
DATE	BY

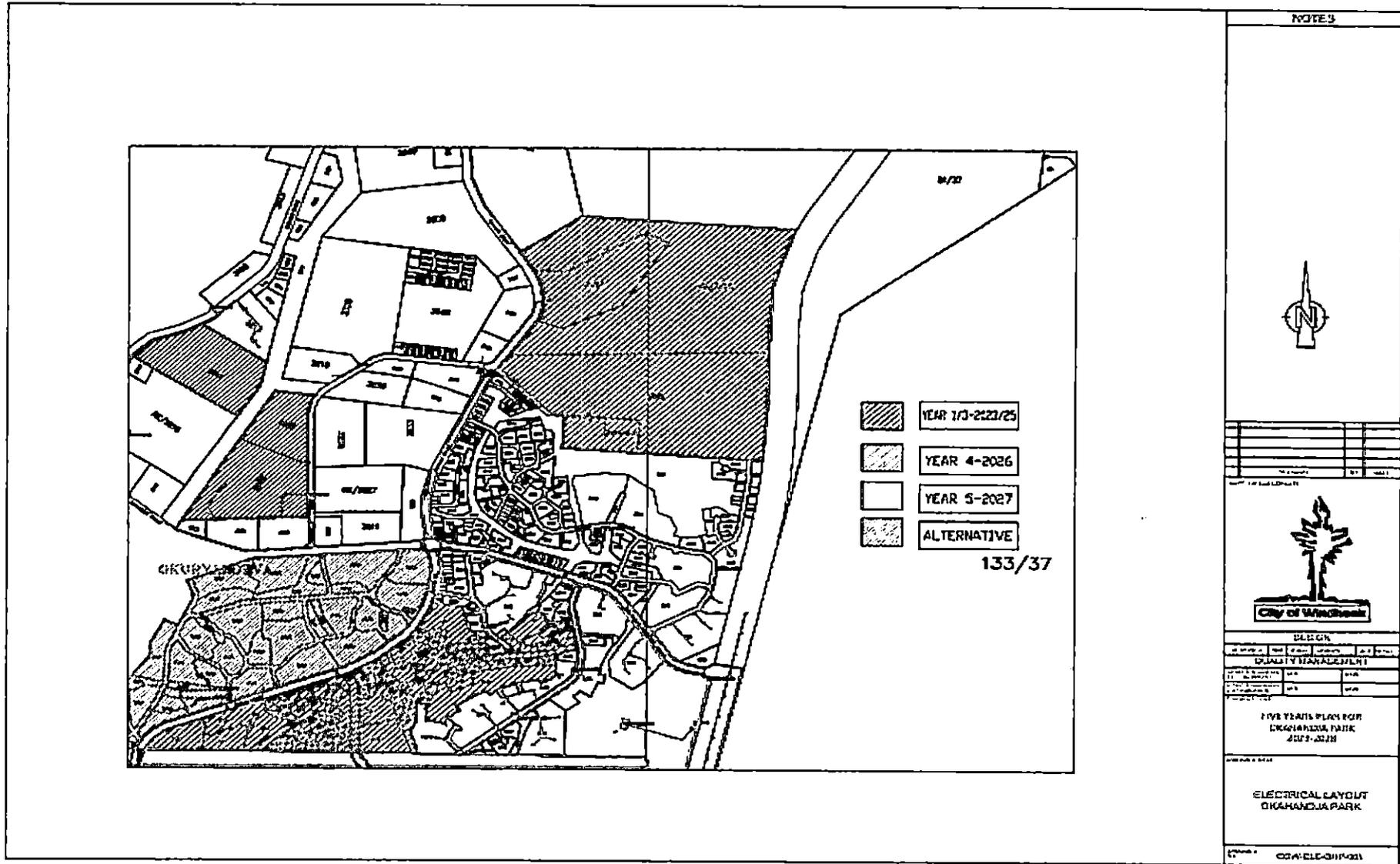
FIVE YEARS PLAN FOR HAVANA  
2023-2028

ELECTRICAL LAYOUT  
HAVANA

CCW/CELE/HAV/031

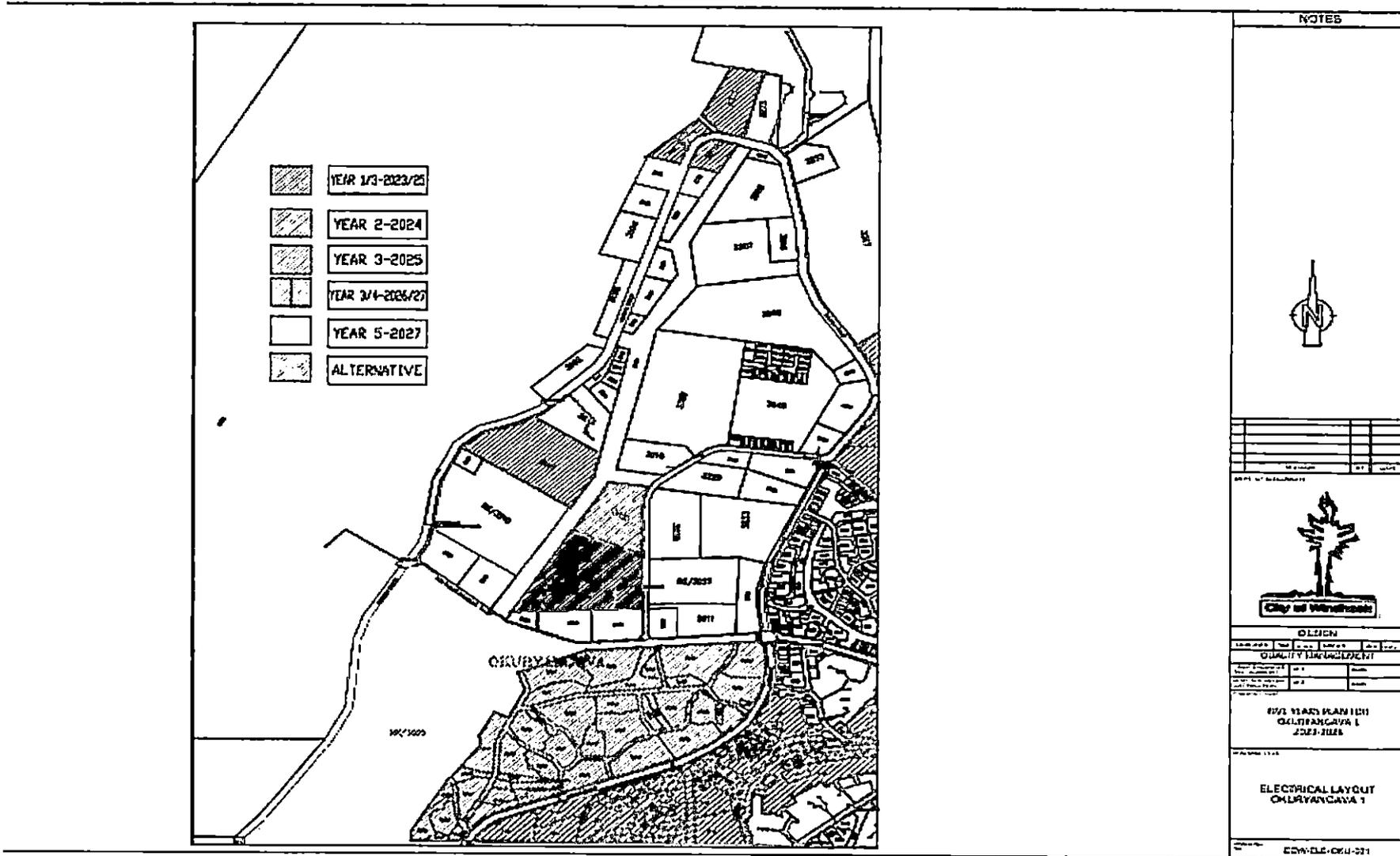
34

### 7.3 Areas to be electrified in Okahandja Park (2023-2028)



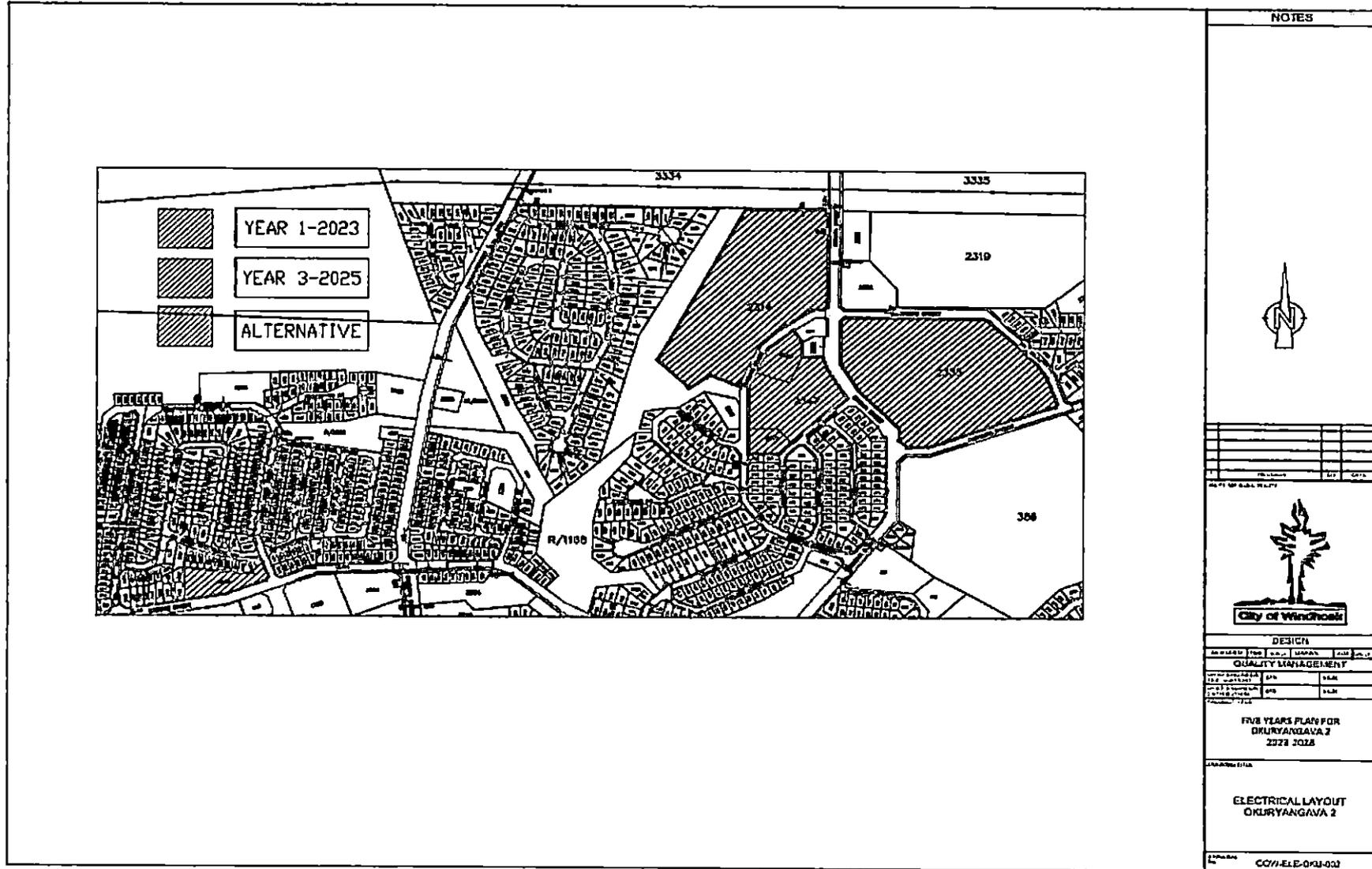
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### 7.4 Area to be electrified in Okuryangava 1 (2023-2028)



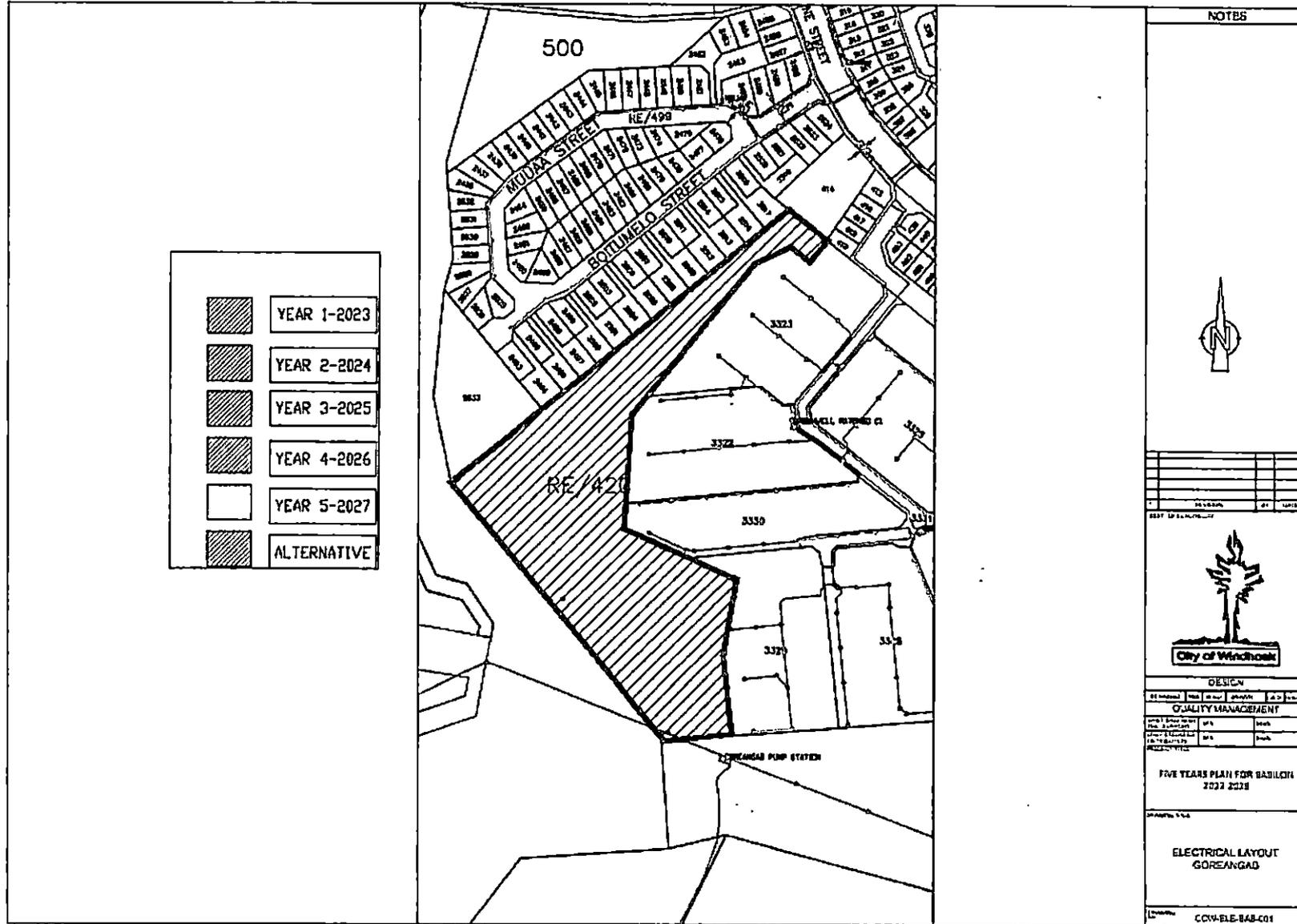
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7.5 Area to be electrified in Okuryangava 2 (2023-2028)



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### 7.6 Area to be electrified in Goreangab (2023-2028)



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## 8 PRIORITY FOR YEAR 1 PLAN FOR THE INFORMAL SETTLEMENTS IN WINDHOEK.

Informal Area	Erf Number Criteria	Design Criteria	Number of Connections	Cost of Electrification
Otjomuise	Erf 1355	<ul style="list-style-type: none"> <li>• 1 per Erf</li> <li>• Underground</li> <li>• Low Voltage</li> </ul>	17	539,901.16
Goreangab Road Relocation	Goreangab	<ul style="list-style-type: none"> <li>• 1 per Erf</li> <li>• Underground</li> <li>• Low Voltage</li> </ul>		100,000.00
Havana	Erf 1140	<ul style="list-style-type: none"> <li>• 1 per Erf</li> <li>• Underground</li> <li>• Low Voltage</li> </ul>	46	1,655,733.94
	Erf 1141			
Okuryangava	Okatunda PTN - Y		39	5,805,619.79
Okuryangava	Erf 3222	<ul style="list-style-type: none"> <li>• 2 per Erf</li> <li>• Overhead (ABC)</li> <li>• Low Voltage</li> </ul>	98	1,912,095.24

**Table 3:** Priority projects for year 1.

Approximately close N\$ 10 million is required to electrify around 200 households in the informal areas in year 1

## 9 BUSSINESS CASE

During the implementation of the previous 5-year Electrification Plan (2017-2022) a total number of households electrified is 3515. Around N\$ 45 million was invested in the distribution network during the electrification process. Based on the historical data from billing system, each household in the informal settlement uses on average N\$ 300.00 per month. This means that Council generates N\$ 1 054 500.00 per month or N\$ 12 654 000.00 annually. This means that the initial capital investment made can be recouped within 4 years (payback period is around 3.75 years).

## 10 RECOMMENDATIONS

It is thus RECOMMENDED:

- i. That the proposed methodology for selecting erven to be electrified be adopted to address the huge backlog for the provision of Electricity services to already demarcated erven in the informal areas around Windhoek;
- ii. That the proposed “5 - YEAR INFORMAL AREAS ELECTRIFICATION PLAN” be approved;
- iii. That the Electricity Department adopts a flexible design approach, including the on-site planning rather than desk-based planning to respond to conditions encountered during implementation;
- iv. That a thorough community engagement be initiated before the implementation of Electrification Projects in order to get a full buy-in from the communities;
- v. That it be noted that the informal areas electrification projects be considered as part of corporate social responsibility (CSR) of Council and not necessarily profit driven;
- vi. That council seeks funding for the informal areas Electrification Projects from various institutions such as the Ministry of Urban and Rural Development, GIPF, Ministry of Mines and Energy (National Energy Fund), Local and international development banks, and other financiers;

- vii. That this plan be reviewed annually <sup>41</sup> to incorporate lessons learned from each financial year to help council save financial resources and electrify more households with fewer resources.

celebratory  
 - no objection.  
 - one higher - 3 dwellings  
 - only TEA



Rec 2/9/22  
 NGU TPC  
 Gebhard

1<sup>st</sup> Floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Ntorumah Avenue, Klein Windhoek, Namibia  
 PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 246010, Fax: +264 61 246508, Mobile: +264 61 281 0039, Email: olmarie@dutoitplan.com

**SUBMISSION:**

01/09/2022

Rezoning of the Remainder of Erf 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1:900 to 'residential with a density of 1:700

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	✓
2	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	N/A
	C) Existing Zoning Plan/Zoning Certificate	✓
	D) Intended Zoning Plan	✓
	E) Parking Layout	N/A
3	Conditions to be registered (if applicable)	N/A
4	Special Power of Attorney including Revenue Stamps with relevant initials	✓
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	N/A
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	N/A
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	N/A
8	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation)	N/A
	B) Copy of Company Resolution (if registered in the name of a Company)	N/A
9	Copy of Title Deed or Certificate of Registered Title	✓
10	Conditions of Establishment attached to all copies (if applicable)	N/A
11	Copy of Erf diagram at time of application	✓
12	Proof of Payment of CoW submission Fee	✓
13	Credit Clearance Certificate	✓

application  
 Res → Gen Res 1700  
 allow 3 dwellings  
 AG comment  
 (press up with 357kw)  
 - objection  
 ⇒ noise  
 -> no double stores  
 - no comment only elec.

Electronic copy – date requested:			Sent
Application in .doc format			
All annexures (pdf)			
All relevant plans and drawings (pdf)			
Advertisements & Notices	Dates placed	Closing date	Date Sent
Proof of Advertisements	GG		
	New Era		
	Republik		
Proof of Neighbour Notices (list of registered letters)			
Proof of Notice on Site			
Proof of Notice on LA Board			
Copies of all objections received			



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D. Opperman  
Tel: +264 81 835 2021  
Ref: KWHK/Re327

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

1 September 2022

For Attention: Mr. Hugo Rust

Dear Mr. Rust

**REZONING OF THE REMAINING EXTENT OF ERF 327, 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>**

Application is herewith submitted in terms of Section 105 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) on behalf of Fiaz Petkar, the owner of the Remaining Extent of Erf 327, Klein Windhoek, to the City Council of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of the Remaining Extent of Erf 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed because it is 1 density category higher.

The locality of the erf is shown on the attached plans. A Power of Attorney from the owner of the Erf is also attached.

**1. Erf Information (size, zoning, use and topography)**

Erf 327, No. 7 Lotz Street, Klein Windhoek measures 2323m<sup>2</sup> and is zoned "residential" with a density of 1 dwelling per 900m<sup>2</sup>. See copy of Zoning Certificate attached. It is located directly northwest of Lotz Street, in the older area of Klein Windhoek. Woermann Street forms the western boundary of the Erf. The owner of the erf and his family currently resides on the erf.

The main, and currently only, residence is located on the eastern half of the erf meaning that a large portion of the western half of the erf is vacant and underutilized. This area is large enough for further development. The Erf can be accessed for both Lotz and Woermann Streets.

The Figure below shows the locality of the existing house and the vacant space on the erf.



Figure 1: Photo of buildings on Erf 1019, Klein Windhoek

Erf Re/372, Klein Windhoek is sloping towards Woermann Street. See below and attached map showing the contours of the site. The erf has been landscaped to accommodate the existing dwelling and outbuildings and the topography is as such to accommodate additional dwellings.

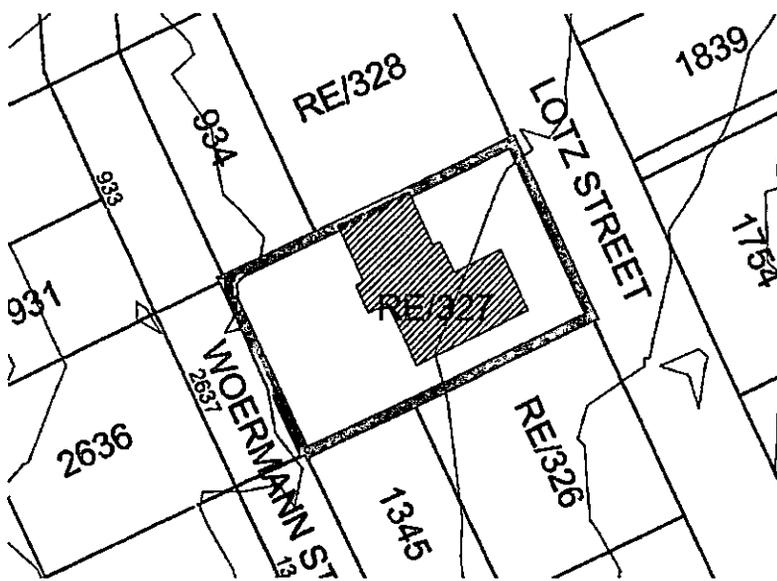


Figure 2: Map showing contours

### 1.1 Registered Conditions

The conditions registered against Erf Re/327, Klein Windhoek are contained in Deed of Transfer T955/2022 – see attached copy. These conditions are the standard conditions. There are thus no conditions registered against Erf Re/327, Klein Windhoek which prevents the proposed rezoning and use of the Erf.

### 2. Proposal and Motivation

Erf Re/327, Klein Windhoek is 2323m<sup>2</sup> in extent. The current dwelling and outbuilding placement on the Erf are as such that a large portion of the Erf is vacant and underutilized. Since Dr Petkar also resides on the property, it is his intention to construct two well designed, functional and luxurious dwellings that he can rent out to interested parties on the vacant portion of the erf.

The current zoning and density only allow one residential unit on the Erf. To be able to construct two additional dwellings on Erf Re/327, Klein Windhoek, it must be rezoned from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1:700m<sup>2</sup>. This will allow a total of 3 dwellings on the erf. The density of 1:700m<sup>2</sup> is one density category higher than the current zoning of 1:900m<sup>2</sup> which is in line with Council's rezoning policy.

Land is a very valuable commodity and available land in established neighbourhoods are always very sought after. Given the large vacant/underutilized area on Erf Re/327, Klein Windhoek, construction of two additional dwellings on it will lead to the more efficient use of land and services.

The addition of two dwelling units will not be detrimental to the neighbourhood in general as the scale of two dwellings will be comparative to the existing erven that has large dwelling units already constructed. A density of 1 dwelling per 700m<sup>2</sup> is still considered to be low and two new residential dwelling units will fit well in the leafy neighbourhood that characterize Woermann and Lotz Street.

### 3. Parking requirements

The Erf has two street fronts – on the east is Lotz Street and on the west is Woermann Street. The existing dwelling will remain to take access from Lotz Street whilst the proposed new dwellings will take access from Woerman Street. Both these accesses are safe accesses with good lines of site.

Onsite parking as per Council's requirements can be provided on the Erf.

### 4. Advertising Procedures and Comments

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), Part 7 of sub regulation 10, the necessary public notifications will be done upon instruction from the City of Windhoek.

### 5. Credit Check/Clearance and payment of application fee

The Municipal account of the applicant is in good standing with COW. See copy of Credit Check/Clearance obtained.

See attached proof of payment of the application fee

## 6. Conclusion

Erf Re/327, Klein Windhoek is located in an older area of Klein Windhoek which is characterised by very large erven. The efficient utilization of such large erven is costly, and people nowadays also prefer smaller erven due to the cost of maintaining large gardens. The existing dwelling occupies only a portion of the erf meaning that a very large portion of the erf is vacant/underutilized. Constructing additional dwellings on the erf will result in the more efficient use of land. Rezoning the Erf to one higher density level and construction of two additional residential dwellings on it will not impact negatively on the residential character of the neighbourhood and will lead to the more efficient use of land in this area of Klein Windhoek.

Council is therefore requested to support the application to rezone Erf Re/327, Klein Windhoek to 'general residential, with a density of 1 dwelling per 700m<sup>2</sup>.

## 7. Application

Application is herewith made for:

- 7.1 That Erf Re/327, No. 7 Lotz Street, Klein Windhoek be rezoned from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>, and
- 7.2 Consent to use Erf Re/327, Klein Windhoek in accordance with the new zoning and density while the rezoning is formally being completed as the proposed rezoning is only one density category higher which is in line with Council's Policy.

## 8. Attachments

Attached 5 copies of the following documents

1	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	Attached
2	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) Portion Number (s) or Erf number (s) from Surveyor General's Office	Not applicable
	C) Existing Zoning Plan/Zoning Certificate D) Intended Zoning Plan	Zoning Plans and Zoning Certificate attached
	E) Parking Layout	Not applicable
3	Conditions to be registered (if applicable)	Not applicable
4	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	Not applicable
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	Not applicable
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	Not applicable
8	A) Copy of Founding Statement (CC 112) (if registered in the name of Close Corporation)	Not applicable

	B) Copy of Company Resolution ( <i>if registered in the name of a Company</i> )	Not applicable
9	Copy of Title Deed or Certificate of Registered Title	Deed of Transfer T955/2022
10	Conditions of Establishment attached to all copies ( <i>if applicable</i> )	Not applicable
11	Copy of Erf diagram at time of application	Attached
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

Based on the motivation and the supportive documents, it is trusted that Council will support the rezoning application. Please do not hesitate to contact our offices should you need any additional information concerning this application.

Kind regards



Dorette Opperman

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING TO WHOM IT MAY CONCERN

Please take note that DU TOIT TOWN PLANNING CONSULTANTS (full names of applicant)

intends to apply to the local authority of City of Windhoek and of the Board\* to rezone the Prem. 1327 (erf number) No. 7 Lotz Street Klein Windhoek (street address)

(township area or other area) <sup>from</sup> for 'residential' with a density of 1:900 to 'residential' with a density of 1:700 (details of the amendment concerned)

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;\*
(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board\* ,and with the applicant within 14 days of the last publication of this notice.

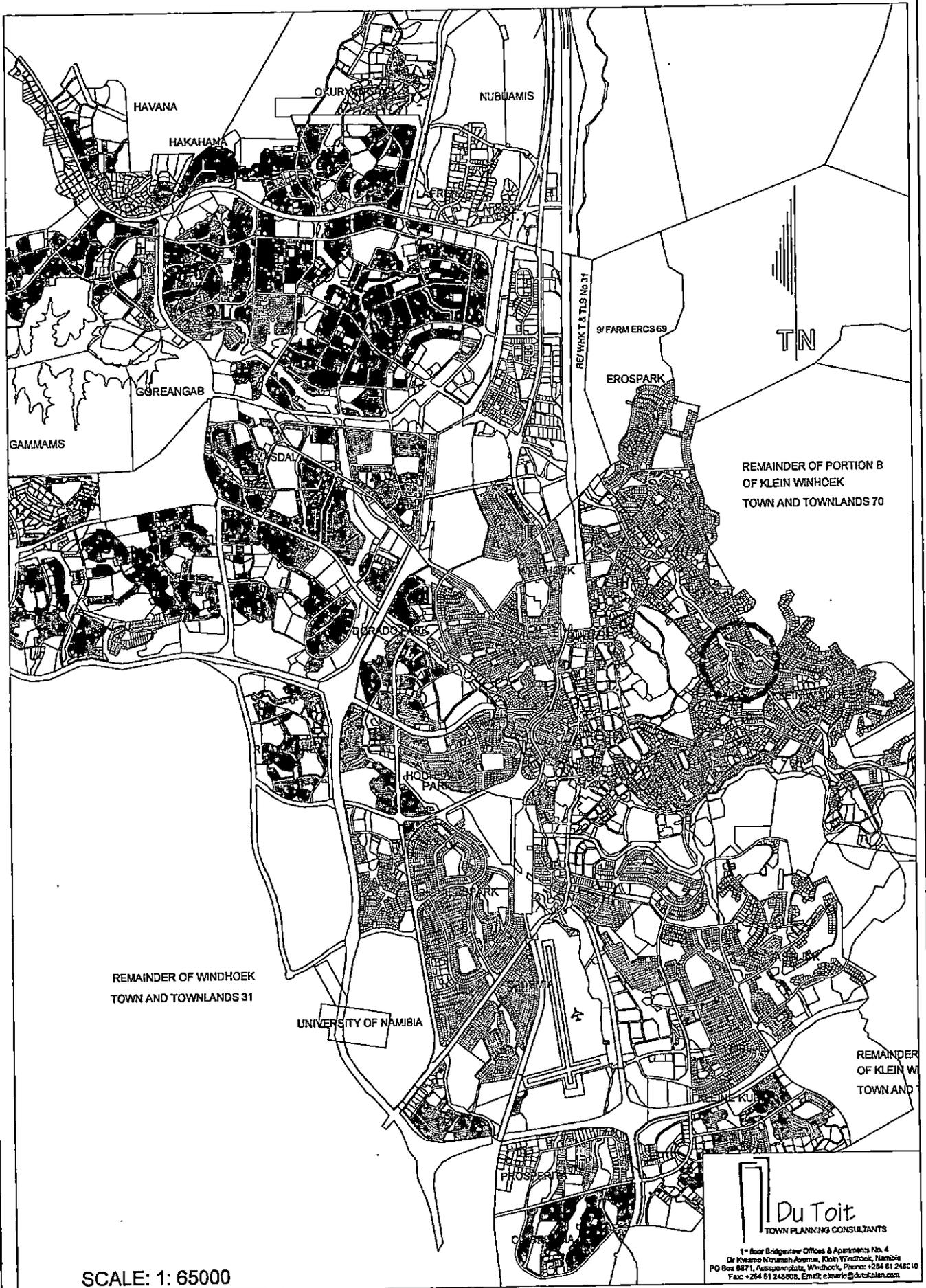
The recommendation of the authorised planning authority or other local authority or Board\* , if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....

Signature of applicant: [Handwritten Signature] Date: 01/09/2022
Address of applicant: 1st Floor Bridgeview building, Dr. Kwame Nnamah Ave Klein Windhoek

\* Delete whichever is not applicable. Klein Windhoek

# LOCALITY PLAN OF ERF RE/327 LOTZ STREET KLEIN WINDHOEK



SCALE: 1: 65000

**Du Toit**  
TOWN PLANNING CONSULTANTS

1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
De Kwaadse Ntsumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 242808, Email: [etourie@duitoit.com](mailto:etourie@duitoit.com)



Scale: 1/5000

DATE: AUG.2022

PLAN NO. 327KW\_L



LOCALITY PLAN OF ERF RE/327  
 LOTZ STREET  
 KLEIN WINDHOEK



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 8871, Aussenpostplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248598, Email: elmarie@duitoitplan.com





**Town Planning Certificate No. 1:  
Town Planning Scheme Information**

70

Ref : \_\_\_\_\_

Enq : \_\_\_\_\_

Tel : \_\_\_\_\_

Applicants Address \_\_\_\_\_

Telephone Number : \_\_\_\_\_

**Sir / Madam**

**Erf No:** 327

**Township :** KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF

**Street :** LOTZ STR

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

- |                  |                                |                   |
|------------------|--------------------------------|-------------------|
| 1. Use Zone :    | RESIDENTIAL                    | Refer to Table B. |
| 2. Density :     | 1 DWELLING / 900M <sup>2</sup> | Refer to Table E. |
| 3. Bulk Factor : | 0 00                           | Refer to Table F. |
| 4. Coverage :    |                                | Refer to Table G. |
| 5. Erf Size :    | 2,323 m <sup>2</sup>           |                   |
| 6. Parking :     |                                |                   |

(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines \_\_\_\_\_

8. Position Of Buildings : \_\_\_\_\_

9. Street Address : 7 LOTZ STR \_\_\_\_\_

10. Flood Line : \_\_\_\_\_

11. Height Restriction : \_\_\_\_\_ Refer to Table J.

2. Street Reservation : \_\_\_\_\_

13. Other : \_\_\_\_\_

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

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



ZONING LEGEND

- - 
  - 
  - 
  - 
  - 
  - 
  -
- RESIDENTIAL      BUSINESS      RESTRICTED BUSINESS      SPECIAL
- GENERAL RESIDENTIAL      OFFICE      UNDETERMINED      INSTITUTIONAL

CURRENT ZONING OF ERF RE/327  
 LOTZ STREET  
 KLEIN WINDHOEK

(' RESIDENTIAL' WITH A DENSITY OF 1:900m<sup>2</sup>)

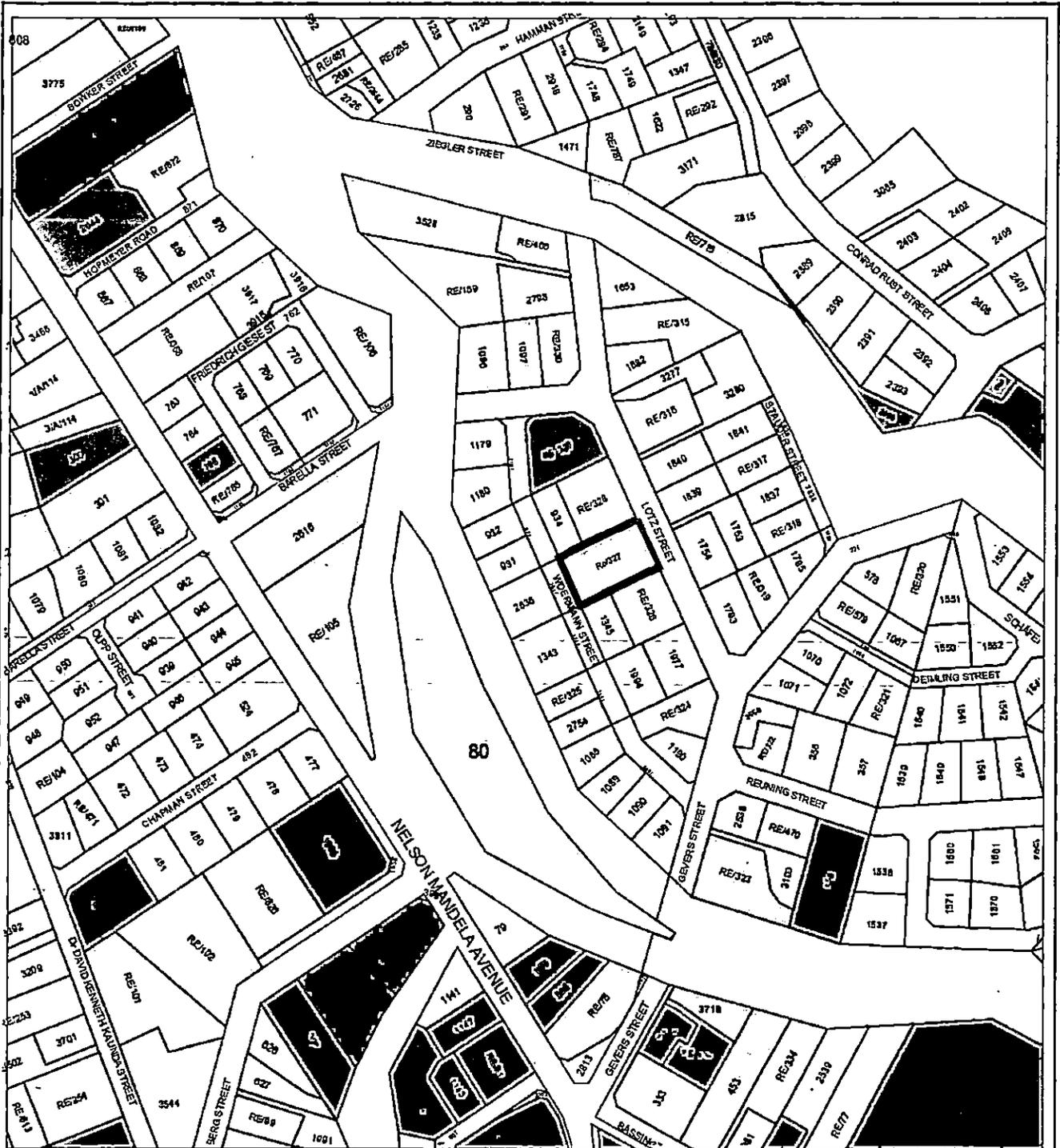
DATE: AUG 2022

SCALE: 1/4000

PLAN NO. AMS



1<sup>st</sup> floor Bridgeway Offices & Apartments No. 4  
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
 PO Box 6871, Aussenplanplatz, Windhoek, Phone: +264 61 248010  
 Fax: +264 61 248608, Email: otmar@dotoplan.com



ZONING LEGEND

- |                     |          |                     |               |
|---------------------|----------|---------------------|---------------|
| RESIDENTIAL         | BUSINESS | RESTRICTED BUSINESS | SPECIAL       |
| GENERAL RESIDENTIAL | OFFICE   | UNDETERMINED        | INSTITUTIONAL |

Rezoning of the Remainder of Erf 327, Klein Windhoek from 'residential' with a density of 1:900 to 'general residential' with a density of 1:700



DATE: AUG 2022  
SCALE: 1/4000  
PLAN NO. AMS



1<sup>st</sup> floor Bridgeview Offices & Apartments No. 4  
Dr Kuzema Ntsumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248006, Email: cmailto@dutoitplan.com

SPECIAL POWER OF ATTORNEY



I, the undersigned

**Faiz Petkar**

**Born on 24 January 1977**

**married to Sumaya Abram-Petkar which marriage is governed by the laws of the Republic of South Africa**

in my capacity as

**Owner of the Remaining Extent of Erf No. 327, Klein Windhoek**

do hereby nominate, constitute and appoint

**Du Toit Town Planning Consultant**

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

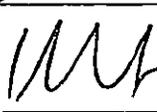
- Rezoning of the Remainder of Erf 327, Klein Windhoek from 'residential' with a density of 1:900 to 'residential' with a density of 1:700; and
- Consent for more than one dwelling on the erf (3 in total)
- Consent to use the erf in accordance with the new zoning while the rezoning is in process

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

Signed at WINDHOEK this 9th day of AUGUST 2022, in the presence of the undersigned witnesses

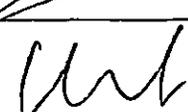
WITNESSES:

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_  
SUBSCRIBER

1.   
\_\_\_\_\_

2.   
\_\_\_\_\_

  
\_\_\_\_\_  
COSIGNER (as proof that marriage still subsists)

ORIGINAL  
STAMPED  
DUTY 31 000 00  
WA

74

PREPARED BY ME



CONVEYANCER  
DREYER, R.

DR WEDER, KAUTA & HOVEKA INCORPORATED  
NOTARIES, CONVEYANCERS &  
ATTORNEYS, P O BOX 864  
3<sup>rd</sup> FLOOR, WKH HOUSE  
JAN JONKER ROAD  
AUSSPANPLATZ  
WINDHOEK

FOR INFORMATION ONLY

DEED OF TRANSFER NO. 955 / 2022

BE IT HEREBY MADE KNOWN:

THAT **LIANA THERESA VAN DEN BERG**

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

**PETRUS JACOBUS OPPERMAN**  
Identity Number 470711 0043 2  
Unmarried

Herein represented by **HELENA CLAASSEN** duly authorized by a General Power of Attorney No. PA.57/2021

dated the 25<sup>TH</sup> day of JANUARY 2022  
signed at **MARIENTAL**



And the said Appearer declared that his Principal truly and lawfully sold on the 19<sup>TH</sup> day of JANUARY 2022

AND THAT HE, in his capacity aforesaid, did by these presents, cede, and transfer, in full and free property, to and on behalf of

**FAIZ PETKAR**

Born on 24 January 1977

Married to SUMAYA ABRAM-PETKAR, which marriage is governed by the laws of the Republic of South Africa

His Heirs, Executors, Administrators or Assigns

CERTAIN	Remaining Extent of Erf No. 327 KLEIN WINDHOEK
SITUATE	in the Municipality of Windhoek Registration Division "K" KHOMAS Region
MEASURING	2323 (TWO THREE TWO THREE) square metres
FIRST TRANSFERRED	by Deed of Transfer No. T 796/1951 with Diagram relating thereto and held by Deed of Transfer No. T 1210/1970
SUBJECT	to the following conditions imposed in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

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

*fb*

WHEREFORE the Appearer, renouncing all the Right and Title the  
TRANSFEROR

heretofore had to the premises, did, inconsequence also acknowledge it to be entirely  
dispossessed, and disentitled to the same, and that by virtue of these presents the said

TRANSFeree

His Heirs, Executors, Administrators or Assigns

now is and henceforth shall be entitled thereto conformably to local custom, the State, however,  
reserving its rights; and finally, acknowledging that the purchase price of the aforesaid property  
amounts to N\$3 700,000.00.

FOR INFORMATION ONLY

2022-07-24

SIGNED at WINDHOEK, on .....together with the appearer, and  
confirmed with my seal of Office.

  
SIGNATURE OF APPEARER



TRANSFER DUTY EXEMPTION CERTIFICATE/RECEIPT NO. 0200089284  
ISSUED BY THE RECEIVER OF REVENUE AT WINDHOEK ON 14 FEBRUARY 2022  
FOR THE SUM OF N\$190 000.00

CHECKED:

1. 
2. 

I, the undersigned, RISA DREYER, Conveyancer hereby certify in terms of section 78 of Act  
No 23 of 1992 that all rates leviable in respect of such immovable property in terms of this  
Act, and all the fees, charges and other moneys due to the local authority council in respect  
of any service, amenity or facility supplied to such property in terms of this Act, inclusive of  
any availability charge and minimum charge provided for in section 30[1][u] has been paid  
up to and including the date of registration hereof.

A Building Compliance Certificate is issued by the Local Authority.



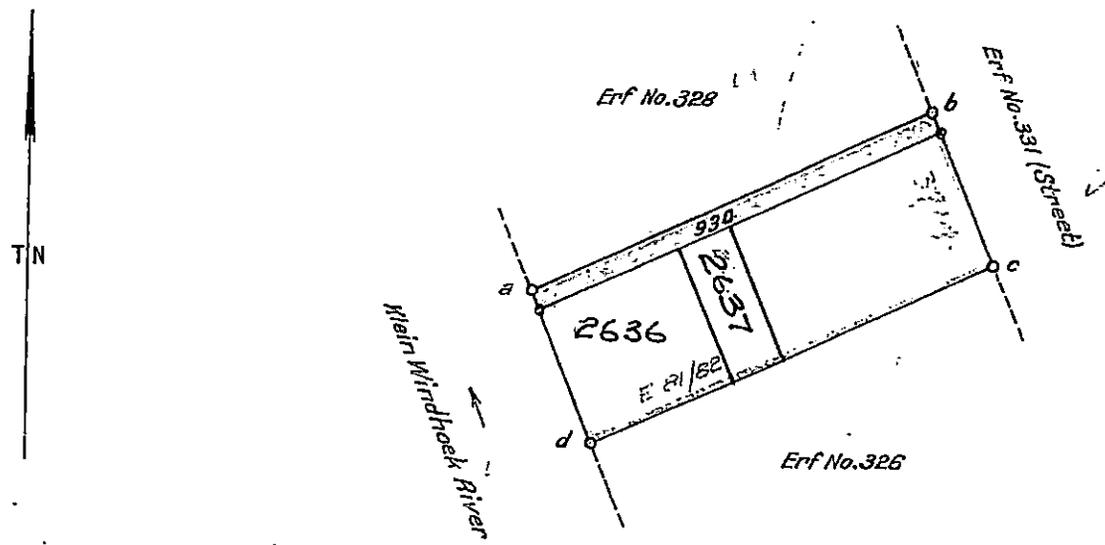
CONVEYANCER: DREYER R.



Sides m		Angles ° ' "		
ab	118.83 <sup>14</sup>	a	90	24 00
bc	42.99 <sup>14</sup>	b	90	00 00
cd	119.13 <sup>14</sup>	c	89	59 40
da	42.98 <sup>14</sup>	d	89	36 20

S. G. No. A. 326/50  
APPROVED

*Wren Smith*  
SURVEYOR GENERAL  
6-9-1950



SCALE 1:2000.

The Figure *a. b. c. d.* represents  
— Hectares *51 Ares,* *14* Square Metres of Land, being

Erf No. 327 (a Portion of Erf No. 169)

in the Township of Klein Windhoek

SOUTH WEST AFRICA.

Surveyed in *August 1949* by me

*L. Stoeckel*

Formerly Parzelle

Land Surveyor.

The original Diagram is S. G. No. A. 312/50  
Framed by Surveyor *L. Stoeckel*  
in *August 1949.*  
Annexed to  
No. Registered

This Diagram is annexed to  
*Deed of Transfer* No. *796/1951*  
registered this day.  
  
*(Sgd) L. Billett*  
Registrar of Deeds.  
  
Deeds Registry.



INV2022187136

# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

## TAX INVOICE

VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2022187136	<b>Date Issued</b> : 2022/08/09
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : F PETKAR	<b>Reference Number</b> : RE/327, KLEIN WINDHOEK
<b>Address</b> : P O BOX 86033, EROS	<b>System Reference</b> : INV330310
	<b>Issued By</b> : 17304 - HAIKONDA (D)
	<b>Contact Details</b> : +264 61 290 3517
<b>Description</b> : REZONING OF ERF RE/327, KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'RESIDENTIAL' 1:700	

### PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 3500.00
<b>Total VAT Amount</b>	: N\$ 525.00
<b>Total Amount Payable</b>	: N\$ 4025.00

### INVOICE DETAILS

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

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 3500.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 3500.00
<b>Tariff VAT Amount</b>	: N\$ 525.00
<b>Tariff Total Amount</b>	: N\$ 4025.00
<b>Service Code</b>	: N/A



79  
21

## Receipt



Transaction with transaction id 32299987 submitted  
successfully.

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID  
32299987

From  
CHARL DU TOIT

Date  
Sep 1, 2022

Payment Priority  
Normal

My Reference  
COWAppFeeErf Re327KWhk

Their Reference  
Re 327 KWhk rezoning

### Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account  
Due to the nature of the internet, transactions may be subjected to interruption, transmission blackout, delayed  
transmission and incorrect data transmission.

The Bank is not liable for malfunctions in communication facilities not within its control that may affect the  
accuracy of timeliness of messages and transactions you send.

All transactions are subject to our verification and our normal fraud checks

**DEBT MANAGEMENT CREDIT CHECK FORM**

Surname Petkar First name(s) F  
 Erf/Stand no Re 327 Township Klein Windhoek  
 If company or registered under CC n/a  
 Namibian I.D. / Passport no. BN 0570635  
 Postal address Box 86033 Township of address GRAS  
 Physical Residential or Business address \_\_\_\_\_  
 Tel no \_\_\_\_\_ (H) \_\_\_\_\_ Cell \_\_\_\_\_

**DEBT MANAGEMENT CREDIT CHECK**

Service Accounts (MS)

Credit Control Officer Comments:

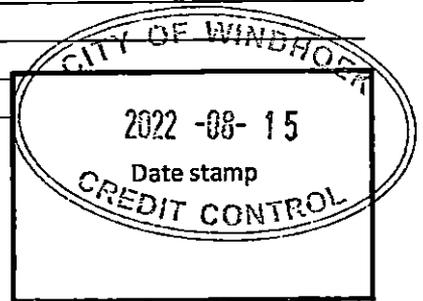
*Proceed*

Acc. Technician Credit Control

*[Signature]*

Signature Acc. Tech Credit Control

*[Signature]*



**LAND SALES**

Comments:

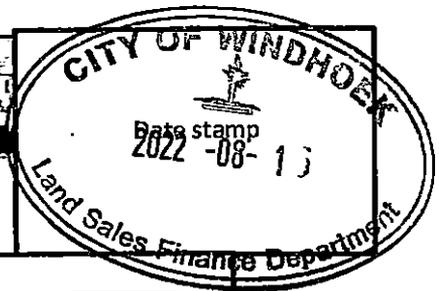
*proceed*

Acc. Technician

*[Signature]*

Signature Acc. Technician Land Sales

*[Signature]*



ACCOUNTANT LAND SALES:

**CITY OF MANY FACES**

**Dorette Opperman**

---

**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** Thursday, October 6, 2022 9:53 AM  
**To:** 'faiz petkar'  
**Subject:** RE: Letter of Objection

Thanks Dr Petkar,

Will follow up with her on the retraction of her objection.

Kind Regards  
D

**From:** faiz petkar <fpetkar@yahoo.com>  
**Sent:** Thursday, October 6, 2022 8:53 AM  
**To:** Dorette Opperman <planner1@dutoitplan.com>  
**Subject:** Letter of Objection

Hello Dorette

I spoke to Lesley Crawford yesterday who is residing at ERF 1345 (10 Woermann Street). This is adjacent to the back portion of my ERF 327.

She has lodged an objection for building of a double storey next to her erf, but the letter of objection clearly states, that she has NO OBJECTION to a SINGLE STOREY. On that basis, can you please liaise with her and ask her to amend/retract this letter based on this misunderstanding as I clearly stated to her telephonically that only x2 single storey dwelling will be erected and NOT a double storey.

She has also used noise as a point of objection, with more people residing next door to her, but this argument is presumptuous and cannot be used as a determining factor.

Kind regards

Faiz.

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>

Name: Lesley Crawford

Address: 10 Woermann St

Klein WK P.O. Box 90075 KI WK.

Telephone: 225941

Email: lesl@iway.na

I, the owner of Erf 1345, ~~Lotz~~/Woermann Street

(Please indicated with "x" in appropriate box)

do not object to

object to

- Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it 1 density category higher.

If objecting, please state the reasons:

The area is small. The buildings  
will encroach on my privacy.  
The traffic/noise on Woermann  
St will be increased.

Lesley Crawford

Signature

30, September 2022

Date

Kindly take note that comments should reach our office by 30 September 2022  
 You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>

Name: Burgert Brand

Address: Box 233

Windhoek

Telephone 061-224294 Email: bischofbrand@elcin-gelc.org  
*representing the owner*

I, the owner of Erf 327, Lotz/Woermann Street

(Please indicated with "x" in appropriate box)

do not object to

object to

- Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it 1 density category higher.

If objecting, please state the reasons:

.....

.....

.....

.....

[Signature]  
Signature

30/9/2022  
Date

Kindly take note that comments should reach our office by 30 September 2022  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

**Dorette Opperman**

---

**From:** Lesley Crawford <lesl@iway.na>  
**Sent:** Sunday, October 16, 2022 4:21 PM  
**To:** 'Dorette Opperman'  
**Subject:** RE: Emailing: Objection to rezoning of Erf 327 Klein Windhoek

Dear Dorette

Thank you for your message.

Yes I did have a conversation with Dr Petkar. He confirmed the intention is to build two single storey dwelling units on the vacant part of the property. I am relieved to hear that it will be single storey.

He mentioned that he was very concerned about the neighbourhood and it's character, saying he wanted to do what was best for the area.

As per my objection submitted to the City of Windhoek, I indicated that I would not have an objection against a single storey construction, meaning one not two single storey constructions. Two buildings would cover the said area and spoil the character of the street where the majority of houses are single storey on one reasonable sized plot.

It will also remove all the trees. One particularly being an Acacia Erioloba (Camel-thorn) - a protected tree. This would also negatively affect the character of the street.

A single storey will have less impact on this neighbourhood and be less intrusive as regards to privacy.

I also object to hearing builders working all weekend especially on Sundays.

I really am not trying to be difficult. I have no objection to one single storey dwelling on that part of the property but I do object to two dwellings or any double storey.

Remember in addition, we will be subjected to quite a few months of having builders on the property next door and feel worried about the safety of our property and ourselves. Hopefully I need not feel anxious about that.

Regards

Lesley Crawford

-----Original Message-----

**From:** Dorette Opperman <planner1@dutoitplan.com>  
**Sent:** 14 October 2022 11:16  
**To:** 'Lesley Crawford' <lesl@iway.na>  
**Subject:** RE: Emailing: Objection to rezoning of Erf 327 Klein Windhoek

Good morning Lesley,

Hope you are doing well. Tried to reach you by telephone today but unfortunately did not manage.

I wish to enquire if you would perhaps want to revise your objection against the Rezoning of Erf 327, Klein Windhoek? Dr Petkar informed me he had a telephonic conversation with you last week to discuss his intentions and he confirmed the intention is two single storey dwelling units on the vacant part of the property.

As per your objection submitted to the City of Windhoek, you indicated you would not have an objection against to a single storey construction.

Kindly let me know.

Kind Regards and have a lovely weekend  
Dorette

-----Original Message-----

**From:** Lesley Crawford <lesl@iway.na>  
**Sent:** Wednesday, October 5, 2022 1:16 PM  
**To:** 'Dorette Opperman' <planner1@dutoitplan.com>  
**Subject:** Emailing: Objection to rezoning of Erf 327 Klein Windhoek





Regskennisgewings Legal Notices

IN THE High Court of Namibia Main Division Windhoek CASE NUMBER: HC-MD-CIV-ACT-CON-2022/01574

IN THE High Court Of Namibia (Main Division) Case Number: HC-MD-CIV-ACT-OTH-2021/01640

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700M<sup>2</sup>

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council, to the Urban and Regional Planning Board for:

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700M<sup>2</sup>

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

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IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

IN THE High Court of Namibia Main Division, Windhoek/ Case No.: HC-MD-CIV-CON-2021/01752

Regskennisgewings Legal Notices

IN THE High Court Of Namibia (Main Division) Case Number: HC-MD-CIV-ACT-OTH-2021/01640

IN THE High Court Of Namibia (Main Division) Case Number: HC-MD-CIV-ACT-OTH-2021/01640

NOTICE TO CREDITORS IN DECEASED ESTATES

AD persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

AD persons having claims against the estates specified below are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

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Regskennisgewings Legal Notices

CONSENT FOR MORE THAN 1 DWELLING (TWO IN TOTAL) ON ERF 1593, NO. 5 MOCKE STREET, (A PORTION OF ERF 119) KLEIN WINDHOEK TAKE notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 1593, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

CONSENT FOR MORE THAN 1 DWELLING (TWO IN TOTAL) ON ERF 1593, NO. 5 MOCKE STREET, (A PORTION OF ERF 119) KLEIN WINDHOEK TAKE notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of Erf 1593, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

NOTICE CAPE ORCHARD COMPANY (NAMIBIA) (PTY) LTD - (IN LIQUIDATION) MASTERS REF NO: W12/2022

Pursuant to Section 40(2) and Section 77, of the Insolvency Act No. 24 of 1936 as amended, notice is hereby given that the undersigned has been appointed Liquidator and that persons indebted to the Company are required to pay their debts to them forthwith.

Pursuant to Section 40(2) and Section 77, of the Insolvency Act No. 24 of 1936 as amended, notice is hereby given that the undersigned has been appointed Liquidator and that persons indebted to the Company are required to pay their debts to them forthwith.

Pursuant to Section 40(2) and Section 77, of the Insolvency Act No. 24 of 1936 as amended, notice is hereby given that the undersigned has been appointed Liquidator and that persons indebted to the Company are required to pay their debts to them forthwith.

Pursuant to Section 40(2) and Section 77, of the Insolvency Act No. 24 of 1936 as amended, notice is hereby given that the undersigned has been appointed Liquidator and that persons indebted to the Company are required to pay their debts to them forthwith.

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Regskennisgewings Legal Notices

IN THE High Court of Namibia Case Number: HC-MD-CIV-ACT-CON-2019/05250

IN THE High Court of Namibia Case Number: HC-MD-CIV-ACT-CON-2019/05250

ESTATE OF THE LATE CORNELIA CHRISTINA POTGIETER

ESTATE OF THE LATE CORNELIA CHRISTINA POTGIETER Last address: HILLDALE LIFESTYLE VILLAGE 16, LANGENHOVENPARK, BLOEMFONTEIN

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Regskennisgewings Legal Notices

NOTICE OF ALIENATION OF BUSINESS IN TERMS OF SECTION 34(1) OF THE INSOLVENCY ACT NO. 24 OF 1936 (AS AMENDED) KINDLY TAKE NOTICE THAT ARMENIA INVESTMENTS SEVEN CLOSE COPORATION sold the business situated at MAIN ROAD OSHAKATI to MUDSTONE INVESTMENTS (PROPRIETARY) LIMITED, with effective date, the date of registration of transfer of Shares and Loan Accounts at BIPA at the business situated at MAIN ROAD OSHAKATI, which will then continue to trade under the name ENGEN ONESHILLA SERVICE STATION, at the same address for its own account.

NOTICE OF ALIENATION OF BUSINESS IN TERMS OF SECTION 34(1) OF THE INSOLVENCY ACT NO. 24 OF 1936 (AS AMENDED) KINDLY TAKE NOTICE THAT ARMENIA INVESTMENTS SEVEN CLOSE COPORATION sold the business situated at MAIN ROAD OSHAKATI to MUDSTONE INVESTMENTS (PROPRIETARY) LIMITED, with effective date, the date of registration of transfer of Shares and Loan Accounts at BIPA at the business situated at MAIN ROAD OSHAKATI, which will then continue to trade under the name ENGEN ONESHILLA SERVICE STATION, at the same address for its own account.

ESTATE OF THE LATE CORNELIA CHRISTINA POTGIETER

ESTATE OF THE LATE CORNELIA CHRISTINA POTGIETER Last address: HILLDALE LIFESTYLE VILLAGE 16, LANGENHOVENPARK, BLOEMFONTEIN

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Regskennisgewings Legal Notices

MUNICIPALITY OF WALVIS BAY: Notice is hereby given in terms of Section 63 (2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, that the Council of Municipality of Walvis Bay intends to sell by private transaction Erf 6191, Walvis Bay to Earth Giants investment for the establishment of a Vocational Training Centre.

MUNICIPALITY OF WALVIS BAY: Notice is hereby given in terms of Section 63 (2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended, that the Council of Municipality of Walvis Bay intends to sell by private transaction Erf 6191, Walvis Bay to Earth Giants investment for the establishment of a Vocational Training Centre.

Multiple Sclerosis

Multiple Sclerosis KMSA

LONGING CONTROL? ALCOHOLICS ANONYMOUS NAMIBIA If you want to drink, that's your business. If you want to stop, that's ours. Windhoek: 081 325 6144 Swakopmund: 081 243 2649 E-MAIL: alcoholicsnamibia@gmail.com

Market Watch To advertise call: 061-297-2055

Regskennisgewings Legal Notices

CONSENT FOR MORE THAN 1 DWELLING (TWO IN TOTAL) ON ERF 1593, NO. 5 MOCKE STREET, (A PORTION OF ERF 119) KLEIN WINDHOEK

Consent for more than 1 dwelling (two in total) on Erf 1593 (A Portion of Erf No. 119), No. 5 Mocke Street, Klein Windhoek, Erf 1593, No. 5 Mocke Street, Klein Windhoek, is 2568 m² in extent and zoned 'residential'

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council

IN THE High Court of Namibia Case No. HC-MD-CIV-ACT-2017/01568

IN THE Magistrate's Court for the District of Windhoek Held at Windhoek Case No: 537 of 2022

Regskennisgewings Legal Notices

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:900M²

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)

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Regskennisgewings Legal Notices

IN THE High Court of Namibia Case No. HC-MD-CIV-ACT-2021/03407

IN EXECUTION OF A JUDGEMENT granted by the above Honourable Court on the 16 October 2021, the following will be sold by public auction on the 29 September 2022 at 12h00 at Advanced Refrigeration, Main Road, Oshakati, by the Deputy Sheriff, Oshakati:

ESTATE OF THE LATE ALICE LOUISE ELISABETH ROSEWEG

ESTATE OF THE LATE MAGRETHA JOHANNA CLAASZ

ESTATE OF THE LATE LEONOR VAN SCHALKWYK CLAASZ

ESTATE OF THE LATE PETRUS PATRICK DU PLESSIS

ESTATE OF THE LATE ACE LEONARD

ESTATE OF THE LATE ACE LEONARD

ESTATE OF THE LATE JACOBUS VAN DYK

Regskennisgewings Legal Notices

ESTATE OF THE LATE ALICE LOUISE ELISABETH ROSEWEG

ESTATE NO. E1855/2022 Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 16 SEPTEMBER 2022.

F11 OCHL - TRUST CC P.O. Box 90220 Tel: 223640 Klein-Windhoek

ESTATE OF THE LATE MAGRETHA JOHANNA CLAASZ

ESTATE NO. E2275/2022 Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 16 SEPTEMBER 2022

F11 OCHL - TRUST CC P.O. Box 90220 Tel: 223640 Klein-Windhoek

ESTATE OF THE LATE PETRUS PATRICK DU PLESSIS

ESTATE NO. E1855/2022 Notice is hereby given that the Liquidation and Distribution Account in the above estate will be for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 16 September 2022

F11 OCHL - TRUST CC P.O. Box 90220 Tel: 223640 Klein-Windhoek

ESTATE OF THE LATE ACE LEONARD

ESTATE NO. E1811/2022 Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will be for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 16 September 2022

F11 OCHL - TRUST CC P.O. Box 90220 Tel: 223640 Klein-Windhoek

ESTATE OF THE LATE JACOBUS VAN DYK

ESTATE NO. E1811/2022 Notice is hereby given that the First & Final Liquidation and Distribution Account in the above estate will be for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 16 September 2022

F11 OCHL - TRUST CC P.O. Box 90220 Tel: 223640 Klein-Windhoek

Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 1957 and 1571, JACONA STREET, HOCHLANDPARK, intends applying to the Municipal Council of Windhoek for:

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 2104, Holsanger Street No.104, Khamasdal, intends applying to the Municipal Council of Windhoek for:

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (A portion of portion 125) of the Farm Gobabis Townlands No. 114, intends applying to the Municipal Council of Gobabis for:

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (A portion of portion 125) of the Farm Gobabis Townlands No. 114 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:900 m², SUBSEQUENT SUBDIVISION OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION A AND THE REMAINDER.

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (A portion of portion 125) of the Farm Gobabis Townlands No. 114 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:900 m², SUBSEQUENT SUBDIVISION OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION A AND THE REMAINDER.

Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 2104, Holsanger Street No.104, Khamasdal, intends applying to the Municipal Council of Windhoek for:

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (A portion of portion 125) of the Farm Gobabis Townlands No. 114, intends applying to the Municipal Council of Gobabis for:

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Portion 169 (A portion of portion 125) of the Farm Gobabis Townlands No. 114 FROM 'UNDETERMINED' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:900 m², SUBSEQUENT SUBDIVISION OF PORTION 169 (A PORTION OF PORTION 125) OF THE FARM GOBABIS TOWNLANDS NO. 114 INTO PORTION A AND THE REMAINDER.

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Regskennisgewings Legal Notices

NOTICE EXECUTORS AND TRUSTEES NAMIBIA Estate of the late: JOHANNA HENRIETTA SIMON I.D.: 39081200142

Debors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice

BANK WINDHOEK LIMITED TRUST DEPARTMENT P.O. BOX 15, WINDHOEK GLENDA DU TOIT

NOTICE EXECUTORS AND TRUSTEES NAMIBIA Estate of the late: Carlos Henrique Fernandes De Gouveia L.D: 5307215039080

Debors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice

BANK WINDHOEK LIMITED TRUST DEPARTMENT P.O. BOX 15, WINDHOEK SONYA FORTUIN

NOTICE EXECUTORS AND TRUSTEES NAMIBIA Estate of the late TERCIA LOUW I.D: 4377400258

Debors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice

BANK WINDHOEK LIMITED TRUST DEPARTMENT P.O. BOX 15, WINDHOEK GLENDA DU TOIT

NOTICE EXECUTORS AND TRUSTEES NAMIBIA Estate of the late MARGARETTE FRANZ I.D: 770219 1010 6

Debors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice

BANK WINDHOEK LIMITED TRUST DEPARTMENT P.O. BOX 15, WINDHOEK KAMBERIPA

NOTICE EXECUTORS AND TRUSTEES NAMIBIA Estate of the late ELIZABETH ERINA GODESCHE I.D: 351016 0012 4

Debors and creditors in the above estate are requested to forward their claims and pay their debts to the undersigned within a period of 30 days from date of publication of this notice

BANK WINDHOEK LIMITED TRUST DEPARTMENT P.O. BOX 15, WINDHOEK KAMBERIPA

Market Watch Om te advontoor skakel Kleinadvertensies t: 061-297.2095

ROOI • BLOU • GROEN • ORANJE Die opwindende nuwe manier om jou kleed-advanture te begin

LOSING CONTROL? ALCOHOLICS ANONYMOUS NAMIBIA If you want to drink, that's your business. If you want to stop, that's ours.

NOTICE

REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it is a density category higher.

Erf/Re 327, No. 7 Lotz Street, Klein Windhoek, is 2323m<sup>2</sup> in extent and zoned 'residential' with a density of 1 dwelling per 900m<sup>2</sup>. There is an existing residential and some outbuilding on the erf which are used for residential purposes, while the western part of the erf is undeveloped and vacant. It is the intention of the owner to construct two additional dwellings on the vacant part to rent to interested parties. Access to the main dwelling is from Lotz Street, while the new dwellings would obtain access from Woermann Street. With the intended density of 1 dwelling per 700m<sup>2</sup>, a total of 3 dwellings could be constructed. It is not expected that two additional, well-designed dwellings would be detrimental to the character of the neighbourhood.

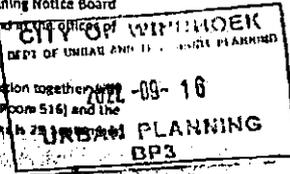
All parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planning-Town House, 4th Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 23/09/2022).

Applicant:  
DU TOIT TOWN PLANNING CONSULTANTS  
P O Box 8873  
AUSSEFAHRPLATZ  
WINDHOEK  
Tel: 061-246819  
Email: [info@du-toit.com](mailto:info@du-toit.com)

City of Windhoek  
The Urban and Regional Planning  
Department  
4 Dr. Kwame Nkrumah Avenue  
Klein Windhoek  
Windhoek





STRUCTURE



**RIGHTS OF CONVICTION, SIGNATURES AND DUPLICATES IN SUPPORT OF BUILDING / CONSTRUCTION PERMITS, PRONGMIRRI, HAKARANA**

The Town Planning Scheme of the City of Windhoek provides the opportunity for each building or structure to be constructed in accordance with the provisions of the Town Planning Scheme (TPS) and the Building Regulations (BR) and the Building Control Act (BCA) of 1993. The purpose of this document is to provide information on the requirements for the construction of buildings in the Prongmirri area of the City of Windhoek.

The Town Planning Scheme (TPS) of the City of Windhoek provides the opportunity for each building or structure to be constructed in accordance with the provisions of the Town Planning Scheme (TPS) and the Building Regulations (BR) and the Building Control Act (BCA) of 1993.

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Please note that should an application be produced in this 11 working days from the date it is received, it will be presumed that you have not applied for the proposed building work and the building plan will be refused. If it takes 11 working days to process the application, the building plan will be issued.

All correspondence should be addressed to the Chief Executive Officer

**NOTICE**

NOTICE TO THE APPLICANT OF THE PROPOSED REVISION TO THE BUILDING PLAN FOR THE PROPOSED MEDICAL CLINIC AT ERIT 3882, KATUTURA EXTENSION 14

PLEASE NOTE THAT THE PROPOSED REVISION TO THE BUILDING PLAN FOR THE PROPOSED MEDICAL CLINIC AT ERIT 3882, KATUTURA EXTENSION 14 IS BEING SUBMITTED TO THE CITY OF WINDHOEK FOR APPROVAL.

PLEASE NOTE THAT THE PROPOSED REVISION TO THE BUILDING PLAN FOR THE PROPOSED MEDICAL CLINIC AT ERIT 3882, KATUTURA EXTENSION 14 IS BEING SUBMITTED TO THE CITY OF WINDHOEK FOR APPROVAL.

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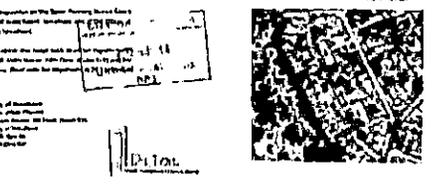
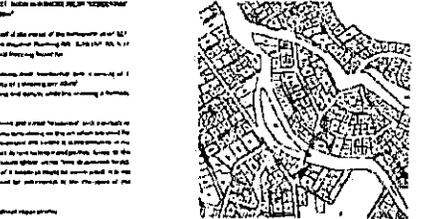
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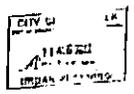


City of Windhoek  
The Chief Executive Officer  
Town Planning, 100 Independence Ave, Windhoek  
City of Windhoek  
PO Box 41284  
Windhoek, SWANDBURG  
Tel: (06) 251188  
Fax: (06) 251188  
City Ref: WJ22518

Further information on the plan of the City of Windhoek for the construction of buildings in the Prongmirri area of the City of Windhoek can be obtained from the Town Planning Department, City of Windhoek, PO Box 41284, Windhoek, SWANDBURG.

The Town Planning Scheme (TPS) of the City of Windhoek provides the opportunity for each building or structure to be constructed in accordance with the provisions of the Town Planning Scheme (TPS) and the Building Regulations (BR) and the Building Control Act (BCA) of 1993.

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**NOTICE**

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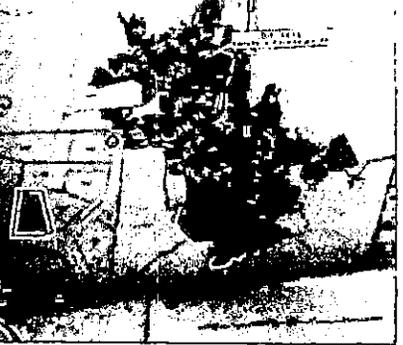
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NOTICE

REZONING OF Erf 327, No. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL LOW-DENSITY' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1/700m<sup>2</sup>

DUTYOT TOWN PLANNING CONSULTANTS, are applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf/Ru 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 500m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>,
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it is a density category higher.

Erf/Ru 327, No. 7 Lotz Street, Klein Windhoek, is 2923m<sup>2</sup> in extent and zoned 'residential' with a density of 1 dwelling per 500m<sup>2</sup>. There is an existing residential and some outbuilding on the erf which are used for residential purposes, while the western part of the erf is undeveloped and vacant. It is the intention of the owner to construct two additional dwellings on the vacant part to west of the existing part. Access to the main dwelling is from Lotz Street, while the new dwellings would obtain access from Voormann Street. With the total density of 1 dwelling per 700m<sup>2</sup>, a total of 3 dwellings could be constructed. It is not expected that two additional, well-designed dwellings would be detrimental to the character of the neighbourhood.

All parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rex, Mickel Street, Windhoek, and at the office of Dutyot Town Planning, 4 De Kweens Memorial Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner, Town House, 7th Floor, Room 5162 and the applicant) within 14 days of the last publication of this notice (final date for objections is 29 September 2023).

Should you require additional information you are welcome to contact our office.

Applicant:  
DUTYOT TOWN PLANNING CONSULTANTS  
P.O. BOX 8875  
KUNENAMAPLATZ  
WINDHOEK  
Tel: 061-348011  
Email: g@DUTYOT.TOWNPLANNING

City of Windhoek  
The Urban Planner (Town House, 7th Floor,  
Room 5162)  
City of Windhoek  
P.O. Box 60  
WINDHOEK



Vacant part of Erf/Ru 327 Klein Windhoek

92  
31

ERF Re/327KW

# LIST OF REGISTERED ITEMS POSTED



by DU TOIT TOWN Planning Consultants

Sender's reference no.	Addressee's name and address	Registration no.
R1328	Deutsche Evangelische Luthrose Church PO BOX 233 WHL	BA 001 842 855 NA
934	AJB Pretorius PO BOX 20051 WHL	BA 001 842 869 NA
931	S. Klinger PO BOX 11766 Klein WHL	BA 001 842 872 NA
2636	V.M.A.G. Wrede PO BOX 11613 WHL	BA 001 842 886 NA
1343	U. Pirschenschau PO BOX 5770 Aussaunplatz	BA 001 842 890 NA
1345	L. Stone's Thron Properties cc PO BOX 90875 KWLH	
Re/326	JFD Crieser PO BOX 5384 Aussaunplatz	BA 001 842 912 NA
1754	L. Galitskaia PO BOX 92457 KWLH	BA 001 842 926 NA
1753	P.N. Shimutwikeni PO BOX 8183 Bachbrecht	RR 014 222 515 NA

Number of items 9

Received by *J. C.*

Date-stamp

No compensation will be considered unless enquiry regarding this postal article is made within one year after the date of posting.



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman

Tel: +264 81 835 2021

Ref: KW/ Re327

L Stone's Throw Properties CC  
P O Box 90075  
KLEIN WINDHOEK

9 September 2022

Dear Sir/ Madam

**REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>**

Our office is currently applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, Dr Faiz Petkar, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council for:

- Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it 1 density category higher.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of Erf 1345, Klein Windhoek located adjacent to the erf are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **30 September 2022**.

The Remaining extent of Erf 327, No. 7 Lotz Street, Klein Windhoek, is 2323m<sup>2</sup> in extent and zoned 'residential' with a density of 1 dwelling per 900m<sup>2</sup>. Erf/Re327, No. 7 Lotz Street, Klein Windhoek, is 2323m<sup>2</sup> in extent and zoned 'residential' with a density of 1 dwelling per 900m<sup>2</sup>. There is an existing residential and some outbuilding on the erf on the eastern part of the property which are used for residential purposes, while the western part of the erf is undeveloped and vacant.

It is the intention of the owner to construct two additional dwellings on the vacant part to rent to interested parties. Access to the main dwelling is from Lotz Street, while the new dwellings would obtain access from Woermann Street. With the intended density of 1 dwelling per 700m<sup>2</sup>, a total of 3 dwellings could be constructed – the current, main dwelling and two smaller dwelling units. It is not expected that two additional, well-designed dwellings would be detrimental to the character of the neighbourhood.

The yellow block below indicates the vacant part of the property.



Sufficient parking will be provided for on-site and is in line with the requirements of the City of Windhoek as will all building requirements have to be met for the additional two dwelling units.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 30 September 2022, we would assume you do not have any objection.

Kind regards

Dorette Opperman

**REZONING OF THE REMAINDER OF ERF 327, NO. 7 LOTZ STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900m<sup>2</sup> TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:700m<sup>2</sup>**

Name:.....

Address:.....

.....

Telephone :..... Email: .....

I, the owner of Erf ....., Lotz/Woermann Street

(Please indicated with "x" in appropriate box)

do not object to

object to

- Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>.
- Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it 1 density category higher.

**If objecting, please state the reasons:**

.....

.....

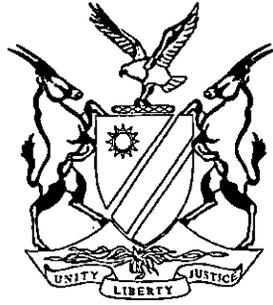
.....

.....

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Kindly take note that comments should reach our office by 30 September 2022  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$20.00

WINDHOEK - 15 September 2022

No. 7904

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## Proclamation

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by the

**PRESIDENT OF THE REPUBLIC OF NAMIBIA**

No. 26

2022

ANNOUNCEMENT OF APPOINTMENT OF ACTING JUDGE OF HIGH COURT:  
NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that I have, under Sub-Article (4)(a)(aa) of that Article read with Article 82(3) of that Constitution on the recommendation of the Judicial Service Commission, appointed the person whose name appear in Column 1 of the Table as Acting Judge of the High Court of Namibia for the period indicated directly opposite her name in Column 2.

No. 503

2022

**REZONING OF ERF 1992, VINETA EXTENSION 1, SWAKOPMUND**

Take note that **Van Der Westhuizen Town Planning and Properties CC**, on behalf of our client, intends to apply to the Swakopmund Municipal Council for the rezoning of Erf 1992 located on the corner of Robert Blank Street and Schluckwerder Street, Vineta Extension 1, Swakopmund from "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 2" with a density of 1:100m<sup>2</sup> and consent to operate a "Bed and Breakfast" from Erf 1992, Vineta Extension 1, Swakopmund after the rezoning is approved.

- **Rezoning of Erf 1992, Vineta Extension 1, Swakopmund, from "Single Residential" with a density of 1:900m<sup>2</sup> to "General Residential 2" with a density of 1:100m<sup>2</sup>**

Erf 1992 measures approximately 982m<sup>2</sup> in extent is located in the older part of Swakopmund known as Vineta. The erf currently accommodates a residential dwelling on them with its associated outbuildings. Once the rezoning is approved, our client would like make use of the erf to operate a Bed and Breakfast from the properties. In order for our client to proceed with the proposed intentions it is required to rezone the erf to "General Residential 2" with a density of 1:100m<sup>2</sup>.

Take note that –

- (a) the plan of the erf can be inspected at the public notice board of the Swakopmund Municipality located on the Corner of Rakutoka and Daniel Kamho Streets.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Urban and Regional Planning Board and the applicant within 14 days of the last publication of this notice.

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 29 September 2022**.

**Applicant: Van Der Westhuizen Town Planning & Properties cc**  
**Contact: A van der Westhuizen**  
**Cell: 081-122 4661 / 081-244 4441**  
**Email: andrew.namfu@gmail.com**  
**P.O. Box: 1598, Swakopmund**

No. 504

2022

**REZONING OF THE REMAINDER OF ERF 327, WINDHOEK**

**Du Toit Town Planning Consultants**, are applying on behalf of the owner of the Remainder of Erf 327, Klein Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of Erf/Re 327, No. 7 Lotz Street, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'general residential' with a density of 1 dwelling per 700m<sup>2</sup>;**
- **Consent to use the erf in accordance with the new zoning and density while the rezoning is formally being completed as it's 1 density category higher.**

Erf/Re327, No. 7 Lotz Street, Klein Windhoek, is 2323m<sup>2</sup> in extent and zoned 'residential' with a density of 1 dwelling per 900m<sup>2</sup>. There is an existing residential and some outbuilding on the erf which are used for residential purposes, while the western part of the erf is undeveloped and vacant. It is the intention of the owner to construct two additional dwellings on the vacant part to rent to interested parties. Access to the main dwelling is from Lotz Street, while the new dwellings would obtain access from Woermann Street. With the intended density of 1 dwelling per 700m<sup>2</sup>, a total of 3 dwellings could be constructed. It is not expected that two additional, well-designed dwellings would be detrimental to the character of the neighbourhood.

All parking can be provided for on-site as per the City of Windhoek requirements.

Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (**final date for objections is 29 September 2022**).

Should you require additional information you are welcome to contact our office.

**Applicant: Du Toit Town Planning Consultants**  
P.O. Box 6871  
Ausspannplatz  
Windhoek  
Tel: 061-248010  
Email: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)

No. 505

2022

#### REZONING OF PORTION 169, GOBABIS TOWNLANDS NO.114

Take notice that **Ritta Khiba Planning Consultants** (Town and Regional Planners) on behalf of the owner of Portion 169 (a portion of portion 125) of the Farm Gobabis Townlands No. 114, intends applying to the Municipal Council of Gobabis for:

- **Rezoning of Portion 169 (a Portion of Portion 125) of the Farm Gobabis Townlands No. 114 from 'Undetermined' to 'General Residential 2' with a density of 1:100m<sup>2</sup>, Subsequent Subdivision of Portion 169 (a portion of Portion 125) of the Farm Gobabis Townlands No. 114 into Portion A and the remainder. Subdivision of the newly created Portion A into more than eleven erven.**

Portion 169 (a portion of portion 125) of the Farm Gobabis Townlands No. 114 is zoned 'Undetermined' and is approximately 31 671 Ha in extent. The erf is currently vacant. Once Council approves the proposed rezoning the intention is to construct residential buildings.

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

Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Municipal Offices, No. 35 Church Street, Gobabis as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarle@dutoitplan.com

Enquiries: D Opperman  
Tel: +264 81 835 2021  
Ref: WHK/Re/5546

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

10 January 2023

For Attention: Mr. Hugo Rust

Dear Mr. Rust

**REZONING OF ERF 3191, NO. 29-31 STEIN STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 900m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL/PENSION ACCOMMODATION ESTABLISHMENT) AND CONSENT TO USE ERF 3191, KLEIN WINDHOEK IN ACCORDANCE WITH THE PROPOSED ZONING**

On behalf of the owner of Erf 3191, Klein Windhoek application is herewith made in terms of Section 105 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) to the City of Windhoek and the Urban and Regional Planning Board for:

- Rezoning of Erf 3191, No. 29-31 Stein Street, Klein Windhoek from 'Residential' with a density of 1:900m<sup>2</sup> to 'Hospitality' for an accommodation establishment (Hotel/Pension 10-20 rooms)
- Consent to use Erf 3191, Klein Windhoek in accordance with the proposed zoning while the rezoning is in process for at least 10 rooms based on approval for a pension given by Council on 24/06/1992

---

The ***intention*** of the application is to bring the number of rooms in line with the newly proclaimed zoning category of 'hospitality'. The establishment will continue to exist as a Hotel/Pension with 10 to 20 rooms as per the definition. The owners wish to sell the establishment and would need compliance for this.

---

Erf 3191, Klein Windhoek is registered in a CC – De Vagebond Hotel Pension CC. The previous name of the CC was Gui and Gam Investments Seven – Twelve CC as is still indicated on the Title Deed. The Title Deed has not been endorsed with the new CC name. Mr F P Sturm the main member of the De Vagebond CC also provided Power of Attorney to his wife Barbara in 2020 when Mr Sturm became

unable to handle his own affairs. The Power of Attorney for the application as well as the Power of Attorney given Mrs Sturm authority to sign on behalf of her husband is attached.

The Amended Founding Statement for De Vagebond Hotel Pension CC is attached.

## 1. Erf information

### 1.1 Locality, size, zoning and previous approval

Erf 3191 is located in Stein Street in Klein Windhoek and is 2870m<sup>2</sup> in extent. The erf is zoned 'residential' with a density of 1:900 (see attached zoning certificate). The erf slope to the north where there is a stormwater course running between Erf 3191 and Erf Re/7. The topography was used with the placement and construction of the buildings and the erf was developed on and below street level. The photos below depict how the levels below the street were utilized. The main building is on street level.

The as-built plans as submitted for compliance is attached to the application. It can however only be approved once this application is finalized.



Figure 1 : Areas of erf below street level



Figure 2 : Main building on street level

Approval for the Hotel Pension was already given by Council in 1992. The Council approved on 24 June 1992, the consolidation of Erven 673 and 454 and also granted consent to operate a Pension with 10 rooms.

The other conditions of approval is listed below:

- 4.3 That the maximum permissible floor area for the pension be 255,11 m<sup>2</sup>.
- 4.4 That meals only be supplied to the residents and their guests and not to the general public.
- 4.5 That should a liquor licence be required in terms of the Accommodation Establishment and Tourism Ordinance (Ordinance 20 of 1973, as amended) only an on site consumption licence, being a restaurant licence in respect of those persons mentioned in paragraph 3.3 above, be considered.
- 4.6 That neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme.
- 4.7 That the parking on the premises be supplied to the satisfaction of the City Engineer on the order of 1,5 parking bays per room.
3. That consent be granted to the applicant for the existing 3 dwellings on the erf.
4. That consent be granted to the applicant for the erection and operation of a pension on the consolidated Erf 673/454 Stein Street, Klein Windhoek, subject to the following conditions:
  - 4.1 That, since the density of the erf does not allow for 10 dwellings, the number of leasable rooms be restricted to 10, which is the minimum number of rooms to qualify for a pension according to the Ordinance on Accommodation Establishments and Tourism 1973 (Ord. 20 of 1973).

Figure 3 : Extract from resolution of 1992

The Hotel Pension Vagebond has largely operated on these conditions for the past 30 years, but the number of rooms have subsequently increased to 11 rooms. The meals are still only supplied to guests and the establishment is not used for any other associated functions such as conferences.

The calculations as per the as-built building plans (extract below) indicate the existing floor area currently being used for the accommodation establishment. The buildings are still within the allowable 50% coverage.

Sufficient parking is provided on-site in line with requirement of City of Windhoek and will be discussed in a paragraph below.

TOWN PLANNING CALCULATIONS	
<b>EXISTING GROUND FLOOR</b>	
MAIN BUILDING	: 196.00m <sup>2</sup>
MANAGERS DWELLING	: 178.00m <sup>2</sup>
OUTBUILDING	: 49.50m <sup>2</sup>
<b>TOTAL EXISTING</b>	<b>: 423.50m<sup>2</sup></b>
<b>NEW GROUND FLOOR</b>	
BEDROOM 1-2	: 118.50m <sup>2</sup>
BEDROOM BEDROOM 11	: 31.00m <sup>2</sup>
<b>NEW LOWER GROUND</b>	
BEDROOM 4 & 5	: 83.00m <sup>2</sup>
BEDROOM 6-9	: 151.00m <sup>2</sup>
<b>NEW FIRST FLOOR</b>	
BEDROOM 3	: 47.50m <sup>2</sup>
<b>NEW CARPORT</b>	
	: 55.00m <sup>2</sup>
<b>TOTAL NEW</b>	<b>: 437.00m<sup>2</sup></b>
<b>TOTAL BUILDING</b>	<b>: 860.50m<sup>2</sup></b>
<b>SITE AREA</b>	<b>: 2370.00m<sup>2</sup></b>
<b>COVERAGE ALLOWED</b>	<b>: 50.00%</b>
<b>COVERAGE USED</b>	<b>: 28.33%</b>
<b>BULK ALLOWED</b>	<b>: 1.00</b>
<b>BULK USED</b>	<b>: 0.29</b>
<b>PARKING REQUIRED</b>	<b>: 11 BAYS</b>
<b>PARKING USED</b>	<b>: 14 BAYS</b>

Figure 4 : Extract from as-built plans submitted

### **Registered Conditions**

The conditions registered against Erf 3191, Klein Windhoek are contained in the Deed of Transfer T804/2012 - see copy attached. It is the standard Town Planning Scheme conditions, and no restrictive conditions are registered that would hinder the application.

### **2. Development Proposal and Motivation**

As mentioned on page 1 the intention with the application is, even though previous consent exist, the current activities and number of rooms needs to brought in line with the Windhoek Zoning Scheme.

As the owners also wish to sell the property, as-built plans were submitted for compliance. These can only be approved if the zoning is in line with the Scheme.

The new 'hospitality' zoning makes provision for a Hotel/Pension accommodation establishment which is the appropriate category for De Vagebond Hotel Pension – see below.

**Hotel Pension** means an accommodation establishment comprising of at least 10 but not more than 20 bedrooms for accommodation of guests and which complies with the provisions of the Namibian Tourism Board Act, 2000 (No. 21 of 2000) and its regulations and the Liquor Act, Act No. 6 of 1993, but excludes any off-sales department. A Restaurant, Place of amusement, place of entertainment and functions and events may only be undertaken with consent of Council as per Table B.

As De Vagebond Hotel Pension was in operation for at least 30 years and will continue to do so it is expected that it will not have a negative impact on the neighbours and immediate surroundings. The use fits in with the residential character of the area and onsite parking can be provided.

It is a small-scale accommodation establishment that mainly caters for international tourists and businesspeople.

### 3. Access and Parking

Access to Erf 3191, Klein Windhoek is from Stein Street.

In the Council Resolution 401/11/2020 where the 'hospitality' zoning was approved, the following parking calculations were given.

9. Parking requirements for Accommodation Establishments are as follows:
  - 9.1 Flats & Group Housing Complex / Schemes & Caravan park
  - 9.2 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one parking bay per 3 units or part thereof explicitly for visitors parking
  - 9.3 Guest Houses (B&B or Pensions) & Backpackers Lodge, Hotels, Pension, Lodge & Motels
10. That 0.66 bays per leasable room plus 5 bays per 100m<sup>2</sup> open floor space (excluding reception area), plus loading zone

Thus for 11 rooms, the parking calculations are as follow:

- $11 \times 0.66 = 7$
- 1/20m<sup>2</sup> open floor space excl reception
  - Dining room = 27,4m<sup>2</sup>
  - Serving Area = 20,0m<sup>2</sup>
  - Sun room = 13,1m<sup>2</sup>
  - Total Open Floor space = 60,5m<sup>2</sup> = 3 bays
- 1 x loading bay

Total number of parking bays needed = 10 + loading bay

Total number provided = 11

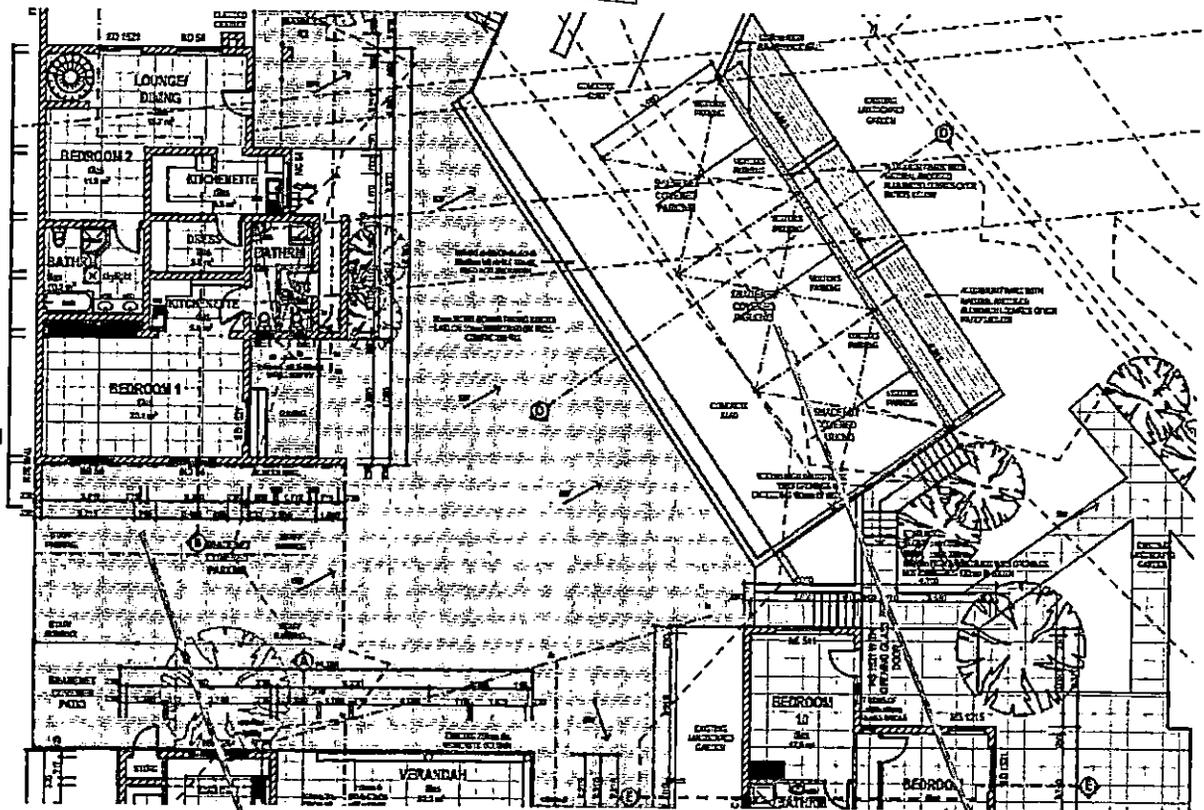


Figure 5 : Parking layout



Figure 6 : Staff parking

Figure 6.1: Visitor Parking

#### 4. Services

Erf 3191, Klein Windhoek is already connected to the municipal network. The as-built plans indicate the sewer services and design for the property.

#### 5. Advertising procedure and comments

Notice of the application will be given to the prescribed persons as well as the general public upon receipt of the complete application by Council in terms of section 105 (Section 107, subsection (1)) of the recently promulgated Urban and Regional Planning Act, 2018 (Act 5 of 2018).

## 6. Environmental considerations

The guest house has been operating for 30 years this is an already developed area in Windhoek there is not expected to be any environmental considerations.

## 7. Credit Check

A Credit Clearance was conducted for Erf 3191, Windhoek, and the account was in good standing as per the attached annexure.

## 8. Conclusion

The accommodation establishment on Erf 3191 was approved by Council in 1992 already. Besides adding an additional room, the establishment operated in the same manner for the past 30 years since then.

The owners wish to sell the business and would therefore need compliance. New as-built plans were submitted but can only be approved once the zoning is in line with the Windhoek Zoning Scheme. The newly created 'Hospitality' zoning is the appropriate zoning, and the Hotel/Pension establishment is the suitable category for De Vagebond Hotel Pension's 11 rooms.

Sufficient parking is available on site and in line with Council's requirements.

## 9. Application

Application is herewith made for:

- 9.1 Rezoning of Erf 3191, Klein Windhoek from Residential with a density of 1:900m<sup>2</sup> to Hospitality for an Accommodation Establishment (Hotel Pension);
- 9.2 Consent to use Erf 3191, Klein Windhoek in accordance with the proposed zoning for 11 rooms while the rezoning is in process; and
- 9.3 That the parking layout as attached is approved

## 10. Attachments

Attached 5 copies of the following documents:

1	<b>Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.</b>	Attached together with correspondence from 1992
2	A) <b>Locality and Detailed Sketch Plan</b> (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) <b>Portion Number (s) or Erf number (s) from Surveyor General's Office</b>	<b>Not applicable</b>
	C) <b>Existing Zoning Plan/Zoning Certificate</b>	Attached
	D) <b>Intended Zoning Plan</b>	Attached
	E) <b>Parking Layout - Existing and proposed</b>	Attached with as-built plans
3	<b>Conditions to be registered (if applicable)</b>	<b>Not applicable</b>

4	Special Power of Attorney including Revenue Stamps with relevant initials	Attached
5	Closure Certificate and Environmental Clearance Certificate (if applicable)	Not applicable
6	Previous Board approvals (Townships Board or NAMPAB) (if applicable)	Not applicable
7	Road Authority approval together with the sketch plan indicating the access point (s) (if applicable)	Not applicable
8	A) Copy of Founding Statement (CC 1/2) (if registered in the name of Close Corporation)	Attached
	B) Copy of Company Resolution (if registered in the name of a Company)	Not applicable
9	Copy of Title Deed or Certificate of Registered Title	Deed of Transfer T804/2012
10	Conditions of Establishment attached to all copies (if applicable)	Not applicable
11	Copy of Erf diagram at time of application	Attached
12	Proof of Payment of CoW submission Fee	Attached
13	Credit Clearance Certificate	Attached

Based on the above motivation, it is trusted that Council will favourably consider this application. Should you need additional information, do not hesitate to contact our office.

Kind regards



Dorette Opperman

**MINISTRY OF URBAN AND RURAL DEVELOPMENT**

**NOTICE OF INTENTION TO APPLY FOR REZONING  
TO WHOM IT MAY CONCERN**

Please take note that .....  
(full names of applicant)

intends to apply to the local authority of .....or the  
Board\* to rezone ..... (erf number) .....

..... (street address) .....

(township area or other area) for .....

.....  
(details of the amendment concerned)

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;\*
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board\* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board\* , if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....  
.....

.....  
Signature of applicant ..... Date  
Address of applicant: .....

\* Delete whichever is not applicable.

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING TO WHOM IT MAY CONCERN

Please take note that DU TOIT TOWNPLANNING  
(full names of applicant)

intends to apply to the local authority of City of Windhoek <sup>and</sup> or the Board\* to rezone ERF 3191 (erf number) № No 29 - 31

Stein Street (street address) Klein Windhoek

(township area or other area) <sup>from</sup> 'residential' 1:900 <sup>to</sup> 'hospitality'

(hotel/pension accommodation establishment)  
(details of the amendment concerned)

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;\*
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board\* ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the authorised planning authority or other local authority or Board\*, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....  
.....

[Signature]

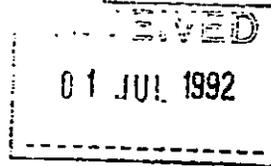
10/01/2023

Signature of applicant

Date

Address of applicant: 1st floor, Bridgeview building, Dr. Kwame Nkrumah Ave,

\* Delete whichever is not applicable. Klein Windhoek

*City Engineer's Department*

ENQUIRIES: H.M.KIRKPATRICK

TEL: 3912385

REF: L/673/KW &amp; L/454/5

1992-06-25

Messrs Stubenrauch Planning Consultant  
P.O. BOX 11369  
WINDHOEK  
NAMIBIA

Sir

CONSENT FOR THE ERECTION OF A PENSION ON CONSOLIDATED ERVEN 673 AND  
454, STEIN STREET, KLEIN WINDHOEK.

Your application dated 18 March 1992 for the above consolidation and consent to  
erect a pension refers.

On 1992-06-24 the above application was approved by Council.

I attach herewith a copy of the resolution with the relevant conditions .

You may now proceed with your application to the Townships Board for the  
approval of the consolidation of erven 673 and 454 Stein Street, Klein Windhoek,  
into one erf.

Yours faithfully

  
A CITY ENGINEER

CITY COUNCIL MEETING: 1992-06-25

1. That Erven 673 and 454; Stein Street, Klein Windhoek be consolidated into 1 erf.
  2. That the existing conditions registered against these erven be cancelled and that the conditions attached as page 32 to the agenda, including a minimum building value of 4 times the municipal valuation of the erf, be registered against the consolidated erf.
  3. That consent be granted to the applicant for the existing 3 dwellings on the erf.
  4. That consent be granted to the applicant for the erection and operation of a pension on the consolidated Erf 673/454 Stein Street, Klein Windhoek, subject to the following conditions:
    - 4.1 That, since the density of the erf does not allow for 10 dwellings, the number of leasable rooms be restricted to 10, which is the minimum number of rooms to qualify for a pension according to the Ordinance on Accommodation Establishments and Tourism 1973 (Ord. 20 of 1973).
    - 4.2 That proof be submitted to the City Engineer that the comments from the owners of Erven 1900 and 1923, Klein Windhoek have been obtained and that no valid objections have been received.
-

- 4.3 That the maximum permissible floor area for the pension be 255,11 m<sup>2</sup>.
- 4.4 That meals only be supplied to the residents and their guests and not to the general public.
- 4.5 That should a liquor licence be required in terms of the Accommodation Establishment and Tourism Ordinance (Ordinance 20 of 1973, as amended) only an on site consumption licence, being a restaurant licence in respect of those persons mentioned in paragraph 3.3 above, be considered.
- 4.6 That neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme.
- 4.7 That the parking on the premises be supplied to the satisfaction of the City Engineer on the order of 1,5 parking bays per room.
5. That the approval of the building plan be subject to evidence supplied by the applicant that the proposed pension is acceptable to the Advisory Board as established by way of the Accommodation Establishments and Tourism Ordinance (Ordinance 20 of 1973 as amended)
6. That the Council reserve the right to cancel the consent should any of the above mentioned conditions not be complied with.
7. That the applicant take note that the electricity is limited to 3 x 60 amp supply connection and that the existing electrical supply cables to Erven 673 and 454 must be altered to only one supply cable to the new consolidated erf on the owner's costs.
8. That the applicant take note of the existing house sewer on both erven, which could be obtained from the City Engineer's Department.
9. That the applicant must supply the Office of the Post Master General with a site plan before building commence.
10. That the applicant take note that in future a very small portion (northern corner) of Erf 454 Klein Windhoek will be needed to improve the curve in Stein Street and for that reason the 5,0 m building line must be maintained.

## Department of Economic Development &amp; Environment

PO Box 59  
80 Independence Avenue  
WINDHOEK, NAMIBIA



Fax: (+264) 61 - 290 2331 • Tel: (+264) 61 - 290 2496 / 2603

*City of many faces*

## CERTIFICATE OF FITNESS / REGISTRATION

REF NO: F2014/01908

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as ammended) and the Street Trading Regulation (No 252 of 1999) and The Liquor Act, 1998 (Act no.6 of 1998) for carrying on a business as stipulated.

TRADE NAME: STURM F.P. T/A DE VAGEBOND HOTEL PENSION

ERF NO: 3191, KW

STREET NAME: STEIN ST

OWNER/MANAGER: STURM, F P

PO BOX: 22028

TEL: 372100

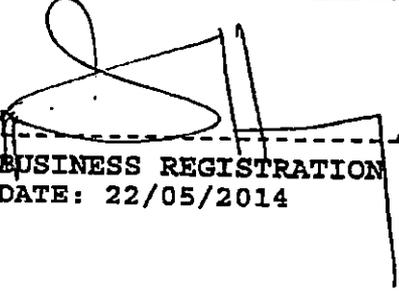
CITY: WINDHOEK

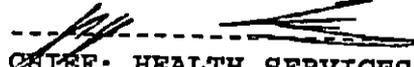
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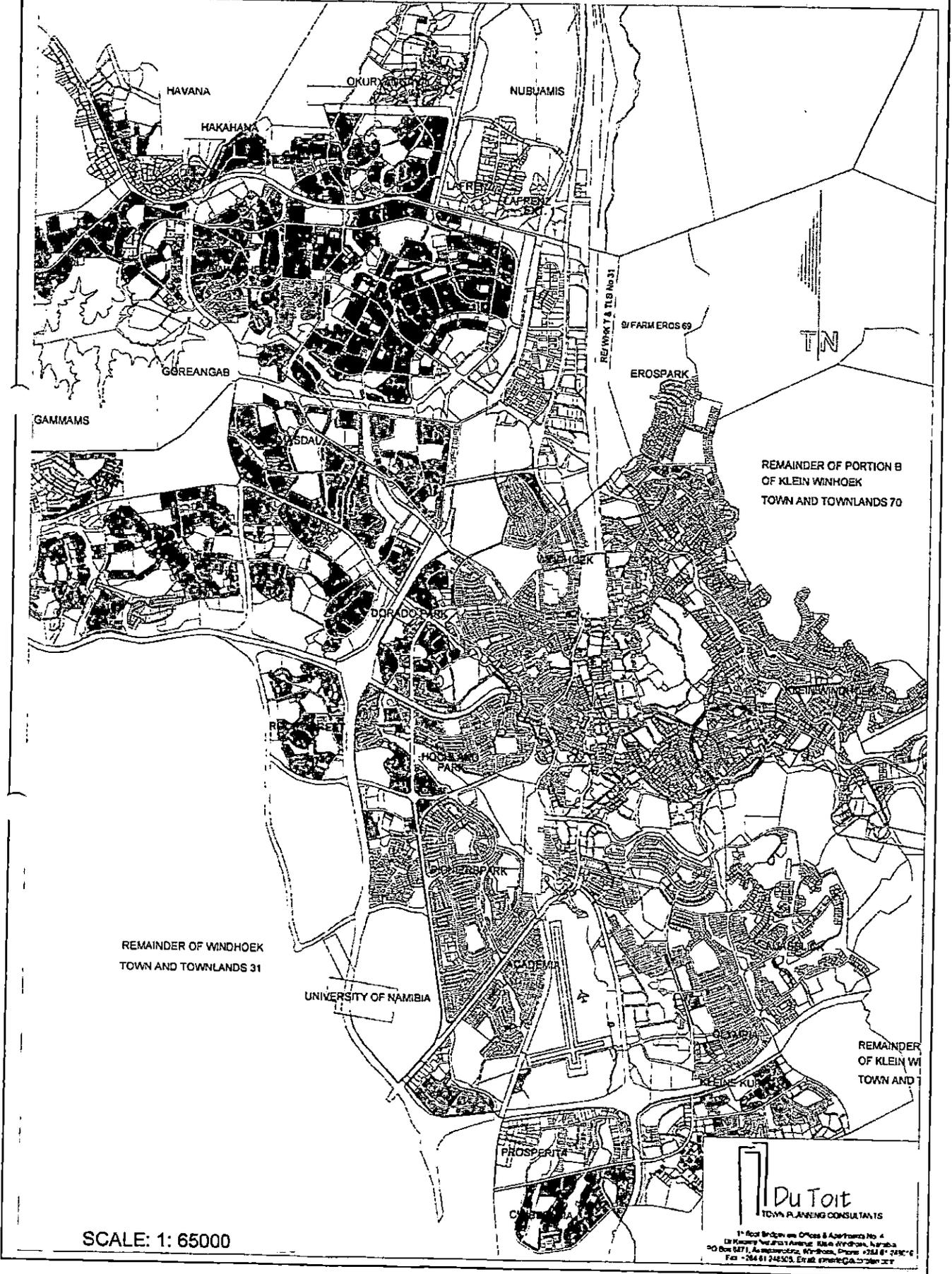
RESTRICTED TO:  
BED & BREAKFAST

THIS CERTIFICATE EXPIRES ON: 22/05/2015

  
-----  
BUSINESS REGISTRATION OFFICER  
DATE: 22/05/2014

  
-----  
CHIEF: HEALTH SERVICES  
DATE: 22/05/2014

LOCALITY PLAN OF ERF ERF 3191 STEIN STREET, KLEIN WINDHOEK





Scale: 1/5000

DATE: NOV 2022

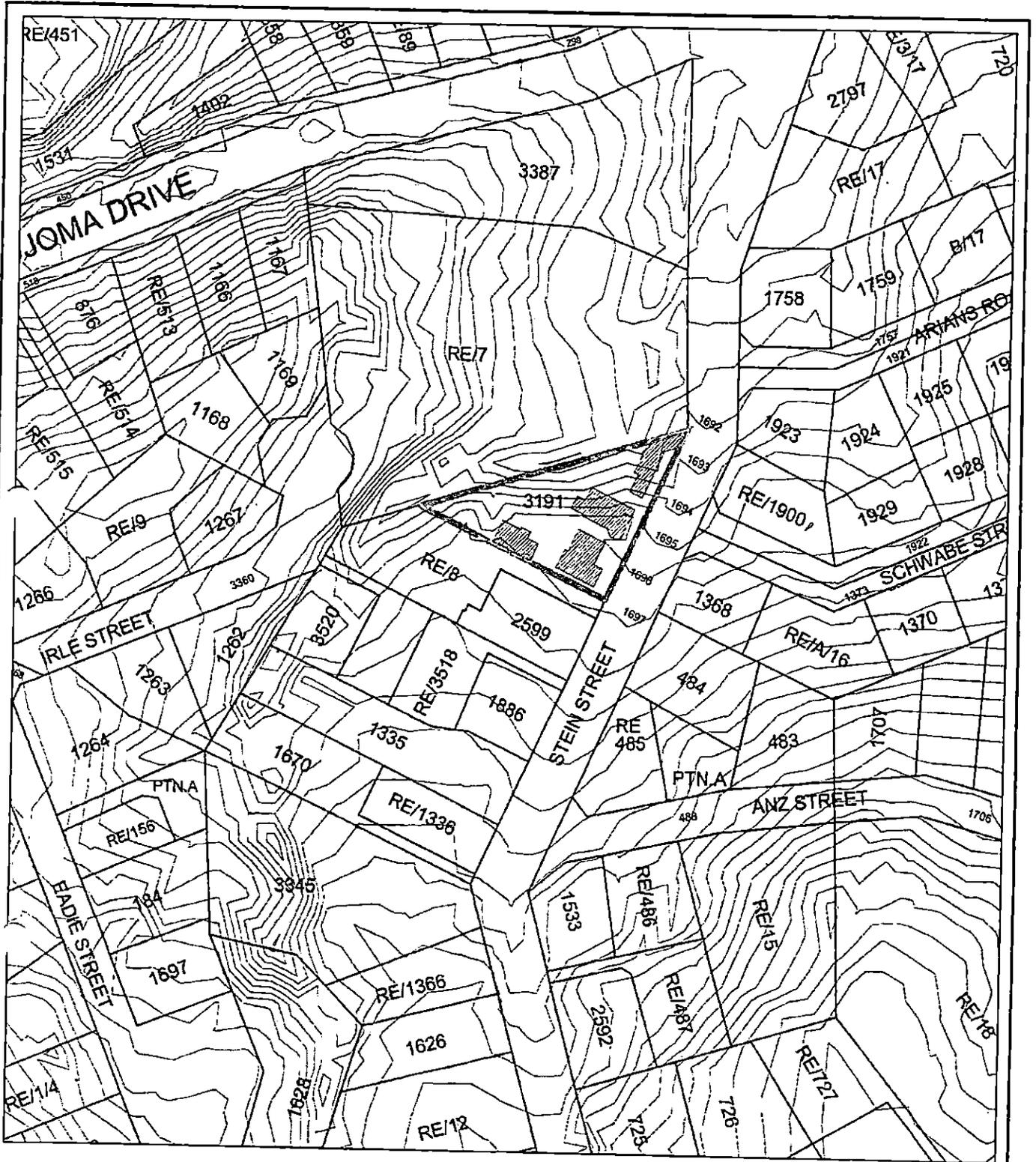
PLAN NO. 3191KW

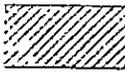


LOCALITY PLAN OF ERF 3191  
 STEIN STREET  
 KLEIN WINDHOEK



1<sup>st</sup> Floor Broage o/w Offices & Apartments No. 4  
 O'Keame Naurumah Avenue, Klein Windhoek, Namibia  
 PO Box 6071, Ausperraplatz, Windhoek Phone +264 81 248210  
 Fax +264 61 248238, Email: etemene@dutorplan.com



 EXISTING BUILDINGS

Scale: 1/2000

DATE: NOV.2022

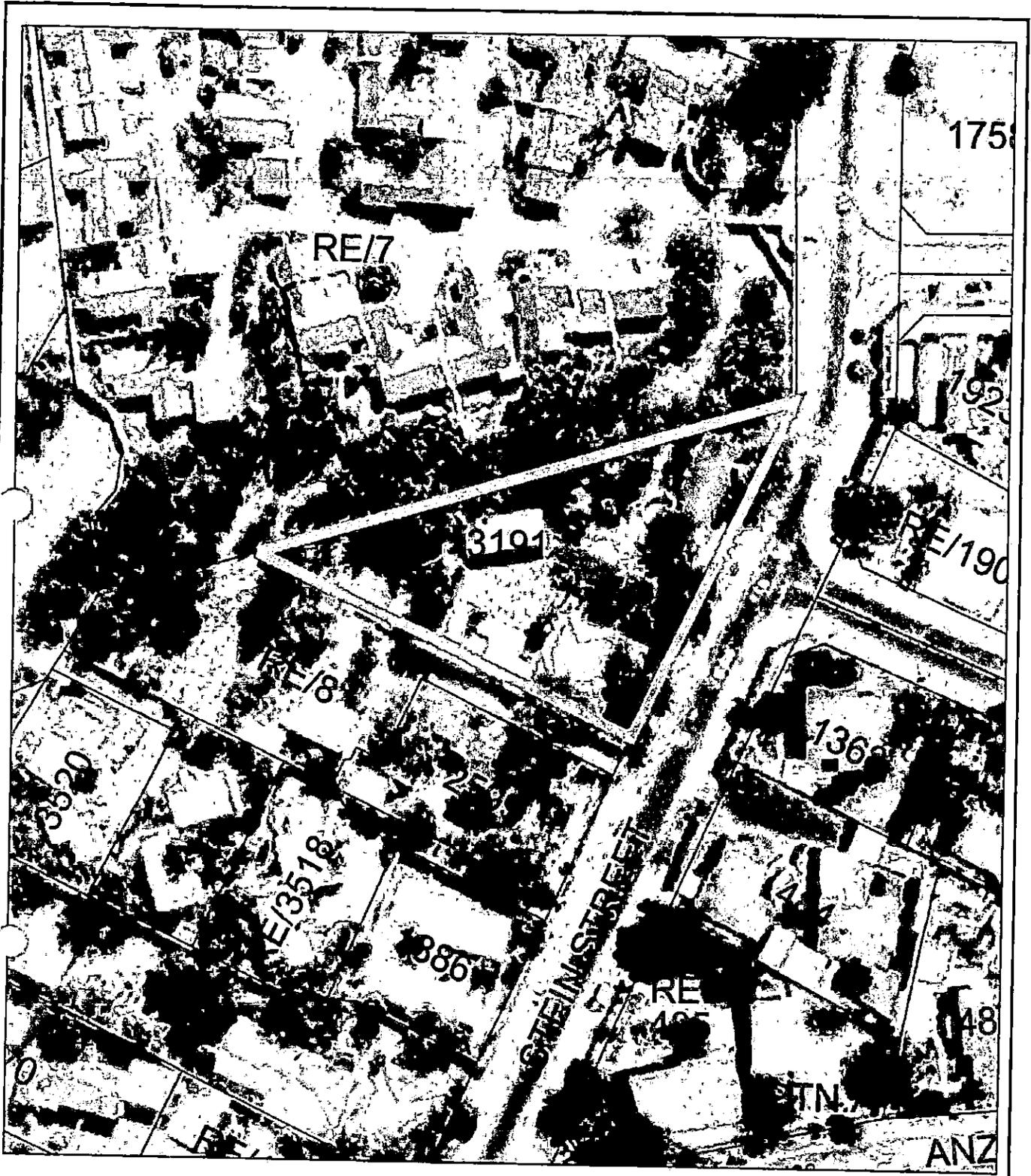
PLAN NO. 3191KW



REZONING OF ERF 3191, KLEIN WINDHOEK FROM 'RESIDENTIAL WITH A DENSITY OF 1:900 TO HOSPITALITY FOR A HOTEL PENSION ACCOMMODATION ESTABLISHMENT.



1<sup>st</sup> Floor Brokopos Office & Apartments No. 4  
Dr Kwame Nkrumah Avenue, Ken Windhoek, Namibia  
PO Box 6871, Auerbergplatz, Windhoek. Phone: +264 01 240310  
Fax: +264 01 248608. Email: [entrance@duitoit.com](mailto:entrance@duitoit.com)



Scale: 1/1000  
 DATE: NOV.2022  
 PLAN NO. 3191KW

REZONING OF ERF 3191, KLEIN WINDHOEK FROM 'RESIDENTIAL WITH A DENSITY OF 1:900 TO HOSPITALITY FOR A HOTEL PENSION ACCOMMODATION ESTABLISHMENT.

**Du Toit**  
 TOWN PLANNING CONSULTANTS  
 1<sup>st</sup> floor Bridgeway Offices & Apartments No 4  
 Dr Kwame Nkomo Avenue, Klein Windhoek, Windhoek  
 PO Box 6971, Auaspeurplatz, Windhoek, Namibia +264 61 246310  
 Fax: +264 61 246308, Email: [etran@dutoitplan.com](mailto:etran@dutoitplan.com)

# Town Planning Certificate No. 1: Town Planning Scheme Information

Ref : \_\_\_\_\_

Enq : \_\_\_\_\_

Tel : \_\_\_\_\_

Applicant's Address \_\_\_\_\_  
\_\_\_\_\_

Telephone Number : \_\_\_\_\_

Sir / Madam

Erf No: 3191

Township : KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF

Street : STEIN STR

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

- |                  |                                |                   |
|------------------|--------------------------------|-------------------|
| 1. Use Zone :    | RESIDENTIAL                    | Refer to Table B. |
| 2. Density :     | 1 DWELLING / 900M <sup>2</sup> | Refer to Table E. |
| 3. Bulk Factor : | 0 00                           | Refer to Table F. |
| 4. Coverage :    | 50 %                           | Refer to Table G. |
| 5. Erf Size :    | 2,870 m <sup>2</sup>           |                   |
| 6. Parking :     | _____                          |                   |

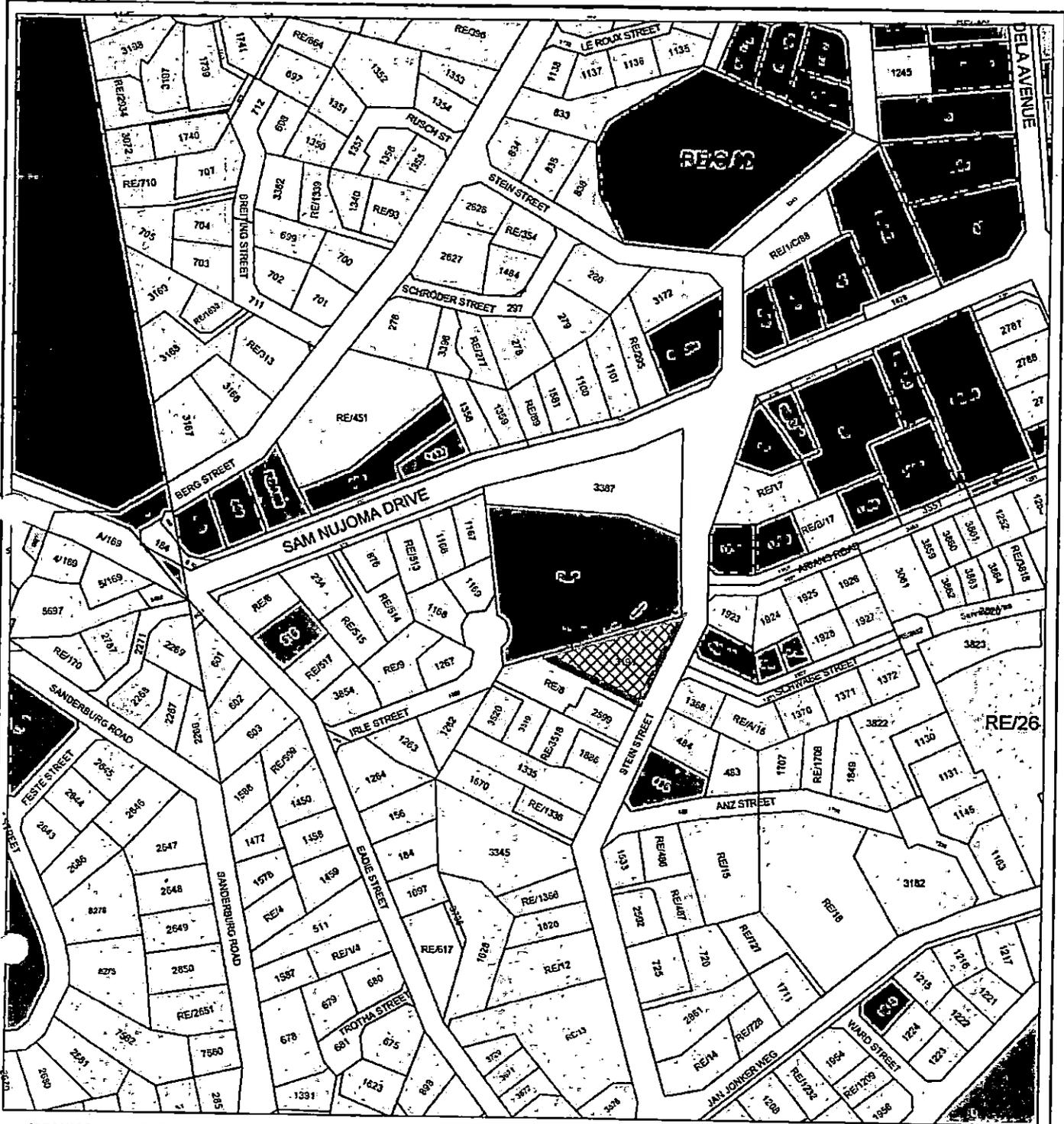
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines \_\_\_\_\_
8. Position Of Buildings : \_\_\_\_\_
9. Street Address : 29-31 STEIN STR
10. Flood Line : \_\_\_\_\_
11. Height Restriction : \_\_\_\_\_ Refer to Table J.
12. Street Reservation : \_\_\_\_\_
13. Other : \_\_\_\_\_

The TOWN PLANNING SCHEME and MAP are open for inspection on the passage wall of the 7th floor of the town house. The information provided herein must be verified by the applicant by inspection of the Scheme and Map.

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





**ZONING LEGEND**

- |   |  |   |   |
|---|--|---|---|
|  RESIDENTIAL         |  BUSINESS |  HOSPITALITY |  PUBLIC OPEN SPACE |
|  GENERAL RESIDENTIAL |  OFFICE   |  GOVERNMENT  |  MUNICIPAL         |

**REZONING OF ERF 3191, KLEIN WINDHOEK  
FROM 'RESIDENTIAL WITH A DENSITY OF  
1:900 TO HOSPITALITY FOR A HOTEL  
PENSION ACCOMMODATION  
ESTABLISHMENT.**

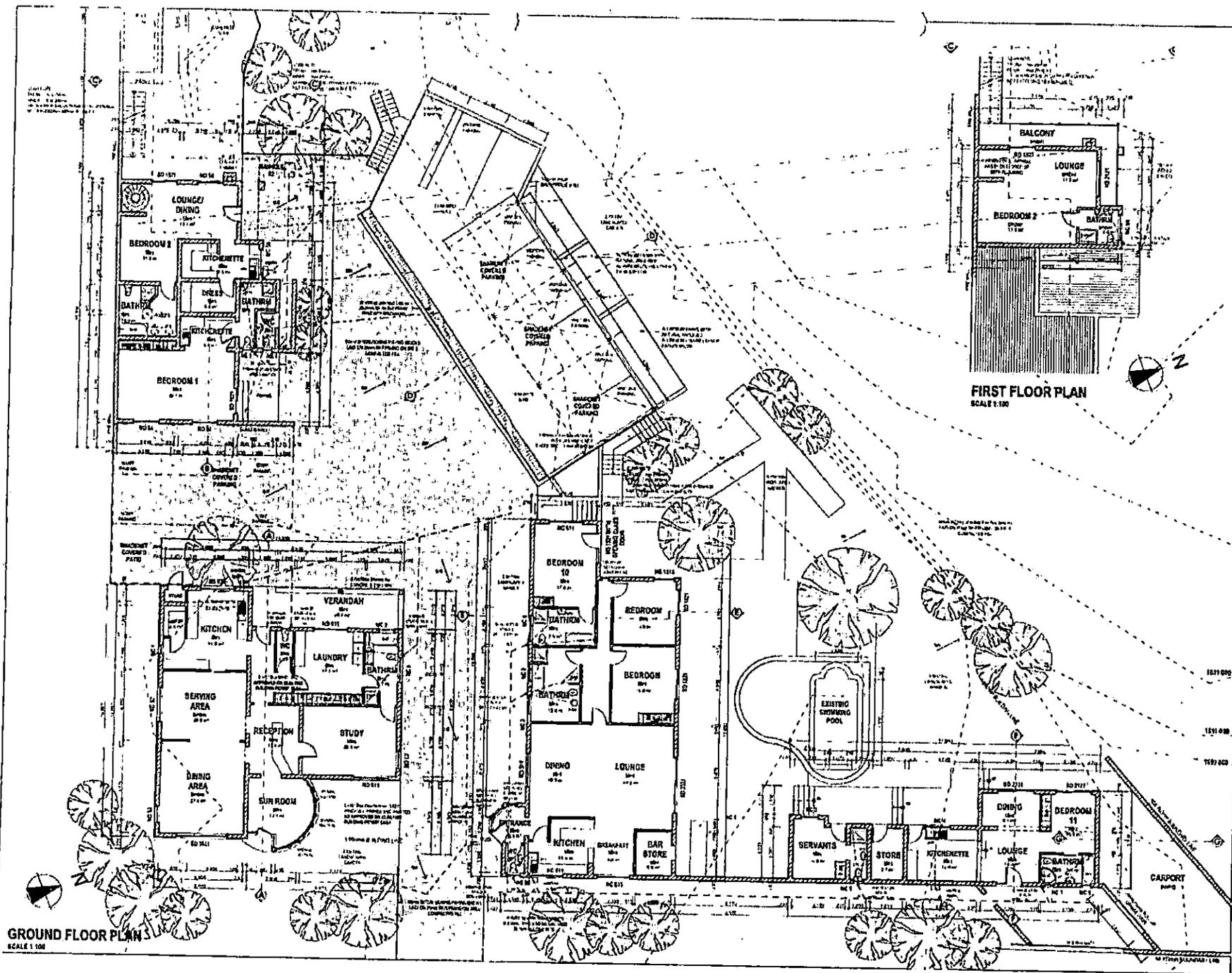


DATE: NOV.2022  
SCALE: 1/4000  
PLAN NO. AMS



1<sup>st</sup> Floor Bridgeview Offices & Apartments No. 4  
D'Krause Newton Avenue, Klein Windhoek, Namibia  
PO Box 5371, Ausspannplatz, Windhoek, Phone: +264 61 248010  
Fax: +264 61 248608 Email: a.meric@duitoit.com





**GROUND FLOOR PLAN**  
SCALE 1:100

**FIRST FLOOR PLAN**  
SCALE 1:100

**SPECIAL NOTES:**

1. All dimensions are in meters unless otherwise stated.
2. The architect is not responsible for the accuracy of the survey data or the existing conditions shown on the site plan.
3. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
4. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
5. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
6. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
7. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
8. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
9. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.
10. The architect is not responsible for the accuracy of the existing conditions shown on the site plan.

**FOUNDATION:**

FOUNDATION SHALL BE AS PER LOCAL CODES AND STANDARDS.

**ROOFING:**

ROOFING SHALL BE AS PER LOCAL CODES AND STANDARDS.

**WATER SUPPLY:**

WATER SUPPLY SHALL BE AS PER LOCAL CODES AND STANDARDS.

**SEWERAGE:**

SEWERAGE SHALL BE AS PER LOCAL CODES AND STANDARDS.

**PLUMBING:**

PLUMBING SHALL BE AS PER LOCAL CODES AND STANDARDS.

**ELECTRICAL:**

ELECTRICAL SHALL BE AS PER LOCAL CODES AND STANDARDS.

**MECHANICAL:**

MECHANICAL SHALL BE AS PER LOCAL CODES AND STANDARDS.

**PAINTS:**

PAINTS SHALL BE AS PER LOCAL CODES AND STANDARDS.

**GLASS:**

GLASS SHALL BE AS PER LOCAL CODES AND STANDARDS.

**DOOR AND WINDOW THRESHOLDS:**

DOOR AND WINDOW THRESHOLDS SHALL BE AS PER LOCAL CODES AND STANDARDS.

**ROOF DRAINAGE:**

ROOF DRAINAGE SHALL BE AS PER LOCAL CODES AND STANDARDS.

**WATER PROOFING:**

WATER PROOFING SHALL BE AS PER LOCAL CODES AND STANDARDS.

**CONCRETE:**

CONCRETE SHALL BE AS PER LOCAL CODES AND STANDARDS.

**STEEL:**

STEEL SHALL BE AS PER LOCAL CODES AND STANDARDS.

**WOOD:**

WOOD SHALL BE AS PER LOCAL CODES AND STANDARDS.

**OTHER:**

OTHER SHALL BE AS PER LOCAL CODES AND STANDARDS.

**122**

**HERBERT H. KLEIN ARCHITECTS**

Herbert H. Klein, Architect  
1991 1st Street, Cape Town, South Africa  
Tel: 021 447 1111, Fax: 021 447 1112

**FACILITY**

**AS-BUILT FOR COMPLIANCE**

CLIENT: **DR VAGEBOND GUEST HOUSE**

ENGINEER:

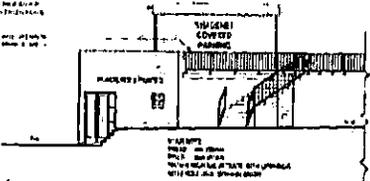
DATE: **ERP 2193, KLEIN WINDHOEK**

**GROUND & FIRST FLOOR**

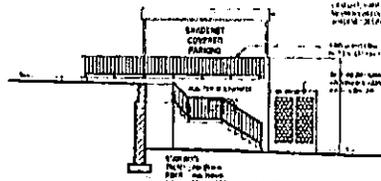
SCALE	DRAWN	DATE
A1 0-20A	NR	20/12/21
PROJ. CT NO	NR	

**0005/2022**

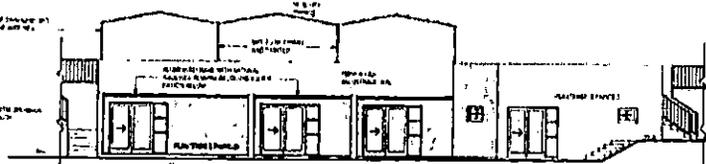
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.



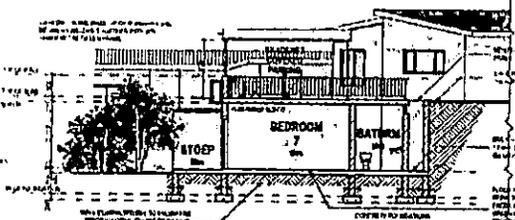
**BEDROOM 6 - 9  
WEST ELEVATION**  
SCALE 1:100



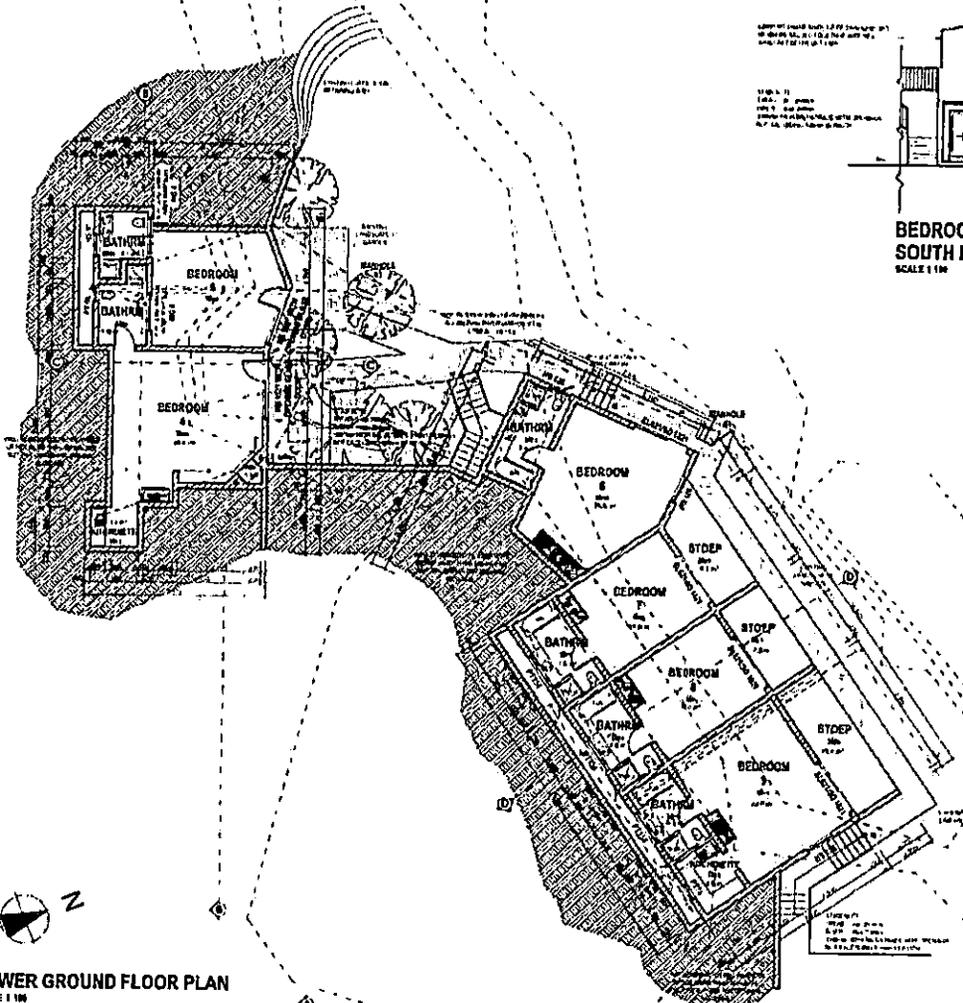
**BEDROOM 6 - 9  
EAST ELEVATION**  
SCALE 1:100



**BEDROOM 6 - 9  
SOUTH ELEVATION**  
SCALE 1:100



**SECTION D-D**  
SCALE 1:100



**LOWER GROUND FLOOR PLAN**  
SCALE 1:100

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS 10400 SERIES OF STANDARDS AND THE SANS 10400-11:2011 STANDARD FOR THE DESIGN OF BUILDINGS.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.

**Herbert R. Kuhnmann**  
ARCHITECT

<b>AS-BUILT FOR COMPLIANCE</b>		
<b>De VAGEBOND GUEST HOUSE</b>		
100/1078		
01/10		
<b>ERP 3193, KLEIN WINDHOEK</b>		
<b>GROUND &amp; FIRST FLOOR</b>		
SCALE	DRAWN	CHECKED
AS SHOWN	JPH	PH/STC
PROJECT NO	0005/2022	

123

**SPECIAL POWER OF ATTORNEY**



I, the undersigned

**Barbara Sturm**

duly authorized thereto and acting on behalf of

**De Vagebond Hotel Pension Close Corporation (CC/2011/2134), the owner of Erf 3191, Klein Windhoek**

hereby nominate, constitute and appoint

**Du Toit Town Planning Consultants**

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

- **Rezoning of Erf 3191, Klein Windhoek from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'hospitality' for a Hotel/Pension accommodation establishment**
- **consent to use the erf as per the new zoning while the rezoning is in process**

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

Signed at Windhoek this 08<sup>th</sup> day of December 2022, in the presence of the undersigned witnesses

WITNESSES:

Kai Sturm

[Signature]

[Signature]

SUBSCRIBER

### General Power of Attorney

I, the undersigned

(Full legal names) Friedolf Paul Sturm

(Identity number) 570606 1006 5

residing at Van Zyl Street 29, Suiderhof, Windhoek, Rep. of Namibia

hereby appoint and authorize my wife

(Full legal names) Barbara Sturm

(Passport No) C48NJWWRZ

residing at Van Zyl Street 29, Suiderhof, Windhoek, Rep. of Namibia

with the power of attorney, delegation and substitution, to perform acts on my behalf which I have the power and capacity to perform.

If she is unable to act on my behalf by reason of absence, I designate my youngest son

(Full legal names) Sven Olaf Sturm

(Identity number) 950117 0119 0

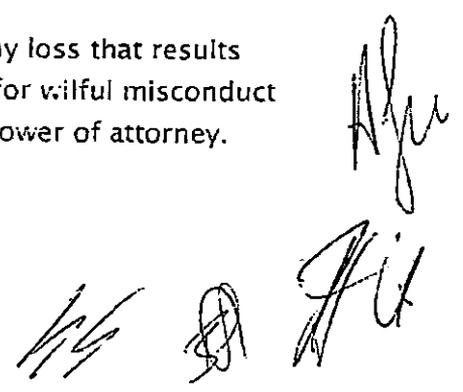
residing at Steinstreet 27, Klein Windhoek, Windhoek, Rep. of Namibia

as substitute with the same general power of attorney.

2. This power of attorney shall become effective on the 23<sup>rd</sup> day of December 2020 and shall expire only if revoked by me in writing.

3. This document shall be construed and interpreted as a general power of attorney and my wife or my son shall have full authority to act on my behalf in relation to all my property and affairs.

5. I indemnify and hold harmless my wife and my son from any loss that results from an error in judgment that was made in good faith, save for wilful misconduct or the failure to act in good faith under the authority of this power of attorney.



Executed this 23 day of December 2020

at Windhoek

Signature \_\_\_\_\_

in the presence of the undersigned witnesses:

Witness 1.

Name: Joachim Palukert

Address: 32 Quentastr Windhoek

Signature: \_\_\_\_\_

Witness 2.

Name: H.S.B. von Peritz WITZ

Address: 3 PRATTY STR Lyttelton

Signature: \_\_\_\_\_

Acknowledgement

This document was acknowledged before me on this 23 day of December 2020.

Name: Barbara Sturm

Address: Van Zyl Str. 29, Windhoek

Signature: \_\_\_\_\_

This document was acknowledged before me on this \_\_\_\_\_ day of December 2020.

Name: Sven Olaf Sturm

Address: 27 Steyn str. Klein Windhoek, Windhoek

Signature: \_\_\_\_\_

**Amended Founding Statement**

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

22-09-2014

REGISTRATION NUMBER OF CORPORATION  CC/2011/2134	DATE OF RECEIPT
--	-----------------

**PART A**

	Dates of commencement of change
Full name of corporation <u>DE VAGEBOND HOTEL PENSION CLOSE CORPORATION</u>	.
* Previous name of corporation (if applicable)* <u>GUI AND GAM INVESTMENTS SEVEN CC *</u>	.
Literal translation of name (if applicable)* <u>NOT APPLICABLE</u>	.
Shortened form of name (if applicable)* <u>NOT APPLICABLE</u>	.
Description of principal business* <u>OWNING, RUNNING AND OPERATION OF HOTEL AND ALL RELATED ACTIVITIES</u>	.
Date of end of financial year* <u>LAST DAY OF JULY EACH YEAR</u>	.

**PART B**

Postal address* <u>P O BOX 2558, WINDHOEK, NAMIBIA</u>	2014-09-23
Address of registered office (not post office box)* <u>12<sup>TH</sup> FLOOR, SANLAM CENTRE, 145-157 INDEPENDENCE AVENUE, WINDHOEK, NAMIBIA</u>	2014-09-23
Name and address of accounting officer* <u>GRANT THORNTON NEUHAUS P O BOX 2558, WINDHOEK, NAMIBIA</u>	2014-09-23

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member <u>INSTITUTE OF CHARTERED ACCOUNTANTS OF NAMIBIA</u>	
Membership/Practice No. <u>9401</u>	
	2014-09-23

\* See note 2 on page 2

NAME OF CORPORATION DE VAGEBOND HOTEL PENSION CLOSE CORPORATION

REGISTRATION NUMBER	CC/2011/2134
---------------------	--------------

**PART C**

Date of Change

MEMBERS 01 (ONE)

Full names and surname FRIEDOLF PAUL STURM

	Year	Month	Day																	
Identity number or date of birth (i)	5	7	0	6	0	6	1	0	0	6	5									

Registration number (ii)

Percentage of interest 100 % (ONE HUNDRED PERCENT)

Particulars of contribution N\$100-00 (ONE HUNDRED NAMIBIA DOLLARS ONLY)

Residential address 29 VAN ZYL STREET, WINDHOEK, NAMIBIA

Postal address P O BOX 22028, 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 05 AUGUST 2014

Full names LOUISE VENTER

Residential address 9 LORIENHOF, JOHN YA OTTO STREET, AVIS, WINDHOEK, NAMIBIA

Business address 12<sup>TH</sup> FLOOR, SANLAM CENTRE, INDEPENDENCE AVENUE, WINDHOEK, NAMIBIA

Postal address P O BOX 2558, WINDHOEK, NAMIBIA

ORIGINAL  
 STAMPED  
 DUTY  
 NO 30.000-01  
 8403159  
 2012-02-28  
 RECEIVED OF REVENUE

Prepared by me:

*[Signature]*  
 CONVEYANCER  
 LOCH B K

29 FEB 2012  
 MORTGAGED (No. B 1014 2012)  
 for N\$ 2.500.000,00 (with preference for)  
 an additional amount not exceeding N\$ 500.000,00  
 Deputy REGISTRAR OF DEEDS  
 WINDHOEK

# DEED OF TRANSFER

T 802 2012

Be it hereby made known:

THAT BEATE KAREN LOCH

FOR INFORMATION ONLY



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

**JOACHIM WILHELM STURM**  
 (Identity Number: 340426 01 00057)  
 UNMARRIED

dated the 24th day of JANUARY 2012, and signed at WINDHOEK

*[Handwritten marks and signature]*  
 HM

And the said Appearer declared that his/her Principal had truly and legally sold on the 8th day of NOVEMBER 2011

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

1. **GUI AND GAM INVESTMENTS SEVEN CC**  
(Registration Number: CC/2011/2134)
2. **GUI AND GAM INVESTMENTS EIGHT CC**  
(Registration Number: CC/2011/2133)
3. **GUI AND GAM INVESTMENTS NINE CC**  
(Registration Number: CC/2011/2135)
4. **GUI AND GAM INVESTMENTS TEN CC**  
(Registration Number: CC/2011/5936)
5. **GUI AND GAM INVESTMENTS ELEVEN CC**  
(Registration Number: CC/2011/5935)
6. **GUI AND GAM INVESTMENTS TWELVE CC**  
(Registration Number: CC/2011/5919)

their Successors in Title or Assigns.

**CERTAIN:** ERF NO. 3191 KLEIN WINDHOEK

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

**FOR INFORMATION ONLY**

**MEASURING:** 2870 (TWO THOUSAND EIGHT HUNDRED AND SEVENTY) SQUARE METRES

**FIRST REGISTERED** and still held by Certificate of Consolidated Title No. T 3057/1993 with Diagram No. A 468/92 annexed thereto and Deed of Transfer No. T 5948/2010

| *PL* *2*

**SUBJECT** to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) and created in Deed of Transfer No. T 5948/2010, namely:

**IN FAVOUR OF THE LOCAL AUTHORITY:**

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

FOR INFORMATION ONLY

*[Handwritten marks and signatures]*

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

Signed at WINDHOEK on 29 FEB 2012

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

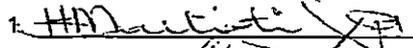
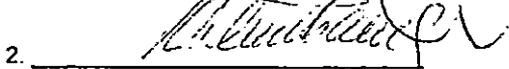
In my presence,

  
Registrar of Deeds.

  
Signature of Appearer

- Transfer Duty Receipt No.  
OR Exemption Certificate: 104302047  
Issued at WINDHOEK  
On 30 JANUARY 2012  
for N\$300 000.00

Checked:

- 
- 

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

  
CONVEYANCER



16 APR 2013

MORTGAGED (No. B2062 / 12/13)

for N\$ 1 000 000-00 (with preference for  
an additional amount not exceeding N\$ 200 000-00)

**FOR INFORMATION ONLY**  
**W.T.S. EISEB**

DEEDS OFFICE,  
WINDHOEK. DEPUTY REGISTRAR OF DEEDS

16 APR 2013

MORTGAGED (No. B2063 / 12/13)

for N\$ 2 000 000-00 (with preference for  
an additional amount not exceeding N\$ 400 000-00)

**W.T.S. EISEB**

DEEDS OFFICE,  
WINDHOEK. DEPUTY REGISTRAR OF DEEDS

20-08-2014 B 5067 / 12/14

N\$ 650 000-00 (with preference for  
an additional amount not exceeding N\$ 130 000-00)

**W.T.S. EISEB**

Baard & Van Niekerk

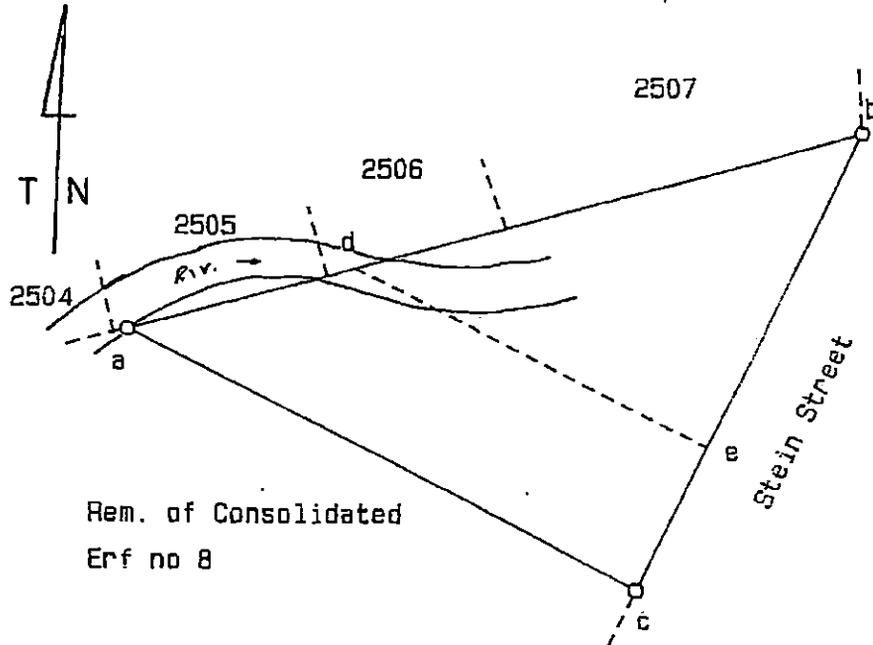
APPROVED  
*[Signature]*  
 SURVEYOR- GENERAL

No. A 468 / 92

SIDES Metres	ANGLES	CO-ORDINATES		DESIG
		Y	X	
a b	107,55	41 07 40	a	
b c	70,74	48 57 50	b	
c a	81,13	89 54 30	c	

Components:

- 1.) The figure d b e represents remainder of Erf 454 Klein Windhoek.  
 Vide Diagram A180/51, D/T 508/1951.
- 2.) The figure d e c a represents Erf 673 Klein Windhoek.  
 Vide Diagram A581/54, C.R.T. 1253/67.



Scale 1:1000

The figure a b c represents 2870 square metres of land being **ERF 3191 KLEIN WINDHOEK** and comprises 1) and 2) above situate in the Township of Klein Windhoek, Municipal Area of Windhoek Registration Division K Namibia

Compiled in September 1992

by me

*C. de Wet.*  
 Land Surveyor

This diagram is annexed to T3057/1993 dated 1993-04-23	The original diagrams are as above No.	S.R.No.E Compiled Gen Plan No. Noting Plan NS-5A3/15 File LKWH.2 Lat.
--	--	---



# CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA  
Telephone No: (061) 290 2911

**TAX INVOICE**  
VAT Reg. Number 2646057-01-5



<b>Invoice Number</b> : INV2022192775	<b>Date Issued</b> : 2022/10/03
<b>Account Number</b> : N/A	<b>Vote Number</b> : 5000132050048
<b>Name</b> : DU TOIT TOWN PLANNING CONSULTANTS	<b>Reference Number</b> : 3191, KLEIN WINDHOEK
<b>Address</b> : P O BOX 6871, AUSSPANNPLATZ	<b>System Reference</b> : INV335928
	<b>Issued By</b> : 17304 - HAIKONDA (D)
	<b>Contact Details</b> : +264 61 290 3517
<b>Description</b> : THE REZONING AND CONSENT TO USE ERF 3191, KLEIN WINDHOEK FROM 'RESIDENTIAL' 1:900M <sup>2</sup> TO 'HOSPITALITY' TO BE USED FOR A HOTEL-PENSION ACCOMMODATION ESTABLISHMENT.	

## PAYMENT DUE

<b>Total Amount Excluding VAT</b>	: N\$ 3500.00
<b>Total VAT Amount</b>	: N\$ 525.00
<b>Total Amount Payable</b>	: N\$ 4025.00

## INVOICE DETAILS

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

<b>Tariff Code</b>	: N/A
<b>Tariff Description</b>	: N/A
<b>Quantity Provided</b>	: 1
<b>Unit Price</b>	: N\$ 3500.00
<b>Tariff Amount Excluding VAT</b>	: N\$ 3500.00
<b>Tariff VAT Amount</b>	: N\$ 525.00
<b>Tariff Total Amount</b>	: N\$ 4025.00
<b>Service Code</b>	: N/A



# Receipt



Transaction with transaction id 34436668 submitted successfully

NAD **4,025.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID  
34436668

From  
DU TOIT

Date  
Jan 10, 2023

Payment Priority  
Normal

M. Reference  
COWAppFee Erf 3191KWhk

Trans Reference  
3191 Klein Windhoek rezoning

### Disclaimer

All information in a transaction receipt is for informational purposes only and should not be used as a basis for any legal or financial decision. Due to the nature of the internet transaction, it may be subjected to interruption, transmission block or delayed transmission on an indirect data transmission.

The Bank is not liable for any loss or damage, including but not limited to, that may affect the security of the transaction or the transaction itself.

All transactions are subject to the conditions and regulations of the Bank.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname \_\_\_\_\_ First name(s) \_\_\_\_\_

Erf/Stand no 3191 Township Klein Windhoek

If company or registered under CC De Vageband Hotel Pension CC

Namibian I. D / Passport no. N/A

Postal address PO Box 22028 Township of address Windhoek

Physical Residential or Business address 27 Stein Street

Tel no 061327100 (H) \_\_\_\_\_ Cell \_\_\_\_\_

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

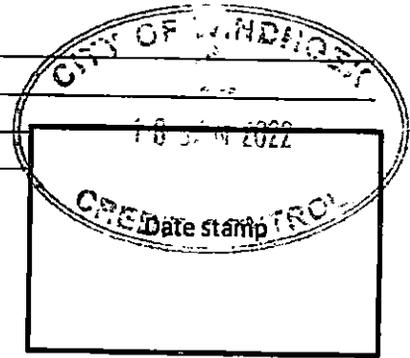
Approved

Acc. Technician Credit Control

DINA

Signature Acc. Tech Credit Control

[Signature]



LAND SALES

Comments:

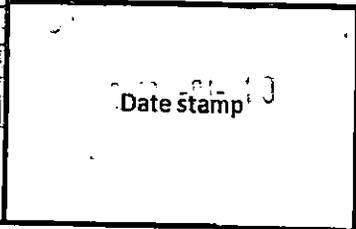
Approved

Acc. Technician Land Sales

SHAMON

Signature Acc. Technician Land Sales

[Signature]



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

CITY OF MANY FACES



1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman  
Tel: +264 81 835 2021  
Ref: Erf 3191KW

The Windhoek City Council  
P O Box 59  
WINDHOEK

Dear Ms Stella

18 January 2023

**ERF OWNERS AND ADDRESSES: Erf 3191, 29-31 Stein Street, Klein Windhoek**

Good Day, Ma'am

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
Re/7 KW Stein Street	BODY CORP THE TERRACE PO BOX 90229 KLEIN WINDHOEK 33 STEIN ST	
1923 KW Stein / Simon Bolivar Street	MARTHA NAMUNDEJEBO & HADDIS PO BOX 40104 AUSPANNPLATZ 24 STEIN ST	08116719 48
Re/1900 KW Stein / Schwabe Street	CONTRACTION INDUSTRIES PO BOX 1479 WINDHOEK 1 SCHWABE	
484 KW Stein Street	FELD STREET INVEST NO 7 CC PO BOX 6755 AUSPANNPLATZ 18 STEIN ST	0812385 740
Re/8 KW Stein Street	FISCHER CAREN SYBILLE PO BOX 11701 KLEIN WINDHOEK 27 STEIN ST	081 24827 05

Thank you

Dorette Opperman

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Email: classifieds@nepc.com.na

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Offered	Offered	Legal Notice				

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 Legal Notice NS460.00  
 Lost Land Title NS402.50  
 Liquor License NS402.50  
 Name Change NS402.50  
 Birthdays from NS200.00  
 Death Notices from NS200.00  
 Tombstone Unveiling from NS200.00  
 Thank You Messages from NS200.00

Terms and Conditions Apply

### HC Building Material Manufacturing Co

#### Machinery Technician

- Four years machinery technician working experience
- Diploma in machinery engineering / mechanic
- Familiar with IIR, wire mesh, lip channel manufacturing and processing machines and equipment
- Ability to read machinery operating manual both in Chinese and English version

Closing date: 16 FEB 2023  
 Please send CV to email: 44283764@qq.com

### REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m<sup>2</sup> TO 'HOSPITALITY' FOR A HOTEL PENSION

DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2019 (Act No. 5 of 2019), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 3191, No. 29-31 Stein Street, Klein Windhoek, from residential with a density of 1 dwelling per 900m<sup>2</sup> to 'hospitality' (for a Hotel/Pension)
- Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed

De Vagobond Pension has been located on Erf 3191, on Stein Street, just south of the Klein Windhoek business hub for many years. The City of Windhoek granted consent for the establishment in 1992. The current zoning is 'residential' with a density of 1 900 and the erf is 2670m<sup>2</sup> in extent.

The existing, well-maintained accommodation establishment is operated for many years. There are 11 rooms established. The City of Windhoek has requested the owners to convert to the 'hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. According to the new zoning category of 'Hospitality', a Hotel Pension is an accommodation establishment with at least 10 but not more than 20 rooms. Sufficient parking is provided 'on-site' as per the City of Windhoek requirements. There is thus no intention to change the current operations or ambience of the establishment.

The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kusame (Norumah Avenue), Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 1 March 2023).

Should you require additional information you are welcome to contact our office.

Applicant:  
 DU TOIT TOWN PLANNING CONSULTANTS  
 P O Box 6871  
 AUSSPANNPLATZ WINDHOEK  
 Tel: 061-248010  
 Email: planner1@dutoitplan.com

### IN THE HIGH COURT OF WINDHOEK

#### MAIN DEBITION WINDHOEK CASE NO: HC-AD-CM-ACT-CON-2019/04183

In the matter between:  
 CHINA TOWN PROPERTIES (PTY) LTD EXECUTION CREDITOR and  
 AFRINAM INVESTMENTS (PTY) LTD FIRST EXECUTION DEBTOR  
**FANUEL ALEXANDER SECOND EXECUTION DEBTOR**

#### NOTICE OF SALE IN EXECUTION

A SALE IN EXECUTION will be held via live broadcast on Monday the 27th of FEBRUARY 2023 at Auction, Erf 49 Prosperita cnr of Michelle Molean & Plathum Streets, Prosperita, Windhoek, starting at 09H00, during which there will be sold in execution as a result of an attachment made on the 22 November 2022 under a Writ of Execution issued on the 27 June 2022 by the above-named CHINA TOWN PROPERTIES (PTY) LTD (Execution Creditor) against AFRINAM INVESTMENTS (PTY) LTD (1st Execution Debtor) and FANUEL ALEXANDER (2nd Execution Debtor):

- 1 X SANSUI LED TV
- 2 X KIC CHEST FREEZERS
- 1 X FLOOR SCALE
- 1 X SISTER GRILL
- 1 X UNIVA MICROVAWE
- 1 X POTATO PRESS
- 1 X STEEL ZINK
- 3 X SPEAKERS
- 1 X VACUUM CLEANER
- 1 X KARCHER PRESSURE CLEANER
- 1 X 4 BURNER GAS STOVE
- 1 X DISPLAY FRIDGE
- 7 X SMALL TABLES
- 30 X PLASTIC CHAIRS
- 3 X SMALL ROUND TABLES
- 18 X BAR CHAIRS
- 3 X BAR CHAIRS
- 1 X POS SYSTEM
- 2 X OTTOMAN TABLES
- 3 X STEELFRAME WOODEN TABLES
- 6 X OTTOMANS
- 1 X 4 GRILL BRAAI
- 1 X DEPY CHEST FREEZER
- 1 X DISPLAY FRIDGE

TERMS: "VOETSTOOTS"  
 - CASH TO THE HIGHEST BIDDER

Dated at WINDHOEK on this 08<sup>th</sup> day of FEBRUARY 2023

APPOLES SHIMAKLENI LAWYERS  
 LEGAL PRACTITIONERS FOR EXECUTION CREDITOR/ PLAINTIFF  
 NO 3874, WATT STREET, WINDHOEK NORTH WINDHOEK (5719/A/CP)

### CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINING ACTIVITIES ON MINING CLAIM 74032

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

Project: The license area is located about 40 km southeast of Karibou on Farm Otja. The proponent intends to mine industrial minerals and semi-precious stones from the mining claims.

Proponent: Mr. Alweendo All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 27/02/2023. Contact details for registration and further information: Impala Environmental Consulting  
 Mr. S. Andjamba  
 Email: public@impalac.com, Tel: 0858630598

### NOTICE OF INTENTION: NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2019 (ACT 5 OF 2019): APPLICATION FOR REZONING OF ERF 979, MONDESA, EXTENSION 3, SWAKOPMUND, FROM SINGLE RESIDENTIAL WITH A DENSITY OF PER 1:600M<sup>2</sup> TO LOCAL BUSINESS WITH A BULK OF 1.0, AND CONSENT TO OPERATE A RESIDENT OCCUPATION (DOCTORS CONSULTING ROOM) FROM THE PREMISES WHILE THE REZONING IS IN PROCESS.

Please take note that Van Der Westhuizen Town Planning & Properties CC, on behalf of our clients, intends to apply to the Swakopmund Municipal Council for Environmental Clearance and the Rezoning of Erf 979, Mondesa, Extension 3, Swakopmund, from Single Residential with a density of 1:600m<sup>2</sup> to Local Business with a Bulk of 1.0, Erf 979, Mondesa, Extension 3, Swakopmund, currently measures approximately 800m<sup>2</sup> in extent and is located along Mandume Ya Ndemufayo Street in Mondesa. The property is currently being used for residential purposes by the owner. His intention of the owner is to have the property rezoned to Local Business in order to operate as doctors consulting rooms. It is also the intention to apply for consent to operate a resident occupation for the purpose of Doctors Consultation Room from the premises while the rezoning is in process. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed rezoning of the property.

Please further take note that-

- the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street & Daniel Kambo Avenue.
- any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2019. Such written objection or comment must therefore be submitted by no later than 17:00 on 23 February 2023.

Applicant:  
 Van Der Westhuizen Town Planning & Properties cc  
 Contact Persons:  
 A van der Westhuizen  
 Cell: 0811224681  
 Email: androw@vdwtp.com  
 P.O. Box: 1598, Swakopmund, Namibia

### NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner for an Environmental Clearance Certificate in terms of the Environmental Management Act (7 of 2007) and the Environmental Impact Assessment Regulation (GN.No.35 of 6 February 2012) as follows:

Proponent: Nicolaas Philander & Julio-Anh Philander  
 Project Name: Rezoning of Erf 979, Mondesa, Extension 3, Swakopmund, from 'Single Residential' with a density of 1:600m<sup>2</sup> to 'Local Business' with a Bulk of 1.0

Project Description: Erf 979 currently measures 800m<sup>2</sup> in extent. The erf is located along Mandume Ya Ndemufayo Street of the Mondesa Ext. 3, Township of Swakopmund. The erf currently accommodates a residential dwelling which is being used for residential purposes. Once the rezoning is approved, our client is of the intention to use of the erf for a medical consulting practice. In order for the proponent to proceed with the proposed intentions it is required to rezone the erf to 'Local Business'.

Registration of I&APs and Submissions of Comments: In line with the above mentioned legislation, all I&APs are hereby invited to register and submit their comments / concerns / questions (in writing) to the office of Van Der Westhuizen Town Planning and Properties CC using the details below. Information on the proposed project is available from the Van Der Westhuizen Town Planning and Properties CC offices. A public meeting will be held on site on 15 February 2023 from 10:00 - 10:30 to address any questions or concerns from the general public. It is herewith requested that you submit your comments/objections in writing to the Chief Executive Officer of the Swakopmund Municipality and a copy thereof to the applicant during normal business hours. Closing date for registration and submission of comments is on 23 February 2023

Applicant:  
 Van Der Westhuizen Town Planning & Properties cc  
 Contact Persons:  
 A van der Westhuizen  
 Cell: 0811224681  
 Email: androw@vdwtp.com  
 P.O. Box: 1598, Swakopmund, Namibia

### Property Offered

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### REVIVAL CONSTRUCTION & ENGINEERING

#### VACANCY: QUANTITY SURVEYOR

Key Responsibilities:

- Estimating and tendering, measurement of construction works, claims and final accounts, scheduling, progress reporting, EOTs, cost control, etc.

Requirements:

- BSc Quantity Surveying or equivalent
- Minimum 8 years' experience
- Knowledge of Primavera P6, QSPi and Planswift

Send your CV and certified copies of qualifications to info@revivalce.com before 9<sup>th</sup> February 2023.

Only short-listed candidates will be contacted.

### REPUBLIC OF NAMIBIA

#### MINISTRY OF TRADE & INDUSTRY LICENSING ACT, 1989

#### NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSING ACT, 1989

1 Name and postal address of applicant: DANIEL KAMBO, P O BOX 2149, WINDHOEK

2 Name of business or proposed business to which applicant relates: CHOPPER'S KATIMA SHOPPING CENTRE

3 Address/location of premises in which application relates: C/O, ERF 284, NAGE GENGOD STREET, KATIMA MULLO

4 Nature and details of application: PROCEEDERS LICENCE

5 Clerk of the court with whom application will be lodged: KATIMA MULLO MAGISTRATE

6 Date on which application will be lodged: 16 FEBRUARY 2023

7 Date of meeting of Committee at which application will be heard: 16 FEBRUARY 2023

Any objection or written submissions in terms of SECTION 28 of the Act intended to be made must be submitted to the Secretary of the Committee to reach the Secretary's office not later than 21 days before the date of the meeting of the Committee at which the application will be heard

### REPUBLIC OF NAMIBIA

#### MINISTRY OF TRADE & INDUSTRY LICENSING ACT, 1989

#### NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LICENSING ACT, 1989

1 Name and postal address of applicant: VIVEX PANHAR, P O BOX 2149, WINDHOEK

2 Name of business or proposed business to which applicant relates: CHOPPER'S KATIMA SHOPPING CENTRE

3 Address/location of premises in which application relates: C/O, ERF 284, NAGE GENGOD STREET, KATIMA MULLO

4 Nature and details of application: PROCEEDERS LICENCE

5 Clerk of the court with whom application will be lodged: KATIMA MULLO MAGISTRATE

6 Date on which application will be lodged: 16 FEBRUARY 2023

7 Date of meeting of Committee at which application will be heard: 16 FEBRUARY 2023

Any objection or written submissions in terms of SECTION 28 of the Act intended to be made must be submitted to the Secretary of the Committee to reach the Secretary's office not later than 21 days before the date of the meeting of the Committee at which the application will be heard

### PRICE INCREASE

#### LIQUOR LICENSE NOTICE NS460-00 Including VAT

#### SURNAME CHANGE NOTICE NS460-00 Including VAT

#### LATE ESTATE NOTICE NS575-00 Including VAT

#### LOST LAND TITLE NOTICE NS460-00 Including VAT

EFFECTIVE AS FROM JANUARY 2023

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 Stay 3 days or more and get 1 day free 4 Private Guests only

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- To avoid disappointment of an advertisement not appearing on the date you wish, please book promptly
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- Cancellations and alterations: 16:00, two days before date of publication in writing only

Media  
 (Per inch/line)  
 Local News R5460 20  
 Local TV News R4100 20  
 Local News R3400 20  
 News Coverage R6700 20  
 Death Notices from R2000 00  
 Translations Working from R2000 00  
 Thank You Messages from R2000 00

Terms and Conditions Apply

## Employment

**Ondangwa Private Hospital**  
Radiology cc is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following positions:

**Position: MRI & CT Radiographer**

**Qualifications, Skills, Competencies and Experience:**

- Bachelor of Medical Imaging.
- Minimum 4 years' experience as a Radiographer.
- Valid license to practice the profession, must be registered with HPCNA.
- Nambian citizen or eligible to work within Namibia

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents at the Human Resource Department, Ondangwa Private Hospital, P.O. Box 2775 Ondangwa or forward them via e-mail to: [recruitment@oph.com.na](mailto:recruitment@oph.com.na)

**Closing Date:** 24 February 2023

## Employment

**Val & Sons**  
General Insurance Ltd

**ADMINISTRATIVE MANAGER**  
Duty Station: WINDHOEK

**Duties:**

- Oversee, undertake administrative, clerical, managerial and accounting tasks.
- Manage calls / written correspondences.
- Perform bookkeeping tasks, val/SSCP/ayo
- Provide admin services VISA Applications.
- Company secretarial services
- Open / close office as per business hours
- Supervise secure business premises, staff

**Minimum requirements:**

- Diploma or Certificate in Business Administration and Accounting
- Minimum 3 years' experience
- Grade 12 or MATRIC

**Experience and Skills:**

- Must be computer literate (MS Office)
- Communication, organizational & Time management
- Must be self-motivated & results oriented

**Other:**

- Must be Namibian Citizen

Send CVs and accompanying qualifications to [valen@val.co.na](mailto:valen@val.co.na) or Only shortlisted candidates will be contacted. After 30 days consider application unsuccessful.

**CLOSING DATE:** APRIL 30<sup>th</sup> 2023

## Notices

**CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 8650**

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

**Project:** The licence is located 32 km southeast of Khorixas, accessible along the C39 road. The proponent intends to explore for Base Metals. Exploration methods may include geological mapping, geophysical surveys, sampling, and drilling.

**Proponent:** Ongwe Minerals (Pty) Ltd

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 14/03/2023. Contact details for registration and further information:

Impala Environmental Consulting  
 Mr. S. Anojamba  
 Email: [public@impalac.com](mailto:public@impalac.com),  
 Tel: 0856330598

## Notices

**LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION**

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final, unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later, and at the offices of the Masters and Magistrates as stated.

Registered number of estate: E 3402/22

**Sumarno, Nough Christian Names:**

- Margaret Katia Identity number: 470131 0018 8
- Last Address: Remaining Extent of Farm L'Amour No 425, Gobabis District
- Description of account other than First and Final: Final
- Period of inspection other than 21 days: 21 days
- Magistrate's Office: Gobabis
- Matter's Office: Windhoek
- Name and (only name) address of executor or authorized agent: **WH KEMPEN 40, GUITO CUANAVALE AVE, GOBABIS**
- Tel No.: 652 562602

Notice for publication in the Government Gazette on: 17 February 2023

## Notices

**REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION)**

**DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 3191, No.29-31 Stein Street, Klein Windhoek, from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'hospitality' (for a Hotel Pension).
- Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

De Vagabond Pension has been located on Erf 3191, on Stein Street, just south of the Klein Windhoek business hub for many years. The City of Windhoek granted consent for the establishment in 1992. The current zoning is 'residential' with a density of 1 900 and the erf is 2 870m<sup>2</sup> in extent.

The existing, well-maintained accommodation establishment has operated for many years. There are 11 rooms established. The City of Windhoek has requested the owners to convert to the 'hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. According to the new zoning category of 'hospitality', a Hotel Pension is an accommodation establishment with at least 10 but not more than 20 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements. There is thus no intention to change the current operations or ambience of the establishment.

The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek or can be obtained from Green Earth Environmental Consultants at Birdview Offices, No. 4 Dr. Kwame Nkrumah 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 will be held only if there is enough public interest. Only I&APs that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is 10 March 2023. Contact details for registration and further information:

**Green Earth Environmental Consultants**  
 Contact Persons: Charlo Du Toit / Sharon van der Wal  
 Tel: 0811273145  
 E-mail: [classifieds@greenearthnamibia.com](mailto:classifieds@greenearthnamibia.com)

## Notices

**CALL FOR PUBLIC PARTICIPATION COMMENTS ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL MANAGEMENT PLAN TO OBTAIN AN ENVIRONMENTAL CLEARANCE FOR THE CONSTRUCTION AND OPERATION OF A FUEL STORAGE FACILITY FOR A SILENT STANDBY GENERATOR AND COMMUNICATION MASTS ON ERF 1 OF PORTION 233 OF FARM FINKENSTEIN NO. 526, WINDHOEK**

**Green Earth Environmental Consultants** have been appointed to attend to and complete an Environmental Impact Assessment and Environmental Management Plan (EMP) 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 407 of 4 February 2012) for the construction and operation of a fuel storage facility for a silent standby generator and communication masts on Erf 1 of Portion 233 of Farm Finkenstein No. 526, Windhoek.

**Name of proponent:** DCN (Pty) Ltd

**Project location and description:** It is the intention of the proponent to construct an office and warehouse for the operations of their business on Erf 1 of Portion 233 (a portion of Portion 2) of Farm Finkenstein No. 526, of Windhoek. The proposed facilities to be constructed will include a fuel storage facility for a silent standby diesel generator as well as communication masts to allow wireless communication with their client network. A locality plan of the site is displayed on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek or can be obtained from Green Earth Environmental Consultants at Birdview Offices, No. 4 Dr. Kwame Nkrumah 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 will be held only if there is enough public interest. Only I&APs that registered will be notified of the possible public meeting to be held.

The last date for comments and/or registration is 10 March 2023. Contact details for registration and further information:

**Green Earth Environmental Consultants**  
 Contact Persons: Charlo Du Toit / Sharon van der Wal  
 Tel: 0811273145  
 E-mail: [classifieds@greenearthnamibia.com](mailto:classifieds@greenearthnamibia.com)

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## Employment

**EMPLOYMENT CORNER DOMESTIC JOBS**

Rita age 35 is looking for general office assistant, messenger duties, general office cleaning job. Has experience and references. Contact 0813785693

Esmeralda 33 years of age is looking for cleaning, ironing, washing or any general office cleaning job. Has experience. Contact 0813032287

A 34 year old male, looking for any driving or construction job. I have Code C driving license with GP Certificate of Conduct. Basic First Aid, Occupational Health and Safety, Motor grader, excavator, Bulldozer, forklift, Hydraulic Mobile Crane Certificates. Anywhere in Namibia. Contact 0814024325

I am 35 years' old lady, live in Windhoek. Looking for domestic work full or part time a week. Call 0817764800

I am Rauna Mela, a 37 years' old lady looking for domestic work around Windhoek (only white people). Contact 0813252592 or 0812320355

I am 35 years' old lady, live in Windhoek. Looking for domestic work full or part time a week. Call 0817764800

I, Lina Nankwambi is looking for a job for cleaning offices or house, ironing, washing. Everyone that need me my service. Contact 0813556030

## Property

**HOUSE TO RENT IN KHOMASDAL**

3 Bedroom house, 2 bathrooms to rent in Khomasdal and garage. Available 1<sup>st</sup> of March 2023. N\$7,000.00 water included. Deposit required, with respectable payment. Contact Arthur 0812859631

## EHRA

Elephant - Human Relations Aid

**Conservation Programs Manager**

**Required experience of min. 5 years:**

- Elephant behavior, elephant conservation, human-elephant conflict management
- Community work
- Project management (budgets, reporting, coordination)
- Proven track record of successful fundraising, grant and donor management
- Field research and data management
- Guiding with international tourists

**Required skills / qualification**

- Excellent English and German literacy
- FGASA Field Guiding Qualification
- Advanced skills using graphic design programs Adobe InDesign, Illustrator, Lightroom, Photoshop
- Excellent 4x4 driving skills
- Driver's license and first aid qualification

**Deadline:** 03.03.2023

**Contact:** [rachel@ehramb.com](mailto:rachel@ehramb.com)

## Notices

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998**

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998** (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region OSHANOTO

- Name and postal address of applicant: **DEMANUEL ARUUNDA P.O. BOX 744 OSHANOTO NAMIBIA**
- Name of business or proposed business to which applicant relates: **OMZEE BAR**
- Address/location of premises to which Application relates: **ONGUAMA VILLAGE, ONIPIA**
- Nature and details of application: **SPECIAL LIQUOR LICENCE**
- Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE**
- Date on which application will be lodged: **28 FEBRUARY 2023**
- Date of meeting of Committee at which application will be heard: **12 APRIL 2023**

Any objection or written submission in terms of section 21 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998**

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998** (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region KHOMAS

- Name and postal address of applicant: **CAFE CAPRI CC, P.O. BOX 1622, WINDHOEK**
- Name of business or proposed business to which applicant relates: **CAFE CAPRI CC**
- Address/location of premises to which Application relates: **ERF 150A, INDEPENDENCE AVENUE, WINDHOEK**
- Nature and details of application: **SPECIAL LIQUOR LICENCE**
- Clerk of the court with whom Application will be lodged: **WINDHOEK MAGISTRAT COURT**
- Date on which application will be lodged: **01 MARCH 2023**
- Date of meeting of Committee at which application will be heard: **12 APRIL 2023**

Any objection or written submission in terms of section 21 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.

## IMPALA

**CALL FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT FOR MINERAL EXPLORATION ON EPL 8291**

This notice serves to inform all interested and affected parties that an application for the environmental clearance certificate will be launched with the Environmental Commissioner in terms of the Environmental Management Act (No.7 of 2007) and the Environmental Regulations (GN 30 of 2012).

**Project:** The licence is located 16 km southeast of Khorixas, accessible along the C39 road. The proponent intends to explore for Base Metals. Exploration methods may include geological mapping, geophysical surveys, sampling, and drilling.

**Proponent:** Carfendees Joone

All interested and affected parties are hereby invited to register and submit their comments regarding the proposed project on or before 14/03/2023. Contact details for registration and further information:

Impala Environmental Consulting  
 Mr. S. Anojamba  
 Email: [public@impalac.com](mailto:public@impalac.com),  
 Tel: 0856330598

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998**

**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998** (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region OSHANA

- Name and postal address of applicant: **LEENA SWETILINDILA P.O. BOX 132 OSHANOA**
- Name of business or proposed business to which applicant relates: **OKA - SPOTA**
- Address/location of premises to which Application relates: **ONIPIA, ONDANGWA**
- Nature and details of application: **SHEBENI LIQUOR LICENCE**
- Clerk of the court with whom Application will be lodged: **ONDANGWA MAGISTRATE**
- Date on which application will be lodged: **28 FEBRUARY 2023**
- Date of meeting of Committee at which application will be heard: **12 APRIL 2023**

Any objection or written submission in terms of section 21 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998**

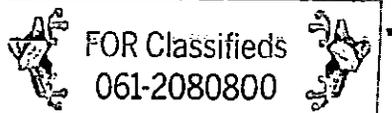
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998** (regulations 14, 26 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region KHOMAS

- Name and postal address of applicant: **CAFE CAPRI CC, P.O. BOX 1622, WINDHOEK**
- Name of business or proposed business to which applicant relates: **CAFE CAPRI CC**
- Address/location of premises to which Application relates: **ERF 150A, INDEPENDENCE AVENUE, WINDHOEK**
- Nature and details of application: **SPECIAL LIQUOR LICENCE**
- Clerk of the court with whom Application will be lodged: **WINDHOEK MAGISTRAT COURT**
- Date on which application will be lodged: **01 MARCH 2023**
- Date of meeting of Committee at which application will be heard: **12 APRIL 2023**

Any objection or written submission in terms of section 21 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.

**FOR Classifieds**  
061-2080800

Regkonningsgewings Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erven 734 and 735 corner Hosea Kutako and Pellenker Streets, Windhoek intends to apply to the Municipal Council of Windhoek for the following:
\* Rezoning of Erf 734 corner Hosea Pellenker Street, Windhoek from 'Residential' with a density of 1900 to 'Business' with a bulk of 1.0 for Retail purposes.

\* Rezoning of Erf 735 corner Hosea Kutako and Pellenker Streets, Windhoek from 'Business' with a bulk of 1.0 for Retail purposes.
\* Consolidation of Erven 734 and 735 Windhoek into Erf X.

\* Consent Use for an Office Floor Area on a consolidated Business zoned Erf, and
\* Consent to use the Erf for small-scale Retail purposes on a 'Business' zoned Erf with the interim bulk of 0.4 while the rezoning to a Bulk of 1.0 is being finalized.

Erven 734 and 735 Windhoek are located at the corner of Hosea Kutako and Pellenker Streets. Erf 734 is currently zoned 'Residential' with a density of 1900 and measures 1063m². Erf 735 is currently zoned 'Business' with a bulk of 0.4 and measures 1276m². It is proposed that Erven 734 and 735 Windhoek be rezoned to 'Business' with a bulk of 1.0 for retail purposes with a Consent Use for an Office Floor Area and Consent to use the Erf for small-scale Retail purposes on a 'Business' zoned Erf with the interim bulk of 0.4 while the rezoning to a Bulk of 1.0 is being finalized.

Regkonningsgewings Legal Notices

REHOBOTH: ESTABLISHMENT OF TOWNSHIP/ REHOBOTH BLOCK D EXTENSION 2: Notice is hereby given in terms of section 107(1) of the Urban and Regional Planning Act No 5 of 2018 that Toya Urban Planning Consultants cc has applied to the Rehoboth Town Council and intends on applying to the Urban and Regional Planning Board in terms of section 105(1)(b) of Urban and Regional Planning Act No 5 of 2018 for the following:

- Subdivision of the Remainder of Rehoboth Town & Townlands No.302, into Portion 'X' and remainder
- Needs and feasibility for township establishment on portion 'X' (Portion of the remainder of Rehoboth town & townlands No.302.

- Layout approval and township establishment on portion 'X' of the remainder of Rehoboth Town & townlands No.302 comprising of 66 erven and remainder streets to be known as (Rehoboth Block D extension 2).
Portion 'X' is located on the western part of Rehoboth town & townlands No.302 between the suburb of Westridge in the north and Rehoboth Block D Extension 1 and situated along the B1 main road (Rehoboth to Windhoek). Portion 'X' measures approximately 61939 Hectares in extent. The purpose of the application as set out above, is to subdivide Portion 'X' and establish a township to be known as 'Rehoboth Block D Extension 2', which will comprise of 66 erven and the remainder streets. This township will be for purposes of developing a residential suburb.

The full application, locality maps, layout plans and its supporting documents be open for inspection during normal office hours at the Rehoboth Town Council (Town Planning office) and with Toya Urban Planning Consultants cc (plans can be requested via email tshinguzi@rethoboth.com).
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 Rehoboth Town Council, Private Bag 25003, Rehoboth Tel: 062-571800. Email: shibep@rethoboth.com/ceo@rethoboth.com.
TOYA Urban Planning Consultants, P.O. Box 99294, Windhoek, Contact: Mr. Simon Shinguzi at 081 2099839 or Mr. Tobias Pendana Nwanya at 0811243321 / ceo@rethoboth.com | tobias.nwanya@rethoboth.com

Regkonningsgewings Legal Notices

NOTICE OF INTENTION: NOTICE OF INTENTION IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT OF 2018 (ACT 5 OF 2018) APPLICATION FOR REZONING OF ERF 979, MONDESA, EXTENSION 3, SWAKOPMUND, FROM SINGLE RESIDENTIAL WITH A DENSITY OF PER 1600M² TO LOCAL BUSINESS WITH A BULK OF 1.0, AND CONSENT TO OPERATE A RESIDENT OCCUPATION (DOCTORS CONSULTING ROOMS) FROM THE PREMISES WHERE THE REZONING IS IN PROCESS.

Please take note that Van Der Westhuizen Town Planning & Properties CC, on behalf of our client/s, intends to apply to the Swakopmund Municipal Council for Environmental Clearance and the Rezoning of Erf 979, Mondesa, Extension 3, Swakopmund, from Single Residential with a density of 1.600m² to Local Business with a Bulk of 1.0.

Erf 979, Mondesa, Extension 3, Swakopmund, currently measures approximately 600m² in extent and is located along Mandume Ya Ndemulayo Street in Mondesa. The property is currently being used for residential purposes by the owner. It is the intention of the owner to have the property rezoned to Local Business in order to operate as doctors, consulting rooms. It is also the intention to apply for consent to operate a resident occupation for the purpose of Doctors Consultation Room from the premises while the rezoning is in process. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed rezoning of the property.

Please further take note that:
(a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Kaka Street & Daniel Kamho Avenue.
(b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant on 14 days of the last publication of this notice. Please be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than 17:00 on 22 February 2023.
Applicant: Van Der Westhuizen Town Planning & Properties CC
Contact Person: A van der Westhuizen
Cell: 081 122 4661
Email: andrew@vdtwlp.com
P.O. Box: 1598, Swakopmund, Namibia

Regkonningsgewings Legal Notices

REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900M²' TO 'HOSPITALITY (FOR A HOTEL PENSION)' DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

Rezoning of Erf 3191, No.29-31 Stein Street, Klein Windhoek, from residential with a density of 1 dwelling per 900m² to 'Hospitality (for a Hotel Pension)'. Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

The existing, well-maintained accommodation establishment has operated for many years. There are 11 rooms established. The City of Windhoek has requested the owners to convert to the 'hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. According to the new zoning category of 'Hospitality', a Hotel Pension is an accommodation establishment of with at least 10 but not more than 20 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements. There is no intention to change the current operations or ambience of the establishment.

The facility plan of the erf lies for inspection at the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 De Kwarre Nuruam Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planning Notice House, 5th Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is March 2023).
Should you require additional information you are welcome to contact our office.
Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: plan@dt.dutoitplan.com

NOTICE OF AN ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT FOR THE PROPOSED OMBITSHIRE COPPER MINING PROJECT ON ML 197, KHOMAS REGION, NAMIBIA
Environmental Compliance Consultants (ECC)
Updated Public Meetings Schedule: The public meetings will be held to EIA Projects to be conducted and recorded in accordance with the EIA Act.
1st Meeting: 8 February 2023 at the Namibian Scientific Society @ 10:30 PM
2nd Meeting: 13 February 2023 on Farm Grant Korozi Plains No. 448, Khomas Region @ 10:00 AM

SKOON ROLLE WIT KOERANTPAPIER VIR VELE GEBRUIKE
-PANEELKLOPPERS -NYWERHEDE
-RESTAURANTE -SKOLE
-VERPAKKINGSMATERIAAL
penkg
Prys op aanvraag
SKAKEL: +264 61 330 500 OF 330 502
2-4 EIDERSTRAAT-LAFRENZ INDUSTRIEEL

HAVE A HEART DONATE BLOOD
Thursday, 9 February 2023
Centre Tal Street (Windhoek) 07:00-16:00
Channel Life Centre Post Street Mall (Windhoek) 08:30-16:00
Oshakati Centre (Hospital Grounds) 10:00-16:00
Hangana Seafood (Walvis Bay) 10:00-15:00
Wednesday, 8 February 2023
Centre Tal Street (Windhoek) 07:00-16:00
Channel Life Centre Post Street Mall (Windhoek) 08:30-16:00
Extreme Tutorial College (Dingwediva) 09:00-14:30
Friday, 10 February 2023
Centre Tal Street (Windhoek) 07:00-16:00
Channel Life Centre Post Street Mall (Windhoek) 09:00-16:00
NAMBS
t: 061 386 300 e: pro@bts.com.na www.bts.com.na

Regkennissgewings Legal Notices

REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (FOR A HOTEL PENSION) DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for: Rezoning of Erf 3191, No.29-31 Stein Street, Klein Windhoek, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' (for a Hotel Pension). Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed. De Vagabond Pension has been located on Erf 3191, on Stein Street, just south of the Klein Windhoek business hub for many years. The City of Windhoek granted consent for the establishment in 1992. The current zoning is 'residential' with a density of 1:900 and the erf is 2870m² in extent. The existing, well-maintained accommodation establishment has operated for many years. There are 11 rooms established. The City of Windhoek has requested the owners to convert to the 'hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. According to the new zoning category of 'Hospitality', a Hotel Pension is an accommodation establishment with at least 10 but not more than 20 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements. There is thus no intention to change the current operations or ambience of the establishment. The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planning House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 1 March 2023). Should you require additional information you are welcome to contact our office. Applicant: DU TOIT TOWN PLANNING CONSULTANTS P O Box 6871 AUSSPANNPLATZ WINDHOEK Tel: 061-248010 Email: planner1@duoitplan.com DM0202300407791

Regkennissgewings Legal Notices

IN THE High Court of Namibia Held at Main Division Windhoek Case Number: HC-MD-CIV-ACT-CON-2022/02144 In the matter between: STANDARD BANK OF NAMIBIA LIMITED, Plaintiff and ENGELHARD GAOSEB, Defendant NOTICE OF SALE IN EXECUTION Pursuant to a Judgement of the above Honourable Court granted on the 4th of FEBRUARY 2022, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of WALVISBAY on Tuesday, the 28th day of FEBRUARY 2023, at 11.00 at Erf 4683, a Portion of Erf No. 4511, Kusebmond, Walvis Bay, Namibia. CERTAIN: Erf No. 4511, Kusebmond, Walvis Bay, Namibia SITUATE: In the Municipality of Walvis Bay, Registration Division "F" MEASURING: 301 (Three Hundred and One) Square Meters RESERVE PRICE: (a) Without a reserve price (b) Interest at 725% interest per annum from date of signature of conditions of sale. (c) Deputy Sheriff's fees IMPROVEMENTS: 4x Bedrooms with built-in cupboards, 2x walk-in closet, 2x bathroom, 2x lounge, dining room, open plan kitchen, laundry room, double garage The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Walvisbay, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address. Dated at Windhoek this 20th day of January 2023. KOEP & PARTNERS Legal Practitioners for the Plaintiff 33 Schanzen Road Windhoek (REF: SN/ma/77713/DEB699) DM0202300407670

Regkennissgewings Legal Notices

IN THE High Court of the District of Windhoek Held At Windhoek Case No: HC-MD-CIV-ACT-CON-2022/01198 In the matter between: NEDBANK NAMIBIA LIMITED, Judgement Creditor/Plaintiff and GREENMED MEDICAL SUPPLY CC, 1ST Judgment Debtor/Defendant NOTICE OF SALE IN EXECUTION IN EXECUTION OF COURT ORDER OF THE HIGH COURT OF WINDHOEK, given on the 3rd of June 2022 in the above-mentioned case, a judicial sale by public auction / online at https://aucor.auction at 09:00 on 27 FEBRUARY 2023 the goods will be stored at Erf 49, Prosperita, corner Michelle Mclean & Platinum Streets, Namibia of the following: GOODS: 1x Reception Counter, 3x Desktop Computers, 1x HP Printer, 1x Mut Weld welding machine, 2x office desks, 4x office chairs, 1x Telefunken Camera Monitor, 1x Filing Cabinet, 1x Canon Printer, 1x Bar Fridge 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 on this day of February 2023 ANGULACO INCORPORATED Legal Practitioner for Judgement Creditor/Plaintiff NO. 11, SCHUSTER STREET WINDHOEK (Ref: DEB795) DM0202300408109

Regkennissgewings Legal Notices

IN THE High Court of Namibia (Main Division - Windhoek) Case No: HC-MD-CIV-ACT-CON-2022/01013 In the matter between: STANDARD BANK NAMIBIA LIMITED, Judgement Creditor/Plaintiff and BENESTUS KANDOROZU, Judgment Debtor NOTICE OF SALE IN EXECUTION In execution of a Court Order of the High Court of Namibia, given on the 28th of October 2022 in the above-mentioned case, a judicial sale by public auction will be held on the 3rd of March 2023 at 10H00 at Erf 1652, Extension No. 8, Okahandja of the following: PROPERTY: CERTAIN: Erf No.1652 Okahandja (Extension No. 8) SITUATED: In the Municipality of "Okahandja", Registration Division "J", Otjozondjupa Region MEASURING: 343 (Three Hundred And Forty Three) Square Metres HELD BY Deed of Transfer No T 7291/2016 CONDITIONS OF THE SALE: 1. TERMS 10% of the purchase price and the auctioneers' commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff of the Court, Okahandja and at the offices of the Execution Creditor's Attorneys. Dated at Windhoek this day of January 2023. ANGULACO INCORPORATED Legal Practitioner for Judgement Creditor/Plaintiff 11 SCHUSTER STREET WINDHOEK Ref: DEB1823/EPH DM0202300408292

Regkennissgewings Legal Notices

IN THE High Court of Namibia Main Division - Windhoek Case No: HC-MD-CIV-ACT-CON-2022/01676 In the matter between: BEZER'S TRAILER AND BODY CRAFT CC, Execution Creditor and VEHICARE FLEET MAINTENANCE SOLUTION CC, Execution Debtor NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY In Execution of a Judgment granted against the above-mentioned Execution Debtor by the above Honourable Court in the above-mentioned suit, the under-mentioned goods will be sold by Public Auction by the Deputy Sheriff for the district of Windhoek at Aucor situated at Erf 49, corner of Michelle Mclean & Platinum Street, Prosperita, Windhoek on Tuesday, the 23rd day of February 2023 starting at 09:00 in the forenoon (LIVE WEBCAST also starts at 09:00) or so soon thereafter as may be - 1X NISSAN NAVARA D/CAB BAKKE, REG NO.: VCARE02 NA TERMS "Voetstoots" and cash to the highest bidder Dated at Windhoek on this day of February 2023 ENGLING, STRITTRER AND PARTNERS Legal Practitioners for Execution Creditor No 12 Love Street Windhoek Ref: ZM/vsd B38478 DM0202300403105

Regkennissgewings Legal Notices

IN THE High Court of Namibia Main Division Windhoek Case No: HC-MD-CIV-ACT-CON-2022/00927 In the matter between: HANNO METZGER Plaintiff and JIM MEIER, Defendant NOTICE OF SALE IN EXECUTION In the execution of an Order of the above Honourable Court dated the 22nd of May 2022 in the above action, a sale without reserve will be held on Wednesday, the 1st of March 2023 at 17:00 by the Deputy Sheriff for the district of Okahandja at Erf 333, Portion 1, Martin Naib Avenue, Okahandja, Namibia, of the under-mentioned property: 1x Deutz Allis Tractor S220 (Voetstoots) Id No: 2375 Model 5220 1x Massey Ferguson Tractor 1045 (Voetstoots) Model E384 Engine No: 35200 1x Gen-Tech 65 Kw Generator (GPE500 D) 1x Greenhouse 10x30m Steel Construction (Frame) 1x Toyota D4D Double Cab Bakkie 1x 2.5 Toyota Pick-Up Diesel Double Cab Van No: SDH915H with Registration No: N1513-822W and Engine No: ZKDA490365 Terms: Voetstoots and cash to the Highest Bidder Dated at Windhoek on this 31st day of January 2023 BEHRENS & PFEIFFER PER: R. BEHRENS LEGAL PRACTITIONER FOR PLAINTIFF SUITE 141 MAERUA MALL, SCHUSTERUS ROAD WINDHOEK RFB/SB/MT/440 DM0202300405706

Regkennissgewings Legal Notices

STANDARD NOTICE THREE STOREY DWELLING UNIT AND COVER-AGE APPLICATIONS Take notice that the owner, Louisa Jansen intends applying to the Windhoek Municipal Council for the construction of a three storey dwelling unit of Erf 543, No 37 Serra Street, Ausblick. The proposed construction will allow the owner to erect a three storey dwelling unit on Erf 543, No 37 Serra Street, Ausblick. Should this application be successful, the number of vehicles for which parking must be provided on site will be two (two) (two) (two). The owner's current intentions are to erect Erf 543, No 37 Serra Street, Ausblick for the following activity: Single Residential building for his own habitation. Further take notice that the plan of the erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof with the City and with the applicant/consultant in writing within 14 days of the last publication of this notice. The last date for any objection is 08 March 2023 Dated at Windhoek this 13th day of February of 2023. Name and address of advertiser/consultant: Janus, 17 Bowler Street Klein Windhoek Email: janus@mbanam.com Cell: 081-405 3802 DM0202300408147

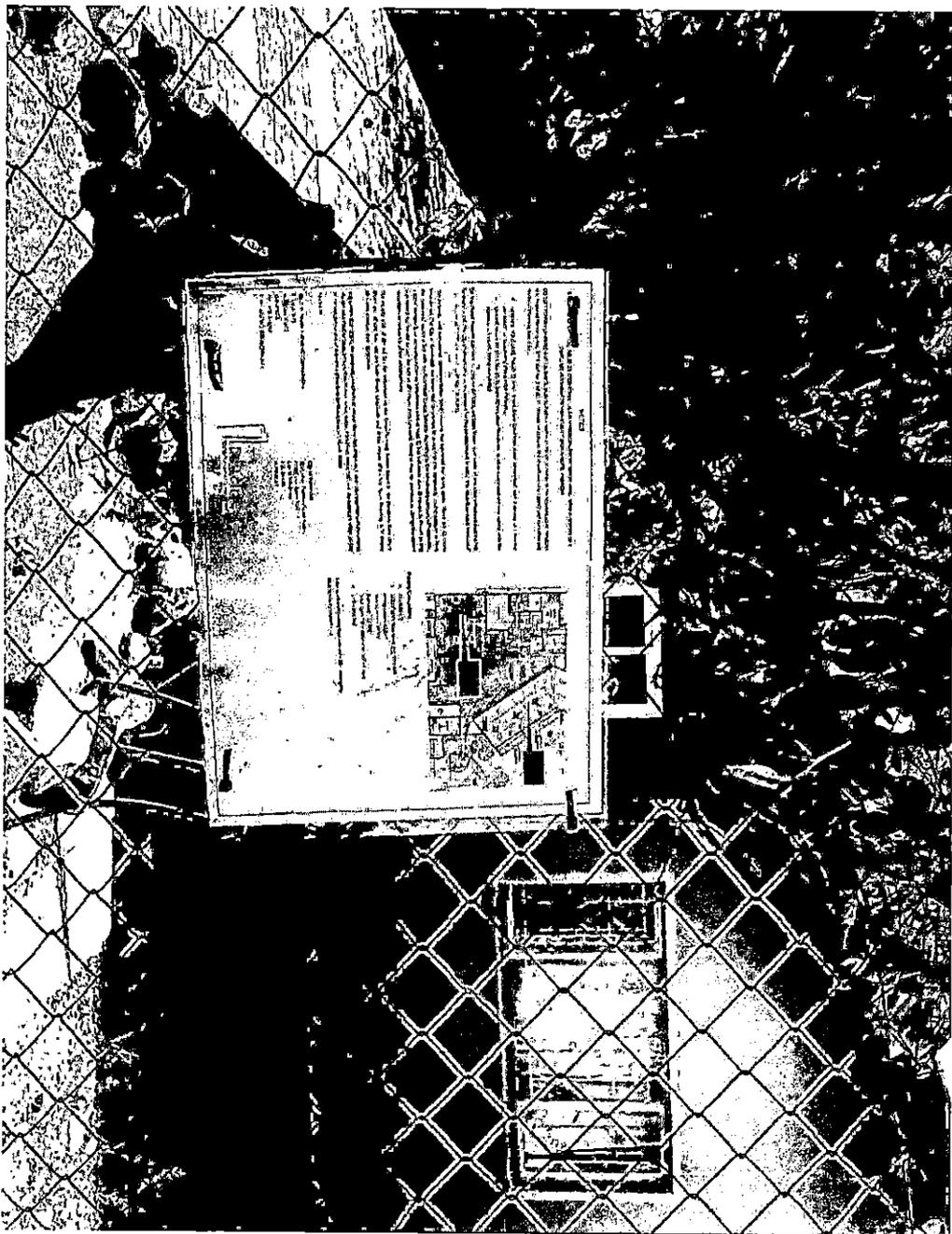
LOSING CONTROL? ALCOHOLICS ANONYMOUS NAMIBIA (If you want to drink, that's your business. If you want to stop, that's ours. WINDHOEK: 081-325 6144 | SWAKOPMUND: 081 243 2649 E-MAIL: alcoholicsanonymousna@gmail.com)

VACANCY The positive growth at MTC, Namibia's leading telecommunications company, now warrants appointment in the following vacancy: Apply for the following vacancy: SENIOR EXECUTIVE: KEY ACCOUNTS - XI WINDHOEK FOR JOB REQUIREMENTS: https://jobopportunities.net/jobs\_search.aspx or E-mail: recruitment@mtc.com.na No fax or hand delivered applications will be accepted. CLOSING DATE: 17 FEBRUARY 2023 Scan the QR Code. MTC

REQUEST FOR AN EXPRESSION OF INTEREST (EOI): HUMAN RESOURCES CONSULTING SERVICES The National Art Gallery of Namibia (NAGN) hereby invites reputable and experienced companies to submit an Expression of Interest (EOI) for the provision of the following functions: 1. Staff skills audit 2. Organizational culture audit 3. Revise and standardise job descriptions 4. Revise and update performance management system 5. Revise and update all human resources-related policies The details of all required services are stipulated in the Terms of Reference (TOR). Interested companies can obtain the TOR from the the NAGN website: http://www.nagn.org.na or requested from press@nagn.org.na The completed bids and all supporting documentation shall be prepared in accordance with the instructions provided, and submitted in a sealed envelope clearly marked with "Expression of Interest: Human Resources Consulting Services" The bids should be hand delivered at the National Art Gallery of Namibia Attention Marketing and Communications Officer. The Gallery is situated on the corner of Robert Mugabe Avenue and John Meinert Street, Windhoek. NAGN will not consider incomplete or unsigned submissions. All responses and supporting documentation received will be treated as strictly confidential and will not be made available to the public. DEADLINE FOR SUBMISSION: 24 FEBRUARY 2023 AT 12:00 PM ENQUIRIES may be directed to Ms Beau-Ann Ferris at +264 61 231 160 or press@nagn.org.na

IN THE High Court of Namibia Case No : HC-MD-CIV-ACT-CON-2022/03668 In the matter between: PLASTIC PACKAGING NAMIBIA (PTY) LTD, Execution Creditor and M & K TRADING CC, Execution Debtor NOTICE OF SALE IN EXECUTION IN THE EXECUTION of a Judgment granted by the High Court of Namibia signed by the Registrar of the High Court of Namibia on 20/10/2022, the following movable property will be sold on Monday, 27 February 2023 via live webcast at 09H00 at Erf 49, cor of Michelle Mclean & Platinum Streets, Prosperita, Windhoek: 1 X 2.4 X 2.4 X 2.4 Cold Room CONDITIONS OF SALE: "Voetstoots": cash to the highest bidder. Dated at Windhoek on this 07th day of February 2023 FRANCOIS ERASMUS & PARTNERS LEGAL PRACTITIONERS FOR PLAINTIFF 5 CONRADIE STREET WINDHOEK REF: FGE/PLA/0075/mb TO: THE REGISTRAR HIGH COURT OF NAMIBIA WINDHOEK DM0202300400304

Multiple sclerosis NAMIBIA WHAT IS MULTIPLE SCLEROSIS? OFFICE HOURS: Monday - Friday: 09h00 - 17h00 info@msnamibia.org





**NOTICE**

**RECORDING OF THE SITE PLAN, 100-25-11100 STREET, KLEIN WINDHOCK FROM 'RECORDING WITH A COPY OF A DRAFTING FOR CONSENT TO RECORD WITH A METEOROLOGICAL'**

**DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the proponent of the site plan, in terms of the regulations of the Urban and Regional Planning Act, 2015 (Act No. 15 of 2015), hereby notice to the applicant, City Council and the Urban and Regional Planning Board to:

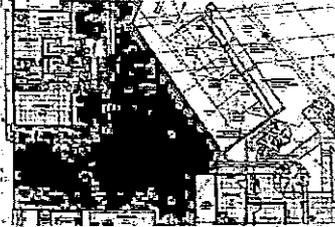
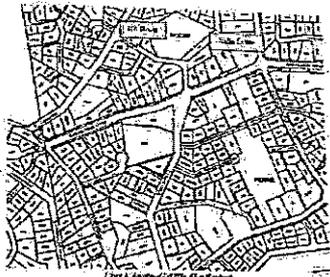
- Reporting of Ed 1251, 100-25-11100 Street, Klein Windhoek, East Windhoek, with a copy of 1 drawing per 500m<sup>2</sup> to the Urban and Regional Planning Board.
- Consent to use of Ed 1251, 100-25-11100 Street, Klein Windhoek, in accordance with the zoning with the reporting is hereby being requested.

The Urban and Regional Planning Board, 100-25-11100 Street, Klein Windhoek, East Windhoek, has been notified by the applicant, City Council and the Urban and Regional Planning Board. The City Council has granted consent for the site plan on 15/12/22. The applicant is hereby notified of the consent of the Board.

The zoning, use and related restrictions are as follows: The zoning is for many years, there is a 21-year period. The City of Windhoek has requested the applicant to consent to the temporary zoning category to bring the applicant's site in line with the Urban and Regional Planning Scheme. According to the zoning category of 'Temporary', a Major Function is an accommodation of up to 100 units with at least 20 that are more than 30 meters. Sufficient parking is provided for vehicles as per the City of Windhoek, regulations. There is a provision to change the zoning of the site as per the Urban and Regional Planning Board.

The validity of the site plan for submission on the Town Planning Board is in the Department of Urban and Regional Planning, 100-25-11100 Street, Klein Windhoek, East Windhoek.

Any person objecting to the proposed use of land as set out above may lodge an objection with the applicant thereof with the City Council (the Urban Planning Unit) at the 1st Floor, Room 111, and the applicant within 14 days of the last publication of the notice (last date for objections is 1 March 2023).

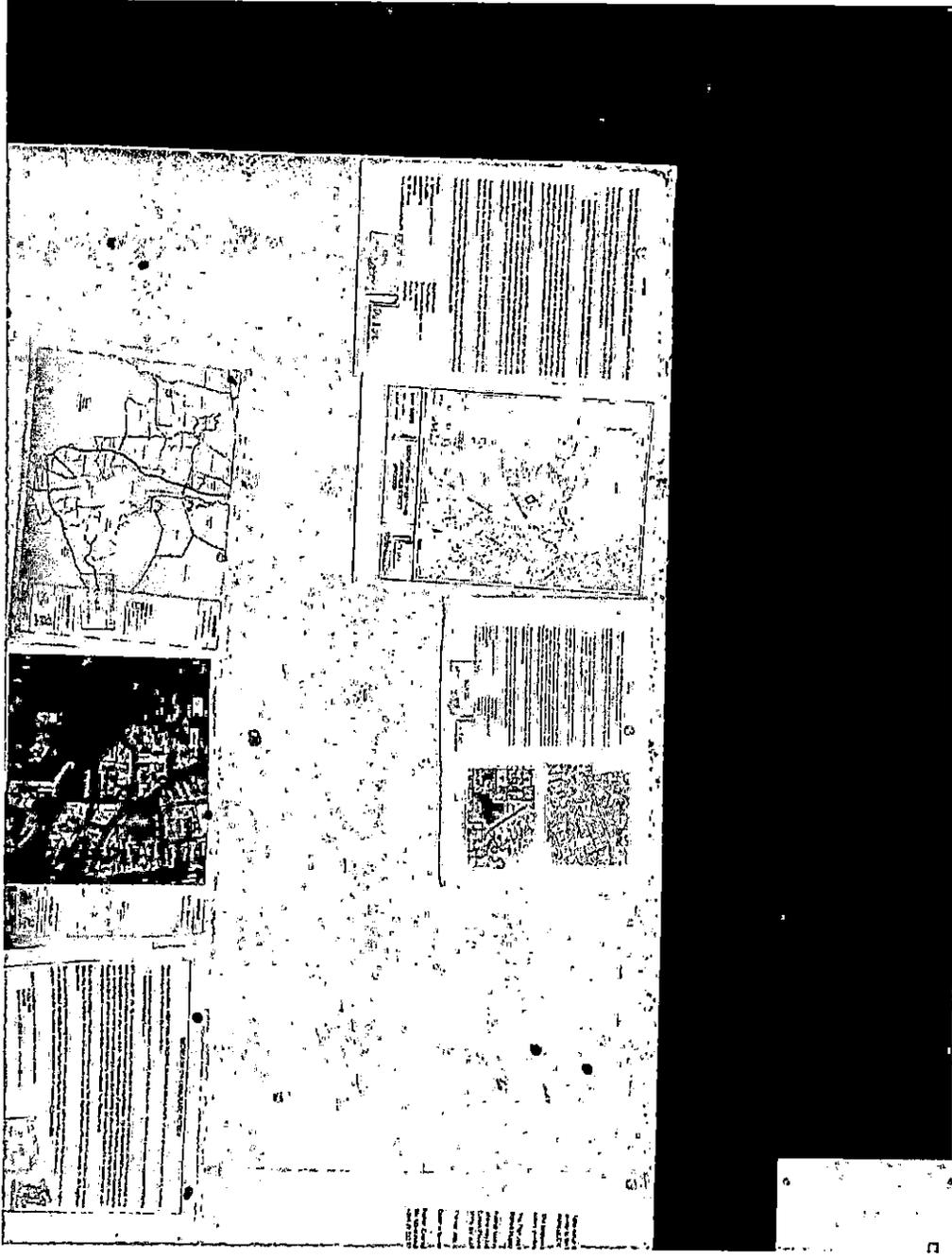


Applicant: **DU TOIT TOWN PLANNING CONSULTANTS**  
 P O Box 6371  
 AUSTRIAN PLAZA  
 GLENHEIM  
 Tel: 021-946210  
 Email: [info@du-toit.co.za](mailto:info@du-toit.co.za)

City of Windhoek  
 The Urban Planner  
 (Open House, 5th Floor, Room 515)  
 City of Windhoek  
 P O Box 120  
 Windhoek

**CITY OF WINDHOEK**  
**10 FEB 2023**  
**URBAN AND REGIONAL PLANNING**

**Du Toit**  
 TOWN PLANNING CONSULTANTS







1<sup>st</sup> floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia  
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 81 281 0836, Email: elmarie@dutoitplan.com

Enquiries: D Opperman  
Tel: +264 81 835 2021  
Ref: 3191KW\_Letters

Mrs C S Fischer  
P O Box 11701  
KLEIN WINDHOEK

13 February 2023

Dear Madam

**REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION)**

Our office is applying on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 3191, No.29-31 Stein Street, Klein Windhoek, from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'hospitality' (for a Hotel Pension).
- Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018), you as the owner of a neighbouring property are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **3 March 2023**.

De Vagabond Pension has been located on Erf 3191, on Stein Street, just south of the Klein Windhoek business hub for many years. The City of Windhoek granted consent for the establishment in 1992. The current zoning is 'residential' with a density of 1:900 and the erf is 2870m<sup>2</sup> in extent.

The City of Windhoek has requested the owners to convert to the new 'hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. There are 11 rooms established. According to the new zoning category of 'Hospitality', a Hotel Pension is an accommodation establishment with at least 10 but not more than 20 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements.

There is thus no intention to change the current operations or ambiance of the establishment.

The current parking as provided on -site will remain and is in line with the requirements of the City of Windhoek as per the image below.

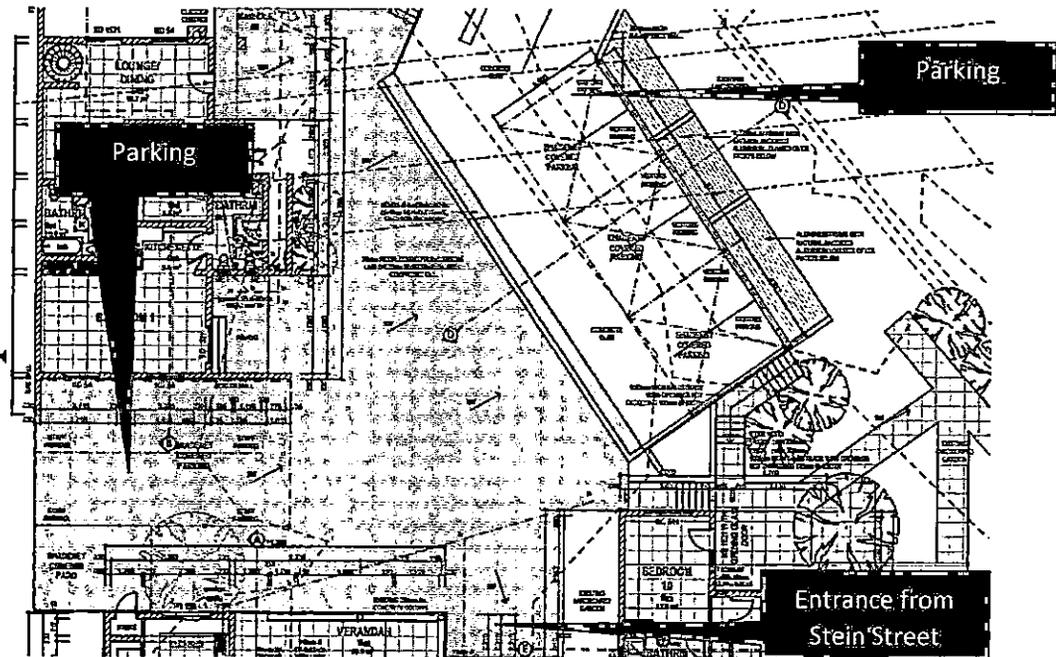


Figure 1 : Parking layout as per requirements

**Parking Calculations:**

- $11 \times 0.66 = 7$
- $1/20\text{m}^2$  open floor space excl reception  
 Dining room =  $27,4\text{m}^2$   
 Serving Area =  $20,0\text{m}^2$   
Sunroom =  $13,1\text{m}^2$   
 Total Open Floor space =  $60,5\text{m}^2 = 3$  bays
- 1 x loading bay

Total number of parking bays needed = 10 + loading bay

Total number provided = 11

Considering the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 3 March 2023, we would assume you do not have any objection.

Kind regards

Dorette Opperman

**REZONING OF ERF 3191, NO.29-31 STEIN STREET, KLEIN WINDHOEK, FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m<sup>2</sup> TO 'HOSPITALITY' (FOR A HOTEL PENSION)**

Name:.....

Address:.....

.....

Telephone :..... Email: .....

I, the owner of Erf ....., Stein Street

(Please indicated with "x" in appropriate box)

do not object

do object to

- Rezoning of Erf 3191, No.29-31 Stein Street, Klein Windhoek, from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'hospitality' (for a Hotel Pension).
- Consent to use Erf 3191, No. 29-31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed.

**If objecting, please state the reasons:**

.....

.....

.....

.....

.....

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Kindly take note that comments should reach our office by **3 March 2023**  
You can return the form to the following email address: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)



Will result in a 100% penalty.

Account	Your Reference	Tax Exempt	Tax Reference	Sales Code	Expiry		
CASH22	CHARLIE DU TOIT	N		0009	27/01/2023	Exclusive	
Code	Description	Quantity	Unit	Unit Price	Disc%	Tax	Nett Price

NEW100	Colum New Era - Monday/Thursday REZONING NOTICE - ERF 3191, NO.29-31 STEIN STR, KLEIN-WHK Publication dates: 08 & 15/02/2023	2.00		600.00		15.00%	NS1,200.00
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Pd: 27/1/2023  
N\$ 1380-00

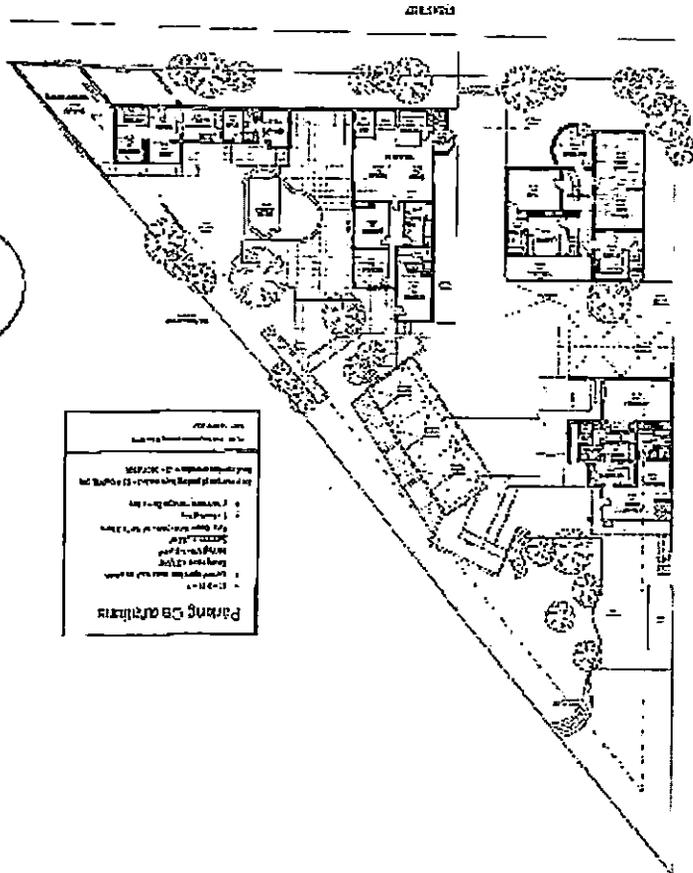
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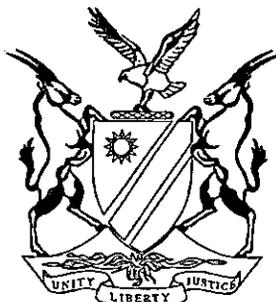
GROUND FLOOR PLAN



**Parking OR outdoor**

1. 100 sq ft
2. 100 sq ft
3. 100 sq ft
4. 100 sq ft
5. 100 sq ft
6. 100 sq ft
7. 100 sq ft
8. 100 sq ft
9. 100 sq ft
10. 100 sq ft





# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$9.60

WINDHOEK - 15 February 2023

No. 8031

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- **Application for rezoning of Erf 979, Mondesa Extension 3, Swakopmund, from Single Residential with a density of per 1:600m<sup>2</sup> to Local Business with a bulk of 1.0; and**
- **Consent to operate a Resident Occupation (Doctors Consulting Room) from the premises while the rezoning is in process.**

Erf 979, Mondesa Extension 3, Swakopmund, currently measures approximately 600m<sup>2</sup> in extent and is located along Mandume Ya Ndemufayo Street in Mondesa. The property is currently being used for residential purposes by the owner. It is the intention of the owner to have the property rezoned to Local Business in order to operate as doctors consulting rooms. It is also the intention to apply for consent to operate a resident occupation for the purpose of Doctors Consultation Room from the premises while the rezoning is in process. It is thus required and necessary to formally apply to the Local Authority and the Ministry of Urban and Rural Development for the proposed rezoning of the property.

Take note that -

- (a) the plan of the erf can be inspected at the Public Notice Board of the Swakopmund Municipality located on the Corner of Rakotoka Street and Daniel Kamho Avenue.
- (b) any person having objections to the proposed rezoning or who wants to comment thereon, may lodge such objections and comments, together with the grounds thereof, in writing to the Municipality and the applicant within 14 days of the last publication of this notice.

Be advised that the written objection must be forwarded within the prescribed time as required by the Urban and Regional Planning Act of 2018. Such written objection or comment must therefore be submitted by no later than **17h00 on 1 March 2023**.

**Applicant: Van Der Westhuizen Town Planning & Properties CC**  
**P.O. Box 1598, Swakopmund, Namibia**  
**Contact Person: A. van der Westhuizen**  
**Cell: 081-122 4661**  
**Email: [andrew@vdwtp.com](mailto:andrew@vdwtp.com)**

No. 56

2023

#### REZONING OF ERF 3191, NO. 29 TO 31 STEIN STREET, KLEIN WINDHOEK

**Du Toit Town Planning Consultants**, on behalf of the owner of the erf, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of Erf 3191, No. 29 to 31 Stein Street, Klein Windhoek, from 'residential' with a density of 1 dwelling per 900m<sup>2</sup> to 'Hospitality' (for a Hotel Pension); and**
- **Consent to use Erf 3191, No. 29 to 31 Stein Street, Klein Windhoek, in accordance with the new zoning while the rezoning is formally being completed.**

De Vagabond Pension has been located on Erf 3191, on Stein Street, just south of the Klein Windhoek business hub for many years. The City of Windhoek granted consent for the establishment in 1992. The current zoning is 'residential' with a density of 1:900 and the erf is 2 870m<sup>2</sup> in extent.

The existing, well-maintained accommodation establishment has operated for many years. There are 11 rooms established. The City of Windhoek has requested the owners to convert to the 'Hospitality' zoning category to bring the number of rooms in line with the Windhoek Zoning Scheme. According to the new zoning category of 'Hospitality', a Hotel Pension is an accommodation establishment with at least 10 but not more than 20 rooms. Sufficient parking is provided for on-site as per the City of Windhoek requirements. There is thus no intention to change the current operations or ambiance of the establishment.

The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (**final date for objections is 1 March 2023**).

Should you require additional information you are welcome to contact our office.

**Applicant: Du Toit Town Planning Consultants**  
**P.O. Box 6871, Ausspannplatz, Windhoek**  
**Tel: 061-248010**  
**Email: [planner1@dutoitplan.com](mailto:planner1@dutoitplan.com)**

No. 57

2023

#### REZONING OF ERF 1308, SWAKOPMUND PROPER

Notice is hereby given in terms of Section 107(b), regulation 10(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that the Municipality of Swakopmund intends to apply to the Urban and Regional Planning Board for the rezoning of Erf 1308, Swakopmund Proper from "local authority" to "general business".

The application and locality plans are available and open for inspection during working hours at the Swakopmund Municipality: Town Planning Division.

Any person having objections or comments to the statutory procedures as set above must lodge such objections or comments, together with the grounds thereof, in writing with the Chief Executive Officer of the Municipality of Swakopmund, P.O. Box 53, Swakopmund within fourteen (14) days of the last publication of this notice.

**B. ALFEUS**  
**CHIEF EXECUTIVE OFFICER**  
**SWAKOPMUND**

15 February 2023

[Municipal Council Minutes: 2001-11-28]

8.3.36

**PWL1 [PLA] CONTROL OF STREET SIGNAGE  
AND ASSOCIATED MATTERS**  
(16/18/3)

On proposal by Councillor Dr B von Finckenstein, it was

**RESOLVED**

- 1 That signs giving direction to accommodation establishments be considered as tourist related **directional and guidance** signs.
- 2 That tourist related signs comply with the specification of tourism directional signs in terms of the Road Traffic and Transport Act (Act No. 22 of 1999).
- 3 That, in terms of the above Act, the sign be coloured brown, semi-matt, and contain a white retro-reflective border, legend, arrow and accommodation symbol (GFS C1-1 to GFS C1-10).
- 4 That, in order to ensure conformity, the type of lettering used on tourism signs be DIN 1451 Part 2, Style "B". [The size of the sign, arrow and symbol can be calculated by factoring all dimensions derived from the 175/125 letter size.]
- 5 That in terms of public advertising, tourism directional signs comply with the specifications laid down in the South African Manual for Outdoor Advertising Control. [The relevant page is attached as page 140 to the agenda.]
- 6 That the legend include the name of the accommodation establishment.
- 7 That on arterial and major collector streets and zones of partial control, signs be erected at least 100 metre from a street intersection, subject to available space and position of existing traffic signs and signals.
- 8 That signs erected in zones of maximum signage control be placed at street corners and be subject to written consent from adjacent erf owners.
- 9 That the establishment to which directions are given be within a radius of 1 500 metre.
- 10 That only three signs be erected per establishment.
- 11 That, where more than one establishment wish to advertise along the same street or intersection, combined or stacked boards be recommended. [Such stacked signs are to have the same width.]
- 12 That the surface area of the sign not exceed 2 m<sup>2</sup>.
- 13 That an annual rental of N\$1 000.00 per site be payable to the City of Windhoek which escalates annually on 1 July of each year in accordance with the Namibia Inflation Rate.
- 14 That the applicant erect the signs at own cost in co-operation with the Strategic Executive: Public Safety and Emergency Services (Traffic Division) and Strategic Executive: Transportation.

- 15 That the applicant be responsible for the maintenance and appearance of the sign.
- 16 That, should the sign become dilapidated, it be removed at the cost of the applicant.
- 17 That the lease only be on a year to year basis with a one month notice period.
- 18 That the establishment have the right zoning for the type of accommodation facility it is operating and pay the necessary assessment rates on this type of zoning.
- 19 That the establishment be registered as a business at the Ministry of Trade and Industry and provide proof thereof when applying to erect a sign.
- 20 That power be delegated to the Strategic Executive: Planning, Urbanisation and Environment under section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992) to approve the lease of land to tourism related organisations for the erection of directional signs: Provided that the location be cleared with the Strategic Executive: Transportation and the Strategic Executive: Public Safety and Emergency Services (Traffic Division).

**RESOLUTION 410/11/2001 [POLICY]**

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[Municipal Council Minutes: 2007-12-11(06)]

**8.4.30**

**HRD.1 [EDC] REVIEW AND AMENDMENT OF  
THE CURRENT OUTDOOR ADVERTISING  
POLICY AND REGULATIONS  
(1/3/2/33)**

- 1 That the revised and amended Outdoor Advertising Policy and Regulations, attached as pages 213 – 309 to the agenda, be approved.
- 2 That the Outdoor Advertising Policy be approved to support the Regulations.
- 3 That the Outdoor Advertising Tariff Structure as contained in the Outdoor Advertising Policy be approved.
- 4 That the Criteria for Different Types of Advertising Signs as contained in the Outdoor Advertising Policy be approved to cater for the growth in the business sector.
- 5 That the Internal Control Measures as contained in the Outdoor Advertising Policy, be approved and implemented as a matter of urgency.
- 6 That the function of the management of the Outdoor Advertising Policy be allocated to a dedicated and well-resourced unit/section to be located within the Department of Economic Development and Community Services.
- 7 That two (2) people be appointed to man the Outdoor Advertising Unit/Section to explore business opportunities that would ensure optimal and sustainable revenue generation for Council.
- 8 That the Office of the Chief Executive Officer (Corporate Legal Adviser) be mandated to expedite the promulgation of the Outdoor Advertising Regulations.
- 9 That a grace period of one (1) year be allowed from the date of the promulgation of this policy to allow time for the existing authorised signage to be brought in line with the new Outdoor Advertising Policy and Regulations.
- 10 That the residents of the City of Windhoek be informed about the new Outdoor Advertising Policy and Regulations via the Aloe.
- 11 That the accepted policy be strictly implemented and be supplemented by fair and equal law enforcement.
- 12 That the Strategic Executive: Planning, Urbanisation and Environment, the Head: City Police and Emergency Management and the other departments involved ensure a coordinated approach to curtail the misuse of the policy but also ensuring adherence thereof.

**RESOLUTION 440/12/2007 [POLICY]**

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