NOTE

*** **Pages 268 - 683 attached hereto** should be read with the **agenda** of the monthly meeting of the Municipal Council of Windhoek, to be held on **Thursday, 27 July 2023 at 17:30**, in the new Council Chambers, Windhoek.

Compiled by: Ms MF Gous

APPLICATION FOR THE REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.

	Application by Consultant or Owner of the Erf / Portion/ Farm including the prescribed URP Board Form(s).	**YES**
1.	**A) Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made) **B) Existing Zoning Plan** **C) Intended Zoning Plan** **D) Service Plan** **E) Parking Layout**	**YES**
2.	**Conditions to be registered**	**YES**
3.	**Special Power of Attorney** including Revenue Stamps with relevant initials	**YES**
4.	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**N/A**
5.	**Previous URP Board approvals (Townships Board or NAMPAB)** (*if applicable*)	**N/A**
7.	**Roads 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*)	**YES**
	B) Copy of Company Resolution (*if registered in the name of a Company*)	**NO**
9.	**Copy of Title Deed or Certificate of Registered Title**	**NO**
10.	**Conditions of Establishment** attached to all copies (*if applicable*)	**N/A**
11.	**Copy of Approved Erf diagram at time of application**	**NO**
12.	**Proof of Payment of City of Windhoek Submission Fee**	**YES**
13.	**Credit Clearance Certificate**	**YES**
14.	**Deed of Transfer**	**YES**

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: info@rkpc.com.na / rkhiba@gmail.com
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/1832/ W **14 November 2022**

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

Department of Urban and Transportation Planning

Attention: Mr. H. Rust

Dear Sir,

APPLICATION FOR THE REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.

INTRODUCTION

The Friedrich-Ebert-Stiftung in Namibia, is a non-profit political organization linked to the Social-democratic Party (SPD) in Germany, and own Erf 1832, No. 95 John Meinert Street which is held by Deed of Transfer No.T1034/1991.

Messrs. Friedrich-Ebert Stiftung (FES) Namibia, has appointed Ritta Khiba Planning Consultants CC to apply for the rezoning of erf 1832 Windhoek, John Meinert Street No. 95.

1. APPLICATION

In terms of the Windhoek Town Planning Scheme Clause 9(3) "No person shall use or cause or allow to be used any building or portion thereof for a use other than that for which it has been erected unless such building has been altered for any such proposed new use and any necessary consent of the Council has been obtained therefor" and Clause 9(5) "On application

by the owner, Council may consent to the changes in land use rights for erven as shown in Table B (I)".

Pursuant to the Windhoek Town Planning Scheme, the rezoning of Erf 1832 Windhoek, John Meinert Street No. 95, from 'Residential'with a density of 1:900 m² to 'Institutional' and Consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed is hereby submitted.

ERF/ SITE INFORMATION

2.1 Location

Erf 1832 Windhoek, is located at John Meinert Street No. 95.

Figure 1: Locality of Erf 1832 Windhoek, John Meinert Street No. 95. Source: AutoCad (2022)

2.2 Topography

The topography of the erf is relatively flat.

2.3 Current Zoning

According to the Windhoek Zoning Scheme, the current zoning of the erf is 'Residential' with a density of 1:900m².

2.4 Erf Size

The subject erf measures 1,352m² in extent.

2.5 Existing land use of Property

The subject property has existing buildings on it, all of which are used for office purposes.

2.6 Access

Erf 1832 Windhoek gains access from John Meinert Street.

2.7 Existing Infrastructure

The Erf 1832 Windhoek, John Meinert Street No. 95 is fully serviced and is connected to the municipal reticulation system of the City of Windhoek.

2.8 Exisiting Title Deed Conditions

a) *"The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended".*

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

3. DEVELOPMENT PROPOSAL

3.1 Intended development

The owner of Erf 1832 Windhoek, John Meinert Street No. 95 Street intends to rezone from 'Residential' with a density of 1:900 m^2 to 'Institutional' as well as for consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed.

3.2 Future access and parking provision

Erf 1832 Windhoek, John Meinert Street No. 95 will continue gaining access from the existing street network, which has enough capacity to accommodate the activities conducted from the subject property as well as the surroundings. The number of vehicles for which parking will be provided for on-site is in accordance to the requirements of the Windhoek Town Planning Scheme.

3.3 Future Infrastructure

The existing services are expected to be adequate to accommodate the proposed development. Any additional sewer, water or electricity requirements or cost arising from the submission of this application will be borne by the applicant. All other storm water conditions, if any, will be met in accordance.

4. MOTIVATION

The Friedrich-Ebert-Stiftung in Namibia is a non-profit political organization whose mission is to promote democracy, development, social justice, and peace through capacity-building, policy research, public dialogue, and international exchange.

According to the Windhoek Town Planning Scheme, the use zone of Institutional primary use includes places of instruction, which is defined as a building designed and/or used for educational and cultural purposes, administrative activities related thereto, and board and lodging.

In accordance with its mission statement and the provisions of the Windhoek Town Planning Scheme, the owner intends to rezone to Institution to carry out international administrative activities from Erf 1832 Windhoek, John Meinert Street No. 95.

Overall, Windhoek-West is characterized by intensified land use activities. This area, where Erf 1832 Windhoek is located, is no exception.

4.1 Need and Desirability

Erf 1832 Windhoek, John Meinert Street No. 95 is zoned residential at the moment. This zoning is incompatible with the subject property's current activities. The rezoning from Residential to Institutional is required to align the current operations and activities with the applicable use zone, thereby aligning the building's use with the proposed new zoning by applying to Council for the change in land use rights of the subject property.

Furthermore, changing the primary use to Institutional will blend in well with the neighborhood because the area is predominantly a mixed-use zone (office, business, institutional, and residential).

4.2 Windhoek Town Planning Scheme

The table below is an excerpt from the Windhoek Town Planning Scheme: Land Use Zones. It denotes the primary uses, consent uses, and prohibited uses of an Institutional zoning.

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
IX Institutional	Places of instruction, social halls and places of public worship	Dwelling units, Residential buildings, <u>institutions</u>, special buildings, shops, industrial buildings and business buildings	Other uses not under columns 2 and 3

Source: Table B: Land Use Zones - Windhoek Town Planning Scheme

4.3 Use of Existing and New Buildings

Erf 1832 Windhoek, John Meinert Street No. 95 currently accommodates an office building used for administrative activities related to a foreign organization that operates in the Republic of Namibia without gain and is recognized by the Namibia Government to operate in the interests of Namibia's development, welfare, and promotion. At the time of this application, no new buildings were planned for future developments.

5. PUBLIC PARTICIPATION

The advertisement notices of Erf 1832 Windhoek, John Meinert Street No. 95 rezoning notice will be published in the Government Gazette on November 15th, 2022, and once a week for two weeks in two widely circulated newspapers on November 15th and 22nd, 2022. Similarly, the rezoning notice will be communicated to the neighbors via registered mail. The notice will state that anyone who has an objection to the proposed rezoning may file it with the Council and the applicant within 14 days of the last advertisement date. The deadline for objections is December 6, 2022.

Once the neighbor comments are received after December 6, 2022, the findings will be communicated to the City of Windhoek. This will be included as part of the complete application.

6. TRAFFIC IMPACTS

Erf 1832 Windhoek, John Meinert Street No. 95 is located in one of Windhoek's busiest neighborhoods. Having an institutional building in this area complements the surroundings because it will have a positive impact on the environment, especially since the area is characterized by mixed-use zone buildings overall. The subject property will be accessed by customers via John Meinert Street. In addition, despite the fact that Erf 1832 Windhoek, John Meinert Street No. 95 is in a busy area, there is ample parking on site. The intended zoning application and all its ancillary is made by taking into account the existing network-linkages that will be generated as a result of the Institutional zoning.

7. STANDARD CONDITIONS

The standard conditions registered against Erf 1832 Windhoek; John Meinert Street No. 95 should be retained.

8. APPLICATION

The owner of Erf 1832 Windhoek; John Meinert Street No. 95 intends to rezone from residential to institutional with a density of 1:900m^2. The rezoning will allow international administrative

activities to be carried out from premises, in accordance with the mission statement of The Friedrich-Ebert-Stiftung in Namibia and the provisions of the Windhoek Town Planning Scheme.

It is against this background that application is made for:

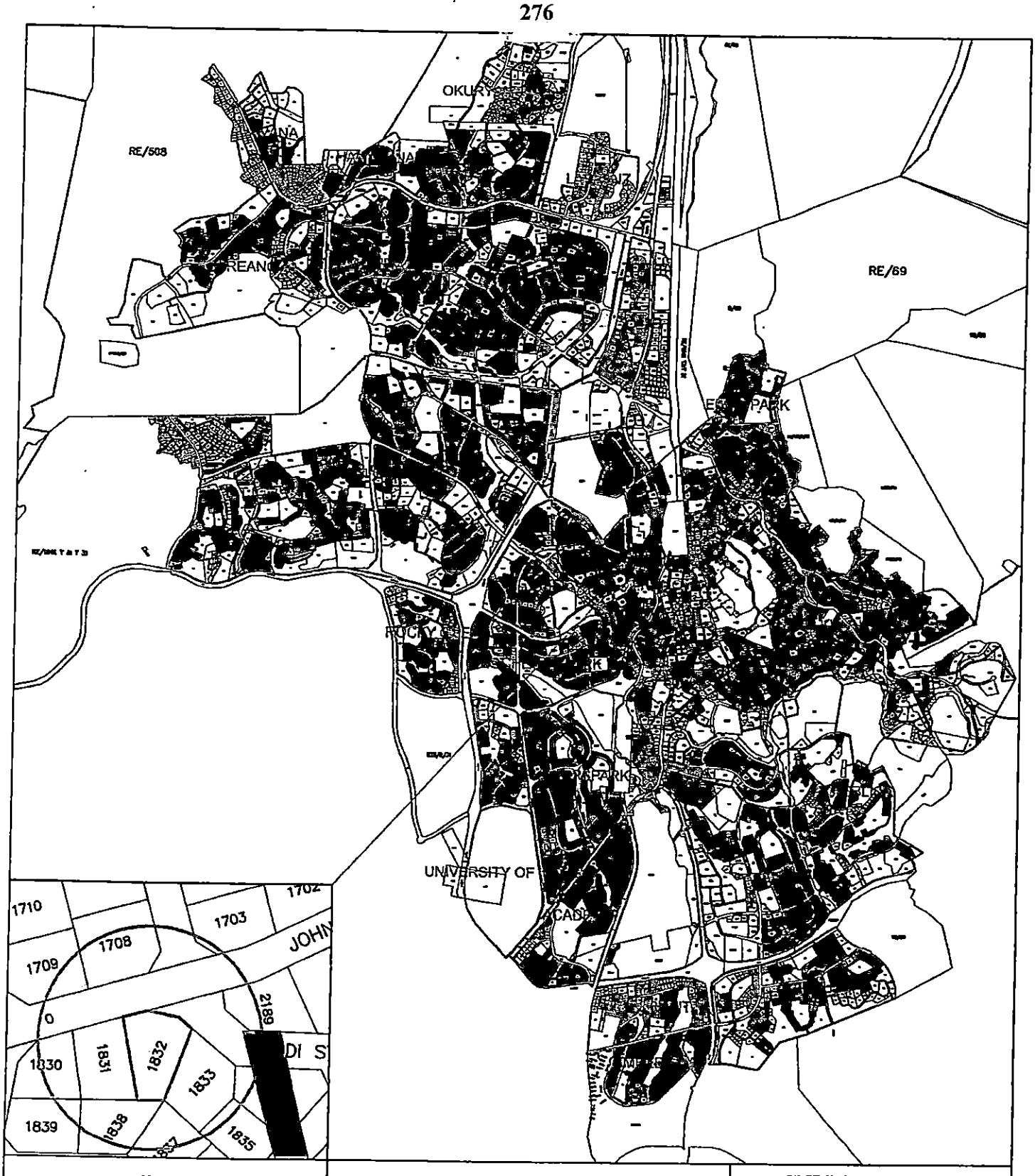
- **The rezoning of Erf 1832 Windhoek, John Meinert Street No. 95, from 'Residential'with a density of 1:900 m² to 'Institutional', and**

- **Consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed is hereby submitted.**

We hope that the Council will consider this application favorably. Should any additional information be required, please contact us at one of the numbers listed above.

Yours faithfully,

RITTA KHIBA
PRINCIPAL MEMBER



N
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LOCALITY MAP OF ERF 1832
JOHN MEINERT STREET,
WINDHOEK

RITTA KHIBA
Planning Consultants

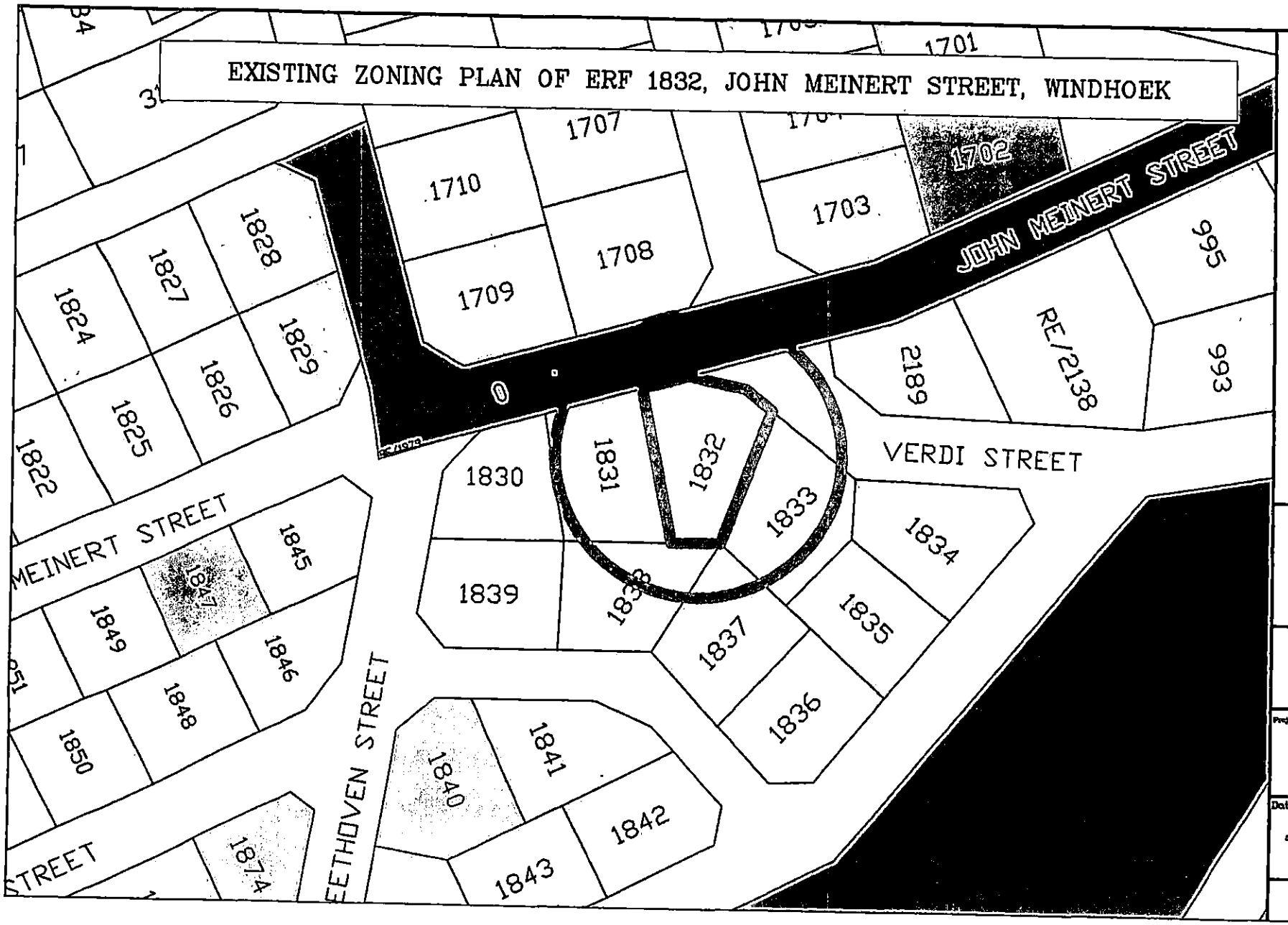
RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC

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

DATE: 02 NOVEMBER 2022
PLAN NO: 1832/WINDHOEK/LOCALITY

ERF 3952 = ± 1,352 m²

EXISTING ZONING PLAN OF ERF 1832, JOHN MEINERT STREET, WINDHOEK



LEGEND

- Residential
- Office
- Institutional
- Local Authority

N
W E
S

RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505359
EMAIL: rkhiba@gmail.com

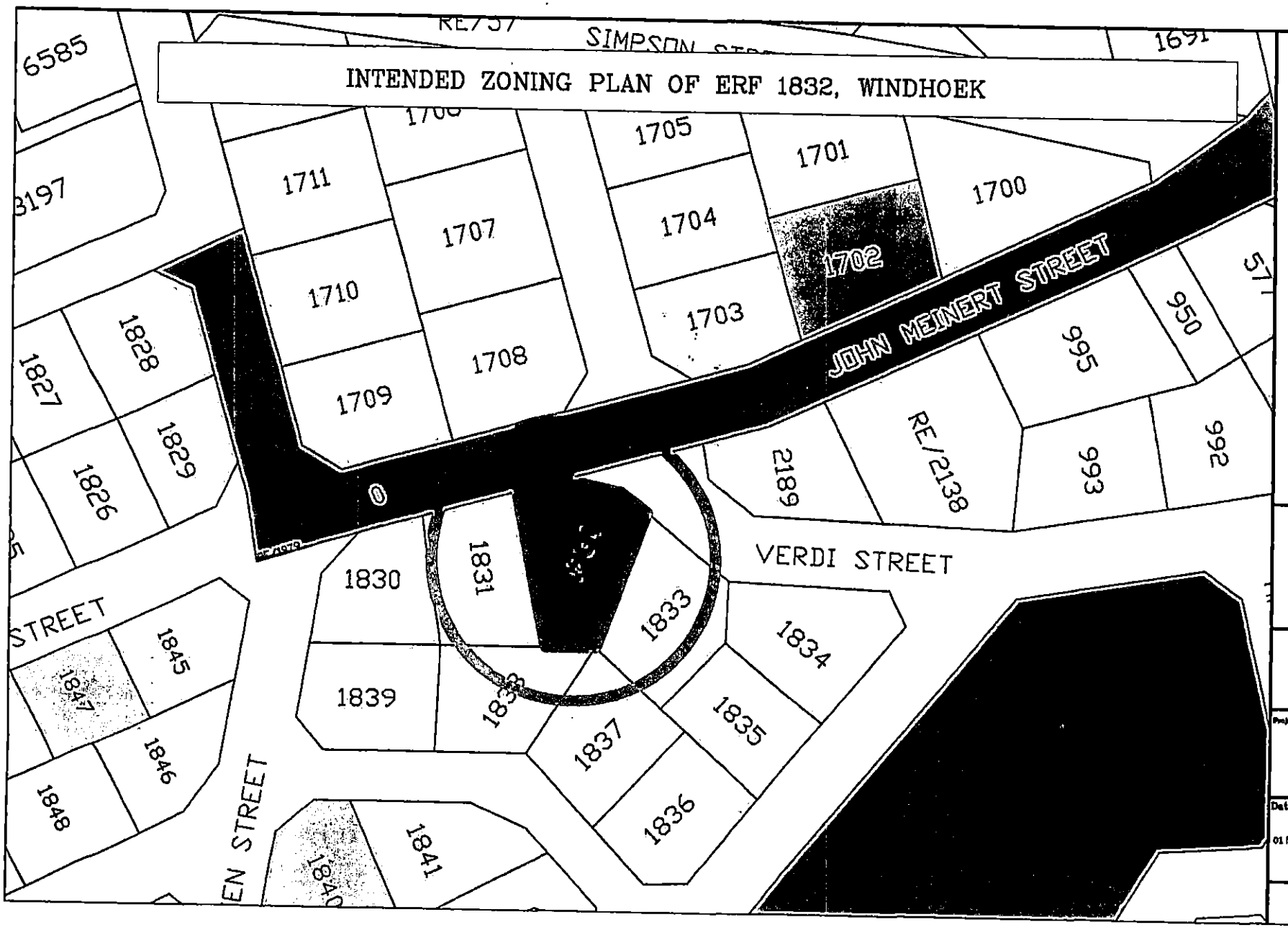
Project Title

Existing Zoning for Erf 1832 John Meinert Street

Date:	Drawn by:	Drawing No:
01 NOV 2022	LH	1832-Ex/Zon/WHK

SCALE: 1/1500 (A4)

INTENDED ZONING PLAN OF ERF 1832, WINDHOEK



LEGEND

- Residential
- Office
- Institutional
- Local Authority

N
W E
S

RITTA KHIBA
Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

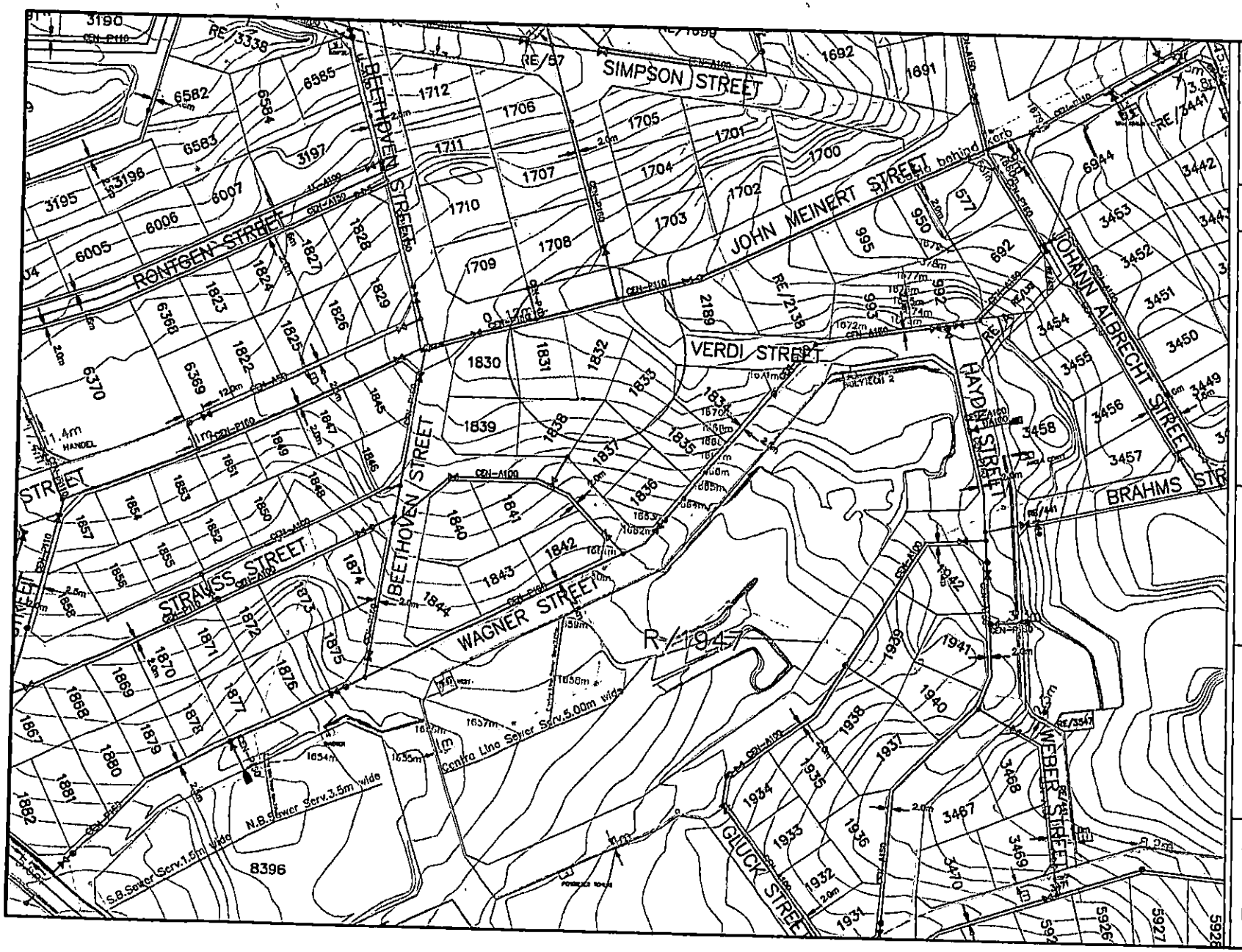
TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com

Project Title

Intended Zoning for Erf 1832 John Meinert Street

Date:	Drawn by:	Drawing No:
01 NOV 2022	LH	1832/I/ZON-1

SCALE: 1/1100



LOCALITY MAP OF ERF 1832 JOHN MEINERT STREET WINDHOEK

SERVICES & CONTOURS

Legend

- Water
- Sewer
- Contours
- Electricity

RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

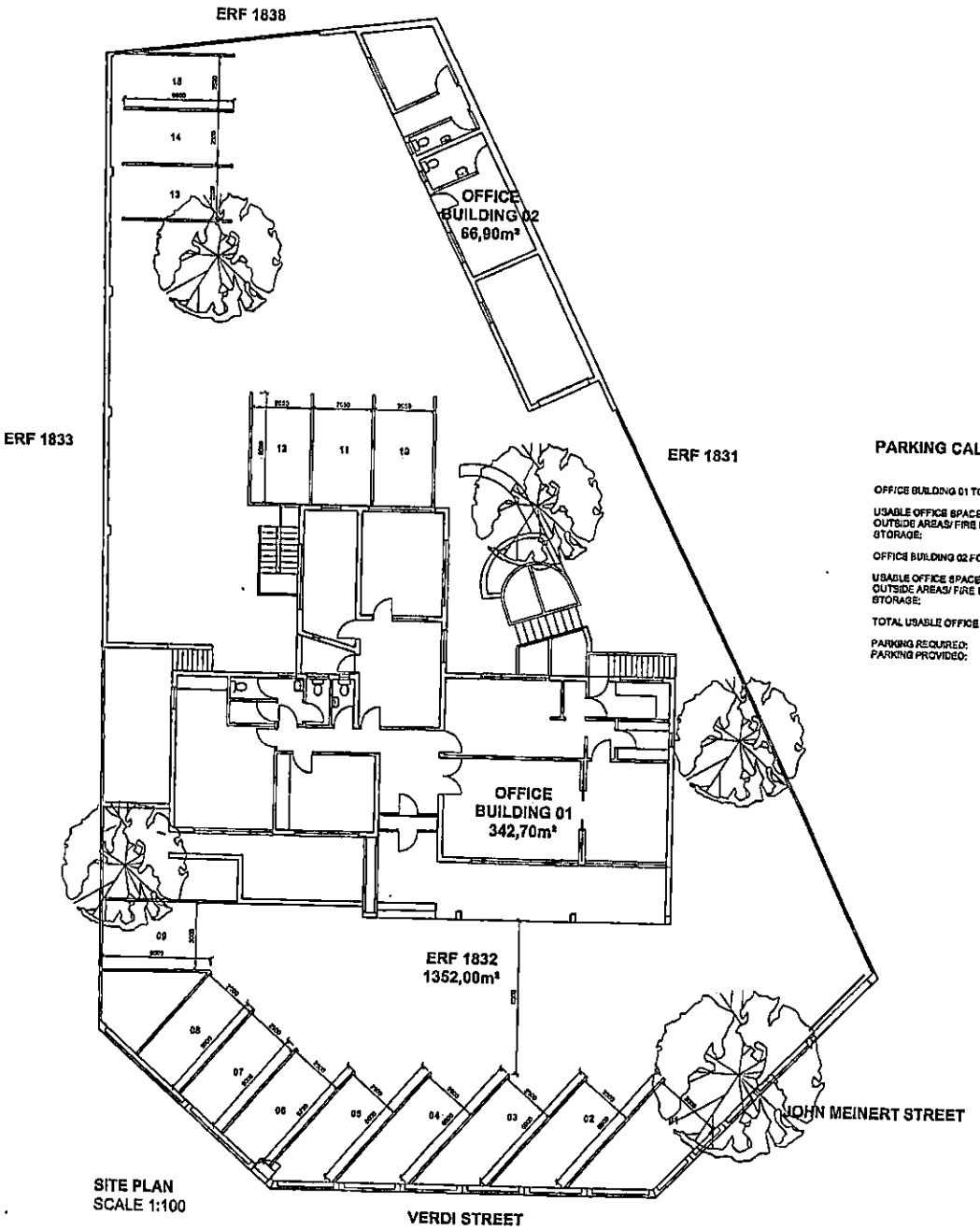
P.O.BOX 22543
WINDHOEK
NAMIBIA

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

Scale 1:3000 (A4)

Date: 02 NOVEMBER 22

Plan No: 1832/WW/SERVICEPLAN



PARKING CALCULATION:

OFFICE BUILDING 01 TOTAL FOOTPRINT:	342,70m²
USABLE OFFICE SPACE, INCL CIRCULATION:	307,40m²
OUTSIDE AREAS/ FIRE ESCAPES,ETC	55,60m²
STORAGE:	7,60m²
OFFICE BUILDING 02 FOOTPRINT:	66,90m²
USABLE OFFICE SPACE, INCL CIRCULATION:	30,20m²
OUTSIDE AREAS/ FIRE ESCAPES,ETC	3,80m²
STORAGE:	16,40m²
TOTAL USABLE OFFICE SPACE:	337,60m²
PARKING REQUIRED:	14 PARKING REQUIRED (337,60m²/25m² = 13,48)
PARKING PROVIDED:	15 PARKING PROVIDED

NOTES:

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NORTH

REVISIONS	DATE

PLOT

SIGNED DATE

COPYRIGHT RESERVED

ARCHITECT:

LOUISIEN KOTES ARCHITECTS INCORPORATED

PROJECT TITLE:
FRIEDRICH EBERT STIFTUNG (FES) OFFICE NAMIBIA
ERF 1832, WINDHOEK

DRAWING TITLE:
SITE PLAN, PARKING LAYOUT & PARKING CALCULATION

SCALE	DRAWN	CHECKED	DATE
AS SHOWN	G.L.	G.L.	NOV. 2022

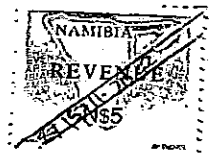
CONSULTANT DRAWING No. 22/15-S-001 REVISION

CONDITIONS TO BE REGISTERED

IN FAVOUR OF OF THE LOCAL AUTHORITY

a) The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

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



POWER OF ATTORNEY

I, the undersigned **Ms. Freya Grünhagen** in my capacity as the **Director of the Friedrich-Ebert Stiftung (FES) Namibia,** duly authorized to act as signatory and transact on behalf of the FES Namibia on matters pertaining to the rezoning application of Erf 1832 Windhoek, No. 95 John Meinert Street, – do hereby constitute, nominate and appoint,

Ritta Khiba Planning Consultants CC
1012 Virgo Street
P.O. Box 22543
Windhoek

with power of substitution, to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the Windhoek Municipal Council, Ministry of Urban & Rural Development and the Urban and Regional Planning Advisory Board (URPB) for the:

1. **REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL'**

2. **AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.**

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 11th day of November 2022 in the presence of the undersigned witnesses.

Ms. Freya Grünhagen

AS WITNESSES

1. 2.

CWEN

21/89/541

...ING ELKE JAAR OP last day of
...NCIAL YEAR ENDS ON February

MEMORANDUM AND ARTICLES OF

ASSOCIATION OF

FRIEDRICH EBERT STIFTUNG PROPERTIES

(INCORPORATED ASSOCIATION NOT FOR GAIN)

REG. NO. _____

DR. WEDER, KRUGER & HARTMANN
PROKUREURS, NOTARISSE en AKTEVERVAARDIGERS
Grondvloer — Nimrodgebou — Casinostraat

Posbus 864
9000 WINDHOEK, S.W.A.

SOUTHWI RICA
~~REPUBLIEK~~ 284 ~~AFRIKA~~
~~REPUBLIC~~ ~~AFRICA~~

VORM CM46
FORM CM46

MAATSKAPPYWET, 1973
COMPANIES ACT, 1973

SERTIFIKAAT OM MET BESIGHEID TE BEGIN
CERTIFICATE TO COMMENCE BUSINESS

(Artikel 172) (Section 172)

Registrasienommer van Maatskappy
Registration No. of Company
21/89/541

Ek sertifiseer hierby dat
I hereby certify that FRIEDRICH EBERT STIFTUNG PROPERTIES (INCORPORATED ASSOCIATION NOT FOR GAIN)

wat ingelyf is op die
which was incorporated on the 4th

dag van
day of DECEMBER Eenduisend Negehonderd
One Thousand Nine Hundred and Eighty Nine

voldoen het aan die vereistes van artikel 172 van die Wet, en met ingang van vandag geregtig is om met besigheid te begin.
has complied with the requirements of Section 172 of the Act and is with effect from this day entitled to commence business.

Geteken en geseël te ~~PRETORIA~~ WINDHOEK op hede die
Signed and sealed at ~~PRETORIA~~ this 4th

dag van
day of DECEMBER Eenduisend Negehonderd
One Thousand Nine Hundred and Eighty Nine

Seël van Registrasiekantoor vir Maatskappye
Seal of Companies Registration Office

Registrateur van Maatskappye
Registrar of Companies

Hierdie sertifikaat is nie geldig nie, tensy geseël deur die Seël van die Registrasiekantoor vir Maatskappye
This certificate is not valid unless sealed by the Seal of the Companies Registration Office

[illegible] last day of February
[illegible] FINANCIAL YEAR END

REF 285 NAMIBIA

Form CM 29

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

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

CM29

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

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

Registration Number of Company
21/89/541

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

Name and postal address of Company FRIEDRICH EBERT STIFTUNG PROPERTIES (SECTION 21)
P O BOX 23652, WINDHOEK,10005, NAMIBIA

Return of particulars as at 05/08/2022

I, MS FREYA GRÜNHAGEN
(name ~~of director~~ of officer)

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

Signed

Date 19. 9. 22

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS
1. Surname	SCHUBERT
2. Full forenames	JOACHIM
3. Former surname and forenames	NOT APPLICABLE
4. Identity number or, if not, available, date of birth and Passport number	Year: 4 9; Month: 0 3; Day: 1 4
5. (a) Date of appointment	09/04/1999
(b) Designation	DIRECTOR
6. Residential address	ZOPPETER STREET 9 53149 BONN GERMANY
7. Business address	GODESBERGER ALLEE 149 53170 BONN GERMANY
8. Postal address	C/O P O BOX 23652 WINDHOEK NAMIBIA
9. Email address	NOT APPLICABLE
10. Contact number	NOT APPLICABLE
11. Nationality (If not Namibian)	GERMAN
12. Occupation	ECONOMIST
13. Resident in Namibia (Yes or No)	NO
14. Nature of change in 1 to 5 above and date	REMOVED 11/09/2017

Copyright: Business and Intellectual Property Authority, Namibia

Registration Number of Company
21/89/541

1. BRUMMEL
2. JÜRGEN
3. NOT APPLICABLE
4. Year 48 Month 05 Day 05
5.(a) 09/04/1999
(b) DIRECTOR
6. KÜDINGHORENER STREET 1396 53229 BONN GERMANY
7 GODESBERGER ALLEE 149 53170 BONN GERMANY
8. C/O P O BOX 23652 WINDHOEK NAMIBIA
9. NOT APPLICABLE
10. NOT APPLICABLE
11 GERMAN
12. DEPUTY PERSONNEL DIRECTOR
13. NO
14. REMOVED 11/09/2017

1. SCHMIDT
2. ROLAND HEINRICH JOHANNES
3. NOT APPLICABLE
4. Year 54 Month 03 Day 20
5.(a) 07/01/2005
(b) DIRECTOR
6. D-14129 BERLIN SPANISCHE ALLEE 91 GERMANY
7 GODESBERGER ALLEE 149 53170 BONN GERMANY
8. GODESBERGER ALLEE 149 53170 BONN GERMANY
9. NOT APPLICABLE
10. NOT APPLICABLE
11 GERMAN
12. BUSINESSMAN
13. NO
14. REMOVED 11/09/2017

1. KOPSIEKER
2. FRITZ PETER
3. NOT APPLICABLE
4. Year 62 Month 01 Day 23
5.(a) 01/09/2009
(b) DIRECTOR
6. GODESBERGERALLEE 149 53170 BONN GERMANY
7 GODESBERGERALLEE 53170 BONN GERMANY
8. GODESBERGERALLEE 149 53170 BONN GERMANY
9. NOT APPLICABLE
10. NOT APPLICABLE
11 NAMIBIA
12. DIRECTOR
13. NO
14. REMOVED 11/09/2017

1. KESPER
2. CHRISTIANE GABRIELLE
3. NOT APPLICABLE
4. Year 53 Month 11 Day 09
5.(a 01/09/2009
(b) DIRECTOR
6. 17 HIROSHIMA STREET 10785 BERLIN GERMANY
7 17 HIROSHIMA STREET 10785 BERLIN GERMANY
8. 17 HIROSHIMA STREET 10785 BERLIN GERMANY
9. NOT APPLICABLE
10. NOT APPLICABLE
11 NAMIBIA
12. DIRECTOR DIVISION F. INTERNAT. COOPERATION
13. NO
14. REMOVED 11/09/2017

Copyright: Business and Intellectual Property Authority, Namibia

Registration Number of Company
21/89/541

1. OEHM
2. MANFRED
3. NOT APPLICABLE
4. Year 70 Month 08 Day 17
5.(a) 24/03/2014
(b) DIRECTOR
6. AN DER FAEHRWIESE 31 D-14473 POTSDAM GERMANY
7 GODESBERGER ALLEE 149 D-53175 BONN GERMANY
8. AN DER FAEHRWIESE 31 D-14473 POTSDAM GERMANY
9. manfred.oehm@fes.de
10. +49 228 883 8501
11 GERMAN
12. HEAD OF DEPARTMENT
13. NO
14. NO CHANGE

1. NAUMANN
2. HEINER
3. NOT APPLICABLE
4. Year 55 Month 05 Day 22
5.(a) 24/03/2014
(b) DIRECTOR
6. 25 HEINITZBURG STREET WINDHOEK NAMIBIA
7 95 JOHN MEINERT STREET WINDHOEK WEST WINDHOEK NAMI
8. P O BOX 23652 WINDHOEK NAMIBIA
9. NOT APPLICABLE
10. NOT APPLICABLE
11 GERMAN
12. RESEDENT REPRESENTITIVE
13. YES
14. REMOVED 11/09/2017

1. MEIER
2. MICHAEL
3. NOT APPLICABLE
4. Year 63 Month 12 Day 14
5.(a) 11/09/2017
(b) DIRECTOR
6. 3 WENDEMARKEN KLEINMACHNOW 14532 GERMANY
7 28 HIROSHIMA STREET BERLIN 10785 GERMANY
8. 28 HIROSHIMA STREET BERLIN 10785 GERMANY
9. michael.meier@fes.de
10. 00491743130259
11 GERMAN
12. HEAD OF DIVISION INTERNATIONAL DIALOGUE
13. NO
14. APPOINTED 11/09/2017

1. STETTEN
2. JÜRGEN NORBERT PAUL
3. NOT APPLICABLE
4. Year 64 Month 01 Day 10
5.(a 11/09/2017
(b) DIRECTOR
6. 24 BEUTZENER STREET BERLIN 10829 GERMANY
7 FES 28 HIROSHIMA STREET BERLIN 10785 GERMANY
8. 24 BEUTZENER STREET BERLIN 10829 GERMANY
9. jurgen.steffen@fes.de
10. 00491722502862
11 GERMAN
12. HEAD OF HR
13. NO
14. APPOINTED 11/09/2017

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FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
21/89/541

1. BRAUNE
2. ELISABETH CHRISTINA
3. SCHUMANN
4. Year 71 Month 11 Day 28
5.(a) 11/09/2017
(b) DIRECTOR
6. ALTE BRAUEREI 18 BERLIN 10965 GERMANY
7 HIROSHIMA STREET 18 BERLIN 10785 GERMANY
8. HIROSHIMA STREET 28 BERLIN 10785 GERMANY
9. elisabeth.braune@fes.de
10. +49 172 1007326
11 GERMAN
12. HEAD OF FES MIDDLE EAST AND NORTH AFRICA DEPARTMEI
13. NO
14. APPOINTED 11/09/2017

1. MAIHACK
2. HENRIK
3. NOT APPLICABLE
4. Year 83 Month 09 Day 21
5.(a) 11/09/2017
(b) DIRECTOR
6. SPREUGEL STREET 39 BERLIN 13353 GERMANY
7 HIROHIMA STREET 17 BERLIN 10785 GERMANY
8. HIROHIMA STREET 17 BERLIN 10785 GERMANY
9. henrik.maihack@fes.de
10. +49 174 2324645
11 GERMAN
12. HEAD OF AFRICA DEPARTMENT
13. NO
14. APPOINTED 11/09/2017

1. GRÜNHAGEN
2. FREYA
3. NOT APPLICABLE
4. Year 67 Month 03 Day 24
5.(a) 11/09/2017
(b) DIRECTOR
6. NO 25 HEINITZBURG STREET WINDHOEK NAMIBIA
7 NO 95 JOHN MEINERT STREET WINDHOEK NAMIBIA
8. P O BOX 23562, WINDHOEK WINDHOEK 10005 NAMIBIA
9. freya@fesmedia.org
10. +264 81 233 8975
11 GERMAN
12. DIRECTOR FES NAMIBIA
13. YES
14. APPOINTED 11/09/2017

1. FANDRYCH
2. SABINE CHARLOTTE
3. NOT APPLICABLE
4. Year 68 Month 01 Day 22
5.(a 11/09/2017
(b) DIRECTOR
6. AN DER LUHS 42 KONIGSWINTER D-53639 GERMANY
7 GODESBERGER ALLEE 149 BONN D-53175 GERMANY
8. AN DER LUHS 42 KONIGSWINTER D-53639 GERMANY
9. sabine.fandrych@fes.de
10. +49 228 883 7007
11 GERMAN
12. GENERAL SECRETARY
13. NO
14. APPOINTED 11/09/2017

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Registration Number of Company
21/89/541

B. AUDITOR

1. Name GRANT THORNTON NEUHAUS

2. Date of appointment 04/12/1989

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

Perforated

(To be completed by company)

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

CM29

Dated

Name of company FRIEDRICH EBERT STIFTUNG PROPERTIES (SECTION 21)

Postal address P O BOX 23652, WINDHOEK, 10005, NAMIBIA

Email address nadine.richards@na.gt.com

Date received

2022-10-11

Date stamp of Business Registration Office

Copyright: Business and Intellectual Property Authority, Namibia

C. Officers and Local Managers

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company 21/89/541

1. Surname	GRANT THORNTON COMMERCIAL SERVICES CLOSE COPORATION
2. Full forenames	NOT APPLICABLE
3. Former surname and forenames	COMMERCIAL NOMINEES CLOSE CORPORATION
4. Identity number or, if not, available, date of birth and Passport number	Year / Month / Day C C / 2 0 0 4 / 0 9 1 9
5. (a) Date of appointment	04/12/1989
(b) Designation	SECRETARY
6. Address of registered office, and registration number if officer is a corporate body	12TH FLOOR, SANLAM CENTRE 145-157 INDEPENDENCE AVENUE WINDHOEK NAMIBIA (CC/2004/0919)
7. Residential address	12TH FLOOR, SANLAM CENTRE, INDEPENDENCE AVE, WHK, NAMIBIA
8. Business address	12TH FLOOR, SANLAM CENTRE, INDEPENDENCE AVE, WHK, NAMIBIA
9. Postal address	P O BOX 2558, WINDHOEK, 10005, NAMIBIA
10. Email address	angela.pretorius@na.gt.com
11. Contact number	+264 61 381 200
12. Nationality (If not Namibian)	NAMIBIAN
13. Occupation	COMPANY SECRETARY
14. Resident in Namibia (Yes or No)	YES
15. Nature of change in 1 to 6 above and date	RESIGNED 11/03/2022

FOR KEY TO PARTICULARS, SEE ABOVE

1.	GRÜNHAGEN
2.	FREYA
3.	NOT APPLICABLE
4	Year / Month / Day 6 7 0 3 2 4
5.(a)	11/03/2022
(b)	SECRETARY
6.	NOT APPLICABLE
7.	NO 25 HEINITZBURG STREET WINDHOEK
8.	NO 95 JOHN MEINERT STREET WINDHOEK
9.	P O BOX 23562 WINDHOEK 10005 NAMIBIA
10.	freya@fesmedia.org
11.	+264 81 233 8975
12.	GERMAN
13.	DIRECTOR FES NAMIBIA
14.	YES
15.	APPOINTED 11/03/2022

1.	GRÜNHAGEN
2.	FREYA
3.	NOT APPLICABLE
4	Year / Month / Day 6 7 0 3 2 4
5.(a)	11/03/2022
(b)	PUBLIC OFFICER
6.	NOT APPLICABLE
7.	NO 25 HEINITZBURG STREET WINDHOEK NAMIBIA
8.	NO 95 JOHN MEINERT STREET WINDHOEK NAMIBIA
9.	P O BOX 23562 WINDHOEK 10005 NAMIBIA
10.	freya@fesmedia.org
11.	+264 81 233 8975
12.	GERMAN
13.	DIRECTOR FES NAMIBIA
14.	YES
15.	APPOINTED 11/03/2022

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11. Wohnort / Residence / Domicile
WINDHUK

11. Wohnort / Residence / Domicile

11. Wohnort / Residence / Domicile

12. Größe / Height / Taille
168 cm

13. Augenfarbe / Colour of eyes / Couleur des yeux
BLAU

14. Ordens- oder Künstlername / Religious name or pseudonym / Nom de religion ou pseudonyme

A. Zugangsnummer (CAN) 065435

BUNDESREPUBLIK DEUTSCHLAND
FEDERAL REPUBLIC OF GERMANY - RÉPUBLIQUE FÉDÉRALE D'ALLEMAGNE

REISEPASS
PASSPORT - PASSEPORT

Typ / Type / Type: P
Kode / Code / Code: D
Pass-Nr. / Passport No. / Passeport No.: C48NM02JM

1. (a) Name / Surname / Nom: GRÜNHAGEN
(b) Geburtsname / Name at birth / Nom de naissance:

2. Vornamen / Given names / Prénoms: FREYA

3. Geburtstag / Date of birth / Date de naissance: 24.03.1967
4. Geschlecht / Sex / Sexe: F
5. Staatsangehörigkeit / Nationality / Nationalité: DEUTSCH
6. Geburtsort / Place of birth / Lieu de naissance: HANNOVER
7. Ausstellungsdatum / Date of issue / Date de délivrance: 16.07.2021
8. Gültig bis / Date of expiry / Date d'expiration: 15.07.2031
9. Behörde / Authority / Autorité: BOTSCHAFT WINDHUK
10. Unterschrift der Inhaberin, des Inhabers / Signature of bearer / Signature de la titulaire, du titulaire

F.

P<D<<GRUENHAGEN<<FREYA<<<<<<<<<<<<<<<<<<<<<<<<
C48NM02JM4D<<6703244F3107151210 1<<<<<<<<<<<46

FNB

NOTIFICATION OF PAYMENT

To Whom It May Concern:

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

Date Actioned	: 2022/11/09
Time Actioned	: 09:51:20
Trace ID	: NAM0ZLZ8V1KB

Payer Details

Payment From	: Mrs Ritta Khiba - Business Cheque Account
Cur/Amount	: NAD4,025.00

Payee Details

Recipient/Account No	: . . 146115
Name	: City Of Windhoek
Bank	: First National Bank
BIC Code	: FIRNNANX
Reference	: 1832 Windhoek
Reason for payment	: CREDITOR PAYMENT

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank of Namibia Limited website at fnbnamibia.com.na, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Board of Directors: II Zaamwani-Kamwi (Chairperson), J Coetzee, OLP Capelao, C Dempsey** (Chief Executive), P Grüttemeyer, CLR Haikali, JH Hausiku, IN Nashandi, E Tjipuka **South African with Namibian Permanent Residence
Company Secretary: N Makemba

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

DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) _____

Erf/stand no 1832 Township WINDHOEK

If company or registered under cc FRIEDRICH EBERT STIFTUNG

Namibian I. D / Passport no. _____

Postal/Private Bag address 23652 Township of address 95 JOHN MEINERT STR.

Physical Residential or Business address _____

Tel no 061 391134 6 (H) _____ Cell _____

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: Proof

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

2022 - Date stamp

LAND SALES

Comments: Approved

Acc. Technician Land Sales: SHAMAL

Signature Acc. Technician Land Sales

2022 -11- 11 Date stamp

ACCOUNTANT LAND SALES: _____

CITY OF WINDHOEK

10 211 748

PREPARED BY ME
CONVEYANCER
SWANEPOEL, A

DR WEDER KRUGER & HARTMANN
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

FOR INFORMATION ONLY

8000000513679

DEED OF TRANSFER NO T 1034 /1991

BE IT HEREBY MADE KNOWN:

THAT ANDRé SWANEPOEL

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

HANS WERNER KIRSCH

Identity Number 310121.01 0009 5

dated the **27th NOVEMBER, 1990**

signed at **WINDHOEK**

which Power of Attorney was exhibited to me this day.

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the **14th NOVEMBER, 1990;**

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

FRIEDRICH EBERT STIFTUNG PROPERTIES
(Coy No 21/89/541)
(incorporated association not for gain)

their Successors-in-Title or Assigns,

CERTAIN	ERF NO 1832, WINDHOEK TOWNSHIP
SITUATE	in the Municipality of WINDHOEK Registration Division "K"
MEASURING	1 352 (One Three Five Two) square metres
FIRST TRANSFERRED	by Deed of Transfer No T.629/1953, with General Plan SG No 502/52 relating thereto
AND HELD	under Deed of Transfer No T.2679/1989

A. SUBJECT to the following conditions imposed by the Council of the Municipality of Windhoek, for its benefit, and created in the said Deed of Transfer No T.629/1953, namely:

FOR INFORMATION ONLY

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.

2. Unless a dwelling house as described in paragraph 1 hereof, of a building value of at least R6 000-00 shall be erected on the said property on or before the 8th April 1954, and thereafter maintained at the said value, the Council shall have the right at its own option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact erected upon the said property.

3. The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case any alterations in the levels of any street or streets are effected at any time by the said Council

In the event of the said Council at any time laying out and constructing such streets at a level differing from the average level of the said property at the boundary line between it and the said street or streets., then the transferee or his or its successor in title shall, within three months after written notice of intention so to lay out and construct any such street having been addressed to him or it by the said Council at his own cost construct a retaining wall on the said property at any such boundary line of sufficient height and strength so as effectually to prevent any portion of the said property falling into the street or vice versa.

All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the said Transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to enter upon the said property for that purpose and shall be entitled to recover the cost thereof from the said Transferee or his or its successor in title.

FOR INFORMATION ONLY

B. FURTHER SUBJECT to the following conditions created in the said Deed of Transfer No 629/1953, imposed in favour of the Administrator of South West Africa, namely:-

1. The said Erf shall not be subdivided except with the consent of the Administrator and is subject to such conditions as he may think fit.

AND the following conditions in favour of the Council of the Municipality of Windhoek:-

2. The said Erf shall be used for residential purposes only and not more than one dwelling house together with the necessary outbuildings shall be erected thereon.

3. The minimum building value of the dwelling house, exclusive of outbuildings, to be erected on the said Erf shall be R6000-00.

4. The dwelling house to be erected on the said Erf shall be erected at the same time as the outbuilding and no outbuildings intended primarily for the use of domestic servants shall be occupied as living quarters by the owner or his tenant.

FOR INFORMATION ONLY

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 TRANSFEREE as aforesaid, now 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 **R510 000,00.**

IN WITNESS whereof I, the said Registrar, together with the Appearer, q.q., have subscribed to these Presents and have caused the seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at WINDHOEK on 15 APR 1991

In my presence

REGISTRAR OF DEEDS. q.q.

FOR INFORMATION ONLY

CLEARANCE CERTIFICATE: MUNICIPALITY OF WINDHOEK

CHECKED: 1. _____ 2. _____

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

	INHOUDSOPGAWE		CONTENTS
001	Sterfgevalle	001	Death Notices
002	In Memoriam	002	In Memoriam
003	Dankbetuigings	003	With Gratitude
004	Verlore	004	Lost
005	Kennisgewings	005	Notices
006	Persoonlik	006	Personal
007	Opleiding	007	Training
008	Betrekkings gevra	008	Employment Wanted
009	Vakatures	009	Vacancies
010	Spesiale dienste	010	Services
011	Gelukwensings	011	Congratulations
012	Eiendomme	012	Properties
013	Bou en verf	013	Construction
014	Akkommodasie	014	Accommodation
015	Te huur gevra	015	Wanted to Let
016	Te huur	016	To Let
017	Kommersieel te huur gevra	017	Commercial Wanted to Let
018	Kommersieel te huur	018	Commercial to Let
019	Kommersieel te koop gevra	019	Commercial Property to Buy
020	Kommersieel te koop	020	Comm. Property for Sale
021	Allerlei te koop gevra	021	Goods Wanted to buy
022	Allerlei te koop	022	Goods for Sale
023	Diere	023	Animals
024	Motorfietse en fietse	024	Bicycles and Motorcycles
025	Motors	025	Vehicles
026	Vragmotors en sleepwaens	026	Trucks and Trailers
027	Huise te koop gevra	027	Residential Prop. to Buy
028	Huise te koop	028	Residential Prop. for Sale
029	Besighede	029	Businesses
030	Plase te koop gevra	030	Farms Wanted to Buy
031	Plase te koop	031	Farms for Sale
032	Veilings	032	Auctions
033	Erwe te koop gevra	033	Erven Wanted to Buy
034	Erwe te koop	034	Erven for Sale
035	Regskennisgewings	035	Legal Notices

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously. Classified smalls, notices and display smalls: 13:00, two working days prior to placing.
A handling fee of 15% is payable on cancellations received in writing by 13:00 two days before scheduled publication. No cancellation will be accepted if received after this deadline.

RATES:
(Monday - Friday)
- Classifieds Smalls: N$105 for the first 20 words and N$2.40 (15% Vat included) for every word thereafter
- Display Smalls: N$100.10 per col/cm (15% Vat included)
- School notices: N$66.70 (15% Vat included) per col/cm
- Churches: N$66.70 (15% Vat included) per col/cm
- Sport Clubs: N$66.70 (15% Vat included) per col/cm
- Births, engagements, marriages, deaths, In memoriam: N$66.70 (15% Vat included) per col/cm
- Legal Notices: N$697 for the first 300 words and N$2.40 (15% Vat included) for every word thereafter

CONDITIONS OF ACCEPTANCE:
Republikein reserves the right to withhold or cancel any advertisement order that has been accepted. Republikein accepts no liability for failure to publish an advertisement received by telephone.

ERRORS:
Please report errors immediately. Republikein accepts no responsibility for more than one incorrect insertion of any advertisement of any cost beyond the cost of the space occupied by the faulty advertisement. No re-publication will be given due to small typographical errors which do not lessen the effectiveness of the advertisement. Republikein does not accept responsibility for misrepresentation in advertisements.

BOOK & PAY FOR YOUR CLASSIFIED ADS ONLINE

Visit https://classifieds.na.na * log in via your my.na account and follow the easy steps to upload your classified ad.

Although it has been rumoured that Clean Your Refrigerator Day was started by the Whirlpool Corporation, the origins of this event is lost in the mists of time. The day is a great reminder though that, to function effectively, our fridges and freezers should be

009 Vakatures / Vacancies

RADIOLOGY PRACTICE looking for the following personnel: Radiologist, Shona translator, Sonographer. Minimum of 2 years experience. Registered with relevant board, with state and private sector experience. Ready to start immediately.
Email CVs to: admin@c4sna-mibia.com
OM0202200406751

ST JOHN MEDICAL CENTRE
*Position: Medical Practitioner.
*Location: Lüderitz.
*Requirements: Registered with the Health Professions Council of Namibia as a medical practitioner and the ability to work independently.
*Position: Auxiliary Nurse.
*Location: Walvis Bay.
*Requirements: Certificate in Auxiliary Nursing and a Minimum of 1 year work experience.
*Position: Enrolled Nurse
*Location: Walvisbay
*Requirements: Registered with the Health Professions Council of Namibia. Interested candidates to kindly send their documents to: admin@stjohnmedicalcentre.com
*Posisie: Mediese praktisyn.
*Lokasie: Lüderitz.
*Vereistes: Geregistreer by die Raad vir Gesondheidsberoepe van Namibië as 'n mediese praktisyn en die vermoë om onafhanklik te werk.
*Pos: Hulp-verpleegkundige.
*Ligging: Walvisbaai.
*Vereistes: Sertifikaat in Hulpverpleegkunde en 'n minimum van 1 jaar werkservaring.
*Posisie: Ingeskrewe verpleegster.
*Ligging: Walvisbaai.
*Vereistes: Geregistreer by die Raad vir Gesondheidsberoepe van Namibië. Belangstellende kandidate moet asseblief hul dokumente stuur aan: admin@stjohnmedicalcentre.com
OM0202200406750

013 Bou en verf / Construction

SPECIALS, SPECIALS, SPECIALS! Adriaan Oberholzer: Building & renovations. Specializes in roof sealing, painting, plumbing, building, paving, welding, etc. Call 081-4909420.
OM0202200406319

016 Te huur / To Let

KHOMASDAL Centrally located, 2 bedrooms, 1 bathroom, fitted kitchen, in a safe place near schools and shops. N$4 600 W&E incl, move in immediately. Call: 081-2900073 / 081-4959966
OM0202200406653

022 Allerlei te koop / Goods for Sale

EXPRESS PLUMBING
Scaffold- planke: bendel getal van +- 20 stuk, tussen 3m - 6m lank.Kontak: 061-253213
Werks ure: 07:30 - 17:00
OM0202200406759

LOSING CONTROL?
ALCOHOLICS ANONYMOUS NAMIBIA
If you want to drink, that's your business. If you want to stop, that's ours.
WINDHOEK: 081-326 6144
SWAKOPMUND: 081 243 2549
EMAIL -

035 Regskennisgewings / Legal Notices

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (Regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998,particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: Khomas
1. Name and postal address of applicant: Hans-Ingo Waldschmidt, P.O. Box 86693 Windhoek.
2. Name of business or proposed business to which application relates: Gallina Moto Cross Park
3. Address/location of premises to which application relates: Portion H, Farm Dobra No. 48
4. Nature and details of application: Application for a Club Liquor Licence.
5. Clerk of the court with whom application will be lodged: Clerk of the Magistrate's Court, District of Windhoek
6. Date on which application will be lodged: 24 November 2022
7. Date of meeting of Committee at which application will be heard: 11 January2023
Any objection or written submission in terms of section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.
OM0202200406733

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS CC (TOWN, REGIONALPLANNERS& ENVIRONMENTAL CONSULTANTS) on behalf of the owner of Erf 2219,Hentiesbaai Extension 10,intends applying to the Municipal council ofHentiesbaai
REZONING OF ERF 2219, JAKKALSPUTS ROAD, HENTIESBAAI EXTENSION 10 FROM'RESIDENTIAL' WITH ADENSITY OF 1:450 m² TO RESIDENTIAL WITH A DENSITY OF 1:300M² AND THE SUBSEQUENT SUBDIVISIONOF THE REZONED ERF INTO PORTION A AND THEREMAINDER.
Erf 2219, Hentiesbaai Extension 10 is zoned 'Residential' with a density of1:450 m² and is approximately 632 m2 inextent. The Erf is currentlyvacant. Once Council approves theproposed rezoning and the subdivision the ownerintends to develop it for residentialpurposes.
The number of vehicles for which parking will be provided on-site will be inaccordance the Hentiesbaai TownPlanning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the townplanning notice board at the HentiesbaaiMunicipality, Nicky Iyambo RoadHentiesbaai as well as at Ritta Khiba Planning Consultant CC, Erf 1012 DoradoPark.
Further take notice that any person objecting to the proposed use of the landas set out above may lodge suchobjection together with the grounds thereof,with the Municipal Council of Hentiesbaai and with the applicant inwritingwithin 14 days of the last publication of this notice.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS CC
TOWN, REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS
P. O. Box 22543, Windhoek
Tel: 061 - 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154/ Email Address: info@rkpc.com.na /rkhiba@gmail.com
OM0202200406754

IN THE High Court Of Namibia Held At Main Division Windhoek
Case Number: HC-MD-CIV-ACT-CON-2021/01411
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Plaintiff
and
OSHAANGO BUILDING SUPPLY CC, 1st Defendant
NIKANOR SHIKONGO, 2nd Defendant
AQUARIUS INVESTMENTS 30 CC, 3rd Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the above Honourable Court granted on the 22nd April 2022, the following immovable property will be sold "voetstoots" by the Deputy Sheriff for the District of Oshakati on Tuesday, the 29th day of November 2022, at 12:00 at Erf 4095, Extension 16, Oshakati, Republic of Namibia.
CERTAIN: Erf 4095, Extension 16, Oshakati, Republic of Namibia
SITUATED: In the Town of Oshakati, Registration Division "A"
RESERVE PRICE:
(a) Without Reserve
(b) Interest at 10.50% interest per annum from 30 days after sale to date of full and final payment;
(c) Deputy Sheriff's fees
IMPROVEMENT LIST: Vacant Plot
The "Conditions of Sale in Execution" will lie for inspection at the office of the Deputy Sheriff in Oshakati, and at the Head Office of Plaintiff in Windhoek at Plaintiff's Attorneys, Koep & Partners at the undermentioned address.
Dated at Windhoek this 7th day of November 2022.
KOEP & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
33 SCHANZEN ROAD
WINDHOEK
REF: SN/ma/77314/DEB652
OM0202200406640

IN THE High Court Of Namibia
Case No.: HC-MD-CIV-ACT-CON-2019/02049
In the matter between:
BANK WINDHOEK LIMITED, Plaintiff and
TUYENI KUMWE FOOD AND COMMODITY DISTRIBUTORS CC, First Defendant
MICHAEL NGHIILWAMO, Second Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgment granted by the above Honourable Court, the following goods will be sold in execution by an online auction on https://auctor.auctions-tarting on 23 November 2022 at 10h00 and ending on 28 November 2022 at Erf 49,Prosperita, corner of Michelle McLean and Platinum Streets, Windhoek, Republic of Namibia namely:
The right, title and interest to the 100% Member's Interest of Michael Nghiilwamo, ID 74101110123 in the CC known as Nghiilwamo Properties Developer and Management CC, Registration Number CC/2017/07500.
TERMS: CASH to the highest bidder.
DATED at WINDHOEK this 10TH OF NOVEMBER 2022.
FISHER, QUARMBY & PFEIFER
Legal Practitioners for Plaintiff
Corner Robert Mugabe Ave & Thorer Str
P O Box 37,
WINDHOEK
(Ref: FPC/Idt/242324)
OM0202200406743

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 Take note that Stewart Planning - Town & Regional Planners intends to apply, on behalf of registered owner, to the Municipality of Okahandja, the Urban and Regional Planning Board, and the Ministry of Urban and Rural Development for the following:
(1) Rezoning of Farm No. 361 Okahandja (Bridge Park) from "General Business" to "General Residential 1" with a density of 1 dwelling unit per 100m² (1:100m²); and
(2) Consent for an Institutional Building/Day Care Centre on Farm No. 361 Okahandja (Bridge Park) in terms of the Okahandja Zoning Scheme, as amended.
Farm No.361 Okahandja measures 24,205m² in extent and contains the existing Bridge Park Estate which is located on the intersection of Martin Neib Avenue (formerly Voortrekker Road) and the B1 Main Road. The purpose of the application is to entrench a more suitable zoning for the existing Block of Flats and to permit the operation of a day care centre/crèche for the residents of Bridge Park.
The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Okahandja Zoning Scheme, as amended.
Take note that -
(a) the complete application lies open for inspection at the Division of Town Planning, Housing Development and Administration of the Municipality of Okahandja, No.65 Martin Neib Avenue, during normal office hours, or can be downloaded from www.sp.com.na/projects
(b) any person having comments or objections to the application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Okahandja and with Stewart Planning within 14 days of the last publication of this notice.
(c) Written objections must be submitted before or on 17:00 Friday, 09 December 2022.
Applicant:
Stewart Planning
Town & Regional Planners
PO Box 2095 Walvis Bay
etto@sp.com.na
064 280 773
Local Authority:
The Chief Executive Officer
Municipality of Okahandja
P.O. Box 15 Okahandja
Okahandja
062 505 110
OM0202200406577

IN THE High Court Of Namibia Main Division, Windhoek
Case No.:HC-MD-CIV-ACT-CON-2022/01091
In the matter between:
NAMPOST FINANCIAL BROKERS (PTY) LTD T/A POSTFIN, Plaintiff and
CISCA NAOBES, Defendant
NOTICE OF SALE IN EXECUTION
Pursuant to a Judgement of the Court granted on the 18th day of MAY 2022, the following movable property will be sold by the Deputy Sheriff for the District of Tsumeb on the 1st day of DECEMBER 2022 at 15H00 at Erf 1621, Ndfimani Cultural Troupe Street, Tsumeb.
1x TV Unit, 1x Defy Stove, 1x Russel Hobbs Refrigerator, 1x double bed.
CONDITIONS OF SALE: Voetstoots and cash to the highest bidder.
Dated at WINDHOEK on the 10TH day of NOVEMBER 2022.
J C VAN WYK
J C VAN WYK ATTORNEY
LEGAL PRACTITIONER FOR PLAINTIFF
18 LOVE STREET
P.O. BOX 3273, WINDHOEK
TEL (061) 225435
(REF: JCVW/a/32059)

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN, REGIONAL PLANNERS AND ENVIRONMENTAL CONSULTANTS) on behalf of the owner of Erf 1832 and 6230 Windhoek, intends applying to the Municipal Council of Windhoek for:
*REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND
*CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.
*CONSENT TO USE ERF 6320 HEINITZBURG STREET NO. 25 FOR INSTITUTIONAL PURPOSES AS AN INTERNATIONAL OFFICE / INSTITUTION.
Erf 1832 Windhoek, is zoned "Residential" and is approximately 1352 m² in extent. There are existing buildings situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings as an institution (international office) purpose.
Erf 6320 Windhoek is zoned "Residential" with a density of 1:900m² and is approximately 1644 m² in extent. There are existing buildings situated on the Erf.
Once Council approves the consent, the buildings will be utilised for purposes of an international office/institution.
The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the Town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012 Virgo Street, Doradopark.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office No. 516 and with applicant in writing within 14 days of the last publication of this notice on,06 December 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P.O. Box 22543, Windhoek
Tel: 061 - 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 /
Email Address: info@rkpc.com.na / rkhiba@gmail.com
OM0202200406745

WHAT IS MULTIPLE SCLEROSIS?

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

035 Regskennisgewings Legal Notices

REZONING NOTICE DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf 285, Eulen Street, Hochlandpark intends to apply to the Municipal Council of Windhoek for the following:
* Rezoning of Erf 285 Eulen Street, Hochlandpark from 'Residential' with a density of 1:700 to 'Residential' with a density of 1:500.
* Consent to commence with the residential development while the rezoning process is being finalized.
Erf 285 Hochland Park is located in Eulen Street. The property is currently zoned 'Residential' with a density of 1:700 and measures 1 234m². The new density of 1:700 will enable the owner to erect 2 dwellings on the Erf. 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, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for comments or objections is 07 December 2022).
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

DM0202200406775

REZONING NOTICE DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf 288, Eulen Street, Hochland Park intends to apply to the Municipal Council of Windhoek for the following:
* Rezoning of Erf 288, Eulen Street, Hochland Park from 'Residential' with a density of 1:700 to 'Office' with a bulk of 0.4;
* Consent for a Free Residential Bulk on an Office zoned Erf 288 Hochland Park with a bulk of 0,4, and
* Consent to renew the existing resident occupation approval for office purposes while the application for the rezoning is being assessed by the Municipal Council of Windhoek.
* Erf 288 Hochland is located in Eulen Street. The property is currently zoned 'Residential' with a density of 1:900 and measures 1 158m². The rezoning to "Office" with bulk of 0.4 will allow for the existing buildings to be used for office administration purposes on a total floor of 463m² and a Free Residential Bulk which represents half the approved bulk factor on Erf 288 Hochland Park of about 235.5m² and in compliance with the City's Regulations. On-site parking as required in terms of the Windhoek Zoning Scheme is provided.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for comments or objections is 07 December 2022).
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS
Cell: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

DM0202200406778

Market Watch
To advertise call:
The Classifieds

035 Regskennisgewings Legal Notices

LIQUIDATION AND DISTRIBUTION ACCOUNTS IN DECEASED ESTATES LYING FOR INSPECTION In terms of section 35 (5) 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.
Should no objection thereto be lodged with the Masters concerned during the specified period, the executors will proceed to make payments in accordance with the accounts.
1. Registered number of estate: 144/2018 WHK
Surname: SLINGER
Christian Names: KATRINA
Identity No. 251216 02 0005 8
Last Address: ERF 2536, NARRAVILLE, WALVIS BAY, REPUBLIC OF NAMIBIA
Christian names and surname of surviving spouse:
N/A
Description of account other than First and Final: N/A
Period of inspection if other than 21 days: N/A
Magistrate's Office: WALVIS BAY
Master's Office: WINDHOEK
2. Registered number of estate: 144/2018 WHK
Surname: SLINGER
Christian Names: KATRINA
Identity No. 251216 02 0005 8
Last Address: ERF 2536, NARRAVILLE, WALVIS BAY, REPUBLIC OF NAMIBIA
Christian names and surname of surviving spouse:
N/A
Description of account other than First and Final: N/A
Period of inspection if other than 21 days: N/A
Magistrate's Office: WALVIS BAY
Master's Office: WINDHOEK
Advertiser and address:
C L DE JAGER & VAN ROOYEN LEGAL PRACTITIONERS.
P O BOX 224, WALVIS BAY
Period allowed for lodgement of claims if other than 30 days: 30 days
Advertiser and address:
C L DE JAGER & VAN ROOYEN LEGAL PRACTITIONERS
P O BOX 224, WALVIS BAY
Date: 16 NOVEMBER 2022
Tel: 064-205831
Notice for publication in the Government Gazette on: Friday 25 NOVEMBER 2022

DM0202200406956

REZONING NOTICE Take notice that DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 1937 Dr. Kuaima Riruako Street Windhoek, intends to apply to the Municipal Council of Windhoek for:
* Rezoning of Erf 1887 Dr. Kuaima Riruako Street Windhoek from "Office" with a Bulk of 0.4 to "Office" with a Bulk 1.0.
* Consent Use for a Medical Practice on an "Office" zoned Erf with the interim bulk of 0.4 while the rezoning to a Bulk of 1.0 is being finalized.
Erf 1897 Windhoek is located in Dr. Kuaima Riruako Street. The property is currently zoned 'Office' with a bulk 0.4 and measure 1183m² extent. The new zoning of "Office" with a bulk of 1.0 as a primary use would allow the owner to obtain Consent Use for a Medical Centre with related medical supporting activities on an office zoned Erf. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided on the Erf.
Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.
Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice and final date for comments or objections is 07 December 2022.
DUNAMIS CONSULTING TOWN,
REGIONAL PLANNERS AND DEVELOPERS
Cell: +264 855 512 173
Email: ndimuhona@dunamis-

035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN, REGIONAL PLANNERS
AND ENVIRONMENTAL CONSULTANTS) on behalf of the owner of Erf 1832 and 6230 Windhoek, intends applying
to the Municipal Council of Windhoek for:
* REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL' WITH A
DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND
*CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL
OFFICE) WHILE THE REZONING IS BEING PROCESSED.
* CONSENT TO USE ERF 6320 HEINITZBURG STREET NO. 25 FOR INSTITUTIONAL PURPOSES AS AN
INTERNATIONAL OFFICE / INSTITUTION.
Erf 1832 Windhoek is zoned "Residential" and is approximately 1352 m² in extent. There are existing buildings situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings as an institution (international office) purpose.
Erf 6320 Windhoek is zoned "Residential" with a density of 1:900m² and is approximately 1644 m² in extent. There
are existing buildings situated on the Erf.
Once Council approves the consent, the buildings will be utilised for purposes of an international office/institution.
The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town
Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the Town planning notice board at the Customer Care
Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants,
Erf 1012 Virgo Street, Dorado Park.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office No. 516 and
with applicant in writing within 14 days of the last publication of this notice on 06 December 2022.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS
P.O. Box 22543, Windhoek
Tel: 061 - 225062 or Fax 0886149335(fax to email)
Mobile: 0815788154 /
Email Address: info@rkpc.com.na / rkhiba@gmail.com

DM0202200406748

REZONING NOTICE DUNAMIS CONSULTING TOWN AND REGIONAL PLANNERS on behalf of the owner of Erf 3000 Johann Albrecht Street Windhoek is applying to the Windhoek Municipal Council for the following:
* Rezoning of Erf 3000 Johann Albrecht Street Windhoek from 'Residential' with a density of 1:700 to 'Institutional'.
* Consent to proceed with the institutional activities while the rezoning process is finalized.
Erf 3000 Windhoek is located Johann Albrecht Street. The property is currently zoned 'Residential' with a density of 1:700 and measures 801m². The new zoning of Institutional will enable the owner to use it for Private School purposes as primary use coupled with a supporting facilities with a total floor area of 560m² being 70% of the Erf size. On-site parking as required in terms of the Windhoek Town Planning Scheme and proposed activities 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, 80Independence 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 at the Windhoek Town Council Office in Writing within 14 days of the last publication of this notice (final date for objections is 07 December 2022).
DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS
Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.

300

momentum
short-term insurance

TENDER REF: MSTI-2022-01

Procurement of nationwide services for the salvage, transportation, storage, valuation, and auction of motor vehicles insured by **Momentum Short Term Insurance ("MSTI").**

Closing Date: 02 December 2022 at 16h30
Document Enquiries: MSTItenders@momentum.com.na
Document Fee: N$2 000.00

Interested parties will need to send a mail to MSTItenders@momentum.com.na to obtain the application form. **Request for Tender ("RFT")** will be made available on receipt of the completed application form and proof of payment.

The tender will open from the **17th of November 2022 at 08h00 am** until the **2nd of December 2022 at 16h30.**

Momentum Short Term Insurance is under no obligation to accept any tender whether the lowest or not. Momentum Short Term Insurance reserves the right to accept the full tender or only part thereof. Momentum Short Term insurance is not under obligation to assign any reason for acceptance or rejection of a tender.

Contact Leonard Shitaleni
T: +264 83 678 4000
W: www.momentum.com.na

Closing Date: 02 December 2022 at 16h30

Momentum Short Term Insurance | 2nd & 3rd Floor, The Steps @ 1, c/o Frankie Fredericks & Chasie Streets, Kleine Kuppe, Windhoek, Namibia
momentum short-term insurance

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax 2 email +088814935
Cell: +264 815788154/+264 812505559 | Email: rkhiba@gmail.com/info@rkpc.com.na
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

15 November 2022

COMMENTS OF AFFECTED NEIGHBOURS:

- **REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND**

- **CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.**

Erf 1832 Windhoek, is zoned "Residential" and is approximately 1352 m² in extent. There are existing buildings situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings as an institution (international office) purpose.

As the neighbouring erf owner/occupant you are duly notified to comment on the rezoning of Erf 1832 Windhoek, John Meinert Street No. 95 in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I.....A C HARRIS.....

Owner of **Erf 1837 Windhoek.**

✓ • Have no objections to the proposed Rezoning and ~~Consolidation;~~ CONSENT

• ~~Object to the Rezoning and Consolidation for the following reasons:~~

I HAVE NO OBJECTION TO THE REZONING WITH THE UNDERSTANDING THAT THE EXISTING BUILDINGS ARE TO BE USED FOR INSTITUTIONAL PURPOSES AND THAT NO MAJOR DEVELOPMENT WILL FOLLOW

Signature..... Date 07/12/2022

Further take note that this notice will expire within 14 days of the receipt of this letter. The return address for comments is:
info@rkpc.com.na / rkhiba@gmail.com / P.O. Box 22543 Windhoek

LIST OF REGISTERE 302 :MS POSTED

nampost

by RITTA KHIBA PLANNING CONSULTANTS
(FOR ERF 1832 WINDHOEK)

Sender's reference no.	Addressee's name and address	Registration no.
ERF 1709 JOHN	H HACKER BOX 2867 WHK	
ERF 1708 JOHN MEINERT	CANCER ASSOSIATION OF NAMBIA BOX 30230 WHK	
ERF 2189 JOHN MEINERT	JMB NEVES BOX 23126 WHK	
ERF 1830 JOHN MEINERT	TJ ADRIAANSE BOX 35021 PIONIERSPARK	
1831 JOHN MEINERT	JHN CLAASENS BOX 2478 WHK	
ERF 1833 VERDI STR	MS & CI MWINGA BOX 4461 WHK	
ERF 1834 VERDI STR	ER GRUTTEMEYER BOX 6970 AUSSPANNPLATZ	
ERF 1835 STRAUSS STR	GACHIKU KAMU ARCHITECTS BOX 22296 WHK	
ERF 1836 STRAUSS STR	S & MA SCHULZ & K SCHULZ BOX 2925 WHK	
ERF 1837 STRAUSS STR	AC HARRIS BOX 9870 WHK	
1838 STRAUSS STR.	L KAHLE & E GUDDE & I JACKSON BOX 5118 AUSSPANNPLATZ	
ERF 1839 STRAUSS STR	H & N GAROEB BOX 97189 MAERUA MALL	

audio print 26054

Number of items 12 Received by Jonovine Anbs

Date-stamp

NAMIBIA 2022.11.16 AFRICAN SQUARE 1

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

1/185

LIST OF REGISTERED ITEMS POSTED

by Rita Khiba Planning Consultants CC

nampost®

Sender's reference no.	Addressee's name and address	Registration no.
Erf 1703 John meinert St. Windhoek	RR 014972315 NA.	
	UPU UNION POSTALE UNIVERSELLE lettres – services spéciaux letters – special services RR 014972315 NA	
	CERS P.O. Box 30855 WHK.	

ıdio print 28054

umber of items 1 Received by

Date-stamp

WINDHOEK CNTR NAMIBIA

o compensation will be considered unless enquiry regarding this postal article is made within ıe year after the date of posting.

1/185

NAMPOST

VAT Reg No: 0024451015

Branch: Windhoek

Date: 06/02/23 Time: 13:11:58

Counter: 7 LEILANIEVI STOCKUNIT07

Product	Price VAT
etter	$5.70
Registered Mail	$38.30
(Registered Item No:RR014972315NA)	
(P1 185 Form No)	
(Recipient Name:CERB)	
(Address Line 1:P O BOX 30855)	
(Address Line 2:WINDHOEK)	
(Address Line 3)	
(Address Line 4)	
rePaid	-$44.00
	-$5.00

Amount	Total Tax
$33.30	$5.00
	$0.00

[redacted]

Name: RITTA KHIBA PLANNING CONSULTAN

Address: P O BOX 22543

WINDHOEK

061225062

Receipt No: 264-10001-7-1279044-1

THANK YOU FOR USING YOUR POST OFFICE

DANKIE DAT U DIE POSKANTOOR GEBRUIK

TANGI ESHI KOLONGIFA OPOOSA YOVE

RR014972315NA

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 15:53:54
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA001851976NA)		
	(P1 185 Form No)		
	(Recipient Name:S AND SCHULTZ AND AKANDA		
	(Address Line 1:P O BOX 2925)		
	(Address Line 2:WINDHOEK)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$44.00	

Net -$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00

Total $0.00

Name: RITTA KHIBA
Address: P O BOX 22543

WHK

Receipt No: 264-10012-1-3006929-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 15:52:19
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA00851962NA)		
	(P1 185 Form No)		
	(Recipient Name:GACHIKU ARCHITECTS)		
	(Address Line 1:P O BOX 22296)		
	(Address Line 2)		
	(Address Line 3:WINDHOEK)		
	(Address Line 4)		
	PrePaid	-$44.00	

Net -$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00

Total $0.00

Name: RITTA KHIBA
Address: P O BOX 22543

WHK

Receipt No: 264-10012-1-3006820-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 15:50:10
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA00851959NA)		
	(P1 185 Form No)		
	(Recipient Name:E R GRUTTEMEYER)		
	(Address Line 1:P O BOX 6970)		
	(Address Line 2:AUSPANNPLATZ)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$44.00	

Net -$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00

Total $0.00

Name: RITTA KHIBA P C
Address: P O BOX 22543

WHK

Receipt No: 264-10012-1-3006718-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

te: 17/11/22 Time: 15:59:33
unter: 1 JOHOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA001852013NA)		
	(P1 185 Form No)		
	(Recipient Name:H AND GAROEB)		
	(Address Line 1:P O BOX 97169)		
	(Address Line 2:HARUA MALL)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$44.00	
t		-$5.00	

x Code	Amount	Total Tax
T A (0%)		
T B (15%)	$33.30	$5.00
tal		$0.00

ne: MRITTA KHIBA
dress: P O BOX 22543
WINDHOEK

ceipt No: 264-10012-1-3006856-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA VOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 15:55:42
Counter: 1 JOHOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA000851993NA)		
	(P1 185 Form No)		
	(Recipient Name:H HACKER)		
	(Address Line 1:P O BOX 2872)		
	(Address Line 2:WINDHOEK)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$44.00	
Net		-$5.00	

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBA P C
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-3006838-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA VOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 15:57:07
Counter: 1 JOHOVINEAR MAINSTOCK

Qty	Product	Price	VAT
1	Letter	$5.70	
	Registered Mail	$38.30	
	(Registered Item No:BA001852000NA)		
	(P1 185 Form No)		
	(Recipient Name:L KAHLE AND GUDDE AND JA		
	(Address Line 1:P O BOX 5218)		
	(Address Line 2:AUSPANNPLATZ)		
	(Address Line 3)		
	(Address Line 4)		
	PrePaid	-$44.00	
Net		-$5.00	

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBA
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-3006847-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA VOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

ate: 17/11/22 Time: 16:04:36
ounter: 1 JONOVINEAR NAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA001652027NA)	
	(P1 185 Form No)	
	(Recipient Name:MS AND CI MUINGA)	
	(Address Line 1:P O BOX 4461)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

et		-$5.00

ax Code	Amount	Total Tax
AT A (0%)		
AT B (15%)	$33.30	$5.00
otal		$0.00

ame: RITTA KHIBA PLANNING C
ddress: P O BOX 22543
WINDHOEK

eceipt No: 264-10012-1-3006866-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 16:11:18
Counter: 1 JONOVINEAR NAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA001852061NA)	
	(P1 185 Form No)	
	(Recipient Name:N NEVES)	
	(Address Line 1:P O BOX 23126)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

Net		-$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBA
Address: P O BOX 22543
WINDHOEK

Receipt No: 264-10012-1-3006893-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 16:08:42
Counter: 1 JONOVINEAR NAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA008652058NA)	
	(P1 185 Form No)	
	(Recipient Name:TJ ADRIAANSE)	
	(Address Line 1:P O BOX 35021)	
	(Address Line 2:PIONIERSPARK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

Net		-$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBAPLANNING C
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-3006884-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

te: 17/11/22 Time: 16:16:00
unter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA001852089NA)	
	(PI 185 Form No)	
	(Recipient Name:CANCER ASSOCIATION OF NA	
	(Address Line 1:P O BOX 30230)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

t	-$5.00

x Code	Amount	Total Tax
T A (0%)		
T B (15%)	$33.30	$5.00
tal		$0.00

ne: RITTA KHIBA P C
dress: P O BOX 22543
WINDHOEK

eipt No: 264-10012-1-3006911-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

308

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 16:13:26
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA001852075NA)	
	(PI 185 Form No)	
	(Recipient Name:AC HARRIS)	
	(Address Line 1:P O BOX 9870)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

Net	-$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBA P C
Address: P O BOX 22543
WINDHOEK

Receipt No: 264-10012-1-3006902-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

NAMPOST
VAT Reg No: 0024451015

Branch: Pelican Square

Date: 17/11/22 Time: 16:06:43
Counter: 1 JONOVINEAR MAINSTOCK

Qty	Product	Price VAT
1	Letter	$5.70
	Registered Mail	$38.30
	(Registered Item No:BA001852044NA)	
	(PI 185 Form No)	
	(Recipient Name:JAN CLAASENS)	
	(Address Line 1:P O BOX 2478)	
	(Address Line 2:WINDHOEK)	
	(Address Line 3)	
	(Address Line 4)	
	PrePaid	-$44.00

Net	-$5.00

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	$33.30	$5.00
Total		$0.00

Name: RITTA KHIBA P C
Address: P O BOX 22543
WHK

Receipt No: 264-10012-1-3006875-2
THANK YOU FOR USING YOUR POST OFFICE
DANKIE DAT U DIE POSKANTOOR GEBRUIK
TANGI ESHI HOLONGIFA OPOOSA YOYE

5.2 Public notification process outcome

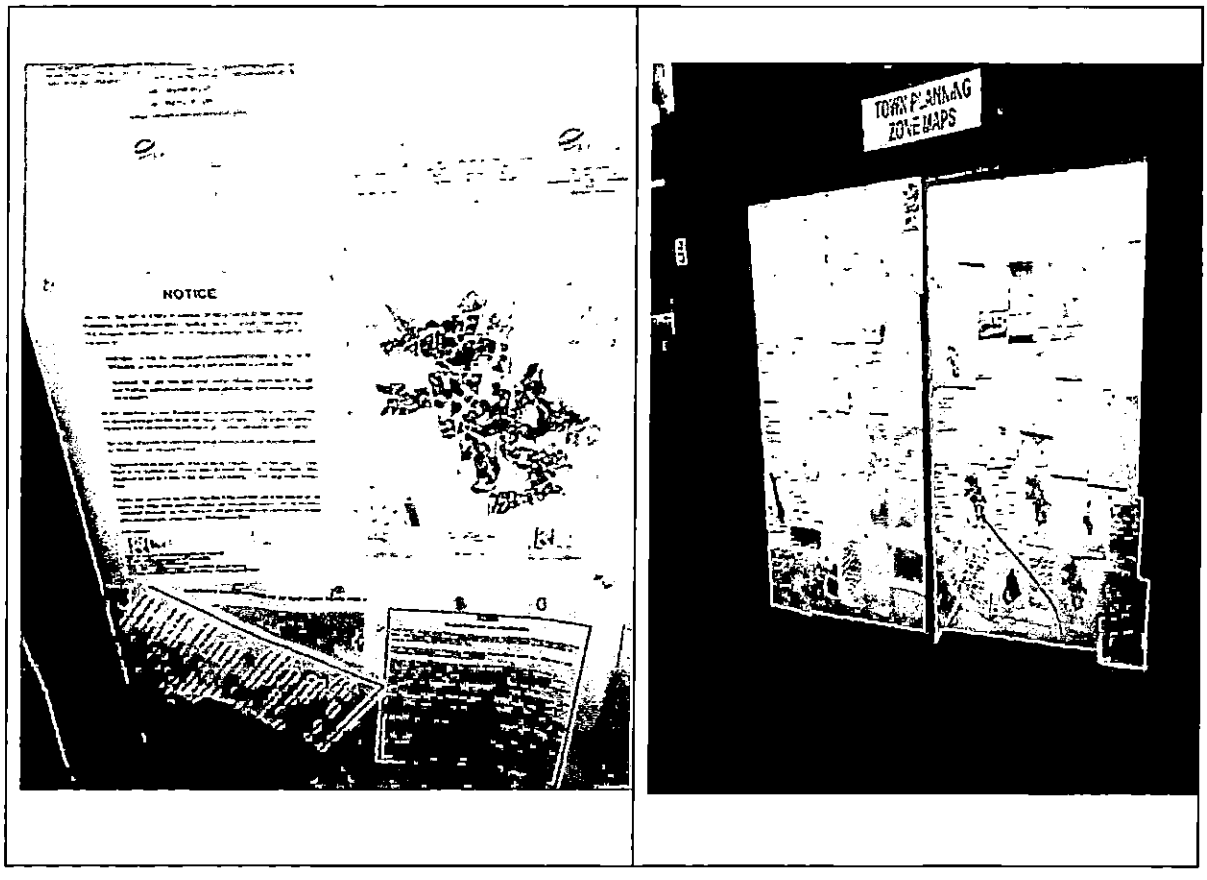
The following neighbours were served with neighbours comment forms; erven 1709,1708,2189,1830,1831,1833,1834,1835,1836,1837,1838,1839 - Windhoek

Only 1 of the 12 neighbours who received comment forms as part of the rezoning application's public participation process—the owner 1837—replied to the review.

It should be noted that the owner of Erf 1837 Windhoek supports the rezoning as long as the structures currently present on Erf 1832 Windhoek are used for institutional purposes and no significant new construction is added.

It is clear that there is no objection to the planned rezoning of erf 1832 Windhoek based on the lack of responses from the neighbors.

The Government Gazette and the newspaper advertisements are annexes to this document. The notices' summary as it appeared on the Customer Care Notice Board and on-site follows (see Figure 3 below).



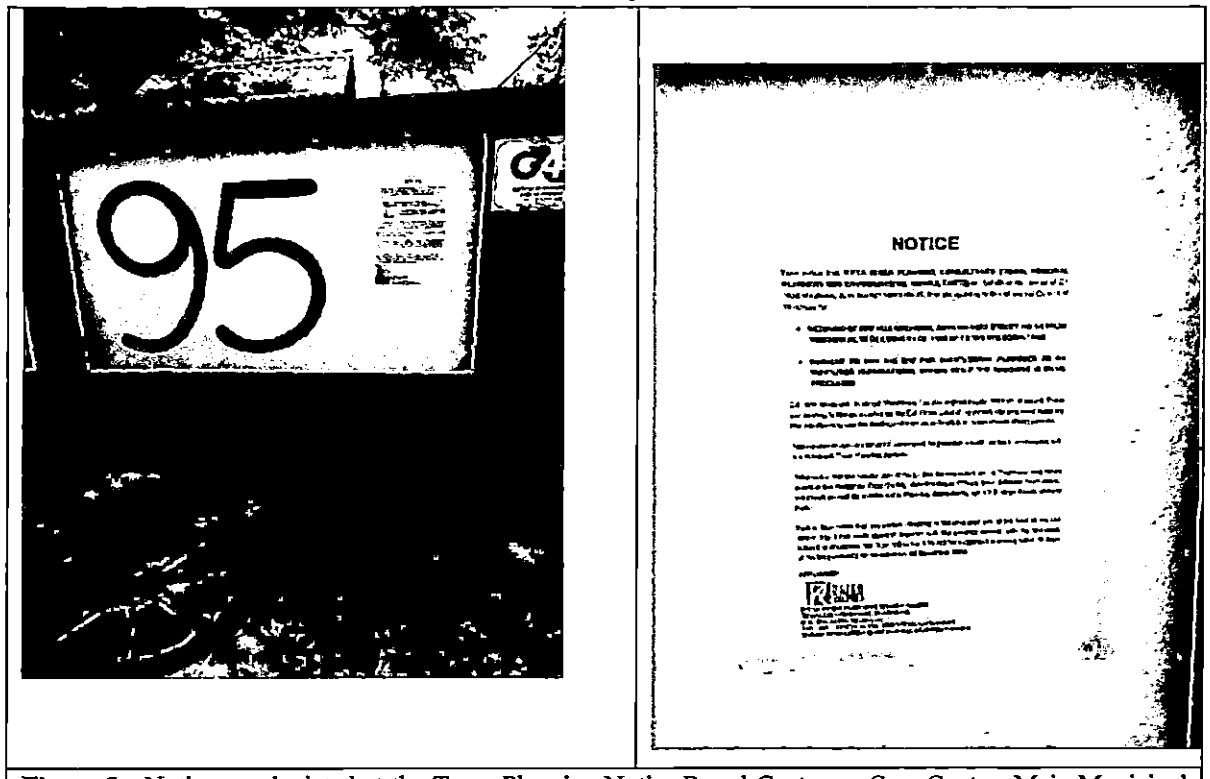


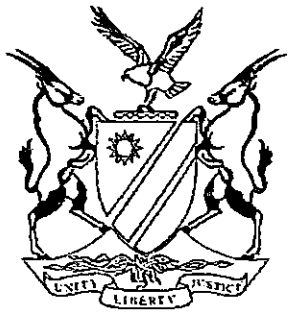
Figure 3: Notices as depicted at the Town Planning Notice Board Customer Care Centre, Main Municipal Office and on-site at Erf 1832 Windhoek, John Meinert Street No. 95.

6. TRAFFIC IMPACTS

Erf 1832 Windhoek, John Meinert Street No. 95 is located in one of Windhoek's busiest neighborhoods. Having an institutional building in this area complements the surroundings because it will have a positive impact on the environment, especially since the area is characterized by mixed-use zone buildings overall. The subject property will be accessed by customers via John Meinert Street. In addition, despite the fact that Erf 1832 Windhoek, John Meinert Street No. 95 is in a busy area, there is ample parking on site. The intended zoning application and all its ancillary is made by taking into account the existing network-linkages that will be generated as a result of the Institutional zoning.

7. STANDARD CONDITIONS

The standard conditions registered against Erf 1832 Windhoek; John Meinert Street No. 95 should be retained.



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$22.40 WINDHOEK - 15 November 2022 No. 7955

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GOVERNMENT NOTICES

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No. 355 Declaration of operations of Help Desk at Bank Windhoek Limited to be continuous operations: Labour Act, 2007 3

No. 356 Declaration of operations of Gezhouba Mining Services (Proprietary) Limited at Husab Mine to be continuous operations: Labour Act, 2007 3

No. 357 Declaration of continuous operations: Namdock Docking Department of Namibia Drydock and Ship Repair (Pty) Ltd.: Labour Act, 2007 3

No. 358 Notification of approval of amendment of Windhoek Zoning Scheme: Urban and Regional Planning Act, 2018 4

No. 359 Amendment of Government Notice No. 59 of 31 March 2010: Recognition of Uukwambi Customary Court as community court and appointment of assessors and justices: Community Courts Act, 2003 4

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No. 634 Rerouting of the Namwater pipeline in Henties Bay 8

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No. 636 Notice in terms of the Urban and Regional Planning Act, 2018 9

No. 637 Notice in terms of the Urban and Regional Planning Act, 2018 10

No. 638 Rezoning of Erf 414, Olympia 11

No. 639 Rezoning of Erf 233, Oshakati 11

No. 640 Rezoning of Erf 1832, Windhoek 12

Take note that:

Any person may in writing lodge objections and comments, together with the grounds with the Chief Executive Officer of the Oshakati Town Council, and with the applicant within 14 days of the last publication of this notice, i.e. not later than **25 November 2022.**

For more information and queries, kindly contact:

Kamau Town Planning and Development Specialist
No. 4 Wagner Street
Windhoek-West
P.O. Box 22296, Windhoek
Cellphone: +264 81 452 2317
Email: tala@kamautpds.com
Website: www.kamau-architects.com

906 Sam Nujoma Road
Private Bag 5530, Oshakati
Email: rmatheus@oshtc.na

No. 640 2022

REZONING OF ERF 1832, WINDHOEK

Ritta Khiba Planning Consultants (Town, Regional Planners and Environmental Consultants) on behalf of the owner of Erf 1832 Windhoek, 95 John Meinert Street, intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 1832, 95 John Meinert Street, Windhoek, from 'residential' with a density of 1:900m² to 'institutional' and consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed.**

Erf 1832, 95 John Meinert Street, Windhoek, is zoned "Residential" and is approximately 1,352m² in extent. There are existing buildings (improvements) situated on the Erf. Once Council approves the proposed rezoning the intention is to use the existing buildings as an institution (international office) purpose.

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

The locality plan of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th floor, Office 516 and with the applicant in writing within 14 days of the last publication of this notice on **6 December 2022.**

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225 062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154 / Email: rkhiba@gmail.com

Sustainable Development

The applicant intends to use the erf for administrative office purposes. The same activities can be accommodated under a resident occupation or under an office zoning property. **The Division is not in support of the proposed application for consent use.** The applicant is therefore, advised to consider option given above by either rezone the erf to office or apply an administrative office under resident occupation policy

MEMO 314 NDUM

SUBJECT: **1. REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL'**

2. CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	06/02/2023	Tel: 290 3359	
Section Engineer: M. SHIIMI	..../..../2023		
Chief Engineer	..../..../2023		

TO:	Urban Planning R. Kwenani	**DATE:**	06 February 2023
FROM:	Section Engineer: Roads Planning & Traffic Flow	**REF:**	L/1832/W

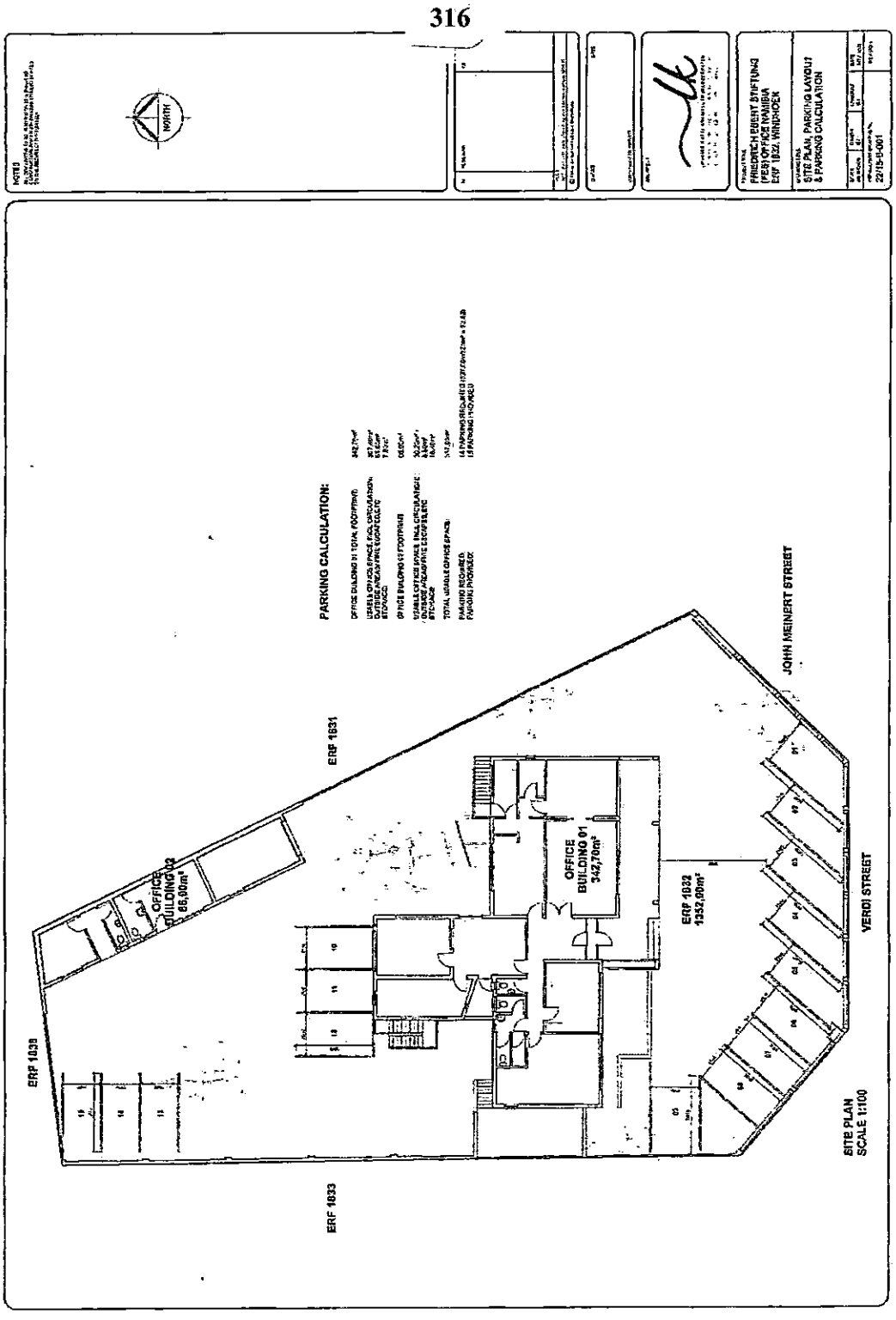
ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 11 January 2023 received from Ritta Khiba Planning Consultants CC regarding the above application refers.

Erf 1832 is located at the corner of John Meinert and Verdi Street in Windhoek West. The erf measures 1352 m² in extent and is zoned 'Residential' with a density of 1 dwelling per 900m². John Meinert Street carries moderate to high traffic volumes while Verdi Street carries low traffic volumes. No traffic flow problems are currently experienced during peak hours. The office use will generate approximately 8 vehicular trips during peak hours.

1. This Division has no objections to the proposed Rezoning of Erf 1832 Windhoek, John Meinert Street no. 95, from 'residential' with a density of 1:900 m² to 'institutional', provided that:
   1.1 Minimum 1 parking bay be provided per 66m² floor area on site.
   1.2 No access or parking will be allowed 20m from the intersection, measured from the intersecting kerbs.

2. This Division has no objections to the proposed consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed, provided that:
   2.1 Parking be provided as per the parking layout Drawing No.: 22/15-B-001 attached at the ratio of 1 parking bay per 25m² utilised bulk.
   2.2 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.



Yours faithfully

L. Shikongo

Roads Planning, Design and Traffic Flow

*3359

MEMORANDUM

TO:	Mrs. R. kwenani	**DATE:**	06 March 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/1832/W

SUBJECT: APPLICATION FOR THE REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.

An application dated 18 January 2022, for proposed application for the rezoning of Erf 1832 Windhoek, John Meinert Street no. 95, from 'Residential' with a Density of 1:900 m² to 'Institutional' and Consent to use the Erf for Institutional purposes as an Institution (International office) while the Rezoning is being processed, refers.

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

1. The proposed Erf 1832 has general downward slope from the northeast into a southwesterly direction.

2. There is no visible stormwater course or system flowing across the proposed Erf1832, except for surface stormwater run-off.

3. Access to the proposed Erf R/6836 is indicated to be obtained from John Meinert Street.

This Division has no objection to the proposed application for the Rezoning of Erf 1832 Windhoek, John Meinert Street no. 95, from 'Residential' with a Density of 1:900 m² to 'Institutional' and Consent to use the Erf for Institutional purposes as an Institution (International office) while the Rezoning is being processed, provided:

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

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

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

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

(c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

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

MEMORANDUM

319

TO: Urban Policy

Date: 16 May 2022

FROM: Health and Environment Services

Ref: 1832 WHK

SUBJECT: REZONING OF ERF 1832, NO.95 JOHN MEINERT STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO INSTITUTIONAL

The above subject matter has reference:

The division has no objection to the rezoning of Erf 1832, Windhoek, from residential to institutional and the applicant is not required to fulfil any environmental requirements because the change in land use (residential to institutional) is not a listed activity.

Regards,

MEMORANDUM

TO:	Mrs. Bachler	**DATE:**	02 February 2023
FROM:	INF: Engineering Services Division	**REF:**	L/1832/W

City of Windhoek

SUBJECT: APPLICATION FOR THE REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT STREET NO. 95, FROM 'RESIDENTIAL'WITH A DENSITY OF 1:900 m² TO 'INSTITUTIONAL' AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES AS AN INSTITUTION (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED.

An application dated 11 January 2023 for the proposed, rezoning of erf 1832 Windhoek, from 'residential' with a density of 1:900 m² to 'institutional' and consent to use the erf for institutional purposes as an institution (international office) while the rezoning is being processed, refers.

The property does not have access to a municipal sewer connection as it is connected to a private combined sewer system. However, if the property is rezoned for institutional or office use, it will no longer be permitted to utilize the private combined sewer system and must instead connect directly to the nearest available municipal sewer system.

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

1. That the applicant appoints a registered professional engineer to design a municipal sewer connection for the property.
2. That the appointed engineer must submit the sewer design to the Department of Infrastructure, Water & Technical Services, Engineering Services Division, for approval prior to commencing any construction works.
3. That after obtaining approval of the sewer design, the applicant must appoint a contractor to construct the sewer line.
4. That the construction works must be supervised by a registered professional engineer.
5. That all costs associated with the municipal sewer connection must be borne by the applicant.
6. That the applicant must submit a sewer design to the Department of Infrastructure, Water & Technical Services, Engineering Services Division, for approval before submitting to the Ministry of Urban and Rural Development Board.
7. That a Fitness Certificate will only be issued after the applicant has provided a municipal sewer connection to the property.

8. That no building plans will be approved until a municipal sewer connection is installed by the applicant and taken over by the Council as per approved designs.
9. 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

.....
SECTION ENGINEER
OC Archer

MEMORANDUM

TO: Ms. Kwenani (RM)

DATE: 06-Feb-2023

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/1832/W

REZONING OF ERF 1832 WINDHOEK, JOHN MEINERT NO:95 FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO INSTITUTIONAL AND CONSENT TO USE THE ERF FOR INSTITUTIONAL PURPOSES (INTERNATIONAL OFFICE) WHILE THE REZONING IS BEING PROCESSED

The Strategic Executive: Electricity has no objection to the application submitted for the rezoning of Erf 1832, John Meinert Street, Windhoek from Residential with a density of 1:900 to "Institutional" and consent to use Erf for institutional purposes while the rezoning is being processed, provided that the following be adhered to:

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

Kind regards

.....

VH Namgongo
Chief Engineer: Engineering Services

[Municipal Council Minutes: 2018-01-31]

10.2.5 FNS.2 [UTP] BACKLOG 2010 TO 2016 – BULK REZONING OF ERVEN TO ZONINGS NOT IN TABLE I AND SUBDIVISION APPLICATIONS THAT CAN BE SUPPORTED (L/Windhoek)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That after consideration, the following applications be approved:

1.1 Rezoning of Portion 6 of Kapps Farm No. 65 from 'tourist establishment' to 'nature estate' with a gross density of one (1) dwelling per hectare, need and desirability and subdivision of Portion 6 of Kapps Farm No. 65 into eighteen (18) portions and the Remainder;

1.2 Subdivision of Erf 108, Erospark into Portion A and the Remainder and rezoning of Portion A of Erf 108 from 'residential' with a density of 1:900 m² to 'general residential ' with a density of 1:500 m²;

1.3 Rezoning of Erf 8620, Windhoek from 'office' with a bulk of 0.4 'to 'office' with a bulk of 0,75;

1.4 Subdivision of Remainder of Portion H of the Farm Brakwater No. 48 into eleven (11) portions and the Remainder;

1.5 Rezoning of Erf 41, Prosperita from 'business' with bulk 1.0 to 'industrial' with bulk 1.0;

1.6 Rezoning of Erf 6246, Heliodoor Street, Windhoek from 'residential' with a density of 1:900 m² to 'office with bulk 0.4;

1.7 Rezoning of Portion 1 of Portion 77 of the Remainder of the Farm Windhoek Town And Townlands No. 31 from 'undetermined' to 'institutional';

1.8 Rezoning of Erf 8149, General Murtala Ramat Muhammed Avenue, Windhoek from 'business' with a bulk of 0.5 to 'institutional';

1.9 Consent for special use on the Remainder of Erf 1077, Klein Windhoek for wholesale nursery;

1.10 Rezoning of Erf 456, Wanaheda from 'general residential' with a density of 1:250 m² to 'business' with a bulk of 0.4 and free residential bulk of 0.2; and

1.11 Rezoning of Erf 863, Otjomuise from 'residential' with a density of 1:250 m² to 'general residential' with a density of 1:100 m², and rezoning of Erf 864, Otjomuise from 'undetermined' to 'general residential' with a density of 1:100 m².

2 That the advertisement period for all applications received in and prior to 2016 be waived and that all advertisements be regarded as valid.

3 That betterment fees be determined by the Strategic Executive: Housing, Property Management and Human Settlement in line with Council Resolution 387/10/2009 and be included in the Council Resolution notices for all approved rezoning applications.

4 That endowment fees be determined by the Strategic Executive: Housing, Property Management and Human Settlement in line with Council Resolutions 716/11/1983, 253/06/1992 and 105/03/2004 and be included in the Council Resolution notices for all approved subdivisions.

5 That the applicants and objectors be informed of this Council Resolution in writing and that the objectors may lodge an appeal against this Council Resolution in terms of section 51(1) of the Windhoek Town Planning Scheme.

6 That written notice of an appeal against the Council Resolution be given to Council within twenty eight (28) days from the date of the service on the appellant of the notice of Council's decision in terms of section 51(3) of the Windhoek Town Planning Scheme.

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

RESOLUTION 13/01/2018

FORM 2:

CHECKLIST FOR TOWN PLANNING APPLICATIONS

1. Please submit the application and supporting documents in the sequence indicated below.

1.	**Application by Consultant or Owner of the Erf / Portion/ Farm including the prescribed URP Board Form(s).**
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 **C) Existing Zoning Plan** **D) Intended Zoning Plan** **E) Parking Layout**
3.	**Conditions to be registered**
4.	**Special Power of Attorney** including Revenue Stamps with relevant initials
5.	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)
6.	**Previous URP Board approvals (Townships Board or NAMPAB)** (*if applicable*)
7.	**Roads Authority approval together with the sketch plan indicating the access point (s)** (*if applicable*)
8.	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)
	B)Copy of Company Resolution (*if registered in the name of a Company*)
9.	**Copy of Title Deed or Certificate of Registered Title**
10.	**Conditions of Establishment** attached to all copies (*if applicable*)
11.	**Copy of Approved Erf diagram at time of application**
12.	**Proof of Payment of City of Windhoek Submission Fee**
13.	**Credit Clearance Certificate**

Note: Any required additional documents that are not listed on the checklist should be attached after No. 13

Stutzenrauch Planning Consultants CC
Tel: (061) 251 189
Fax: (061) 252 157

Received By: .....

Date: 10/2/2022

Stubenrauch
Planning Consultants
Reg. No. 95/00909
TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia

Tel: +264 61 251189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

10/3/2022

Our Ref: W/21072
Enquiries: G. Stubenrauch/ V. Hatutale

08 March 2022

The Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Ms J. Comalie

SCHWERINSBURG CASTLE WINDHOEK

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

1. THE APPLICATION

Stubenrauch Planning Consultant cc has been appointed by Aloe Investments Number Seventy Five (Pty) Ltd, the registered owner of Erf 7270, Windhoek to apply to the City of Windhoek for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**

3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

The purpose of this application is to obtain a formal Council Resolution, which will enable the City of Windhoek to then forward the rezoning application to the Urban and Regional Planning Board, on our behalf.

Kindly take note that a formal Council Resolution approving the subject application as set out above should only be taken once the procedures set out in Paragraph 7 of this application have been completed.

2. SITE INFORMATION

2.1. Erf Locality

As depicted in **Figure 1** below, Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Blocks at No. 15, Schwerinsburg Road.

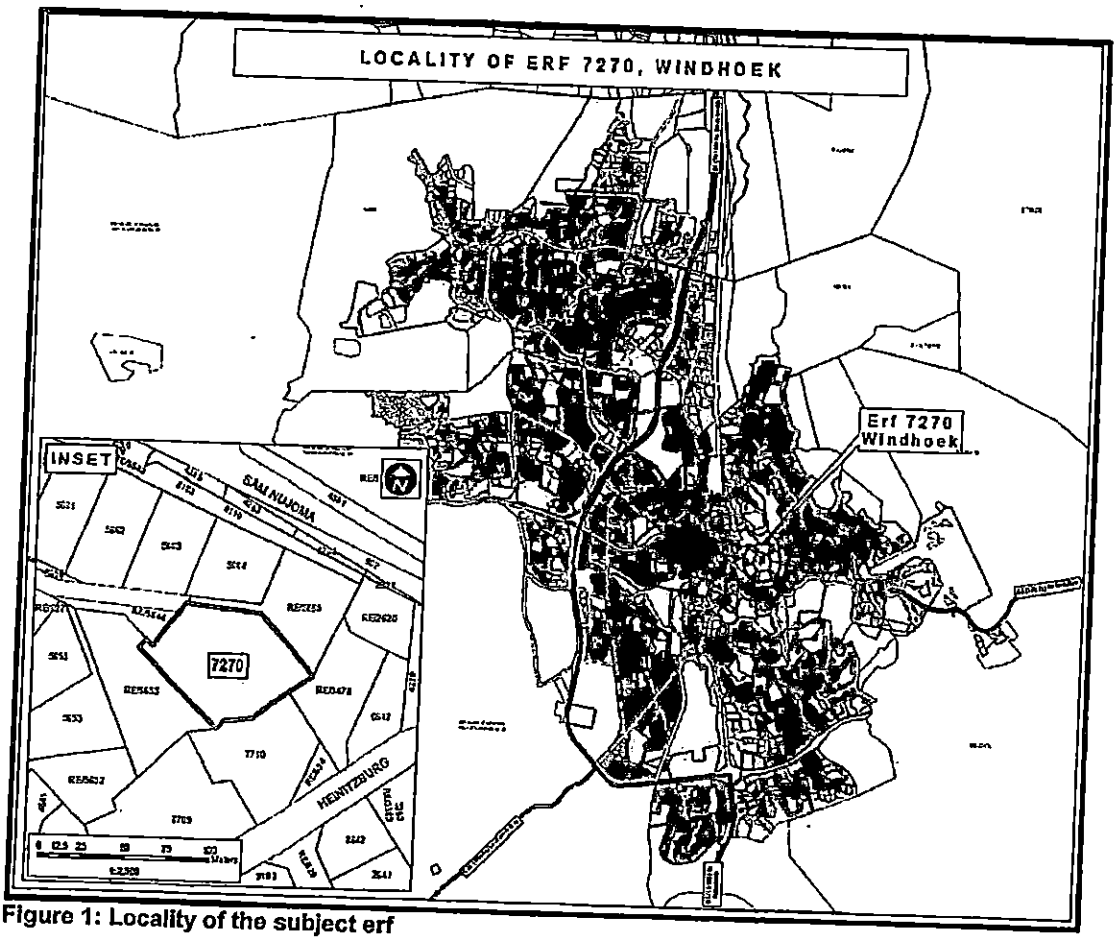


Figure 1: Locality of the subject erf

2.2. Size

Erf 7270, Windhoek measures 4220m^2 in extent.

2.3. Zoning

According to the Windhoek Zoning Scheme, Erf 7270, Windhoek is zoned for "Residential" purposes with a density of 1:900 (kindly see the attached Zoning Certificate).

Erf 7270, Windhoek falls within the City of Windhoek's Township (Central) Office and High Density Policy Development Area.

2.4. Ownership

According to the attached Deed of Transfer No T8397/2014 Ownership of Erf 7270, Windhoek vests with Aloe Investments Number Seventy Five (Pty) Ltd (Company Registration 2014/0666).

There are neither restrictions nor servitudes registered against the subject erf that may prohibit the proposed consent use as set out above.

2.5. Status Quo

As depicted in **Figure 2** below, Erf 7270, Windhoek currently accommodates the Schwerinsburg Castle, which is the biggest castle in Windhoek and a popular tourist attraction. This castle is also a heritage building, as listed in Table H of the Windhoek Zoning Scheme (List of Heritage Buildings). It should be noted that in Table H, it is listed under Erf 5636, Windhoek, but Erf 5636 has since been consolidated with Erven 7269, 7268 and 5666, Windhoek to form Erf 7270, Windhoek (kindly see attached SG Diagram).

Previously, the castle used to be the private residence of the Italian ambassador to Namibia, however ownership of the property was transferred from the Government of Italy to our client in 2014.

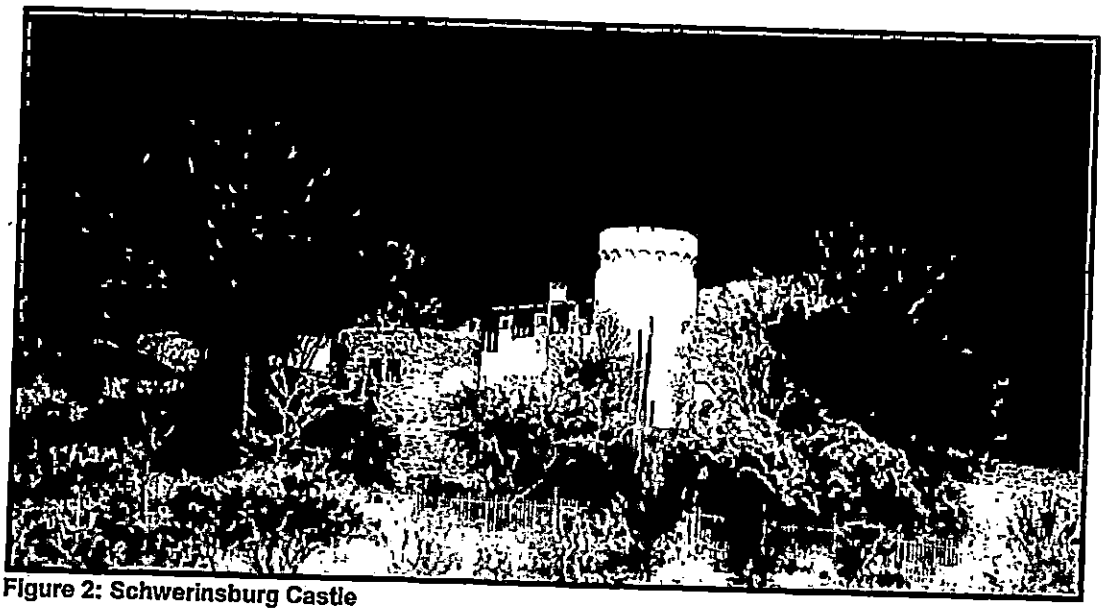


Figure 2: Schwerinsburg Castle

It should be noted that this proposed use of the castle for "Office" purposes, with consent for a "Hotel" and / or "Restaurant" highly considers this monument and as per the National Heritage Act, 2004 (Act 27 of 2004), the monument will be preserved.

As depicted on **Figure 3** below, the subject erf is surrounded by properties that are predominantly zoned for "Residential" purposes, with some properties zoned for "Special", "General Residential", "Public Open Space" and "Private Open Space" in close proximity. The Heinitzburg Castle and 5 star hotel is located on Erf 7709, Windhoek, and a number of "Office" uses are operational along both sides of Schwerinsburg Road.

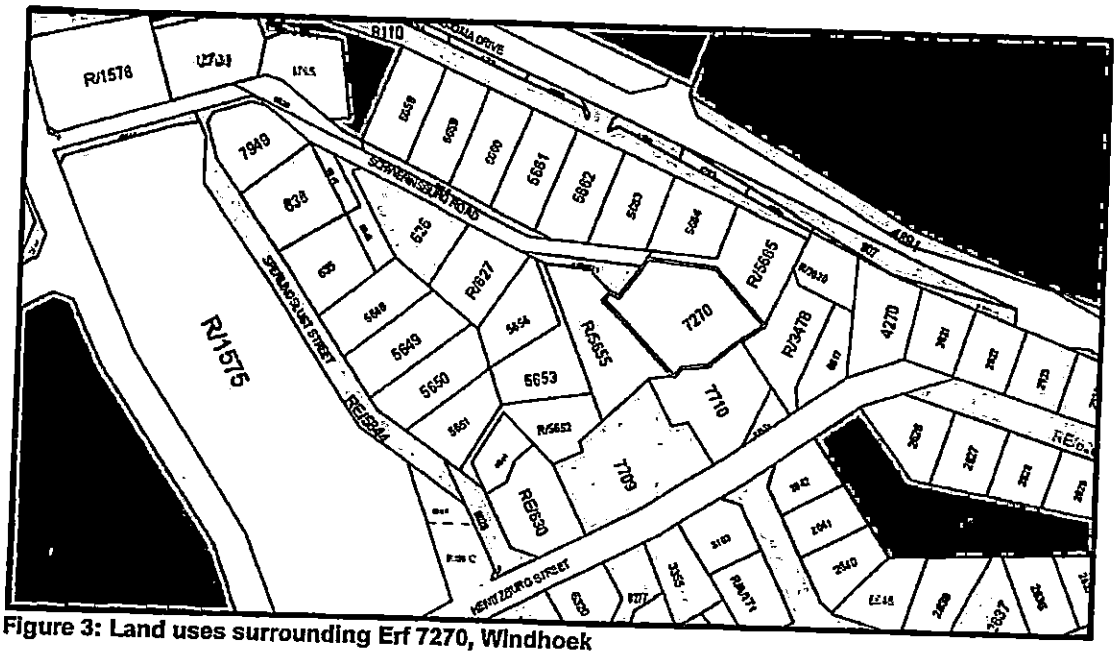


Figure 3: Land uses surrounding Erf 7270, Windhoek

3. PROPOSED DEVELOPMENT

The annual maintenance cost of historic buildings are relatively high and as such these buildings are seldom used for residential purposes. The use of historic buildings for either "Office" or "Business" purposes is feasible as these land uses do generate income which in turn then justifies the high maintenance cost. The use of the Heinitzburg Castle as an upmarket accommodation establishment is a good example as to how historic buildings can be used while preserving the heritage building.

It is the intension of our client to apply for the rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a bulk of 1.0, consent in terms of Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek and consent to operate the current building as a "home office" while the rezoning is in progress. This will allow our client to operate an "Office", a "Hotel" and / or a "Restaurant" with a maximum combined floor area of 4220m^2 and a "Residential Building" with a maximum Floor area of 2110m^2.

As outlined in **Table 1** below, which is extracted from Table B of the Windhoek Zoning Scheme, a "Hotel", "Restaurant" and "Residential Buildings" are all possible consent uses under the "Office" zoning.

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
XII Office	Offices	Dwelling units, Residential Buildings, Institutions, Places of public worship, Business buildings, Hotels, Restaurant	Other uses not under columns 2

Table 1: Extract from Table B of the Windhoek Zoning Scheme

According to the Windhoek Zoning Scheme, the words "Office", "Hotel", "Restaurant" and "Residential Building" refer to:

(a) Office

A building, room or suite of rooms used for administrative work and planning and may include a place for related subordinate draughting work.

(b) Hotel

A building designed and/or used for the business of providing accommodation and meals for reward, as defined in, and which complies with the provisions of the Accommodation Establishments and Tourism Ordinance, 20 of 1973 (as amended) and the Liquor Act, Act No. 6 of 1998, but excludes any off-sales department.

(c) Restaurant

A place where food is prepared and served to customers at tables against payment, excluding a "place of entertainment" and a food take away shop.

(d) Residential Building

A building, other than a dwelling unit, designed or used for human habitation, consisting of more than one residential unit together with such outbuildings and entertainment areas as are ordinarily used therewith but which does not included:

(a) a building mentioned whether by way of inclusion or exclusion in the definition of "place of instruction" or "institution";
(b) a hotel or motel;
(c) an accommodation establishment.

Erf 7270, Windhoek falls within the City of Windhoek's Township (Central) Office and High Density Policy Development Area, and so rezoning the subject erf is desirable as it is in line with the policy.

By preserving the façade of the three castles nestled on top of the centrally located neighbourhood of Luxury Hill, the integrity of the existing spatial quality and the skyline of Windhoek will be maintained. The use of the building for "Office" and "Residential" purposes will not generate excessive traffic movement as would be the case with a mainstream "Business" / "Retail" use, such as a shop. The "Office" use will be for a property development company, and an office of that nature rarely sees clients, and so the traffic generated from the "Office" use will mainly be from the employees at the office. Additional traffic will be generated by residents of the Hotel and the Residential Building as well as some Restaurant patrons, who might not be staying at the Hotel. The traffic movement will mainly be generated during normal office hours.

Due to the prime location of the Schwerinsburg Castle on Luxury Hill, adding a "Hotel" and or "Restaurant" to the property would allow for patrons to enjoy the amazing views of the City of Windhoek, from the hilltop. This has the possibility to truly make the Schwerinsburg Castle a popular local and international tourist attraction and a lively feature of the Windhoek skyline, once more.

Rezoning this property to "Office" and allowing consent for the additional free Residential Bulk as well as consent for the operation of a "Hotel" and / or "Restaurant", will allow the owner of the property to maintain the historic building (Schwerinsburg Castle) which for many years now has been part of the Windhoek skyline.

Rezoning the property to "Office" is also in line with the City of Windhoek Heritage Consent Policy. As stated in the policy, no historical and architecturally valuable aspects of the Schwerinsburg Castle will be destroyed or substantially altered, as the main aim of the rezoning is merely for our client to garner revenue from the property, which will make maintenance of the historic building feasible.

The concept of bringing life to tourist attractions, especially those that are close, or are a part of the Central Business District is gaining traction in Urban Planning, as it provides additional uses to tourist attractions, which promotes harmonious mixed use developments, while preserving national monuments.

The proposed development allows for the property to be brought back to life as currently it does not get used for anything, as a result of which the quality of the building is deteriorating to a state of disrepair.

3.1. Parking

There are currently 7 parking bays on site, of which 2 are accommodated in a garage. In line with the City of Windhoek's Urban and Transport Planning Department's parking requirements, adequate onsite parking is being provided for the land use that is on Erf 7270, Windhoek, which is a dwelling unit. This requirement is 2 bays per dwelling unit with 4 bedrooms or more.

For the rezoned "Office" property, adequate parking can be provided, as per the City of Windhoek's Urban and Transport Planning Department's parking requirements (please see the attached parking layout).

In the event that any consent use is approved the applicant will provide on site parking which will meet the requirements. The parking layout as supported by the Traffic Division will be attached to the notification of the closing / lapsing of the notification period of the rezoning and consent applications.

Should the building plans for any alteration / amendment as required for the consent use be submitted for approval these will be accompanied by an updated parking plan. These amendments will have to be approved by the City of Windhoek's Building Control Division, and so new parking calculations will also be made if new building plans are drafted, which will indicate how much additional floor area will be used for any additional "Office" purposes, how many seats are to be accommodated within the "Restaurant" and how many rooms will be accommodated within the "Hotel". It should be kindly noted that these buildings plans will be submitted once the consent has been finalised.

4. ENGINEERING SERVICES

Erf 7270, Windhoek is connected the municipal service network of the City of Windhoek and these services are enough to cater for the proposed use.

5. ENVIRONMENTAL ASPECT

The proposed application will not have any negative environmental impacts on the area. The natural fauna and flora occurring in the area will not be disturbed, but will be preserved to maintain the beautiful scenery at the Castle.

Kindly note that the proposed rezoning and consent use application has not been listed as one of the activities that require environmental clearance in accordance with

the Environmental Management Act 2007 (Act 7 of 2007); as such no environmental clearance is necessary for the subject application.

6. ACCESS

Erf 7270, Windhoek gains access from Schwerinsburg Road. This access to the erf will remain the same.

For traffic flow, there are two options on how the property can be accessed, as depicted on **Figure 4** below.

The current access is highlighted by a green dashed line, which starts in Robert Mugabe Avenue and goes into Schwerinsburg Street, which leads up to the subject erf. It should however be noted that this is not the preferred option, and it is much safer to use Option 2.

The improved access is highlighted by a blue dashed line, which comes from Heinitzburg Street, goes into Sperlingslust Street (which is about to be constructed and opened by the City of Windhoek towards the end of 2022) and then turns into Schwerinsburg Road, which leads up to the property.

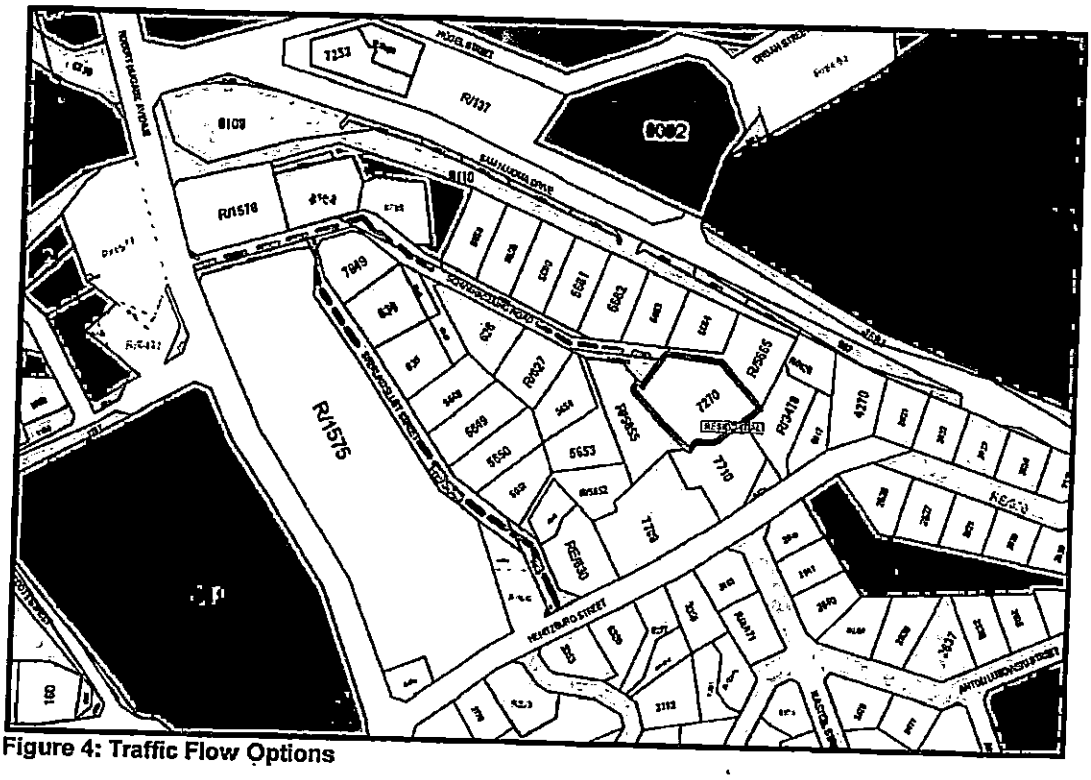


Figure 4: Traffic Flow Options

7. THE NOTIFICATION PROCEDURE

On the 3rd of September 2020, the Minister of Urban and Rural Development by way of Government Gazette proclamation, brought into effect the Urban and Regional

Planning Act (Act 5 of 2018) and promulgated the regulations relating to the Urban and Regional Planning Act.

These regulations under Section 10 require that on receipt of a complete application in terms of Section 105 of the Urban and Regional Planning Act, 2018, the Chief Executive Officer of the Local Authority or the authorised planning authority must request the applicant to give notice of the application in the prescribed manner to –

a) Prescribed persons
b) General public

To comply with the Urban and Regional Planning Act and its Regulations of September 2020, **we hereby request the City of Windhoek to instruct our office in writing to give notice of the subject application** in the prescribed manner by notifying neighbouring land owners and the general public by placing a notice in two local newspapers for two consecutive weeks and placing a notice in the Government Gazette. An example of this written instruction is attached to this application.

Since the owners of the erven surrounding Erf 7270, Windhoek are to be notified, the **Local Authority is kindly requested to provide our office with the contact details of the surrounding neighbours, which will aid our office during the hand delivery of the notifications.** A request for the contact details of the neighbours is attached to this application, for your easy reference.

8. IMPACT OF THE REZONING AND CONSENT

The rezoning and consent will have an overall positive impact as it will allow for the owners to generate revenue from the property, which can then be used to maintain the historic building onsite.

It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline.

9. COUNCIL RESOLUTION

Stubenrauch Planning Consultants cc herewith applies to the City of Windhoek for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**

4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

10. ANNEXURES

Kindly find enclosed the following documents for your reviewing, in support of this application.

Annexure A: Invoice and Proof of Payment
Annexure B: Relevant Maps
Locality Map
Consent Use Map
Aerial Map
Parking Layout
Annexure C: Credit Check Clearance Certificate
Annexure D: Company Resolution
Annexure E: Power of Attorney
Annexure F: Zoning Certificate
Annexure G: Title Deed
Annexure H: Instruction to Notify
Annexure I: Request for addresses

Should Council support the above mentioned application, please provide our office with a formal Council Resolution approving the subject application.

Yours faithfully

Günther Stubenrauch

Y

336 EET No. 1 No. A. 82/94

THIS DIAGRAM COMPRISES 2 SHEETS

				CO-ORDINATES Y System:	22/17 X	DESIGNATION
				0, 00	0, 00	
ab	6, 50	224 06 20	a	- 9 557, 99	+ 63 428, 89	P2
bc	5, 00	313 58 50	b	- 9 562, 52	+ 63 424, 22	P1
cd	24, 77	216 58 30	c	- 9 566, 11	+ 63 427, 69	HB89
de	6, 91	216 42 40	d	- 9 581, 01	+ 63 407, 90	B6 o.l.
ef	20, 67	277 47 10	e	- 9 585, 15	+ 63 402, 37	P4
fg	23, 00	275 13 10	f	- 9 605, 63	+ 63 405, 17	5636b
gh	46, 97	318 02 50	g	- 9 628, 53	+ 63 407, 26	5665d
hj	21, 24	56 12 50	h	- 9 659, 93	+ 63 442, 19	HB99
jk	21, 22	50 24 40	j	- 9 642, 28	+ 63 454, 00	LB4019
kl	16, 52	82 46 00	k	- 9 625, 93	+ 63 467, 52	B3
lm	6, 45	44 04 40	l	- 9 609, 54	+ 63 469, 60	B2
ma	65, 35	133 56 00	m	- 9 605, 05	+ 63 474, 23	P3
			⊕	- 9 377, 71	+ 63 693, 18	RM36
			⊕	- 9 264, 80	+ 63 876, 61	RM37

Description of Beacons

a, b, e, f, h, m : 16mm round iron peg
c, d, l : 25mm round iron peg
g : 16mm iron peg
j, k : Square iron peg

1) The figure e f n represents Erf 7269 Windhoek
Vide Diagram **A 81/94** annexed to
2) The figure a b l m represents Erf 7268 Windhoek
Vide Diagram **A 80/94** annexed to
3) The figure c d n f p q j k l represents Erf 5636 Windhoek
Vide Diagram A 384/72 annexed to **(Formaly Public Open Space)**
4) The figure f g h q p represents Erf 5666 Windhoek
Vide Diagram A 414/72 annexed to

The figure

a b c d e f g h j k l m

represents 4220 square metres of land being

Erf 7270 Windhoek and comprises 1 to 4 above

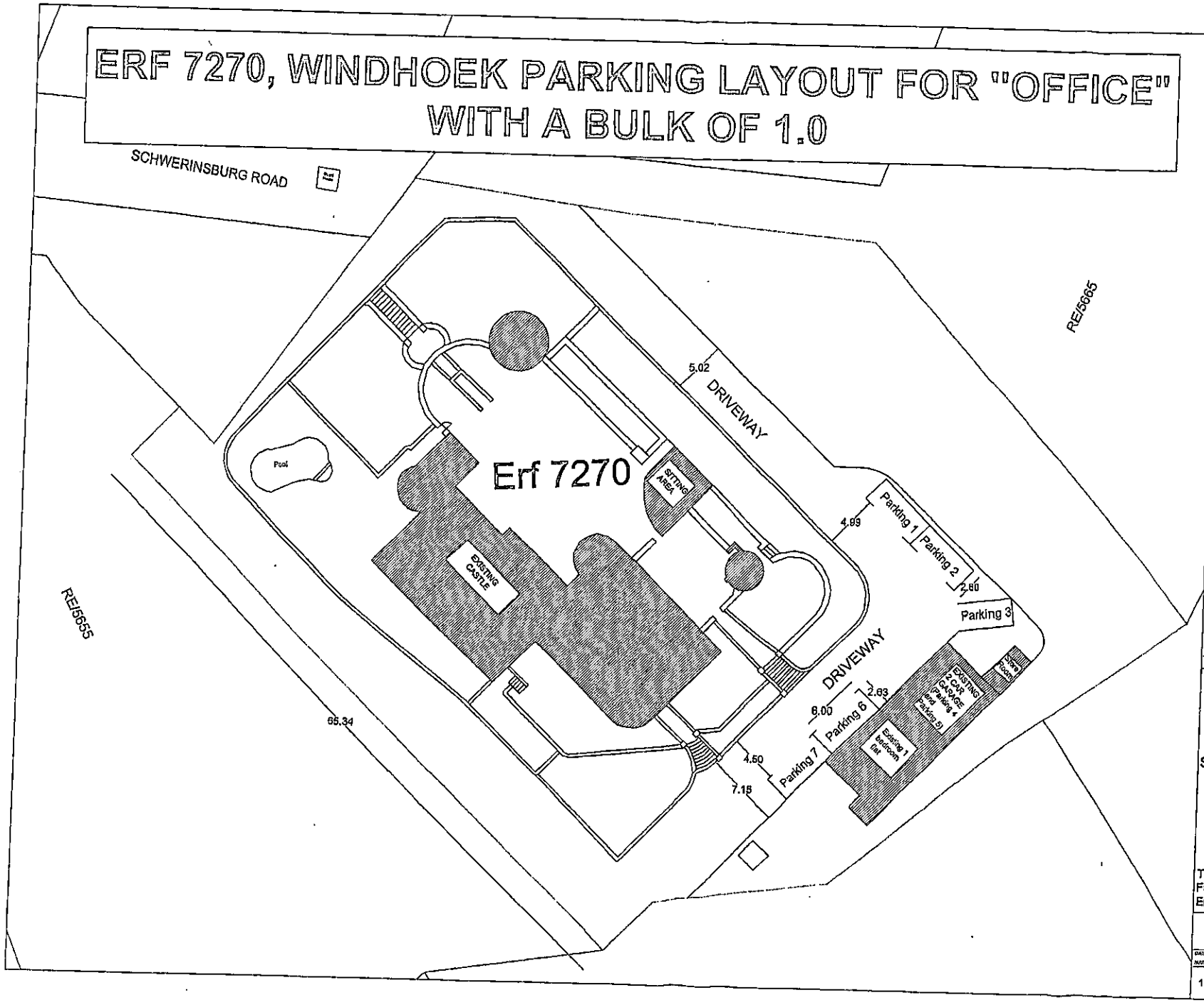
situate in the Municipality of Windhoek
Registration Division K Namibia

Compiled in January 1994 by me

Land Surveyor

This diagram is annexed to No. T 2939/1996 d.d. 09 MAY 1996 i.f.o.	The original diagrams are as quoted above.	File **Whk 46** S.R. Compiled G.P. Comp. MG-SAC/V4

ERF 7270, WINDHOEK PARKING LAYOUT FOR "OFFICE" WITH A BULK OF 1.0



CITY OF WINDHOEK

WINDHOEK

Legend

Erf 7270, Windhoek

Notes

1. All perpendicular and angled parking bays measure 5m x 2.5m
2. All parallel parking bays measure 6m x 2.6m

Calculations for "Office" with a bulk of 1.0

Total office space onsite - 80.68m²

Total Residential space
1 bedroom flat

Office Parking Requirements
1 bay per 25m² of office space

Residential Parking Requirements
1 bay per dwelling unit with 3 bedrooms or less

Total bays needed
1 bay for residential component
4 bays for office component

Number of bays provided
8 parking bays

(All calculations are based on building plan No. 2984/2013 as approved by the City of Windhoek)

Approval

Stubenrauch Planning Consultants

STUBENRAUCH TOWN AND REGIONAL PLANNING CONSULTANTS

PO Box 41404
Windhoek
Namibia

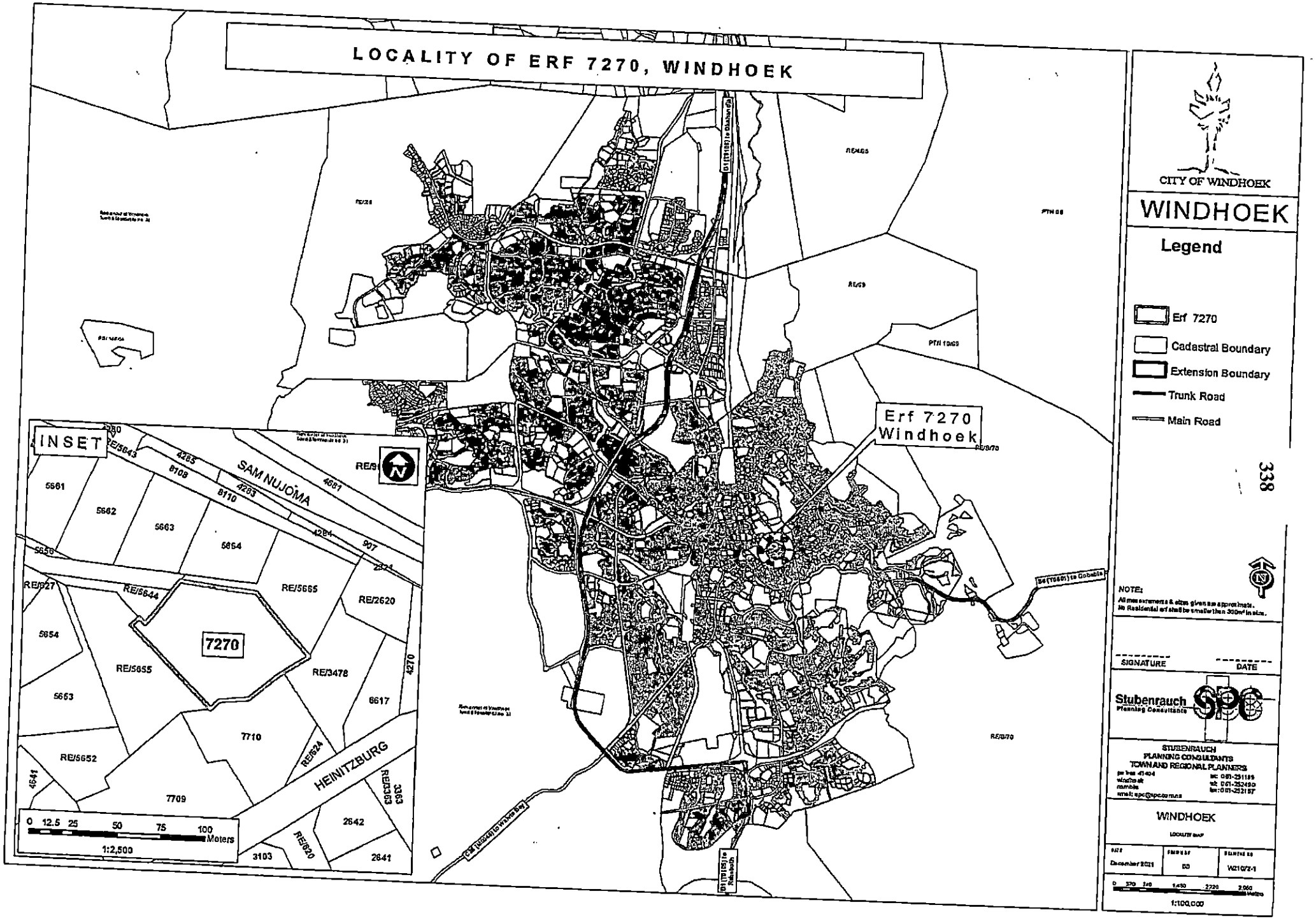
Tel: 061 - 251 189
Fax: 061 - 252 157
Email: office4@spc.com.na

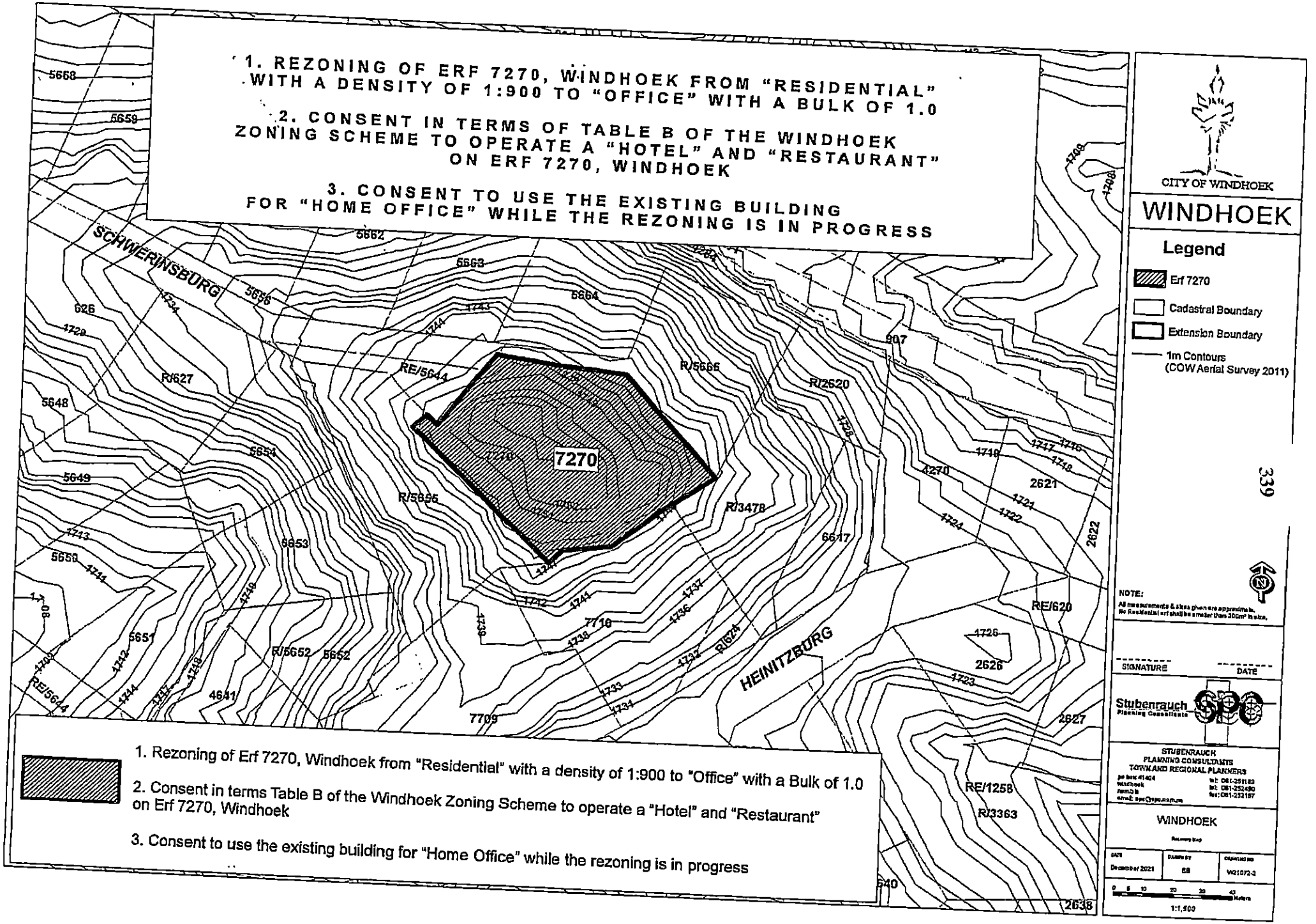
WINDHOEK

Consent Use

DATE	DRAWN	CHECKED	DRAWING NO.
MARCH 2013	151		1071972-PARKING

1:400


LOCALITY OF ERF 7270, WINDHOEK
Erf 7270
Windhoek
INSET
SAM NUJOMA
HEINITZBURG
7270
RE/5643
RE/5644
RE/5655
RE/5652
RE/5665
RE/2620
RE/3478
RE/624
RE/3363
RE/620
5661
5662
5663
5654
5653
5656
4285
8108
8110
4283
4681
4284
907
4270
6617
7710
7709
4641
3363
2642
2641
3103
0 12.5 25 50 75 100 Meters
1:2,500
CITY OF WINDHOEK
WINDHOEK
Legend
Erf 7270
Cadastral Boundary
Extension Boundary
Trunk Road
Main Road
NOTE:
SIGNATURE
DATE
Stubenrauch
Planning Consultants
STUBENRAUCH
PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
WINDHOEK
December 2021
1:100,000


1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS
SCHWERINSBURG
HEINITZBURG
7270
RE/5644
R/5655
R/5652
R/5666
R/2620
R/3478
R/627
RE/620
RE/1258
R/3363
CITY OF WINDHOEK
WINDHOEK
Legend
Erf 7270
Cadastral Boundary
Extension Boundary
1m Contours (COW Aerial Survey 2011)
NOTE:
SIGNATURE
DATE
Stubenrauch Planning Consultants
STUBENRAUCH PLANNING CONSULTANTS TOWN AND REGIONAL PLANNERS
WINDHOEK
December 2021
1:1,500
1. Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
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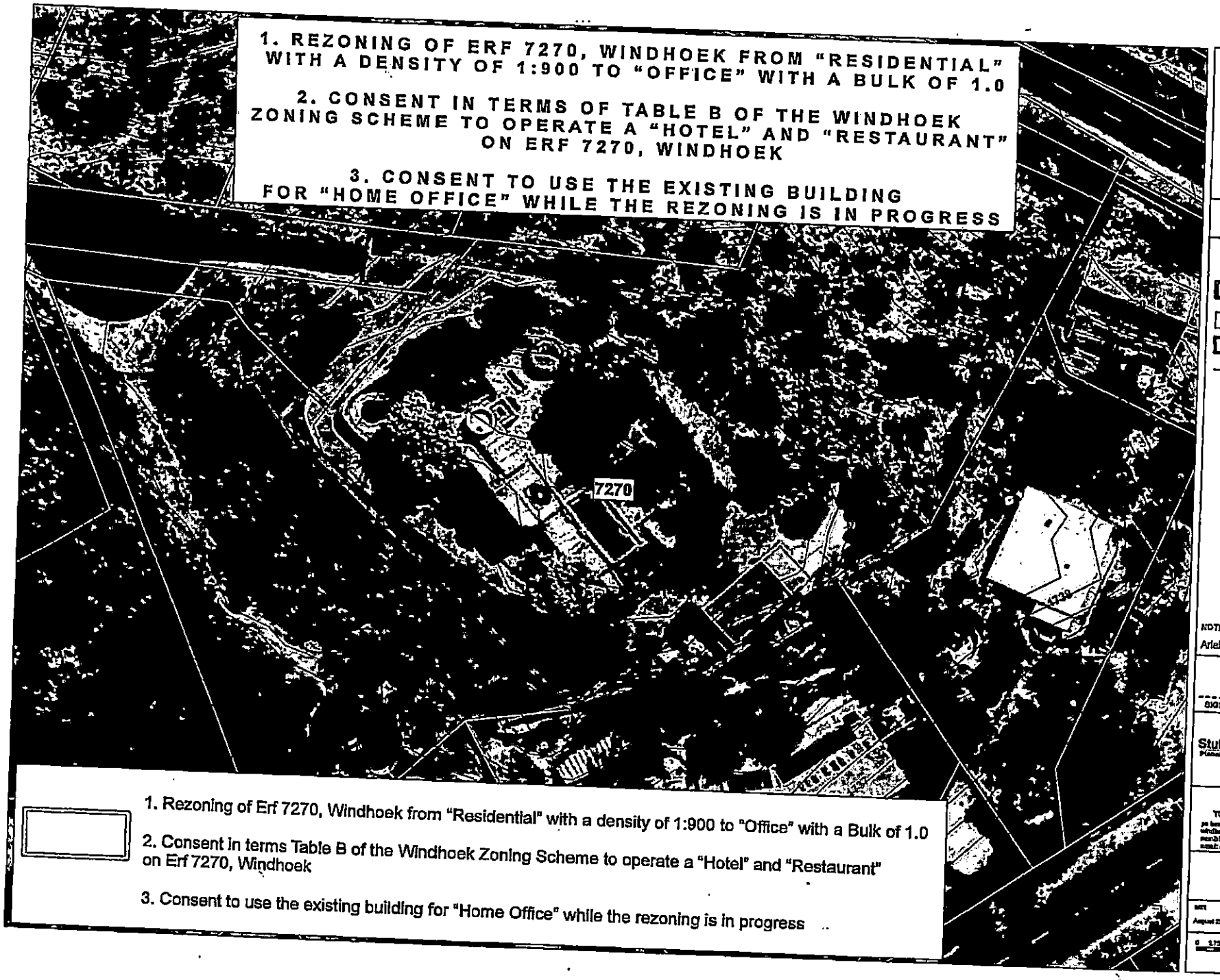

CITY OF WINDHOEK

WINDHOEK

Legend

- Erf 7270
- Cadastral Boundary
- Extension Boundary
- 1m Contours (COW Aerial Survey 2011)

NOTE:
Ariel Photo - Google Earth

SIGNATURE DATE

Stubenrauch Planning Consultants

STUBENRAUCH PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS

WINDHOEK

DATE	DESIGN BY	DRAWING NO
August 2021	SS	W31072-3

1:750

340

POWER OF ATTORNEY

NAMIBIA REVENUE 03/05/22

I, the undersigned (full names) ....Mark Ciccarelli.....

In my capacity as a Director of **Aloe Investments Number Seventy Five (Pty) Ltd (Company Registration 2014/0666)**

The owner of **Erf 7270, Windhoek**

Do hereby nominate, constitute and appoint

Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek

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

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

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

SIGNED at Windhoek this .02..... Day of ..March.....2022 in the presence of the undersigned witnesses.

WITNESSES:

1 .....

2 ....B.Beukes.....

.....
Director

PREFERRED
INVESTMENT PROPERTY FUND

Aloe Investments Number Seventy-Five(Pty)Ltd
Tel: +264 61 248 318 * Fax: +264 61 250-496
78 BougainVillas * Sam Nujoma Drive
Email: info@preferred.com.na
P.O. Box 11709 Windhoek

Written Resolution

By the Directors of Aloe Investments Number Seventy Five (Pty) Ltd

IN ACCORDANCE WITH ARTICLE 67 OF THE COMPANY'S ARTICLES OF ASSOCIATION, I THE UNDERSIGNED, BEING THE DIRECTORS OF THE COMPANY HEREBY RECORD AND RESOLVE AS FOLLOWS:

1. That Stubenrauch Planning Consultants cc is appointed to undertake the necessary steps on behalf of Aloe Investments Number Seventy Five (Pty) Ltd to obtain approval for:

    1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
    2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
    3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
    4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

2. That we (Directors) are hereby appointing and *authorizing* ***Mark Cioccolanti*** to sign all acts necessary and incidental thereto.

.....
DIRECTOR

02/03/2022
Date

Mark Cioccolanti
NAME

x JN. NGHIFINDAKA
DIRECTOR

2/3/2022.
Date

x .....
NAME

Prepared by me

CONVEYANCER
YSSEL,E.H.

ORIGINAL
STAMPED
DUTY
FEES

FOR INFORMATION ONLY

DR WEDER, KAUTA & HOVEKA INC.
Attorneys, Notaries and
Conveyancers
P O BOX 864
WINDHOEK

8000000000915

DEED OF TRANSFER NO. 8397 2014

BE IT HEREBY MADE KNOWN:

THAT ETIENNE HENNING YSSEL

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

THE GOVERNMENT OF ITALY

dated the 14 October 2014 and signed at Pretoria

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the **4 AUGUST 2014**

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

ALOE INVESTMENTS NUMBER SEVENTY FIVE (PROPRIETARY) LIMITED

Company Number 2014/0666

It's Successors-in-Title or Assigns

FOR INFORMATION ONLY

CERTAIN	ERF NO. 7270 WINDHOEK
SITUATE	In the Municipality of WINDHOEK Registration Division "K" Khomas Region
MEASURING	4220 (Four Two Two Nil) Square metres
FIRST REGISTERRED	and still held by Certificate of Consolidated Title No. T.2939/1996 with Diagram No. A.82/94 relating thereto
SUBJECT	to the following conditions imposed in terms of Ordinance 18 of 1954 (See BC.22/2007), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

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

WHEREFORE the Appearer renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said **TRANSFEREE**

It's 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 that the purchase price of the aforesaid property amounts to **N$12 500 000.00**

SIGNED at WINDHOEK on 2014 -12- 11 together with the appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence,

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

Transfer Duty Receipt No. 1692220344
Issued at WINDHOEK on 2/12/2014
for N$1 500 000.00

(Checked) 1. ..... 2. .....

I the undersigned, **ETIENNE HENNING YSSEL**, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity 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.

CONVEYANCER
YSSEL, E.H.

346

INV202

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2022167589	**Date Issued :** 2022/01/13
Account Number : N/A	**Vote Number :** 5000132050048
Name : STUBENRAUCH PLANNING CONSULTANT	**Reference Number :** 7270 WINDHOEK
Address : N/A	**System Reference :** INV308107
	Issued By : 16619 - KAVIKAIRIUA (C)
	Contact Details : +264 290 2042
Description : REZONING FROM RESIDENTIAL AND TO OFFICE, CONSENT FOR FREE RESIDENTIAL BULK AND CONSENT TO USE EXISTING BUILDING WHILE REZONING IS IN PROGRESS	

PAYMENT DUE

Total Amount Excluding VAT	: N$ 3500.00
Total VAT Amount	: N$ 525.00
Total Amount Payable	: N$ 4025.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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

City of Windhoek Banking Details - Bank: First National Bank - Number: 62012146115 - Branch: 281872

NEDBANK

Payment Confirmation

Date : 18/01/2022 12:15:19

This is a notification from Nedbank Namibia Limited that the following payment has been made.

Transaction Details

Date of Payment	: 18-01-2022
Transaction Reference Number	: 230451225600220

Beneficiary Details

Beneficiary Name	: City of Windhoek
Transfer Amount	: 4,025.00 NAD
Beneficiary Reference	: INV308107 SPC
Beneficiary Bank	: FIRST NATIONAL BANK
Beneficiary Bank Code	: 281872
Beneficiary Account	: 62012146115
Channel	: Internet Payment

Payer Details

Paid By	: STUBENRAUCH PLANNING CONSULTANTS CC

This notification of payment is sent to you by Nedbank Namibia Limited, Reg No 73/04561, Authorised Financial Services and Registered Credit Provider in The Republic of Namibia (NCRCP16), 12-20 Dr Frans Indongo Street, Windhoek, Namibia. ("Nedbank Namibia"). Our customer (the Payer) has requested Nedbank Namibia to send this notification of payment to you. Please therefore contact the payer for enquiries regarding the contents of this notification. Any other enquiries should be directed to the Nedbank Namibia Contact Centre at Tel: +264 61 2952372/+264 61 2952081..

Nedbank Namibia will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information conveyed in this notification, or from any claims, losses, damage, expenses, whether direct, indirect or consequential, arising or resulting from the transmission of this notification.
Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: Nedbank Namibia will never send you an e-mail requesting you to enter your personal details or private identification and/or authentication details.

Disclaimer

This e-mail and any accompanying attachments may contain confidential and/or proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited. E-mails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival or incompleteness of or tampering or interference with any of the information contained in this e-mail or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient. If verification of this e-mail or any attachment is required, please request a hard copy version. Nedbank Namibia reserves the right to monitor, intercept and/or block e-mails addressed to its customers, or to take any other action required in accordance with its e-mail policy.

DEBT MANAGEMENT CREDIT CHECK FORM

Surname — First name(s) —

Erf/stand no Erf 7270 Township Windhoek

If company or registered under cc Aloe Investments No. 75 (Pty) Ltd (2014/0666)

Namibian I. D / Passport no. —

Postal/Private Bag address PO Box 11799 Township of address Windhoek

Physical Residential or Business address 78 Bougain Villas Whk

Tel no 061248318 (H) Cell

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

proceed

Acc. Technician Credit Control: CV Hijarungura

Date stamp: CITY OF WINDHOEK 09 MAR 2022 CREDIT CONTROL

Signature Acc. Tech Credit Control

LAND SALES

Comments:

proceed

Acc. Technician Land Sales

Date stamp: CITY OF WINDHOEK 2022-03-09 Land Sales Finance Department

Signature Acc. Technician Land Sales

ACCOUNTANT LAND SALES:

City of many faces

Town Planning Certificate No. 1:
Town Planning Scheme Information

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 7270

Township : WINDHOEK/WINDHOEK BLOCKS

Street : SCHWERINSBURG RD

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

1. Use Zone : RESIDENTIAL
2. Density : 1 DWELLING / 900M² Refer to Table B.
3. Bulk Factor : 0 00 Refer to Table E.
4. Coverage : 50 % Refer to Table F.
5. Erf Size : 4,220 m² Refer to Table G.
6. Parking : _____

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

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 15 SCHWERINSBURG RD
10. Flood Line : _____
11. Height Restriction : _____
12. Street Reservation : _____ Refer to Table J.
13. Other : _____

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

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

CITY OF WINDHOEK LETTERHEAD

(EXAMPLE)
REQUEST TO GIVE NOTICE OF APPLICATION

Stubenrauch Planning Consultants
PO Box 41404
Windhoek

Dear Mr. G. Stubenrauch

Subject: **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and "Restaurant" on Erf 7270, Windhoek
Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
Consent to use the existing building for "Home Office" while the rezoning is in progress

Reference is made to your application dated 02 March 2022.

In accordance with Section 107 of the Urban and Regional Planning Act, No. 5 of 2018, I Jennifer Comalie in my capacity as the Acting Chief Executive Officer of the City of Windhoek acknowledge receipt of the subject application dated 02 March 2022 and herewith request Stubenrauch Planning Consultants to give notification in terms of Section 10 of the regulations in the prescribed manner to prescribed persons.

Please take note that the prescribed manner in terms of this application notification is as follows:

- Notify the neighbouring land owners
- Put a notice onsite, in the Government Gazette and in 2 newspapers

Kindly note that this application notification is to allow the adjacent property owners the opportunity to view the subject application as submitted to Council and to comment or object against the proposed development for a period of 14 days.

Any person objecting to the application as set out above may lodge such objections together with valid grounds thereof, with the City of Windhoek and with SPC in writing no later than the specified date.

Should there be comments and/or objections, Council will use them in considering the application for recommendation to the Urban and Regional Planning Board.

For more clarity, please do not hesitate to contact our office.

Yours Sincerely

_____
J Comalie
The Acting Chief Executive Officer

IN FAVOUR OF THE LOCAL AUTHORITY

(A) The erf shall only be used for purposes permissible in terms of the Zoning Scheme of Windhoek, and may therefore be used only subject to the conditions laid down in and in pursuance of the above mentioned zoning scheme;

(B) The minimum building value shall be as stipulated by Council.

Stubenrauch
Planning Consultants TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia

Tel: +264 61 251189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Enquiries: G. Stubenrauch / V. Hatutale
Our Ref: W/21072

02 March 2022

The Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Mrs J. Comalie

SCHWERINSBURG CASTLE WINDHOEK

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

Our office is currently in the process of applying for the subject application as set out above. To enable our office to send out letters to the surrounding property owners regarding the proposed consent use, please provide our office with the addresses of the listed erven.

Erf 5663, Windhoek	**Owners name**	
	PO Box	
	Town	
	Tel. Nr.	

Erf 5664, Windhoek	Owners name	
	PO Box	
	Town	
	Tel. Nr.	
Erf Re/5665, Windhoek	Owners name	
	PO Box	
	Town	
	Tel. Nr.	
Erf Re/3478, Windhoek	Owners name	
	PO Box	
	Town	
	Tel. Nr.	
Erf 7710, Windhoek	Owners name	
	PO Box	
	Town	
	Tel. Nr.	
Erf Re/5655, Windhoek	Owners name	
	PO Box	
	Town	
	Tel. Nr.	

Should you require any additional information in this regard please do not hesitate to contact our office.

Your prompt response will be highly appreciated.

Kind Regards
Victoria Hatutale

Republic of Namibia

W/21072: Rezoning of Erf 7270, Windhoek - SPC

MINISTRY OF URBAN AND RURAL DEVELOPMENT

CHECKLIST FOR APPLICATIONS SUBMITTED TO URBAN AND REGIONAL PLANNING BOARD FOR CONSIDERATION.

PLEASE INDICATE: YES, NO OR N/A.

APPLICATIONS MUST BE COMPILED IN SIXTEEN FOLD (ORIGINAL PLUS 15 COPIES)

THE REQUIRED SUPPORTING DOCUMENTS SHOULD BE ATTACHED TO THE APPLICATION IN THE PRESCRIBED ORDER AS THEY APPEAR IN THE CHECKLIST

1.	Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.	ANNEXURE A	YES
2.	Letter by the Local Authority on a letterhead and Full Council Resolution (Front page, Relevant Section dealing with Subdivision/ Consolidation/Need and Desirability/Appeal and Last page signed by Chairperson and CEO (*if applicable*)	ANNEXURE B	YES
3.	A) Locality and Detailed Sketch Plan (Illustrating the whole boundary of the Local Authority area under which the application is made with a stamp of the concerned Local Authority) B) Portion Number (s) or Erf number (s) from Surveyor General's Office	ANNEXURE C	YES
4.	Conditions to be registered *(if applicable)*	ANNEXURE D	YES
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	Closure Certificate and Environmental Clearance Certificate (*if applicable*)	N/A	
7.	Previous Board approvals (Townships Board or NAMPAB)	N/A	
8.	Road Authority approval together with the sketch plan indicating the access point (s)	N/A	
9.	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*)	ANNEXURE F	YES
10.	Copy of Title Deed or Certificate of Registered Title	ANNEXURE G	YES
11.	Conditions of Establishment attached to all copies	N/A	
12.	Proof of Payment	N/A	

Note: Any required additional documents that are not listed on the checklist should be attached after No. 12

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 **STUBENRAUCH PLANNING CONSULTANTS CC**

intends to apply to the **URBAN AND REGIONAL PLANNING BOARD**

to rezone **ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A BULK OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the **URBAN AND REGIONAL PLANNING 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 **URBAN AND REGIONAL PLANNING BOARD** ,and with the applicant within 14 days of the last publication of this notice.

The recommendation of the **URBAN AND REGIONAL PLANNING BOARD**, if any, and any conditions determined by it with regard to the rezoning concerned are as follows:

.....
.....

..... 8 MARCH 2022
Signature of applicant Date
Address of applicant: .....

Stubenrauch
Planning Consultants cc TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia

Tel: +264 61 251189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: G. Stubenrauch/ V. Hatutale

11 July 2022

Stubenrauch Planning Consultants CC
Tel: (061) 251 189
Fax: (061) 252 157
Received By: Ruth Kwenani
Date: 12/07/2022

The Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

Dear Mr O.A. Hekandjo

SCHWERINSBURG CASTLE

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

1. INTRODUCTION

In a submission dated 08 March 2022, Stubenrauch Planning Consultants cc, on behalf of Aloe Investments Number Seventy Five (Pty) Ltd, applied to the City of Windhoek for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress.**

In accordance with Section 107 of the Urban and Regional Planning Act 5 of 2018 as well as the City of Windhoek Public Consultation Policy for Proposed Development, our office was formally instructed by the City of Windhoek to give notification of the subject application in the manner prescribed to the general public and to prescribed persons.

2. ADVERTISEMENT

The application was advertised in the following manner:

- Notices were placed in the Namibian Newspaper on 25 March 2022 and 01 April 2022;
- Notices were placed in the New Era Newspaper on 29 March 2022 and 04 April 2022;
- A notice was placed in the Government Gazette on 01 April 2022;
- Letters were sent to the surrounding property owners via email with proof of delivery obtained from all of the surrounding property owners;
- A notice was placed on site on Erf 7270, Windhoek as well as on the notice board of the City of Windhoek Customer Care Centre (kindly see **Figure 1** below).

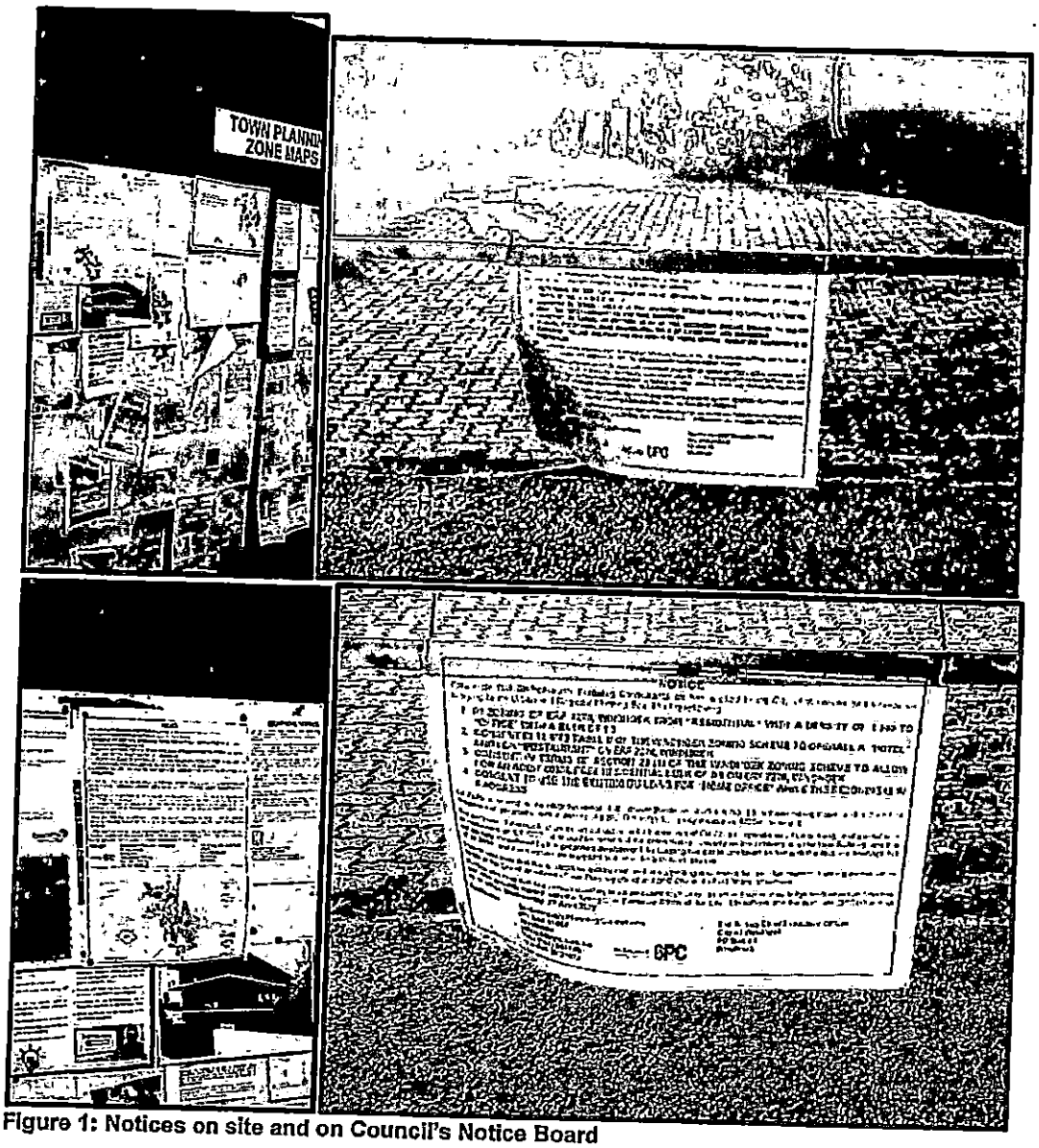

Figure 1: Notices on site and on Council's Notice Board

This application notification was to allow the general public and the affected parties the opportunity to view the subject application as submitted to Council and to comment or object against the proposed development for a period of 14 working days.

A summary of the responses received is outlined in **Table 1** below.

Table 1: Responses received

Erf Number	Owner	Response
Erf RE/3478, Windhoek	S Vaatz	No objection
Erf 7710, Windhoek	UG Schulz	Objection lodged
Erf RE/5655, Windhoek	BJ Properties	Objection lodged
Erf RE/5665, Windhoek	City of Windhoek	-
Erf 5664, Windhoek	City of Windhoek	-
Erf 5663, Windhoek	City of Windhoek	-

3. OBJECTIONS RECEIVED

In letters dated 27 April 2022, the owner Erf 7710, Windhoek and Urban Dynamics Town and Regional Planners on behalf of the owner of Erf RE/5655, Windhoek lodged objections against the application for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

The objections are outlined and discussed in detail below.

3.1. Erf 7710, Windhoek Objection

The objection lodged by Mrs Ursula G. Schulz, who is the owner of neighbouring Erf 7710, Windhoek, has been outlined in **Table 2** below, together with SPC's response. Kindly note that **Table 2** below has only taken the main points outlined in the objection letter, the full objection letter is attached hereto.

Table 2: Objection Erf 7710

OBJECTION	RESPONSE
1. Both my property (Erf 7710) and Schwerinsburg Castle on Erf 7270 are situated in Luxury Hill, which is one of the oldest and most prestigious neighbourhoods in Windhoek, still resembling the historical development of Windhoek. It should be noted that there are several office and hotel / restaurant developed in the area, as can be seen in the several images below.	The application sets out that the proposed development will strengthen the historic precinct and is cognisant of the fact that the Schwerinsburg Castle is an important part of Windhoek's history and skyline. As such the new developments on the property will not alter the outside façade of the castle in any way, or remove it as one of the biggest focal point in Windhoek and that the castle will remain an important feature of the Windhoek skyline.
2. Schwerinsburg Castle is a heritage building and should be preserved for future generations. To rezone it as offices with a bulk of 1.0 with an additional free residential bulk of	The historic building is to be preserved, a more intensive land use however applied for as this will enable a more economic land use which in turn can support the maintenance of the historic

0.5 will significantly (on my calculation at least 3 time) increase the size of the buildings that will be allowed on the property, which will largely destroy the history of the Schwerinsburg Castle itself.	building. Aloe Investments indicated its willingness to reduce the bulk to be applied for and waive the request for free bulk. It should however be noted that maintaining historical buildings is quite a costly task, and allowing the developer to gain monetarily through the operation of a restaurant and / or hotel will allow for a portion of these to be funds allocated towards the maintenance of the castle. This will ensure that the castle will remain standing for many more generations to come, and that it will remain a big part of Windhoek for many more years.
3. What is of particular concern to me is that very limited detail regarding the proposed development was provided. No building plans or even proposed sketch plans were provided.	Buildings plans will only be submitted to the City of Windhoek Building Control Department for approval by an architect appointed once the rezoning has been duly approved and gazetted. Additionally, any restrictive development condition as set against the development by the City as part of the conditions of the approval will ensure that the proposed development will fully respect the character of the neighbourhood.
4. Already the sewer line cannot accommodate the existing sewerage with the result that it often blocks at the side of erf 7270, where the manholes then overflow with the sewerage accumulating against our common boundary wall. There were occasions when the sewerage built up to about 1 ,5 meters deep on the side of erf 7270, with the owner (and I am not sure if this was indeed the current owner} not doing anything about it. The existing sewer line can thus obviously not accommodate even the existing sewer flow and will most certainly not be able to accommodate the increased sewer flow that will be accommodated by a high density office/ hotel/ restaurant development. It is definitely not an option to install a new and bigger sewer line across my property. As I have said, the existing sewer line runs between the main building and the outbuildings and the construction of a new sewer line will make access to and the normal use of both the main dwelling and the outbuildings almost impossible.	Aloe Investments is aware that Schwerinsburg Castle is currently connected to a private sewer line connection and that there is a possibility to connect the Schwerinsburg to the new sewage infrastructure which the City will develop and which will service the new erven to be serviced along Sperlingslust Street. Upon the approval of this rezoning application by the City of Windhoek and by the Urban and Regional Planning Board, Aloe Investment is willing to appoint an engineer to submit a sewer design which can sufficiently cater for the proposed development. Once this sewer new sewer line is connected to the new municipal sewer lines the sewage issues experienced on Erf 7710 will be of the past. It should however be noted that the requirement to build a new sewer connection can be a condition of the City of Windhoek approval and that this line can only be developed once the rezoning has been promulgated and only once the new rights are being taken up.

5. The increased number of people that will have access to erf 7270 when rezoned for use of an office / hotel or restaurant will also cause significant noise and disturbance to my property.	It should be noted that Erf 7270 is accessed from Schwerinsburg Road, while Erf 7710 is accessed from Heinitzburg Street. In addition, buildings are normally north facing and any public area will this be located to the northern side of the Burg. With sound building design any guests, patron or occupant accessing Erf 7270 will not inconvenience Erf 7710. The successful implementation of respectful building design is demonstrated by the Heinitzburg, the operation of which does not result in any nuisances experienced on Erf 7710. Furthermore, possible noise coming from Erf 7270 can be mitigated by putting measures/conditions in place regarding noise reduction, as the City of Windhoek deems to be reasonable.

3.2. Erf RE/5655, Windhoek Objection

The objection lodged by Urban Dynamics, on behalf of BJ Properties, who are the owners of neighbouring Erf RE/5655, Windhoek on which the Heinitzburg Hotel has been erected, is outlined in **Table 3** below, together with SPC's response. Kindly note that **Table 3** below has only taken the main points outlined in the objection letter, the full objection letter is attached hereto.

Table 3: Erf RE/5655, Windhoek Objection and response

OBJECTION	RESPONSE
Our clients are well aware of the existing policies with regard to densification and the intended suburban office policy zones which had been approved by the City of Windhoek - please note that the existing policy allows for an "Office" bulk of 0,4 and not 1 as per the intended application for rezoning	Based on the central locality and the potential Erf 7270 has in terms of General Residential and Office development Aloe Investments intends to acquire a bulk above the currently permitted 0.4. Aloe Investments is however willing to look at a lower bulk allocation to 0.75, subject to the land use potential of the current property (which is an economic liability) being increased.
Generally, the provision of supportive and complimentary land uses even allows for the increase in land value within a particular area or district. However, where disobliging or contradicting land uses are being introduced, it certainly has merit for impacting negatively on surrounding property values. And we believe that the introduction of land uses as applied for in your submission and advertisement will have such negative implications for the area and in particular for our client.	The land uses being introduced by the proposed development are not foreign to the area, as there are various offices and guesthouse accommodations located there, as depicted in the images below. It should be noted that the Heinitzburg accommodates hotel accommodation, outside entertainment area and a restaurant. The development of the Hotel Heinitzburg did result in an increase in surrounding property values and encouraged a mixed-use development precinct. As such the argument that the land uses as applied for are 'disobliging' will have a negative impact on the area is not supported with empirical evidence.
The objection further points out that: • It is evident that all properties in Schwerinsburg Street are zoned for single residential purposes	• Majority of the properties along Schwerinsburg road are zoned for residential purposes, but there

at a low density and also a high income residential nature;	are some properties zoned for office and special purposes. It should be noted however, that some of these properties are used for higher density residential and office buildings.
• Development of an office block in this low density residential area is inconceivable as it would contradict the existing neighbourhood character and oppose an even more liberal planning view of urban renewal and redevelopment objectives;	• It is not necessary to develop a high rise office building but use can be made of the existing topography to develop a compact office building without impeding onto the skyline of the Schwerinsburg. As depicted by the contours on the maps attached to the application our office submitted to the City of Windhoek, Erf 7270 has a steep descent towards its north eastern boundary.
• The site is located at the end of a very long and steep cul-de-sae for example and the operation of an office block of this nature and scale at this locality would be disastrous for all of the neighbouring residential properties;	• The new Sperlingslust road link will largely improve the traffic flow in the area and as such this concern will be addressed by the new road..
• Traffic and access to the site on a hilltop and through the cul-de-sac streets would be ineffective and negative to the surrounding area;	• As indicated above the Sperlingslust street link will address this concern.
• Being on a hilltop, views play an important role in the value of these properties and over the years, development had been done to safeguard these views and ensure privacy as far as possible;	• The intended development will make use of the natural slopes which will permit buildings to be erected which do have east, north and west views, these building making use of the permissible building heights and not unnecessarily impeding on the views and privacy of neighbouring properties.
• The establishment of a hotel and or restaurant will have a major and most likely fatal impact on the operations and sustainability of our client's Hotel Heinitzburg.	• Possible competition and economic use of buildings cannot be used to prevent competing businesses. If the various accommodation establishments in the area (such as Schwerinsburg Estate or Haus Schwerinsburg) do not fatally impact the operations and sustainability of the Hotel Heinitzburg, then an accommodation establishment of a similar nature won't either. As stated earlier in the objection complementing land uses are often considered to be desirable, and in this case will contribute to strengthening the historic precinct for the enjoyment of the larger public.
• The development of Erf 7270, Windhoek and the establishment of a Hotel, Restaurant and Residential Dwellings would directly impact the operations of the Hotel Heinitzburg and negatively influence the privacy of the main swimming pool area and rooms of our client's establishment;	This statement cannot be supported as the Hotel Heinitzburg also used architectural design to safeguard privacy to surrounding properties. In addition, the south facing side of Schwerinsburg will not be used for public areas as the orientation of such rooms as well as the lower scenic value views in a southerly direction from Erf 7270 discourage any development which will overlook the pool of Hotel Heinitzburg.
• The intention to apply for a bulk of 1 plus a free residential bulk of 0, 5 implies that the applicant would effectively be allowed to construct 6,500m^2 of building on the site. This constitutes a building	• Following further discussions after receipt of the objections submitted Aloe Investments agreed to consent to lowering the Bulk to 0.75 and to omit the request for the free residential bulk. It should

equal in size to that of the Avani Hotel, Windhoek CBD. This, clearly is not conducive for the area which is being served by a small cul de sac street;	however be noted that Aloe Investments still requires flexibility in the land use in so far as that the option to either use the rezoned property for offices, hotel or a combined land use. (See mitigation proposal below).
• No plans currently exist (or have been made available) to illustrate the intentions of the land owner. It is therefore not possible for residents or the public to understand the impact of the development. For example, immediate neighbours would not know what the impact of development would be on their privacy and views, traffic and parking implications, the change in the character of their neighbourhood, without being provided with a visual illustration of the development. As a result, it is not possible to comment, discuss or negotiate mitigating circumstances pertaining to for example the height of boundary walls and the locality of windows or the upgrading of the road at this stage.	• No building will be erected before the rezoning has not been approved by the City of Windhoek and by the Urban and Regional Planning Board as the new land use rights will determine the development potential of the rezoned erf. Only once the rezoning is approved will it be possible to appoint an architect to draft building plans for submission to the Building Control Department of the City. These plans are to adhere to the normal building regulations and guidelines of the CoW. If necessary, and where neighbour consent is required these plans will be presented for insight to the objectors.
• The road leading to the site is quite steep at an estimated gradient of 1:20. And so is the topography of the Erf 7270, Windhoek on the periphery of the site. This surely would impact heavily on traffic safety and flow. Frequency of this number of vehicles and the impact it would have on the Robert Mugabe intersection would have to be addressed in detail and the info shared and disseminated amongst all of the Schwerinsburg Road residents.	• The City of Windhoek is intending to construct Sperlingslust street within the near future which would allow the traffic to Schwerinsburg to flow from Heinitzburg street through Sperlingslust street to Schwerinsburg street as opposed to only obtaining access from Robert Mugabe Avenue.
• As per our discussion with the Built Heritage Officer, the "A" grading of a building implies that the building may not be demolished or the colour of the paint be changed. The Schwerinsburg Castle is of importance to the built history of Namibia.	• As stated in our application, the Castle will not be demolished. The Heritage status of the castle will be respected.

The following images demonstrate different office and guesthouse / hotel related land uses in the area.

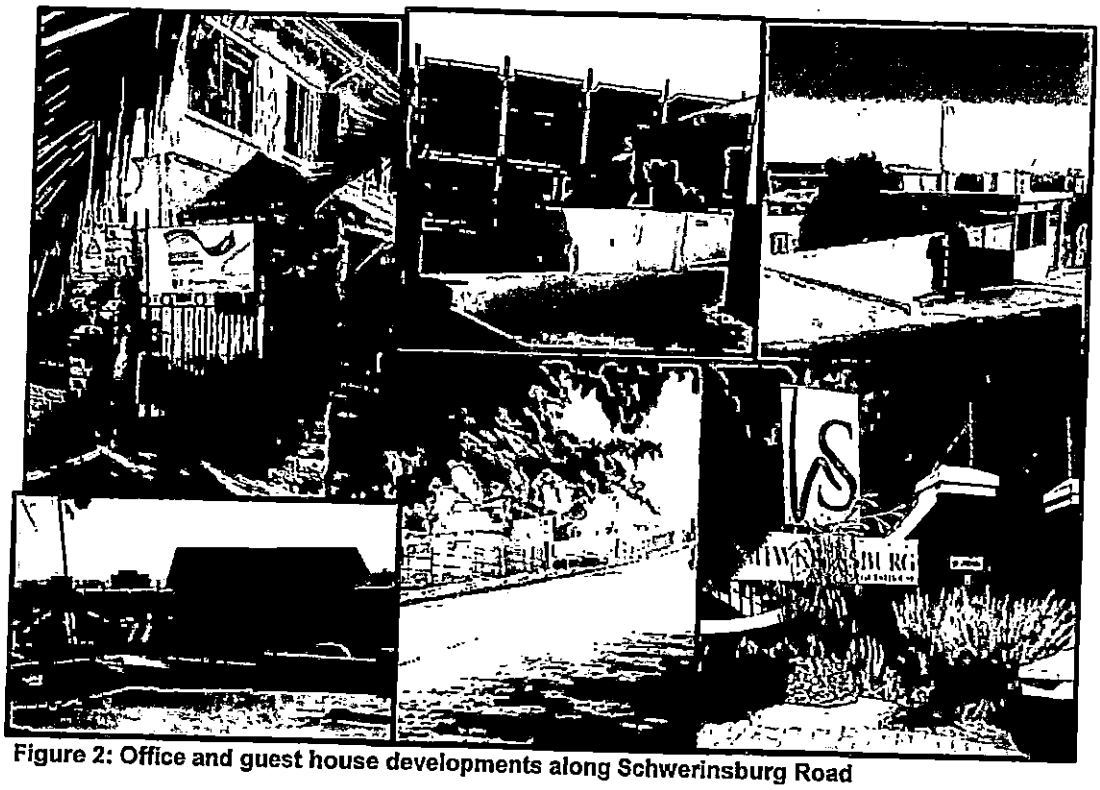

Figure 2: Office and guest house developments along Schwerinsburg Road

3.4 Mitigation in response to objections received

Following receipt of the two objections Aloe Investments re-considered the potential impact of the increased bulk and has indicated its willingness to:

(i) Reduce the bulk factor from a Bulk of 1.0 to a Bulk 0.75.
(ii) Omit the request for free residential bulk.
(iii) Design and develop any new building which respects the important historic value of the Schwerinsburg, in particular respecting the views onto the castle while also respecting the surrounding land uses.
(iv) Appoint a civil engineer after the rezoning has been approved to investigate the best option to connect Erf 7270 with the municipal sewage reticulation to be developed for the properties along Sperlingslust Street.

The application to be submitted to Council and URPB for approval could thus, with consent of Aloe Investments Number Seventy Five (Pty) Ltd be amended to read as follows:

SCHWERINSBURG CASTLE

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 0.75**
2. **Consent in terms of Table B of the Windhoek Zoning Scheme to operate a "Hotel" and/or "Restaurant" on Erf 7270, Windhoek**
3. **Consent to use the existing buildings for "Homme Office" while the rezoning is in progress**

4. CONCLUSION

The subject rezoning and consent use was applied for and notification was given in line with the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) as well as the City of Windhoek Public Consultation Policy for Proposed Development; to which objections were received.

Stubenrauch Planning Consultants cc herewith recommends the Acting Chief Executive Officer of the City of Windhoek to schedule a hearing in terms of Section 108 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), and give notification in writing, with reasonable time of notice to the applicant (Aloe Investments Number Seventy Five (Pty) Ltd), and all person/s who lodged objections against the application as laid out above.

This hearing is to be used as a platform at which the objector/s will state their case, which will be used by the Local Authority to make their decision on whether to approve the application or not.

5. ANNEXURES

Kindly find attached the following documentation:

- Newspaper Notices
- Government Gazette Notice
- Proof of Delivery
- Letters to surrounding neighbours
- Objections received

Should you need any assistance from our office in this regard, do not hesitate to contact us.

Yours Sincerely

Günther Stubenrauch

Goods • Auction •

LIVE WEBCAST AUCTION
AucorNamibia
#PROPERTY
FUELING STATION
28 March 2022 @ 12:00
Duly instructed by the Executor in the Estate of the late ... selling the following Property by live Webcast Auction
Erf 1262, Block B, Blue Gum Street, Rehoboth
Erf Size: 2621 m²
The improvements consist of a shop buildings 739m², dwelling 104m², canopy 476m², and parking bays. The improvements comprise of take away, jockey room, en-suite ablution, restaurant, oil shop, bar, storerooms, office, strongroom and pub. The dwelling comprises of a lounge, kitchen, 2 bedrooms, and a bathroom.
Auction Adress: c/o Michelle Mclean & Platinum Street, Prosperita, Windhoek
Live Webcast Auction: 28 March 2022 @ 12:00
Bidding and Information on www.aucor.auction
The current Ministry of Health COVID protocol will apply
Buyer's premium to be charged.
Contact Us At:
Windhoek: +264 61 237 8458
Swakopmund: +264 64 463374
Ondangwa: +264 65 240181
Email: info@aucornamibia.com
www.aucornamibia.com
CLAO220001303

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CLAO220000571

SOWETO LUXURY HILL Erf 3563 Caesar street: One bedroom flat, shower/toilet. Water included, prepaid electricity. Safe parking. N$3,000 p/m, 0812346844 0813359675 / 0814344103
CLAO220001100

Golgota 13: Flat for rent with build-in cupboards in room and kitchen with toilet and shower for N$4000. Call 0814152511
CLAO220001241

HAVANA EXTENSION NO 2 erf 947: (New World no2) Two bedroom flat, kitchen, own shower/toilet, water and electricity included, Safe parking. N$3400 p/m or you can share on N$1700 pm each room, No deposit.0812348844 / 0813359575 / 0814344103
CLAO220001102

Okuryangava: A big Room to rent Built in cupboards & kitchen sink, toilet & shower in a secure parking. N$2900 pm
Greenwell: A 2 rooms to rent with each rooms toilet & shower in a secure parking. N$2500 pm
Contact: 0816018019 / 0816345034
CLAO220001133

Goreangab Dam: Renting a house with 2 bedrooms, kitchen, sitting room and toilet N$4000, Water & electricity included. 0813387030
CLAO220001192

Wanaheda: 3 bedrooms house with BIC in all rooms, 2 bathrooms, a lounge with BIC and BIS, a kitchen, interlocks, boundary wall, and free WIFI, N$6000.00. A bachelor flat with a shower, toilet, BIC, kitchenette, and free WIFI, N $2500. All available 01 April 2022.
Contact: 0812633358/0811277105.
CLAO220001200

Two bedrooms house to rent in Greenwell Matongo, N$ 4,500 P/M, water included. Ready to move in 01 April. For viewing call 081 2066 003.
CLAO220001220

Otjomuise 2: 1 Bedroom (backyard flat), toilet, kitchen/lounge, BIC, braai area, interlocked, electrical fence, secured. 2 people Max. N$ 3,500 (pre-paid electricity). Available Immediately. 0814280171
CLAO220001223

Hochland Park (behind Spar): Bachelor flat with a bedroom, lounge/kitchen, bathroom and parking available for rent for from 1st April, N$4900.00 per person or N$5700.00 per 2 persons sharing. Deposit required and water included. Contact Ms Mariam 0811282393
CLAO220001227

Rocky Crest: Outside room with kitchen, BIC, shower & toilet for N$3300 + N$1000 deposit, water and electricity included. Contact: 0812226324
CLAO220001240

A single room to rent in Grysblock- Klaar Street. Water and electricity inclusive N$2000 p/m. Call 0812562648/ 0812598291 after hours
CLAO220001267

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Khomasdal – Parkfoods: Big outside room with shower and toilet in a secure place N$3500 p/m, water and Wi-Fi inclusive, deposit N$1600. Available 1st April 2022. Contact: 0812124345
CLAO220001244

Backyard flat for rent
Klein Windhoek: 1 Bedroom, shower, open plan sitting room / Kitchen, BIC, Build in Fridge Shaded parking, safe and quite. N$ 6000. 1st of April 0812323039
CLAO220001290

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Rocky Crest- House 3 bedrooms, 2 bathroom, kitchen sittingroom N$8000, water included.
Rocky Crest- Townhouse 3 bedroom, 2 bathroom, with garage, newly painted N$ 8,500.
Otjomuise- 2 bedroom, kitchen sittingroom N$5 500.
Okuryangava- 2Bedroom, safe complex, neat, N$5 200, water included.
Rocky Crest- 1 bedroom, kitchen sittingroom area, N$4000 water included.
Donkerhoek- 1 bedroom flat kitchen sittingroom, spacious bedroom, close to main road, N$4 200 water included. CALL: 0813255361_Patrick
CLAO220001263

Two bedroom house available for rent from 01 April 2022, located in ERF 3278, 11 Mexico St, Eda Laan, Otjomuise. an ample open space for the kids to play and car parking. The monthly rental is N$5 500, water included. Negotiable deposit.
Contact: 0857738183
CLAO220001311

2 bedroom house in Otjomuise, N$5500 plus deposit, water & electricity excluded. Available 01 April 2022 contact: 0812961679 for viewing
CLAO220001308

Otjomuise 3 - Near Firebrigade: 4 bedroom, main room en-suite all rooms BIC, 2 bathrooms, living room, kitchen, parking. 30% deposit. Preferably individual with sober habits. N$13000 negotiable. Call: 0812187260
CLAO220001274

Spacious backyard bachelor flat for rent in Khomasdal, N$4000-00 per month, water and electricity included. Contact: 0811431393
CLAO220001275

Housing & Property • For Rent •

2 BED UNITS TO LET FROM N$3200
BRIDGE PARK
FIRST 6 MONTHS REDUCED RENT
Edge
Call 081 416 9369

Katutura Freedom Square: 1x big bedroom flat for rent with a toilet and shower. Contact 0811455272
CLAO220001268

WALVIS BAY
PELICAN VIEW
Rentals from N$3 400
Special Offer
FIRST MONTH RENT FREE
• 24 H security DSTV ready - plug & play
• Kids play area & green areas
• "EDGE" green building
• Save over 20% on water & electricity
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Rocky Crest: 3 Bedrooms house, 2 bathrooms N$8000 water included
Rocky Crest: 3 Bedrooms house, 2 bathrooms N$7800 water included
Avis: 3 beds flat, 3 bathrooms N$15 000
Windhoek West: Fully furnished 1 bedrooms flat N$7000
Windhoek North: 1 bedroom flat, open plan kitchen, bathroom N$5000
Khomasdal: 2 Bedrooms flat N$5500
Otjomuise: 2 Bedrooms flat N$5500
Khomasdal: Outside room (2 rooms sharing bathroom) N$2500
Goreangab: Outside room, bathroom, sink N$2500
Damara Location: 1 bedrooms sectional title house, kitchen, bathroom N$3500. Contact: 0818326768
CLAO220001292

2 BEDROOM FLAT FOR RENT
N$7,500/month. Open plan kitchen/living room. Walking distance from shops, taxis, Parking bay, water incl. Available immediately.
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Starting price N$600,000
- N$865,000 Design your hoe with us Contact us for more info:
0852192093 - Louis
0818503567 - Joze
CLAO220000009

Twahafa Real Estate.
Khomasdal: 3 bedroom house, 2 backyard rooms, garage 450sqm N$ 1650 000.
Grysblock: 3 bedroom house, 2 bathrooms, 375sqm N$ 1249 000.
Otjomuise: Rainbow(sic) 2 bedrooms, 1 bathroom N$ 650 000 cost included.
Freedom Square: 4 bedroom house, 3 bathroom, big kitchen 300sqm N$ 1339 000.
Wanaheda: 5 bedroom house, 3 bathroom, garage 4 backyard rooms, 2 bathroom N$ 1 699 000 cost included.
Hochlandpark: 3 bedroom Flat, 2 bathrooms N$ 1089 000 cost included. 0816534437
CLAO220001283

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Osona Village Development.
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- 200 litre solar geyser (3 bedrooms)
- built-in cupboards in all bedrooms
- prepaid electricity meter
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- roof insulation
- Free curtain rods for hanging curtains
- Free bathroom accessories
- Free hanging line
- maintenance for 1 year
- Front yard fully interlocked
- Front boundary wall with pedestrian and vehicle manual gates
NB: We pay good referral commission to the public and Agents are also welcome.
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CLAO220000727

Pionierspark (for sale!)
Nampower Court: 2 bedroom unit on the 2nd floor, consist of 1 bathroom, seperate toilet, modern kitchen, living room and balcony. N$1,230,000 excluding. Contact Nancy 0814059287
CLAO220001180

SOWETO: 3 Bedrooms, 2 Bathrooms, Main-En-Suite Bic-Bis
1 Bachelor Flat, Kitchenette, Bathroom Bic, Boundary Wall.
N$1,25 Million Excluding Cost
Contact: 0811665545
CLAO220001219

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Residential Erf for sale in Swakopmund.
Location: Mile 4 (Ext 14) Erf Size: 678 sqm, Street Name: Swift Close Street. Erf got a sea view. The property is located in a prime area. Buy directly from the owner. Price: N$ 775,000. Call: +264 8124 000 08
CLAO220001225

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Cimbebasia house N$1,93 million
Hochland park house N$2,65 million
Otjomuise 8 bedroom house N$1 070 000. Call 0817325021
CLAO220001255

Housing & Property • For Sale •

Ovambo location: 4 bedrooms, lounge, kitchen, 2 rooms with bathroom, 1 bedroom, outside toilet N$1,1 million. CALL 0857089861/ 0853065097
CLAO220001287

Angels Real Estate.
Swakopmund- Viola Wilto Court: Townhouse 2 bedrooms, 1 bathroom, lounge, kitchen (b/o & bis), garage, garden. Price N$ 850 000. Contact Angeline 0818571228/ 0811415565
CLAO220001285

Housing & Property • For Sale •

Walvis Bay: 2 Warehouses for sale. Price N$4,3 million plus cost
Windhoek: 13 bedrooms with other 5 bedrooms outside guesthouse for sale close to Maerua Mall. Price N$11,5 million plus cost.
Soweto: 4 bedroom, sitting, kitchen, 2 bathrooms and 1 bedroom outside flat. Price: N$1,8 million
Contact Manager 0811480706
CLAO220001297

FOR SALE: A 2-bedroom flat, in a quite complex, available for sale in Otjomuise for N$720 000. Contact 081 283 0068/081 256 6626.
CLAO220001279

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Ford Fiesta, Manual, 75000Km, N$51 800.
- 2014 Ford, Eco Sport, Manual, Local, 1.5L, N$ 61500
- Subaru Impreza, 1.5, Local, N$18 500
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(TOYOTA, ISUZU, NISSAN, POLO, ETIOS, ETC). WE ALSO DO TRANSPORT/DELIVERY SERVICES IN AND OUT OF TOWN, N$350 PER TRIP (IN WINDHOEK).
2013 AMAROK 2.0 TDI, DOUBLE CAB, LOW KM, 4X4, MANUAL, ACCIDENT FREE, NEW TYRES, SILVER URGENT SALE N$174 000 NEGOTIABLE.
2011 TOYOTA BAKKIE 2.5 D4D, 4X4, DOUBLE CAB, WHITE, ROADWORTHY DONE, FULL HOUSE N$179 000 NEGOTIABLE.
2006 HONDA FIT JUST ARRIVED, WHITE, NEW TYRES, VERY NEAT PRICE N$48 500 NEGOTIABLE.
200 HINO 300 TRUCK, 15 TON, WHITE WITH CLUTCH KIT PROBLEM IN GOOD DRIVING CONDITION. PARTS: ENGINE FOR TOYOTA VVTI 2.7, 2TR AVAILABLE PRICE N$49 000 NEGOTIABLE AND MANY MORE BODY PARTS.
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Notices • Legal •

CONSOLIDATION NOTICE:
Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 875 and Erf 876, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:
•Consolidation of Erf 875 and Erf 876, Extension 3, Tamariskia, Swakopmund into consolidated Erf X.
Erf 875 and Erf 876, Ext 3, Swakopmund are situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erven are located along Bernhard Esau Street, and measures approximately 1,111m² and 958m² respectively. Both erven are zoned "General Residential 1" with a density of 1:100 and undeveloped. The purpose of the consolidation is to create a single large erf (2,081m²) for purpose of a sectional title development (i.e. Town houses). Access to the consolidated Erf X will be obtained from Bernhard Esau Street, located to the eastern side of the consolidated Erf. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme.
Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.
Further take note that any person objecting to the consolidation

Notices • Legal •

application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022). Applicant: Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na
CLAO220001313

REZONING & CONSENT NOTICE:
Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 1166, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:
• Rezoning of Erf 1166, Ext 3, Tamariskia, Swakopmund from "Single Residential" with a density of 1:600 to "General Business" with a bulk of 1.0; and
• Consent for a service industry (i.e. car wash) under the "General Business" zoning.
Erf 1166, Ext 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erf itself is located along Abraham Iyambo Street, measures approximately 776m². The Erf is zoned "Single Residential" with a density of 1:600 and undeveloped. The purpose of the rezoning and consent application is to enable the use of the Erf for purpose of a car wash as provided for as a "service industry" under the "General Business" zoning. Access to the Erf is and will continue to be obtained from Abraham Iyambo Street, located to the western side of the Erf. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.
Further take note that any person objecting to the rezoning and/or consent application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022).
Applicant: Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na
CLAO220001314

REZONING NOTICE:
Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 1165, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:
•Rezoning of Erf 1165, Ext 3, Tamariskia, Swakopmund from "General Residential 1" with a density of 1:100 to "General Business" with a bulk of 1.
Erf 1165, Ext 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erf itself is located along the c/o Abraham Iyambo Street, Niko Bessinger Street and Zodiac Avenue. The Erf measures approximately 5,772.53m² and is zoned "General Residential 1" with a density of 1:100. The purpose of the rezoning is to allow for a small neighbourhood shopping centre to serve the immediate community. Access to the Erf is and will continue to be obtained from Abraham Iyambo Street, Niko Bessinger Street and Zodiac Avenue, located to the west, south and east, respectively. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.
Further take note that any person objecting to the rezoning application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022).
Applicant:
Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na
CLAO220001316

Notices • Legal •

REZONING & CONSOLIDATION NOTICE: Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:
• Rezoning of Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund from "Single Residential" with a density of 1:600 to "General Residential 1" with a density of 1:250; and
• Consolidation of Erf 859 with Erf 860, Extension 3, Tamariskia, Swakopmund into Consolidated Erf X.
Erf 859 and Erf 860, Ext 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund are located along Bernhard Esau Street and measures approximately 1,209m² and 1,022m² respectively. Both erven are currently zoned "single residential" with a density of 1:600 and is undeveloped. The purpose of the rezoning and consolidation is to create a single large erf (2,231m²) for purpose of a sectional title development (i.e. Town houses). Access to consolidated Erf X will continue to be obtained from Bernhard Esau Street, located to the north-west of the consolidated Erf X. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek. Further take note that any person objecting to the rezoning and/or consolidation application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022).
Applicant: Urban Green Town and Regional Planning Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: urbangreen@iway.na
CLAO220001315

NOTICE
Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following:
1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK
4. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS
Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Dlocks at No. 15, Schwerinsburg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m2 in extent.
The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline. Please take note that the application, locality map and its supporting documents is open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 27 April 2022. Applicant:
Stubenrauch Planning Consultants
PO Box 41404
Windhoek
office@spc.com.na
Tel: (061) 251189
Our Ref: W/21072
The Acting Chief Executive Officer
City of Windhoek
PO Box 59
Windhoek

NOTICE
Take note that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following:
REZONING OF PORTION A (NOW PORTION 80) OF THE REMAINDER

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices Notices Notices Notices Notices Notices 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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: KHOMAS

1. Name and postal address of applicant,
LEQUARD AHLENSTORF,
PO BOX 2630, WINDHOEK
2. Name of business or proposed Business to which applicant relates
ARIS HORSE RIDING & GARDENS CC
3. Address/Location of premises to which Application relates:
PORTION 16 OF THE FARM KROMHUK NO.30, ARIS HOTEL
4. Nature and details of application:
SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged:
WINDHOEK MAGISTRATE COURT
6. Date on which application will be Lodged:
29 MARCH 2022
7 Date of meeting of Committee at Which application will be heard:
11 MAY 2022

Any objection or written submission in terms of section 26 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant,
INNOCENT NAMARANDO MUKUUL
PO BOX 2023, WINDHOEK
2. Name of business or proposed Business to which applicant relates
LELE'S NIGHT CLUB
3. Address/Location of premises to which Application relates:
MAFUTA AREA, KATIMA MULILO
4. Nature and details of application:
SPECIAL LIQUOR LICENCE FOR A NIGHT CLUB
5. Clerk of the court with whom Application will be lodged:
KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged:
09 MARCH 2022
7 Date of meeting of Committee at Which application will be heard:
13 APRIL 2022

Any objection or written submission in terms of section 26 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, KARL GUSTAV WITTMANN,
PO BOX 2566, ONDANGWA
2. Name of licensed business to which applicant relates MARTIN MOTORS SERVICE STATION, ONDANGWA
3. Address/Location of licensed premises to which application relates:
ERF 1726, EXT 5, MAIN ROAD, ONDANGWA
4. Nature and details of application:
GROCERY LIQUOR LICENCE, TRANSFER OF LICENCE NAME FROM HELENA KAMBONDE TO KARL GUSTAV WITTMANN
5. Where application will be lodged:
ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged:
31 MARCH 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following:

1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK
4. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS

Erf 7270 is located in the neighbourhood of Windhoek Windhoek Blocks at No. 15, Schwerinsburg Road; and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m² in extent.

The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404,
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: W21072

The Acting Chief Executive Officer
City of Windhoek
PO Box 59, Windhoek

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following:

REZONING OF PORTION A (NOW PORTION 90) OF THE REMAINDER OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO. 882 FROM "UNDETERMINED" TO "PARASTATAL" (CIVIC)

Proposed Portion 90 of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is situated in between Ondangwa Extension 11 and 12; and is zoned for "Undermined" purposes. The subject property measures approximately 11.57 hectares in extent.

The purpose of the application as set out above, is for the Ondangwa Town Council to avail a separate property for the Ondangwa Railway Station, which is currently situated on proposed Portion 90.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404,
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: OND/004

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032
Ondangwa

MOESI J.
IN THE HIGH COURT OF THE REPUBLIC OF BOTSWANA
HELD AT FRANCISTOWN
CASE NO: CVHFT 000 300/20
In the matter between:
BOTETI INVESTMENTS (PROPRIETARY) LIMITED
Plaintiff

And

NEW GEM (PROPRIETARY) LIMITED t/a Van WYK BEORDERY
1st Defendant
ANDRIES NICOLAAS Van WYK
2nd Defendant
ANNA SUSANNA ROUX
3rd Defendant

SUBSTITUTED SERVICE
(Order 8 Rule 4)

TO: New Gem (Pty) Ltd t/a Van Wyk Beordary, a limited liability company duly incorporated in terms of the laws of Botswana whose last known address is Farm Q41, Pandamatenga, Botswana.

AND TO: Andries Nicolaas Van Wyk, an adult male of full legal capacity whose last known address Farm Q045, Pandamatenga, Botswana.

AND TO: Anna Susanna Roux, an adult female of full legal capacity and whose last known address Farm Q045, Pandamatenga, Botswana.

TAKE NOTICE THAT a Summons has been issued against you in this Court by Van Niekerk Attorneys, Ditau Street, Plot 4660, Area G, Francistown, Botswana for the following claim:

a) Payment of the sum of P3,000,000.00 (Five Million Pula)
b) Interest from 13th May 2019 to date of payment in full;
c) Collection commission on any part payment made after grant of Judgment;
d) Costs of suit.

AND THAT an Order has been made that the publication of notice of such Summons shall be deemed to be good and sufficient service of the Summons on you. You are required to enter appearance to the Summons within twenty one (21) days from the date of publication and, if you do not do so, Judgment may be maybe given against you in your absence.

TAKE NOTICE FURTHER THAT if you fail to give such notice, Judgment may be granted against you without further reference to you.

DATED AT FRANCISTOWN THIS 14TH DAY OF JULY 2021.

VAN NIEKERK ATTORNEYS
(Plaintiff's Attorneys)
Plot 4660, Ditau Street,
Area G
P. O. Box 37
Francistown, Botswana

NamPower

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process Invitation to register as an Interested and Affected Party for the proposed Erongo Substation and associated infrastructure

D&P Engineers and Environmental Consultants hereby gives notice to all potentially Interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the proposed Erongo Substation.

NamPower intends to construct and operate the proposed Erongo Substation and associated infrastructure (powerlines, transformers, access roads) due to the envisaged load growth in the Navachab / Karibib area. The proposed development entails developing an in and out substation on the Omburu-Khan 1 - 220kV line and stepping down to 66kV to ensure that more capacity is available.

The proposed substation will be located on Portion 22 Karibib 54 (20 Hectares) and Remainder Portion A Karibib (25 hectares) with a total land footprint of 45 hectares. NamPower thus purchased the 45 Hectares land for the proposed development. NamPower (the proponent) has appointed D&P Engineers and Environmental Consultants to conduct the ESIA process for the Project. The ESIA is being conducted to satisfy the Namibian environmental legislative requirements.
The general public as well as any Interested and Affected Parties (I&APs) are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

Date: Wednesday 06 April 2022

Time: 11:00 AM

Venue: Kilppenberg Country Club & Guesthouse Conference Room, Karibib

Interested & Affected Parties (I&AP) Registration and submission of comments: To comment or receive further information on the project, please register with the consultant (contact details below) as an I&AP before end of business on 27 April 2022. A Background Information Document (BID) has been compiled for the project and is available upon request to the consultant, contact below. All registered I&APs will be informed throughout the assessment process and will be provided with further opportunities for review and submission of comments. Comments can also be lodged via the online form given: https://forms.gle/PhCoqbnQPxu8qqi5.

Contact details: D&P Engineers and Environmental Consultants
Attention: Mr T Kasinganeti
PO Box 8401, Windhoek, Namibia
Email: tkasinganeti@dpe.com.na
Tel: +264 61 302672

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, ERASTUS NUUNYANGO
P/BAG 5566, OSHAKATI,
2. Name of licensed business to which applicant relates
ONYAANYA BEER HOUSE
3. Address/Location of licensed premises to which application relates:
OMATYATYA ONYAANYA
4. Nature and details of application:
CHANGE OF OWNERSHIP FROM RUUSA ANTINDI TO ERASTUS NUUNYANGO. BAR NAME WILL REMAIN THE SAME
5. Where application will be lodged:
ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged: 01 APRIL 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

FOR Classifieds 061-2080800

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, KARL GUSTAV WITTMANN,
PO BOX 2566, ONDANGWA
2. Name of licensed business to which applicant relates
MARTIN MOTORS SERVICE STATION, ONDANGWA
3. Address/Location of licensed premises to which application relates:
ERF 1726, EXT 5, MAIN ROAD, ONDANGWA
4. Nature and details of application:
GROCERY LIQUOR LICENCE, CHANGE TO TRADE NAME FROM ONDANGWA SERVICE STATION TO MARTIN MOTORS SERVICE STATION CC
5. Where application will be lodged.
ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged:
31 MARCH 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

CEGEOR

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

INVITATION TO COMMENT / PARTICIPATION

ENVIRONMENTAL IMPACT ASESMENT STUDY FOR CONSUMER INSTALLTION OF ABOVE GROUND DIESEL FUEL STORAGE TANK ON FARM PORTION OF BAROCHELLE NO: 402 KEETMANSHOOP, KASRAS REGION

PROPONENT: OBLAC INVESTMENTS CC

CENTRE FOR GEOSCIENCES RESEARCH cc has been appointed to undertake an Environmental Impact Assessment (EIA) in accordance with the Namibian Environmental Management Act (2007) and its Regulations (2012). OBLAC INVESTMENTS CC is PROPOSING TO ERECT A CONSUMER INSTALLTION OF ABOVE GROUND DIESEL FUEL STORAGE TANK ON FARM PORTION OF BAROCHELLE NO: 402 KEETMANSHOOP, KASRAS REGION

The construction and operation of the above ground diesel tank is being undertaken inline with the Petroleum Amendment Act No.3 of 2000: Petroleum Products and Energy Amendment Act, 2000 that Governs the storage, installation and infrastructure of controlled petroleum related products in Namibia.

Interested and affected parties are encouraged to register via email in order to receive the Background Information Document (BID) to the email below within a period of fourteen days from the date of advert to the email below, and information on a possible arrangement for a Public meeting in Keetmanshoop Namibia.

All comments and concerns should be submitted to CENTRE FOR GEOSCIENCES RESEARCH.
Please contact:

Mr Mulife Siyambango
CENTRE FOR GEOSCIENCES RESEARCH cc
P.O. Box 31423
Pioneerspark
Windhoek. Namibia.
128A Bach Street
Tel: 061-307157/
Cell: 0856419511
Email:
cegeomam@gmail.com

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices Notices Notices Notices Notices Notices 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, 20 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee. Region: KHOMAS

1. Name and postal address of applicant, LEONARD AHLENSTORF, PO BOX 2530, WINDHOEK
2. Name of business or proposed Business to which applicant relates ARIS HORSE RIDING & CAROSIS CC
3. Address/Location of premises to which Application relates: PORTION 18 OF THE FARM KROMHUK NO.30, ARIS HOTEL
4. Nature and details of application: SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: WINDHOEK MAGISTRATE COURT
6. Date on which application will be lodged: 30 MARCH 2022
7. Date of meeting of Committee at Which application will be heard: 11 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 20 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee. Region: ZAMBEZI

1. Name and postal address of applicant, INNOCENT NAMAKANDO MUKUBI, PO BOX 24023, WINDHOEK
2. Name of business or proposed Business to which applicant relates LELE'S NIGHT CLUB
3. Address/Location of premises to which Application relates: MAFUTA AREA, KATIMA MULILO
4. Nature and details of application: SPECIAL LIQUOR LICENCE FOR A NIGHT CLUB
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged: 03 MARCH 2022
7. Date of meeting of Committee at Which application will be heard: 13 APRIL 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, KARL GUSTAV WITTMANN, PO BOX 3804, ONDANGWA
2. Name of licensed business to which applicant relates MARTIN MOTORS SERVICE STATION, ONDANGWA
3. Address/Location of licensed premises to which application relates: ERF 1788, EXT 5, MAIN ROAD, ONDANGWA
4. Nature and details of application: GROCERY LIQUOR LICENCE, TRANSFER OF LICENCE NAME FROM KELEHA KAMBONDE TO KARL GUSTAV WITTMANN
5. Where application will be lodged: ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged: 31 MARCH 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following:

1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK
4. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS

Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Blocks at No. 15, Schwerinsburg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m² in extent.

The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404,
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: W/21072

The Acting Chief Executive Officer
City of Windhoek
PO Box 59, Windhoek

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following:

REZONING OF PORTION A (NOW PORTION 90) OF THE REMAINDER OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO. 882 FROM "UNDETERMINED" TO "PARASTATAL".(CIVIC)

Proposed Portion 90 of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is situated in between Ondangwa Extension 11 and 12, and is zoned for "Undermined" purposes. The subject property measures approximately 11.57 hectares in extent.

The purpose of the application as set out above, is for the Ondangwa Town Council to avail a separate property for the Ondangwa Railway Station, which is currently situated on proposed Portion 90.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404,
Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: OND/004

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032
Ondangwa

MOESI J.
IN THE HIGH COURT OF THE REPUBLIC OF BOTSWANA
HELD AT FRANCISTOWN
CASE NO: CVHFT 000 300/20

In the matter between:
BOTETI INVESTMENTS (PROPRIETARY) LIMITED
Plaintiff

And

NEW GEM (PROPRIETARY) LIMITED t/a Van WYK BEORDERY
1st Defendant
ANDRIES NICOLAAS Van WYK
2nd Defendant
ANNA SUSANNA ROUX
3rd Defendant

SUBSTITUTED SERVICE (Order 8 Rule 4)

TO: New Gem (Pty) Ltd t/a Van Wyk Beordery, a limited liability company duly incorporated in terms of the laws of Botswana whose last known address is Farm Q41, Pandamatenga, Botswana.

AND TO: Andries Nicolaas Van Wyk, an adult male of full legal capacity whose last known address Farm QO45, Pandamatenga, Botswana.

AND TO: Anna Susanna Roux, an adult female of full legal capacity and whose last known address Farm QO45, Pandamatenga, Botswana.

TAKE NOTICE THAT a Summons has been issued against you in this Court by Van Niekerk Attorneys, Ditau Street, Plot 4660, Area G, Francistown, Botswana for the following claim:

a) Payment of the sum of P5,000,000.00 (Five Million Pula)
b) Interest from 13th May 2019 to date of payment in full;
c) Collection commission on any part payment made after grant of Judgment;
d) Costs of suit.

AND THAT an Order has been made that the publication of notice of such Summons shall be deemed to be good and sufficient service of the Summons on you. You are required to enter appearance to the Summons within twenty one (21) days from the date of publication and, if you do not do so, Judgment may be maybe given against you in your absence.

TAKE NOTICE FURTHER THAT if you fail to give such notice, Judgment may be granted against you without further reference to you.

DATED AT FRANCISTOWN THIS 14th DAY OF JULY 2021.

VAN NIEKERK ATTORNEYS
(Plaintiff's Attorneys)
Plot 4660, Ditau Street,
Area G
P. O. Box 37
Francistown, Botswana

NamPower
D&P ENGINEERS AND ENVIRONMENTAL CONSULTANTS

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process Invitation to register as an Interested and Affected Party for the proposed Erongo Substation and associated Infrastructure

D&P Engineers and Environmental Consultants hereby gives notice to all potentially interested and Affected Parties (I&APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the proposed Erongo Substation.

NamPower intends to construct and operate the proposed Erongo Substation and associated infrastructure (powerlines, transformers, access roads) due to the envisaged load growth in the Navachab / Karibib area. The proposed development entails developing an in and out substation on the Omburu-Khan 1 - 220kV line and stepping down to 66kV to ensure that more capacity is available.

The proposed substation will be located on Portion 22 Karibib 54 (20 Hectares) and Remainder Portion A Karibib (25 hectares) with a total land footprint of 45 hectares. NamPower thus purchased the 45 Hectares land for the proposed development. NamPower (the proponent) has appointed D&P Engineers and Environmental Consultants to conduct the ESIA process for the Project. The ESIA is being conducted to satisfy the Namibian environmental legislative requirements.

The general public as well as any Interested and Affected Parties (I&APs) are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meeting is scheduled to take place as follows:

Date: *Wednesday 06 April 2022*

Time: 11:00 AM

Venue: Klippenberg Country Club & Guesthouse Conference Room, Karibib

Interested & Affected Parties (I&AP) Registration and submission of comments: To comment or receive further information on the project, please register with the consultant (contact details below) as an I&AP before end of business on 27 April 2022. A Background Information Document (BID) has been compiled for the project and is available upon request to the consultant, contact below. All registered I&APs will be informed throughout the assessment process and will be provided with further opportunities for review and submission of comments. Comments can also be lodged via the online form given: https://forms.gle/PhfCoqbnQPzu8oqi8

Contact details: D&P Engineers and Environmental Consultants
Attention: Mr T Kasinganeti
PO Box 8401, Windhoek, Namibia
Email: tkasinganeti@dpe.com.na
Tel: +264 61 302672

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, ERASTUS NUUNYANGO P/BAG 5504, OSHAKATI
2. Name of licensed business to which applicant relates ONYAANYA BER HOUSE
3. Address/Location of licensed premises to which application relates: OMAFYATYA ONYAANYA
4. Nature and details of application: CHANGE OF OWNERSHIP FROM RUUSA ANTHODI TO ERASTUS NUUNYANGO. BAR NAME WILL REMAIN THE SAME
5. Where application will be lodged: ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged: 08 APRIL 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

FOR Classifieds
061-2080800

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Magistrate of the District of:

1. Name and postal address of applicant, KARL GUSTAV WITTMANN, PO BOX 3804, ONDANGWA
2. Name of licensed business to which applicant relates MARTIN MOTORS SERVICE STATION, ONDANGWA
3. Address/Location of licensed premises to which application relates: ERF 1788, EXT 5, MAIN ROAD, ONDANGWA
4. Nature and details of application: GROCERY LIQUOR LICENCE, CHANGE TO TRADE NAME FROM ONDANGWA SERVICE STATION TO MARTIN MOTORS SERVICE STATION CC
5. Where application will be lodged: ONDANGWA MAGISTRATE COURT
6. Date on which application will be Lodged: 31 MARCH 2022

Any objection or written submission in terms of section 28 in relation to the application must be sent or delivered to the Magistrate of the District, to reach the Magistrate not later than 7 days before the date on which the application is lodged.

CEGEOR

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

INVITATION TO COMMENT / PARTICIPATION

ENVIRONMENTAL IMPACT ASESMENT STUDY FOR CONSUMER INSTALLTION OF ABOVE GROUND DIESEL FUEL STORAGE TANK ON FARM PORTION OF BAROCHELLE NO: 402 KEETMANSHOOP, KASRAS REGION

PROPONENT: OBLAC INVESTMENTS CC

CENTRE FOR GEOSCIENCES RESEARCH cc has been appointed to undertake an Environmental Impact Assessment (EIA) in accordance with the Namibian Environmental Management Act (2007) and its Regulations (2012). OBLAC INVESTMENTS CC is PROPOSING TO ERECT A CONSUMER INSTALLTION OF ABOVE GROUND DIESEL FUEL STORAGE TANK ON FARM PORTION OF BAROCHELLE NO: 402 KEETMANSHOOP, KASRAS REGION

The construction and operation of the above ground diesel tank is being undertaken inline with the Petroleum Amendment Act No.3 of 2000: Petroleum Products and Energy Amendment Act, 2000 that Governs the storage, installation and infrastructure of controlled petroleum related products in Namibia.

Interested and affected parties are encouraged to register via email in order to receive the Background Information Document (BID) to the email below within a period of fourteen days from the date of advert to the email below, and information on a possible arrangement for a Public meeting in Keetmanshoop Namibia.

All comments and concerns should be submitted to CENTRE FOR GEOSCIENCES RESEARCH.
Please contact:

Mr Mulife Siyambango
CENTRE FOR GEOSCIENCES RESEARCH cc
P.O. Box 31423
Pioneerspark
Windhoek, Namibia.
128A Bach Street
Tel: 061-307157/
Cell: 0858419511
Email:
cegeomam@gmail.com

Notices

• Legal •

3228, 3242, 3327, 3418 & 3400 are located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. According to the Grootfontein Zoning Scheme, the subject erven are currently zoned "Residential 2". (c) Rezoning of Erf 3211, Omulunga Extension 8 from "Local Authority" to "Special" for the purpose of the Flexible Land Tenure Scheme; Erf 3211 is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 1548m² in extent and is currently zoned for "Local Authority" purposes in terms of the Grootfontein Zoning Scheme. (d) Rezoning of "Consolidated Erf 2", Omulunga Extension 8 from "Residential 1" to "Special" for the purpose of the Flexible Land Tenure Scheme; The Consolidated "Erf 2" is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 7 756m² in extent and it comprises of Erven 3250 to 3269, Omulunga Extension 8 which are currently zoned "Residential 1" in terms of the Grootfontein Zoning Scheme.(e) Rezoning of "Consolidated Erf Y", Omulunga Extension 8 from "Residential 1" to "Special" for the purpose of the Flexible Land Tenure Scheme; The Consolidated "Erf Y" is located in the neighbourhood of Omulunga Extension 8, in the town of Grootfontein. The subject erf measures 7 680m² in extent and it comprises of Erven 3427 to 3448, Omulunga Extension 8 which are currently zoned "Residential 1" in terms of the Grootfontein Zoning Scheme. (f) Inclusion of the rezonings in the next Zoning Scheme to be prepared for Grootfontein. The purpose of the subject application is to enable the Grootfontein Municipality to implement the "Flexible Land Tenure Scheme" in terms of the Flexible Land Tenure Act of 2012 in Omulunga Extension 8 to ensure access to affordable housing and land tenure security to the residents of Grootfontein. Please take note that the subject application, locality maps and the supporting documents lie open for inspection during normal office hours at the Grootfontein Municipality (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed rezonings and subsequent inclusion of the new zoning in the next Grootfontein zoning Scheme as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Grootfontein Municipality and the applicant (SPC) in writing on or before Friday, 29th April 2022. Applicant: Stubenrauch Planning Consultants office3@spc.com.na PO Box 41404 Windhoek Tel.: (061) 251189 Our Ref: GRO/001 The Chief Executive Officer Grootfontein Municipality PO Box 23 Grootfontein

CLAO220001247

NOTICE Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following: 1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0 2. CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK 3. CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK 4. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Blocks at No. 16, Schanzenberg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m2 in extent. The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline. Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 27 April 2022. Applicant: Stubenrauch Planning Consultants PO Box 41404 Windhoek office4@spc.com.na Tel.: (061) 251189 Our Ref: W/21072 The Acting Chief Executive Officer City of Windhoek PO Box 59 Windhoek

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following: REZONING OF PORTION A (NOW PORTION 90) OF THE REMAINDER OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO. 882 FROM "UNDETERMINED" TO "PARASTATAL" (CIVIC) Proposed Portion 90 of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is situated in between Ondangwa Extension 11 and 12, and is zoned for "Undermined" purposes. The subject property measures approximately 11.57 hectares in extent. The purpose of the application as set out above, is for the Ondangwa Town Council to avail a separate property for the Ondangwa Railway Station, which is currently situated on proposed Portion 90. Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before Wednesday, 27 April 2022. Applicant: Stubenrauch Planning Consultants PO Box 41404 Windhoek office4@spc.com.na Tel.: (061) 251189 Our Ref: OND/004 The Chief Executive Officer Ondangwa Town Council Private Bag 2032 Ondangwa

CLAO220001245

NOTICE TO CREDITORS IN DECEASED ESTATES All 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. Registered number of estate: E 455/2022 Surname:NEUMBO First names: JANE MUTHONI Date of birth: 20 APRIL 1950 Identity Number: 500420 1005 5 Last address: ERF 3459, BARUD STREET LUXUARY HILLS, WINDHOEK, KHOMAS REGION Date of death: 23 JUNE 2021Surviving Spouse Name: MATHEWS HAMUTENYA NEUMBO Spouse Surname:SHEYAVALI Date of Birth 01 JANUARY 1940 Identity Number: 400101 362 7 Name and (only one) address of executor or authorised agent: SHIKONGO LAW CHAMBERS, NO: 4, BANTING STREET, WINDHOEK-WEST, WINDHOEK Period allowed for lodgement of claims if other than 30 days: 30 DAYS ONLY Advertiser and address: NO: 4, BANTING STREET, SHIKONGO LAW CHAMBERS, WINDHOEK-WEST, NAMIBIA. REF: MS. JOSEFINA ANGALA Date: 23rd MARCH 2022 Tel: 061 254 644 Notice for publication in the Government Gazette on: 01 APRIL 2022

NOTICE TO CREDITORS IN DECEASED ESTATES All 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, Registered number of estate: E 581/2022 Surname: SHEYAVALI First names:MATHEWS HAMUTENYA NEUMBO Date of birth: 01 JANUARY 1940 Identity Number: 400101 0362 7 Last address: ERF 3459, BARUD STREET LUXUARY HILLS, WINDHOEK, KHOMAS REGION Date of death: 27 JUNE 2021Surviving Spouse Name: JANE MUTHONI Spouse Surname: NEUMBO Date of Birth: 20th APRIL 1950 Identity Number: 500420 1005 5 Name and (only one) address of executor or authorised agent: SHIKONGO LAW CHAMABERS, NO: 4, BANTING STREET,WINDHOEK-WEST, WINDHOEK Period allowed for lodgement of claims if other than 30 days: 30 DAYS ONLY Advertiser and address: NO: 4, BANTING STREET, SHIKONGO LAW CHAMBERS, WINDHOEK-WEST, NAMIBIA. REF: MS. JOSEFINA ANGALA Date: 23rd MARCH 2022,Tel: 061 254 644 Notice for publication in the Government Gazette on: 01 APRIL 2022

CLAO220001390

NOTICE OF INTENT TO APPLY FOR THE REZONING AND THE AMENDMENT OF LÜDERITZ ZONING SCHEME Please take note that Stubenrauch Planning Consultants cc has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board on behalf of the Lüderitz Town Council, the registered owner of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11, for the following: 1. Subdivision of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 into Portion A, B, C, D, E and Remainder; 2. Rezoning of Portion A of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Parastatal"; 3. Rezoning of Portion B of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "General Business"; 4. Rezoning of Portion C of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Local Authority"; 5. Rezoning of Portion D of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Special" for the purpose of the Flexible Land Tenure Scheme; 6. Rezoning of Portion E of the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 from "Undetermined" to "Street" and reservation as a "Street"; 7. Inclusion of the new land uses in the new zoning scheme to be prepared for Lüderitz. The Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 is located at the entrance of Lüderitz, behind the Lüderitz prison. According to the Lüderitz Zoning Scheme Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 is zoned for "Undetermined" purposes. The purpose of the subject application as set out above is to accelerate affordable land delivery and to accommodate the establishment of a new form of land tenure by subdividing the Remainder of Portion B of the Farm Lüderitz Town and Townlands No. 11 for the Flexible Land Tenure Scheme in terms of the Flexible Land Tenure Act, 2012 through the above mentioned rezoning's and amendments to the Lüderitz Zoning Scheme. Please further take notice that: a) The application, locality map and its supporting documents lie open for inspection during normal office hours at the Lüderitz Town Council (Town Planning office) and SPC Office, 45 Feld Street, Windhoek. b) That any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Lüderitz Town Council and with the applicant (SPC) in writing on or before Friday 6 May 2022. Applicant: Stubenrauch Planning Consultants The Chief Executive Officer PO Box 41404 Lüderitz Town Council Windhoek PO Box 19 Tel: 061 - 251189 Lüderitz Email: pombili@spc.com.na Our Ref: W/21019

CLAO220001184

CONSOLIDATION NOTICE:

Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 875 and Erf 876, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the: •Consolidation of Erf 875 and Erf 876, Extension 3, Tamariskia, Swakopmund into consolidated Erf X. Erf 875 and Erf 876, Ext 3, Swakopmund are situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erven are located along Bernhard Esau Street, and measures approximately 1,111m² and 950m² respectively. Both erven are zoned "General Residential 1" with a density of 1:100 and undeveloped. The purpose of the consolidation is to create a single large erf (2,061m²) for purpose of a sectional title development (i.e. Town houses). Access to the consolidated Erf X will be obtained from Bernhard Esau Street, located to the eastern side of the consolidated Erf. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek. Further take note that any person objecting to the consolidation application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022). Applicant: Urban Green Town and Regional Planning Consultants PO Box 11929 Klein Windhoek Contact details: 061 - 300 820 Email: urbangreen@iway.na

CLAO220001313

REZONING & CONSENT NOTICE: Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 1166, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the: • Rezoning of Erf 1166, Ext 3, Tamariskia, Swakopmund from "Single Residential" with a density of 1:600 to "General Business" with a bulk of 1.0; and • Consent for a service industry (i.e. car wash) under the "General Business" zoning. Erf 1166, Ext 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erf itself is located along Abraham Iyambo Street, measures approximately 776m². The Erf is zoned "Single Residential" with a density of 1:600 and undeveloped. The purpose of the rezoning and consent application is to enable the use of the Erf for purpose of a car wash as provided for as a "service industry" under the 'General Business' zoning. Access to the Erf is and will continue to be obtained from Abraham Iyambo Street, located to the western side of the Erf. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek, Further take note that any person objecting to the rezoning and/or consent application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022). Applicant: Urban Green Town and Regional Planning Consultants PO Box 11929 Klein Windhoek Contact details: 061 - 300 820 Email: urbangreen@iway.na

CLAO220001314

REZONING & CONSOLIDATION NOTICE: Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the: •Rezoning of Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund from "Single Residential" with a density of 1:600 to "General Residential 1" with a density of 1:250; and • Consolidation of Erf 859 with Erf 860, Extension 3, Tamariskia, Swakopmund into Consolidated Erf X. Erf 859 and Erf 860, Ext. 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. Erf 859 and Erf 860, Ext 3, Tamariskia, Swakopmund are located along Bernhard Esau Street and measures approximately 1,208m² and 1,022m² respectively. Both erven are currently zoned "single residential" with a density of 1:600 and is undeveloped. The purpose of the rezoning and consolidation is to create a single large erf (2,231m²) for purpose of a sectional title development (i.e. Town houses). Access to consolidated Erf X will continue to be obtained from Bernhard Esau Street, located to the north-west of the consolidated Erf X. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek. Further take note that any person objecting to the rezoning and/or consolidation application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022). Applicant: Urban Green Town and Regional Planning Consultants PO Box 11929 Klein Windhoek Contact details: 061 - 300 820 Email: urbangreen@iway.na

CLAO220001316

REZONING NOTICE:

Please note that Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 1165, Ext 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the: •Rezoning of Erf 1165, Ext 3, Tamariskia, Swakopmund from 'General Residential 1' with a density of 1:100 to 'General Business' with a bulk of 1. Erf 1165, Ext 3, Swakopmund is situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erf itself is located along the c/o Abraham Iyambo Street, Niko Bessinger Street and Zodiac Avenue. The Erf measures approximately 5,772.53m² and is zoned 'General Residential 1' with a density of 1:100. The purpose of the rezoning is to allow for a small neighbourhood shopping centre to serve the immediate community. Access to the Erf is and will continue to be obtained from Abraham Iyambo Street, Niko Bessinger Street and Zodiac Avenue, located to the west, south and east, respectively. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme. Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek. Further take note that any person objecting to the rezoning application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is 19 April 2022). Applicant: Urban Green Town and Regional Planning Consultants PO Box 11929 Klein Windhoek Contact details: 061 - 300 820 Email: urbangreen@iway.na

CLAO220001315

NOTICE TO CREDITORS IN DECEASED ESTATES All 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. Registered number of estate: E496/2022 Surname: ARUAS Christian names ZERO Date of birth: 09 December 1992 Identity Number: 92120900019 Last Address: OSHAKATI Date of death :20 AUGUST 2021 [Christian names and surname of surviving spouse Complete only if deceased was married in community N/A of property Identity number: N/A Name and (only one) address of executor or authorised agent: ESMERALDA KATJAERUA, 100 ROBERT MUGABE AVE. HERITAGE SQUARE PO BOX 98159 WINDHOEK Period allowed for lodgement of claims if other than 30 days Advertiser and address KATJAERUA LEGAL PRACTITIONER PO BOX 98159 WINDHOEK Date 15 MARCH 2021 TELEPHONE NUMBER: (061) 400730 Notice for Publication in The Government Gazette on 1st April 2022

CLAO220001524

REZONING OF THE SUBDIVIDED PORTION A OF ERF 534, NAUTILUS (LÜDERITZ) FROM RESIDENTIAL 1 TO PARASTATAL Please take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owners, to the Lüderitz Town Council for the rezoning of the subdivided Portion A of Erf 534, Nautilus (Lüderitz) from Residential 1 to Parastatal. Application for the subdivision of Erf 534, Nautilus (Lüderitz) into Portion A (2500m²) and the Remainder (11 605m²) is in process and the intent of the rezoning application is to justify the future use of Portion A for offices of the Government organisation; Fisheries Observer Agency. The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Lüderitz Zoning Scheme. Please take note that – a)the complete application lies open for inspection at the Lüderitz Town Council, 80 Bay Road or can be downloaded from www.sp.com.na/projects; b) any person having comments or objections to the proposed rezoning, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Lüderitz Town Council and with Stewart Planning within fourteen (14) days of the last publication of this notice; c)Written objections must be submitted before or on 17:00 Tuesday, 3 May 2022 to the address provided below. Local Authority Chief Executive Officer Lüderitz Town Council P.O. Box 19 Lüderitz marthac@ltc.org.na lpo@ltc.com.na Applicant: Stewart Planning P.O. Box 2095 Walvis Bay melissa@sp.com.na

CLAO220001449

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 Please take note that Stewart Planning – Town & Regional Planners intends to apply, on behalf of the registered owners, to the Municipal Council of Walvis Bay for consent for the following applications Ref: Application Description 8336-8340C: Erven 8336, 8337, 8338, 8339, and 8340 Kuisebmond Extension 11: Rezoning from General Business to Single Residential with a zoning density of 1 dwelling unit per 300m² (1:300m²). 3537N: Erf 3537 Narraville Extension 5: Rezoning from General Business to Single Residential with a zoning density of 1 dwelling unit per 300m² (1:300m²). Application for the subdivision of the above mentioned properties are in process and the intent of the rezoning applications is to justify the future use of the subdivided portions for residential purposes with the corresponding Single Residential land use zone rights. The abovementioned applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Walvis Bay Zoning Scheme. Please take note that – a) the complete applications lie open for inspection at the Town Planning Department of the Municipality of Walvis Bay, Civic Centre, Nangolo Mbumba Drive or can be downloaded from www.sp.com.na/projects; b) any person having comments or objections to any proposed rezoning, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice; c) Written objections must be submitted before or on 17:00 Tuesday, 3 May 2022 to the address provided below. Local Authority Chief Executive Officer Municipality of Walvis Bay P.O. Box 5017 Walvis Bay townplanning@walvisbaycc.org.na Applicant: Stewart Planning P.O. Box 2095 Walvis Bay melissa@sp.com.na

clao220001450

NOTICE TO CREDITORS IN DECEASED ESTATE All persons having claims against the estates specified below are called to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication from the date hereof. Registered number of EstateE 290/2021 Surname:GOAGOSEB Christian names:CHRISTIAAN ROMEO Identity/Passport number: 64120310256 Last address: WINDHOEK Date of Death:2020/09/07 Christian names and surname of surviving spouse: JESSICA GOAGOSES Identity number:65113010480 Master's office:WINDHOEK Magistrate's office:WINDHOEK Name and (only one) address of executor or authorized agent, GAENOR MICHAELS & ASSOCIATES, NO.3, SCHONLEIN STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA. Date23/03/2022 Tel No: 061-304449 Notice for publication in the government Gazette on 01/04/2022

clao220001517

CASE NO: HC-MD-CIV-ACT-CON-2018/03468 IN THE HIGH COURT OF NAMIBIA In the matter between:-FIRST NATIONAL BANK OF NAMIBIA LTD PLAINTIFF and ISAIAH ZEUUURUKEE KAVENDJII DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to a Judgment of the above Honourable Court granted on 18 SEPTEMBER 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 14TH day of APRIL 2022 at 15h00 at the ERF NO. 1843, HOUSE NO. 743, INDEPENDENCE AVENUE, (EXTENSION 10), KATUTURA, WINDHOEK. CERTAIN:ERF NO. 1843, KATUTURA, (EXTENSION NO. 10) SITUATE:In the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING:270 (TWO SEVEN NIL) Square Metres CONSISTING OF:2 x Bedrooms; 1 x Bathrooms; 1 x Lounge; 1 x Kitchen The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address. Dated at WINDHOEK this 31ST day of JANUARY 2022. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF c/o Robert Mugabe & Thorer Streets entrance on Burg Street P O Box 37 WINDHOEK EI/eG/vz/G4008

clao220000185

IN THE HIGH COURT OF NAMIBIA CASE No. HC-MD-CIV-ACT-CON-2018/05199 In the matter between:- STANDARD BANK NAMIBIA LIMITED PLAINTIFF and TONY CHARL FARMER 1ST DEFENDANT LILIAN JUNE FARMER 2ND DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 15 OCTOBER 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 14 APRIL 2022 at 09H00 in the forenoon at ERF 1405, SECTION 11, ROCA VISTA, ROCKY CREST, WINDHOEK, REPUBLIC OF NAMIBIA CERTAIN:SECTION 11, as shown and more specifically described on SECTIONAL PLAN NO 28/2012 In the building or buildings known as ROCA VISTA situate at ROCKY CREST, in the municipality of Windhoek, Registration Division "K", KHOMAS REGION of which the floor area, according to the said Sectional plan is 119 (One Hundred and Nineteen) square meters in extend, held under Certificate of Registered Sectional Title 28/2012 (11)(UNIT) dated 16 May 2012, situated at Erf 1405 corner of Possession and Halifax Street. SITUATE:In the Town of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING: 119(One Hundred and Nineteen) square metres HELD:DEED OF TRANSFER NO. T 2253/2013 CONSISTING OF:Lounge, Kitchen, Toilet, Full Bathroom (Shower, Water Closet, Wash Basin), 3 Bedrooms, 1 Garage, Outside Barbeque The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. Dated at WINDHOEK this 03RD day of FEBRUARY 2022. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF Cnr Robert Mugabe Avenue & Thorer Street Entrance in Burg Street P O Box 37 WINDHOEK FPC/bs/243245

clao220000223

IN THE HIGH COURT OF NAMIBIA CASE No. HC-MD-CIV-ACT-CON-2019/03053 In the matter between: - STANDARD BANK NAMIBIA LIMITED PLAINTIFF and ISRAEL ZEUBA KAHURIKA DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 14 MAY 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 14TH OF APRIL 2022 at 15H00 in the afternoon at ERF NO 1258 (A PORTION OF ERF NO 1475) HOCHLANDPARK, WINDHOEK, REPUBLIC OF NAMIBIA CERTAIN:ERF NO 1258 (A PORTION OF ERF NO 1475) HOCHLAND PARK SITUATE:In the Municipality of WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION MEASURING: 437 (FOUR HUNDRED AND THIRTY-SEVEN) square metres CONSISTING OF:Kitchen, Lounge, 3 Bedrooms, 1 Bathroom (Shower/Water closet/Handwash Basin), 1 Bathroom (Bath/Handwash Basin), 1 Guest Water closet, Outside DBQ, Double Garage Flat: 1 Bedroom, Kitchen, 1 Bathroom (Shower/Water closet/ Handwash Basin) The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. Dated at WINDHOEK this 11TH day of MARCH 2022. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF Cnr Robert Mugabe Avenue & Thorer Street Entrance in Burg Street WINDHOEK FPC/ti/241564

clao220001187

NOTICE TO DEBTORS AND CREDITORS: Estate late THOMAS SKRYWER In the estate of the late THOMAS SKRYWER Number E581/2022, Identity Number 64120200329 who was ordinarily resident at Erf 21 Wecmann street, Maltahohe who died at Dawsb, Hardap Region on the 5th June 2021. All persons having claims against the above estate are hereby called upon to file their claims with the undersigned within 30 days from the date of the publication hereof. DATED at WINDHOEK on this 01st DAY of April 2022. LOIDE MBULIEKE SHIKALE-AMBONDO Agent for executor Address:SHIKALE & ASSOCIATES INC 6 GRIEG STREET WINDHOEK WEST WINDHOEK LSA1233/21

clao220001309

NOTICE TO CREDITORS IN DECEASED ESTATES All 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. Registered number of Estate: E500/2022 Master's Office: WINDHOEK Surname: MUZUMA First Names: BETENA NANDA Date of Birth: 8 DECEMBER 1951 Identity Number: 51120800111 Last Address: ERF NO. 6953 (A PORTION OF ERF NO. 4810) WINDHOEK NAMIBIA Date of Death: 28 SEPTEMBER 2020 First Names and Surnames of Surviving Spouse Complete only if deceased was married in community Date of Birth: of property Identity Number: Name and (only one) address of executor or authorized agent: ELMARIE THOMPSON INCORPORATED P.O. BOX 40337 AUSSPANNPLATZ Period allowed for lodgement of claims if other than 30 days Name and (only one) address of executor or authorized agent: ELMARIE THOMPSON INCORPORATED P.O. BOX 40337 AUSSPANNPLATZ Date: 24 MARCH 2022 Tel No.: 061 371 580 Notice for publication in the Government Gazette on: 1ST OF APRIL 2022

clao220001340

IN THE HIGH COURT OF NAMIBIA CASE No. I 1632/2016 In the matter between: - STANDARD BANK NAMIBIA LIMITED PLAINTIFF and ANNE MARIE MARTINA ISAACS DEFENDANT NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 13 MARCH 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of REHOBOTH on the 20TH OF APRIL 2022 at 11H00 in the forenoon at ERF NO REHOBOTH G 60, REPUBLIC OF NAMIBIA CERTAIN:ERF NO REHOBOTH G 60 SITUATE:In the Town of REHOBOTH REGISTRATION DIVISION "M" HARDAP REGION MEASURING: 967 (NINE SIX SEVEN) square metres CONSISTING OF:Kitchen, Dining Room, Lounge, Scullery, 3 Bedrooms, 1 Full Bathroom, 1 Bathroom (Shower/Water Closet/Wash Basin), Laundry Room, 2 Stoeps The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at REHOBOTH and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the under mentioned address. Dated at WINDHOEK this 23rd day of MARCH 2022. FISHER, QUARMBY & PFEIFER LEGAL PRACTITIONER FOR PLAINTIFF Cnr Robert Mugabe Avenue & Thorer Street Entrance in Burg Street WINDHOEK FPC/bs/234795

clao220001317

CASE NO : HC-MD-CIV-ACT-CON-2019/00149 IN THE HIGH COURT OF NAMIBIA MAIN DIVISION In the matter between: DEVELOPMENT BANK OF NAMIBIA LIMITED EXECUTION CREDITOR and SANDWICH HARBOUR ADVENTURE TOURS CC FIRST EXECUTION DEBTOR JOSEPH MUKADI KAFUNDA SECOND EXECUTION DEBTOR NOTICE OF SALE IN EXECUTION IN THE EXECUTION of a Judgment

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nepc.com.na

Notices Notices Notices Notices Notices Notices Employment

PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 763 Friedrich Giese Street Klein Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf 763 Friedrich Giese Street, Klein Windhoek, from Residential with a density of 1:900 to Office with a bulk of 0.4
- Consent to use Erf 763 Friedrich Giese Street, Klein Windhoek, for quantity surveying office purposes
- Consent to operate as an office whilst the rezoning is in progress

Erf 763 Friedrich Giese Street Klein Windhoek is located East of the Windhoek Central Business District. The respective Erf is located along Friedrich Giese Street from Barella Street, which connects from the Nelson Mandela Avenue. The Erf lies on a flat surface and measures 925sqm in extent, with a current zoning of 'Residential' and a density of 1:900sqm.

The application stands to apply for the rezoning from "Residential" to "Office" with a bulk of 0.4.

Please further take note that -

(a) for more inquiries regarding the rezoning, visit the Department of Town Planning, 5th floor, office number 516 at the City of Windhoek;

(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 Chief Executive Officer of the City of Windhoek, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 22 April 2022.

FOR MORE INFORMATION AND INQUIRIES, KINDLY CONTACT:

KAMAU

No. 04 Wagner street| Windhoek west| c: +26481811442 P.O.Box 22296| Windhoek| t:+26461251975| f:+26461304219| fenni@kamau-tpds.com|www.kamau-architects.com

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following:

1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK
4. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS

Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Blocks at No. 15, Schwerinsburg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m² in extent. The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270.

It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404, Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: WZ1072

The Acting Chief Executive Officer
City of Windhoek
PO Box 59, Windhoek

NOTICE

Take note that Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following:

REZONING OF PORTION A (NOW PORTION 90) OF THE REMAINDER OF THE FARM ONDANGWA TOWN AND TOWNLANDS NO. 882 FROM "UNDETERMINED" TO "PARASTATAL" (CIVIC)

Proposed Portion 90 of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is situated in between Ondangwa Extension 11 and 12, and is zoned for "Undermined" purposes. The subject property measures approximately 11.57 hectares in extent.

The purpose of the application as set out above, is for the Ondangwa Town Council to avail a separate property for the Ondangwa Railway Station, which is currently situated on proposed Portion 90.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before Wednesday, 27 April 2022.

Applicant:
Stubenrauch Planning Consultants
PO Box 41404, Windhoek
office4@spc.com.na
Tel.: (061) 251189
Our Ref: OND/004

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032
Ondangwa

PUBLIC CONSULTATION MEETINGS

ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT STUDY FOR THE EXTENSION OF IITAPA-OKEEHOLONGO RURAL WATER SUPPLY – PHASE 2

Public Consultation Notice in line with Section 21 of Regulation No. 30 of 2012, under the Environmental Management Act (No. 7 of 2007), related to the proposed extension of the Iitapa-Okeeholongo Rural Water Supply Scheme – Phase 2. The proposed extension of water infrastructure will ensure water supply to Aakutsima, Uutsathima, Amarika and nearby villages.

KPM Environmental Consulting was appointed by Omukumoh Consulting Engineers as the independent Environmental Assessment Practitioner to undertake the environmental assessment for the proposed extensions of Iitapa-Okeeholongo Rural Water Supply Phase 2 and to apply for the Environmental Clearance Certificate.

The Public Consultation meetings for the affected communities are scheduled as follows:

Date	Area	Time
Wednesday, 13th April 2022	Aakutsima	10h00
Wednesday, 13th April 2022	Uutsathima	13h00
Wednesday, 13th April 2022	Amarika	15h00

All interested and affected parties are invited to register with the environmental consultant on the details provided below not later than Friday, 15th April 2022.

Contact person:
Lea Ngashikuao
Tel. +264 85 747 2222 / 085 223 3448 / 081 212 4895
E-mail: info@kpmenvironmental.com

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, 28 & 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: OMUSATI

1. Name and postal address of applicant, GERUNA HITLASHA PO BOX 18173, ONANDJABA
2. Name of business or proposed Business to which applicant relates OLUPANDU SHEBEEN
3. Address/Location of premises to which Application relates: OSHIKWANMENYO LOCATION, OLUPANDU
4. Nature and details of application: SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: OUTAPI MAGISTRATE COURT
6. Date on which application will be Lodged: 18-25 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 09 JUNE 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant, LAURI NGHIDIKUA PO BOX 254, KATIMA MULILO
2. Name of business or proposed Business to which applicant relates LAURI SHEBEEN NO.1
3. Address/Location of premises to which Application relates: MAGARAVANI WEST
4. Nature and details of application: SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged: 14 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 12 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 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: OMUSATI

1. Name and postal address of applicant, OLAVI MUKALELE PO BOX 25580, WINDHOEK
2. Name of business or proposed Business to which applicant relates TYAROMULA TRADING ENTERPRISES CC
3. Address/Location of premises to which Application relates: ONANDJABA, OKALONGO
4. Nature and details of application: SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: OUTAPI MAGISTRATE COURT
6. Date on which application will be Lodged: 18-25 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 09 JUNE 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant, LAURI NGHIDIKUA PO BOX 254, KATIMA MULILO
2. Name of business or proposed Business to which applicant relates ONYANDONYA SHEBEEN
3. Address/Location of premises to which Application relates: ERF 4211, NEW COVIDOY
4. Nature and details of application: SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged: 14 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 12 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant, CATHERINE MULEMWA BAYOLE, PO BOX 8343, MAYUNI, KONGOLA
2. Name of business or proposed Business to which applicant relates LIBERDABE SHEBEEN
3. Address/Location of premises to which Application relates: ALONG KONGOLA – KATIMA MULILO ROAD (10 KM WEST OF KATIMA MULILO
4. Nature and details of application: LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged: 13 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 11 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

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, 28 & 33)

Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: ZAMBEZI

1. Name and postal address of applicant, LAURI NGHIDIKUA SHINOMAHEPA PO BOX 254, KATIMA MULILO
2. Name of business or proposed Business to which applicant relates LAURI SHEBEEN NO.1
3. Address/Location of premises to which Application relates: DAIRY COMPOUND
4. Nature and details of application: SHEBEEN LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: KATIMA MULILO MAGISTRATE COURT
6. Date on which application will be Lodged: 14 APRIL 2022
7. Date of meeting of Committee at Which application will be heard: 12 MAY 2022

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

Property

IHS Property Management Namibia

Apply now and get your First Month's Rent for FREE! Special 2 Bedroom apartments from N$3850 pm available for rental at Kristine Court Security Estate, Ochakali.

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Don't miss out!

Contact Mesias on 081 664 2669

FOR Classifieds 061-2080800

VERO GROUP CC

Looking for a qualified Quantity Surveyor with experience on both building and civil projects.

Qualifications
BSC in Quantity Surveying
Minimum 2 years' post graduate experience

Qualified applicants should forward CVs to verogroup01@gmail.com

NOVANAM PRODUCTION FACTORY MANAGER

We are looking for A qualified person with the following academic qualifications and experience:

Requirements:
- Grade 12
- Multilingualism (Spanish)
- +-17 years' experience in factory production in the fishing industry
- +-12 years' experience in leadership\ supervisory
- Relevant experience in food processing operations and systems
- Medically Fit
- Excellent Communication Skills

Qualifications:
Relevant Marine engineering\marine science diploma (preferably from Maritime college or academy)
Relevant health and safety certificates
Thorough knowledge of HACCP and HACCP procedures

Responsibilities:
- Manage and plan production
- Manage factory staff (human resources)
- Manage factory administration
- Ensure health and safety quality standards
- Quality control

Should you meet the above requirements, please send a resume and cover letter, including all copies of relevant qualifications to: namvacancies2019@gmail.com

Closing date: 14 April 2022

Please note that only shortlisted candidates who meet all of the requirements and qualifications will be contacted. No CVs and documentation will be returned.

No. 135

2022

REZONING OF PORTION 90 OF THE ONDANGWA TOWN AND TOWNLANDS NO. 882

Stubenrauch Planning Consultants cc has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board for the following:

- **Rezoning of Portion A (now Portion 90) of the Remainder of the Farm Ondangwa Town and Townlands No. 882 from "Undetermined" to "Parastatal" / "Civic"**

Proposed Portion 90 of the Remainder of the Farm Ondangwa Town and Townlands No. 882 is situated in between Ondangwa Extension 11 and 12, and is zoned for "Undermined" purposes. The subject property measures approximately 11.57 hectares in extent.

The purpose of the application as set out above, is for the Ondangwa Town Council to avail a separate property for the Ondangwa Railway Station, which is currently situated on proposed Portion 90.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Ondangwa Town Council (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Ondangwa Town Council and the applicant (SPC) in writing on or before **Wednesday, 27 April 2022.**

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189

The Chief Executive Officer
Ondangwa Town Council
Private Bag 2032
Ondangwa

No. 136

2022

REZONING AND CONSENT USE ON ERF 7270, WINDHOEK (SCHWERINSBURG CASTLE)

Stubenrauch Planning Consultants CC has applied to the City of Windhoek and intends on applying to the Urban and Regional Planning Board for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a Density of 1:900 to "Office" with a Bulk of 1.0**

2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and/or "Restaurant" on Erf 7270, Windhoek**

3. **Consent in terms of section 23(1) of the Windhoek Zoning Scheme to allow for an additional free Residential Bulk of 0.5 on Erf 7270, Windhoek**

4. **Consent to use the existing Building for "Home Office" while the Rezoning is in progress**

Erf 7270 is located in the neighbourhood of Windhoek / Windhoek Blocks at No. 15, Schwerinsburg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m² in extent.

The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development,

by keeping the castle unaltered, in line with the National Heritage Act, 2004 (Act No. 27 of 2004) and it will remain an important feature in the Windhoek skyline.

Please take note that the application, locality map and its supporting documents lie open for inspection during normal office hours at the City of Windhoek (Town Planning office) and SPC Office, 45 Feld Street; Windhoek.

Further take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before **Wednesday, 27 April 2022.**

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404
Windhoek
office4@spc.com.na
Tel.: (061) 251189

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

No. 137

2022

CONSOLIDATION OF ERF 875 AND ERF 876, EXTENSION 3, TAMARISKIA, SWAKOPMUND INTO CONSOLIDATED ERF X

Urban Green Town and Regional Planning Consultants, on behalf of the owner of Erf 875 and Erf 876, Extension 3, Tamariskia, Swakopmund, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Town Planning Scheme, intends to apply to the Swakopmund Town Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the –

- **Consolidation of Erf 875 and Erf 876, Extension 3, Tamariskia, Swakopmund into consolidated Erf X.**

Erf 875 and Erf 876, Extension 3, Swakopmund are situated in the neighbourhood of Tamariskia, located to the north central part of the larger Swakopmund town. The Erven are located along Bernhard Esau Street, and measures approximately 1,111m² and 956m² respectively. Both erven are zoned 'General Residential 1' with a density of 1:100 and undeveloped. The purpose of the consolidation is to create a single large erf (2,081m²) for purpose of a sectional title development (i.e. Town houses). Access to the consolidated Erf X will be obtained from Bernhard Esau Street, located to the eastern side of the consolidated Erf. Parking will be provided in accordance with the requirements of the Swakopmund Town Planning Scheme.

Further note that the locality plan of the erf is available for inspection at the Swakopmund Town Council, c/o Rakotoka and Daniel Kamho Street, Swakopmund and at the offices of Urban Green Town and Regional Planning Consultants, No. 40, Berg Street, Klein Windhoek.

Further take note that any person objecting to the consolidation application set out above may lodge such objection, together with the grounds thereof, with the Swakopmund Town Council (Town Planner) and with the applicant in writing within 14 days after the publication of the notice (final date for objection is **19 April 2022**).

Applicant: Urban Green Town and Regional Planning Consultants
P.O. Box 11929
Klein Windhoek
Contact details: 061 - 300 820
Email: urbangreen@iway.na

Stubenrauch
Planning Consultants cc TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 11869
Windhoek
Namibia

Tel: +264 61 251188
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: G. Stubenrauch / V. Hatutale

24 March 2022

ACKNOWLEDGMENT OF RECEIPT FOR THE FOLLOWING:

- **1x letter of notice regarding the application for the rezoning and consent use on Erf 7270, Windhoek / Windhoek Blocks (No. 15 Schwerinsburg Road)**

Erf Number	Name of Recipient	Signature	Date
Erf RE 5655, Windhoek	B. Raith		30.3.2022

Kindly sign to acknowledge that you have received the letter and email to office4@spc.com.na

Stubenrauch
Planning Consultants cc TOWN AND REGIONAL PLANNERS

Reg. No 95/00909
Feld Str 45
PO Box 11869
Windhoek
Namibia

Tel: +264 61 251189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: G. Stubenrauch / V. Hatutale

24 March 2022

ACKNOWLEDGMENT OF RECEIPT FOR THE FOLLOWING:

- **1x letter of notice regarding the application for the rezoning and consent use on Erf 7270, Windhoek / Windhoek Blocks (No. 15 Schwerinsburg Road)**

Erf Number	Name of Recipient	Signature	Date
Erf RE 3478, Windhoek	Andreas Vaatz	A. Vaatz pp S. Vaatz	24.3.2022

Kindly sign to acknowledge that you have received the letter and email to office4@spc.com.na

Note: my daughter Stephanie Vaatz is in London. I hold a G.P.A.

Stubenrauch
Planning Consultants cc TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 11869
Windhoek
Namibia

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Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: G. Stubenrauch / V. Hatutale

24 March 2022

ACKNOWLEDGMENT OF RECEIPT FOR THE FOLLOWING:

- **1x letter of notice regarding the application for the rezoning and consent use on Erf 7270, Windhoek / Windhoek Blocks (No. 15 Schwerinsburg Road)**

Erf Number	Name of Recipient	Signature	Date
Erf 7710, Windhoek	Mrs. Ursula G. Schulz	USchulz.	24/3/2022.

Kindly sign to acknowledge that you have received the letter and email to office4@spc.com.na

Stubenrauch
Planning Consultants TOWN AND REGIONAL PLANNERS
Reg. No. 85/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia
Tel: +264 61 251169
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: Günther Stubenrauch/ Victoria Hatutale

24 March 2022

The Owner of Erf RE/3478, Windhoek
S Vaatz
PO Box 23019
Windhoek
vaatz@vaatz.com.na

Dear Sir/ Madam

SCHWERINSBURG CASTLE WINDHOEK (NO 15. SCHWERINSBURG ROAD)

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

Stubenrauch Planning Consultants cc on behalf of Aloe Investments Number Seventy Five (Pty) Ltd, herewith informs you in terms of the Urban and Regional Planning Act of 2018 and the City of Windhoek Public Consultation Policy For Proposed Development, that we have applied to the City of Windhoek and intend on applying to the Urban and Regional Planning Board (URPB) for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

Stubenrauch
Planning Consultants TOWN AND REGIONAL PLANNERS
Reg. No. 95/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia
Tel: +264 61 251169
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: Günther Stubenrauch/ Victoria Hatutale

24 March 2022

The Owner of Erf 7710, Windhoek
UG Schulz
PO Box 5092
Windhoek
ncshulz@iafrica.com.na

Dear Sir/ Madam

SCHWERINSBURG CASTLE WINDHOEK (NO 15. SCHWERINSBURG ROAD)

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

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1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

Stubenrauch
Planning Consultants TOWN AND REGIONAL PLANNERS

Reg. No. 95/00909
Feld Str. 45
PO Box 41404
Windhoek
Namibia

Tel: +264 61 251189
+264 61 252490
Fax: +264 61 252157
gunther@spc.com.na
www.spc.com.na

Our Ref: W/21072
Enquiries: Günther Stubenrauch/ Victoria Hatutale

24 March 2022

The Owner of Erf RE/5655, Windhoek
BJ Properties
PO Box 458
Windhoek
heinitzburg@heinitzburg.com.na

Dear Sir/ Madam

SCHWERINSBURG CASTLE WINDHOEK (NO 15, SCHWERINSBURG ROAD)

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

Stubenrauch Planning Consultants cc on behalf of Aloe Investments Number Seventy Five (Pty) Ltd, herewith informs you in terms of the Urban and Regional Planning Act of 2018 and the City of Windhoek Public Consultation Policy For Proposed Development, that we have applied to the City of Windhoek and intend on applying to the Urban and Regional Planning Board (URPB) for the following:

1. **Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0**
2. **Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek**
3. **Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek**
4. **Consent to use the existing building for "Home Office" while the rezoning is in progress**

Erf 7270 is located in the neighbourhood of Windhoek/ Windhoek Blocks at No. 15, Schwerinsburg Road, and is zoned for "Residential" purposes, with a density of 1:900. The subject property measures 4220m^2 in extent.

The purpose of the application as set out above, is for the owners of Erf 7270 to operate an office building, and a hotel and/ or restaurant on Erf 7270. It should be noted that the castle that is currently on the property is a Heritage Building, and this will be fully considered by the proposed development, by keeping the castle unaltered, in line with the National Heritage Act 27 of 2004, and it will remain an important feature in the Windhoek skyline.

For clarification purposes, additional free residential bulk (statutory step no. 3 above) is additional floor area not exceeding the area of the erf, which is devoted solely to residential use in the form of a dwelling unit or residential units.

As an immediate neighbour of Erf 7270, Windhoek / Windhoek Blocks, you are hereby notified of the proposed application as set out above.

Kindly take note that any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Acting Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing on or before **Wednesday, 27 April 2022.**

Please be so kind and complete the attached objection form for return to our office by **Wednesday, 27 April 2022.**

Please note that even if you do not have any objection or reservation against the intended application, **you are requested to kindly return the completed form to our office, as the form is to be attached to the Urban and Regional Planning Board (URPB) submissions.**

A copy of the locality and rezoning maps are attached to this letter for your easy reference.

Should you require any additional information in this regard or would further like to discuss this matter with us please do not hesitate to contact our office.

Yours faithfully

pp Günther Stubenrauch

Our Ref: W/21072

Name: .....
PO Box:.....
Cell:.....
Email:.....
..... /..... /..... (Date)
(please fill in your details above)

Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek

Dear Sir / Madam

RE:
1. Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
2. Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
3. Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
4. Consent to use the existing building for "Home Office" while the rezoning is in progress

Herewith do I / we (please print).....

the owner/s of Erf.....

declare that I / we (please indicate an X in the appropriate box):

Do not object against:

- ☐ Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- ☐ Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- ☐ Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- ☐ Consent to use the existing building for "Home Office" while the rezoning is in progress

Do object against:

- ☐ Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- ☐ Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- ☐ Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- ☐ Consent to use the existing building for "Home Office" while the rezoning is in progress

If objecting please indicate the reasons for doing so:

.....

.....

.....

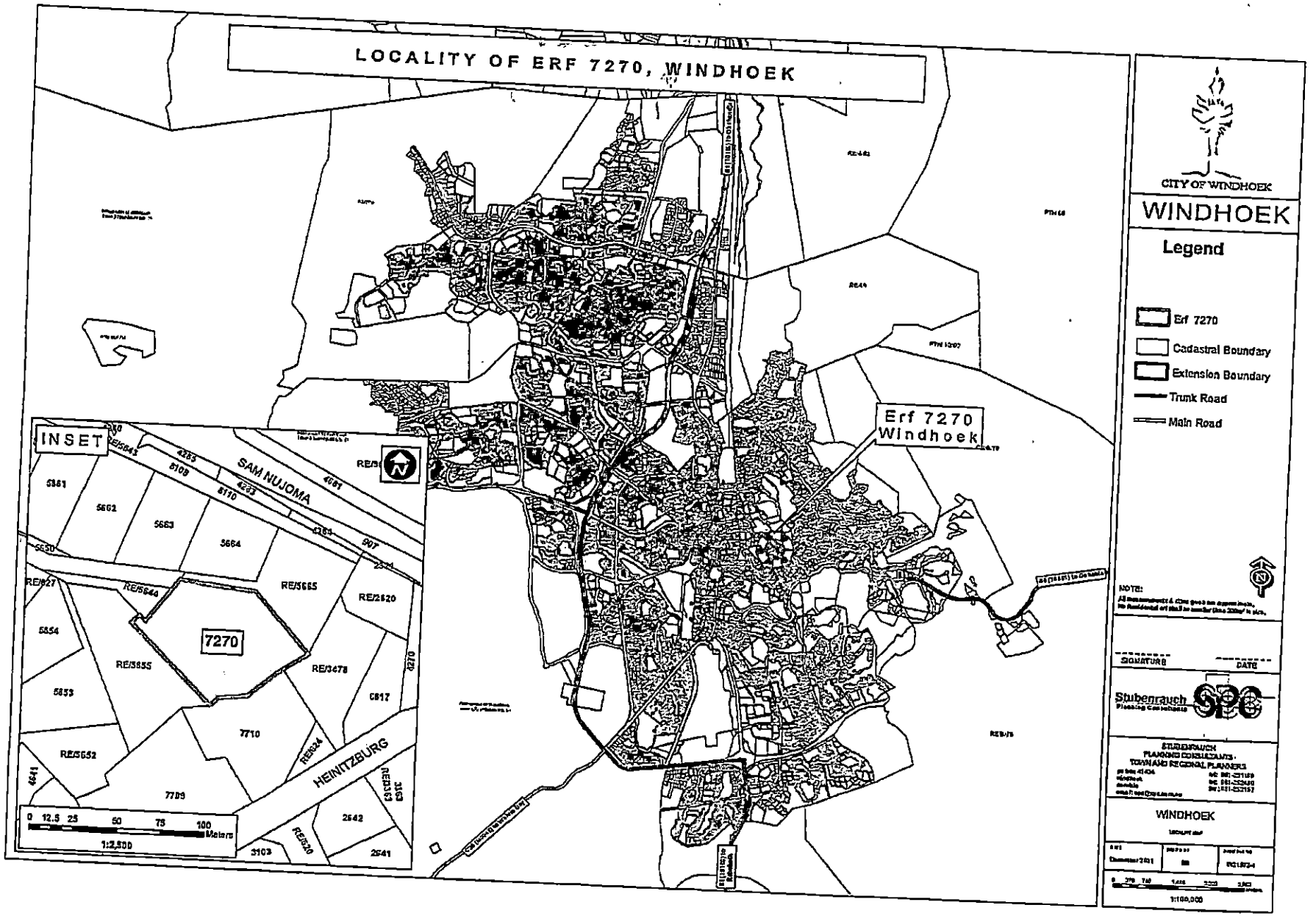
.....

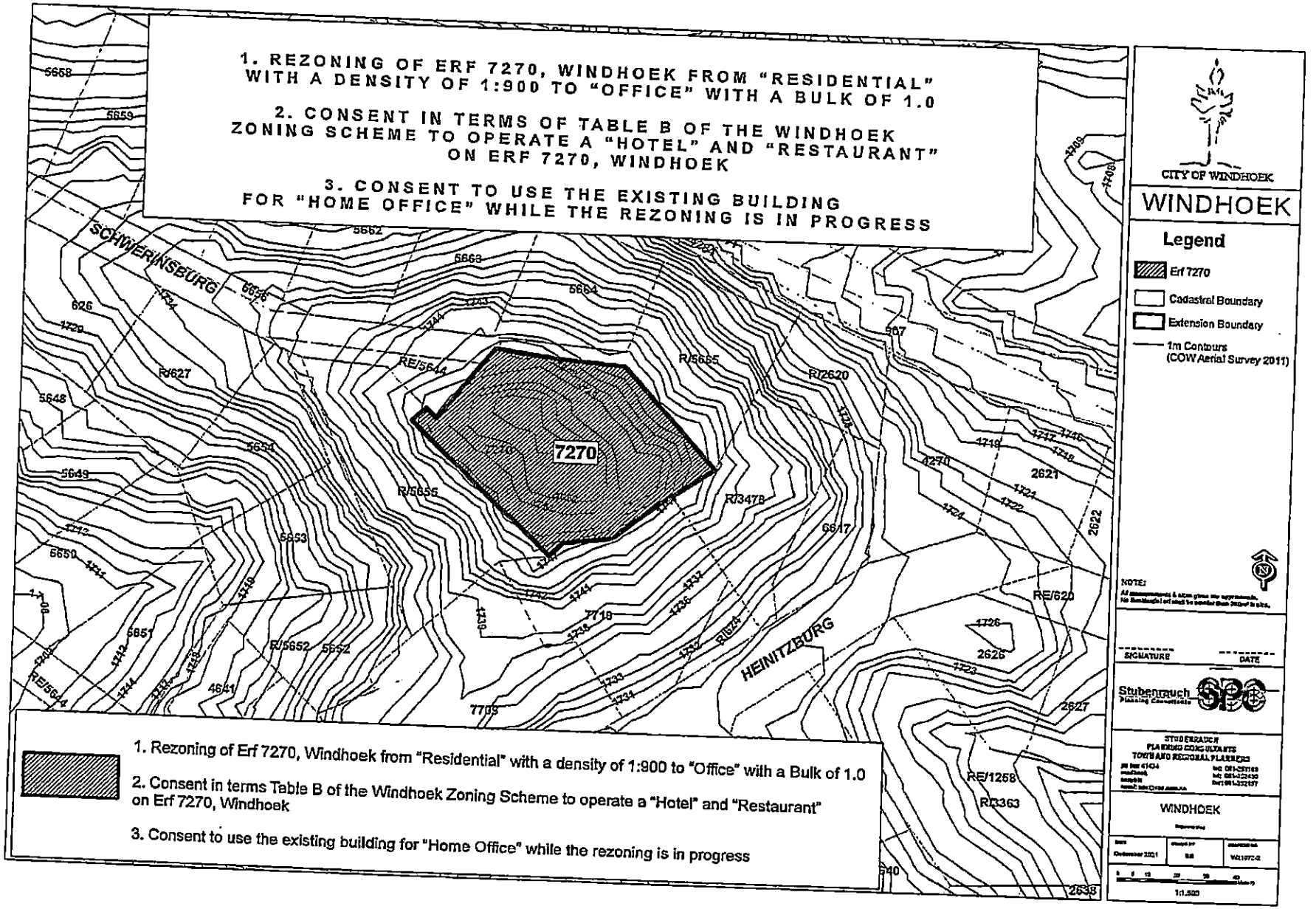
Should this form not be returned to our office by 27 April 2022, we will assume there are no objections against above-mentioned development.

Signed at: ..... on this ..... day of ..... in the year .....

.....
Signature of Property Owner

.....
Witness


LOCALITY OF ERF 7270, WINDHOEK
Erf 7270
Windhoek
INSET
SAM NUJOMA
HEINITZBURG
7270
RE/5665
RE/2620
RE/5644
RE/5655
RE/3478
RE/5652
RE/624
RE/620
5861
5662
5663
5664
5854
5853
7710
7709
2642
2641
3103
0 12.5 25 50 75 100 Meters
1:2,500
CITY OF WINDHOEK
WINDHOEK
Legend
Erf 7270
Cadastral Boundary
Extension Boundary
Trunk Road
Main Road
NOTE:
SIGNATURE
DATE
Stubenrauch
STUBENRAUCH PLANNING CONSULTANTS - TOWN AND REGIONAL PLANNERS
WINDHOEK
1:100,000


1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0
2. CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND "RESTAURANT" ON ERF 7270, WINDHOEK
3. CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS
SCHWERINSBURG
HEINITZBURG
7270
CITY OF WINDHOEK
WINDHOEK
Legend
Erf 7270
Cadastral Boundary
Extension Boundary
1m Contours (COW Aerial Survey 2011)
NOTE:
SIGNATURE
DATE
Stubenrauch Planning Consultants
STUBENRAUCH PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
WINDHOEK
1. Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
2. Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and "Restaurant" on Erf 7270, Windhoek
3. Consent to use the existing building for "Home Office" while the rezoning is in progress

ANDREAS VAATZ
and
PARTNERS

Partners:
Andreas Vaatz B.A. LL B

Rechtsanwalt-und Notarbüro
Attorneys · Notaries · Conveyancers
Prokureurs · Notarisse · Aktesvervaardigers

P.O. Box 23019
Windhoek
Namibia
66 Bismarck Street
Tel: +264-61-225 575
Fax: +264-61-234 758
e-mail: vaatz@vaatz.com.na

Your Ref:.....

Our Ref:.....
(Please quote our reference in your reply)

Stubenrauch Planning Consultants
WINDHOEK
Namibia

25 March 2022

Dear Sirs

ERF REMAINDER 3478, WINDHOEK

I am pleased to annex hereto the consent, which you require for the amendment to your client's property, Erf 7270, Windhoek. I have signed same on behalf of my daughter, Stephanie Vaatz, who is the owner, but who stays in London and is often not even at home, travelling all over the world. I do, however, hold a general power of attorney under which I have signed the papers.

I return herewith the consent together with the acknowledgement of receipt.

Kind regards
A Vaatz
A. Vaatz

Our Ref: W/21072

Name: .....
PO Box:.....
Cell:.....
Email:.....
..... / ..... / ..... (Date)
(please fill in your details above)

Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek

Dear Sir / Madam

RE:
1. Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
2. Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
3. Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
4. Consent to use the existing building for "Home Office" while the rezoning is in progress

Herewith do I / ~~we~~ (please print) Andries Vaatz on behalf of Stephanie Vaatz

the owner/s of Erf 3478 and 6617 authorised by a general Power of Attorney

declare that I / we (please indicate an X in the appropriate box):

Do not object against:

- [x] Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- [x] Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- [x] Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- [x] Consent to use the existing building for "Home Office" while the rezoning is in progress

Do object against:

- [ ] Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- [ ] Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- [ ] Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- [ ] Consent to use the existing building for "Home Office" while the rezoning is in progress

If objecting please indicate the reasons for doing so:

.....

.....

.....

Should this form not be returned to our office by 27 April 2022, we will assume there are no objections against above-mentioned development.

Signed at: Windhoek on this 24th day of March in the year 2022

A. Vaatz
p.p. Stephanie Vaatz
Signature of Property Owner

.....
Witness

Our Ref: W/21072

Name: Mr. H-P Schulz
PO Box: 5092 Windhoek.
Cell: 081 128 7070
Email: hcschulz@iafrica.com.na
27 / 04 / 2022 (Date)
(please fill in your details above)

Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek

Dear Sir / Madam

RE:
1. Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
2. Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
3. Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
4. Consent to use the existing building for "Home Office" while the rezoning is in progress

Herewith do I / we (please print) Mrs. U. G. Schulz

the owner/s of Erf 7710

declare that I / we (please indicate an X in the appropriate box):

Do not object against:

- [ ] Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- [ ] Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- [ ] Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- [ ] Consent to use the existing building for "Home Office" while the rezoning is in progress

Do object against:

- [x] Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- [x] Consent in terms Table B of the Windhoek Zoning Scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek
- [x] Consent in terms of Section 23 (1) of the Windhoek Zoning Scheme to allow for an Additional Free Residential Bulk of 0.5 on Erf 7270, Windhoek
- [x] Consent to use the existing building for "Home Office" while the rezoning is in progress

If objecting please indicate the reasons for doing so:

Please see attached memorandum.

Should this form not be returned to our office by 27 April 2022, we will assume there are no objections against above-mentioned development.

Signed at: Windhoek on this 27th day of April in the year 2022

Signature of Property Owner

Witness

REASONS FOR OBJECTING TO THE REZONING OF ERF 7270 WINDHOEK

1. Both my property (erf 7710) and Schweringsburg Castle on erf 7270 are situated in Luxury Hill, which is one of the oldest and most prestigious neighbourhoods in Windhoek, still resembling the historical development of Windhoek.

2. Schweringsburg Castle is a heritage building and should be preserved for future generations. To rezone it as offices with a bulk of 1.0 with an additional free residential bulk of 0.5 will significantly (on my calculation at least 3 time) increase the size of the buildings that will be allowed on the property, which will largely destroy the history of the Schweringsburg Castle itself. This is not just an old building that is due to be demolished at some time to make place for new modern buildings. This is one of the landmarks of Windhoek that should not be obscured by modern buildings to be constructed around it. There are many other buildings that the developer could have purchased to construct offices, a hotel or restaurant. One should not sacrifice one of the most important historical landmarks of Windhoek simply for the sake of a new development.

3. What is of particular concern to me is that very limited detail regarding the proposed development was provided. No building plans or even proposed sketch plans were provided and when the offices of SPC was contacted to find out exactly what the developer plans, the vague answer was that the developer has not yet made up his mind and simply applies for a rezoning as wide as possible and will probably only later decide what exactly will be developed on the property.

4. More importantly, both my property as well as erf 7270, were constructed many years ago without planning for future high density developments on any of the erven. The result is that the municipal sewer connection for erf 7270 runs across my property and more or less splits it in two, with the main dwelling on one side and the outbuildings on the other side. Already the

sewer line cannot accommodate the existing sewerage with the result that it often blocks at the side of erf 7270, where the manholes then overflow with the sewerage accumulating against our common boundary wall. There were occasions when the sewerage built up to about 1,5 meters deep on the side of erf 7270, with the owner (and I am not sure if this was indeed the current owner) not doing anything about it. On many occasions I had to engage the services of plumbers to go and unblock the sewer line on erf 7270 on my costs, simply because the stench became unbearable.

5. The existing sewer line can thus obviously not accommodate even the existing sewer flow and will most certainly not be able to accommodate the increased sewer flow that will be accommodated by a high density office / hotel / restaurant development. Such increased sewer flow can only be possible with the construction of a new bigger sewerage line in a different direction and to an existing line that will indeed be able to accommodate the increased flow.

6. It is definitely not an option to install a new and bigger sewer line across my property. As I have said, the existing sewer line runs between the main building and the outbuildings and the construction of a new sewer line will make access to and the normal use of both the main dwelling and the outbuildings almost impossible. In addition, it will destroy a garden that was established and nourished over many years.

7. The increased number of people that will have access to erf 7270 when rezoned for use of an office / hotel / or restaurant will also cause significant noise and disturbance to my property. There will be visitors coming and going at all hours. There will be late night noise of guests and vehicles. In short, what is until now a quiet and peaceful residential neighbourhood will lose its character forever.

8. I request that the City of Windhoek reject the application

URBAN DYNAMICS
town and regional planners

Our Ref: A03/1257
Your Ref: 1257
Date: 3 May 2022

STUBENRAUCH PLANNING CONSULTANTS CC
P O BOX 11869
WINDHOEK
NAMIBIA

Dear Mr Mutrifa,

OBJECTION AGAINST THE REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1 AND CONSEQUENT CONSENT APPLICATIONS

Your recent advertisement in the local press and intention to rezone the above erf has reference.

On behalf of our client and owner of the Hotel Heinitzburg located on Erf 7709, Windhoek, BJ Properties (Pty) Ltd, we hereby wish to register an objection against all four of the below items as applied for:

- Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- Consent in terms of Table B of the Windhoek Zoning Scheme to operate a "Hotel" and/or "Restaurant" on Erf 7270, Windhoek
- Consent in terms of Section 23(1) of the Windhoek Zoning Scheme to allow for an Additional free Residential Bulk of 0.5 on Erf 7270, Windhoek
- Consent to use the existing building for "Home Office" while the rezoning is in progress.

As an opening remark it is noted that the application submitted to the City and the intended submission to MURD seems to be over optimistic by all accounts.

Even though the relevant property falls on the outer boundary of the Windhoek Central Office and Higher Density Policy area, the neighbourhood character is typical of an ultra low density and very quiet neighbourhood served via a small and steep cul-de-sac street, Schwerinsburg Road. It seems as if the existing character has not been considered by the applicant as the development rights as applied for varies drastically from the existing land uses and will be in stark contrast with current land usage.

The basis for the objection had been discussed with our clients and the instruction received is based on a primary concern of not agreeing to the absolute change in property rights.

Before details are presented, a short background is needed to explain the context from where the objection is lodged.

Tel: +264 61 240 300 | Fax: +264 61 240 309 | Email: info@udanam.com
www.udanam.com
Madiba's Corner, 45 Nelson Mandela Ave, Klein Windhoek, Windhoek
PO Box 20837, Windhoek, Namibia, 9000

DIRECTORS: JB OPPERMAN (MANAGING DIRECTOR) B(TRP) | EA SIMON M(TRP)

1) Appreciation for Council Policies and Urban Renewal

Although this letter is, and should be considered as an objection to the intended rezoning and the series of consent uses, it is important to explain our client's appreciation and positive attitude towards the existing policy framework of the local authority. In this regard the following should be noted:

- Our clients are well aware of the existing policies with regard to densification and the intended suburban office policy zones which had been approved by the City of Windhoek – please note that the existing policy allows for an "Office" bulk of 0,4 and not 1 as per the intended application for rezoning;
- Appreciation is shown for the endeavours of the CoW to accommodate development trends which have been established by the market forces in the commercial and housing sectors as of late;
- The positive attitude towards potential urban renewal is appreciated too, and residents have witnessed the likelihood of such renewal through initiatives which have impacted positively on other areas of town.

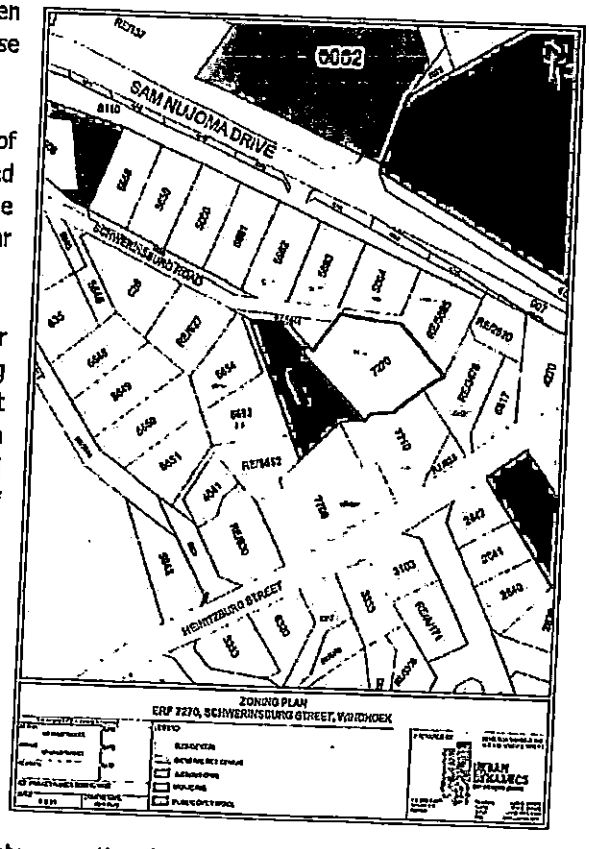
In order to ensure harmonious implementation of already approved policies, our client's primary concern about the developer's intention is based on the following:

2) Contradicting and opposing land uses

Depreciation of land value is often used as motivation to oppose intended rezonings.

Generally, the provision of supportive and complimentary land uses even allows for the increase in land value within a particular area or district.

However, where disobliging or contradicting land uses are being introduced, it certainly has merit for impacting negatively on surrounding property values. And we believe that the introduction of land uses as applied for in your submission and advertisement will have such negative implications for the area and in particular for our client.

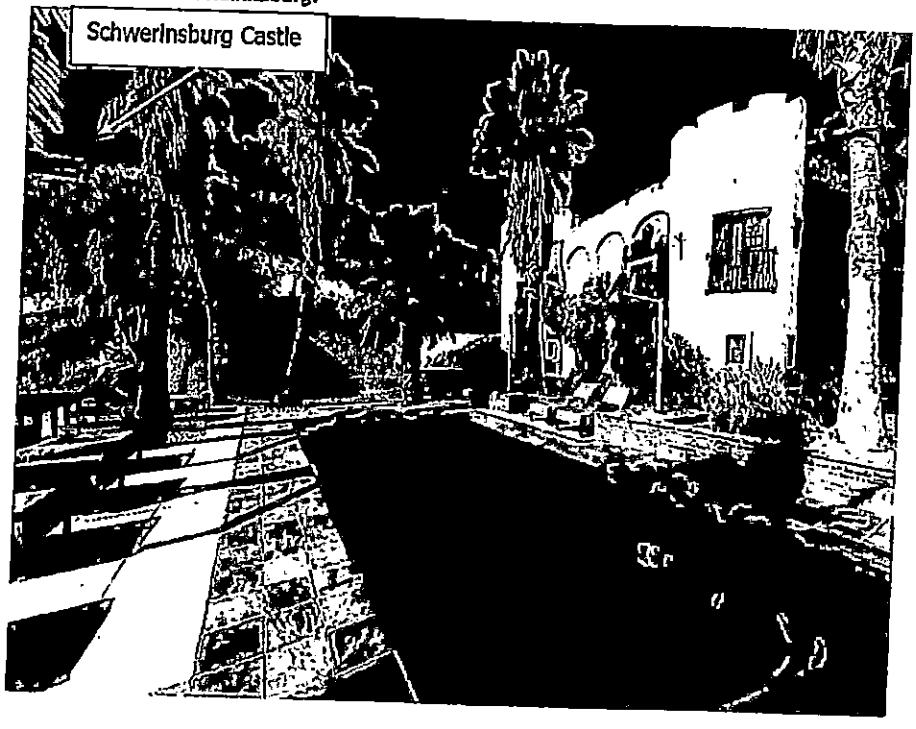


The image above shows the immediate properties abutting the intended erf to be rezoned. It is evident that no other office erven exist in this neighbourhood.

From the above, a few important notes are made in support of our objection:

- It is evident that all properties in Schwerinsburg Street are zoned for single residential purposes at a low density and also a high income residential nature;
- Development of an office block in this low density residential area is inconceivable as it would contradict the existing neighbourhood character and oppose an even more liberal planning view of urban renewal and redevelopment objectives;
- The site is located at the end of a very long and steep cul-de-sac for example and the operation of an office block of this nature and scale at this locality would be disastrous for all of the neighbouring residential properties;
- Traffic and access to the site on a hilltop and through the cul-de-sac streets would be ineffective and negative to the surrounding area;
- Being on a hilltop, views play an important role in the value of these properties and over the years, development had been done to safeguard these views and ensure privacy as far as possible;
- The establishment of a hotel and or restaurant will have a major and most likely fatal impact on the operations and sustainability of our client's Hotel Heinitzburg.

The below photo illustrates quite clearly the view from Hotel Heinitzburg to the Schwerinsburg Castle on erf 7270, Windhoek – the red roof top left hand corner of the below image is the Schweringsburg Castle with the foreground facilities the main swimming pool area and hotel rooms of the hotel Heinitzburg.



- The development of Erf 7270, Windhoek and the establishment of a Hotel, Restaurant and Residential Dwellings would directly impact the operations of the Hotel Heinitzburg and negatively influence the privacy of the main swimming pool area and rooms of our client's establishment;
- The intention to apply for a bulk of 1 plus a free residential bulk of 0, 5 implies that the applicant would effectively be allowed to construct 6,500m² of building on the site. This

constitutes a building equal in size to that of the Avani Hotel, Windhoek CBD. This, clearly is not conducive for the area which is being served by a small cul de sac street;

- Simply imagine a building equal in size to that of Avani Hotel, on the top left hand corner of the image above... not realistic at all.

Given the lack of development information supporting your client's intention to rezone, it is not possible to comment meaningfully, from the residents' point of view, on the impact of the said rezoning.

3) Specific Circumstances

Although the above paragraph declares the concerns of the neighbouring homeowners, it provides the essence upon which the objection is lodged. It also confirms the importance of public consultation which allows for the public to be involved and understand the impact of development on their lives.

It is therefore important to mention that on closer inspection, two of the residential dwellings in Schwerinsburg Road who had been consulted did not have any knowledge of the intended rezoning. And, although these property owners are not our clients per se, they have also shown a strong negative opinion on the potential approval of this item by the city.

In this regard the following is of importance:

- No plans currently exist (or have been made available) to illustrate the intentions of the land owner. It is therefore not possible for residents or the public to understand the impact of the development. For example, immediate neighbours would not know what the impact of development would be on their privacy and views, traffic and parking implications ,the change in the character of their neighbourhood, without being provided with a visual illustration of the development;
- As a result, it is not possible to comment, discuss or negotiate mitigating circumstances pertaining to for example the height of boundary walls and the locality of windows or the upgrading of the road at this stage.

As was mentioned above, our clients do not in principle oppose development falling within the city's existing policy framework. However, the above situation does not allow for meaningful participation even though they have been asked to do so.

The question and concern remains: How would Erf 7270, Windhoek be developed at such high bulk and at the same time maintain the Heritage value of the Castle?

4) Safety, traffic flow and parking

As no development proposals have been provided, it is doubtful, considering the existing situation that sufficient parking can be provided on site without compromising the heritage value of the building. It is expected that a building of up to 6,500m² would require multi story parking levels to accommodate vehicles.

The road leading to the site is quite steep at an estimated gradient of 1:20. And so is the topography of the Erf 7270, Windhoek on the periphery of the site. This surely would impact heavily on traffic safety and flow. Frequency of this number of vehicles and the impact it

would have on the Robert Mugabe intersection would have to be addressed in detail and the info shared and disseminated amongst all of the Schwerinsburg Road residents.

The initial design of the road does not cater for high volumes of traffic. The road surface is narrow as it is, and with the anticipated increasing traffic volumes, traffic safety and vehicular movement would be compromised as is.

5) Heritage Classification and Historical Value

As pointed out by the applicant, the site and building has been classified as an A99 Heritage building in terms of the National Heritage Act, Act 27 of 2004. Even though the applicant "will fully consider the Heritage Status" as per the public consultation notice, it is doubtful whether such status could be preserved or maintained with a 6,500m² of building on the site.

Although Schwerinsburg Castle is considered the biggest of all local "castles" in Windhoek, it will be dwarfed by the scale of a building of this size. Having a building of this scale would also most certainly impact on the skyline.

We have also consulted Mr Kuhanga, the Built Heritage Officer, from the technical office of the National Heritage Council of Namibia. Mr Kuhanga provided us with the grading of the Schwerinsburg Castle as attached hereto – see Annexure "B". The evaluation criteria are based upon the architectural quality, historical association, environmental contribution etc. This therefore, determines the value of such a building.

As per our discussion with the Built Heritage Officer, the "A" grading of a building implies that the building may not be demolished or the colour of the paint be changed. According to Mr Kuhanga's email attached as Annexure H, the Schwerinsburg Castle is of importance to the built history of Namibia.

Given the sensitivity of the Heritage Council's grading, and before considering the possible approval of such item, other issues of parking, traffic flow, safety and the overall impact of a 6,500m² building (imposed on the Schwerinsburg Castle) needs to be addressed in detail and then be made available for meaningful consultation prior to submission for approval.

Although the statutory steps or items had been included in the letter for public consultation, it can generally be assumed that the public would not understand the full impact of an Office Zoning with a bulk of 1 and a free residential bulk of an additional 50% of the erf size. In this sense, the information could even be construed as misleading as far as development rights and the number of units to be built, is concerned.

Some of the neighbors who we have been in contact with, are under the impression that no major changes in land use rights will occur as a result of this rezoning.

6) Conclusion

We maintain that the item presented to the City is overly optimistic and that such elaborate development rights should not be entertained at this locality. However, to show our clients willingness to co-operate and partake in the process – without any obligation to change her mind necessarily, we suggest that specific attention be given to the issues as addressed in this document and that feedback be provided in writing to our office. This will allow our clients to reconsider their objection with regard to the development intentions of your client.

6.1 With respect to the above, kindly indicate how the intended development would be implemented on the site with specific reference to the following:

- Size and scale of the intended building(s);
- How the existing Heritage would be preserved under the existing Heritage rating A99;
- The number of rooms planned for the intended Hotel;
- The use of the free residential bulk and the units to be built;
- The intended height and locality of the dwelling units;
- What aesthetical aspirations does the developer have in mind?
- To illustrate and motivate the full particulars of a Traffic Impact Assessment for the traffic to be generated by the intended development;
- Has the Civil Aviation Authority been approached for approval of such multi story building on this hilltop site and what were the particulars for such.

Attached please find the supporting documentation for your reference.

Annexure "A":	National Heritage Act 27 of 2004
Annexure "B":	Grading Sheet: Historical Buildings – Schwerinsburg Castle
Annexure "C":	Windhoek Zoning Scheme: List of Heritage Buildings
Annexure "D":	Windhoek Policy Area Map
Annexure "E":	Zoning Plan
Annexure "F":	Layout Plan
Annexure "G":	Land Use Plan
Annexure "H":	Email from Mr Kuhanga
Annexure "I":	Approved diagram of Erf 7270, Windhoek (consolidated with Erf 5636, Windhoek)

It is trusted that you will find the above in order and we look forward to your response in this regard.

Kind regards

Johann Opperman
For Urban Dynamics Africa (Pty) Ltd.
\\Jet\Jet\Udp_all\Udp_current projects\1257_JO Heinitzburg Appeal\Objection SPC1.docx

CC: City of Windhoek – Mr. Hugo Rust

Annexure "A"

Republic of Namibia
Annotated Statutes

National Heritage Act 27 of 2004

(GG 3361)
brought into force on 1 September 2005 by GN 105/2005 (GG 3490)

as amended by

State-owned Enterprises Governance Act 2 of 2006 (GG 3698)
brought into force on 1 November 2006 by Proc. 13/2006 (GG 3733);
amended and re-named as Public Enterprises Governance Act by Act 8 of 2015 (GG 5835);
repealed by Public Enterprises Governance Act 1 of 2019 (GG 6907)

ACT

To provide for the protection and conservation of places and objects of heritage significance and the registration of such places and objects; to establish a National Heritage Council; to establish a National Heritage Register; and to provide for incidental matters.

(Signed by the President on 19 December 2004)

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[section 6 deleted by Act 2 of 2006]
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BE IT ENACTED by the Parliament of the Republic of Namibia, as follows: -

PART I - PRELIMINARY

Definitions

1. In this Act, unless the context otherwise indicates -

"alter" in relation to a place or object, means to modify or change the structure, appearance or physical properties of the place or object, whether by way of structural or other works, by painting, plastering or other decoration or any other means;

[definition of "appointed member" deleted by Act 2 of 2006]

"archaeological" in relation to a place or an object, means -

(a) any remains of human habitation or occupation that are 50 or more years old found on or beneath the surface on land or in the sea;

(b) rock art, being any form of painting, engraving or other representation on a fixed rock surface or loose rock or stone which is 50 or more years old;

"archaeological site" means an area in which archaeological objects are situated;

"building" includes a structure, work or fixture and any part of a building, work or fixture;

"conservation" includes -

(a) the retention of the heritage significance of a place or object; and

(b) the protection, maintenance, preservation, restoration, reconstruction or sustainable use of a place or object;

"Council" means the National Heritage Council established by section 3;

"develop", in relation to a place, means -

(a) to construct or alter a place or a building on the place;

(b) to demolish or remove a building or works on the place;

(c) to carry out any works on, over or under the place;

(d) to subdivide or consolidate land comprising the place or any buildings on the place; or

(e) to place or relocate a building or works on the place,

and "development" has a corresponding meaning;

"Director" means the Director of the Council appointed under section 16(1);

"government building" means a building on State land;

"heritage" means places and objects of heritage significance;

"heritage significance" means aesthetic, archaeological, architectural, cultural, historical, scientific or social significance;

"land" includes any right to, privilege over, claim to, or any interest, whether corporeal or incorporeal, in the land or proceeds derived from that land;

"listed building" means a building included in the Register under section 53 as a listed building, and "listing" has a corresponding meaning;

"local authority" means a local authority council as defined in the Local Authorities Act, 1992 (Act. No 23 of 1992);

[The full stop after "Act" should appear after "No" instead.]

"local authority area" has the meaning assigned in the Local Authorities Act, 1992;

"Minister" means the Minister responsible for Culture;

"object" means any movable article, and includes -

(a) an archaeological object;

(b) palaeontological and rare geological objects;

(c) meteorites;

(d) ethnographic art objects;

(e) military objects;

(f) objects of decorative or fine art;

(g) objects of scientific or technological interest;

(h) books, records, documents, photographic positives and negatives, film, or video material or sound recordings, excluding those that are public records to which the Archives Act, 1992 (Act No. 12 of 1992) applies;

"owner" includes -

(a) in relation to land situated in a communal land area as defined in the Communal Land Reform Act, 2002 (Act No. 5 of 2002) -

(i) the person who holds a right in respect of that land under that Act; or

(ii) if no person holds such a right in respect of the land, the Communal Land Board having jurisdiction under that Act in that area;

(b) in relation to other State land, means the Minister or public authority that manages or controls the land;

(c) in relation to any land or other property, a person who in terms of any law -

(i) has a right, privilege, claim to; or

(ii) holds any security over or interests in,

the property or proceeds from the property; or

(d) a person who in terms of any law holds or is entitled to hold any land or other property on behalf another person.

"palaeontological object" means any fossilised remains or fossil trace of animals or plants which lived in the past;

"palaeontological site" means an area in which palaeontological objects are situated;

"place" means an area of land, with or without improvements, and includes -

(a) a building;

(b) a garden;

(c) a tree;

(d) the remains of a ship or part of a ship;

(e) an archaeological site;

(f) a site;

(g) land associated with anything specified in paragraphs (a) to (e);

"possess", in relation to an item, includes -

(a) having the custody or control of the item by any means; or

(b) controlling access to the item, whether personally or with the assistance of another,

and "possession" has a corresponding meaning;

"presentation" in relation to heritage resources protected under this Act, includes -

(a) exhibition or display;

(b) provision of access and guidance;

(c) provision, publication or display of information;

"protected object" means an object declared and registered as a heritage object under Division 3 of PART IV;

"protected place" means a place declared and registered as a heritage place under Division 3 of PART IV;

"provisional protection order" means a provisional protection order made under section 41;

"public authority" means any body corporate or unincorporated established by or under an Act of Parliament for performing functions defined in that Act, but does not include a local authority;

"Register" means the Namibian Heritage Register established under section 24;

"Registrar of Deeds" has the meaning assigned in the Registration of Deeds Act, 1937 (Act No. 47 of 1937);

[The correct name of Act 47 of 1937 is the "Deeds Registries Act"; the Deeds Registries Act 47 of 1937 has been replaced by the Deeds Registries Act 14 of 2015.]

"State land" includes land vested in, or controlled by, a public authority;

"this Act" includes any regulation made under this Act;

"works" includes -

(a) any physical intervention, excavation or action that may result in a change to the nature, appearance or physical nature of a place;

(b) any change to the natural or existing condition or topography of land;

(c) any removal of trees, vegetation or topsoil;

State to be bound

2. This Act binds the State.

PART II- HERITAGE ADMINISTRATION

Division 1 - The National Heritage Council

National Heritage Council

3. There is established a body corporate to be called the National Heritage Council, capable of suing or being sued in its corporate name, acquiring holding and disposing of movable and immovable property and performing all such acts as bodies corporate may by law perform.

Constitution of the Council

4. (1) The Council shall be constituted, and its members, including the chairperson and vice-chairperson of the Council, shall be appointed in accordance with, and for a period determined under sections 14 and 15 of the Public Enterprises Governance Act, 2006.

[Subsection (1) is substituted by Act 2 of 2006, as amended by Act 8 of 2015. The Public Enterprises Governance Act referred to is Act 2 of 2006, which has been replaced by the Public Enterprises Governance Act 1 of 2019.]

(2)

[subsection (2) deleted by Act 2 of 2006]

(3)

[subsection (3) deleted by Act 2 of 2006]

(4)

[subsection (4) deleted by Act 2 of 2006]

(5) When appointing members of the Council the Minister must take geographic representation into account.

(6) The names of appointed members, the date from which their appointments are of effect and the period for which they are appointed must be published by notice in the *Gazette*.

Functions of the Council

5. (1) The functions of the Council are -

(a) to advise the Minister on the state of Namibia's heritage resources and on any steps necessary to protect and conserve them;

(b) to identify, conserve, protect and manage places and objects of heritage significance;

(c) to develop and revise from time to time the criteria for assessing the heritage significance of places and objects and determining whether those places or objects warrant inclusion in the Register;

(d) to initiate measures for or with respect to -

(i) the conservation of;

(ii) the provision of access to;

(iii) the presentation of;

(iv) the publication of information concerning;

places or objects of heritage significance;

(e) to introduce measures and exercise control aimed at preventing the destruction, removal or injudicious treatment of, or deterioration or damage occurring in, places that have or may have heritage significance or special interest;

(f) to advise government ministries, offices and agencies, local authorities and public authorities on matters relating to the conservation and protection of places and objects of heritage significance;

(g) to advise the Minister or any other authority involved in administering any law relating to planning on proposed planning schemes or amendments to planning schemes which may affect the protection of places or objects of heritage significance;

(h) to promote public understanding of Namibia's heritage and develop and conduct community information and educations programs;

(i) to liaise with other bodies responsible for or engaged in activities, relating to the protection, conservation, management and promotion of Namibia's heritage;

(j) to initiate and undertake or financially assist programs of research related to the identification, conservation or interpretation of Namibia's heritage; and

(k) to carry out any other functions conferred on the Council by or under this Act or any other law.

(2) For the purpose of performing its functions, the Council may -

(a) purchase or otherwise acquire or receive in trust or by donation any immovable or movable property or any interest in immovable or movable property which is, or is proposed to be declared, a heritage place or a heritage object under this Act, and entrust any heritage object so acquired to the custody of the National Museum, the

National Art Gallery, the National Archives or any other museum or institution, as the Council may determine;

(b) take such measures as the Council may determine for the preservation, conservation, restoration and security of any protected place or protected object, including the provision of incentives in such manner as it may think fit, and render financial assistance to any person or authority or body of persons who satisfies the Council that they have the necessary professional skills to carry out preservation and restoration work in relation to a protected place or protected object;

(c) in relation to a protected place or protected object which is in private ownership, enter into an agreement with the owner with a view to the conservation of its environment or its preservation or presentation to members of the public;

(d) by agreement with the owner of any land acquire or construct and maintain an access road over that land to any protected place and to construct upon the land fences, walls or gates along or across the road or to enclose that place;

(e) insure in the name of the Council any property under its control and to insure the Council against any risk arising out of the exercise of its powers or the performance of its functions;

(f) subject to the consent of the Minister, granted after consultation with the Minister of Finance -

(i) to lease, exchange, transfer to trustees to hold in trust or otherwise alienate or, hypothecate or burden with a servitude a protected place or other immovable property; or

(ii) to lend, exchange, transfer to trustees, to hold in trust or otherwise delegate control over a protected object or other movable object,

owned by the Council or controlled on behalf of the State by the Council; or

(g) appoint Honorary Heritage Officers to assist the Council in its functions on a voluntary basis.

***

6.

[section 6 deleted by Act 2 of 2006]

Term of office

7. (1)

[subsection (1) deleted by Act 2 of 2006]

(2) A retiring member of the Council is eligible for reappointment.

Vacation of office

8. (1) An appointed member ceases to hold office if he or she -

(a) resigns his or her office by giving notice in writing signed by him or her to the Minister;

(b) has been absent from three consecutive meetings of the Council without leave of the Council; or

(c) is removed from office under subsection (2).

(2) The Minister may at any time, by notice in writing, remove an appointed member from office if the Minister is satisfied, after having given the member an opportunity to be heard, that the member -

(a) is incapable of performing the duties of a member; or

(b) is guilty of neglect of duty or misconduct.

Filling of casual vacancies

9. If the office of an appointed member becomes vacant, the Minister may appoint another person as member of the Council to fill the casual vacancy.

Alternate members

10. (1) The Minister may appoint an alternate member for each member of the Council.

(2) An alternate member may act in the place of the member for whom he or she is the alternate member if -

(a) the member is absent or unable to perform the duties of his or her office;

(b) the member and the alternate member agree that the alternate member is to act in the member's place; or

(c) the member's position is vacant.

(3) An alternate member must not act for longer than 6 months in a member's vacant position.

(4) An alternate member has all the functions of the member when acting in the place of that member.

Meetings of the Council

11. (1) The first meeting of the Council must be held at a place and time determined by the Minister and any meeting of the Council thereafter must be held at a place and time determined by the Council.

(2) The Council must meet at least three times in every calender year.

[The word "calendar" is misspelt in the *Government Gazette*, as reproduced above.]

(3) The Chairperson of the Council -

(a) must convene the next meeting of the Council if for any reason a meeting determined by the Council cannot take place; and

(b) may at any time convene a special meeting of the Council.

(4) The Chairperson or, in the absence of the Chairperson, the Vice-Chairperson, must preside at a meeting of the Council.

(5) If neither the Chairperson or Vice-Chairperson are present at a meeting the members present must elect a member to preside at that meeting.

[To be grammatically correct, the word "or" should be "nor" and the verb "are" should be "is".]

(6) At a meeting of the Council -

(a) a majority of the members of the Council forms a quorum;

(b) all questions are decided by a majority of votes of the members present and voting; and

(c) the member presiding has a deliberative vote and, in the event of an equality of votes, also a casting vote.

(7) The Council may invite any person who has expert knowledge of a matter before the Council for determination to attend the meeting and take part in discussions in relation to that matter, but that person has no vote.

(8) An act or decision of the Council is not invalid only because of a defect or irregularity in or in connection with the appointment of a member of the Council.

(9) The Council -

(a) may regulate its own proceedings; and

(b) must cause minutes of proceedings and decisions at each meeting of the Council to be kept.

Committees

12. (1) The Council may establish one or more committees -

(a) consisting solely of members of the Council, to carry out any functions of the Council delegated or assigned to it by the Council; or

(b) consisting of members only, or members and other persons as the Council may determine, to investigate and make recommendations to the Council on any matter referred to it by the Council.

(2) The Council must designate a member of the Council to be the chairperson of a committee.

(3) The Chairperson of the Council may attend a meeting of a committee of which he or she is not a member and may take part and vote in the proceedings thereof as if he or she were appointed as a member thereof.

(4) The Council may at any time dissolve or reconstitute a committee.

(5) The Council is not divested or relieved from a power or duty which has been delegated or assigned to a committee.

(6) A decision of a committee in the exercise of a power delegated to it is subject to approval by the Council, and the Council may at any time vary or set aside the decision.

Remuneration

13. (1) A member of the Council or a committee, other than a staff member of the Public Service, is entitled to receive the fees and travelling and other allowances determined by the Minister, with the concurrence of the Minister of Finance.

(2) Fees and allowances determined under subsection (1) may differ according to the offices held or functions performed by different members.

Disclosure of interest

14. (1) A member of the Council or of a committee who has a direct or indirect financial or personal interest -

(a) in a contract or proposed contract with the Council; or

(b) in a matter being considered or proposed to be considered by the Council or a committee of which he or she is a member,

must, as soon as is practicable after the relevant facts have come to his or her knowledge, disclose the nature of his or her interest at a meeting of the Council or the committee, as the case may be.

(2) Subsection (1) does not apply to an interest which is held as a member of a public company common with other members of that company.

(3) A disclosure made in terms of subsection (1) must be recorded in the minutes of the meeting at which it is made.

(4) A person who makes a disclosure in terms of subsection (1) must not -

(a) take any further part in any consideration or discussion of the contract, proposed contract or other matter;

(b) take part in any vote on the contract, proposed contract or other matter; or

(c) be counted for the purposes of a quorum.

(5) A person who makes a full and accurate disclosure under subsection (1) and who complies with subsection (4)(a) and (b) is not in breach of any duty owed by him or her to the Council by reason of his or her interest in the contract, proposed contract or other matter about which the disclosure was made.

(6) A person who fails to comply with subsection (1) commits an offence and is liable to a fine not exceeding N$4 000 or to imprisonment for a period not exceeding 1 year, or to both that fine and that imprisonment.

Immunity from liability

15. The Minister, the Council, a member of the Council or a member of a committee is not liable for anything done or omitted to be done in good faith -

(a) in the carrying out a function or power under this Act or any other law; or

(b) in reasonable belief that the act or omission was in the carrying out of a function or power under this Act or any other law.

Division 2 - Director and Staff

Director

16. (1) The Council must appoint a suitable person to be the Director of the Council.

(2) Subject to the directions of the Council, the Director is responsible for -

[One of the brackets around the (2) is missing in the *Government Gazette* but has been inserted here.]

(a) the formation and development of an efficient administration to manage the affairs of the Council and to implement its decisions;

(b) the organisation, management and discipline of the staff of the Council;

(c) carrying out any other functions assigned to the Director by the Council.

Staff

17. The Council may appoint such other employees as it considers necessary to assist in the performance of the Council's functions.

Conditions of service

18. Subject to section 22(3) of the Public Enterprises Governance Act, 2006, the Council determines the remuneration and other conditions of service and benefits of the Director and other employees of the Council.

[Section 18 is substituted by Act 2 of 2006, as amended by Act 8 of 2015. The Public Enterprises Governance Act referred to is Act 2 of 2006, which has been replaced by the Public Enterprises Governance Act 1 of 2019.]

PART III

FINANCIAL PROVISIONS

[The formatting of this Part heading in the *Government Gazette* is different from the formatting of the other Part headings in the Act and the TABLE OF PROVISIONS; it has been reproduced here as it appears in the *Government Gazette*.]

Funds of the Council

19. (1) The funds of the Council consist of -

(a) money appropriated by Parliament for the purposes of the Council;

(b) fees and other money paid to the Council under this Act;

(c) interest derived from investments; and

(d) money received from any other source.

(2) The Council must annually submit to the Minister, at a time determined by the Minister, a statement of the Council's estimated income and expenditure for its next financial year for approval by the Minister, with the concurrence of the Minister of Finance.

(3) The Council may during the course of a financial year submit to the Minister supplementary estimates of expenditure for that financial year for approval by the Minister, with the concurrence of the Minister of Finance.

(4) The Council may not incur any expenditure except in accordance with an estimate of expenditure approved under subsection (2) or (3).

(5) The Director is the accounting officer of the Council and is responsible for accounting for -

(a) all money received and payments made by the Council; and

(b) all assets and the discharging of all liabilities of the Council.

Bank accounts

20. (1) The Council must open and maintain accounts with a banking institution, as defined in section 1 of the Banking Institutions Act, 1998 (Act No. 2 of 1998), as may be necessary for the performance of the functions of the Council.

(2) The Council must ensure that -

(a) all money received by or on behalf of the Council is deposited into its bank account as soon as is practicable after the receipt thereof;

(b) any payment by the Council is made from its bank account; and

(c) no money is withdrawn, paid or transferred from its bank account without the Council's authority.

(3) Cheques or orders drawn on the Council's bank account must be signed on its behalf by two persons authorised for that purpose by resolution of the Council.

Investment of money

21. Any money of the Council that is not immediately required for expenditure by the Council may be invested at a banking institution referred to in section 20(1) or another registered financial institution approved by the Minister.

Financial year, accounts and audit

22. (1) The financial year of the Council ends on 31 March of each year.

(2) The Council must -

(a) cause proper books and records of account to be kept in accordance with generally accepted accounting practice and procedure to represent fairly the state of affairs and business of the Council and to explain its transactions and financial position; and

(b) not later than three months after the end of each financial year, cause annual financial statements to be prepared showing, with appropriate particulars, the money received and expenditure incurred by the Council during the financial year and its assets and liabilities as at the end of that financial year.

(3) The books and records of account and the annual financial statements of the Council must be audited by the Auditor-General.

Reports and financial statements

23. (1) The Council must -

(a) furnish to the Minister such information as the Minister may from time to time in writing require in connection with the activities and financial position of the Council; and

(b) each year, within six months of the end of its financial year, submit to the Minister -

(i) a report on its activities in respect of that financial year; and

(ii) copies of the Council's audited financial statements and the auditor's report for that financial year;

(2) The Minister must lay a copy of the report and the financial statements referred to in subsection (1)(b) upon the Table in the National Assembly within 30 days of the receipt thereof if the National Assembly is then in ordinary session, or, if the National Assembly is not then in ordinary session, within thirty days after the commencement of its first ensuing ordinary session.

PART IV

SYSTEM OF HERITAGE PROTECTION

[The formatting of this Part heading in the *Government Gazette* is different from the formatting of the other Part headings in the Act and the TABLE OF PROVISIONS; it has been reproduced here as it appears in the *Government Gazette*.]

Division 1 - The Namibian Heritage Register Namibian Heritage Register

24. (1) The Council must establish and maintain a register, to be called the Namibian Heritage Register, in respect of heritage places and heritage objects protected under this Act.

(2) The Register, or any part thereof, may be maintained in a form which the Council considers expedient, including in electronic form.

Categories of registration

25. (1) A place or object must be recorded in the Register in either of the following categories -

(a) heritage places; or

(b) heritage objects,

and in accordance with such further classifications as the Council may determine.

(2) Classifications under subsection (1) may include parts for -

(a) national monuments, being heritage places -

(i) declared as national monuments under section 35; and

(ii) which were national monuments immediately before the commencement of this Act by virtue of a declaration made under the National Monuments Act, 1969; (Act No. 28 of 1969).

(b) protected places;

(c) listed buildings;

(d) protected objects -

(i) listed generically;

(ii) listed in the inventories of the National Museum, National Art Gallery, the National Archives or any other museum or institution; or

(iii) in possession of an individual or a body corporate or association of persons under section 56.

(3) The Council may maintain in the Register parts for the recording of places and objects in respect of which limited identifying details are given, if the Council determines -

(a) that they may be at risk of damage or removal if fully identified in the Register; and

(b) that their protection cannot reasonably be secured otherwise.

Information to be included in Register

26. (1) Except in the case of places or objects referred to in section 25(3), the Council must record in the Register sufficient details to identify the places and objects included therein, including details relating to their location, ownership, and heritage significance.

(2) The Council is not required to include in the Register the name or exact location of a historic shipwreck or a historic shipwreck object referred to in section 57 of which the name or exact location is not known.

Copies and inspection of Register

27. (1) Copies of the Register, duly amended, must be kept -

(a) at the office of the Council; and

(b) any other place which the Council may determine and make known by notice in the *Gazette*.

(2) A copy of the Register, or any part thereof, must be made available for inspection by members of the public during normal office hours.

(3) The parts of the Register referred to in section 25(3), as well as any information not disclosed in relation to the items contained therein, are not open for inspection by any person, except with the express consent of the Council, and subject to the conditions determined by the Council.

(4) Inspection of the Register, or any part thereof is subject to payment of an inspection fee as may be determined by the Council, with the approval of the Minister.

Division 2 - Procedure for Declaration and Registration

Council to make recommendation to Minister for declaration

28. (1) The Council may submit to the Minister a recommendation that -

(a) a place be declared a heritage place; or

(b) an object be declared a heritage object.

(2) A recommendation under subsection (1) may be made by the Council, either -

(a) of its own motion; or

(b) upon a nomination made by any person or body.

(3) A recommendation to the Minister under subsection (1) must -

(a) be in writing;

(b) include a statement of the heritage significance of the place or object; and

(c) specify the category and classification in the Register in respect of which the place or object is recommended to be declared a heritage place or heritage object.

Nomination for declaration

29. (1) A nomination by a person or body that a place or object be declared a heritage place or a heritage object must -

(a) be made in writing to the Council in a manner approved by the Council; and

(b) specify the reasons as to why the place or object warrants to be so declared.

(2) The Council must not accept a nomination of a place or object under subsection (1) if, in the preceding 12 months -

(a) the Council had refused to recommend to the Minister that the place or object be declared a heritage place or heritage object;

(b) the Minister had refused to declare the place or object as a heritage place or heritage object; or

(c) a previous declaration of that place or object as a heritage place or a heritage object has been revoked under this Act,

but the Council may accept the nomination if the Council receives significant information relating to that place or object which was not available to the Council and the Minister in reaching the decision referred to in paragraph (a), (b) or (c).

(3) If a nomination under subsection (1) is made in relation to a place which is an archaeological site the Council may accept a nomination of any archaeological objects associated with that place or any artefact or unique specimen which includes an archaeological object associated with that place for declaration as an archaeological object.

(4) A nomination can be made -

(a) in respect of an archaeological object whether or not the object is located on or under the place or whether or not the exact location of the object is known;

(b) in respect of all objects associated with the place, whether or not the number or nature or the exact location of the objects is known; and

(c) without the extraction of the object from the place.

(5) The Council may ask a person or body nominating a place for further information to assist the consideration of the nomination.

(6) If the Council determines not to accept a nomination made in relation to a place or object it must in writing notify the nominator of its decision and furnish the reason for the decision.

Notice of proposed recommendation

30. (1) If the Council determines to recommend to the Minister that a place or object be declared a heritage place or a heritage object, the Council must give notice in accordance with subsection (2) to -

(a) the owner of the place or object;

(b) the nominator, if any, of the place or object; and

(c) the relevant local authority in whose area of jurisdiction the place is situated,

(2) A notice under subsection (1) must -

(a) be in writing;

(b) set out the terms of the recommendation;

(c) include sufficient information to identify the place, or object, whether by reference to maps, diagrams or otherwise;

(d) include a brief statement of the heritage significance of the place or object;

(e) advise the owner that the Council will submit its recommendation to the Minister after a period of 60 days from the date the notice of the proposed recommendation is published under subsection (4);

(f) advise the owner that the owner may, within that period of 60 days -

(i) make a submission on the proposed recommendation to the Council; and

(ii) request a hearing in relation to that submission; and

(g) set out a summary of the rights and obligations under this Act of the owners of protected places or protected objects of that kind.

(3) Despite subsection (2)(c), the Council may determine that, in relation to an archaeological site, some details of identification should not be included in the notice if the Council believes that there is a real danger that the site may be damaged or an archaeological object may be removed or damaged by a person if those details were known.

(4) The Council must cause a notice of a proposed recommendation that a place or an object be declared as a heritage place or a heritage object to be published in a newspaper circulating generally in the area in which the place or object is located at least 60 days before the date on which the Council proposes to submit its recommendation to the Minister.

Obligations of owner

31. (1) The owner of a place or object to whom notice has been given under section 30(2) must within 10 days after receipt of that notice advise the Council of -

(a) any works or activities that are being carried out in relation to the place or object at the time the notice is given; and

(b) any works or activities that are proposed to be carried out in relation to the place or object.

(2) After a notice has been given under section 30(2), and before the Minister takes a decision on the place or object, the owner must not, without the prior written approval of the Council, carry out or permit to be carried out any works or activities in relation to that place or object that could adversely affect the place or object.

(3) If, before the Minister's decision on a place or object to which a notice under section 30(2) relates, the owner proposes to dispose of the whole or any part of that place or object, the owner must -

(a) advise the Council of the proposed disposal at least 10 days before entering into a contract for that disposal; and

(b) before entering into a contract for that disposal, give a copy of the notice under section 30(2) to the person who, under the proposed contract, is to acquire the place or object or part of the place or object.

(4) An owner of a place who fails to comply with any provision of this section commits an offence and is liable to a fine not exceeding N$ 10 000 or to imprisonment for a period not exceeding 1 year, or to both such fine and such imprisonment.

Submissions

32. (1) Any person may make a written submission to the Council in relation to a proposed recommendation of the Council that a place or object be declared a heritage place or heritage object.

(2) A submission under subsection (1) must be made within 60 days after the date that the notice of the proposed recommendation is published under section 30(4).

(3) A submission must relate only to the issue whether or not a place is of heritage significance.

(4) A person making a submission under this section may in that submission request an opportunity to be heard by the Council in relation to the submission.

Procedure if no submissions are received

33. If no submissions have been received in respect of the proposed declaration the Council may, after expiry of the submission period referred to in section 32(2), submit its recommendation to the Minister.

Procedure if submissions are received

34. (1) The Council must examine each submission in relation to a proposed declaration which has been made in the required time, and may -

(a) ask the person making the submission for more information in relation to the submission;

(b) conduct a hearing into the proposed declaration.

(2) The Council must conduct a hearing into a proposed declaration if a person with a real and substantial interest in the place requests a hearing by the Council in a submission under section 32.

(3) After considering any submissions and conducting any hearing into a proposed declaration, the Council may determine -

(a) that the place or object is not of heritage significance and does not warrant inclusion in the Register;

(b) that the place or object is of heritage significance and should be included in the Register;

(c) that part of the place is of heritage significance and should be included in the Register;

(d) that the place, or part of the place, or the object may be of heritage significance and that a provisional protection order should be made in respect of the place or that part of the place or the object.

(4) When making a recommendation that a place be declared a heritage place, the Council may recommend that the place be declared a national monument if the place is of major significance and importance in relation the national heritage.

(5) If, when making a recommendation that a place be declared a heritage place, the Council considers that -

(a) the heritage significance of that place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or

(b) land surrounding that place is important to the protection or conservation of the place or contributes to the understanding of the place,

the Council may make a recommendation that that land be included for declaration as being part of the place, whether or not the land is in the same ownership as the place.

(6) A recommendation in respect of land referred to in subsection (5) must be made with the consent of the owner.

(7) Upon making a determination under this section the Council must provide a report to the Minister on the proposed declaration, including a report on any submissions considered or hearing conducted and the Council's determination concerning the declaration which the Council recommends should be made by the Minister in relation to the place or object.

Division 3 - Declaration of Heritage Places and Heritage Objects and Registration

Decision of Minister

35. After considering the report of the Council, the Minister -

(a) may make any determination recommended by the Council or that the Council could have made under section 34; and

(b) must notify the Council in writing of the determination made under paragraph (a).

Notice of declaration and registration

36. (1) If the Minister determines that a place or part of a place or an object be declared a heritage place or heritage object, the Council, upon receiving the Minister's notification, must.-

(a) include the place or part of the place or the object in the Register;

(b) give notice to the owner of the declaration and inclusion in the Register of the place or object;

(c) publish notice in the *Gazette* of the inclusion of that place or part of the place or the object in the Register as a heritage place or heritage object.

(2) A notice to an owner under subsection (1)(b), may include a determination by the Council as to works and activities that can be carried out in relation to the protected place or the protected object without the need for a permit under PART V.

(3) The notice under subsection (1)(c) must -

(a) specify the category or categories of the Register and the part of the register under which the place or object is included; and

(b) include sufficient information to provide reasonable identification of the place or object.

(4) Despite subsection (3)(b), the Council may, in relation to a place or object recorded in a part of the register referred to in section 25(3), include only limited identifying details as contemplated in that section.

Notice to Registrar of Deeds

37. (1) The Council must lodge with the Registrar of Deeds, in the prescribed manner, notice of any matter concerning any inclusion in, removal from or amendment to the Register which affects land.

(2) The Registrar of Deeds must make such endorsements or recordings in the appropriate documents and registers of the Deeds Registry, and any affected title deed or other document submitted to the Registrar, as are necessary to reflect the subject matter of the notice in respect of the land concerned.

(3) The Registrar of Deeds may require any evidence of the identity of any land affected by a notice lodged under subsection (1).

Certificates

38. (1) A person may apply to the Council for a certificate stating in respect of any place or object described in the application -

(a) whether or not the place or object is included in the Register under this Act and the category in which it is registered;

(b) whether or not the place or object is subject to a provisional protection order, and if so the date of the order;

(c) whether or not the place or object is being considered by the Council under this Act for inclusion in the Register;

(d) whether or not a nomination has been made under this Act for inclusion of the place or object in the Register;

(e) whether a building is a listed building.

(2) An application in terms of subsection (1) must -

(a) be in a form approved by the Council;

(b) state particulars of the place or object in respect of which the certificate is required; and

(c) be accompanied by the appropriate fee as determined by the Council, with the approval of the Minister.

Notice of sale of protected place or object

39. The owner of a protected place or protected object who proposes to enter into a contract of sale of the whole or any part of that place or object must notify the Council in writing of the prescribed information about that contract at least 30 days before the contemplated date of conclusion of the contract.

Amendment or removal of item on Register

40. (1) The Council may amend an item in, or remove an item from, the Register.

(2) Divisions 2 and 3 of this Part apply to an amendment or removal under subsection (1) in the same way as those Divisions apply to the declaration and registration of a place or object.

Division 4 - Provisional Protection Orders

Power to make provisional protection order

41. (1) The Minister, on recommendation of the Council, may make a provisional protection order in relation to a place or object if, in the opinion of the Minister, it is necessary or desirable to do so for the purposes of this Act.

(2) A provisional protection order must be in the prescribed form.

(3) The Council must cause the provisional protection order to be served on the owner, occupier or person apparently in charge of the place or object.

(4) In the case of -

(a) a place which is a government building or State land; or

(b) an object which is in or on a government building or State land,

the Council must give the order required to be served under subsection (3) to a Minister or a public authority or any other person responsible for the care, management or control of that building or land.

Effect of provisional protection order

42. (1) A provisional protection order takes effect on the service of the order under section 41.

(2) For the period that a provisional protection order continues in force in relation to a place or object in terms of section 45, such place or object is deemed for all purposes of this Act to be a protected place or protected object.

Display of provisional protection order

43. (1) A person who has been served with a provisional protection order under section 41 in relation to a place must cause a notice of the existence of that order to be continuously displayed in a conspicuous position on the place for the period that the order is in force.

(2) A notice referred to in subsection (1) must be in a form approved by the Council.

Authorisation of certain works to be carried out

44. Despite anything to the contrary in PART V, while a provisional protection order is in force in respect of a place or object, the Council may authorise any reasonable works or activities on the place or object which may assist -

(a) in determining the heritage significance of the place or object; and

(b) in the consideration of the place or object for declaration under section 35 and inclusion in the Register.

Period of provisional protection order

45. (1) A provisional protection order relating to a place or object continues in force -

(a) for a period of 6 months or any further period specified by the Minister under subsection (3); or

(b) until the place or object is declared a heritage place or a heritage object in accordance with section 35 and included in the Register,

whichever first occurs.

(2) The Minister, on recommendation of the Council, may at any time revoke a provisional protection order.

(3) The Minister may at any time extend the period of which a provisional protection order continues in force.

(4) A notice of an extension under subsection (3) must be served in the same manner as the provisional protection order is served.

PART V - PERMITS

Certain activities prohibited

46. (1) A person must not -

(a) remove or demolish;

(b) damage or despoil;

(c) develop or alter; or

(d) excavate,

all or any part of a protected place.

(2) A person must not -

(a) remove or demolish;

(b) damage or despoil;

(c) alter or excavate; or

(d) export from Namibia,

a protected object.

(3) A person must not relocate or disturb the position of a fixed protected object.

(4) Subsections (1), (2) and (3) do not apply to works or activities -

(a) carried out in accordance with a permit issued under this PART; or

(b) for which the Council has determined that a permit is not required pursuant to section 36(2) or section 47.

(5) A person who contravenes a provision of subsection (1), (2) or (3) commits an offence and is liable to a fine not exceeding N$100 000 or to imprisonment for a period not exceeding 5 years, or to both such fine and such imprisonment.

Exemption from permit

47. (1) The Council may from time to time determine classes of works or activities which may be undertaken in respect of any protected place or protected object or class of protected places or protected objects without a permit under this PART.

(2) The Council must give written notice without delay to the owner of a protected place or protected object of a determination made under subsection (1) which affects that place or object.

(3) An owner may apply to the Council for a determination that a permit is not required in respect of particular works or activities in relation to a protected place or protected object.

(4) If the Council makes a determination under subsection (1) or (3), those works and activities may be carried out in relation to that protected place or protected object without a permit under this PART.

(5) The Council may at any time amend or revoke a determination made under subsection (1) or (3).

(6) The Council must give written notice without delay to the owner of protected place or protected object of an amendment or revocation under subsection (5) which affects that place or object.

Application for permit

48. (1) A person may apply to the Council for a permit to carry out works or activities in relation to a protected place or protected object.

(2) An application must -

(a) be accompanied by the prescribed fee; and

(b) if the applicant is not the owner of the protected place or protected object, include the consent of the owner that the works or activities may be carried out in relation to that place or object.

(3) An applicant may at any time -

(a) withdraw an application; or

(b) with the consent of the Council make amendments to an application.

(4) In this section "owner" in relation to -

(a) a place which is a government building or State land; or

(b) an object which is in or on a government building or State land,

means a Minister, a public authority or any other person responsible for the care, management or control of that building or land.

Publication of application

49. (1) On receiving an application under section 48, the Council -

(a) must cause notice of the application to be published in a newspaper circulating generally in the area in which the protected place or protected object is situated, if the Council considers that the proposed works or activities may detrimentally affect that place or object;

(b) must make a copy of the application available at the office of the Council during normal office hours for inspection by members of the public for the period of 14 days after the notice is published under paragraph (a); and

(c) may require the owner of the protected place or protected object to cause a copy of the application to be continuously displayed in a conspicuous position on that place or the place where the object is located for a specified period not exceeding 14 days.

(2) The Council may -

(a) require the owner of a protected place or protected object to give the notice referred to in subsection (1)(a) at the owner's expense; or

(b) if that notice is given by the Council, recover the costs of publication from the owner.

Submissions

50. (1) If notice of an application is given under section 49(1) any person may lodge a written submission with the Council in relation to the application.

(2) A submission must be lodged within 14 days after the notice is given under section 49(1).

Matters to be considered in determining application for permit

51. (1) In considering an application for a permit, the Council must have regard to -

(a) the extent to which an approval of the application would affect the heritage significance of the protected place or object;

(b) the extent to which a refusal of the application would affect the reasonable or economic use of the protected place or object, or cause undue financial hardship to the owner in relation to that place or object;

(c) any submissions made under section 50;

(d) if the applicant is a public authority, the extent to which a refusal of the application would unreasonably detrimentally affect the ability of the public authority to carry out a statutory function specified in the application; and

(e) any matters relating to the protection and conservation of the place or object that the Council considers relevant.

(2) The Council may ask the applicant or any person who has made a submission for additional information in relation to the application or submission that the Council thinks necessary to assist the determination of the application.

(3) Before determining an application, the Council may require the applicant to obtain from a person with appropriate professional qualifications or experience, at the applicant's expense, a statement as to the impact the proposed works and activities may have on the place or object to which the application relates and the risk of damage to the place or object.

(4) The Council must determine an application for a permit within 90 days after its receipt, but the Council, with the consent of the applicant or, if the applicant refuses consent, with the approval of the Minister, may extend that period by a further period not exceeding 30 days.

(5) If the Council obtains an extension in accordance with subsection (4), the Council must notify the applicant within 7 days of that extension and the period of the extension.

Issue of permit

52. (1) After considering an application and any submissions relating to the application, the Council may determine -

(a) to issue the permit for the proposed works and activities;

(b) to issue the permit for some of the proposed works and activities specified in the application and approved by the Council; or

(c) to refuse to issue the permit.

(2) A permit may be issued on any conditions the Council thinks fit, including a condition requiring -

(a) the applicant to carry out, at the applicant's expense, any protective works which the Council may specify;

(b) that the works or activities be carried out under the supervision of a person with appropriate professional qualifications or experience as specified in the permit, at the applicant's expense;

(c) in the case of a permit authorising excavation of a site, that Namibian citizens, as may be specified in the permit, be engaged in the activities for the purpose of receiving professional training.

(3) The Council must, within 7 days of making a determination under subsection (1) -

(a) issue the permit to the applicant;

(b) issue the permit for some of the works or activities approved by the Council under paragraph (b) of that subsection and give the applicant a written notice of refusal to issue a permit in respect of the works and activities not approved; or

(c) give the applicant written notice of the refusal to issue the permit.

(4) A notice of refusal under subsection (3)(b) or (c) must set out -

(a) the reasons for the refusal; and

(b) a statement of the applicant's right of appeal under section 61.

PART VI - SPECIAL PROVISIONS FOR PROTECTION AND MANAGEMENT OF CERTAIN HERITAGE RESOURCES

Listed Buildings

[The word "Buildings" should not be capitalised in the heading above. It is not capitalised in the TABLE OF PROVISIONS.]

53. (1) The Council may identify, and include in the Register as listed buildings, any buildings which are worthy of protection and conservation.

(2) The Council must record in respect of each listed building sufficient details to identify the building, including details of its location, ownership and heritage significance.

(3) The Council must give notice of the listing of a building -

(a) in the case of a building situated within a local authority area, to the relevant local authority;

(b) in the case of a building situated outside a local authority area, to the owner of that building.

(4) A local authority must give notice to every owner of a listed building situated within its local authority area of the fact of the listing of that building under this section.

(5) A notice given to the owner of a listed building by the Council under subsection (3)(b) and by a local authority under subsection (4) must include a statement advising the owner of the obligations and liabilities of owners of listed buildings under subsections (6), (7), (12), (13) and (14).

(6) An owner of a listed building to whom notice has been given under subsection (3) or (4) must not carry out or cause or permit to be carried out any work for the alteration or development of that building without prior written consent obtained in accordance with this section.

(7) An application for consent under subsection (6) must be made at least 30 days before work for the alteration or development of the listed building is proposed to begin and must be submitted -

(a) in the case of a building situated within a local authority area, to the relevant local authority; and

(b) in the case of a building situated outside a local authority area, to the Council.

(8) A local authority, other than a local authority with delegated authority under subsection (9), must without delay and not later than 7 days after receiving an application under subsection (7)(a), submit the application to the Council and provide the Council with the prescribed information in relation to the application.

(9) The Council may -

(a) delegate to any local authority the power to consider and determine an application submitted to that authority under subsection (7)(a); and

(b) may impose conditions in relation to the exercise of that power by the local authority.

(10) The Council and a local authority with delegated power under subsection (9) -

(a) may ask an applicant for further information to assist the determination of the application; and

(b) must determine the application within 30 days of the receipt of the application.

(11) A local authority must forthwith give notice to the Council of any consent given by the local authority under subsection (10) and details of the consent given.

(12) If an owner or occupier of a listed building alters or develops that building in contravention of subsection (6) -

(a) the relevant local authority, in the case of a listed building situated within the area of a local authority; or

(b) the Council, in the case of a listed building situated outside a local authority area,

may require the owner or occupier to stop any work for the alteration or development of that building and to restore it to its previous condition or design.

(13) If an owner or occupier fails to comply with the requirement of a local authority or the Council under subsection (12), the local authority or the Council may without further notice -

(a) take possession of the building;

(b) cause the necessary restoration work to be carried out; and

(c) recover from that owner or occupier the cost of the restoration work.

(14) An owner who contravenes subsection (6) commits an offence and is liable to a fine not exceeding N$10 000 or to imprisonment for a period not exceeding 2 years, or to both such fine and such imprisonment.

Conservation areas

54. (1) The Council may, by notice in the *Gazette,* declare any area defined in the notice to be a conservation area on the ground of its historic, aesthetic or scientific interest.

(2) Before the Council declares an area situated within a local authority area to be a conservation area, the Council must consult with the relevant local authority.

(3) If the Council and the local authority fail to agree on the declaration of the conservation area, the local authority may in writing request the Minister to review the decision of the Council in relation to the declaration of the conservation area.

(4) In determining a review under subsection (3), the Minister may confirm or cancel the decision of the Council and may by notice in the *Gazette* revoke a notice issued by the Council under subsection (1).

(5) A person must not undertake the work referred to in subsection (6) unless that person has complied with all the requirements of this section and permission has been given to that person by the Council in terms of subsection (10).

(6) A person who intends to undertake within a conservation area -

(a) a development which exceeds 10 000 square metres in extent or the estimated costs of which exceed N$2 million;

(b) the construction of a road, wall, powerline, pipeline, canal or any other similar form of linear development or barrier exceeding 300 metres in length; or

(c) the construction of a bridge or similar structure exceeding 50 metres in length,

must, at least 90 days before the work is planned to begin, give notice to the Council of the proposed work and of the location where the work is proposed to be carried out.

(7) The Council, with the consent of the Minister responsible for environment, must as soon as is practicable, but in any event not later than 30 days after receipt of the notification, inform the person who gave the notice whether the Council requires him or her to obtain, at his or her expense, an environment impact assessment from a person with appropriate professional qualifications or experience, with a view to determining -

(a) the existence of heritage resources in the vicinity of the relevant area where work is to be carried out;

(b) the impact of the proposed work on those resources; and

(c) the extent to which the proposed area and height of the proposed development may be obtrusive in relation to the area and height of any protected place or listed building in the vicinity.

(8) The report on the environment impact assessment must be submitted to the Council and the Minister responsible for the environment.

(9) The Council may require the person proposing to undertake the work to meet with the Council for the purpose of discussing the report and ways to minimize any adverse effect of the work on heritage resources as may be indicated in the report.

(10) The Council may, after considering the report and any other information submitted to it in terms of this section, permit, subject to any conditions which it may impose, the person who has given notice to it in terms of subsection (6), to undertake the proposed work.

(11) The Council may, in a notice under subsection (1) or a subsequent notice, prohibit that any building situated within the conservation area which is 50 or more years old be demolished without the written consent of the Council.

Archaeological and palaentologicl sites, meteorites and other heritage resources

[The word "palaeontological" is misspelt
in the *Government Gazette*, as reproduced above.]

55. (1) The Council may cause to be erected at suitable places within or on the boundaries of or near a registered archaeological or palaeontological or meteorite site notices indicating that the site is a protected place.

(2) The fact that a notice is not erected under subsection (1) does not affect the liability of any person for a contravention of this Act relating to archaeological or palaeontological sites or archaeological or palaeontological objects or meteorites.

(3) All archaeological and palaeontological objects and meteorites are the property of the State, except such an archaeological or palaeontological object the private possession and ownership of which -

(a) was acquired not in contravention of section 12 of the National Monuments Act, 1969 (Act No. 28 of 1969) or a law repealed by that Act; or

(b) is acquired by virtue of a consent issued under this section.

(4) A person who discovers any archaeological or palaeontological object or meteorite must as soon as practicable report the discovery to the Council.

(5) If the Council has reason to believe that any activity or development is being carried out in or on any area of land which is believed to be an archaeological or palaeontological or meteorite site without a permit under section 52 and that the activity or development may destroy, damage or alter that site, the Council may -

(a) serve on the owner or occupier of the site or on the person undertaking the activity or development an order to cease that activity or development immediately for the period specified in the order;

(b) carry out or cause to be carried out an investigation for the purpose of obtaining information on whether or not an archaeological or palaeontological site exists on the land and whether the activity or development may adversely affect that site;

(c) if the Council considers that the activity or development may adversely affect the archaeological or palaeontological site, assist the person on whom the order has been served under paragraph (a) to apply for a permit in accordance with section 48; and

(d) recover the costs of the investigation from the person on whom the order has been served under paragraph (a) if the investigation shows that an archaeological or palaeontological site exists on the land and that a permit under section 52 is required for carrying out that activity or development.

(6) The Council, after consultation with the owner of any land on which an archaeological or palaeontological site or a meteorite is located, may serve a notice on that owner to prohibit any activities indicated in the notice within a specified distance from that site or meteorite.

(7) Unless authorised by a permit under section 52, a person must not, without a consent issued under subsection (8) -

(a) use an archaeological or palaeontological object or meteorite for the purpose of study, conservation or presentation;

(b) uncover or expose, or move from its original position, any archaeological or palaeontological object or meteorite;

(c) carry out an investigation or survey of any land for the purpose of finding any archaeological or palaeontological object or meteorite;

(d) alter or develop any land on or in which an archaeological or palaeontological site or a meteorite is believed to be located;

(e) carry out an act likely to endanger an archaeological or palaeontological object or meteorite;

(f) within the area of a registered archaeological site be in possession of any excavation equipment or equipment designed or used for the detection of metals or archaeological or palaeontological objects or meteorites; or

(g) whether as principal or agent -

(i) buy or sell;

(ii) export or attempt to export from Namibia;

(iii) have in his or her possession for the purpose of sale or export,

any archaeological or palaeontological object or any meteorite;

(8) An application for a consent referred to in subsection (7) must -

(a) be made to the Council; and

(b) be accompanied by the prescribed fee.

(9) The Council may issue a consent subject to any conditions that the Council thinks fit, including a condition -

(a) that the activity authorised by the consent be supervised by a person with appropriate professional qualifications or experience as specified in the consent;

(b) that any archaeological or palaeontological object or meteorite found in the course of the activity authorised by the consent must be recorded, conserved and dealt with in a way specified in the consent; and

(c) that Namibian citizens, as may be specified in the consent, be engaged in the activity authorised by the consent for the purpose of receiving professional training.

(10) A person who contravenes or fails to comply with an order under subsection (5)(a), a notice under subsection (6), any provision of subsection (7) or any condition imposed under subsection (9), commits an offence and is liable to a fine not exceeding N$100 000 or to imprisonment for a period not exceeding 5 years or to both such fine and such imprisonment.

Duty of persons possessing an archaeological or palaeontological object or meteorite

56. (1) A person who is in possession of an item which is an archaeological or a palaeontological object or meteorite on the date of commencement of this Act must, within the period as the Minister may determine by notice in the *Gazette*, notify the Council of his or her possession of that item and provide the information prescribed in the notice in relation to the item.

(2) An item in respect of which a person without reasonable cause does not give the notification under subsection (1), is deemed to have come into that person's possession after the commencement of this Act.

(3) If a person gives notification under subsection (1) in respect of an item of which that person or any other person acquired possession otherwise than as contemplated in section 55(3), that item, unless the Council directs otherwise, remains in the person's possession -

(a) in the case of an individual, until the person's death; or

(b) in the case of a body corporate or trust or an association of persons, until the date determined by the Minister by notice in the *Gazette*,

provided the person or a representative of the body corporate, trust or association, at the request of the Council, signs a written undertaking as determined by the Council to take the measures as the Council may require for the protection and safe-keeping of the item and not to part with the possession thereof, except to the Council or any person or institution specified by the Council.

(4) Arrangements for the transfer of an item in the circumstances contemplated in subsection (3), must be made, in the case of a deceased person, between his or her executors and

the Council, and in any other case between the representative of the body corporate, trust or association.

(5) A person referred to in subsection (3) who fails to comply with a written demand of the Council to rectify any breach of a condition of an undertaking referred to in that subsection within the period specified by the Council must, on the written direction of the Council, deliver the item to the Council or any person or institution specified by the Council.

Historic shipwrecks and shipwreck objects

57. (1) The remains of all ships that have been situated on the coast or in the territorial waters or the contiguous zone of Namibia for 35 years or more are historic shipwrecks for the purposes of this section.

(2) All articles that have been situated on the coast or in the territorial waters or the contiguous zone of Namibia for 35 years or more and that were associated with ships are historic shipwreck objects for the purposes of this section.

(3) The Minister may, by notice in the *Gazette*, declare that -

(a) subsection (1) does not apply to the remains, or part of the remains, of a particular ship or class of ships; or

(b) subsection (2) does not apply to any specified article or class of articles.

(4) If the Council proposes to recommend to the Minister -

(a) under section 28, that -

(i) a place where the remains of a ship are located be declared a protected place; or

(ii) an article associated with a ship be declared a protected object; or

(b) under section 41 that a provisional protection order be made in relation to a place where an article or articles appearing to be the remains of a ship are located.

[The full stop at the end of paragraph (b) should be a comma.]

the Council must obtain and submit to the Minister, together with the Council's report and recommendation, any comments or advice which the Minister responsible for fisheries and marine resources may wish to make or give in relation to the proposed declaration.

Site management

58. (1) The Council must progressively introduce and maintain -

(a) for each protected place which is a national monument; and

(b) for any other protected place as the Council may determine,

a site management plan in accordance with the best cultural, environmental, ecological, scientific and education principles that can reasonably be applied, taking into account the location, size and nature of the site and the extent of the resources of the Council.

(2) The management of a site in accordance with subsection (1), or any activity connected with the management of a site, may be undertaken -

(a) solely by the Council;

(b) by the Council in conjunction with staff members of the Ministry of Environment and Tourism designated by the Minister responsible for that Ministry; or

(c) by any person, traditional authority as defined in the Traditional Authorities Act, 2000 (Act No. 25 of 2000), institution or undertaking in accordance with the terms and conditions of a contract entered into between the Council and the person, traditional authority as defined in the Traditional Authorities Act, 2000 (Act No. 25 of 2000), institution or undertaking, with the approval of the Minister.

(3) A site management plan may relate to -

(a) the enclosure of the site, or such parts thereof as need to be kept secure;

(b) the provision of authorised points of entry, access routes and parking facilities;

(c) the imposition and collection of admission charges;

(d) the employment of trained guides and other attendants for providing information, assistance and other services to visitors;

(e) the provision of information and education about the site which will lead to an understanding and appreciation of the heritage significance and values associated with the site;

(f) the provision of facilities for the convenience or enjoyment of visitors, including the sale of refreshments and items of interest;

(g) the construction and maintenance of camping or other facilities for the accommodation of visitors; and

(h) any other matter which the Council considers necessary or expedient for the conservation and management of the site.

(4) The Council must cause to be displayed at each authorised point of entry to a managed site -

(a) the emblem of the Council; and

(b) the conditions on which access to the site is permitted.

PART VII - MISCELLANEOUS

Service of notices, orders and other documents

59. (1) Any notice, order or other document required to be served on or given to a person under this Act, may be served or given -

(a) by delivering it to that person;

(b) by leaving it at the person's usual or last known place of residence;

(c) by forwarding it by post in a prepaid registered letter addressed to the person at his or her usual or last known postal address or place of residence;

(d) by forwarding it electronically to that person at his or her last known place of residence or business; or

(e) in the case of a place, by displaying it at that place.

(2) If a provisional protection order is served -

(a) on a person other than the owner of the place or object to which the order relates; or

(b) in the manner referred to in subsection (1)(e),

the Council must as soon as possible after the service of the order -

(c) cause a copy of the order to be served on the owner in accordance with subsection (1)(a), (b), (c) or (d); or

(d) if the address of the owner is unknown, cause a copy of the order to be published in a newspaper circulating generally in Namibia.

Appointment and powers of heritage inspectors

60. (1) The Council may appoint persons to be heritage inspectors for the purposes of this Act.

(2) A staff member of the Public Service or a public authority may be appointed as heritage inspector only with the consent of the Minister or other person in charge of the relevant Ministry or of the public authority.

(3) Each member of the Namibian Police Force and each customs and excise officer is a heritage inspector.

(4) The Council must issue to each heritage inspector, other than a person referred to in subsection (3), an identity card containing a photograph and the signature of the heritage inspector.

(5) A heritage inspector, other than a person referred to in subsection (3), who seeks to exercise any power under this Act in relation to any person must produce his or her identity card for inspection by that person.

(6) A heritage inspector may at all reasonable times enter upon any land or premises for the purpose of inspecting any heritage resource protected in terms of this Act, or any other property in respect of which the Council may exercise its functions and powers under this Act, and may take photographs, make measurements and sketches and use any other means of recording information necessary for the purposes of this Act.

(7) A heritage inspector may at any time inspect work being done under a permit or consent issued in terms of this Act and may for that purpose at all reasonable times enter any place protected in terms of this Act.

(8) If a heritage inspector has reasonable grounds to suspect that an offence in terms of this Act has been, is being, or is about to be committed, the heritage inspector may, with such assistance as he or she thinks necessary -

(a) enter and search any place or premises, other than a private dwelling, or any vehicle, vessel or craft, and for that purpose stop and detain any vehicle, vessel or craft, in or on which the heritage inspector believes, on reasonable grounds, there is evidence related to that offence;

(b) confiscate and detain any heritage resource or evidence concerned with the commission of the offence; and

(c) take any action reasonably necessary to prevent the commission of an offence in terms of this Act.

(9) A heritage inspector may, if there is reason to believe that any work is being done or any action is being taken in contravention of this Act or the conditions of a permit or consent issued in terms of this Act, order the immediate cessation of such work or action pending any further order from the Council.

(10) A heritage inspector may require any person who he or she has reason to believe has committed an offence in terms of this Act to supply his or her name and address and reasonable evidence of his or her identity, and may arrest a person who refuses to comply with that requirement.

Appeals

61. (1) A person who is aggrieved by -

(a) a refusal of the Council to accept a nomination under section 29;

(b) a refusal of the Council to grant a permit or any consent under this Act;

(c) a condition imposed by the Council in relation to any permit or consent under this Act;

(d) a decision of the Council in relation to an appeal under subsection (2); or

(e) or any order issued or prohibition imposed or any other decision which affects any real and substantial interest of the person in a protected place or protected object or a place or object which may be of heritage significance,

may appeal against the decision of the Council to the Minister in the prescribed manner.

(2) A person who is aggrieved by a decision of a local authority with delegated authority under section 53 in relation to an application for consent in respect of a listed building, may appeal against that decision to the Council in the prescribed manner, who may confirm or refuse the appeal.

(3) In determining an appeal under subsection (1), the Minister may -

(a) confirm the Council's decision;

(b) refer the matter back to the Council for reconsideration in accordance with any directions the Minister may give; or

(c) make any decision which the Council could have made in relation to the matter under this Act.

Regulations

62. (1) The Minister, on the recommendation of the Council, may make regulations relating to -

(a) the issuing of any permit or consent under this Act;

(b) the control of excavations or other works or activities carried out in relation to a protected place or protected object;

(c) any application made to the Council or a local authority with delegated power under this Act, including the particulars or information to be furnished and any documents, drawings, plans and photographs to accompany such application; and

(d) generally relating to any matter required or permitted to be prescribed under this Act or which the Minister considers necessary or expedient to prescribe for the purpose of achieving the objects of this Act.

(2) The Minister may make regulations relevant to international conventions or agreements to enforce measures concerning trade in items of national heritage belonging to states other than Namibia.

(3) Regulations made under this section may -

(a) differentiate between different classes of persons or different places or objects;

(b) make provision for the granting of exemptions from any provision thereof;

(c) create an offence for any contravention thereof or any failure to comply with a provision thereof; and

(d) prescribe penalties in respect of any such offence not exceeding a fine of N$4 000 or imprisonment for a period of 1 year.

Offences and penalties

63. (1) A person commits an offence who -

(a) fails to comply with a request or requirement lawfully made under this Act;

(b) for the purpose of obtaining, whether for himself or herself or for any other person, any permit, consent or other authority in terms of this Act, makes any statement or representation knowing it to be false or not knowing or believing it to be true;

(c) fails to comply with or performs any act contrary to the terms, conditions, restrictions or directions subject to which any permit, consent or authority has been issued to him or her under this Act;

(d) obstructs the holder of a permit or consent under this Act in exercising a right authorised by the permit or consent;

(e) hinders or obstructs a heritage inspector in the exercise of any power or the performance of any duty under this Act;

(f) damages, takes or removes, or causes to be damaged, taken or removed from a place protected in terms of this Act any badge, sign, notice or thing displayed or erected by the Council or a local authority;

(g) receives any badge, emblem or any other property or thing unlawfully taken or removed from a place protected under this Act.

(2) A person convicted of an offence under subsection (1) is liable to a fine not exceeding N$8 000 or imprisonment for a period not exceeding 2 years or to both such fine and such imprisonment.

(3) If a person is convicted of an offence under this Act which has resulted in damage to or alteration of a protected heritage resource, the court may -

(a) order that person to remedy the result of the act of which he or she was convicted, in a manner and within the period specified by the court, and upon the person failing to comply with the order, order the person to pay to the Council a sum equivalent to the cost of making good; or

(b) if it is of the opinion that such person is not in a position to make good damage done to the heritage resource by virtue of the offender not being the owner or occupier of a heritage resource or for any other reason, or that it is unrealistic or undesirable to require that the results of the act be made good by the offender, order the offender to pay to the Council a sum equivalent to the cost of making good.

Exemption from taxes and protection of copyright

64. (1) Notwithstanding anything to the contrary in any other law contained, no duty, tax or fees, other than a duty, tax or fee levied under the law relating to customs and excise, is payable by the Council to the State in respect of anything done or any transaction under this Act or in respect of any document required in connection with anything so done or with any such transaction.

(2) Notwithstanding sections 5 and 27(5) of the Copyright and Neighbouring Rights Act, 1994, (Act No. 6 of 1994) copyright in any work, as defined in section 1 of that Act, published by the Council vests in the Council, who may exercise all the rights of a copyright owner under that Act.

Educational role of Council

65. (1) The Council in the performance of its education function must publish a statement approved by the Minister of the Council's policy for the protection of Namibia's heritage.

(2) In performing that function, to the extent of personnel and financial resources available to the Council, the Council may -

(a) liaise and consult with local authorities and community leaders in relation to the protection, conservation and maintenance of protected places and protected objects and their environment;

(b) educate and encourage owners of land and members of the public to report and protect discoveries of places and objects of cultural, artistic, natural, palaeontological, archaeological, historical or scientific interest;

(c) publish or promote the publication of guidebooks and similar publications, having an educational purpose in respect of all or any parts of Namibia and its heritage;

(d) issue broadsheets and leaflets for use by visitors to protected places and protected objects;

(e) carry out and encourage research into national, regional and local history of Namibia and its heritage, and publish the useful results of the research;

(f) contribute to and encourage the training of staff and the professional development of persons working in the field of heritage;

(g) encourage public awareness and participation in heritage matters.

Remedial works

66. (1) In the event of any breach of a provision of this Act or an obligation under this Act on the part of a person charged with the custody of a protected place or protected object whereby damage is caused to that place or object, the Council may -

(a) by notice in writing require that person to remedy the damage within a specified period and at the person's own expense; and

(b) upon failure of the person to comply with the notice, itself enter upon the property and to remedy or cause to be remedied the damage and recover the cost for the remedial work from that person, except if the person proves that he or she was not responsible for the damage either directly or indirectly through default or neglect.

(2) If a person has defaced, destroyed, removed, altered or damaged a memorial tablet at a protected place or the Council's emblem or any sign or notice erected by the Council, the Council may cause the damage to be repaired or the tablet, emblem sign or notice to be replaced and recover the cost thereof from that person.

By-laws of Council and local authorities

67. (1) The Council, with the approval of the Minister, may, by notice in the *Gazette*, make by-laws in relation to -

(a) the admission of members of the public to protected places to which access is allowed under the control of the Council and the fees payable for admission;

(b) the conditions of use by any person of any protected place or protected object which is under the control of the Council;

(c) the safeguarding and protection of, and access of members of the public to, any protected place or object in the possession of a private person;

(2) A local authority may, with the approval of the Minister, granted on the recommendation of the Council, make by-laws in relation to -

(a) the admission of the public to a protected place to which the public is allowed access under the control of the local authority and the fees payable for admission;

(b) the conditions of use by any person of a protected place or object which is under the control of the local authority.

(3) A by-law made under this section may prescribe fines not exceeding N$2 000 or imprisonment for a period not exceeding 6 months for any contravention thereof or failure to comply therewith.

Transitional provisions

68. (1) All assets, rights liabilities and obligations of the National Monuments Council constituted under the National Monuments Act, 1969 (Act No. 28 of 1969) vest in the Council on the commencement of this Act.

(2) Any immovable property referred to in subsection (1) vests in the Council without formal transfer and without payment of transfer duty, stamp duty or any other fee or charge, but subject to any existing right, charge, obligation registered in or over the property.

(3) The Registrar of Deeds must make the necessary endorsements in the registers and records of the Deeds Registry and on any title deed or other document submitted to the Registrar to give effect to the provisions of subsection (2).

(4) A person who immediately before the date of commencement of this Act was a member of the National Monuments Council referred to in section 2 of the National Monuments Act, 1969 (Act No. 28 of 1969) continues to serve as member of the Council for a period of 1 year from the date of commencement of this Act and is deemed to have been appointed under this Act.

(5) Every person who, immediately before the date of commencement of this Act, was employed by the National Monuments Council referred to in subsection (1), becomes on that date an employee of the Council -

(a) at the same remuneration and conditions of service as applied to him or her immediately before that date; and

(b) without any interruption in the employment of that person.

Repeal of laws and savings

69. (1) Subject to subsection (2) -

(a) the National Monuments Act, 1969 (Act No. 28 of 1969);

(b) the National Monuments Amendment Act, 1970 (Act No. 22 of 1970);

(c) the National Monuments Amendment Act, 1971 (Act No. 30 of 1971);

(d) the National Monuments Act Amendment Act, 1979 (Act No. 7 of 1979); and

(e) the National Monuments Amendment Act, 1979 (Act No. 35 of 1979);

are repealed.

(2) Any regulation or by-law made and anything done under a provision of a law repealed by subsection (1), and which may be made or done under a provision of this Act, is deemed to have been made or done under the corresponding provision of this Act.

Short title and commencement

70. This Act is called the National Heritage Act, 2004 and comes into operation on a date determined by the Minister by notice in the *Gazette*.

Annexure "B"

HISTORICAL BUILDINGS

REFERENCE NO. KWi 7-16

DISTRICT	Windhoek
TOWN	Windhoek
STREET	Schwerinsburg Road
NAME OF BLDG. / FARM	Schwerinsburg (Sperlingslust)
ERF / PLOT NO.	5656
SIZE	25/10
TYPE	castle - dwelling house (restaurant)
PERIOD	has been added to
ARCHITECT / BUILDER	troup - Willi Sander
ERECTED	1890 - 1915 / 14 for Distriktschef Schwerin Grafv.
DOCUMENTS	Archives, Führer 1916, Municipality

DESCRIPTION		CONDITION
		good
FOUNDATION	natural stone	
WALLS	different bricks, plastered and ~~natural stone, plastered~~	
ROOF	corrugated iron	
WINDOWS	wood, original	
DOORS & GATES	wood, original	
FLOORS INSIDE	wood cement	
WALLS INSIDE	plastered	
CEILINGS	main rooms wooden beams and boarding varnished, wooden boarding painted	
STEPS & STAIRCASES	wooden structuress	
ACHITECTURAL PART.	many good simple details of "[illegible]" [illegible] lamp fittings etc.	
OUTBUILDINGS		
RELATIONSHIP TO ENVIRONMENT		

PROTECTION PROPOSED

GRADE 99

A

HISTORICAL BUILDINGS

REFERENCE NO. KWi 7-16
APPENDIX NO. 1

ADDRESS OF PRESENT OWNER: E F A FROTSCHER, P O BOX 156, WINDHOEK — Landsurveyor - Tarboto.

Evaluation Criteria

		E	VG	G	F/P	
A. ARCHITECTURAL QUALITY						
		Max 35				
1. Style	Combined	25	~~12~~	6	0	
2. Construction	Tower & part double storey	15	8	~~4~~	0	
3. Age	1890 - 1913 + 1914	~~10~~	5	2	0	
4. Architect	Willi Sander (partly)	~~8~~	4	2	0	3
B. HISTORICAL ASSOCIATION						
		Max 20				
5. Person / group	~~Schutztruppe~~ Graf Schwerin Distrikschef	~~20~~	10	5	0	
6. Event	Watchtower of Schutztruppe - Later Inn	~~20~~	10	5	0	
7. Context	Town founding & private initiative	~~10~~	5	2	0	2
C. ENVIRONMENTAL CONTRIBUTION						
		Max 20				
8. Landmark / exposure		~~15~~	8	4	0	
9. Continuity	Hill contour - 3 castles	~~10~~	5	2	0	
10. Setting (immediate)		~~10~~	5	2	0	2
D. USABILITY						
		Max 15				
11. Compatibility	Special residential	~~10~~	5	3	0	
12. Adaptability	Residential	~~10~~	5	3	0	1
E. INTEGRITY						
		Max 10				
13. Alterations	Additions in style	~~5~~	3	2	0	
14. Condition		~~5~~	3	2	0	1
TOTAL SCORE						9

NOTES

EVALUATED BY: Edda Schoedder — DATE: August 1982

APPROVED BY: Peter Strack — DATE: 27.9.1982

COMMENTS

HISTORICAL BUILDINGS

REFERENCE NO. KWi 7-16
APPENDIX NO. 2

DOCUMENTS:

Führer 1916: (175)

Archives:

Frühe Jahresberichte: Ausguck - Verbindungsposten nach Klein Windhuk "Sperlingslust"

BWI. 7g. Bd. XX: Graf von Schwerin, Distrikschef, Anbau eines eingeschossigen Raumes aus Ziegelsteinen mit Kalkputz an der SW-Ecke. 11.09.1913 (Handskizze - primitiv)

BWI. 7h. Bd. XXII: Graf von Schwerin, Bau eines Pferdestalls, SO - tiefliegend, 16m vom Remter 6.02.1914 Handskizze primitiv.

Graf Schwerin, Umbau + Anbau der Wohnräume unter grossem Walmdach und Verbindungsbau zum Turm, Veranda 24.03.1914
2 Wohnräume + Säulen, Eingangsveranda an vorh., 3 kl. Räume und gleichzeitig Verbindung zum Turm. (Sander)

ADM 120 4573/44: Graf von Schwerin, Ummauerung eines Wasserbassins und Eingangsmauer (rund mit innenliegender Treppe und darüber errichteter Pergola auf Säulen. Zinnen kränze. Blaupause (Sander?) Gen. 29.12.1916

MUN 576: Mrs. H.M. Bone, 24.10.1931 sleeping porch natural stone in the courtyard in front of NE rooms.

E. (Edgar E.) Bone, Interior changes, WC and pantry W. Koch (K & S) 15.05.1936 (connected to municipal drainage system)

H.M. Bone, Überdachung über dem Balken über der Rund bogeneingangshalle, Kankowski, 11.03.1937

H. Wilkens (?) Eingeborenen WC in der SW Ecke des Grundstücks 20.04.1949

Dr. H. Steyn, Anbau eines Badezimmers an die SO Ecke, 23.04.1951

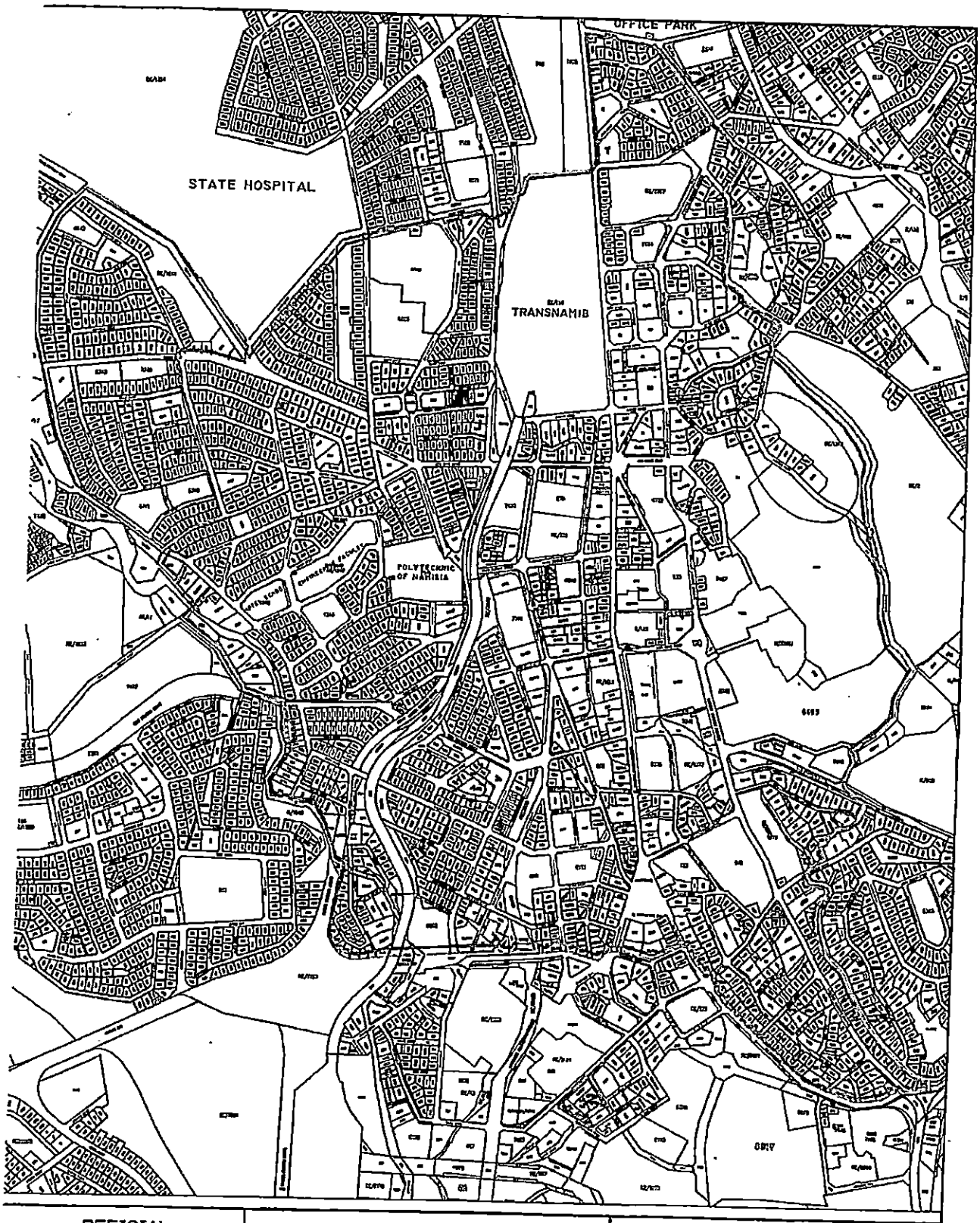
Dr. H. Steyn, Anbau einer Garage an best. Aussengebäude (Meyer & Hurter) 22.12.1955.

Annexure "C"

WINDHOEK:

ERF	STREET	TYPE	GRADE
2295	Sandpiper	Dwelling	C42
3705	Hosea Kutako	Dwelling	C57
3705	Hosea Kutako	Dwelling	C57
3712	Hosea Kutako	Dwelling	C59
5524	Promenaden	Dwelling	B61
5636	Schwerinsburg	Castle dwelling	A99
5642	Heinitzburg	Dwelling	C48
5668 (now part of Erf 7215)	Robert Mugabe	Dwelling	C55
5753	Love/Sinclair	Dwelling	B66
6608	Eugene Marais/Uhland	Dwelling	C53
6645	Schutzen/Bahnhof	Dwelling	B79

Annexure "D"



File L/ OFFICIAL

CITY OF WINDHOEK

Designed	Date 26 October 2017	
Drawn	Date 26 October 2017	
Checked	Date 26 October 2017	
Divisional Head		

WINDHOEK TOWNSHIP(CENTRAL)
OFFICE & HIGHER DENSITY
POLICY AREA

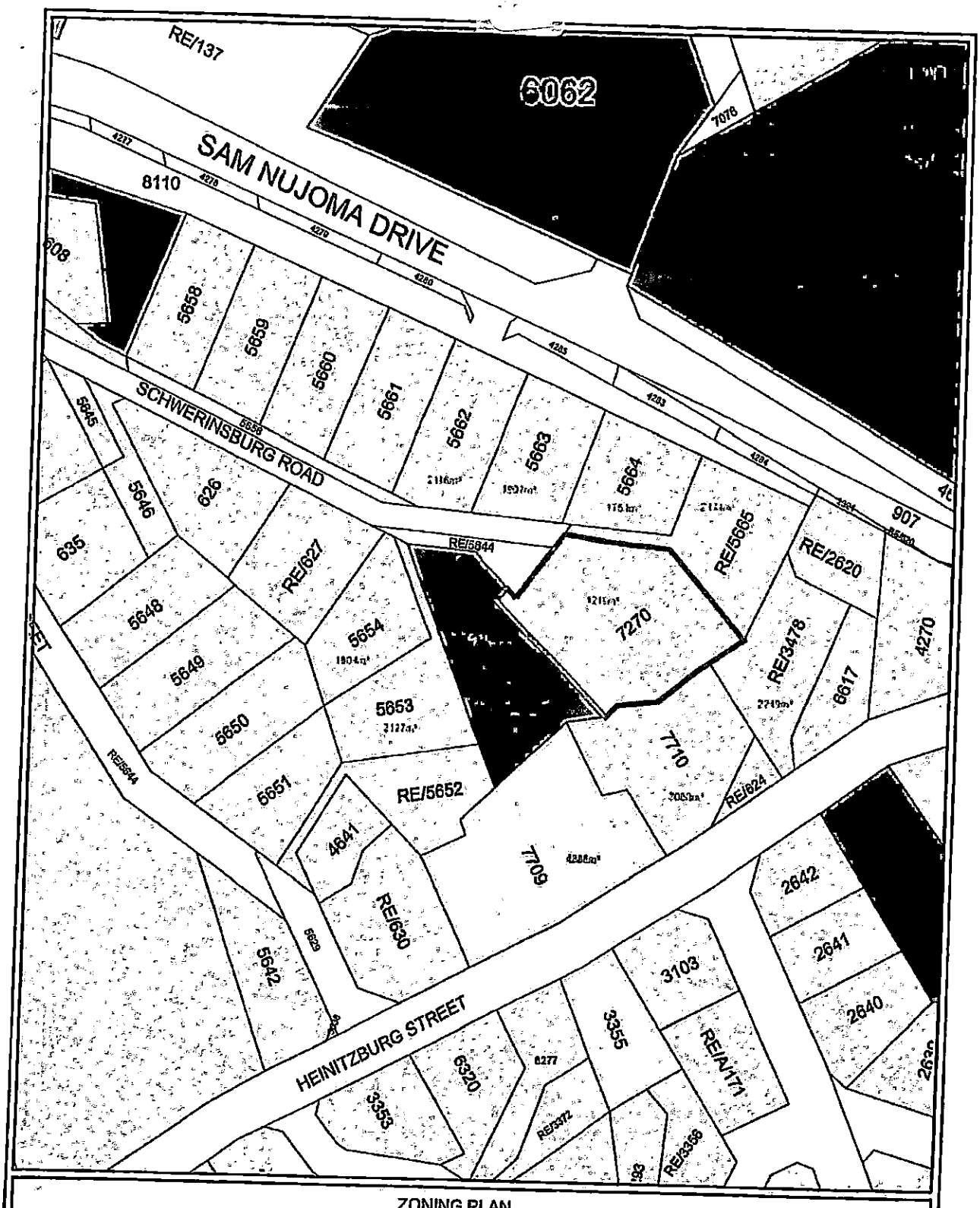
2013 10 Scale: 1/12 000

UP201710-01 REV

LEGEND

- Office Bulk 0.4 & Residential Density 1:250m²
- Interim Office Bulk 0.4 & Residential Density 1:250m²

Annexure "E"



ZONING PLAN
ERF 7270, SCHWERINSBURG STREET, WINDHOEK

The copyright of this drawing is reserved

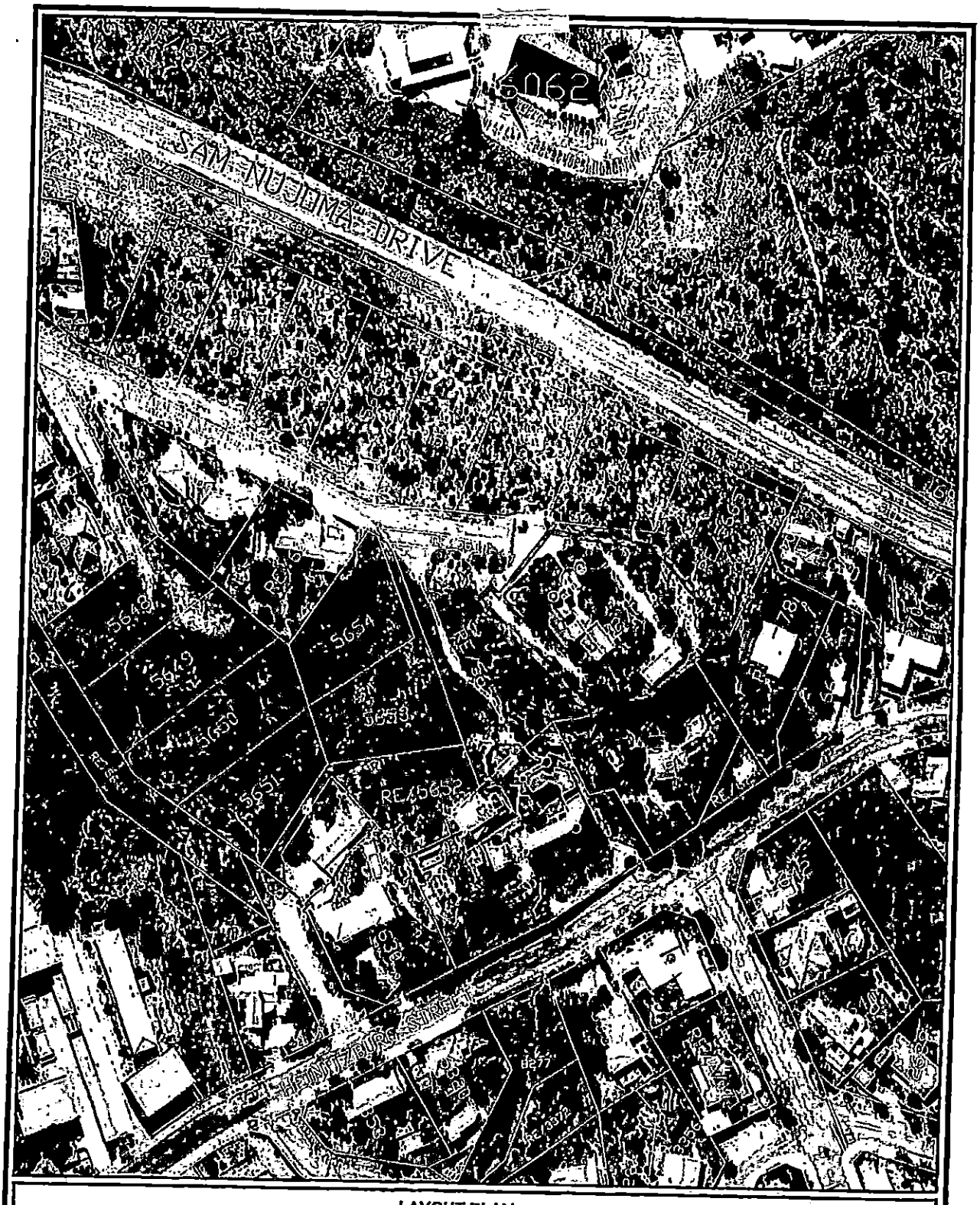
DESIGN: URBAN DYNAMICS	DATE
DRAWN: URBAN DYNAMICS	DATE
REVISION	DATE
JET: PROJECT NUMBER/ DRAWING NAME	
SCALE: 1 : 2 000	DRAWING NAME: Heinitzburg

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- INSTITUTIONAL
- MUNICIPAL
- PUBLIC OPEN SPACE

PREPARED BY:
45 NELSON MANDELA AVE.
KLEIN WINDHOEK, NAMIBIA
URBAN DYNAMICS
town and regional planners
P O BOX 20837
WINDHOEK
Namibia
Telephone +264-61-240300
Telefax +264-61-240309
E-mail
Web

Annexure "F"



LAYOUT PLAN
ERF 7270, SCHWERINSBURG STREET, WINDHOEK

The copyright of this drawing is reserved

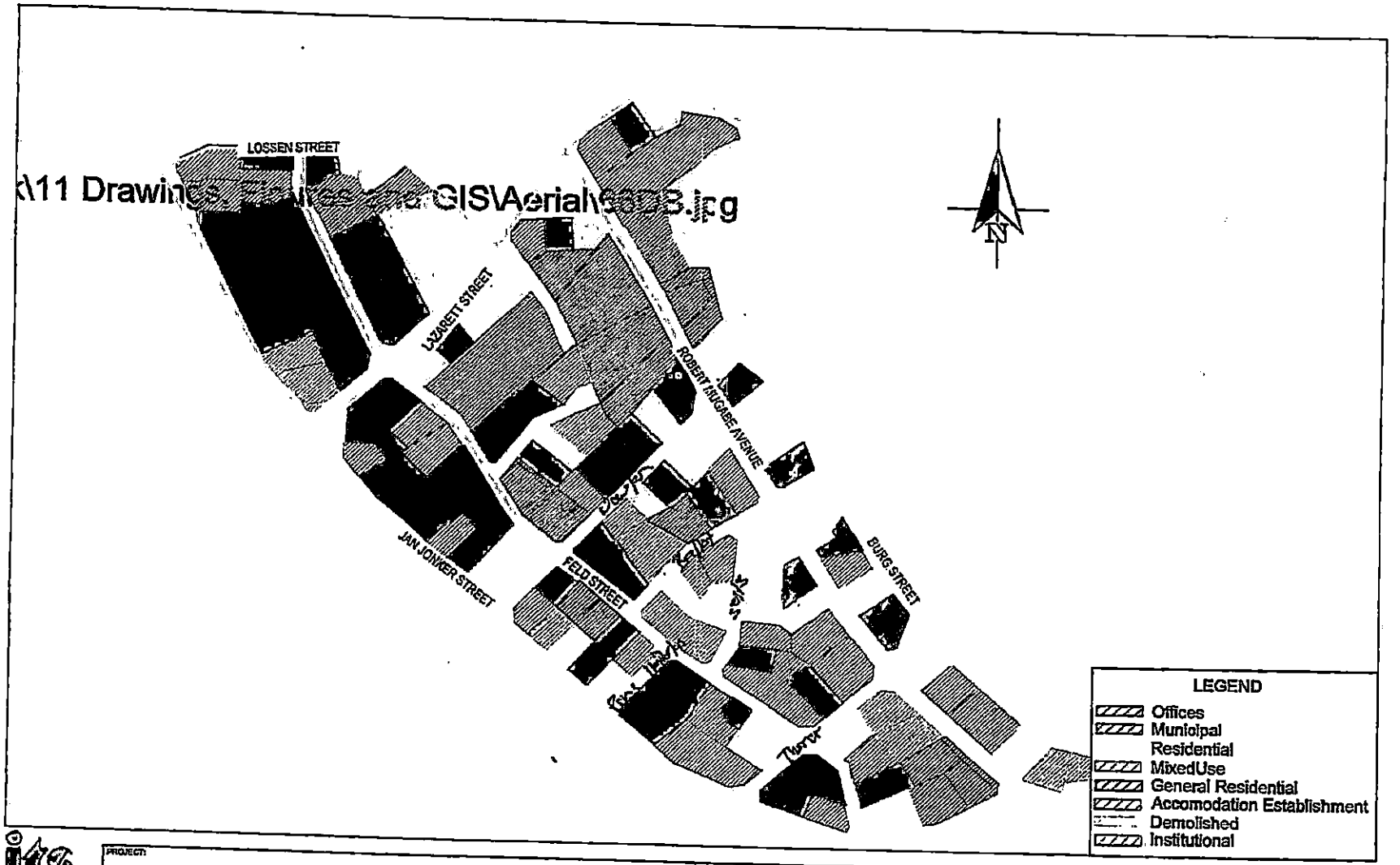
DESIGN: URBAN DYNAMICS	DATE
DRAWN: URBAN DYNAMICS	DATE
REVISION	DATE
JET: PROJECT NUMBER/ DRAWING NAME	
SCALE: 1:2000	DRAWING NAME: Heimatburg

LEGEND

ERF 7270, WINDHOEK

PREPARED BY:
43 NELSON MANDELA AVE.
KLEIN WINDHOEK, NAMIBIA
URBAN DYNAMICS
town and regional planners
P O BOX 20437
WINDHOEK
Namibia
Telephone
Tele/fax
E-mail
Web

Annexure "G"



PROJECT:

FELD STREET, WINDHOEK, NAMIBIA

FIGURE:

EXISTING LAND USE

NUMBER:

A2

Annexure "H"

Allison Anderson

From: Allison Anderson [allisonanderson58@gmail.com]
Sent: Friday, May 06, 2022 11:36 AM
To: allison@udanam.com
Subject: Fwd: Schwerinsburg fort

---------- Forwarded message ---------
From: **Jurgen Kuhanga** <murumendu@gmail.com>
Date: Fri, 06 May 2022, 11:32
Subject: Fwd: Schwerinsburg fort
To: <allisonanderson58@gmail.com>

Sent from my iPhone

Begin forwarded message:

> **From:** Jurgen Kuhanga <murumendu@gmail.com>
> **Date:** 6 May 2022 at 11:28:31 AM CAT
> **To:** johann@udanam.com
> **Subject: Fwd: Schwerinsburg fort**

> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Jurgen Kuhanga <murumendu@gmail.com>
> > **Date:** 6 May 2022 at 10:04:49 AM CAT
> > **To:** allison@udunam.com
> > **Subject: Schwerinsburg fort**
> >
> > Good morning
> >
> > Thank you for your inquiry.
> >
> > For your clarification, the 'blue files' ,which comprise a register of historically important buildings, was commissioned by the old Institute of Architects (SWAIA) for the purposes of documenting and grading historic buildings. This was to pave the way for future adoption as heritage places. The classification ranging from 'A' to 'D' refers to the historic importance of the building, both in its architectural merit as well as any association to important persons and events in Namibia's history. The numbers next to the letters refer to the points awarded in the grading classification, based on a set of criteria established for this purpose.

Thus a grading of 'A' '99', as in the case of the building on Erf 5636 is an indication of the relative importance of this building for the built history of Namibia.

I trust this will clarify your inquiry.

Regards,

Mr. Jurgen Kuhanga,
Built Heritage Officer
Technical Office
National Heritage Council of Namibia
Private Bag: 12043, Ausspannplatz
CRNS of Dr. AB May & Rev. Michael Scott Streets
Windhoek
Tel: +264 61 244375
Namibia

ANNEXURE "I"

S. COPY

APPROVED 09 MAY 1994 SURVEYOR GENERAL

No. A. 82/94

SHEET No. 1

THIS DIAGRAM COMPRISES 2 SHEETS

	SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: 22/17 X		DESIGNATION
				0, 00	0, 00	
ab	6, 50	224 06 20	a	- 9 557, 99	+ 63 428, 89	P2
bc	5, 00	313 58 50	b	- 9 562, 52	+ 63 424, 22	P1
cd	24, 77	216 58 30	c	- 9 566, 11	+ 63 427, 69	HB89
de	6, 91	216 42 40	d	- 9 581, 01	+ 63 407, 90	B6 o.l.
ef	20, 67	277 47 10	e	- 9 585, 15	+ 63 402, 37	P4
fg	23, 00	275 13 10	f	- 9 605, 63	+ 63 405, 17	5636b
gh	46, 97	318 02 50	g	- 9 628, 53	+ 63 407, 26	5665d
hj	21, 24	56 12 50	h	- 9 659, 93	+ 63 442, 19	HB99
jk	21, 22	50 24 40	j	- 9 642, 28	+ 63 454, 00	LB4019
kl	16, 52	82 46 00	k	- 9 625, 93	+ 63 467, 52	B3
lm	6, 45	44 04 40	l	- 9 609, 54	+ 63 469, 60	B2
ma	65, 35	133 56 00	m	- 9 605, 05	+ 63 474, 23	P3
			⊕	- 9 377, 71	+ 63 693, 18	RM36
			⊕	- 9 264, 80	+ 63 876, 61	RM37

Description of Beacons

a, b, e, f, h, m : 16mm round iron peg
c, d, l : 25mm round iron peg
g : 16mm iron peg
j, k : Square iron peg

1) The figure e f n represents Erf 7269 Windhoek
Vide Diagram A 81/94 annexed to
2) The figure a b l m represents Erf 7268 Windhoek
Vide Diagram A 80/94 annexed to
3) The figure c d n f p q j k l represents Erf 5636 Windhoek
Vide Diagram A 384/72 annexed to (Formaly Public Open Space)
4) The figure f g h q p represents Erf 5666 Windhoek
Vide Diagram A 414/72 annexed to

The figure

a b c d e f g h j k l m

represents 4220 square metres of land being

Erf 7270 Windhoek and comprises 1 to 4 above

situate in the Municipality of Windhoek
Registration Division K Namibia

Compiled in January 1994 by me

Land Surveyor

This diagram is annexed to No. T 2939/1996 d.d. 09 MAY 1996 i.f.o. Registrar of Deeds	The original diagrams are as quoted above.	File Whk 46 S.R. Compiled G.P. Comp. MG-5AC/V4

MEMORANDUM

TO: Urban Policy

Date: 16 May 2022

FROM: Health and Environment Services

Ref: 7270 WHK

SUBJECT: 1. REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0

The above subject matter has reference:

The division has no objection to the rezoning of Erf 7270 Windhoek from residential to office and the applicant is not required to fulfil any environmental requirements because the change in land use (residential to office) is not a listed activity. It should however be noted that the construction and operation of hotels or other tourism and hospitality facilities is a listed activity in the Environmental Management Act. The applicant would therefore be required to obtain Environmental Clearance before such an activity can be undertaken.

Regards,

MEMO 456 NDUM

SUBJECT:

1. **REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0**
2. **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK**
3. **CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK**
4. **CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. Iiyambula	12/08/2022	Tel: 290 2914	
Section Engineer	..../..../2022		
Chief Engineer	..../...../2022		

TO:	Urban Planning R Kwenani	**DATE:**	12 August 2022
FROM:	Section Engineer: Transport Planning	**REF:**	L/7270/W

Revised Comments

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

Reference is made to our comments dated 01 April 2022 and subsequently a revised Parking layout, Drawing No. W21072 - Parking received on 12 August 2022 regarding the above subject matter:

Erf 7270 is located at the end of Schwerinsburg Road, Windhoek zoned "Residential" with a density of 1:900 and measures 4219m² in extents. Schwerinsburg Road is a short street with low traffic volume and no traffic flow problems are currently experienced during peak hours. The proposed Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0 will be generating 58 additional trips to the current road network.

1. This Division has objection to the Proposed Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a bulk of 1.0; due to the following:

    1.1 A bulk of 1.0 will create a precedence for the area. **Only a bulk of 0.4 can be supported for this erf without a traffic impact assessment.**

    1.2 A traffic impact assessment (TIA) will be required to assess system capacity, Non-Motorised Transport (NMT) and public transport requirements.

    1.3 The applicant is thus requested to conduct a Traffic Impact Study. A bulk of 1.0 will create a precedence for the area. An area wide TIA is required to determine capacity of the immediate road network and the mitigation required to support a bulk of 1 or any other higher than 0.4 as guided by the findings of the TIA. Such traffic impact assessment must consider amongst other the node encompassed by Robert Mugabe Avenue, Heinitzburg Street, and Sam Nujoma road as being directly influenced by such a bulk. The intersection of Schwerinsburg Road / Robert Mugabe is currently constrained due to heavy traffic volumes.

    1.4 Minimum parking requirements for office to be provided on site are as follows:

- Parking requirement for ofi . ıy per 25m² utilised bulk to be provided for onsite

2. This Division has no further objections to the proposed Consent in terms of Table B of the Windhoek zoning scheme to operate a "Hotel" and / or "Restaurant" on Erf 7270, Windhoek; Provided that:

   2.1 Building Plans should be submitted to Building Control for approval, incorporating the following parking requirements:

      a) That for Hotels, Pension, B&B & Motels; 0.66 parking bays be provided per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone.
      b) That for Restaurants and Pubs; 1 parking bays be provided per 3 seats plus loading zone

   2.2 The consent use shall only come into effect after meeting parking requirements onsite being to the satisfaction of the SE: Urban and Transport Planning.

3. This Division has no objection to the proposed Consent in terms of Section 23 (1) of the Windhoek zoning scheme to allow for an additional Free Residential bulk of 0.5 on Erf 7270, Windhoek on condition that:

   3.1 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site

   3.2 That Free residential bulk is limited to 50% of the allowable bulk.

   3.3 The consent use shall only come into effect after meeting parking requirements being to the satisfaction of the SE: Urban and Transport Planning.

4 This Division has no objections to the proposed Consent to use the existing building for "home office" while the rezoning is in progress; provided:

   4.1 Parking is provided as per attached parking layout (Drawing No. W21072 – Parking).

Yours faithfully

.....

T liyambula

Transport Planning

*2914

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	03 May 2022
FROM:	INF: Engineering Services Division	**REF:**	L/7270/W

City of Windhoek

SUBJECT:
1. REZONING OF ERF 7270, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 1:0
2. CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A HOTEL AND /OR RESTAURANT ON ERF 7270, WINDHOEK
3. CONSENT IN TERMS OF SECTION 23(1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK
4. CONSENT TO USE THE EXISTING BUILDING FOR HOME OFFICE WHILE THE REZONING IS IN PROGRESS

The application dated 8 March 2022 regarding the above subject matter has reference:

The Development Proposal indicates that the Applicant intends to increase the density of Erf 7270 Windhoek, which will result in additional loads on existing water and sewer networks.
No municipal sewer connection is available for Erf 7270 Windhoek, as the erf is connected to a private combined sewer system. Erven that are rezoned to office may not connect to a private combined sewer system and requires a direct connection to the closest available municipal sewer system.

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

1 That the Applicant appoints a Professional Registered Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water- and bulk sewer-infrastructure.

2 That the Design Report be submitted by the appointed Engineer to Infrastructure: Engineering Services Division for approval before starting with detail water and sewer infrastructure designs.

3 That all costs involved due to Design Report be for the Applicant's account.

4 That the Design Report stipulates at least the following:

4.1 The expected water demand for the proposed development.

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

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

4.5 The minimum and maximum pressures within the municipal reticulation network under peak- and low-flow demand.

4.6 The calculated design wastewater generated by the proposed development.

4.7 How the generated wastewater will be disposed of.

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

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

5 That all cost for the provision of bulk and internal services for the development, as well as any upgrading of existing services, be borne by the Applicant.

6 That it be noted that a Design Report be submitted by the Applicant and approved by the Department Infrastructure, Water & Technical Services: Engineering Services Division before submission to Ministry of Urban and Rural Development Board.

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

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

9 That the Applicant appoints a Registered Professional Engineer to design a municipal sewer connection for the erf, as well as any other

water and sewer related s if recommended in the Design Report.

10 That the sewer design be submitted by the appointed Engineer to the Department Infrastructure, Water & Technical Services: Engineering Services Division for approval before starting with construction works.

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

12 That the supervision of the construction works be done by a Registered Professional Engineer.

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

14 That it be noted that a sewer design be submitted by the Applicant and approved by the Department Infrastructure, Water & Technical Services: Engineering Services Division before submission to Ministry of Urban and Rural Development Board.

15 That no building plans be approved before a municipal sewer connection is installed by the Applicant and taken over by Council as per approved designs.

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

.....
SECTION ENGINEER
OC Archer

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	08 April 2022
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/7270/W

SUBJECT: REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1.0; CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO OPERATE A "HOTEL" AND / OR "RESTAURANT" ON ERF 7270, WINDHOEK; CONSENT IN TERMS OF SECTION 23 (1) OF THE WINDHOEK ZONING SCHEME TO ALLOW FOR AN ADDITIONAL FREE RESIDENTIAL BULK OF 0.5 ON ERF 7270, WINDHOEK AND CONSENT TO USE THE EXISTING BUILDING FOR "HOME OFFICE" WHILE THE REZONING IS IN PROGRESS.

The application dated 8 March 2022 for the proposed rezoning of Erf 7270, Schwerinsburg Road, Windhoek, from residential to office, and consent use as stipulate above, received on 16 March 2022, refers.

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

1. Erf 7270 is situated on a hill and has a general downward slope into various directions.
2. There is no visible stormwater course or system flowing across Erven 7270, except for surface stormwater runoff.
3. Access to Erf 7270 is indicated to be obtained from Schwerinsburg Road.

This Division has no objection to the proposed application for the rezoning of Erf 7270, Schwerinsburg Road, Windhoek, from residential to office and consent use as stipulated above, provided:

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

   (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
   - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
   - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

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

MEMORANDUM

TO: Kwenani (RM)

DATE: 22-March-2022

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/7270/W

APPLICATION FOR REZONING OF ERF 7270, SCHWERINGSBURG ROAD NO.15, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900m2 TO "OFFICE" WITH A BULK OF 1.0

The Strategic Executive: Electricity has in principle no objection to the application submitted for above mentioned application, provided that the following be adhered to:

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

- ***Kindly note that a Connection Charge may be payable at the cost of the applicant and the applicant is advised to review the Electricity Department Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges"***

Where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:

- 220/132 kV - 25 metres either side of the overhead line structure
- 66/33/22/19/11 kV – 11 metres either side of the overhead line structure; and therefore **no permanent structure is being erected within the stipulated area.**
- No permanent structures should be erected within any powerline servitude area.
- A minimum vertical working clearance of 4.3 metres from ground and horizontal working clearance of 2.9 metres from body center line needs to be maintained at all times, possible

during road construction parallel or perpendicular to the line or crossing underneath the line with machineries/ trucks etc.

- Encroaching these clearances will result in electric shocks and hence fatalities.

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

Sustainable Development

The Division has objection to the proposed rezoning and consent use due to the following:

- That erf falls within an office policy of a bulk of 0.4, therefore, only a rezoning to a bulk of 0.4 can be supported.

URBAN DYNAMICS
town and regional planners

Our Ref: A03/1257

Your Ref: 1257

Date: 3 May 2022

STUBENRAUCH PLANNING CONSULTANTS CC
P O BOX 11869
WINDHOEK
NAMIBIA

Dear Mr Mutrifa,

OBJECTION AGAINST THE REZONING OF ERF 7270, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "OFFICE" WITH A BULK OF 1 AND CONSEQUENT CONSENT APPLICATIONS

Your recent advertisement in the local press and intention to rezone the above erf has reference.

On behalf of our client and owner of the Hotel Heinitzburg located on Erf 7709, Windhoek, BJ Properties (Pty) Ltd, we hereby wish to register an objection against all four of the below items as applied for:

- Rezoning of Erf 7270, Windhoek from "Residential" with a density of 1:900 to "Office" with a Bulk of 1.0
- Consent in terms of Table B of the Windhoek Zoning Scheme to operate a "Hotel" and/or "Restaurant" on Erf 7270, Windhoek
- Consent in terms of Section 23(1) of the Windhoek Zoning Scheme to allow for an Additional free Residential Bulk of 0.5 on Erf 7270, Windhoek
- Consent to use the existing building for "Home Office" while the rezoning is in progress.

As an opening remark it is noted that the application submitted to the City and the intended submission to MURD seems to be over optimistic by all accounts.

Even though the relevant property falls on the outer boundary of the Windhoek Central Office and Higher Density Policy area, the neighbourhood character is typical of an ultra low density and very quiet neighbourhood served via a small and steep cul-de-sac street, Schwerinsburg Road. It seems as if the existing character has not been considered by the applicant as the development rights as applied for varies drastically from the existing land uses and will be in stark contrast with current land usage.

The basis for the objection had been discussed with our clients and the instruction received is based on a primary concern of not agreeing to the absolute change in property rights.

Before details are presented, a short background is needed to explain the context from where the objection is lodged.

Tel: +264 61 240 300 | Fax: +264 61 240 309 | Email: info@udanam.com
www.udanam.com
Madiba's Corner, 45 Nelson Mandela Ave, Klein Windhoek, Windhoek
PO Box 20837, Windhoek, Namibia, 9000

DIRECTORS: JB OPPERMAN (MANAGING DIRECTOR) B(TRP) | EA SIMON M(TRP)

1) Appreciation for Council Policies and Urban Renewal

Although this letter is, and should be considered as an objection to the intended rezoning and the series of consent uses, it is important to explain our client's appreciation and positive attitude towards the existing policy framework of the local authority. In this regard the following should be noted:

- Our clients are well aware of the existing policies with regard to densification and the intended suburban office policy zones which had been approved by the City of Windhoek – please note that the existing policy allows for an "Office" bulk of 0,4 and not 1 as per the intended application for rezoning;
- Appreciation is shown for the endeavours of the CoW to accommodate development trends which have been established by the market forces in the commercial and housing sectors as of late;
- The positive attitude towards potential urban renewal is appreciated too, and residents have witnessed the likelihood of such renewal through initiatives which have impacted positively on other areas of town.

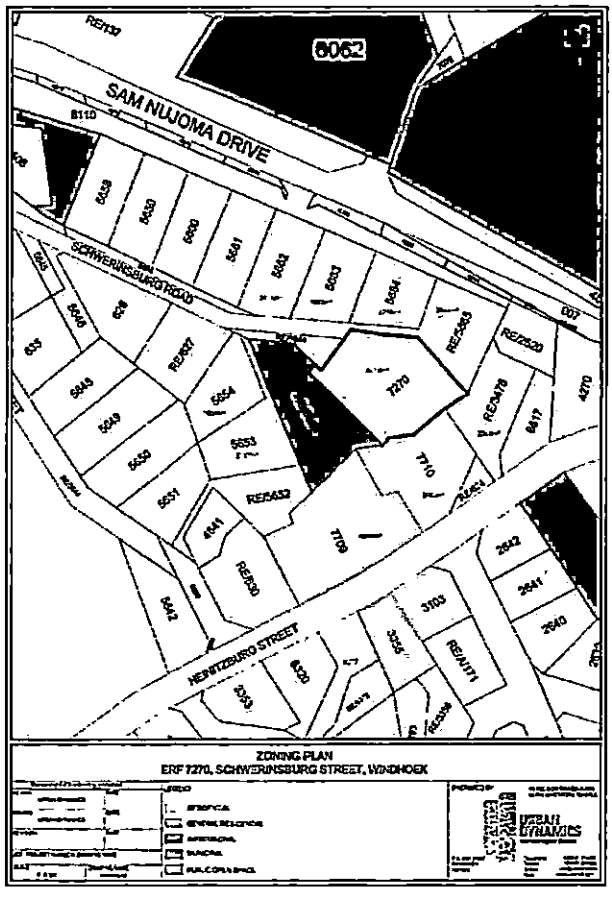
In order to ensure harmonious implementation of already approved policies, our client's primary concern about the developer's intention is based on the following:

2) Contradicting and opposing land uses

Depreciation of land value is often used as motivation to oppose intended rezonings.

Generally, the provision of supportive and complimentary land uses even allows for the increase in land value within a particular area or district.

However, where disobliging or contradicting land uses are being introduced, it certainly has merit for impacting negatively on surrounding property values. And we believe that the introduction of land uses as applied for in your submission and advertisement will have such negative implications for the area and in particular for our client.

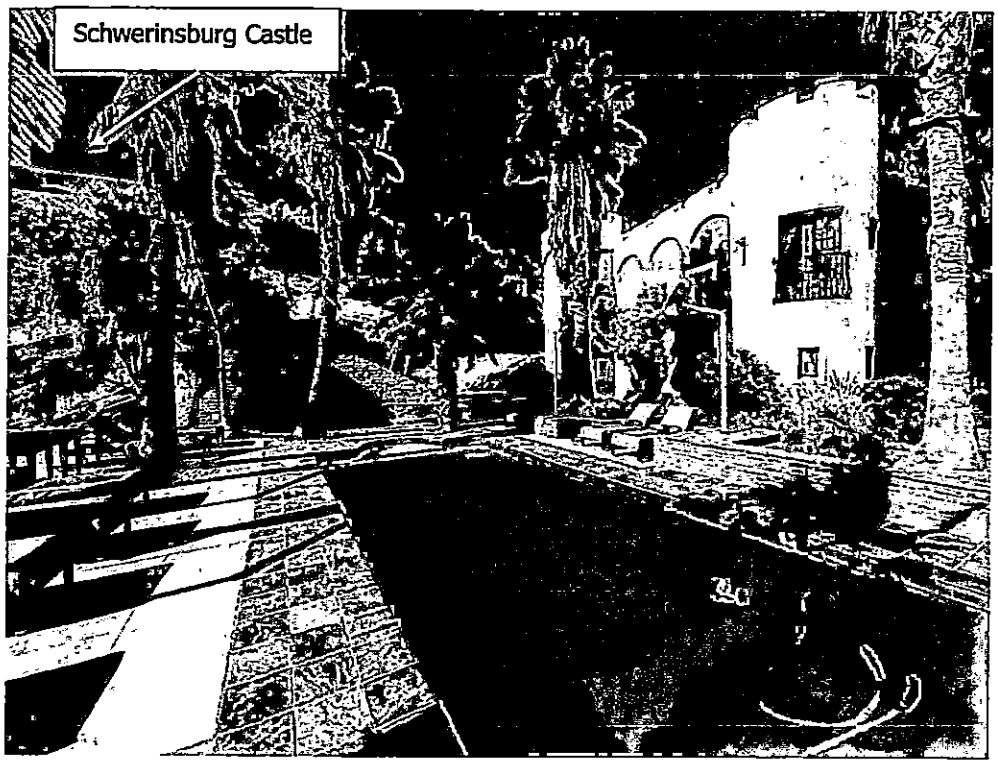


The image above shows the immediate properties abutting the intended erf to be rezoned. It is evident that no other office erven exist in this neighbourhood.

From the above, a few important notes are made in support of our objection:

- It is evident that all properties in Schwerinsburg Street are zoned for single residential purposes at a low density and also a high income residential nature;
- Development of an office block in this low density residential area is inconceivable as it would contradict the existing neighbourhood character and oppose an even more liberal planning view of urban renewal and redevelopment objectives;
- The site is located at the end of a very long and steep cul-de-sac for example and the operation of an office block of this nature and scale at this locality would be disastrous for all of the neighbouring residential properties;
- Traffic and access to the site on a hilltop and through the cul-de-sac streets would be ineffective and negative to the surrounding area;
- Being on a hilltop, views play an important role in the value of these properties and over the years, development had been done to safeguard these views and ensure privacy as far as possible;
- The establishment of a hotel and or restaurant will have a major and most likely fatal impact on the operations and sustainability of our client's Hotel Heinitzburg.

The below photo illustrates quite clearly the view from Hotel Heinitzburg to the Schwerinsburg Castle on erf 7270, Windhoek – the red roof top left hand corner of the below image is the Schweringsburg Castle with the foreground facilities the main swimming pool area and hotel rooms of the hotel Heinitzburg.



- The development of Erf 7270, Windhoek and the establishment of a Hotel, Restaurant and Residential Dwellings would directly impact the operations of the Hotel Heinitzburg and negatively influence the privacy of the main swimming pool area and rooms of our client's establishment;
- The intention to apply for a bulk of 1 plus a free residential bulk of 0, 5 implies that the applicant would effectively be allowed to construct 6,500m² of building on the site. This

constitutes a building equal in size to that of the Avani Hotel, Windhoek CBD. This, clearly is not conducive for the area which is being served by a small cul de sac street;
- Simply imagine a building equal in size to that of Avani Hotel, on the top left hand corner of the image above... not realistic at all.

Given the lack of development information supporting your client's intention to rezone, it is not possible to comment meaningfully, from the residents' point of view, on the impact of the said rezoning.

3) Specific Circumstances

Although the above paragraph declares the concerns of the neighbouring homeowners, it provides the essence upon which the objection is lodged. It also confirms the importance of public consultation which allows for the public to be involved and understand the impact of development on their lives.

It is therefore important to mention that on closer inspection, two of the residential dwellings in Schwerinsburg Road who had been consulted did not have any knowledge of the intended rezoning. And, although these property owners are not our clients per se, they have also shown a strong negative opinion on the potential approval of this item by the city.

In this regard the following is of importance:

- No plans currently exist (or have been made available) to illustrate the intentions of the land owner. It is therefore not possible for residents or the public to understand the impact of the development. For example, immediate neighbours would not know what the impact of development would be on their privacy and views, traffic and parking implications ,the change in the character of their neighbourhood, without being provided with a visual illustration of the development;
- As a result, it is not possible to comment, discuss or negotiate mitigating circumstances pertaining to for example the height of boundary walls and the locality of windows or the upgrading of the road at this stage.

As was mentioned above, our clients do not in principle oppose development falling within the city's existing policy framework. However, the above situation does not allow for meaningful participation even though they have been asked to do so.

The question and concern remains: How would Erf 7270, Windhoek be developed at such high bulk and at the same time maintain the Heritage value of the Castle?

4) Safety, traffic flow and parking

As no development proposals have been provided, it is doubtful, considering the existing situation that sufficient parking can be provided on site without compromising the heritage value of the building. It is expected that a building of up to 6,500m² would require multi story parking levels to accommodate vehicles.

The road leading to the site is quite steep at an estimated gradient of 1:20. And so is the topography of the Erf 7270, Windhoek on the periphery of the site. This surely would impact heavily on traffic safety and flow. Frequency of this number of vehicles and the impact it

would have on the Robert Mugabe intersection would have to be addressed in detail and the info shared and disseminated amongst all of the Schwerinsburg Road residents.

The initial design of the road does not cater for high volumes of traffic. The road surface is narrow as it is, and with the anticipated increasing traffic volumes, traffic safety and vehicular movement would be compromised as is.

5) Heritage Classification and Historical Value

As pointed out by the applicant, the site and building has been classified as an A99 Heritage building in terms of the National Heritage Act, Act 27 of 2004. Even though the applicant "will fully consider the Heritage Status" as per the public consultation notice, it is doubtful whether such status could be preserved or maintained with a 6,500m² of building on the site.

Although Schwerinsburg Castle is considered the biggest of all local "castles" in Windhoek, it will be dwarfed by the scale of a building of this size. Having a building of this scale would also most certainly impact on the skyline.

We have also consulted Mr Kuhanga, the Built Heritage Officer, from the technical office of the National Heritage Council of Namibia. Mr Kuhanga provided us with the grading of the Schwerinsburg Castle as attached hereto – see Annexure "B". The evaluation criteria are based upon the architectural quality, historical association, environmental contribution etc. This therefore, determines the value of such a building.

As per our discussion with the Built Heritage Officer, the "A" grading of a building implies that the building may not be demolished or the colour of the paint be changed. According to Mr Kuhanga's email attached as Annexure H, the Schwerinsburg Castle is of importance to the built history of Namibia.

Given the sensitivity of the Heritage Council's grading, and before considering the possible approval of such item, other issues of parking, traffic flow, safety and the overall impact of a 6,500m² building (imposed on the Schwerinsburg Castle) needs to be addressed in detail and then be made available for meaningful consultation prior to submission for approval.

Although the statutory steps or items had been included in the letter for public consultation, it can generally be assumed that the public would not understand the full impact of an Office Zoning with a bulk of 1 and a free residential bulk of an additional 50% of the erf size. In this sense, the information could even be construed as misleading as far as development rights and the number of units to be built, is concerned.

Some of the neighbors who we have been in contact with, are under the impression that no major changes in land use rights will occur as a result of this rezoning.

6) Conclusion

We maintain that the item presented to the City is overly optimistic and that such elaborate development rights should not be entertained at this locality. However, to show our clients willingness to co-operate and partake in the process – without any obligation to change her mind necessarily, we suggest that specific attention be given to the issues as addressed in this document and that feedback be provided in writing to our office. This will allow our clients to reconsider their objection with regard to the development intentions of your client.

6.1 With respect to the above, kindly indicate how the intended development would be implemented on the site with specific reference to the following:

- Size and scale of the intended building(s);
- How the existing Heritage would be preserved under the existing Heritage rating A99;
- The number of rooms planned for the intended Hotel;
- The use of the free residential bulk and the units to be built;
- The intended height and locality of the dwelling units;
- What aesthetical aspirations does the developer have in mind?
- To illustrate and motivate the full particulars of a Traffic Impact Assessment for the traffic to be generated by the intended development;
- Has the Civil Aviation Authority been approached for approval of such multi story building on this hilltop site and what were the particulars for such.

Attached please find the supporting documentation for your reference.

Annexure "A":	National Heritage Act 27 of 2004
Annexure "B":	Grading Sheet: Historical Buildings – Schwerinsburg Castle
Annexure "C":	Windhoek Zoning Scheme: List of Heritage Buildings
Annexure "D":	Windhoek Policy Area Map
Annexure "E":	Zoning Plan
Annexure "F":	Layout Plan
Annexure "G":	Land Use Plan
Annexure "H":	Email from Mr Kuhanga
Annexure "I":	Approved diagram of Erf 7270, Windhoek (consolidated with Erf 5636, Windhoek)

It is trusted that you will find the above in order and we look forward to your response in this regard.

Kind regards

Johann Opperman
For Urban Dynamics Africa (Pty) Ltd.
\\jet\Jet\Udp_all\Udp_current projects\1257_JO Heinitzburg Appeal\Objection SPC1.docx

CC: City of Windhoek – Mr. Hugo Rust

City of Windhoek

Vision: To be a sustainable and Caring City by 2027

NOTICE FOR OBJECTIONS

ALLOCATION OF VARIOUS ERVEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2)(3) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED.

The City of Windhoek intends to sell / lease properties or portions thereof as indicated in the table below by way of private treaty in terms of Section 30(1)(f)(i) read together with Section 63(2)(b) of the Local Authorities Act, Act 23 of 1992 as amended. Maps with all the relevant information with respect to the Erven or portions thereof are available free of charge at the Customer Care Centre, Independence Avenue for inspection.

All interested parties are called upon to lodge their written objections, if any, in a sealed envelope in the GLASS BOX indicating "OBJECTIONS TO THE SALE / LEASE OF VARIOUS UNIMPROVED PROPERTIES, NOTICE NO 33/2023" by no later than 27 March 2023 at 11:00. The objections will be removed on 27 March 2023 at 11:00 and those submitted after the stipulated time will not be considered.

SALE OF VARIOUS UNIMPROVED PROPERTIES

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Purchase Price (Excluding 15%VAT)	Purchaser
Portion A of Erf 1034 for consolidation with Erf 848	Academia Extention 1	±42.7	Samuel Mahehero	Public Open Space	170/06/2022	N$27,000.00	Shoun Yang
Portion B of Erf 1034 for consolidation with Erf 849	Academia Extention 1	±80	Samuel Mahehero	Public Open Space	170/06/2022	N$50,000.00	Filippus Ampulu
Portion C of Erf 1034 for consolidation with Erf 850	Academia Extention 1	±207	Samuel Mahehero	Public Open Space	170/06/2022	N$129,600.00	Kamapau Nandovu
Portion D of Erf 1034 for consolidation with Erf 851	Academia Extention 1	±179	Samuel Mahehero	Public Open Space	170/06/2022	N$112,000.00	Elphas Gawaseb
Portion G of Erf1034 for consolidation with Erf 854	Academia Extention 1	±160	Samuel Mahehero	Public Open Space	170/06/2022	N$100,000.00	Fillemon Iyambo
Portion H of Erf 1034 for consolidation with Erf 855	Academia Extention 1	±160	Samuel Mahehero	Public Open Space	170/06/2022	N$100,000.00	Daniel & Elsa Shiyagaya
Portion I of Erf 1034 for consolidation with Erf 856	Academia Extention 1	±150	Samuel Mahehero	Public Open Space	170/06/2022	N$94,000.00	Vetjeveza Handura
Portion J of Erf 1034 for consolidation with Erf 857	Academia Extention 1	±150	Samuel Mahehero	Public Open Space	170/06/2022	N$94,000.00	Johannes & Monica Shadeni
Portion K of Erf 1034 for consolidation with Erf 858	Academia Extention 1	±150	Samuel Mahehero	Public Open Space	170/06/2022	N$94,000.00	Chao Li
Portion L of Erf 1034 for consolidation with Erf 859	Academia Extention 1	±160	Samuel Mahehero	Public Open Space	170/06/2022	N$94,000.00	Elich & Martha Hahdango
Portion M of Erf 1034 for consolidation with Erf 860	Academia Extention 1	±218	Samuel Mahehero	Public Open Space	170/06/2022	N$136,500.00	Bosua Henock
Portion N of Erf 1034 for consolidation with Erf 861	Academia Extention 1	±199	Samuel Mahehero	Public Open Space	170/06/2022	N$124,500.00	Man Shiengueva
Portion A of the Remainder of Erf 7961 for consolidation with Erf 10671	Katutura	±239	Grens	Public Open Space	303/10/2022	N$80,100.00	Onesmus Shanghala
Portion F of the Remainder of Erf 497 for consolidation with Erf 719	Auasblick	±297	Ganas	Institutional	359/10/2012	N$165,000.00	Leobeer Estate Sixteen CC
Portion B of the Remainder of Erf 497 for consolidation with Erf 723	Auasblick	±230	Ganas	Institutional	359/10/2012	N$125,000.00	Leobeer Estate Seventeen CC
Portion of Erf 223 for consolidation with Erf 222	Olympia	±401	Garden Day	Municipal	329/11/2022	N$505,000.00	Hendrick Amadhila
Portion A of Remainder of Erf 3337 for consolidation with Erf 5935	Windhoek	±216	Johann Albrecht	Public Open Space	205/08/2022	N$282,300	Cornelia Sylvester
Portion A of Remainder of Erf 1042 for consolidation with Erf 98	Hochland Park	±179	Sam Nujoma Drive	Residential	299/08/98	N$224,000.00	Zast Investment CC
Erf 297 for consolidation with erf 212.	Dorado Park	±130	Taurus	Public Open Space	382/10/2009	N$39,100.00	Jakobus Amath & Wendeline Kamho
Portion A of Erf 6966 for consolidation with Erf 253	Katutura	±178	Jerusalem	Residential	377/10/2009	N$60,200.00	Welcome Kazondunga
Erf 5462	Khomasdal	±472	Greenshank	Residential	304/10/2022	N$364,000.00	Ivan Skywer

LEASE OF VARIOUS UNIMPROVED PROPERTIES

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Rental Price (Excluding 15%VAT)	Lessee
Portion A (Western Portion) of Erf 6352	Windhoek	±25092	Nerbal	Private Open Space	331/11/2022	N$13,540.00	Cricket Namibia

DONATION OF UNIMPROVED PROPERTIES

Erf No:	Township	Size (m²)	Street	Zoning	Council Resolution	Purchaser
Erf 7754 for consolidation with Erf 7066	Windhoek	±639	Stubel	Street	199/06/98	Central Properties

Sales:
Mr. E. T. Shapopi
Section Head: Property Sales and Acquisitions
Property Management Division
Tel: +264 - 61 - 290 3354

Leases:
Mr. DA Negonga
Section Head: Leaseholds and Settlements
Property Management Division
Tel: +264 - 61 - 290 3304

Issued By:
Ms. S. Simpson
Manager: Property Management Division
Department of Housing, Property Management and Human Settlement

Notice No. 33/2023

Issued by: Office of the Chief Executive Officer
Corporate Communications, Marketing and Public Participation
E-mail: ceo.communication@windhoekcc.org.na

Wynnic
PLANT HIRE & CONSTRUCTION
BUILDING THE FUTURE
PO Box 40449 • Windhoek • Namibia
C: +264 81 732 5019 • 81 719 4949 • 81 215 2446
E: wynandkurz@gmail.com • rudku068@gmail.com • kallpkenneth@gmail.com

The Manager: Property Management Division

24 March 2023

Municipal Council of Windhoek

80 Independence Avenue, Windhoek

Namibia

Dear Sir / Madam,

Att: Mrs. S Simpson
CC: Mr. DA Negonga

SUBJECT: NOTICE FOR OBJECTIONS TO THE SALE / LEASE OF VARIOUS UNIMPROVED PROPERTIES (ERF 6352 WINDHOEK (PORTION A-WESTERN PORTION)

NOTICE REF NO: 33/2023

Please find here within a Notice for Objections submission by Wynnic Plant Hire & Construction CC in response to the above-mentioned subject for Erf 6352 Windhoek (Portion A-Western Portion).

With reference to the above, we here by lodge our written objection due as follows;

1. We are part of the selected Windhoek Economic Recovery Initiative (WERI) participants and we have just completed the WERI Pitching Proposal Process in February 2023, where our proposals have been submitted and currently awaiting council management committee feedback / approval.
2. The WERI Expression of Interest proposals invite initially closed and submission took place 5th October 2021, where we only received our selection notifications last year 24th November 2022 *(please refer to our notification selection letter attached)*.
3. We want to **fully develop Erf 6352 Windhoek**, a proposed commercial mix use property development which is planned to be developed in Phases as follows;
   - Phase 1 (Western side (along Auas weg / Rehoboth road) to the Centre of Erf 6352 **(we need 20, 000 sqm).**
   - Phase 2 (Remainder of Erf 6352 (from the Center to Eastern side of Erf 6352 **(We need 25,653.6 Sqm)** facing towards the Hockey Field & Dr. Hage Geingob Stadium.

   NB: Please refer to our pitch presentation proposal brief summary attached for your perusal
   - A kind request that you please also liaise with Ms. Lisa Figaji (City Of Windhoek, Manager: Economic Development) for detailed information related to WERI's current updates and to the purpose, aim and objectives.
   - Our full detailed proposed business summary can be requested by or reviewed with Ms. Lisa Figaji.

PO Box 40449 • Windhoek • Namibia
C: +264 81 732 5019 • 81 719 4949 • 81 215 2446
E: wynonakurz@gmail.com • rudkur0685@gmail.com • kallplkenneth@gmail.com

4. Furthermore to the above but not limited to;

   - Erf 6352 Windhoek will have significant value as this land has/is been vacant for long without **"value addition developments" since our enquiry in 2013.**
   - We are bringing much needed services to this area / location and easing the congested transportation traffic flow of the Southern suburb (Auas Weg / namely Rehoboth road) as the more the services are along that road / the less the congestion thus giving more options towards the end users.
   - Our development will significantly contribute to the City of Windhoek revenue coffers (monthly) in terms Rates & Taxes;
     a. Individually from the services earmarked to be developed
     b. The entire land offer to purchase agreement (Sales / Hire).
   - We will create and secure a lot of employment opportunities
     c. Permanent jobs (100 to 210 envisioned permanent jobs within 3-5 years of operation will be secured.
     d. Temporary jobs will also be created during the Construction phase (approx. 150 temporary job compliment)

   - We will also be promoting tourism & public transport initiatives on the opposite proposed Erf 6762.

   - **Erf 6352 Windhoek- Phase 1 (Western side (along Auas weg / namely Rehoboth road) to the Centre of Erf 6352 <u>(we need 20, 000 sqm), this specific area is best suited</u> for our business proposal in terms of a long term vision due to as follows;**
     e. **An excellent location with high visibility**
     f. **It has a high traffic flow pattern**
     g. **Convenient access to south and east bound traffic**

   - **Timelines:**
     It is our utmost commitment to commence with construction phase with immediate effect once the administration procurement process including the (Deeds office, Financial arrangements and Architectural & Engineering services designs are approved by June 2024 ***(please refer to our timelines duration pg. 14 (presentation proposal)***

   - **Investment** (Land and Infrastructure Development Costs), Our total envisioned investment to cost N$ 326 mil ***(please refer to our Financial Capacity-Projections Item 7 pg. 12 (presentation proposal)***

NB: It should be noted that the figures above remains a rough estimate which would need to be thoroughly revised to allow for more accuracy

Wynnic
PLANT HIRE & CONSTRUCTION
BUILDING THE FUTURE
PO Box 40449 • Windhoek • Namibia
C: +264 81 732 5019 • 81 719 4949 • 81 215 2446
E: wynandkurz@gmail.com • rudkur068@gmail.com • kallpl.kenneth@gmail.com

Proposal Consideration options:

5. Is there no other land in the area suitable for their proposal / different location where the COW can propose to Cricket Namibia for their proposal?
6. **Should there be no other options, and the proposal from Cricket Namibia is of such importance to the City of Windhoek social economic goals and Namibia at large (considering the long term useful vision), addressing and highlighting the current un-employment challenges on a long term basis, boosting our economy, promoting tourism, we will then be willing to consider withdrawing our objection due to the following;**
   - Consider temporary infrastructure development
   - Consider Portion B which is our Phase 2 (from the Center to Eastern side of Erf 6352 (we need 25,653.6 Sqm) facing towards the Hockey Field & Dr. Hage Geingob Stadium
   - They want approximately (25092 Sqm), not precise.
   - **If Cricket Namibia proposal is for permanent infrastructure, ideally we'll prefer meeting half-way (22,826 Sqm) each, where Erf 6352 Windhoek is to be sub-divided in half to accommodate both parties, considering Cricket Namibia is willing to take Portion B which is our Phase 2 (from the Center to Eastern side of Erf 6352 facing towards the Hockey Field & Dr. Hage Geingob Stadium as the Western portion to center of erf 6352 is perfectly located and utmost important area for our business proposal.**

It should be further noted that, we, Wynnic Plant Hire & Construction CC are a fully registered Namibian company that has 100% previously disadvantaged shareholding.

We finally would like to applaud the Municipal Council of Windhoek (WERI) and all respective stakeholders for this opportunity as it contributes to the Harambee Prosperity Plan which highlights the need to address poverty, high unemployment rate particularly amongst the youth, as well as vocational training education.

We have attached the following hereto for your perusal;

- **Notification Shortlisting Selection Letter**
- **WERI Terms of Reference**
- **Wynnic Pitch Presentation Proposal Summary**

MEMBERS
WYNAND KURZ
Reg. : cc/2014/13217
Vat No : 6644502 01-5

Wynnic
PLANT HIRE & CONSTRUCTIONS
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We sincerely hope that you will find our lodge written objection favorable as we would further like to welcome the opportunity to meet with you and further discuss our motivations, aspirations, experience and resources.

Yours Sincerely,

Kenneth Kalipi

Projects Coordinator / Representative

Wynnic Plant Hire & Constructions CC

Cell: 081 719 4949

E-mail: kalipi.kenneth@gmail.com

[Municipal Council Minutes: 2022-11-17]

10.2.14 FNS.4 [HPH] APPLICATION TO LEASE PORTION A (WESTERN PORTION) OF ERF 6352, WINDHOEK FOR THE ESTABLISHMENT OF A CRICKET STADIUM
(L/6352/W) (7/2/2)

On proposal by Councillor Ms I Keister, it was

RESOLVED

1 That the applications by the Namibia Hockey Union and Saints Sport Club in respect of a portion of Erf 6352, Windhoek, be noted.

2 That it be noted that the Namibia Hockey Union and Cricket Namibia holds joint Lease Agreement under Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek but has since 1992 become two (2) separate entities.

3 That Council mediate the dissolution of the existing Lease Agreement of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek, whereafter they may enter into separate Lease Agreements.

4 That Council consider giving the Namibia Hockey Union a bigger lease portion than Cricket Namibia during the mediation of dissolving their joint Lease Agreement based on current arrangements.

5 That the dissolution of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek be dealt with in a separate submission.

6 That Portion A (western portion) of Erf 6352, Windhoek (± 25 092 m² in extent) be leased to Cricket Namibia for a period of twenty (20) years at a monthly rental of N$13 340.00, subject that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.

7 That the applicant submit a survey diagram, to the satisfaction of the Strategic Executive: Housing, Property Management and Human Settlement before concluding the Lease Agreement.

8 That in the event the applicant fail to conclude the Lease Agreement within the given time, the rental be revised prior to concluding the Lease Agreement.

9 That the lease be notarially registered by the applicant, at their cost.

10 That only the development and operation of cricket sports ground (stadium) and complementary activities like a clubhouse, be allowed.

11 That should there be any failure to host the 2027 Cricket World Cup or develop the envisaged cricket stadium, that the lease period be terminated.

12 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.

13 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.

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

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

16 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.

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

18 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 to Council's Metering Policy for the specific type of zoning.

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

19.1 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.

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

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

21 That it be noted that the development is close to a major arterial which has heavy traffic volumes, and that no direct access be allowed from Auas Road.

22 That parking for this kind of development be limited to the parking available for the current stadiums.

23 That as part of the development, that the applicant conduct a Traffic Impact Assessment (TIA) to verify impact and circulation between the available parking to make informed decision during planning and management of traffic during such events.

24 That during the planning stages, that the outcome of the Traffic Impact Assessment (TIA) be discussed with the Strategic Executive: Urban and Transport Planning.

25 That provision be made for a public transport facility as a sub-transit centre in this area as this will manifest itself within such a major development. [Normally bus and taxi activities must be confined to a certain area, in combination of making provision for informal trading and/or souvenirs. Subsequently same needs to be planned and incorporated within the development and making adequate provision for turnaround movements.]

26 That no access be allowed 20 metre from any intersection, measured from the intersecting kerbs.

27 That bollards or other measures be provided to prohibit unwarranted and dangerous access directly from Auas Road.

28 That should the development realise before Auas Road is upgraded, and the Traffic Impact Assessment (TIA) verify that a traffic light is required, the upgrade be done at the Developer's account.

28.1 That in such instance, the Developer sign a Development Agreement with Council for the design and supervision of the construction work.

29 That a stacking distance of 18 metre be required before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.

30 That activities be restricted to the site to prevent spillage into the roadway of Auas Road, as it is foreseen that this will realise should there be lack of control.

31 That for business, three (3) parking bays per 100 m² area plus loading zone be applicable.

32 That for a stadium, one (1) parking bay for every four (4) seats for sitting capacity up to sixty (60) and in bay for every six (6) sets or part thereof be applicable.

33 That for restaurants and pubs, one (1) parking bay per three (3) seats plus a loading zone be applicable.

34 That for fast foods, one (1) parking bay per four (4) seats plus a loading zone be applicable.

35 That 25 % of overall parking be allocated to public transport.

36 That each provided taxi bay within a lay-by be the equivalent of five (5) normal parking bays: Provided that the parking requirement can be relaxed up to 25 % of the initial provisions and the taxi bay be constructed to municipal standards.

37 That for every six (6) bicycle parking spaces provided, a credit of one (1) parking bay be given towards the parking requirements: Provided that the total credit not exceed 20 % of the parking bays required and the minimum dimension for a bicycle space be 2 metre in length and 0.6 metre in width.

38 That the applicant note that the Municipal Council of Windhoek no longer has the intention to develop Ball Street.

39 That Netball Street be upgraded to bitumen standards to aid trading and access to this property, as further outlined in the Traffic Impact Assessment (TIA).

40 That Cricket Street be upgraded to improve accessibility and dust prevention.

41 That building plans be submitted for approval for any improvements to the lease area.

42 That no indigenous trees be removed or damaged, irrespective of the size of the trees.

43 That protected tree species on the erf only be removed after obtaining permission from the Municipal Council of Windhoek.

44 That all health and hygiene requirements in terms of lighting, ventilation, sanitation, access to potable water and food safety measures be adhered to and of which building plans must be submitted for scrutiny and approval.

45 That all relevant environmental laws be taken into consideration during the development of the facilities.

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

47 That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

48 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.

49 That the Strategic Executive: Housing, Property Management and Human Settlement, in consultation with the Strategic Executive: Economic Development and Community Services, submit the item on the development of the craft/wood carvers market to the special Council meeting scheduled to be held on Tuesday, 22 November 2022, for consideration.

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

RESOLUTION 331/11/2022

==========

OFFICE OF THE CHIEF EXECUTIVE OFFICER
59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2615 www.cityofwindhoek.org.na The Gateway to Excellent Opportunities

Enquiries: Mr. E. Haindongo
Email: eho@windhoekcc.org.na
Tel nr: +264 61 290 2196

Date: 18 November 2022
Ref: EOI/COW/-133/2021

Messrs
Wynnic Plant Hire Construction cc
P.O Box 4449
Ausspanplatz
Windhoek

kalipi.kenneth@gmail.com

ATT: Mr. Kenneth Kalipi – Cell: Cell: 081 719 4949 – Email: ~~Kalipi.kenneth@gmail.com~~

Dear Madam/Sir,

BID NO: EOI/COW/-133/2021 - WINDHOEK ECONOMIC RECOVERY INITIATIVE (WERI)

With reference to the above, the Municipal Council of Windhoek has the pleasure to inform you that your application has been shortlisted for the above-said Expression of Interest (EoI).

I am glad to cordially invite you to stage 2 of the selection process whereby you will be required to give a structured presentation on your proposal to a selection panel in early 2023.

If you wish to continue with your submission under WERI you are herewith requested to complete the below Receipt of Shortlisting Acknowledgement and return said to us within seven (7) days. Upon receipt hereof the Department of Economic Development and Community Services will contact you before the 09 December 2022 to communicate modalities, i.e., date, time and venue of presentation (pitch).

Please acknowledge the receipt and acceptance of this invitation to the email provided (*E-mail: eho@windhoekcc.org.na*) - *Tel: +264 61 290 2196.*

Thanking you for your expression of interest.

Yours faithfully,

Chief Executive Officer
23 of 1992 - Accounting Officer in line with 87 (1) LG Authority Act
24 NOV 2022
Box 59
Windhoek
061 - 290 2615

Mujiwa George Mayumbelo
CHIEF EXECUTIVE OFFICER (ACTING)

Receipt of Shortlisting Acknowledgement (Within 7 days)

SIGNATURE OF APPLICANT

Authorized to sign on behalf of (company name):

DATE: 29/11/2022

WYNNIC PLANT HIRE
& CONSTRUCTION CC
Reg. No: CC/2014/13247
P.O. Box 40449
Ausspannplatz, Windhoek
081 732 50 19 / 081 719 49 49

All official correspondence must be addressed to the Chief Executive Officer

Department of Housing, Prop 484 / lanagement
and Human Settlements
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	GO Mosimane	**PHONE:**	290-3307
E-MAIL:	mos@windhoekcc.org.na	**FAX:**	290-3349
DAT:	17 April 2023	**OUR REF:**	L/Objections – Notice 33/2023 L/6352/W

Wynnic Plant Hire and Construction
P O Box 40449
WINDHOEK

Kalipi.kenneth@gmail.com
Cell: 081 719 4949

Dear Mr K Kalipi,

RE: OBJECTION TO THE LEASE PORTION A (WESTERN PORTION) OF ERF 6352, WINDHOEK

Receipt of your letter dated 24 March 2023, regarding the above subject matter is herewith acknowledged.

The City takes note of your objection in response to the advertised objection Notice 08/2016 with regards to the lease Portion A (Western Portion) of Erf 6352, Windhoek. Please take note, in line with applicable provisions of the Local Authorities Act 23 of 1992, a submission will be tabled to Council for consideration and subsequently the recommendations will be forwarded to the Minister of Urban and Rural Development for a final decision.

It is against this background that you are requested to bear with the City whilst assuring to revert to you in due time once the Minister has pronounced itself on this matter.

Trusting that you find the above in order.

Yours sincerely,

.....
Mrs. S Simpson
MANAGER: PROPERTY MANAGEMENT

Department of Housing, Prop[illegible] Management
and Human Settlements
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel: (+264) 61 290 2170 • www.cityofwindhoek.org.na

ENQ:	GO Mosimane	**PHONE:**	290 3307
DATE:	17 April 2023	**REF:**	L/Objections – Notice 33/2023 L/6352/W

Chief Executive Officer
Cricket Namibia (Pty) Ltd
P O Box 26
WINDHOEK
Email: ceo@cricketnamibia.com

Dear Mr Johan Muller,

RE: OBJECTION TO THE LEASE PORTION A (WESTERN PORTION) OF ERF 6352, WINDHOEK (COUNCIL RESOLUTION 331/11/2022)

The advertisement of your approved lease in line with the requirements of Section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) bears reference.

The City herewith brings to your attention, following the advertisement of Notice 33/2023, that Wynnic Plant Hire and Construction has submitted their objection against your advertised lease.

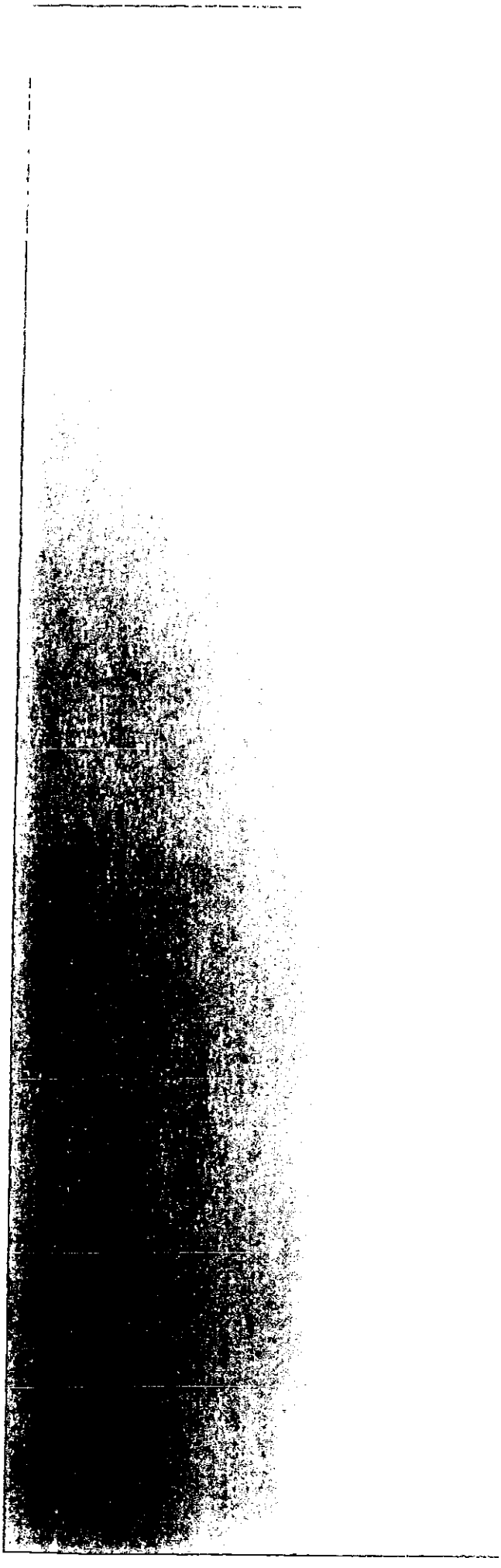
Your attention is further drawn to the provisions of section 63(3)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), which states that in the event objections are lodged, the immovable properties in question shall not be leased. It goes further to provide that unless the Local Authority Council (emphasis Council) has submitted to the Minister such particulars as the Minister may require in relation to the proposed transaction. It furthermore states that the proposed transaction together with the objections lodged and the comments of the Local Authority Council thereon must be submitted to the Minister for consideration.

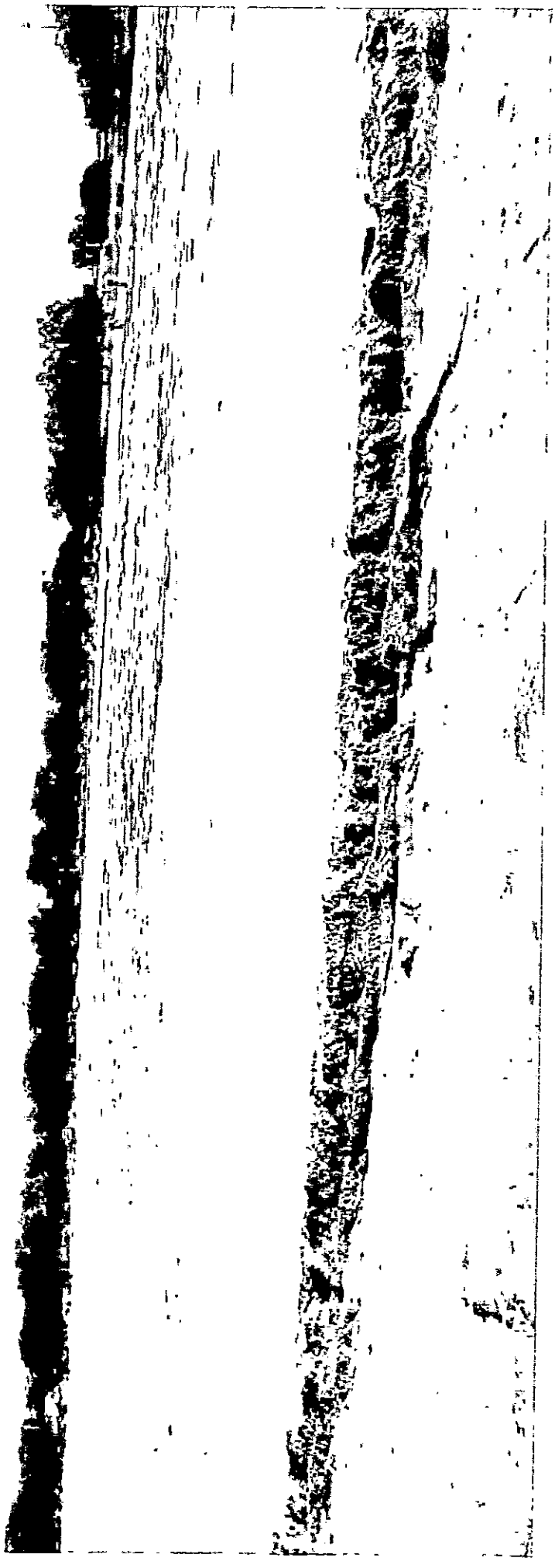
Thereto, the due process, in line with section 63(3)(b), will be attended to and in the same vein you are therefore requested to bear with the City whilst allowing due process to take place.

Trusting that you will find the above in order.

Yours sincerely,

Mrs. S Simpson
MANAGER: PROPERTY MANAGEMENT





[Municipal Council Minutes: 2001-07-25]

8.3.28 **UPG.1 [PLA] POLICY FOR THE DISTRIBUTION AND FUTURE USAGE OF PUBLIC OPEN SPACE IN WINDHOEK**
(3/1/P) (16/15/1)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.

2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.

3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.

4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.

5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.

6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.

7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.

8 That the following guidelines be used for assessing applications for portions of public open space:

8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:

- Adoption of the 1:100 year flood line where this is available, or
- Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.

8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.

8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.

8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.

8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.

8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.

8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:

- To assess groundwater vulnerability,
- To recommend conditions for the development and
- To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.

8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:

- The extent of land taken would not undermine the value of the open space to the community;
- Extraction of a portion will not damage or inhibit access of the public to the open space;
- Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
- Neighbours and other affected parties have no valid objection;
- The new usage would not damage any scenic views of the hillside or any valuable natural features, and
- Services are not adversely affected.

9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.

10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.

11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.

12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erospark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.

13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.

14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.

15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.

16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]

Barrie P. Watson
Town and Regional Planner
Operating as Tellos Namibia Consulting Engineers (Pty) Ltd.

Cell: +264 811402457
Email: bpw@lafrica.com.na
P.O. Box 9993
Windhoek

Tel: +264 61 223004
Fax: +264 61 400328
4 Thorer Street
Windhoek, Namibia

27th May, 2016

The Chief Executive Officer (Manager: Property Management)
P.O. Box 59
Windhoek

#2171/2016

APPLICATION FOR THE PURCHASE OF A PORTION OF A PORTION OF PORTION 132 OF PORTION B OF KLEIN WINDHOEK TOWN & TOWNLANDS NUMBER 70.

1. Application

Barrie Watson TRP has been commissioned by the owners of Erf 2010, Klein Windhoek, Mr. Brian Kibble to apply to the Windhoek Municipal Council for the following:

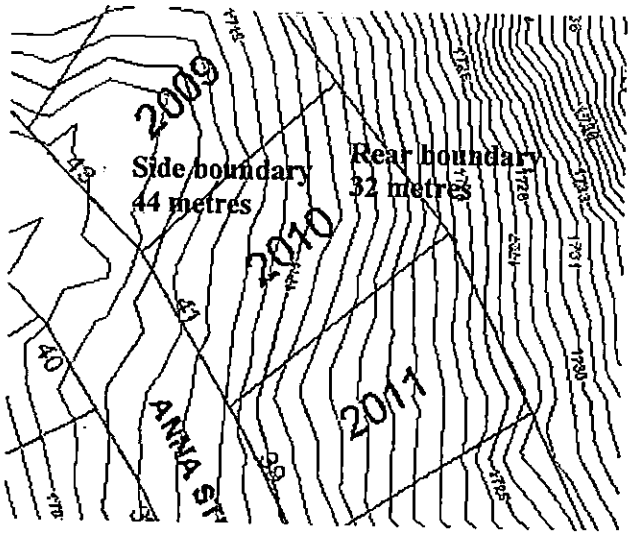
- PURCHASE OF A 10 METER WIDE PORTION OF PORTION 132 KLEIN WINDHOEK TOWN & TOWNLANDS NO. 70
- SUBDIVISION OF KLEIN WINDHOEK TOWN & TOWNLANDS, PORTION 132 INTO PORTION A (APPROXIMATELY 320 m²) AND REMAINDER
- INCLUSION OF PORTION A AS AN ERF INTO KLEIN WINDHOEK TOWNSHIP
- REZONING OF PORTION A FROM UNDETERMINED TO RESIDENTIAL WITH A DENSITY OF 1/900m².
- CONSENT IN TERMS OF SECTION 9(1) AND TABLE B OF THE TOWN PLANNING SCHEME TO USE PORTION A FOR RESIDENTIAL PURPOSES WHILE THE REZONING IS IN PROCESS
- CONSOLIDATION OF PORTION A WITH ERF 2010 KLEIN WINDHOEK

Copy of the title deed for Erf 2010 Klein Windhoek is attached as Annexure A.

2. Developmental Intentions and Topography

Erf 2010 is 1410 m² in extent. It comprises steep land with a slope of 1 in 6. At the rear the slope increases to about 1 in 4. The bushes and trees on the steeper land close off the garden space. The owner of Erf 2010 would like to include them into his land so that this area is better protected and cared for. The slope is shown in the following plan with 1 metre contour line.

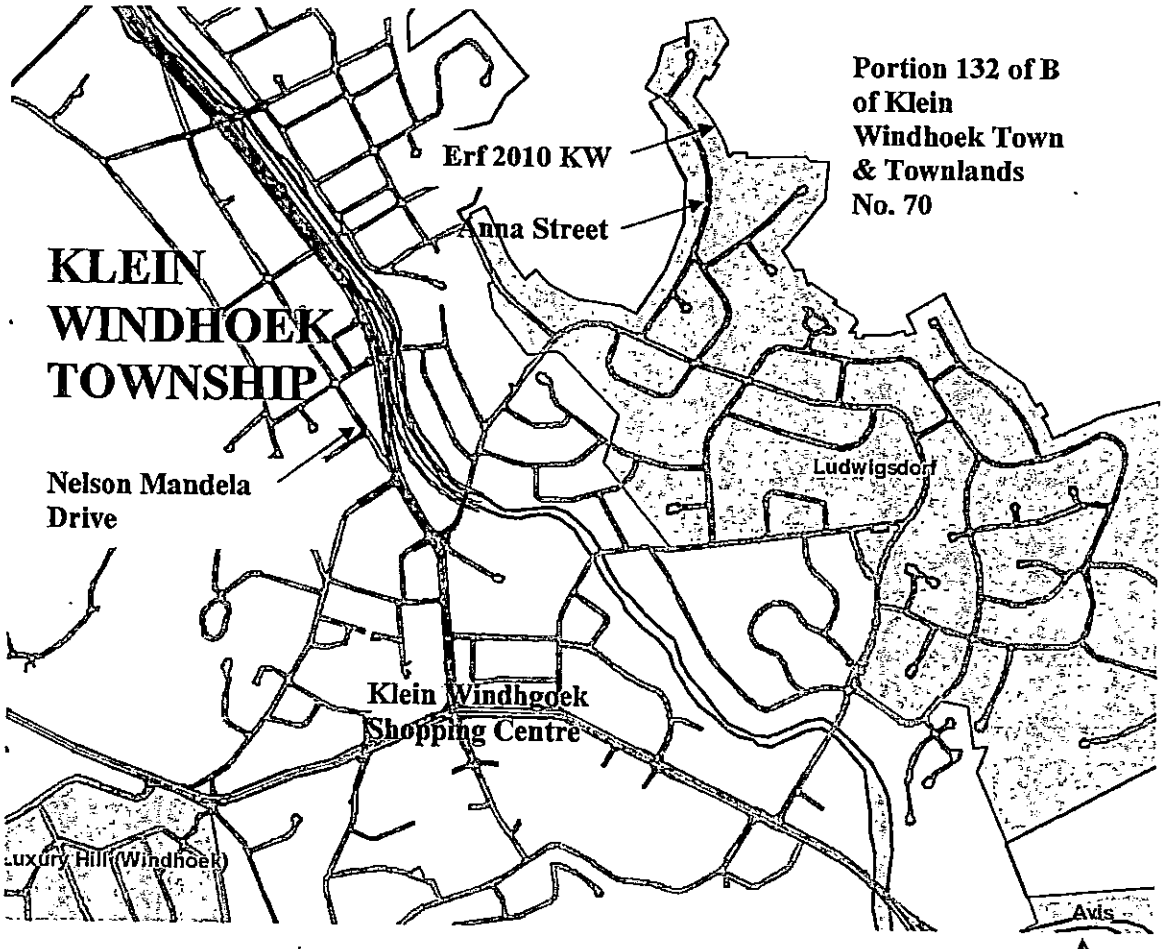
CITY OF WINDHOEK
DEPARTMENT OF URBAN PLANNING & PROPERTY MANAGEMENT
27 MAY 2016
MANAGER: PROPERTY MANAGEMENT



The intention is the purchase approximately 320 m² of additional Municipal land from Portion 132 KWT&TL to add to the garden space at the rear of Erf 2010 KW. This represents a 10 metre wide strip in accordance with City policy. No future subdivision is intended. The situation is shown in the following photograph.

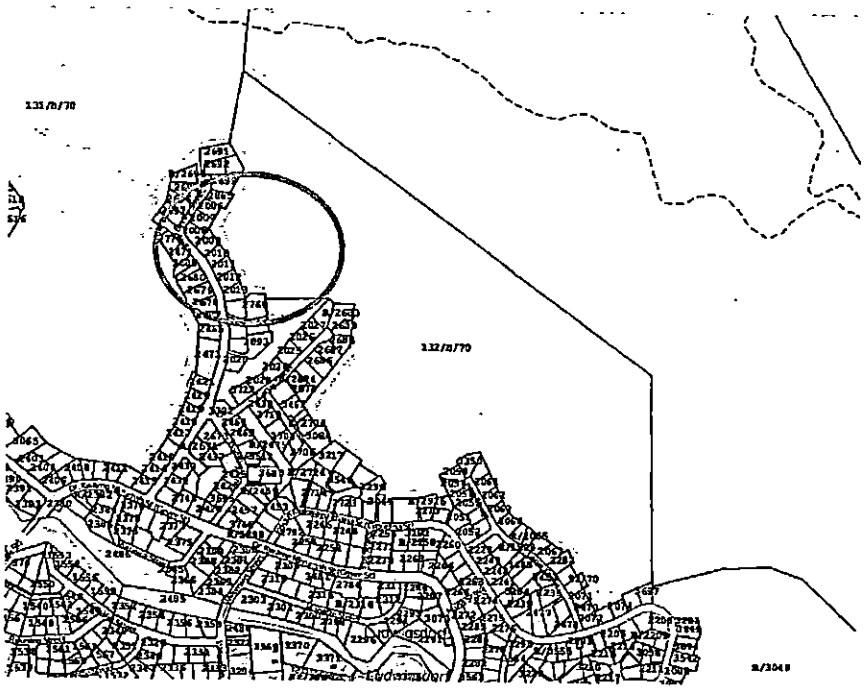
3. Location & Zoning

Erf 2010 is zoned "residential" with a density of 1 in 900 m². Portion 132 of B of Klein Windhoek Town & Townlands is zoned "undetermined". Both land parcels lie on the eastern side of Klein Windhoek. The location of Erf 2010 KW and the proposed purchase is shown n the following plans.



Scale: 1:20000

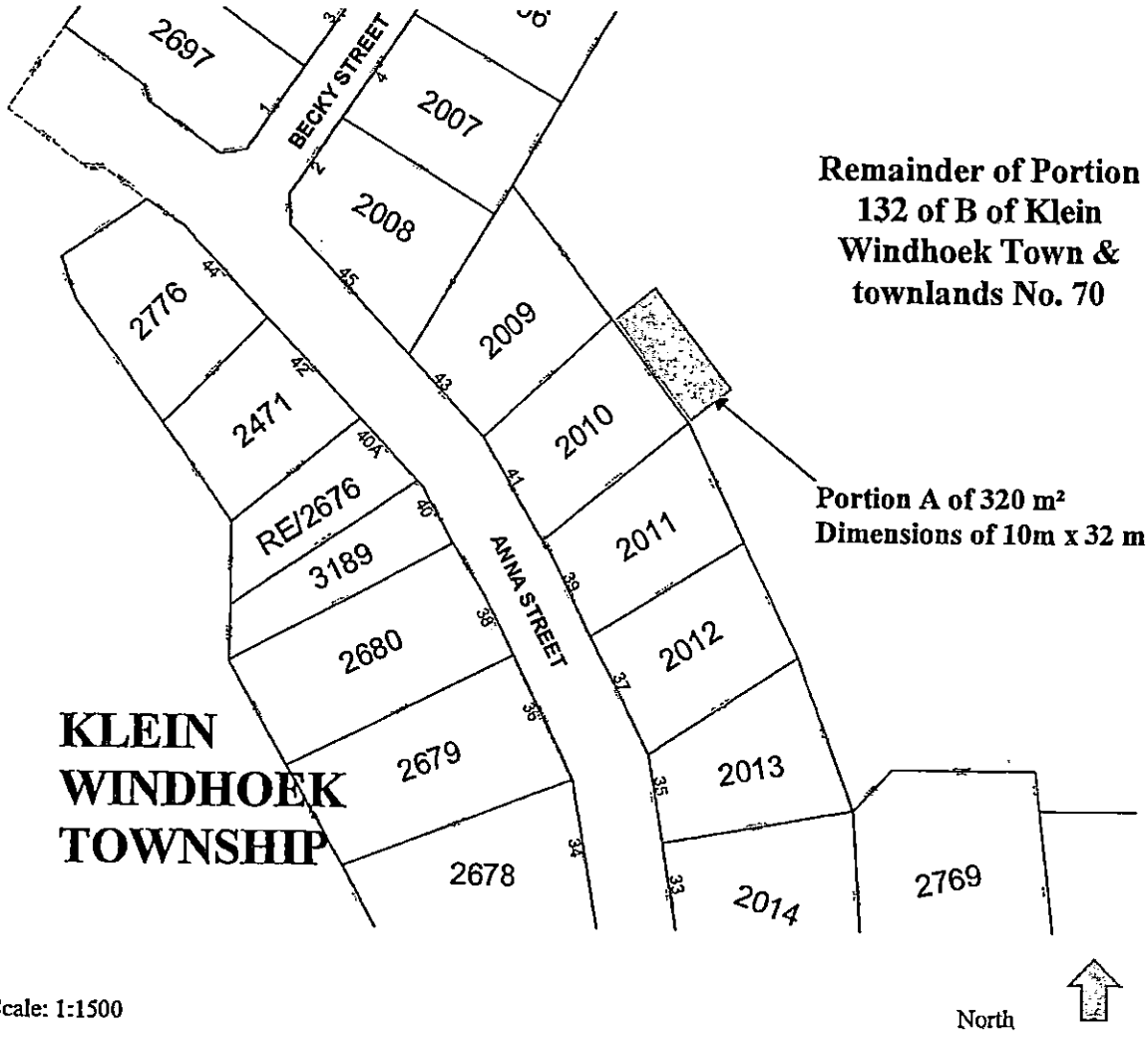
North



4. The Subdivisional Proposal

As may be seen on the plans, other owners in the vicinity (erven 2769 and 2865) have successfully applied for the extension of their erven. The owner of Erf 2010 would like to acquire a similar strip of the same width from Portion 132 of B of Klein Windhoek Town & Townlands.

The proposed subdivision is shown in the following plan.



5. Title Conditions

The City's standard conditions are registered against Erf 2010 KW. A copy of the title deed is attached. These same conditions should be carried over and registered against the proposed new consolidated erf.

6. Municipal Services

Erf 2010 KW is a fully serviced erf. No extensions of Municipal services are required by the proposed purchase and consolidation.

7. Comments of Neighbours

The neighbouring erven, erf numbers 2009, 2011, 2012, 2013, 2007, and 2769 Klein Windhoek, were approached for their support. All indicated that they had no objections to the proposal and signed forma accordingly. These forms are attached for your reference.

8. Purchase

The owners of Erf 2010 Klein Windhoek are therefore requesting the Windhoek Municipal Council to sell an approximately 320 m² (10 metre wide strip) of land from Municipal owned Portion 132 of B of Klein Windhoek Town & Townlands to be consolidated with their own erf.

The proposed cadastral and rezoning procedure is as follows.

- PURCHASE OF A 10 METER WIDE PORTION OF PORTION 132 OF B OF KLEIN WINDHOEK TOWN & TOWNLANDS NO. 70
- SUBDIVISION OF KLEIN WINDHOEK TOWN & TOWNLANDS, PORTION 132 INTO PORTION A (APPROXIMATELY 320 m²) FREE OF CONDITIONS AND REMAINDER
- INCORPORATION OF PORTION A AS AN ERF INTO KLEIN WINDHOEK TOWNSHIP
- REZONING OF PORTION A FROM UNDETERMINED TO RESIDENTIAL WITH A DENSITY OF 1/900m².
- CONSENT IN TERMS OF SECTION 9(1) AND TABLE B OF THE TOWN PLANNING SCHEME TO USE PORTION A FOR RESIDENTIAL PURPOSES WHILE THE REZONING IS IN PROCESS
- CONSOLIDATION OF PORTION A WITH ERF 2010 KLEIN WINDHOEK
- THE CONDITIONS REGSITERED AGAINST ERF 2010 KLEIN WINDHOEK ARE TO BE REGISTERED AGAINST THE CONSOLIDATED ERF.

9. Annexures

- Copy of Title Deed for Erf 2010 KW
- Power of Attorney
- Forms with comments of neighbours.

I trust this application will receive your favourable consideration.

Yours Faithfully,

Barrie Watson
Town & Regional Planner

Prepared by me

CONVEYANCER
BOTHA, P H K

DUTY N$ 26 780-00

Hm

MORTGAGED NO. B 3485 / 2013
for N$ 600 000,00 (with preference for
an additional amount not exceeding N$ 600 000,00

REGISTRAR OF DEEDS

DEEDS OFFICE
WINDHOEK

2013-06-20

ISSUED FOR INFORMATION ONLY

DEED OF TRANSFER NO T 3064 / 2013

BE IT HEREBY MADE KNOWN:

THAT **PAUL HENDRIK KIRSTEIN BOTHA**

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

ANNEBELLE DIANNE KOTZE
Identity Number 660215 0110 1
Married out of community of property

8000000604072

dated the **30 April 2013** and signed at **WINDHOEK**

Hm

and the said Appearer declared that his principal had truly and legally sold on
20 March 2013

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

BRIAN PETER KIBBLE
Identity Number 761207 00 0008 9
Married out of community of property

Their Heirs, Executors, Administrators or Assigns

CERTAIN	**Erf No 2010 KLEIN WINDHOEK, Extension 3**
SITUATE	In the Municipality of WINDHOEK Registration Division "K" In the KHOMAS Region
MEASURING	1410 (One Four One Nil) Square metres

FIRST TRANSFERRED by Deed of Transfer No T.2611/1986 with General Plan No A.162/1974 relating thereto and held by Deed of Transfer No T.4654/1999

FOR INFORMATION ONLY

SUBJECT TO the following conditions imposed in terms of Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with, and the use of occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

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

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 Their heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of **N$3 278 000-00.**

SIGNED at WINDHOEK on 2013-06-20
Together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence

ISSUED FOR INFORMATION ONLY

REGISTRAR OF DEEDS

Transfer Duty Receipt No 103291573 in the amount of N$181 240,00
Issued by the Receiver of Revenue at Windhoek on 21 May 2013

(Checked) 1. ..... 2. .....

I the undersigned, PAUL HENDRIK KIRSTEIN BOTHA, Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity 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.

CONVEYANCER

SPECIAL POWER OF ATTORNEY

I, the undersigned, **Brian Peter Kibble, ID Number 761207 00 0008 9,**
in my capacity as the owner of Erf 2010, Klein Windhoek Extension 3,
do hereby nominate, constitute and appoint

Barrie P. Watson Town & Regional Planner
PO Box 9993, Windhoek

with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Windhoek Municipal Council, Townships Board, Ministry of Regional, Local Government, Housing and Rural Development and Namibian Planning Advisory Board (NAMPAB) for the:

> **Purchase of a portion of Portion 132 of Portion B of Klein Windhoek Town & Townlands No. 70, subdivision of the said land into portion and remainder, incorporate into Klein Windhoek Township and consolidation of the portion with Erf 2010, Klein Windhoek.**

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

SIGNED at Windhoek this 27. day of May, 2016,
in the presence of the undersigned witnesses.

.....
Brian Peter Kibble

WITNESSES:

1. .....

2. .....

CONSENT

In terms of section 4 and 7 of the Married Persons Equality Act, 1996 (Act 1 of 1996),

I, ..Kim.....Kibble..... the undersigned, in my capacity as spouse of Brian Peter Kibble hereby grant consent to the above mentioned application made by him to the Windhoek Municipal Council, NAMPAB and Townships Board for: Purchase of a portion of Portion 132 of Portion B of Klein Windhoek Town & Townlands No. 70, subdivision of the said land into portion and remainder, incorporation into Klein Windhoek Township and consolidation of the portion with Erf 2010, Klein Windhoek.

Spouse: .....
Signed at Windhoek, this 27th day of May 2016,
in the present of the undersigned witnesses

WITNESSES:

1. .....

2. .....

Barrie P. Watson
Town and Regional Planner
In association with Tellos Namibia Consulting Engineers (Pty) Ltd.

Cell: +264 811402457
Email: bpw@iafrica.com.na
P.O. Box 9993
Windhoek

Tel: +264 61 223004
Fax: +264 61 400328
4 Thorer Street
Windhoek, Namibia

31st March 2016

COMMENTS OF NEAREST NEIGHBOURS

Take notice that Barrie Watson, Town & Regional Planner intends applying to the Windhoek Municipal Council on behalf of the owner, of Erf 2010 Klein Windhoek Township, No. 41 Anna Street, Mr. Brian Kibble, for:

Purchase of a 10 metre wide strip of land bordering on the rear boundary of Erf 2010 Klein Windhoek.

The area of the land for which application is to be made is 320m². It is a portion of the farm Remainder of Portion B of Klein Windhoek Town & Townlands No. 70. It is zoned "undetermined".

Mr. Kibble would like to incorporate the natural vegetation and trees into his garden and to move his rear fence to a less visible position. No rezoning of Erf 2010 KW is involved.

Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 30th April, 2016.

I, PIETER FRANCOIS DU PLESSIS,
owner of Erf 2009, 2011, 2012, 2013, 2007, 2769 Klein Windhoek (delete what does not apply)

- Have no objections to the proposed purchase
- ~~Object to the proposal for the following reasons~~

.....

.....

Additional comments may be attached. ((Please delete what does not apply).

Signed .....
Date: 15/4..... 2016

Receipt of Notice I..... acknowledge receipt of this notice on the .... day of ..... 2016.

Signed: .....

Barrie P. Watson
Town and Regional Planner
In association with Telios Namibia Consulting Engineers (Pty) Ltd.

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Windhoek

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Windhoek, Namibia

25th August 2015

COMMENTS OF NEAREST NEIGHBOURS

Take notice that Barrie Watson, Town & Regional Planner intends applying to the Windhoek Municipal Council on behalf of the owner, of Erf 2010 Klein Windhoek Township, No. 41 Anna Street, Mr. Brian Kibble, for:

Purchase of a 10 metre wide strip of land bordering on the rear boundary of Erf 2010 Klein Windhoek.

The area of the land for which application is to be made is 3200m². It is a portion of the farm Remainder of Portion B of Klein Windhoek Town & Townlands No. 70. It is zoned "undetermined".

Mr. Kibble would like to incorporate the natural vegetation and trees into his garden and to move his rear fence to a less visible position. No rezoning of Erf 2010 KW is involved.

Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 30th September, 2015.

I, HORST-WERNER GIERSCH,
owner of Erf 2009, (2011), 2012, 2013, 2007, 2769 Klein Windhoek (delete what does not apply)

- Have no objections to the proposed purchase
- ~~Object to the proposal for the following re~~asons

.....

.....

Additional comments may be attached. ((Please delete what does not apply).

Signed .....
Date: ....2/9.... 2015

Receipt of Notice I ..... acknowledge receipt of this notice on the .... day of ..... 2015.

Signed: .....

Barrie P. Watson
Town and Regional Planner
In association with Tellos Namibia Consulting Engineers (Pty) Ltd.

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Email: bpw@lafrica.com.na
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Windhoek, Namibia

17th March 2015

COMMENTS OF NEAREST NEIGHBOURS

Take notice that Barrie Watson, Town & Regional Planner intends applying to the Windhoek Municipal Council on behalf of the owner, of Erf 2010 Klein Windhoek Township, No. 41 Anna Street, Mr. Brian Kibble, for:

Purchase of a 10 metre wide strip of land bordering on the rear boundary of Erf 2010 Klein Windhoek.

The area of the land for which application is to be made is 320m². It is a portion of the farm Remainder of Portion B of Klein Windhoek Town & Townlands No. 70. It is zoned "undetermined".

Mr. Kibble would like to incorporate the natural vegetation and trees into his garden and to move his rear fence to a less visible position. No rezoning of Erf 2010 KW is involved.

Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 31st May, 2014.

I, MS JANA HYBASKOVA EU AMBASSADOR TO THE REPUBLIC OF NAMIBIA.
owner of Erf ~~2009, 2011~~, 2012, ~~2013, 2007, 2769~~ Klein Windhoek (delete what does not apply)

- Have no objections to the proposed purchase ✓
- ~~Object to the proposal for the following reasons~~

.....

.....

Additional comments may be attached. ((Please delete what does not apply).
NONE

Signed .....
Date: 02/5/2016

DELEGATION OF THE EUROPEAN UNION NAMIBIA

Receipt of Notice I ..... acknowledge receipt of this notice on the .... day of ..... 2015.

Signed: .....

Barrie P. Watson
Town and Regional Planner
In association with Tellos Namibia Consulting Engineers (Pty) Ltd.

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Windhoek, Namibia

25th August 2015

COMMENTS OF NEAREST NEIGHBOURS

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Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 30th September, 2015.

I, Nelson Ernesto Tavares Guerra,
owner of Erf 2009, 2011, 2012, 2013, 2007, 2769 Klein Windhoek (delete what does not apply)

- Have no objections to the proposed purchase
- ~~Object to the proposal for the following reasons~~

.....

.....

Additional comments may ~~be attached~~. ((Please delete what does not apply).

Signed .....
Date: 03/09/ 2015

Receipt of Notice I ..... acknowledge receipt of this notice on the .... day of ..... 2015.

Signed: .....

Barrie P. Watson
Town and Regional Planner
In association with Tellos Namibia Consulting Engineers (Pty) Ltd.

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Windhoek, Namibia

31st March 2016

COMMENTS OF NEAREST NEIGHBOURS

Take notice that Barrie Watson, Town & Regional Planner intends applying to the Windhoek Municipal Council on behalf of the owner, of Erf 2010 Klein Windhoek Township, No. 41 Anna Street, Mr. Brian Kibble, for:

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The area of the land for which application is to be made is 320m². It is a portion of the farm Remainder of Portion B of Klein Windhoek Town & Townlands No. 70. It is zoned "undetermined".

Mr. Kibble would like to incorporate the natural vegetation and trees into his garden and to move his rear fence to a less visible position. No rezoning of Erf 2010 KW is involved.

Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 30th April, 2016.

I, Shaoquan Tang,
owner of Erf 2009, 2011, 2012, 2013, 2007, 2769 Klein Windhoek (delete what does not apply)

- Have no objections to the proposed purchase
- ~~Object to the proposal for the following reasons~~

.....

.....

Additional comments may be attached. ((Please delete what does not apply).

Signed .....
Date: 2016

Receipt of Notice I ..... acknowledge receipt of this notice on the .... day of ..... 2016.

Signed: .....

Barrie P. Watson
Town and Regional Planner
in association with Tellos Namibia Consulting Engineers (Pty) Ltd.

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Windhoek, Namibia

31st March 2016

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The area of the land for which application is to be made is 320m². It is a portion of the farm Remainder of Portion B of Klein Windhoek Town & Townlands No. 70. It is zoned "undetermined".

Mr. Kibble would like to incorporate the natural vegetation and trees into his garden and to move his rear fence to a less visible position. No rezoning of Erf 2010 KW is involved.

Neighbours are invited to join Mr. Kibble at this time in applying for 10 metre wide strips of land at the rear of their own erven so that a single application may be made with some savings on survey costs and with the result that a straight continuous new boundary might be created.

Please provide comments no later than 30th April, 2016.

I, VINAY KUMAR, HEAD OF CHANCERY, HIGH COMMISSION OF INDIA, WINDHOEK
owner of Erf ~~2009, 2011, 2012, 2013, 2007~~, 2769 Klein Windhoek (delete what does not apply)

✓ Have no objections to the proposed purchase

- Object to the proposal for the following reasons

.....

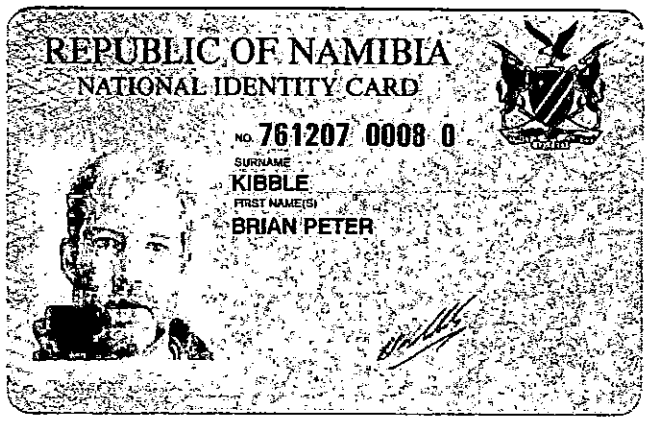
.....

Additional comments may be attached. ((Please delete what does not apply).

Signed ..... (Vinay Kumar) Second Secretary & Head of Chancery High Commission of India Windhoek
Date: 29/4/..... 2016

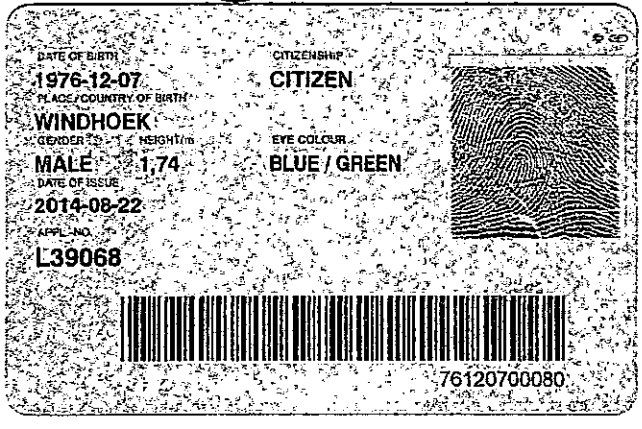
Receipt of Notice I ..... acknowledge receipt of this notice on the .... day of ..... 2016.

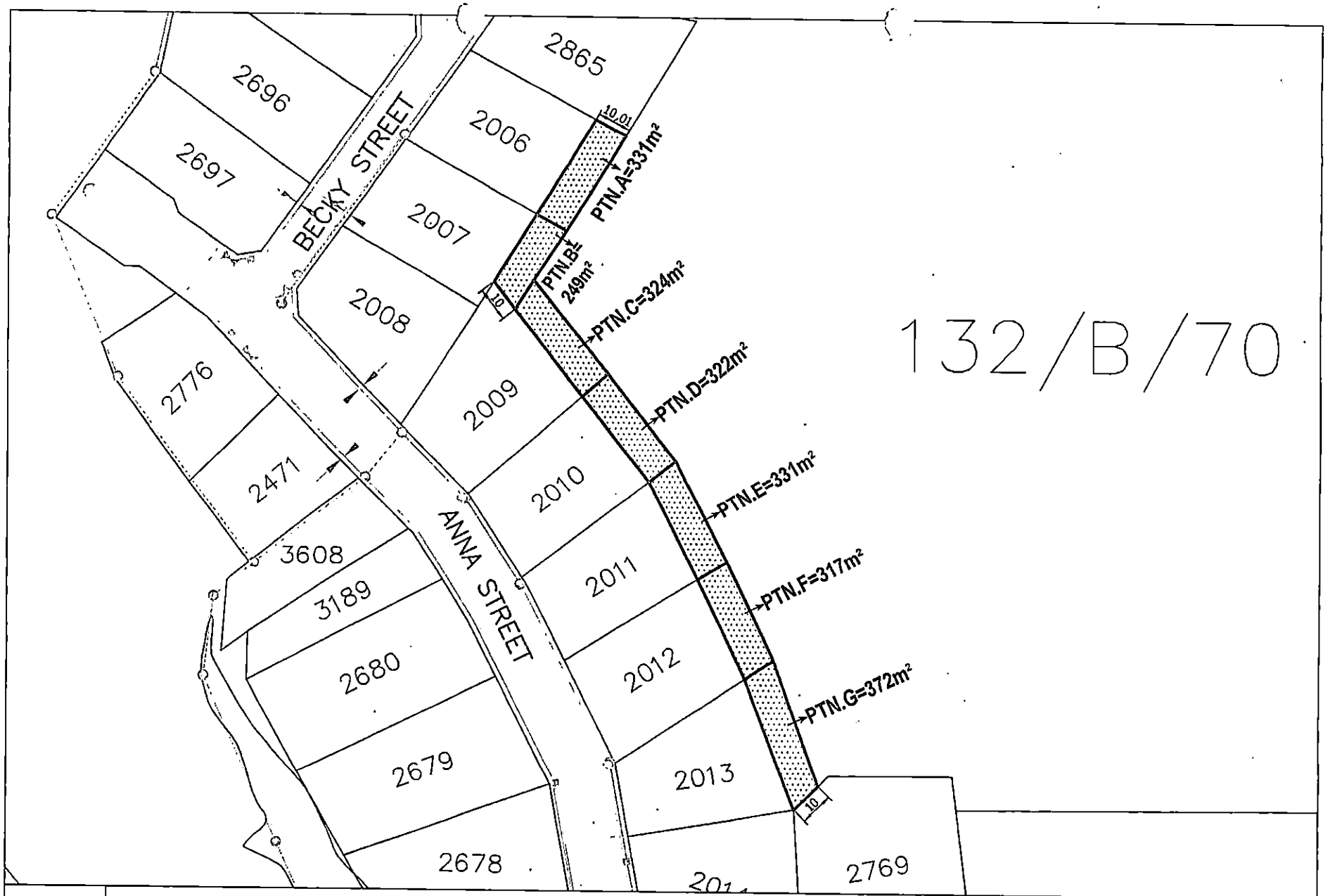
Signed: .....



NAMIBIAN POLICE
KHOMAS REGION
09 -10- 2019
KLEIN WINDHOEK
STATION COMMANDER

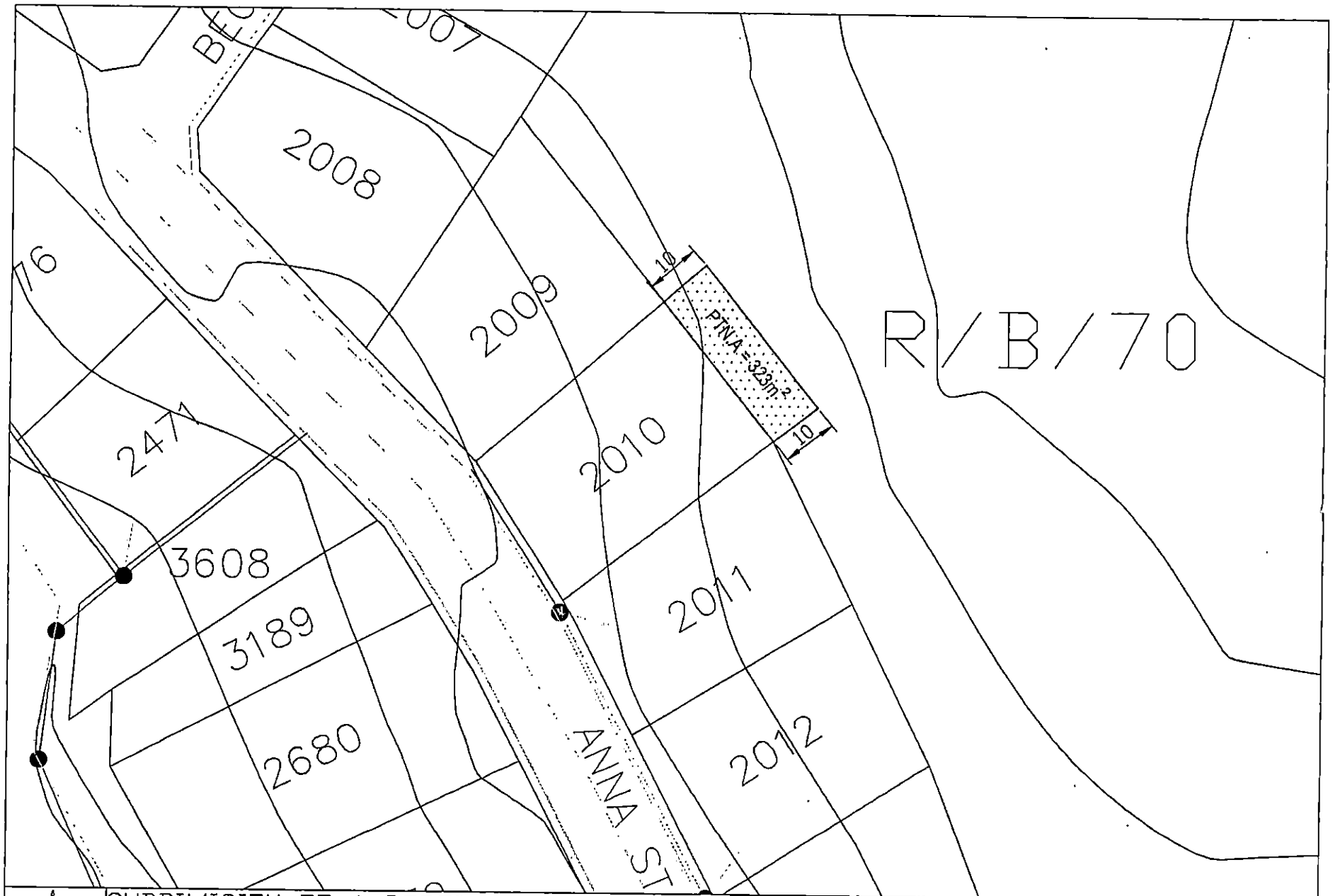
ertify that this document is a true reproduction
opy of the original which was examined by me and
hat, from my observations, the original has not
been altered in any manner.
Signature





SUBDIVISION OF PORTIONS A,B,C,D,E,F, & G OF ERF 132/B/70, KLEIN WINDHOEK
FOR CONSOLIDATION WITH ERVEN NO'S 2006,2007,2009-2013, KLEIN WINDHOEK
PATH: o:\cad data\groups\geomatics\132.70 KW PLAN NO: KW 132.70-1 03 NOVEMBER 2022

City of many faces



CITY OF WINDHOEK

SUBDIVISION OF A PORTION OF THE REMAINDER OF PORTION B OF KLEIN WINDHOEK T&T NO.70, FOR CONSOLIDATION OF ERF 2010, KLEIN WINDHOEK.

PATH: o:\cad data\groups\geomatics\2 .KW PLAN NO: KW 2010-1 SCA 1:1000 05 DECEMBER 2016

[Municipal Council Minutes: 2004-08-25]

8.3.4 **BRB.2 [PLA] CALCULATION OF PURCHASE PRICE – ADDITIONAL LAND SALES** (16/15/2/2/1)

RGS done

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.

4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.

5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.

6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN A size: 331 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2006 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	331 m²	
Estimated market Value	N$ 563 700	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN B size: 249 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2007 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	249 m²	
Estimated market Value	N$ 424 000	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN C size: 324 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2009 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	324m²	
Estimated market Value	N$ 551 800	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

.....

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN D size: 322 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2010 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	322 m²	
Estimated market Value	N$ 548 400	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN E size: 331 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2011 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	331 m²	
Estimated market Value	N$ 563 700	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

.....

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN F size: 317 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2012 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	317 m²	
Estimated market Value	N$ 539 900	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	Erf/Portion size	Purchase price	N$/m²	Escalated N$/m²	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 01/03/2023

Erf No.: Re 132 (Re of PTN B Farm KW no 70) **Suburb:** Klein Windhoek **Street name:**

Erf size: 543 851 m² **Zoning:** undetermined **Density:** n/a

Required PTN G size: 372 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 2013 Klein Windhoek

Current vacant land going price/ m²	N$1 703	
Size of the portion Required	372 m²	
Estimated market Value	N$ 633 500	Rounded off

Erf 3793 Klein Windhoek in the table below was sold for N$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2022. After escalation a price of N$1 703/ m² was produced. Consequently the subject should be valued at N$1 703/m2

Erf No.	**Erf/Portion size**	**Purchase price**	**N$/m²**	**Escalated N$/m²**	Date
3793 KW	1393 m²	N$ 845,000	N$606.60	N$1 703	10/05/2007

Valued by: Kaulikufwa Hendjala **Date:** 01/03/2023

[Municipal Council Minutes: 2014-11-25]

9.1.3 **BRB.3 [CEO] APPLICATION TO RECONSIDER COUNCIL RESOLUTION REGARDING THE SALE AND LEASE OF A PORTION OF ERF 731, WALVIS BAY STREET, HAVANA - FAMILY OF HOPE SERVICES (FHS)** (L/731/HAV)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the application from the Family of Hope Services (FHS) to reconsider the subdivision, be noted.

2 That it be noted that the Ministry of Education (Directorate of Education, Planning and Development) is leasing Portion 1 (± 2 918 m² in extent) and Portion 2 (± 4 212 m² in extent) of Erf 731, Walvis Bay Street, Havana.

3 That Erf 731, Havana be subdivided into Portion 1 (± 2 918 m² in extent), Portion 2 (± 4 212 m² in extent), Portion 3 (± 2 029 m² in extent) and the Remainder as shown on Plan P/4111/A, attached as page 53 to the agenda.

4 That the proposed allocation be as follows:

4.1 That Portion 1 (± 2 918 m² in extent) and Portion 2 (± 4 212 m² in extent) of Erf 731, Havana, which is now occupied by the Ministry of Education (Directorate of Education, Planning and Development), be retained as 'private open space' and that the portions be allocated to the Department of Economic Development and Environment (Parks, Recreation, Sport and Cemeteries Division) for the development of a sports field as indicated on the plan, attached as page 54 to the agenda, once the school has been accommodated on Erf 1037, Havana, after the finalisation of the investigation.

4.2 That the Ministry of Education (Directorate of Education, Planning and Development) proceed to lease Portion 1 (± 2 918 m² in extent) and Portion 2 (± 4 212 m² in extent) of Erf 731, Havana for a period of five (5) years at a monthly rental of N$2 895.00: Provided that the rental escalate annually in line with the Namibia Inflation Rate.

4.3 That Portion 3 (± 2 029 m² in extent) of Erf 731, Havana be leased to the Family of Hope Services (FHS) at a monthly rental of N$825.00 for a period of five (5) years: Provided that the rental escalate annually in line with the Namibia Inflation Rate.

4.3.1 That Portion 3 (± 2 029 m² in extent) of Erf 731, Havana be used for raising awareness on the importance of birth registration and conducting a mass registration of all unregistered adults and children in the area while the applicant look for alternative sites.

Family of Hope Services
PO Box 25628, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.org
Cell: +264 812789326 / Fax: 061 - 246745

Date:

D.H

PM

G.O

FNS

4.3.2 That any other use of the property only be allowed with Council's consent.

4.4 That the Remainder of Erf 731, Havana be rezoned from 'private open space' to 'public open space' and that it's primarily function be to accommodate stormwater.

5 That the City be responsible for making the necessary submission to the Townships Board to get statutory approval for the proposed subdivision.

6 That the rezoning be contained in an Amendment Scheme.

7 That approval be granted to the external parties to commence with operations on the portions, in line with an 'institutional' zoning, as prescribed in the Town Planning Scheme, while the subdivision and rezoning processes are underway.

8 That a three (3) month notification period be incorporated into the Deed of Lease, should the City need the land.

9 That Council reserve the right to revoke the lease, should the Family of Hope Services (FHS) over extent the activities as proposed.

10 That no permanent structures be allowed without Council's approval.

11 That Council not be obliged to compensate for improvements, should the land be needed or should the Lease Agreement be terminated or expires.

12 That both the Family of Hope Services (FHS) and the Ministry of Education (Directorate of Education, Planning and Development) note that the existing sewer line need to be extended to service the portions.

13 That access to the respective portions of Erf 731, Havana only be obtained from Walvis Bay Street.

14 That access not be obtained within 15 metres of the Outapi/Walvis Bay Streets intersection.

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

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

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

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

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Date:

D.H

FHS

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

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

16 That the lease to the Family of Hope Services (FHS) and the Ministry of Education (Directorate of Education, Planning and Development), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

17 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deeds of Lease.

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

RESOLUTION 396/11/2014

Family of Hope Services
PO Box 25628, Windhoek
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Web: www.familyofhopeservices.org
Cell: +264 812789326 / Fax: 061-246743
Date:

D. H
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GO
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NEDBANK

Payment Confirmation.

Date : 17-02-2022 10:45:27

This is a notification from Nedbank Namibia Limited that the following payment has been made.

Transaction Details	
Date of Payment	: 17/02/2022
Transaction Reference Number	: 187605232425829
Beneficiary Details	
Beneficiary Name	: City of Windhoek
Transfer Amount	: 1,252.86 NAD
Beneficiary Reference	: Lease 13138189
Beneficiary Bank	: FIRST NATIONAL BANK
Beneficiary Bank Code	: 281872
Beneficiary Account	: 55500033613
Channel	: Internet Payment
Payer Details	
Paid By	: FAMILY HOPE SANCTUARY

This notification of payment is sent to you by Nedbank Namibia Limited, Reg No 73/04561, Authorised Financial Services and Registered Credit Provider in The Republic of Namibia (NCRCP16), 12-20 Dr Frans Indongo Street, Windhoek, Namibia. ("Nedbank Namibia"). Our customer (the Payer) has requested Nedbank Namibia to send this notification of payment to you. Please therefore contact the payer for enquiries regarding the contents of this notification. Any other enquiries should be directed to the Nedbank Namibia Contact Centre at Tel: +264 61 2952372/+264 61 2952081.

Nedbank Namibia will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information conveyed in this notification, or from any claims, losses, damage, expenses, whether direct, indirect or consequential, arising or resulting from the transmission of this notification.
Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: Nedbank Namibia will never send you an e-mail requesting you to enter your personal details or private identification and/or authentication details.

Disclaimer

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NEDBANK

Payment Confirmation

Date : 17-02-2022 10:40:17

This is a notification from Nedbank Namibia Limited that the following payment has been made.

Transaction Details	
Date of Payment	: 17/02/2022
Transaction Reference Number	: 206415232426840
Beneficiary Details	
Beneficiary Name	: City of Windhoek
Transfer Amount	: 2,021.53 NAD
Beneficiary Reference	: Water 13142321
Beneficiary Bank	: FIRST NATIONAL BANK
Beneficiary Bank Code	: 281872
Beneficiary Account	: 55500033613
Channel	: Internet Payment
Payer Details	
Paid By	: FAMILY HOPE SANCTUARY

This notification of payment is sent to you by Nedbank Namibia Limited, Reg No 73/04561, Authorised Financial Services and Registered Credit Provider in The Republic of Namibia (NCRCP16), 12-20 Dr Frans Indongo Street, Windhoek, Namibia. ("Nedbank Namibia"). Our customer (the Payer) has requested Nedbank Namibia to send this notification of payment to you. Please therefore contact the payer for enquiries regarding the contents of this notification. Any other enquiries should be directed to the Nedbank Namibia Contact Centre at Tel: +264 61 2952372/+264 61 2952081.

Nedbank Namibia will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information conveyed in this notification, or from any claims, losses, damage, expenses, whether direct, indirect or consequential, arising or resulting from the transmission of this notification.
Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: Nedbank Namibia will never send you an e-mail requesting you to enter your personal details or private identification and/or authentication details.

Disclaimer

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- E:Consolidated Billing
  - BE Debtors
  - BO Enquiries
    - BO080 Current and History Account Details
    - BO900 Housing Enquiries
- G:General Ledger
- Y:City of Windhoek - Utility Systems

BO080-Current Acc 522 etails

Owner	Erf	Acct	O/T	Meter	Age A	Sum	CR

Account Number: 131381891 TENANT FAMILY OF HOPE SERVICES (FHS)
Term-D:
Clearance Appl.Date:
Clear Cert.Print: N
Sect-Title:
Clear.Dates from:
to:
ID:
Total H/O:
Deb Tp: S3 - RENTAL/LEAS

Stand:
Addr:
Post.Add: LEASE ERF 731 HAVANA
P O BOX 25628
WINDHOEK
10005
Cmplx:
Coll: TME

202305 PENDING / UNALLOCATED Receipts 0.00

Options	Tran Date	Description	Reference	Tariff	Debit	Credit	Vat
Option	20230421	BALANCE B/F			3961.56		
Option	20230511	000018 RECE	9881892218			2619.39	
Option	20230518	INTEREST ON		ARR	21.65		
Option	20230519	LEASE OF ER			1129.45		169.42
Option		TOTAL			2662.69		
Option			CURRENT	BAL:	2662.69		
Option		CASH UNTIL-	20230613				
Option							
Option							
Option							

No-Dep: No-Notes: 31 No-Ext/Arr: Due-Date: 20230615

OK Home Quit More

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- B:Consolidated Billing
  - BE Debtors
  - BO Enquiries
    - BO080 Current Acct History Account Details
    - BO608.Housing Enquiries
- G:General Ledger
- Y:City of Windhoek - Utility Systems

BO080-Current Accou 523 tails

Owner	Erf	Acct	O/T	Meter	Age A	Sum	CR

Account Number: 13142321 TENANT FAMILY OF HOPE SERVICES
Term-D:
Clearance Appl.Date:
Clear Cert.Print: N
Sect-Title:
Clear.Dates from:
to:
ID: 7509280000000
Total H/O:
Deb Tp: 19 - BUSINESS

Stand: 210 000 00000731 00000 0000 0000
Addr: 73-79 WALVIS BAY ST
Post.Add: PO BOX 25628
CITY KIOSK
NAMIBIA
00051
Cmplx:
Coll: GLO

202305 PENDING / UNALLOCATED Receipts 0.00

Options	Tran Date	Description	Reference	Tariff	Debit	Credit	Vat
Option	20230421	BALANCE B/F			8551.22		
Option	20230511	000018 RECE	9881893018			6370.14	
Option	20230518	INTEREST ON		ARR	34.62		
Option	20230519	WATER INTER	1046626	WA20	1292.40		193.86
Option	20230519	SEWER INTER	1046626	SE07	400.86		60.13
Option	20230519	BASIC WATER	10786578	BW20VA	113.02		16.95
Option		TOTAL			4292.92		
Option			CURRENT	BAL:	4292.92		
Option		CASH UNTIL-	20230613				
Option							

No-Dep: 1 No-Notes: 60 No-Ext/Arr: Due-Date: 20230615

OK Home Quit More

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P.O.BOX 25628, Windhoek Namibia
Email:familyofhopeservices@gmail.com
Tel: +264816734767/+264812342124

Restoring hope. Empowering families.

12 June 2020

To the Manager
Property Management Division
City of Windhoek

Dear Mrs: S .Simpson

Re: RE-APPLY OF LEASE AGREEMENT, CHANGE OF CONTACT, ERF 731 (PORTION 3) WALVIS BAY STREET, HAVANA.

Subject matter referred to your letter dated 13 August 2019, we have taken note of the monthly /yearly rental increment.

Having taken note of our lease agreement expire date on the 31st July 2020, Family of Hope Service would like to re-apply for the above mentioned. In order to continue raising awareness, empower and build capacity of disadvantage Orphans and Vulnerable (OVC's) and the families through Education & Sponsorship programs, Psychological (counselling) and Social Protection (Birth registration), Health and Nutrition and Income generation project.

Further to the above, we are requesting your good office to grant permission for the change of contact details concerning the above mentioned property that, all communication by the LESSOR to the LESSEE to be addressed to

Ms .Foibe Silvanus
The Manager
Family of Hope Services
P.O.Box 25628
Windhoek
Tel: 0812342124/0816734767
Fhsprograms4@gmail.com

Ms Silvanus is the focal contact person responsible for the Management of centre's affairs.

It will be appreciated if this request receives your highest consideration.

Faithfully yours

Ms. Abigail Bachopi
Director
Family of Hope Services

LEASE AGREEMENT

MEMORANDUM OF AGREEMENT entered into by and between

THE MUNICIPAL COUNCIL OF WINDHOEK

herein represented by **ELLY SHOOMBE SHIPIKI** as the Manager: Property Management acting on behalf of the Chief Executive Officer in terms of section 27(5) of the Local Authorities Act 23 of 1992 and **GERWIN ONALENNA MOSIMANE** as Acting Section Head: Housing Schemes, Leaseholds & Settlements acting on behalf of the Chairperson of the Management Committee in terms of section 31A(a) of Act 23 of 1992 (hereinafter referred to as the "LESSOR")

AND

FAMILY OF HOPE SERVICES (FHS)
REGISTRATION NO. WO 295

(hereinafter referred to as the "LESSEE")

The Lessee herein represented by **MRS ABIGAIL BACHOPI** n her capacity as the **DIRECTOR** of the aforesaid Lessee, being duly authorised hereto by a Resolution, a certified copy which is **attached** hereto and initialled by the parties for purposes of identification. It is hereby further certified in favour of the LESSOR that the aforesaid Resolution is intra vires the Powers of the LESSEE.

Address:	P O Box 25628 WINDHOEK
Telephone:	061 246 745
Fax:	061 246 745
Mobile:	0812789326
Email:	familyofhopeservices@gmail.com

WHEREAS

The LESSOR is the owner of certain immovable property as described under clause 1

The LESSEE applied to Purchase the Property as described under clause 1 (hereinafter referred to as the "PROPERTY")

The LESSEE requested the LESSOR to take occupation of the PROPERTY prior to the conclusion of the sales agreement

The LESSOR is prepared to let the PROPERTY to the LESSEE under this agreement,

D. H G-O

Family of Hope Services
PO Box 25628, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.org
Cell: +264 812789326 / Fax: 061 - 246745

Date:

ZZ pm

BNS

The LESSEE is prepared to hire the PROPERTY from the LESSOR,
The LESSOR and the LESSEE have reached an agreement as to the terms upon which such letting and allocation shall be made, subject to such terms being recorded in writing:

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1.

LETTING AND HIRING

The LESSOR hereby lets and the LESSEE hereby hires, as is, certain immovable PROPERTY described hereunder namely:

CERTAIN	**Erf 731, (Portion 3) Havana**
SITUATED	in the Municipal area of Windhoek;
MEASURING	2029 **square metres**
HELD	**on the plan in possession of the LESSOR** in extent as will more fully appear from a Diagram in possession of the LESSOR.

(hereinafter referred to as the "Property")

2.

DURATION

2.1 This Lease shall commence on **01 August 2015** and shall continue for a period of five (5) years, subject to the right of the parties in terms of the provisions of clause 14, to terminate the agreement with a three (3) months' written notice and subject further to the provisions of clause 16 hereof.

2.2 Subject to the provisions of clause 2.1 and at the termination of this lease through effluxion of time, the Property shall revert to the LESSOR without the LESSOR having to recompense the LESSEE therefor on any grounds whatsoever, including that of enrichment.

3.

RENT AND CHARGES

3.1 A rental of **N$ 825. 00 (Eight Hundred and Twenty Five Namibian Dollars)** excluding VAT which shall be payable on or before the first of each month: Provided that the rental shall be increased annually in accordance with the Namibian inflation rate.

Family of Hope Services
PO Box 25628, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.org
Cell: +264 812789326 / Fax: 061 - 246745

Date:_____

GO
JR
FNS
PM
D. H

3.2 Such rent shall be payable:

3.2.1 to the LESSOR at the Municipal Building, Independence Avenue, Windhoek or at such other address as the LESSOR may indicate in writing to the LESSEE.

3.3 On commencement of this lease, the LESSEE undertakes to pay the LESSOR an amount of **N$ 825.00 (Eight Hundred and Twenty Five Namibian Dollars)** for Eventuality Cover, and such amount shall be deemed to be included in the definition of money as described in clause 3.1 hereof to provide for any damage for which the LESSOR may be responsible in terms of clause 5 of this agreement. Should there be no such damage or should the damage amount be less than **N$ 825.00 (Eight Hundred and Twenty Five Namibian Dollars)** the full amount or the balance thereof, as the case may be, shall be refunded to the LESSEE

3.4 The lease consideration shall be paid free of bank exchange, and the LESSEE shall not withhold, defer, set-off, or make any deduction due to the LESSOR, whether or not the LESSOR is indebted to the LESSEE or in breach of any obligation to the LESSEE.

3.5 The LESSEE acknowledges that acceptance of any cheque by the LESSOR shall not be regarded or interpreted as allowing credit to the LESSEE.

3.6 The LESSEE shall be liable for interest on all overdue amounts payable under this Agreement at a rate of 20% per annum, reckoned from the date the amount became due until the amount is paid.

3.7 All charges in respect of the supply to the PROPERTY of electricity, water and other services shall be paid by the LESSEE regularly and in accordance with Municipal Regulations and tariffs from time to time in force. The provisions of clauses 3.2 to 3.4 shall be applicable on payments made in terms of this clause. It will be the responsibility of the LESSEE to apply for the services at the offices of the LESSOR.

4.

USE OF THE PROPERTY

The PROPERTY may only be used by the LESSEE for raising awareness on the importance of birth registration and conducting a mass registration of all unregistered adults and children in the area while the applicant look for alternative sites and to empower and build capacity of disadvantaged Orphans and Vulnerable Children (OVC's) and their families through Educational & Sponsorship programs, Psychological (Counselling) and Social Protection (Birth registration), Health and Nutrition, Income generation project, but where the LESSEE intends to utilise the PROPERTY for any other purpose, the LESSEE must obtain written consent from the LESSOR'S Strategic Executive: Urban Planning and Property Management at least 21 days prior to the utilisation.

5.

IMPROVEMENTS, MAINTENANCE AND DAMAGES

5.1 The LESSEE shall, subject to the provisions of clause 14, be entitled at its expense to erect structures, temporary improvements on the PROPERTY as may be necessary for use of the

D.H G.O I.Z FNS PM

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PO Box 25543, Windhoek
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Web: www.familyofhopeservices.org
Cell: +264 812785326 / Fax: 061 - 247746

Date:

PROPERTY.

The LESSEE shall not be entitled to claim any compensation for such improvements on cancellation or expiration of this lease save as is hereinafter provided for.

5.2 The LESSEE shall before erecting the structures, improvements and safeguarding of the embankment in terms of clause 5.1 submit plans for same to the Strategic Executive: Urban Planning and Property Management of the LESSOR for its approval. The LESSEE may not start with or effect any excavations or ground works on the PROPERTY without the approval of the Strategic Executive: Urban Planning and Property Management of the LESSOR. The LESSEE must comply with the Health and Building Regulations before any of the improvements may be used.

5.3 The LESSEE must take note that the LESSOR will not contribute to or financially assist the LESSEE to erect, renovate, maintain or repair fencing, structures and proposed improvements.

5.4 Upon the termination of this Lease by effluxion of time the LESSEE shall be entitled to remove from the said PROPERTY any temporary improvements effected by it at its own cost provided that the said PROPERTY is not thereby damaged, and any improvements not removed shall accrue to the LESSOR, and if so required by the LESSOR, the LESSEE shall, at its own cost and charge, remove all or any structures or other erections or garbage from the PROPERTY, and fill in or cover any excavations thereon and remedy any damage caused to the PROPERTY.

5.5 The LESSEE shall after erection of any improvements or any renovation or upgrading to the same during the existence of the lease, not damage or cause to damage or allow anybody to damage the structures erected on the PROPERTY and shall be liable for any damage and depreciation which may result from factors other than reasonable wear and tear and which can be attributed to any act or omission of the LESSEE, his/its servants, animals and any act or omission of other persons for whom it is legally responsible.

5.6 In the event of the structures on the PROPERTY being damaged as contemplated herein the LESSOR has the right to through its officials, to enter the PROPERTY and to repair the structures as deemed necessary at cost of the LESSEE.

5.7 The LESSEE shall be liable for the maintenance of weed and pest control. The LESSEE shall further be liable at own expense, subject to fair wear and tear, for maintaining the PROPERTY, including temporary structures of the PROPERTY as well as the ground in front of the PROPERTY and to keep the same in a neat and tidy condition and the LESSEE hereby acknowledges, without detracting from the validity of any other provision of this lease, that this stipulation is a material condition of this Agreement.

5.8 Should the LESSEE fail to carry out the above-mentioned maintenance on its own account, the LESSOR shall, without any written notice, be entitled to cause the necessary maintenance to be done on the account of the LESSEE and any amount or amounts which are due shall be deemed to be included in the definition of "rental" as described in clause 3.1 hereof.

D.H

pm G.O

JZ

PNS

Family of Hope Services
PO Box 25525, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.org
Cell: +264 81 27[illegible] / Fax: 061 - 246[illegible]

Date:

5.9 On the termination of this lease for whatever reason, the LESSEE undertakes to refund the LESSOR for any damage for which the LESSEE may be responsible in terms of clause 5 of this Agreement. Should the LESSEE fail to pay the said damages, the LESSOR shall be entitled to charge the account of the LESSEE referred to in clause 3.1 with such an amount and the same shall be deemed to be a liquid debt against the LESSEE.

5.10 The LESSEE shall, when vacating the PROPERTY hand it to the LESSOR in a good state of order and any costs necessarily incurred by the LESSOR after the termination or cancellation of the lease in order to restore the PROPERTY, shall be borne by the LESSEE.

6.
EXCLUSION FROM WARRANTIES

6.1 The PROPERTY is leased "as is" and the LESSOR is not liable on remeasurement of the PROPERTY for any shortfall, nor does it wish to benefit from any excess.

6.2 The LESSOR does not warrant that the PROPERTY is suitable for the purpose for which it is leased or that the extent of the PROPERTY stipulated in the documents, diagrams, notices, tender conditions or this Agreement is in fact the extent of the PROPERTY.

6.3 The LESSEE herewith expressly acknowledges that no guarantee, presentations or undertakings were given or made to it in respect of any attributes of the PROPERTY, or otherwise.

6.4 The LESSOR hereby explicitly states and the LESSEE accepts the fact that no compensation will be payable for patent or latent defects and no reduction of the rental will be considered or effected to cover the same nor would the LESSEE be allowed to cancel this Agreement after discovery of the same.

7.
TOTAL OR PARTIAL DESTRUCTION OF PROPERTY

7.1 In the event of the PROPERTY (including renovations or repairs or improvements erected by the LESSEE) being damaged or partly destroyed as a result of fire, rain, hail, wind, an act of God, revolts, disturbances, riots, strikes, civil wars or hostility against the LESSEE, the Government or against the local authorities, the PARTIES hereby undertake not to institute legal proceedings against each other and the PARTIES accept no responsibility whatsoever for the injury or death of, or any damage thus caused or suffered and the LESSOR shall not be responsible for any damage done to the LESSEE'S stock, books, papers, et cetera: Provided that the LESSEE shall insure the PROPERTY against such events, which insurance policy shall be provided for inspection to the LESSOR if so requested: Provided further that the LESSEE shall also be entitled at its expense to insure the PROPERTY against theft, housebreaking et cetera.

In the event of the LESSEE failing to effect such insurance the LESSEE shall at its expense be liable for any damage caused or suffered.

7.2 In the event of the PROPERTY or any part thereof being damaged or destroyed as stated in clause 7.1, the LESSEE shall give immediate notice thereof to the LESSOR and this

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Date:

Agreement shall continue in full force and effect except as hereinafter set forth:

7.2.1 If the PROPERTY is partially damaged or rendered or rendered partially unusable by fire or an act of God and in the event of the insurance company of the LESSEE undertaking to disburse the costs of such damage, the LESSEE undertakes to repair such damages, except that, should the damage be substantial or should the insurance company default in the disbursement of such damage, the PARTIES shall have the option to terminate the Lease.

7.2.2 If the PROPERTY is totally damaged or rendered wholly unusable by fire or act of God, then the rent shall be paid up to the time of the occurrence and henceforth shall cease until the date when the PROPERTY shall have been repaired and restored by the LESSEE: Provided that the reparation and restoration period not exceed twelve months.

8.

INSPECTIONS

The LESSOR, its employees or its representatives shall have the right to enter the PROPERTY at any reasonable time in order to inspect its condition and/or to effect repairs therein: Provided that, however, notice of at least 24 hours is given to the LESSEE.

9.

COMPLIANCE WITH THE LAW

9.1 Throughout the currency of this Lease and at the LESSEE'S expense the LESSEE shall comply with all applicable laws, regulations and by-laws and all requirements, directions as well as conditions which might be imposed by the LESSOR, the Local Government or other Central Government in connection with the use and lease of the PROPERTY.

9.2 The PROPERTY is let subject to the conditions appertaining thereto and all such conditions and limitations as the Government has or may impose by virtue of the provisions of the Townships and Division of Lands Ordinance, 1963 (Ordinance 11 of 1963) or by virtue of the provisions of the Townships Ordinance, 1928 (Ordinance 11 of 1928).

9.3 Without prejudice to the foregoing this Lease shall further be subject to the conditions of the Town Planning Scheme of Windhoek promulgated in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) and the PROPERTY may only be used in accordance with the said Scheme.

9.4 For the purposes hereof the LESSEE acknowledges that it is aware of and understands the restrictions and conditions imposed in terms of the aforesaid Ordinances.

10.

CARRYING ON OF BUSINESS

10.1 The LESSEE shall carry on its operations on the PROPERTY in accordance with all statutes, Ordinances, municipal laws and regulations.

10.2 The LESSEE acknowledges that whenever some form of mismanagement, mal-administration is reported and such report is justified after investigation thereof in the

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discretion of the LESSOR, such misconduct may lead to cancellation in terms of clause 14 hereof.

10.3 The LESSEE shall not use or store or allow to be stored on the PROPERTY any liquid or other article of a dangerous or inflammable nature which may endanger the PROPERTY.

10.4 The LESSEE shall be obliged at its own cost to provide reasonable safety precautions for the protection of the public using the PROPERTY, the reasonableness of the precautions to be judged against the general safety situation as it exist at time of the institution thereof or review thereof, as the case may be.

11.

SUBLETTING

The LESSEE shall not have the right to cede or assign this lease or any portion thereof, or any of its rights hereunder, nor shall it be entitled to sublet the property or any portion thereof.

12.

INDEMNITY

12.1 The LESSEE shall be responsible for any damage to public or private property, which may result during the term of the lease that may arise as a result of Lease.

12.2 The LESSEE hereby indemnifies and undertakes to keep the LESSOR indemnified against any claim for loss or damages of property or person or any claim whatsoever which may be made against the LESSOR by any person or by any member of the public making use of the PROPERTY or any conduct or omission occurring on the PROPERTY or as a result of any conditions present on the PROPERTY irrespective of whether such act was committed or omission occasioned by the LESSEE, any person or animal for whose action it is in law liable for, or by any other party whatsoever or any claim made against the LESSOR due to the fact that earthworks were effected or will be effected on the PROPERTY

12.3 The LESSEE undertakes to, upon receipt of any such claim, defend such claim diligently, faithfully and to the best of its ability and at its own cost and expense on behalf of and in the name of the LESSOR.

12.4 This indemnity extends to any order, expense or cost, which may be given against or incurred by the LESSOR in relation to any such claim in respect of this lease.

12.5 For the purpose hereof the LESSOR undertakes to provide the LESSEE with such written claims as soon as reasonably possible after receipt of such claims.

D.H
PM
CEO

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Date:

12.6 The LESSEE shall take out a suitable public liability policy as cover against the perils aforesaid. Such policy shall be taken out and proof thereof provided to the LESSOR prior to commencement of the notarial lease

13.

COSTS

When the LESSOR is obliged to take legal action against the LESSEE in connection with this Agreement, the LESSEE hereby undertakes to pay such legal expenses incurred (including collection charges) on an attorney and client basis which costs shall be payable on demand.

14.

CANCELLATION

14.1 In the event of non-payment of rental or any portion thereof, on or before due date, or should the LESSEE fail or refuse to comply with any term or condition of this Agreement, or should the LESSEE act in breach in any term or condition of this Agreement, the LESSOR shall have the right forthwith to cancel this Agreement with thirty (30) days written notice addressed to the LESSEE, personally or per registered post.

14.2 Upon the expiration of such notice the LESSEE shall immediately vacate the PROPERTY and give the LESSOR peaceful and legal possession thereof.

14.3 In the event of such cancellation the period of thirty (30) days shall be calculated from the date of posting of the written notice, and such cancellation shall be without prejudice to the LESSOR'S rights to claim arrear rental, interest or any damages arising out of this Agreement, or cancellation thereof, on the ground set out above, from the LESSEE: Provided that should the LESSEE not proceed with the Lease, the LESSEE shall notify the LESSOR with Three (3) months' notice in advance.

15.

DOMICILIUM

15.1 All Communications by the LESSEE to the Lessor must be in writing and addressed to:

Chief Executive Officer
City of Windhoek
P O Box 59
WINDHOEK
Tel: 290-3307
Fax: 290-2111

15.2 It shall be the sole responsibility of the LESSEE to amend his or her domicilium address as stated in this Agreement. Should the LESSEE fail to do so and the LESSEE is untraceable at the domicilium as provided, the LESSOR shall be entitled to accept the addresses provided in the preamble of the Agreement or alternatively the PROPERTY as domicilium of the LESSEE.

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Date:

15.3 All communications by the LESSOR to the LESSEE must be in writing and addressed to:

The Director
Family of Hope Services
P O Box 25628
WINDHOEK

15.3 The Parties choose the addresses set out in sub-clauses 15.1 and 15.3 above as *domicilia citandi et executandi* ("domicilium address") for all purposes under this Agreement whether in respect of the service or delivery of court or arbitration processes, communications or other documents or any other communication.

15.4 Any Party may by notice to the other change its domicilium address to another address, such change to become effective on the 5th (fifth) Business Day from the deemed receipt of the notice by the other Party, provided that the domicilium address must at all times include a physical address, telefax, postal address and telephone number within Windhoek or, with the prior approval of the other Party, which approval shall not unreasonably be withheld, any other place within Namibia.

15.5 Any communication to a Party sent by prepaid registered post (by airmail if appropriate) in a correctly addressed envelope to it at its domicilium address will be deemed to have been received on the 14th (fourteenth) Business Day after posting (unless the contrary is proved).

15.6 Any communication to a Party delivered by hand to a responsible person during ordinary business hours at its domicilium address will be deemed to have been received on the day of delivery (unless the contrary is proved).

15.7 Any communication to a Party sent by telefax to its chosen telefax address or e-mail address, will be deemed to have been provided, unless the contrary is proved at 12h00 noon of the 1st (first) Business Day following the issuance, by the transmitting telefax machine, of a report confirming correct transmission of all the pages of the document containing the communication.

15.8 Notwithstanding anything to the contrary herein contained, a communication actually received by a Party will be an adequate communication to it notwithstanding that it was not sent to or delivered at its chosen domicilium address.

16.

SPECIAL CONDITIONS

The special conditions referred to hereinafter shall be applicable to the PROPERTY and for purposes hereof, the LESSEE acknowledges in favour of the LESSOR that it has satisfied itself of the nature, consequences and effect thereof prior to signing hereof, failing which it hereby agrees that it shall be irrebuttably presumed to have satisfied itself so.

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FNS

Date:

16.1 The LESSEE takes note:

16.1.1 That approval be granted to the external parties to commence with operations on the portions, in line with an 'institutional' zoning, as prescribed in the Town Planning Scheme, while the subdivision and rezoning processes are underway.

16.1.2 That a three (3) month notification period be incorporated into the Deed of Lease, should the City need the land.

16.1.3 That Council reserve the right to revoke the lease, should the Family of Hope Services (FHS) over extent the activities as proposed.

16.1.4 That no permanent structures be allowed without Council's approval.

16.1.5 That Council not be obliged to compensate for improvements, should the land be needed or should the Lease Agreement be terminated or expires.

16.1.6 That the Family of Hope Services (FHS) note that the existing sewer line need to be extended to service the portions.

16.1.7 That access to the respective portions of Erf 731, Havana only be obtained from Walvis Bay Street.

16.1.8 That access not be obtained within 15 metres of the Outapi/Walvis Bay Streets intersection.

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

16.1.9.1 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 higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or

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

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

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

16.1.12 That the PROPERTY only be used for raising awareness on the importance of birth registration and conducting a mass registration of all unregistered adults and children in the area while the applicant look for alternative sites.

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pm G-O

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Date:

FNS

17.

LAW TO APPLY AND JURISDICTION

17.1 This Agreement is in all respects governed and construed in accordance with the laws of Namibia.

17.2 The LESSEE hereby consents to the jurisdiction of the Magistrate's Court having jurisdiction over it, him or her in respect of all legal proceedings connected with this Agreement, notwithstanding the fact that the value of the matter in dispute exceeds the jurisdiction of the Magistrate's Court.

18.

WHOLE AGREEMENT

18.1 This Agreement, Council Resolution **396/11/2014** and any Annexure to the Agreement and Documents constitute the entire Agreement between the parties.

18.2 Neither party relies in entering into this Agreement on any warranty, representation or expression of opinion which have not been incorporated into this Agreement as a warranty or undertaking.

18.3 No variation or consensual cancellation of this Agreement shall be of any effect unless reduced to writing and signed by both parties.

19.

WARRANTY OF AUTHORITY

The person signing this agreement on behalf of the LESSEE and the person signing the Agreement on behalf of the LESSOR expressly warrant their authority to do so.

20.

PARTIAL INVALIDITY

The invalidity of one provision of this Agreement shall not affect the validity of the other provisions. Any discrepancy resulting as a consequence shall be filled by a provision consistent with the purpose of this Agreement, as agreed to in writing by the Parties.

21.

INTERPRETATION

21.1 Headings to clauses are for convenience only and not to be used in interpreting the clauses.

21.2 The rule of interpretation requiring an interpretation against the Party causing the document to be drafted shall not apply in the case of this Undertaking.

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pm G.O

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Date:

FNS

THUS DONE and SIGNED at WINDHOEK on this 12th day of August 2015 in the presence of the undersigned witnesses.

AS WITNESSES

1. .....

2. .....

.....
on behalf of the Chief Executive Officer

.....
on behalf of the Chairperson of the Management Committee
(Certified to be in accordance with Council Resolution 396/11/2014)

THUS DONE and SIGNED at WINDHOEK on this 1st day of August 2015 in the presence of the undersigned witnesses:

AS WITNESSES

1. .....

2. Silvanus

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Date: 05/2015

.....
LESSEE

FAMILY OF HOPE SERVICES

RESTORING HOPE EMPOWERING FAMILIES

CONSTITUTION

1. Name of the Organization:
The name of the organization shall be FAMILY OF HOPE SERVICES here in after referred to as FHS.

2. Legal Status: FHS is a Social Welfare organization that registered under the Ministry of Health and Social Services. FHS is a member of Regional AIDS Coordinating Committee (RACOC), Namibia Network of AIDS Services Organizations (NANASO and the Namibian Non-Governmental Organizations' Forum Trust (NANGOF- Trust). It shall be registered as not for gain under the Ministry of Trade and Industry. The organization will fund raise nationally and internationally.

3. Area of Operation
Family of Hope Services head office is in Windhoek, Khomas Region. A main multipurpose centre will be established in the Moses //Garoeb Constituency specifically in Havana. FHS operates mainly in the informal settlements and squatter camps of Hakahana, Havana, Huidare 1 and 2, Kabila, Habitat 1 and 2, and three communities outside of Moses Garoeb constituency including,Ombili, Okuryangava and Freedomland; and nationally alongside other partners and stakeholders.

4. Aim and objectives

4.1 Aim: To restore hope, joy, and dignity and bring socio - economic stability to families affected and infected by HIV/AIDS through empowerment and capacity building programs.

4.2 Objectives:

- To strengthen the capacity of families and communities by establishing and running multipurpose centers in the informal settlements that provides day care centre, after school programs, information centre, life skill training and counseling.
- To assist the caregivers of orphans and vulnerable children through life skills training, parental guidance and by providing basic needs.
- To assist the youth to seek youth oriented solutions to problems brought about by the HIV/AIDS pandemic by organizing peer discussions for the youth.
- To encourage prevention of HIV infection amongst the youth, by the establishing of parental support groups where training & information sharing will take place.
- To equip the community to internally support and care for orphans and vulnerable children by empowering community volunteers through training programs.
- To promote positive living amongst children affected and infected by HIV/AIDS by providing psychosocial support to them and their relatives.

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Date: 25/03/2011

5. Membership

5.1 Membership Eligibility:

5.1.1 Membership shall be available to all individuals who were previously beneficiaries under the FHS organisation and who are interested in promoting and supporting the objectives and aim of the organisation, provided that such members are accepted by the Management.

5.1.2 Procedure for joining shall involve a written application to the Management of the organisation.

5.1.3 A Member should be 16 years of age or older.

5.1.4 All accepted members shall be registered and are required to pay a yearly membership fee N$50.

5.1.5 All members will be included in a membership list which will be updated from time to time.

5.2 Member Rights - *All members of FHS have the following rights:*

5.2.1 Attend all general meetings and participate fully in deliberations and exchange ideas on the programmes being implemented.

5.2.2 Participate in activities of FHS.

5.2.3 Vote at General meetings.

5.2.4 May be elected to be officers

5.2.5 Be informed of the affairs of FHS

5.3 Member Obligations - *All members are obliged to*

5.3.1 Attend Annual General meetings and a 70% of management meetings.

5.3.2 Respect the constitution, rules and regulations of FHS.

5.3.3 Pay stipulated financial subscription to the FHS association.

5.3.4 Comply with the majority decision at FHS general meetings and the decisions of the FHS management.

5.4 Termination of Membership:

5.4.1 The management will terminate membership if a member's behaviour and conduct is detrimental to the interest of the organisation, as deemed by management.

5.4.2 A member can terminate his/her membership by submitting a written resignation letter to the management.

5.4.3 A member will be terminated if he/she fails to participate in more than three consecutive FHS events without valid reason.

5.4.4 A member's status will be terminated by the management if he/she dies, or becomes of unsound mind

5.4.5 A member's status will be terminated by the management if he/she fails to comply with the constitution, or with the decisions of management, or with the decisions at the Annual General meeting, or for failure to attend two annual meetings without valid reason. Membership termination will be via written notification.

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Date: 25/02/2021

FAMILY OF HOPE SERVICES
RESTORING HOPE EMPOWERING FAMILIES.

6 Board of Directors & General Roles

6.1 FHS will be managed by a Board of Directors, consisting of a minimum of 5 and a maximum of 7 members.

6.2 Regularly attends board meetings and important related meetings.

6.3 Makes serious commitment to participate actively in board work.

6.4 Volunteers for and willingly accepts assignments and completes them thoroughly and on time.

6.5 Stays informed about organizational matters, prepares themselves well for meetings, and reviews and comments on minutes and reports.

6.6 Gets to know other organizational board members and builds a working relationship that contributes to consensus.

6.7 Is an active participant in the annual evaluation and planning efforts.

6.8 Participates in fund raising for the organization.

6.9 The first Board of Directors will be appointed by the two founders of the FHS. The term of office will be two years.

6.10 Thereafter, Board Members will be elected at the AGM; interested persons and individuals with expertise in defined fields will submit their application stating the reasons of their interests & resume the FHS management. Call for applications and submission will be done 3 months ahead of the AGM.

6.11 The Board members will not receive any remuneration for being a board member.

6.12 The following will be office bearers positions

6.12.1 Chairperson

6.12.2 Vice chairperson

6.12.3 Secretary

6.12.4 Treasurer

6.12.5 Additional members

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Date: 25/03/2011

6.13 Duties of Board Directors/Members

6.13.1 Chair person duties

- Is a member of the Board
- Serves in a voluntary capacity to the organization.
- Is a partner with the Managing Director in achieving the organization's mission
- Provides leadership to the Board of Directors who set policy and to whom the Managing Director is accountable.
- Chairs meetings of the Board after developing the agenda with the Managing Director.
- Encourages the Board's role in strategic planning.
- Acquits him/herself from other FHS internal committees appointed by management.
- Serves as *ex officio* member of other FHS committees and attends their meetings when invited.
- Discusses issues regarding FHS with the Managing Director.
- Helps guide and mediate Board actions with respect to FHS priorities and governance concerns.

- Reviews with the Managing Director any issues of concern to the Board.
- Monitors financial planning and financial reports.
- Plays a leading role in fundraising activities.
- Formally evaluates the performance of the Managing Director and informally evaluates the effectiveness of the Board members.
- Evaluates annually the performance of the FHS in achieving its mission.
- Performs other responsibilities assigned by the Board.

6.13.2 Vice Chair person duties

6.13.3 This position is typically successor to the Chair position. In addition to the responsibilities outlined in the Board Member duties, this position:

- Is a member of the Board
- Performs Chair responsibilities when the Chair cannot be available (see Chair's duties)
- Reports to the Board's Chair.
- Works closely with the Chair and other members.
- Participates closely with the Chair to develop and implement officer transition plans.
- Performs other responsibilities as assigned by the Board.

6.13.3 Secretary duties

- Is a member of the Board.
- Maintains records of the board and ensures effective management of organization's records.
- Manages minutes of board meetings.
- Ensures minutes are distributed to members shortly after each meeting.
- Is sufficiently familiar with legal documents (articles, by-laws, IRS letters, etc.) to note applicability during meetings

6.13. 4 Treasurer Duties

- Is a member of the board.
- Manages finances of the organization.
- Administrates fiscal matters of the organization.
- Provides annual budget to the board for members' approval.
- Ensures development and board review of financial policies and procedures.

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Date: 25/03/2011

6.14 Term of office bearers shall cease:

6.14.1 Upon written resignation to the Management.

6.14.2 If his/her actions are beyond the realm of his/her duty and injurious to the interests, objectives and principles of the organisation.

6.14.3 Upon the death of the member

6.14.4 If he/she becomes of unsound mind.

6.14.5 If the members term of office lapses.

FAMILY SERVICES
RESTORING HOPE EMPOWERING FAMILIES.

7. **Management Meetings:**

7.1. The board of Directors shall hold management meetings at least 3 times a year, or more if the Managing Director deems it necessary.
7.2. At least seven days written notice shall be given. For special management meetings, the Managing Director or Coordinator can give verbal notice.
7.3. The quorum of the management meeting shall be half plus one management member.
7.4. Voting shall be done by a show of hands. Each member shall be entitled to one vote only on the particular matter in question. In case of a tie in the voting, the Managing Director shall cast the determining vote.
7.5. Members of the board will be deemed to have resigned if they fail to attend three consecutive meetings without having submitted in writing suitable reason for failing to attend.
7.6. In the event of the resignation of an office bearer before the expiry of his/her term of office or in the event of his/her leaving, the board shall appoint another member of the organisation to hold office until the next election of officers, and such office bearer shall be subject to the same rules and conditions as his/her predecessor.
7.7. The management shall have the power to appoint a person with particular expertise. Such person will have no voting power.
7.8. Minutes for all the meetings shall be noted and kept by the secretary and signed by the chairperson and secretary after approval and adoption.
7.9. The Managing Director shall have the power to appoint subcommittees as required, in consultation with the Board of Directors. All sub – committees shall report to the management and shall be subject to its control. Any person can be appointed on a sub – committee if they have the required expert knowledge.

8. **The Advisory Board and the Role**

8.1 The organisation will have an advisory Board which will consist of the at least five members.
8.2 They shall serve for a term of two years.
8.3 They will be appointed by management and the Board based on their expertise.

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Date: 25/03/2011

8.4 Duties of the Advisory Board

8.4.1 The main duty of the Advisory members will be to acquaint themselves with the constitution, principles and policies of the organisation so that they can provide strategic direction to the management and Board of Directors.
8.4.2 They will be required to attend quarterly meetings and the Annual General Meeting.
8.4.3 An Advisory board member does not receive any money for sitting on the Board.
8.4.4 The Advisory board shall have access to all documents of FHS

9. Meetings

9.1 Annual General meeting

9.1.1 **Annual General meeting each year;** The Board shall call an Annual General Meeting (AGM) to take place on **a date at least** four months before the closing date of the financial year for the organisation.

9.1.2 **Notice of meetings;** A period of 14 days notice in writing on annual meeting shall be given, stating the date, venue, time of the meeting and nature of business.

9.1.3 **Quorum;** It shall be half plus one of the members listed for the specific meeting. If there is no quorum at the Annual General meeting, the meeting shall stand adjourned for seven days and members attending such adjourned meeting shall constitute the quorum.

9.1.4 **Voting;** At the Annual meeting, the voting powers will be held by all the members of the organisation. A resolution put for voting at such meetings will be decided by voting letters. Each member shall vote once on the tabled matter. The board chairperson of the annual meeting shall be entitled to a casting vote.

9.1.5 **Chairing the meeting;** The chairperson of the board shall preside as chairperson at every meeting, but if not present the members present shall choose a chairperson

9.1.6 **Business at the Annual General meeting**

i. To receive and adopt a report from the management.
ii. To receive and adopt a report from the book keeper and to approve the balance sheet and accounts of the organisation for the previous financial year.
iii. To elect a new Board of Directors and appoint the auditor for the organisation.
iv. Any other business as may be discussed, provided that any member wishing to table the business for discussion shall forward a written proposal for consideration by the management, stating the business and what he/she intends to do. The proposal must be submitted to the secretary at least seven days before the meeting to enable such business of proposal to be included in the agenda.

9.1.7 **Minutes** shall be kept for every Annual General meeting, and members who attend shall sign the attendance register.

10. Financial Matters:

10.1 The financial year will close on the 31st of December each year.

10.2 The organisation will derive its funds by means of any lawful action.

10.3 The Management shall keep proper books of accounts with respect to

i. All sums of money received and expended by the management and matters in respect of which such receipts and expenditures take place.
ii. All sales and purchases of goods by the organisation.
iii. All assets and liabilities of the organisation.

Family of Hope Services
P.O. Box 25628, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.com
Cell: +264 81278326 / Fax: 061 - 24
Date: 25/02/2011

10. 4 The book of the organisation shall be kept in safekeeping at the office of the organisation or at a place the management deems fit; and shall always be open to inspection by the Board of Directors.

9. Meetings

9.1 Annual General meeting

9.1.1 Annual General meeting each year; The Board shall call an Annual General Meeting (AGM) to take place on **a date at least** four months before the closing date of the financial year for the organisation.

9.1.2 Notice of meetings; A period of 14 days notice in writing on annual meeting shall be given, stating the date, venue, time of the meeting and nature of business.

9.1.3 Quorum; It shall be half plus one of the members listed for the specific meeting. If there is no quorum at the Annual General meeting, the meeting shall stand adjourned for seven days and members attending such adjourned meeting shall constitute the quorum.

9.1.4 Voting; At the Annual meeting, the voting powers will be held by all the members of the organisation. A resolution put for voting at such meetings will be decided by voting letters. Each member shall vote once on the tabled matter. The board chairperson of the annual meeting shall be entitled to a casting vote.

9.1.5 Chairing the meeting; The chairperson of the board shall preside as chairperson at every meeting, but if not present the members present shall choose a chairperson

9.1.6 Business at the Annual General meeting

i. To receive and adopt a report from the management.
ii. To receive and adopt a report from the book keeper and to approve the balance sheet and accounts of the organisation for the previous financial year.
iii. To elect a new Board of Directors and appoint the auditor for the organisation.
iv. Any other business as may be discussed, provided that any member wishing to table the business for discussion shall forward a written proposal for consideration by the management, stating the business and what he/she intends to do. The proposal must be submitted to the secretary at least seven days before the meeting to enable such business of proposal to be included in the agenda.

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Family of Hope Services
PO Box 25628, Windhoek
Email: familyofhopeservices@gmail.com
Web: www.familyofhopeservices.com
Cell: +264 812789326 / Fax: 061-24
Date: 25/07/2011

10. 4 The book of the organisation shall be kept in safekeeping at the office of the organisation or at a place the management deems fit; and shall always be open to inspection by the Board of Directors.

9-0/0001

REPUBLIC OF NAMIBIA

Ministry of Health and Social Services

Private Bag 13198
Windhoek
Namibia
Enquiries: Ms. J.E. van Rhyn

Main Building
Harvey Street
Windhoek
Ref. No: 13/5/4/295

Tel: (061) 203 2615
Telex: (061) 223573
264-61-2032615 (International)

REGISTRATION CERTIFICATE

It is hereby certified that THE FAMILY OF HOPE SERVICES
P.O Box 25628, Windhoek, Namibia.

a registered welfare organisation in terms of Section 19 of Act 12 of 1979 is.
The objectives of the organisation are as follows:

- To strengthen the capacity of families and communities by establishing and running multi-purpose centres in the informal settlements with day care centres, after school programmes, information centres, life skills training and counselling services;
- To assist the caregivers of orphans and vulnerable children through life skills training, parental guidance and by providing in basic needs;
- To assist the youth to seek youth oriented solutions to problems brought about by the HIV/AIDS pandemic, by organising peer discussions for the youth;
- To encourage prevention of HIV infection amongst the youth through the establishment of parental support groups where training and information sharing will be done;
- To equip the community to support and care for orphans and vulnerable children within their own communities, by empowering community volunteers through training programmes; and
- To promote positive living amongst children affected and infected by HIV/AIDS by providing psychosocial support to them and their relatives.

Registration of the organisation is subjected to the conditions in Act 12 of 1979 and the Regulations promulgated in terms of the Act, while attention is drawn to the following:

(a) The organisation must limit its activities to the area in its constitution.
(b) The name and/or objectives of the organisation may not be changed without written permission from the Ministry of Health and Social Services.
(c) To provide minutes of the AGM, as well as the annual and financial reports after each financial year to the Ministry.

The welfare organisation must display its registration number WO 295 on all public documents, advertisements, authorisations etc. This certificate can be amended or cancelled in terms of Section 21 of Act 12 of 1979.

Handed to/Posted to:

Date: 28/06/2007

Signed at Windhoek **on** 2007/6/13

PERMANENT SECRETARY
MINISTRY OF HEALTH AND SOCIAL SERVICES

MINISTRY OF HEALTH AND SOCIAL SERVICES
2007 -06- 1 3
P/BAG 13198
WINDHOEK

FAMILY HOPE SERVICES

P.O.BOX 65163, Windhoek Namibia
Email:familyofhopeservices@gmail.com
Tel: +264816734767

Restoring hope. Empowering families.

---

21 October 2021

To the Manager
Property Management Division
City of Windhoek

Dear sir/Madam

Re: Resolution to the: Property Erf 731 Walvis Bay Street Havana.

Family of Hope Services (FHS) is a Welfare Organisation (Wo295) aimed to restore hope, joy and dignity through empowering and capacity building programs so as to bring about socio-economic stability to children, youth and their families living in marginalized community.

The board members hereby agreed for the change of contact details concerning the above mentioned property (Erf 731 Walvis Bay street, Havana) from Mrs Abigail Bachopi, to Ms Foibe Silvanus who is the focal contact person responsible for the Management of centre's affairs as Mrs Abigail is now living in Botswana .

In view of these, Ms Foibe Silvanus will sign the lease agreement on behalf of Family of Hope Services and all communication related matters can be addressed to: Ms Foibe Silvanus at 0816734767, email: Fhsprograms4@gmail.com or foibe824@gmail.com , P.O.Box 65163 Katutura Windhoek.

It will be appreciated if this request receives your highest consideration.

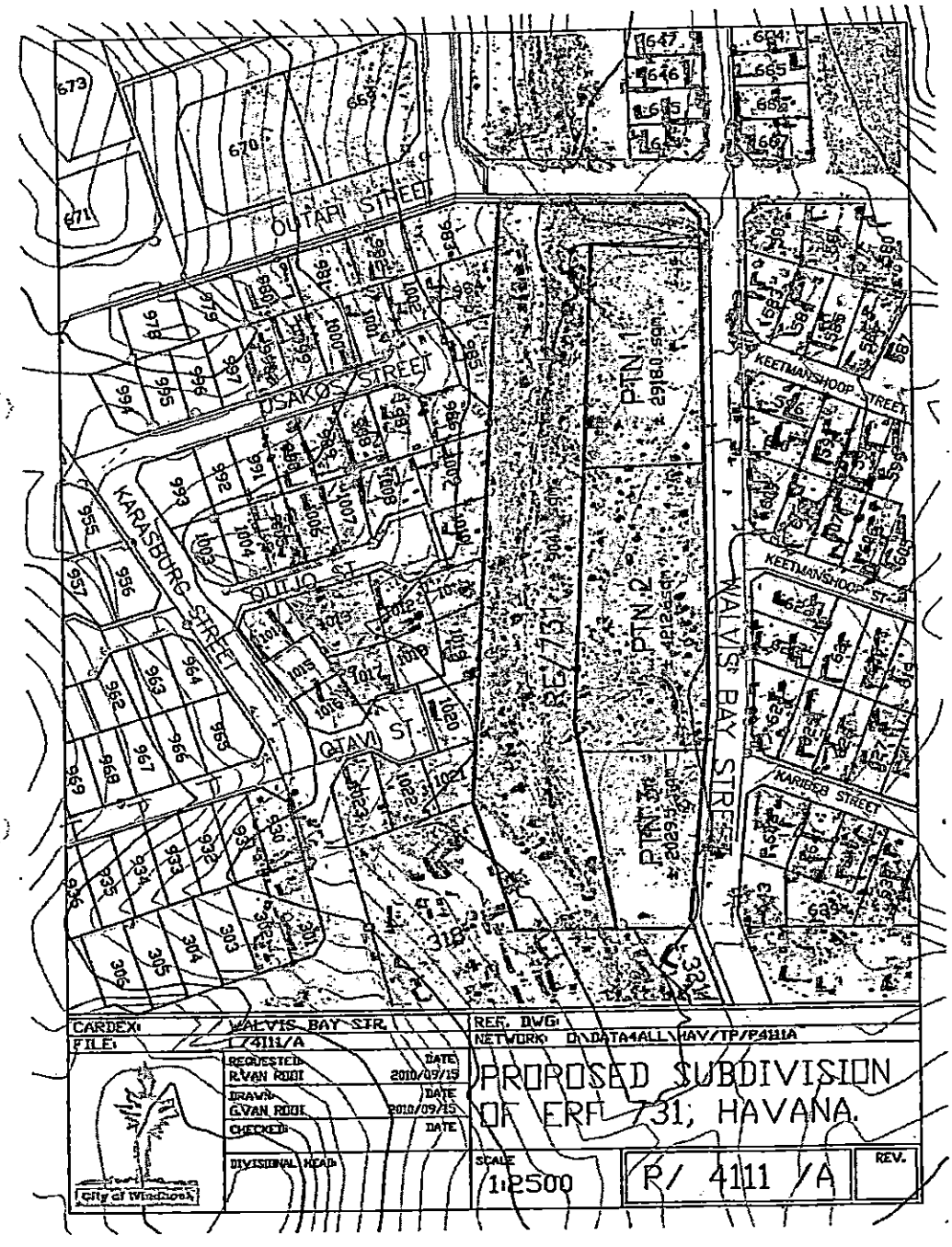
Sincerely

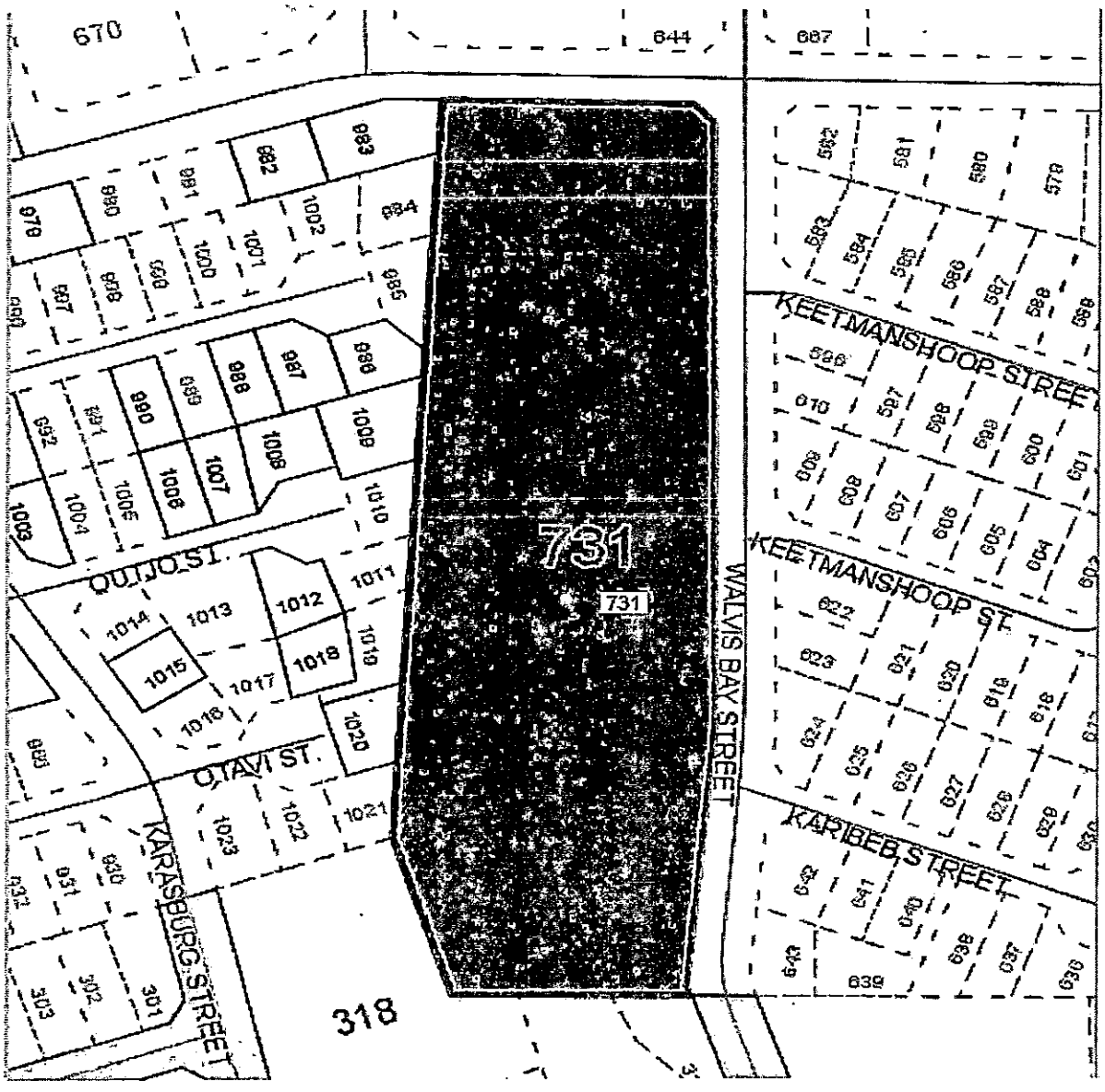
Signed Johannes David [signature] — Ana Irene L. Ch. Paulo [signature]

Board Member name and signature — Board Member name and signature

Signed Ishiqweda Filleman [signature] — Daniel Immanuel [signature]

Board Member name and signature — Board Member name and signature


OUTAPI STREET
OSAKOS STREET
KARASBURG STREET
OUTJO ST
OTAVI ST
WALVIS BAY STREET
KEETMANSHOOP STREET
KEETMANSHOOP ST
KARIBIB STREET
PTN 1
PTN 2
PTN 3
RE/731
CARDEX: WALVIS BAY STR.
FILE: L/4111/A
REQUESTED: R.VAN ROOI DATE 2010/09/15
DRAWN: G.VAN ROOI DATE 2010/09/15
CHECKED: DATE
DIVISIONAL HEAD:
REF. DWG:
NETWORK: D:\DATA4ALL\HAV/TP/P4111A
PROPOSED SUBDIVISION OF ERF 731; HAVANA.
SCALE 1:2500
R/ 4111 /A
REV.
City of Windhoek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731
WALVIS BAY STREET
KEETMANSHOOP STREET
KEETMANSHOOP ST.
KARIBEB STREET
QUIJO ST.
OTAVI ST.
KARASBURG STREET
318

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 03/04/2023

Erf No.: Portion 3 of erf 731 **Suburb:** Havana **Street name:** Walvis Bay

Erf size: 18 201 m^2 **Zoning:** Public Open Space **Bulk:**

Required portion size: 2029 m2

Current use of the portion under consideration: Vacant

Acquisition purpose: To be leased out to Family of Hope Services

Current vacant land going rate / m^2	N$250
Size of the Erf/portion required	2029 m^2
Estimated Market Value	N$ 507 300.00
Annual rent @10%	N$ 50 730.00
Monthly rental	N$ 4 227.50

The subject will be utilized for institutional purposes and it is valued as such. Development costs in Havana were determined at N$130.52/$m^2$ in 2011.The aforementioned price is escalated using Council determined inflation rate and National inflation rate from 2010 to 2022 to produce an average of N$250/$m^2$. Consequently, the subject shall be valued at N$250.00/$m^2$

Valued by: Kaulikufwa Hendjala **Date:** 03/04/2023

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS
Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051

Urban Planning & Property Management
07-12-2015
RECEIVED BY:
CITY OF WINDHOEK

22/11/2015

The Property Manager: Property Management
Department: Urban Planning and Property Management
Windhoek City Council
Box 59
WINDHOEK

#1249/2015

Attention: Joe Vries

Dear Sir

- **PURCHASE OF A PORTION OF A STREET ON THE CORNER OF ALBATROSS STREET AND FALKEN ROAD, HOCHLAND PARK**
- **CONSOLIDATION OF ERF 489 WITH A PORTION OF ALBATROSS STREET AND FALKEN ROAD, HOCHLAND PARK**

1. Introduction

Plan Africa Consulting CC was appointed by Mr Hafeni Vilho for the purchase of a portion of a street on the corner of Albatross Street and Falken Road, Hochland Park and the consolidation of Erf 489 with a portion of Albatross Street and Falken Road Hochland Park, . Please see attached power of attorney.

2. Erf information and surroundings

Erf 489 is locate at the corner of Albatross Street and Falken road. The named streets are close Kingfisher road, which is a major traffic carrier in close proximity. The erf is surrounded mostly by residential erven and other notable zonings in the surrounding include, 106, 1487 and 450 zoned institutional, additional uses in the surroundings include public open space on erf 1972 and erven 451, 131 and 511 municipal erven.

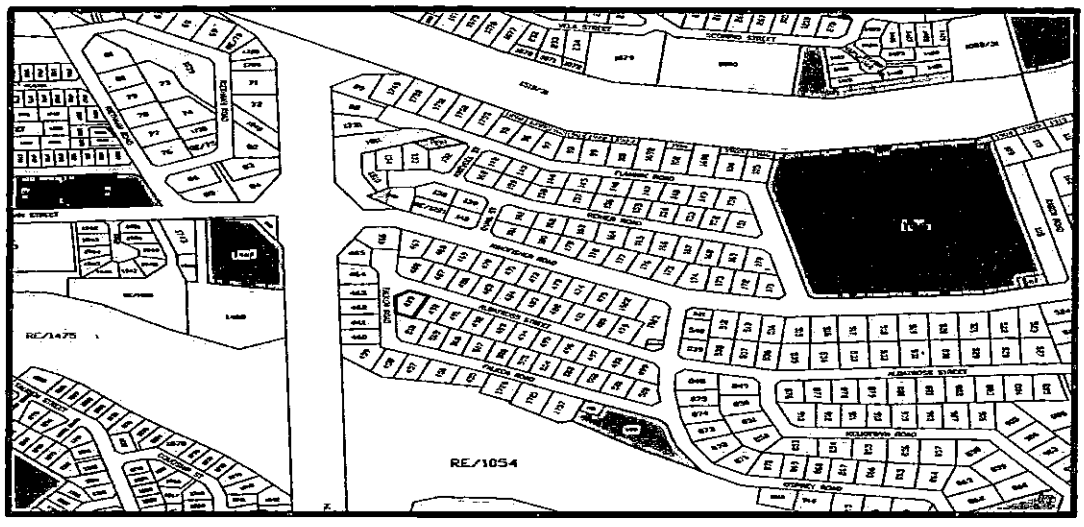


Figure 1: *Surroundingzonings*

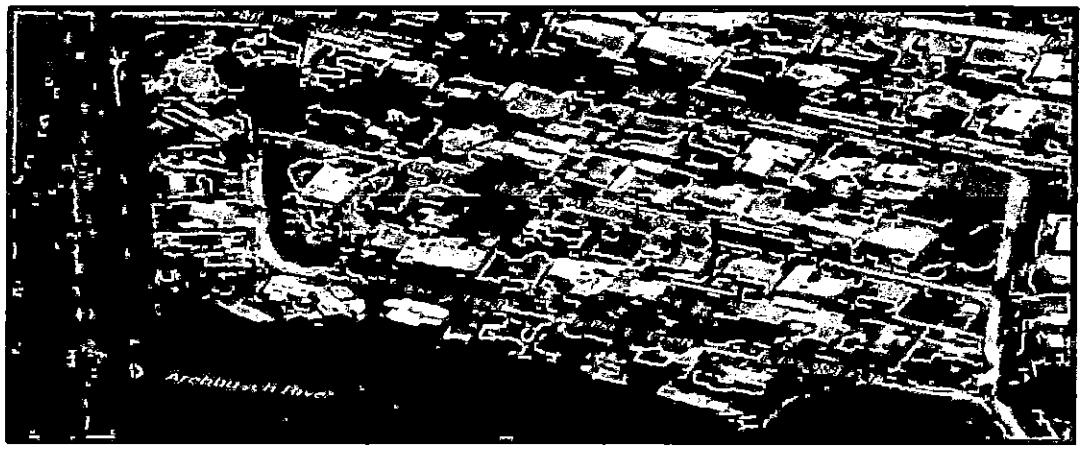


Figure 2: *Aerial View*

3. Proposed Development and motivation

Erf 489 is zoned 'residential' with a size of 779m². The purpose for the purchase of a 10m triangular strip street portion on the corner of Albatross street and Falken road to consolidate with Erf 489 and to then use the additional portion to make access to the garage much easier. (To improve the angle). The consolidated Erf will have a size of 879m².

Erf 489 basic services such as water, sewer and electricity are available and may be relocated if necessary. Currently the Erf is occupied by a dwelling buildings and outbuildings.

4. Application

An application is therefore made for the following:

- Purchase of a portion of a street on the corner of Albatross street and Falken road, Hochland Park
- That Portion A of the street be converted into an erf.
- Consolidation of Erf 489 with a portion of Albatross Street and Falken Road, Hochland Park

Attached to the application find the following documents in supporting of the application:

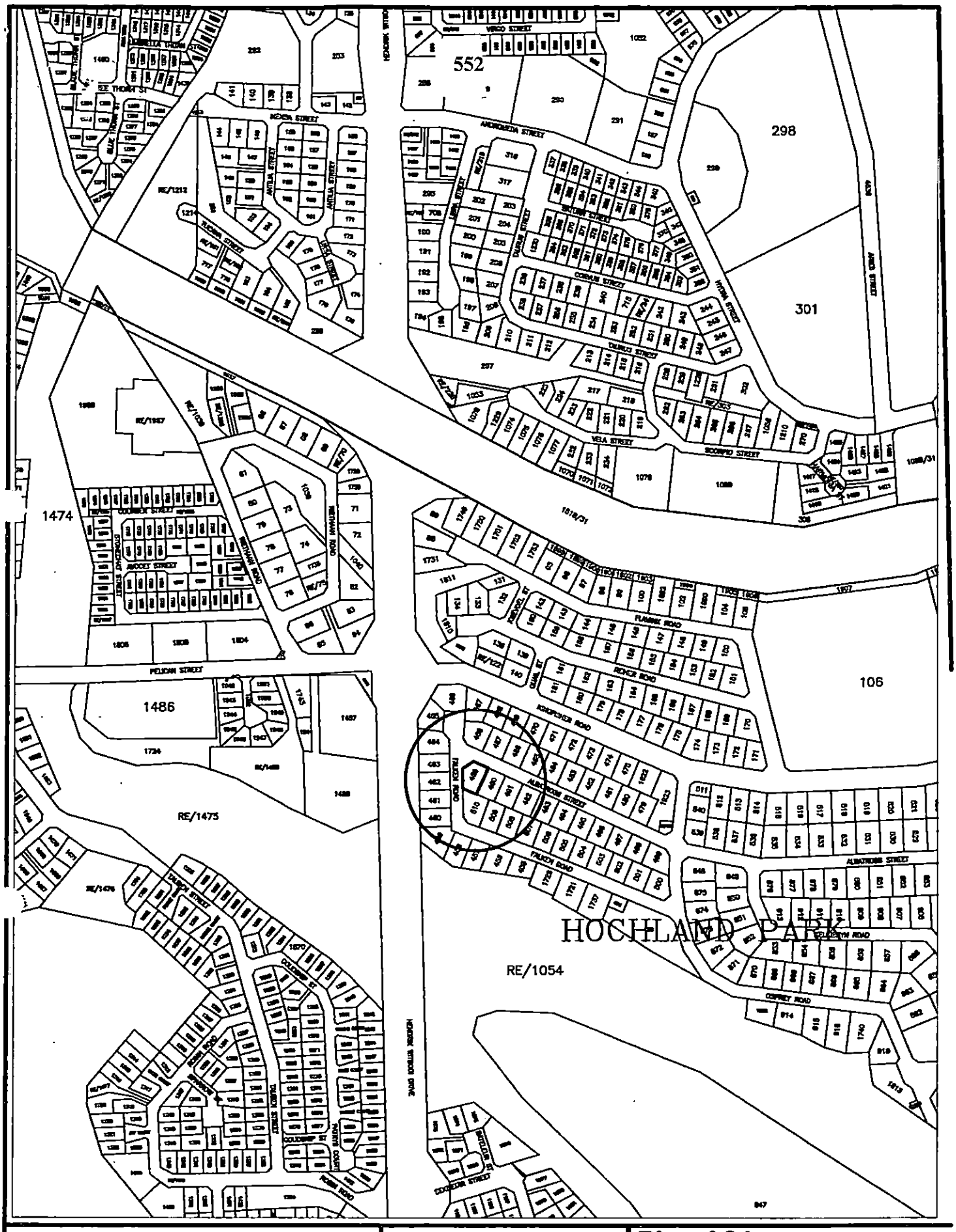
1. Motivation letter
2. Locality plan
3. Consolidation Plan
4. Subdivision Plan
5. Power of Attorney granted by owner

I trust that you will consider the application favourably.

Yours truly,

.....

H.A KROHNE



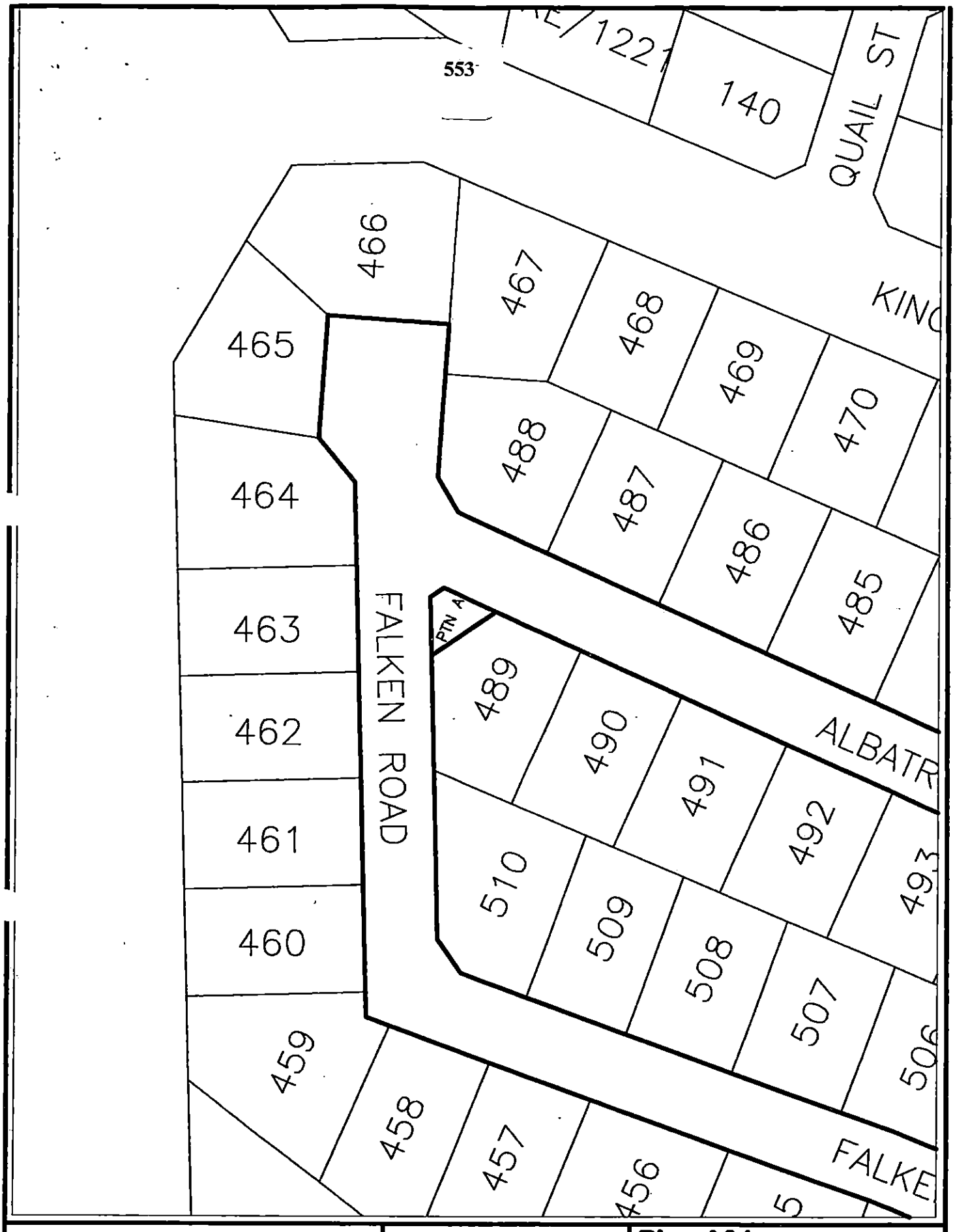
LOCALITY PLAN OF ERF 489
ALBATROSS STREET HOCHLAND PARK

NOV.2015

T|N

Plan Africa Consulting cc

TEL:(061)212096
CELL:0812716189
P.O.Box 4114 Windhoek



SUBDIVISION PLAN OF
ALBATROSS STREET AND FALKEN
ROAD,
HOCHLAND PARK
INTO PORTION A AND REMAINDER

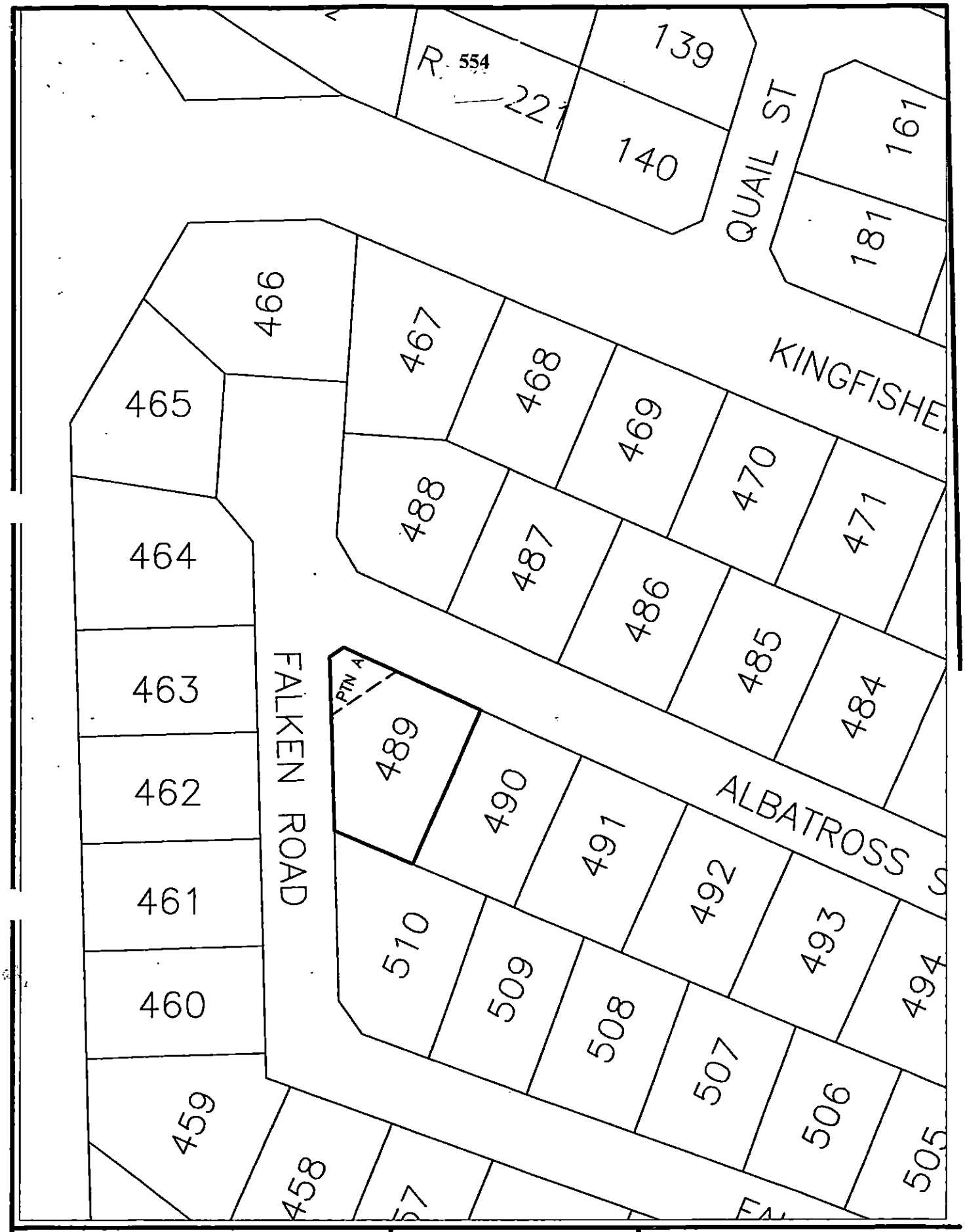
Scale 1:1000

NOV.2015

T N

Plan Africa
Consulting cc

TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek



Erf sizes
Erf 489= 779 m²
Portion= 97 m²
consolidated Erf= 879m²

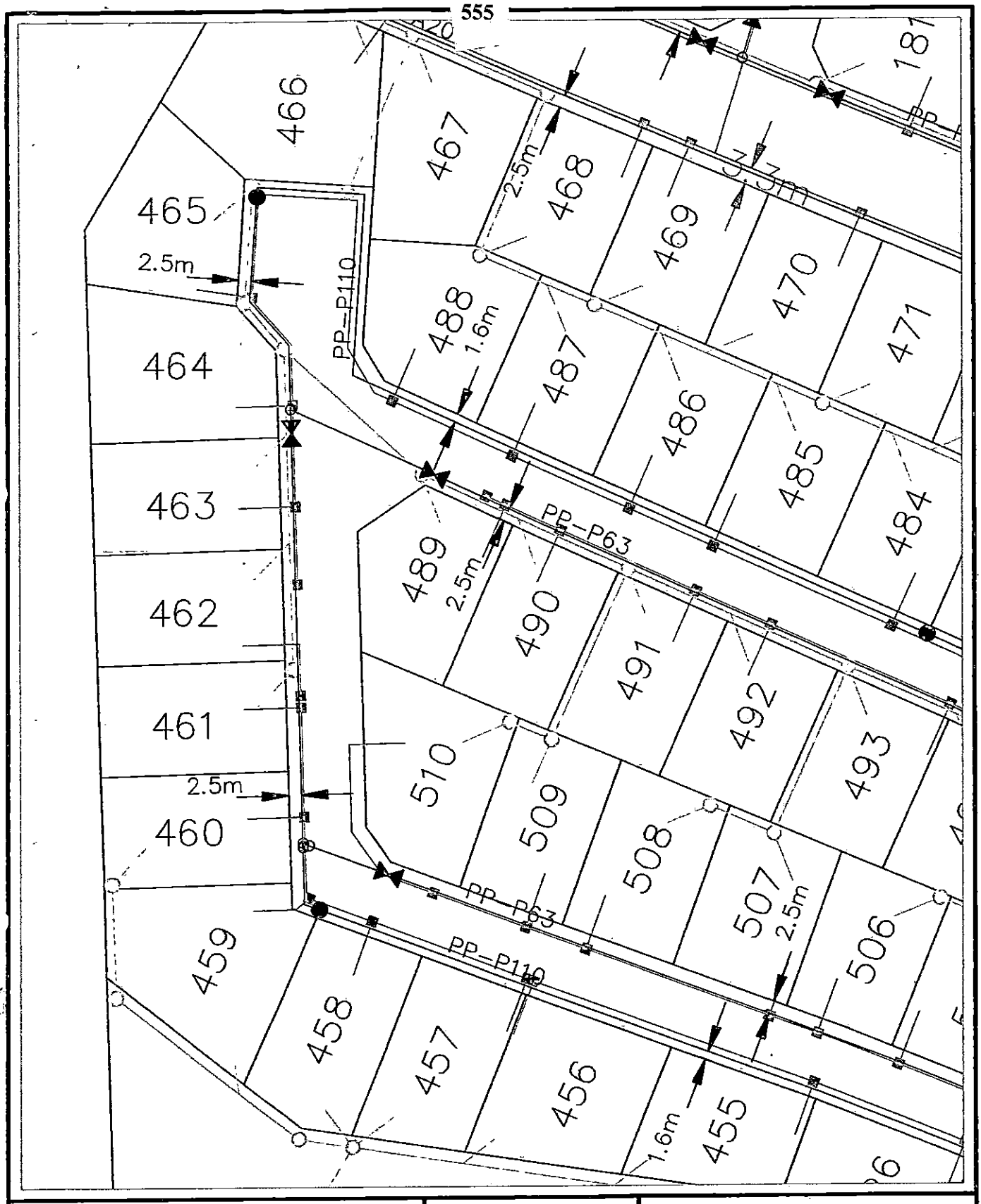
CONSOLIDATION OF A PORTION OF ALBATROSS STREET AND FALKEN ROAD WITH ERF 489, HOCHLAND PARK

NOV.2015

T|N

Plan Africa Consulting cc

TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek



EXISTING SERVICE PLAN FOR ERF 489, ALBATROSS STREET AND FALKEN ROAD, HOCHLAND PARK

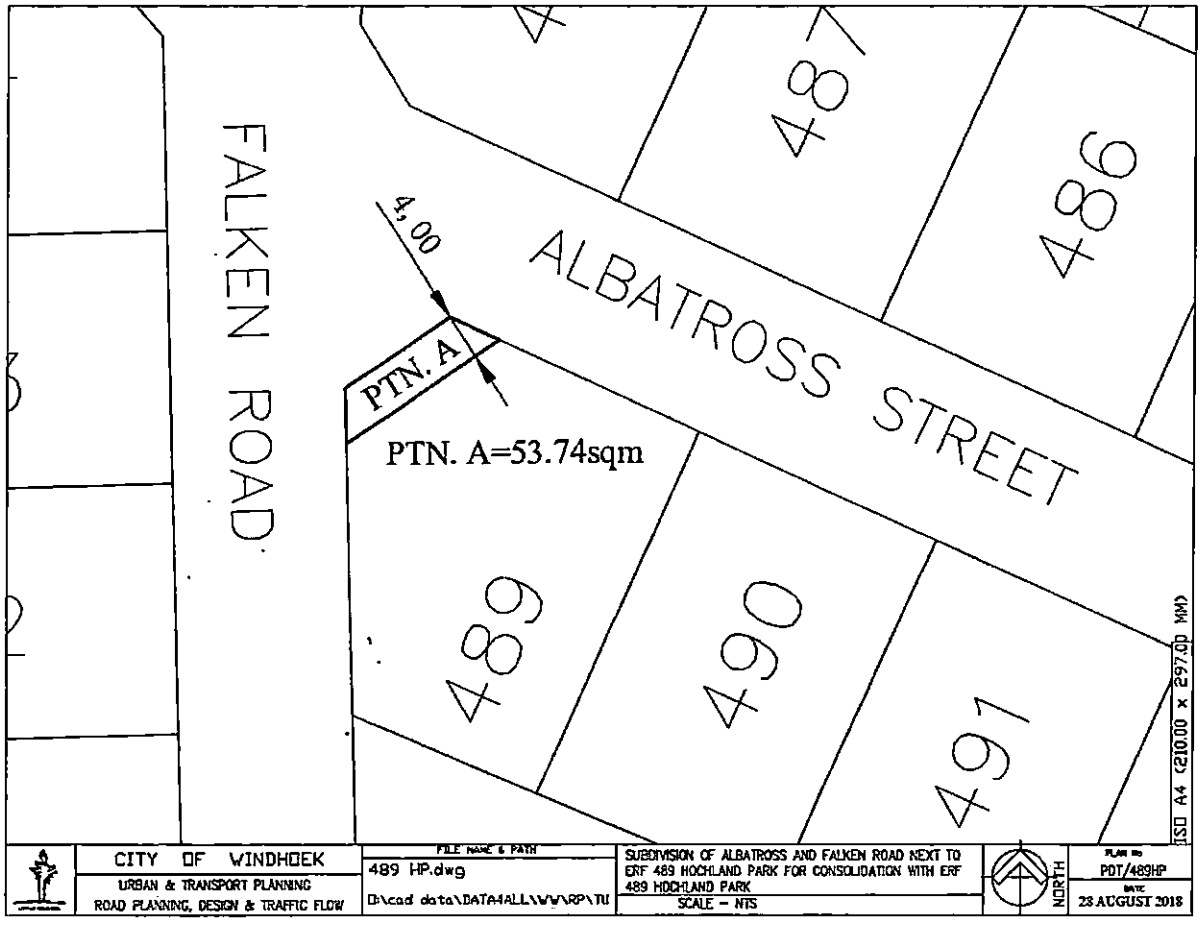
SCALE 1:65000

June 2015

T N

Plan Africa Consulting cc

8 Delius Street Windhoek West
P.O.Box 4114 Windhoek
Tel : (061) 212096
Cell : 0812716189
Fax : (061) 213051
email : pafrica@mweb.com.na


FALKEN ROAD
ALBATROSS STREET
4,00
PTN. A
PTN. A=53.74sqm
487
486
489
490
491
ISO A4 (210.00 x 297.00 MM)
CITY OF WINDHOEK
URBAN & TRANSPORT PLANNING
ROAD PLANNING, DESIGN & TRAFFIC FLOW
FILE NAME & PATH
489 HP.dwg
D:\cad data\DATA4ALL\WW\RP\TU
SUBDIVISION OF ALBATROSS AND FALKEN ROAD NEXT TO ERF 489 HOCHLAND PARK FOR CONSOLIDATION WITH ERF 489 HOCHLAND PARK
SCALE – NTS
NORTH
PLAN NO
PDT/489HP
DATE
23 AUGUST 2018

ORIGINAL STAMPED DUTY No 18500-00

Prepared by me

CONVEYANCER
DU TOIT, F V

27 NOV 2012
MORTGAGED (No B 7348, 2012
for No 2 250 000-00
DEEDS OFFICE, WINDHOEK.
REGISTRAR OF DEEDS.

DEED OF TRANSFER NO T 6457/2012

BE IT HEREBY MADE KNOWN:

THAT FERDINAND VINCENT DU TOIT

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

1. **JOHANN GEORGE ABRAHAM STADLER**
   Identity Number 620703 0068 4
   Unmarried

2. **INGRID DAWN STADLER**
   Identity Number 670529 01 0001 9
   Unmarried

dated the **14 September 2012** and signed at **WINDHOEK**

and the said Appearer declared that his said Principals had truly and legally sold on **17 August 2012**

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

HAFENI VILHO
Identity Number 710308 0023 5
and
PADELIA NDAPUNIKWA VILHO
Identity Number 750630 1003 2
Married in community of property to each other

Their Heirs, Executors, Administrators or Assigns

CERTAIN **Erf No 489 HOCHLANDPARK**

SITUATE In the Municipality of WINDHOEK
Registration Division "K"
In the KHOMAS Region

MEASURING 779 (Seven Seven Nine) Square metres

FIRST TRANSFERRED by Deed of Transfer No T 3820/1990 with General Plan No SG A 335/76 relating thereto and held by Deed of Transfer No T 514/1991.

A. SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

1. The erf shall be used or occupied only 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.

B. AND FURTHER SUBJECT TO the following condition in favour of and enforceable by the Municipal Council and its Successors-in-Title, and created in Notarial Deed No K 117/1990S and endorsed against Deed of Transfer No T 3820/1990, namely:-

The owner of this erf shall, without compensation and at his own cost, and to the satisfaction of the Town Engineer of the Municipal Council, be obliged to allow, receive and handle the storm water from any higher lying erf or erven as well as municipal streets, to canalise such storm water across this erf and to construct and maintain any building work pertaining thereto. The Municipal Council shall not be held responsible for any damages incurred by the owner due to the over flow of storm water from the stormwater drains due to the inaccessibility thereof. The owner further indemnifies the Municipal Council from any claims or collection instituted against him for damages incurred by the owners of lower lying erven for any floods or damages due to the inaccessibility of the stormwater drains on this erf and other higher laying erven.

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WHEREFORE the Appearer renouncing all the right and title which the said TRANSFEROR/S heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR/S to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said TRANSFEREE/S Their heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price is the sum of **N$2 250 000,00.**

SIGNED at WINDHOEK on 27 NOV 2012

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

Signature of Appearer

In my presence

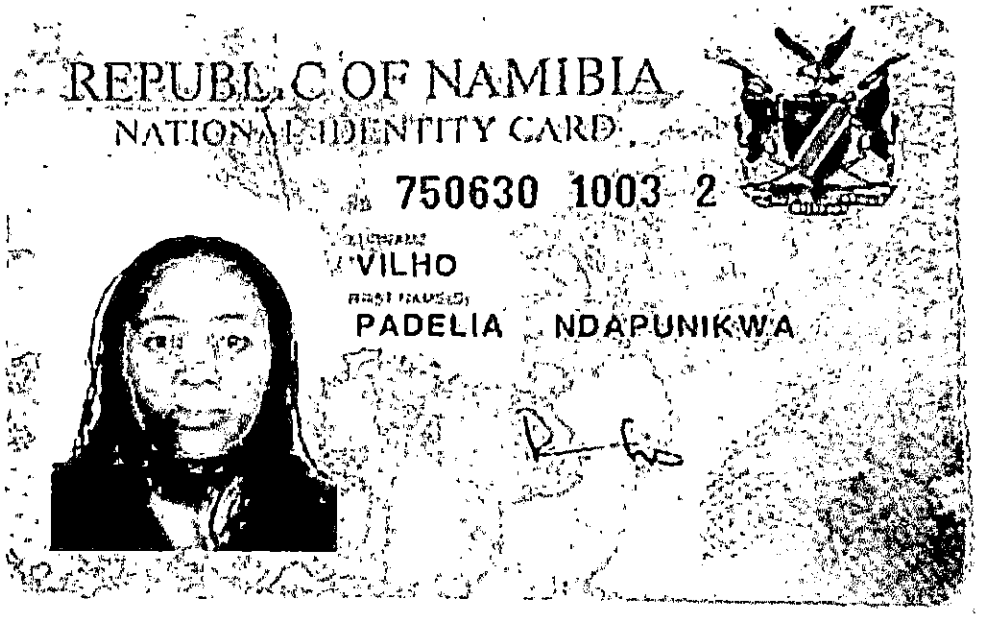
REGISTRAR OF DEEDS

Transfer Duty Receipt Number 103285311 in the amount of N$99 000,00
Issued by the Receiver of Revenue at WINDHOEK on 24 September 2012

(Checked) 1. ..... 2. .....

I the undersigned, FERDINAND VINCENT DU TOIT , Conveyancer hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity 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.

CONVEYANCER



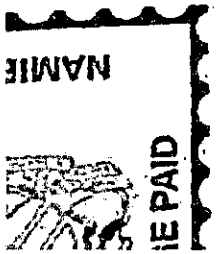
REPUBLIC OF NAMIBIA

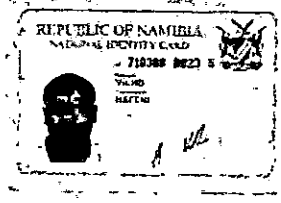
NATIONAL IDENTITY CARD

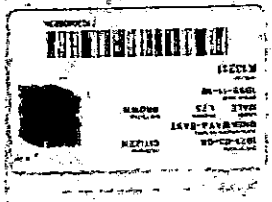
750630 1003 2

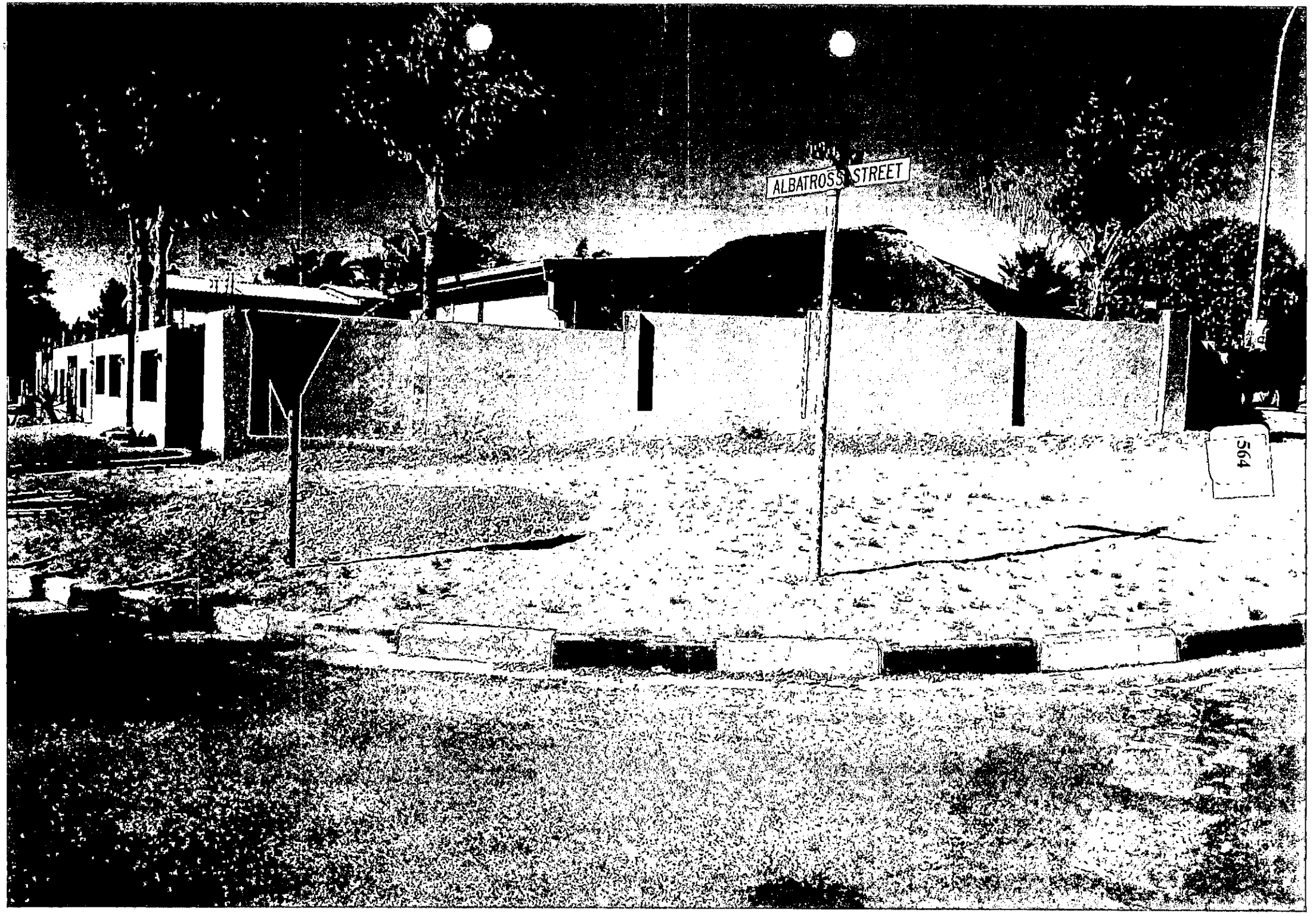
VILHO

PADELIA NDAPUNIKWA




REPUBLIC OF NAMIBIA




ALBATROSS STREET
564

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VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/01/2023

City of Windhoek

Erf No.: 1048 **Suburb:** Hochland Park **Street name:** Edelvalk

Erf size: 27 280 m² **Zoning:** Public Open Space **Density:**

Required portion size: 54 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold to the owner of Erf 489 Hochland Park for consolidation purpose

Current vacant land going price/ m²	N$ 1249/m²	
Size of the portion Required	54 m²	
Estimated market Value	N$ 67 400.00	

Erf 1508 Hochland park was sold for N$450.45/m² on auction in July 2009. After escalation from 2009 to 2021, a price of N$1249/m² was produced. Consequently, the subject should be sold at N$ 1249/m².

.....

Valued by: Kaulikufwa Hendjala **Date:** 24/01/2023

Horizonte Comercial Pty Ltd
P.O. Box 2805
Windhoek

Cell: +264 811 270 604

21 September 2015

Strategic Executive: Urban Planning and Property Management
Manager: Housing & Properties
City of Windhoek
P.O. Box 59
Windhoek

Attention: Mr. Elly Shipiki

Dear Sir,

APPLICATION TO PURCHASE A TEN METER STRIP FROM ERF RE/1054 HOCHLAND PARK FOR CONSOLIDATION WITH ERF 1962 OSPREY ROAD, HOCHLAND PARK

I Paul Tjiueza am the current sole owner of Erf 1962 Osprey Road, Hochland Park. I wish to purchase a ten meter Portion A (337m²) and alternatively Portion B (328m²) from Erf Remainder 1054 Hochland Park which is a public open space.

Erf 1962 is located at the end of Osprey Road Hochland Park and is currently zoned 'residential' with a density of 1:900. It measures 907m² and shares boundaries with Erf 914 Hochland Park.

The intention is to consolidate the required Portions from Erf Re/1054 Hochland Park with Erf 1962 Hochland Park giving a total consolidated size of 1572m².

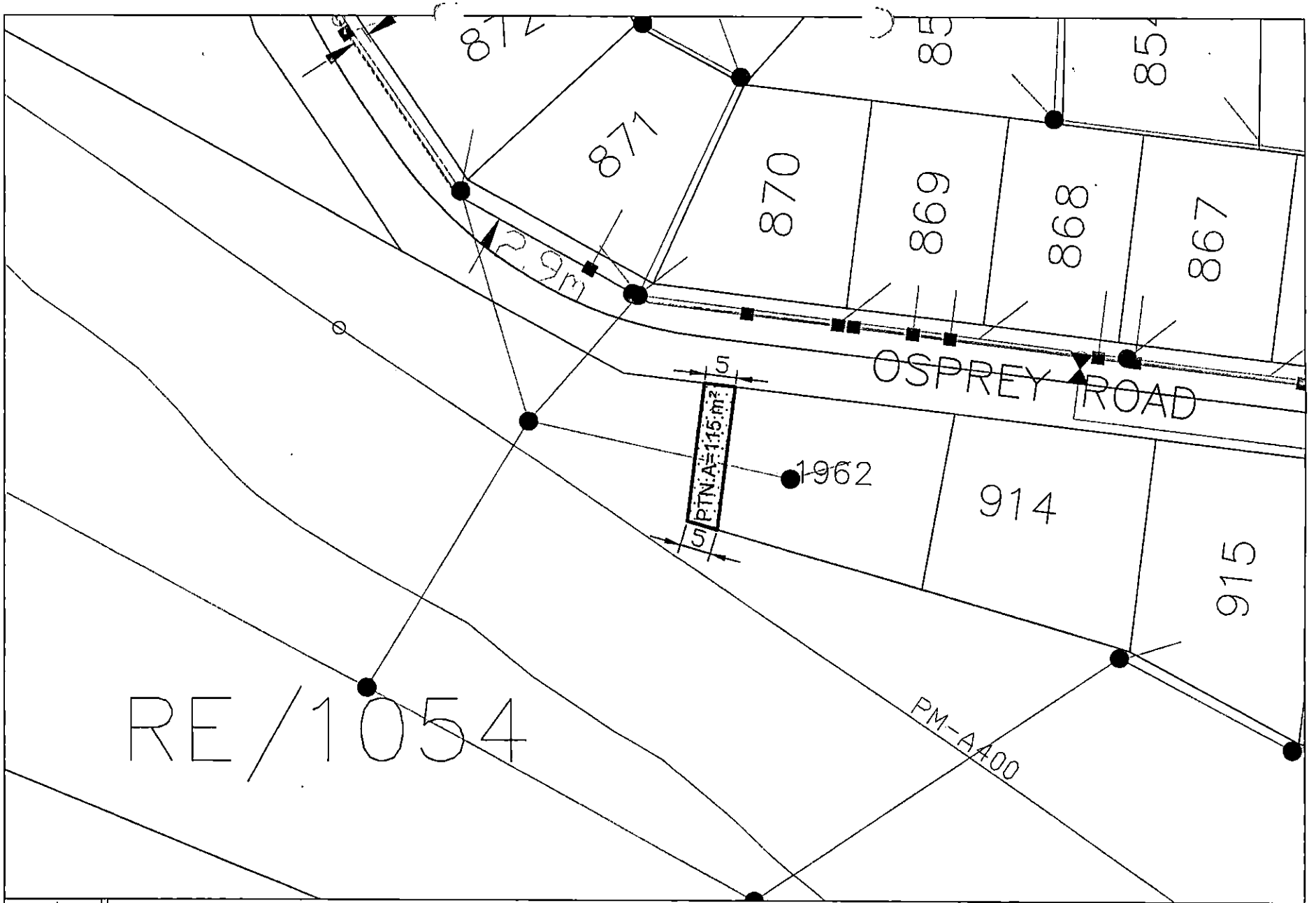
I herewith request your good office to look into my request to purchase Portion A and Portion B for residential purposes. I wait upon your favourable consideration.

Attached is the Locality, subdivision and consolidation plan.

Yours faithfully,

.....

Paul Tjiueza



SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 1054 HOCHLANDPARK,
FOR CONSOLIDATION WITH ERF 1962, HOCHLANDPARK

16 MARCH 2022

PATH: o:\cad data\groups\geomatics\1962 HP PLAN NO: HP 1962-1

SCALE1:1000

25 JUN 2008

01 AUG 2008

DEED OF TRANSFER

NO. T 4364 / 2008

BENESTUS & EVA HERUNGA

i.f.o.

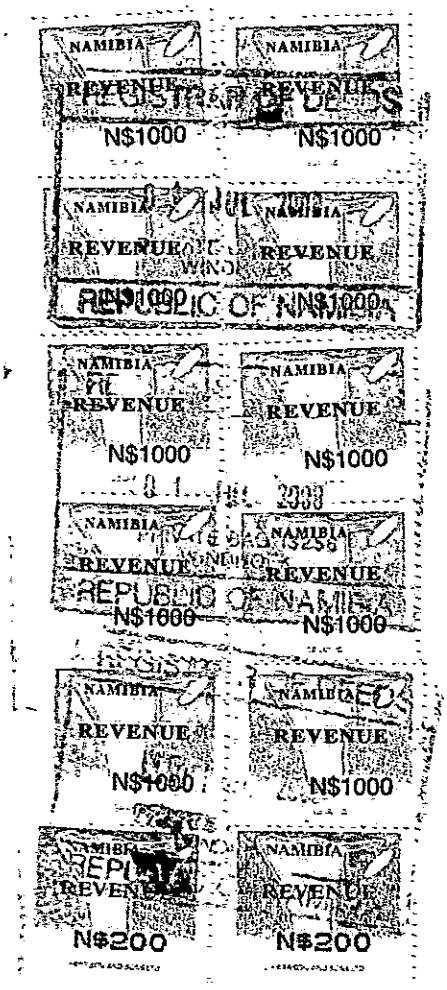
HORIZONTE COMERCIAL, LDA

(Erf no. 1962 Hochland Park)

SHIKONGO LAW CHAMBERS
LEGAL PRACTITIONERS
P.O. Box 96350
TEL: +264 61-254644/5
FAX: + 264 61-230448

PREPARED BY ME:

CONVEYANCER
B USIKU



LODGED BY:

B USIKU
SHIKONGO LAW CHAMBERS
No 4, Banting Street, Windhoek-West
WINDHOEK

F 4364 - 12008

DEED OF TRANSFER

Be it hereby made known:

That **BOAS USIKU** Dep.

appeared before me, Registrar of Deeds

at **WINDHOEK**

he, the said Appearer, being duly authorised thereto by a Power of Attorney

granted to him by

BENESTUS HERUNGA
Born on 30 December 1963
And
EVA HERUNGA
Born on 11 November 1967
Married in community of property to each other

dated the **18th** day of **APRIL 2008**, and signed at **WINDHOEK**

And the said Appearer declared that

his Principal had truly and legally sold on the **16TH** of **April 2008** the undermentioned property to the undermentioned Transferee,

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

HORIZONTE COMERCIAL (PTY) LTD
Registration Number: 2008/0638

Its successors-in-title or Assigns

CERTAIN:	Erf No 1962, (A portion of Erf 1961), Hochlandpark
SITUATE:	In the Municipality of WINDHOEK Registration Division "K", Khomas Region
MEASURING:	906 (Nine Nil Six) Square metres

FIRST REGISTERED AND STILL HELD by Certificate of Registered Title No T. 7547/2004, with Diagram No. A. 115/2004 relating thereto

A. **SUBJECT** to the following conditions imposed in terms of Town Planning Ordinance 18 of 1954, as amended (BC 22/2007), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

1) The erf shall 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 outbuildings, to be erected on the erf shall be at least **four times** the prevailing municipal valuation of the erf.

B. **AND FURTHER SUBJECT** to the reservation of the right of access and use of the property for Municipal services, in favour of the Municipal Council of Windhoek, as will more fully appear from Notarial Deed No. K. 165/2004

Wherefore the Appearer, renouncing all the Right and Title which the 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 are and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price to the sum of **N$1 050 000-00**

Signed at WINDHOEK, on 2008 -08- 1 1, together with the appearer, and confirmed with my seal of office.

Signature of appearer

In my presence,

Registrar of Deeds

Rev.683

REPUBLIC OF NAMIBIA
DEPARTMENT OF FINANCE

INLAND REVENUE

TRANSFER DUTY - FORM B
DECLARATION BY PURCHASER

PART I

:NSFEROR (Seller): BENESTUS HERUNGA & EVA HERUNGA

:ANS. :EE (Purchaser): **HORIZONTE COMERCIAL (PTY) LTD**

:ECRIPTION OF PROPERTY:

:ERTAIN : Erf No 1962 (A Portion of Erf 1961) Hochlandpark

:TUATE : In the Municipality of WINDHOEK

:EGISTRATION DIVISION "K", Khomas Region

:EASURING: 906 (Nine Nil Six) Square metres

:alue accepted for Stamp Duty purposes)

Date of transaction: 16 APRIL 2008 | Consideration: N$1 050 000-00

TRANSFER DUTY PAID BY: SHIKONGO LAW CHAMBERS

Postal Address: P O Box 96350 WINDHOEK

FOR OFFICIAL USE

Transfer duty paid on N$: _____ | Being

Act under which duty charged

Steel defacing stamp of office of issue
12 06.2008
36

Receiver of Revenue

CASH REGISTER RECEIPT

13/6/8

THE REPUBLIC OF NAMIBIA

CM44
PAGE 6

COMPANIES ACT, 1973

ARTICLES OF ASSOCIATION

OF A COMPANY HAVING A SARE CAPITAL

ADOPTING SCHEDULE 1

[Section 60(1); regulation 18]

NAME CHANGE
HORIZONTE COMERCIAL (PROPRIETARY) LIMITED
Registration No. of Company
REGISTERED ON 8/8/2008 2008/0638

Name of company ROVER INVESTMENTS (PROPRIETARY) LIMITED

SCHEDULE 1 - TABLE B

A. The articles of Table B contained in Schedule 1 to the Companies Act, 1973, shall not apply to the company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

B. The following articles additional to that contained in Table *A/B are included:
   a) N/A
   b) N/A
   c) N/A

OMISSIONS

C. The following articles contained in Table B are omitted:
   a) ARTICLE 57 SHALL NOT APPLY TO THE COMPANY
   b) N/A
   c) N/A

MODIFICATIONS

D. The following articles contained in Table *A/B are modified in the manner indicated:

   a) The Proviso to Article 61 shall not apply to the Company
   b) N/A
   c) N/A

*Delete whichever is not applicable

FORM CM44C

Signatories to articles of association

PARTICULARS OF SUBSCRIBERS	DATE AND SIGNATURE	PARTICULARS OF WITNESS	DATE AND SIGNATURE
(b) FULL NAMES ELIA NDEVANJEMA SHIKONGO OCCUPATION LAWYER RESIDENTIAL ADDRESS ERF NO 73, MOSTERT STREET, PIONEERSPARK, WINDHOEK BUSINESS ADDRESS NO 4, BANTING STREET, WINDHOEK-WEST, WINDHOEK POSTAL ADDRESS P.O.BOX 96350 WINDHOEK	15/06/2008	(b) FULL NAMES UTE SIMONE VAN WYK OCCUPATION SECRETARY RESIDENTIAL ADDRESS ERF NO 1589 SAARA STREET KHOMASDAL WINDHOEK BUSINESS ADDRESS OFFICE NO 423, 4TH FLOOR, OLD SANLAM BUILDING, WINDHOEK - CENTRAL, WINDHOEK POSTAL ADDRESS P.O. BOX 936350 WINDHOEK	15/06/2008
(b) FULL NAMES OCCUPATION RESIDENTIAL ADDRESS BUSINESS ADDRESS POSTAL ADDRESS		(b) FULL NAMES OCCUPATION RESIDENTIAL ADDRESS BUSINESS ADDRESS POSTAL ADDRESS	

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973
Section 44(1)(b)

NAMIBIA REVENUE N$10

2008 -07- 2 9

Registration No. of Company

2008/0638

Application for change of name of company

Existing name of company

ROVER INVESTMENTS (PROPRIETARY) LIMITED

In the special resolution, which is attached to this form, the name of the company was changed to

HORIZONTE COMERCIAL (PROPRIETARY) LIMITED

* No translated form the name is registered
* No shortened form of the name is registered.

~~* Separate application is being made to register a translated*/ shortened form of name.~~
~~* Separate application is being made to deregister a translated*/ shortened form of name.~~

** Delete whichever is not applicable.*

Date 23 JULY 2008

Signature _____
Director/Manager/Secretary

Rubber stamp of company, if any, or of secretaries

Postal address of company
P.O. BOX 96350
WINDHOEK

Form CM 29

REPUBLIC OF NAMIBIA

578

COMPANIES ACT 28 OF 2004

(Sections 224(2), 284, 328(1), 331, 333(1)) (Regulation 46(1))

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Companies Registration Office
PO Box 21214
WINDHOEK
NAMIBIA

Registration Number of Company
2008/0638

bipa
BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
REVENUE
07 MAR 2016
N$10
PO Box 186 Windhoek, Namibia
Tel: +264 61 299 4400
Fax: +264 61 401 051
Email: info@bipa.na
www.bipa.na
Registration Office

Name and postal address of Company **HORIZONTE COMMERCIAL (PROPRIETARY) LIMITED**

Return of particulars as at **12th SEPTEMBER 2014**

I, **PAUL TJIUEZA**
(name of director of officer)

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

Signed

Date 12th September 2014

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED	PERSONAL PARTICULARS
1. Surname	TJIUEZA
2. Full forenames	PAUL
3. Former surname and forenames	
4. Identity number or, if not, available, date of birth	Year: 75; Month: 08; Day: 25; 00430
5. (a) Date of appointment	08.02.011
(b) Designation	MEMBER
6. Residential address	Erf 1962, Osprey Street, Hochland Park Windhoek, Namibia
7. Business address	Erf 128, Bach Street, Windhoek West, Windhoek, Namibia
8. Postal address	P.O. Box 4464 , Windhoek, Namibia
9. Nationality (If not Namibian)	Namibian
10. Occupation	Businessman
11. Resident in Namibia (Yes or No)	Yes
12. Nature of change in 1 to 5 above and date	

FOR KEY TO PARTICULARS, SEE PAGE 1

579

Registration Number of Company

1.	1.
2.	2.
3.	3.
4. Year / Month / Day	4. Year / Month / Day
5.(a)	5.(a)
(b)	(b)
7.	7.
8.	8.
8.	8.
9.	9.
10.	10.
11.	11.
12.	12.

B. AUDITOR

1. Name : Hamilton and Partners

2. Date of appointment : Incorporation

3. Nature of change in 1 and 2 above and date.

Perforated *(To be completed by company)*

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

CM29

Dated

Name of company : **HORIZONTE COMMERCIAL (PROPRIETARY) LIMITED**

Postal address : P.O. Box 4464, Windhoek, Namibia

Date received

Date stamp of Companies Registration Office

Return of particulars of company's register of directors, auditors & c 580

Dated

Name of company : HORIZONTE COMMERCIAL (PROPRIETARY) LIMITED

Postal address : P.O. Box 4464, Windhoek, Namibia

CM29

Date received

Date stamp of Companies Registration Office

18081 -23

REPUBLIC O' 581 -IA

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

(To be lodged in duplicate)

Form CM 26

SPECIAL RESOLUTION

Registration Number of Company
2008/0638

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
Protecting Entrepreneurship and Innovation
bipa 10 AUG 2018
Revenue stamp or revenue franking machine impression
N$80,00
PO Box 185 Windhoek, Namibia
Tel: +264 61 283 4400
Fax: +264 61 401 061
Email: info@bipa.na Web: www.bipa.na
Registration Office

ne of company HORIZONTE COMMERCIAL (PROPRIETARY) LIMITED

Date notice given to members 10 August 2018 Date resolution passed 10 August 2018

pecial resolution passed in terms of section 50 (1) & 62 (1) of the Act/*paragraph PARA 2& 3 of the memorandum/

a _____ of the articles.

opy of notice convening meeting attached.

onsent to waive period of notice of meeting (CM 25) attached/ not attached.

CONTENTS OF RESOLUTION (Use reverse side if necessary)
Resolved

That the Memorandum of Association of the company be altered by deleting the present wording of the purpose describing the main business (para 2) and the main object (para 3) and replacing it with the words **"Construction civil works, building and Prefabricated building, electrical installations, mechanical installations, import /export, fishing, processing marine resources and value addition"**

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

10 AUGUST 2018

Signature _____
~~Director~~/Manager/Secretary

Name (in block capitals) PAUL TJIUEZA

* Delete whichever not applicable

(To be completed by company)

Perforated

Herewith copy of special resolution as registered.

Registration Number of Company
2008/0638

Name of Company Horizonte Commercial (Pty) Ltd

Postal address P.O. Box 4464
Windhoek
Namibia

Special resolution registered this day

BUSINESS & INTELLECTUAL PROPERTY AUTHORITY
Protecting Entrepreneurship and Innovation
bipa 10 AUG 2018
Registrar of Companies
PO Box 185 Windhoek, Namibia
Date stamp of Companies
Fax: +264 61 401 061
Email: info@bipa.na Web: www.bipa.na
Registration Office

Not valid unless stamped by the Registrar of Companies.

Copyright Ministry of Trade and Industry, Namibia

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

NO 750825 0043 0

SURNAME
TJIUEZA

FIRST NAME(S)
PAUL

DATE OF BIRTH
1975-08-25

PLACE/COUNTRY OF BIRTH
LUDERITZ

GENDER
MALE

HEIGHT(m)
1.68

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN

DATE OF ISSUE
2018-10-10

APPL. NO.
M49814

75082500430

HORIZONTE COMMERCIAL (PTY) LTD 583

NAMIBIA
REVENUE
N$20

Power of Attorney

Date: 01-03-2021

TO WHOM IT MAY CONCERN.

We would like to notify that Horizonte Commercial (Pty) Ltd has appointed Mr. Paul Tjiueza of ID no. 75082500430 in this capacity as our representative to represent us in this application.

Yours faithfully,

Paul Tjiueza
Cell: 0811270604

HORIZONTE COMMERCIAL (PTY) LIMITED
2021
P. O. Box 2805 - Wndhoek, Namibia
Phone: +264-61-265759

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES

DATE OF VALUATION: 24/01/2023

Erf No.: 1054 **Suburb:** Hochland Park **Street name:** Osprey

Erf size: 155 022 m^2 **Zoning:** Residential **Density:**

Required portion size: 115 m^2

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold to the owner of Erf 1962 Hochland Park for consolidation purpose

Current vacant land going price/ m^2	N$ 1249/m^2	
Size of the portion Required	115m^2	
Estimated market Value	N$ 143 600.00	

Erf 1508 Hochland park was sold for N$450.45/$m^2$ on auction in July 2009. After escalation from 2009 to 2021, a price of N$1249/$m^2$ was produced. Consequently, the subject should be sold at N$ 1249/m^2.

Valued by: Kaulikufwa Hendjala **Date:** 24/01/2023

ATTENDANCE REGISTER: COUNCILLORS

Workshop/Presentation/Meeting Title: Presentation to Cllrs on the Windhoek Climate Change workshop

Venue: Council Chambers

Date of Workshop/Event: 20 September 2021

Starting time: 15:00

Closing time: 17/30 (17:30)

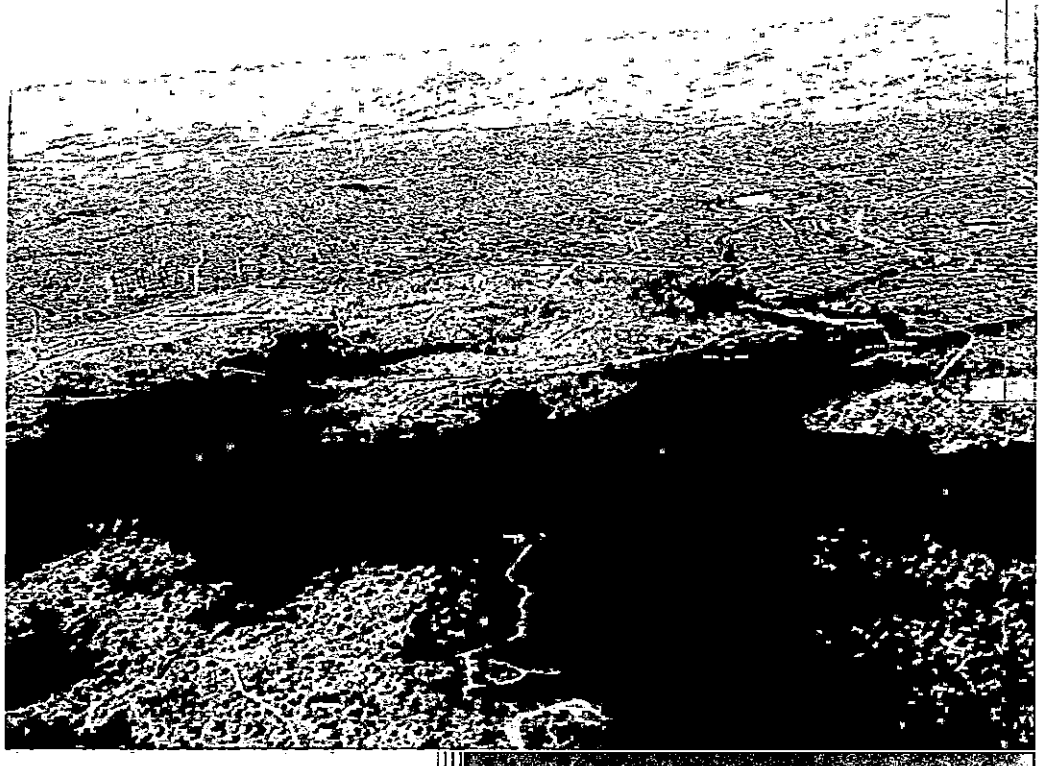
Date Submitted: 22/09/21

NAMES	*SIGNATURES*
Cllr Dr Job Amupanda ***Mayor***	
Cllr Clemencia Claudia Hanases ***Deputy Mayor***	Hanases
Cllr Ndeshihafela Larandja ***MC Chairperson***	
Cllr Illse Keister ***MC Member***	
Cllr Joseph Uapingene ***MC Member***	
Cllr Fransina Ndateelela Kahungu	FNK
Cllr Magdalena Lombardt	M Lombardt
Cllr Bernadus Araeb	
Cllr Sade Shireen Gawanas	
Cllr Queen Omagano Kamati	
Cllr Austin Kwenani	
Cllr Shafiishuna Sam Nujoma	
Cllr Ivan Skrywer	

Done: - 23/09/2021

2022

WINDHOEK INTEGRATED CLIMATE CHANGE STRATEGY AND ACTION PLAN 2022-2028



City of Windhoek

The Gateway to Endless Opportunities

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ACKNOWLEDGEMENTS

Strong leadership from the Municipal Council of Windhoek (Council) and the Executive Management Team is instrumental in the successful development of this Windhoek Integrated Climate Change Strategy and Action Plan (WICCSAP).

The WICCSAP was commissioned and developed by the Health and Environment Services Division under the Department of Economic Development and Community Services of Council. Invaluable support was given to the Council by various stakeholders. The Ministry of Environment and Tourism's Climate Change Unit is commended for its support and advice. The Council is especially grateful to the enormous financial and technical contributions made by the University of Namibia and the Future Resilience for African CiTies and Lands (FRACTAL) Project and its partners.

In addition, Council acknowledges various inputs received from stakeholders that made a contribution towards the development of this Strategy and Action Plan at the various workshops and one-on-one meetings organised for this purpose.

ACRONYMS AND ABBREVIATIONS

BURs	Biennial Update Reports
CCSC	Climate Change Steering Committee
CCU	Climate Change Unit
CEO	Chief Executive Officer
CMIP	Coupled Model Intercomparison Project
CO_2	Carbon dioxide
COP	Conference of the Parties
Council	Municipal Council of Windhoek
ECB	Electricity Control Board
EDCS	Department of Economic Development & Community Services
EIF	Environmental Investment Fund
EMP	Environmental Management Plan
FRACTAL	Future Resilience for African CiTies and Lands
GCM	General Circulation Model
GDP	Gross Domestic Product
GHG	Greenhouse Gases
HPMHS	Department of Housing, Property Management and Human Settlements
ICLEI	International Council for Local Environmental Initiatives
IPCC	Inter-governmental Panel on Climate Change
IPPs	Independent Power Producers
IWTS	Department of Infrastructure, Water and Technical Services
KRC	Khomas Regional Council
M&E	Monitoring and Evaluation
MET	Ministry of Environment and Tourism
MOU	Memorandum of Understanding
MME	Ministry of Mines and Energy
NamWater	Namibia Water Corporation
NCCC	National Climate Change Committee
NCCSAP	Namibia Climate Change Strategy and Action Plan
NCs	National Communications
NDCs	Nationally Determined Contributions
NDP5	Namibia's 5th National Development Plan
NEI	Namibia Energy Institute
NGOs	Non-Governmental Organizations
NMT	Non-Motorised Transport
NPCC	National Policy on Climate Change
NUST	Namibia University of Science and Technology
RCP	Representative Concentration Pathway

SBI	Subsidiary Body for Implementation
SBSTA	Subsidiary Body for Scientific and Technical Advice
SDGs	Sustainable Development Goals
SUTMP	Sustainable Urban Transportation Master Plan
UN	United Nations
UNAM	University of Namibia
UNFCCC	United Nations Framework Convention on Climate Change
WATSAN	Water and Sanitation Committee
WICCSAP	Windhoek Integrated Climate Change Strategy and Action Plan

GLOSSARY

The definitions below indicate the meaning of how the listed terms are used in this Strategy and Action Plan in order to facilitate understanding of their usage and application.

Adaptation: Adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects.

Adaptive Capacity: The general ability of institutions, systems, and individuals to adjust to potential damage, to take advantage of opportunities, or to cope with the consequences.

Anthropogenic: Made by people or resulting from human activities. Usually used in the context of emissions that is produced as a result of human activities.

Carbon dioxide (CO_2): The principal anthropogenic greenhouse gas that affects the Earth's radiative balance. It is the reference gas against which other greenhouse gases are measured.

Climate: The average weather conditions of a given place or the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands or millions of years.

Climate Change: Refers to a change in global or regional climate patterns, in particular the change experienced from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Climate proof development: Climate proof development refers to development that considers or takes into account the potential or predicted effects of climate change. For instance, development of new infrastructure such as roads, buildings, sewerage works, rail networks, water and energy systems must be designed and constructed with consideration of the future impacts of climate change.

Climate Variability: Climate variability refers to the commonly observed departures of every day weather and climate from the usual expectations that are often manifested as droughts, severe storms such as hailstorms, floods, etc. These events occur naturally, and recur year by year.

Contingency plan: A plan designed to address a possible future event or circumstance.

Deforestation: Practices or processes that result in the conversion of forested lands for non-forest uses. Deforestation contributes to increasing carbon dioxide concentrations for two reasons: 1) the burning or decomposition of the wood releases carbon dioxide; and 2) trees that remove carbon dioxide from the atmosphere through the process of photosynthesis are no longer present.

Disaster risk reduction: The systematic development and application of policies, strategies and practices to minimize vulnerabilities and disaster risks throughout a society, to avoid (prevention) or to limit (mitigation and preparedness) adverse impact of hazards.

Early warning: The provision of timely and effective information, through identified institutions, that allow individuals at risk of a disaster to take action to avoid or reduce their risk and prepare for effective response.

Ecosystem services: The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.

General Circulation Model (GCM): A global, three-dimensional computer model of the climate system which can be used to simulate human-induced climate change. GCMs are highly complex and they represent the effects of such factors as reflective and absorptive properties of atmospheric water vapour, greenhouse gas concentrations, clouds, annual and daily solar heating, ocean temperatures and ice boundaries.

Global warming: Global warming refers to the gradual increase, observed or projected, in global surface temperature, as one of the consequences of radiative forcing caused by anthropogenic emissions.

Greenhouse Effect: Trapping and build-up of heat in the atmosphere (troposphere) near the Earth's surface. Some of the heat flowing back toward space from the Earth's surface is absorbed by water vapour, carbon dioxide, ozone, and several other gases in the atmosphere and then reradiated back toward the Earth's surface.

Greenhouse Gas (GHG): Any gas that absorbs infrared radiation in the atmosphere. Greenhouse gases include carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons, hydro chlorofluorocarbons, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride.

Hazard: A potentially damaging physical event, phenomenon or human activity, which may cause the loss of life or injury, property damage, social and economic disruption or environmental degradation.

Implementation: The process of putting a decision or plan into effect; execution.

Mitigation: These are structural and non-structural measures undertaken to limit the adverse impact of natural hazards, environmental degradation and technological hazards as well as climate change in general.

Proliferation: Rapid increase in the number or amount of something.

Renewable Energy: Energy resources that are naturally replenishing such as biomass, hydro, geothermal, solar, wind, ocean thermal, wave action, and tidal action.

Resilience: A capability to anticipate, prepare for, respond to, and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment.

Risk: A function of probability and consequences of an event, with several ways of combining these two factors being possible. There may be more than one event; consequences can range from positive to negative and risk can be measured qualitatively or quantitatively.

Risk Management: Systematic process of using administrative decisions, organizations, operational skills and capacities to implement policies, strategies and coping capacities of the society and communities to lessen the impacts of natural hazards and related environmental and technological disasters.

Sustainability: The ability to be maintained at a certain rate or level or avoidance of the depletion of natural resources in order to maintain an ecological balance.

Urbanization: The conversion of land from a natural state or managed natural state (such as agriculture) to cities; a process driven by net rural to-urban migration through which an increasing percentage of the population in any nation or region come to live in settlements that are defined as 'urban centres'.

Vulnerability: A set of conditions and processes resulting from physical, social, economic and environmental factors, which increase the susceptibility of a community to the impact of hazards.

Water Reclamation: The restoration of wastewater to a state that will allow its beneficial reuse. Comprehensive water recycling.

Weather: Atmospheric condition at any given time or place. It is measured in terms of such things as wind, temperature, humidity, atmospheric pressure, cloudiness, and precipitation.

MAYORAL FOREWORD

I am delighted to present to the residents of our City, Windhoek's Integrated Climate Change Strategy and Action Plan (WICCSAP). As the Municipal Council of Windhoek we are aware that the impacts of climate change are already felt in Windhoek and have the potential to detrimentally affect our ability to deliver effective and efficient municipal services to our residents. We therefore took a commitment to take action in order to increase our city's adaptive capacity. The Council's strong commitment to climate change action and our relentless pursuit of environmental excellence triggered the development of this Strategy and Action Plan.

It is predicted that 70% of the earth's residents will live in cities by the year 2050. As the world becomes increasingly urbanized, cities are fast becoming the most important battlegrounds against the impacts of climate change.

Through our *Transformational Strategic Plan (2017-2022)*, we have committed ourselves to become a "SMART and Caring City by 2022". For this dream to be realised we take cognisance of the fact that action on climate change needs to be at the heart of our plans and actions.

The specifics of climate change are still a very complex issue for many to comprehend. I therefore hope that with the implementation of this Strategy and Action Plan, we will develop strong communication, which is essential to get our residents and the business community on board and incite climate action.

The development of this Strategy and Action plan will provide an opportunity for the Council to coordinate decision-making and planning efforts in order to reduce vulnerabilities to climate change and build resilience. Furthermore, this Strategy and Action Plan will assist the Council in its effort to institutionalise and mainstream climate change action.

As a city in a developing country with limited resources, I also hope that this Strategy and Action Plan aligns with existing organisational priorities and build on Council's existing strengths.

I urge all Windhoek residents to contribute to our ongoing efforts to tackle climate and make our beautiful city livable and sustainable. With the support of the community, I believe that Windhoek can truly become a climate resilient city.

HER WORSHIP CLLR. SADE GAWANAS
MAYOR CITY OF WINDHOEK

EXECUTIVE SUMMARY

The Council has mandated its Economic Development and Community Services Department (through its Health and Environment Services Division) to develop Windhoek's Integrated Climate Change Strategy and Action Plan (WICCSAP). The Strategy and Action Plan aims to provide a framework to coordinate the Council's climate change response actions for a period of seven years.

Windhoek is the Capital City of Namibia and a very arid city. Like many African cities, Windhoek is experiencing a high rate of urbanisation. This combined with the aridity and frequent droughts make the city most vulnerable to the effects of climate change.

In order to support the ongoing national effort to tackle climate change, this Strategy and Action Plan is developed in line with the Namibian National Climate Change Strategy and Action Plan (NCCSAP) of 2013-2020 and the associated National Policy on Climate Change (NPCC), which was promulgated in Namibia in 2011. The adaptation and mitigation focus areas contained in this document are adopted and adapted from the NCCSAP.

Climate change vulnerable sectors for Windhoek were identified and the various Council Departments and Divisions are to implement the Strategies and Action Plans through various projects and actions. The Adaptation measures listed in this document are addressing: (1) Water Security and Efficiency; (2) Biodiversity and Ecosystem Goods and Services; (3) Human Settlements; (4) Healthy Communities; (5) Disaster Preparedness and (6) Sustainable Urban Agriculture. While the Mitigation measures are addressing (1) Sustainable Energy and Low Carbon Development; (2) Waste Minimization and Management; and (3) Sustainable Transportation. The Cross-cutting issues measures are addressing: Public Awareness and Capacity Building.

1. INTRODUCTION

Windhoek like many cities in the developing world is already experiencing the impacts of climate change. This is further exacerbated by a high level of urbanisation and the proliferation of informal settlements. This has a direct impact on the Council's ability to provide efficient municipal services and to build resilience to climate change. Due to the nature of its operation the Council's response to climate change was ad hoc and uncoordinated before the development of this framework. The CoW also mainly relied on the National Climate Change Strategy and Action Plan (NCCSAP) of 2013-2020 which does not fully address city level specific climate change challenges in details.

At the international level, Namibia is a signatory to a number of UN conventions and agreements that are relevant to climate change. Such instruments include amongst others the three Rio Conventions which directly emanated from the 1992 Earth Summit (Convention on Biological Diversity, United Nations Convention to Combat Desertification and United Nations Framework Convention on Climate Change) and Sustainable Development Goals (SDGs). The Rio Conventions share a concern for many of the same environmental and sustainable development issues such as climate change, and operate within the same ecosystems. The SDGs that focuses on cities and climate change are: SDG 11 (to make cities inclusive, safe, resilient and sustainable) and SDG 13 (to take urgent action to combat climate change and its impacts). The Namibian government is expected to implements these conventions and agreements at all levels of government.

It is against this background that the Council mandated its Department of Economic Development and Community Services to develop Windhoek's Integrated Climate Change Strategy and Action Plan (WICCSAP) to facilitate its response to climate change. The development of this Strategy and Action Plan commenced in 2017 and interactive consultations took place over a period of one year with CoW stakeholders. This Strategy and Action Plan is largely based on the inputs gathered during the consultation workshops and meetings that leveraged expertise and local knowledge of City officials and politicians and other stakeholders. Other stakeholders included representatives from national government ministries, NGOs, youth based organisations, research institutions, academic institutions, and other civil/civic society organisations.

This Strategy and Action Plan will be used as the management and performance monitoring tool that will be used to assess the effectiveness of the Council's climate change response efforts. The Strategy and Action Plan is also developed in line

with and to support the National Policy on Climate Change (NPCC) and the NCCSAP.

This document is intended to be a living document and will be revised and updated at an interval of seven years and/or as climate change science evolves. As the first WICCSAP, the actions proposed here are confined to the focus areas that have been identified during the consultation process. These focus areas represent the burning environmental challenges faced by the City and they can also be easily mainstreamed into regular municipal functions as they are part of the Council's mandate.

2. OVERVIEW OF GLOBAL CLIMATE CHANGE ISSUES

Climate change is the most serious global challenge of our time. The impacts of climate change are already being felt globally and locally. The earth's climate has been stable for the 11 000 years or so. However, changes in the global climate have been observed in the last century, this has resulted in the increase of the global average temperature by more than 0.7 °C (IPCC, 2013). The beginning of the 21st century has been recorded as the warmest period in the history of global temperature records (Garrard *et al.,* 2017).

This rapid warming of the earth is attributed to human activities such as the burning of fossil fuels which releases Greenhouse Gases (GHGs) such as carbon dioxide (CO_2). Other GHGs are water vapor, methane (CH_4) and nitrous oxide (N_2O). These gases are released during the combustion of fossil fuels, such as coal, oil, and natural gas, to produce electricity. Global CO_2 equivalent concentrations have increased from 280 parts per million per volume (ppmv) in the pre-industrial era (1850s) to 430 ppmv CO_2 today. The GHGs contribute to the warming of the atmosphere by trapping heat (Lindsey, 2018).

The Intergovernmental Panel on Climate Change (IPCC) Report (2018) stated that human activities are estimated to have caused approximately 1.0°C of global warming above pre-industrial levels, with a likely range of 0.8°C to 1.2°C. Global warming is likely to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate. This means that climate-related risks to health, livelihoods, food security, water supply, human security, and economic growth are projected to increase with global warming of 1.5°C and increase further with 2°C (IPCC, 2018).

Climate change affects weather patterns and increases the frequency and severity of extreme events such as droughts, heat waves, floods, cyclones and fires. Namibia is especially vulnerable to the impacts of climate change due to its aridity and developmental stage amongst other factors.

To address the global impacts of climate change, the United Nations adopted the United Nations Framework Convention on Climate Change (UNFCCC) in 1992 and has established a Secretariat located in Bonn, Germany to support global response to the threat of climate change. The parties to the convention meet annually to assess progress in dealing with climate change. Namibia ratified the UNFCCC in 1995 and as such has developed a national policy framework to mitigate and adapt to the effects of climate change on the environment.

The objective of UNFCCC is the "stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system." UNFCCC has 26 Articles and established the following:

A. The Intergovernmental Panel on Climate Change (IPCC) was created to provide policymakers with regular scientific assessments on climate change, its implications and potential future risks, as well as to put forward adaptation and mitigation options.
B. Conference of the Parties (COP): The COP is the supreme decision-making body of the UNFCCC. All States that are Parties to the Convention are represented at the COP, at which they review the implementation of the Convention and any other legal instruments that the COP adopts and take decisions necessary to promote the effective implementation of the UNFCCC, including institutional and administrative arrangements.
C. Subsidiary Body for Scientific and Technical Advice (SBSTA) and the Subsidiary Body for Implementation (SBI). The SBSTA and SBI work together on cross-cutting issues that include the vulnerability of developing countries to climate change and response measures, discussions under the Technology Mechanism, the Adaptation Committee and the Warsaw International Mechanism for Loss and Damage associated with Climate Change Impacts.

The Kyoto Protocol is an international agreement linked to the UNFCCC, which commits its Parties by setting internationally binding emission reduction targets. Recognizing that developed countries are principally responsible for the current high levels of GHG emissions in the atmosphere as a result of more than 150 years of industrial activity, the Protocol places a heavier burden on developed nations under the principle of "common but differentiated responsibilities." The Adaptation Fund was established to finance adaptation projects and programmes in developing countries that are Parties to the Kyoto Protocol.

The Paris Agreement was established at COP 21 in Paris, on 12 December 2015. The Paris Agreement's aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. The Paris Agreement requests each country to outline and communicate their post-2020 climate actions, known as their Nationally Determined Contributions (NDCs).

Furthermore, all United Nations Member States in 2015 adopted the Sustainable Development Goals (SDGs), as a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030. The SDGs

that focuses on cities and climate change are: SDG 11 (to make cities inclusive, safe, resilient and sustainable) and SDG 13 (to take urgent action to combat climate change and its impacts). SDG 13 specifically calls for the strengthening of resilience and adaptive capacity to climate-related hazards and natural disasters in all countries; integrating of climate change measures into national policies, strategies and planning; and to improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning.

All this has compelled Namibia to develop its national climate change response framework and various programs aimed at addressing climate change issues nationally. Third tier government institutions such as local authorities are also expected to support national government in its efforts to meet its international climate change obligations as stated in the NCCSAP.

3. OVERVIEW OF CLIMATE CHANGE IN NAMIBIA

Namibia is a semi-arid country with very low rainfall compared to other countries in southern Africa. These climatic conditions make Namibia to be one of the most vulnerable countries to the impacts of climate change.

Temperature increase projected for Namibia will be higher than the global average. For instance, temperature for 2100 predictions is expected to rise between 2 °C and 6 °C. Rainfall is also expected to decrease with a higher variability than it is now. The frequency of droughts will therefore increase in Namibia and this will be exacerbated by the higher evaporation rates resulting from increased temperatures.

It is expected that climate change will exacerbate the droughts already experienced in Southern Africa especially in Namibia and Botswana. And when rainfall does come, it will have greater intensity resulting in floods and soil erosion. According Reid *et al.*, (2007) climate change could account for annual losses to the Namibian economy of up to 6% of Namibia's Gross Domestic Product (GDP) over 20 years. This will significantly affect the socio-economic growth of the country and will further reduce the adaptive capacity of Namibia especially the most vulnerable members of society. Limited financial resources, skills, technologies and high levels of poverty makes most Namibians especially in rural areas vulnerable to the impacts of climate change.

4. THE NATIONAL STRATEGIC CLIMATE CHANGE CONTEXT

Chapter 11, Article 95 (l) of the Namibian Constitution encourages policies that ensure: The maintenance of ecosystems, essential ecological processes and biological diversity of Namibia and utilization of living natural resources on a sustainable basis for the benefit of all Namibians, both present and future. This constitutional provision forms the foundation of environmental legislation in Namibia.

Namibia tabled its Green Plan of 1992 at the United Nations Conference on Environment and Development "Earth Summit" in Rio de Janeiro in the same year. The Green Plan was the country's first attempt to bring the above-mentioned constitutional provision into reality. This plan also forms the environmental foundation of subsequent legislations and national plans such as the Environmental Management Act (EMA) and National Development Plans (NDP).

4.1 National Policy on Climate Change

The National Policy on Climate Change (NPCC), which was, approved in 2011 presents the Namibian Government's vision for an effective climate change response. This policy aims to provide a framework through which Namibia as a country can respond to climate change in a timely, effective and appropriate manner. This policy advocates for the exploration of adaptation and mitigation approaches that are relevant to different sectors at local, regional and national level in order to improve the quality of life of the Namibian citizens. This NPCC has five objectives:

1. To develop and implement appropriate adaptation strategies and actions that will lower the vulnerability of Namibians and various sectors to the impacts of climate change.
2. To develop action and strategies for climate change mitigation.
3. To integrate climate change effectively into policies, institutional and development frameworks in recognition of the crosscutting nature of climate change.
4. To enhance capacities and synergies at local, regional and national levels and at individual, institutional and systemic levels to ensure successful implementation of climate change response activities.
5. To provide secure and adequate funding resources for effective adaptation and mitigation investments on climate change and associated activities (e.g. capacity building, awareness and dissemination of information).

4.2 National Climate Change Strategy and Action Plan 2013-2020

This National Climate Change Strategy and Action Plan (NCCSAP) of 2013-2020 lays out the guiding principles responsive to climate change those are effective, efficient and practical. It further identifies priority action areas for adaptation and mitigation. The NCCSAP aims to build Namibia's adaptive and mitigative capacities to bring the country on to a low-carbon development pathway.

Under the NCCSAP local authorities are responsible for the implementation and coordination of activities at a local level and support resource mobilization for NCCSAP implementation. Local authorities will also contribute to the mid-term review, and contribute to reporting on the NCCSAP implementation through Regional Councils.

The Ministry of Environment and Tourism (MET) through its Climate Change Unit (CCU) has the overall responsibility of coordinating the implementation of the NCCSAP with technical and policy relevant guidance from the National Climate Change Committee (NCCC). The NCCC is a multi-stakeholder platform that coordinates and advises sector-specific and cross-sector implementation of activities, and advice on monitoring and evaluation outcomes as well as future directions of NPCC and NCCSAP. The Council is also a member of this committee. The MET's CCU is responsible for submissions of the National Communications and GHG Inventory Reports to UNFCCC to track progress and compliance of signatory States.

4.3 Vision 2030

The Namibian Vision 2030 is the collective wish of the Namibian people, and the Vision for 2030 and beyond, that Namibia enjoys prosperity, interpersonal harmony, peace, and political stability. One of the major objectives of Vision 2030 is to ensure the development of Namibia's 'natural capital' and its sustainable utilization, for the benefit of the country's social, economic and ecological well-being.

4.4 Namibia Fifth National Development Plan

Namibia's Fifth National Development Plan (NDP5) is Namibia's blueprint for national development between 2017 to2022. It outlines a development strategy that aims to improve the living conditions of every Namibian. Under Chapter 4 of Environmental Sustainability, NDP5 takes cognisance of the fact that Namibia is

one of the most vulnerable countries to the impacts of climate change. It further highlights the need to pursue a low-carbon and climate-resilient development. It therefore sets a target that by 2022 Namibia is sustainably managing its environment and climate resilient. This goal will be achieved by amongst other things re-use and recycling of waste in line with the National Solid Waste Management Strategy of 2018, generating income for re-investment into environmental protection and Strengthen mechanisms and capacity for improved environmental protection.

4.5 Harambee Prosperity Plan

The Office of the President produced Namibia's Harambee Prosperity Plan (HPP) in 2016, to cover the period from 2016/17 to 2019/20. The HPP is supplementary to NDPs and Vision 2030. It is based on five pillars: effective governance; economic advancement; social progression; infrastructure development; and international relations and cooperation.

5. CLIMATE CHANGE CONTEXT FOR THE COUNCIL

5.1 Overview

Windhoek is one of the cities that will be most affected by climate change due to its aridity and socio-economic situation. All projections indicate that Windhoek will be much drier and warmer because of climate change. This will result in many climate related impacts.

Such impacts will include the reduction in water availability due to high evaporation rates and changes in rainfall patterns. The impact on water resources will further be exacerbated by the high rate of urbanization currently experienced in Windhoek and the lack of investments in alternative water sources.

Windhoek is also vulnerable due to the fact that most of its water comes from open dams and underground sources. All these sources will be affected by climate change. For instance, it is projected by the IPCC that if the global average temperature exceeds 1.5 °C the annual rainfall in Namibia will reduce by 4% and the evapotranspiration rate will increase by 10%. This will have dire consequences for Windhoek's water sustainability as both the groundwater recharge rate and runoff which replenishes Windhoek's water sources will be significantly affected. The experts further indicate that the 1.5 °C threshold could be breached within the next 10 years if much is not done to address global climate change.

As a developing city, Windhoek is already struggling to render efficient and effective municipal services to its residents. The impacts of climate change will put a further strain on all Council departments and their ability to deliver services. Concerted efforts from all City stakeholders is therefore required to adapt to and mitigate this global phenomenon and sustain our livelihoods in order to make Windhoek a climate resilient city.

Through this Strategy and Action Plan, Windhoek is ensuring that it is playing its part in meeting local, national, regional and international targets. Apart from our obligation to build a climate resilient city, this strategy is also driven by our ambitions to become a smart and caring city.

5.2 Khomas Region Climate

The climate information for Windhoek contained in this section will be looked at from a regional perspective. Most data and information presented here will therefore refer to the Khomas Region. The Khomas is one of the fourteen regions of Namibia and Windhoek is located in this region.

Namibia is a very dry country with seasonal rainfall that occurs mainly from November to April. The Khomas Region is typically slightly wetter in central and northern areas and drier in the south-west. The Rainfall peaks in Khomas Region in February with around 75mm in total on average. Rainfall is very variable in Khomas Region with rainfall totals in each season often well below or well above the mean in some years.

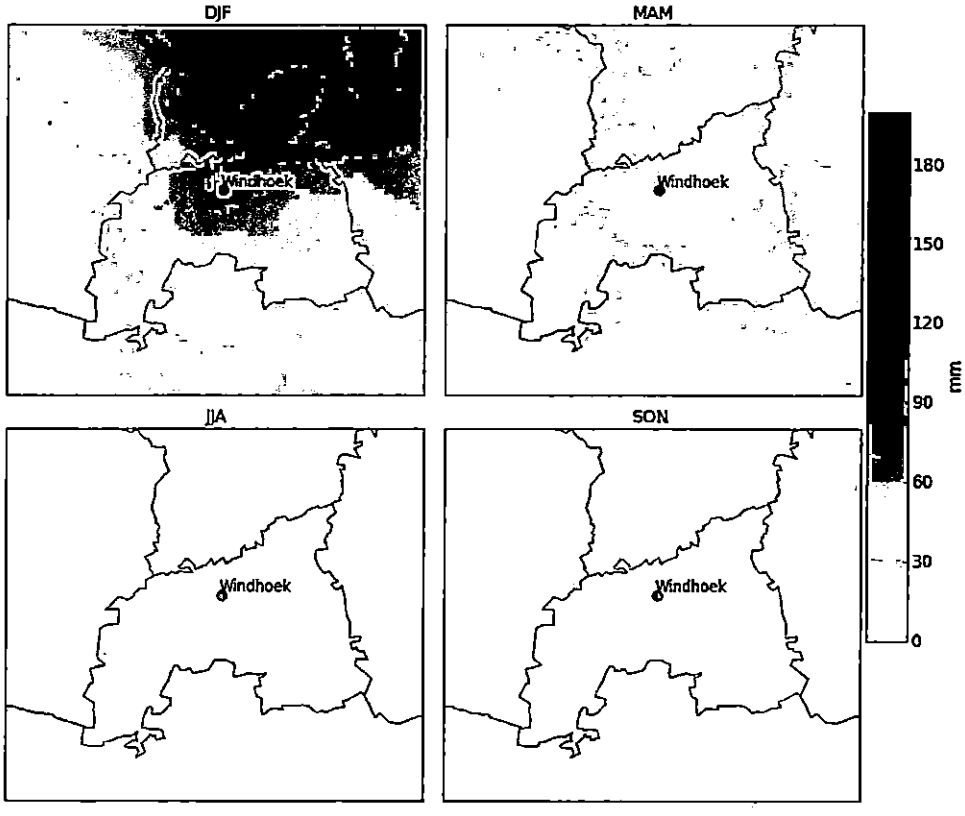


Figure 1: Map of Khomas Region showing average monthly rainfall totals over four 3-monthly periods during January 1983 to December 2013. CHIRPS dataset.

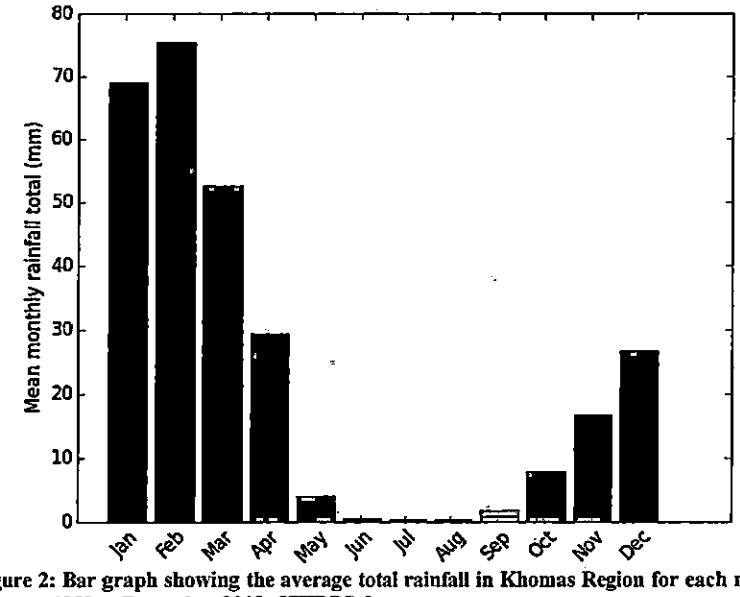
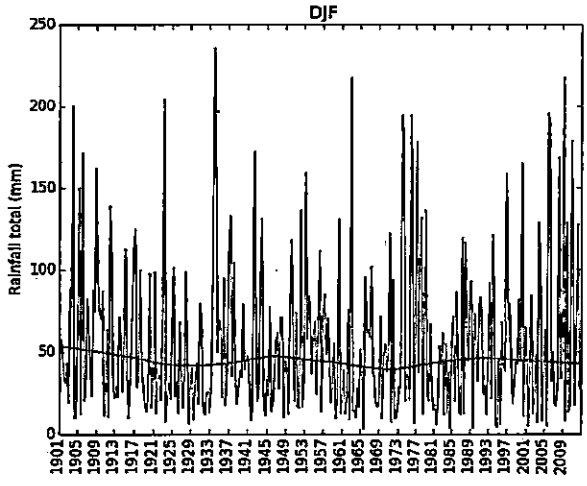
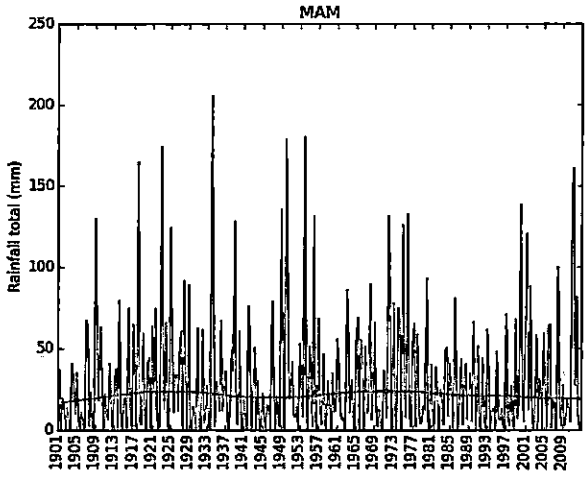


Figure 2: Bar graph showing the average total rainfall in Khomas Region for each month calculated over the period from January 1983 to December 2013. CHIRPS dataset.





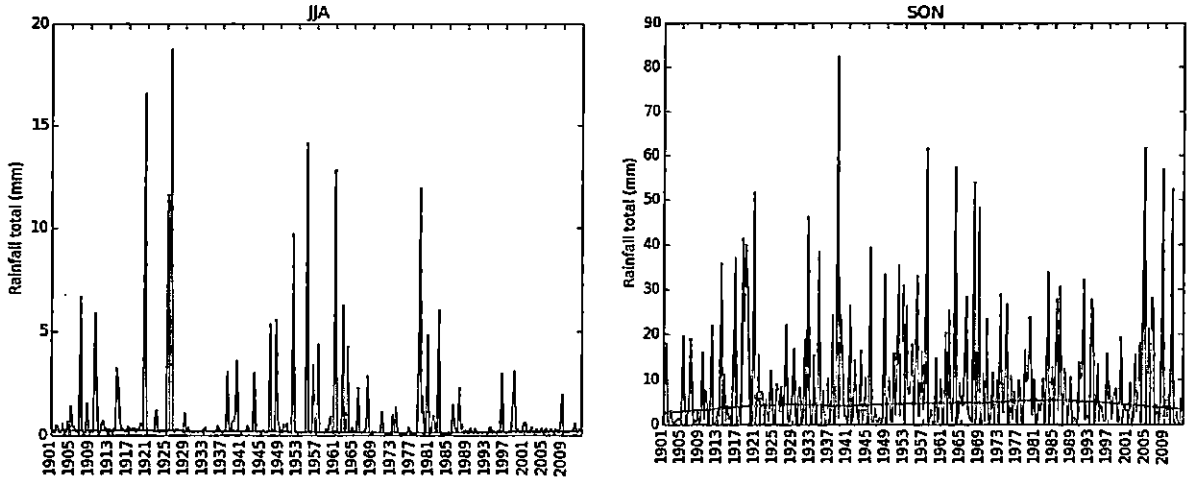


Figure 3: Line graphs showing the variation in monthly totals of rainfall over Khomas Region from 1901 to 2013 (blue line) as an average over four seasons. A trend line (lowess fit) is shown in red. GPCC dataset.

The Temperatures are typically hot and vary across the year as shown in Figure 4, Figure 5 and Figure 6 (Burgin *et.al*, 2018). The warmest period occurs during December to February and there is a cooler period in June to August. Mean temperatures in Khomas Region vary from around 14-26°C across the year. The Daily maximum, daily mean and daily minimum temperatures have all shown an increasing trend in the past century of at least 1°C.

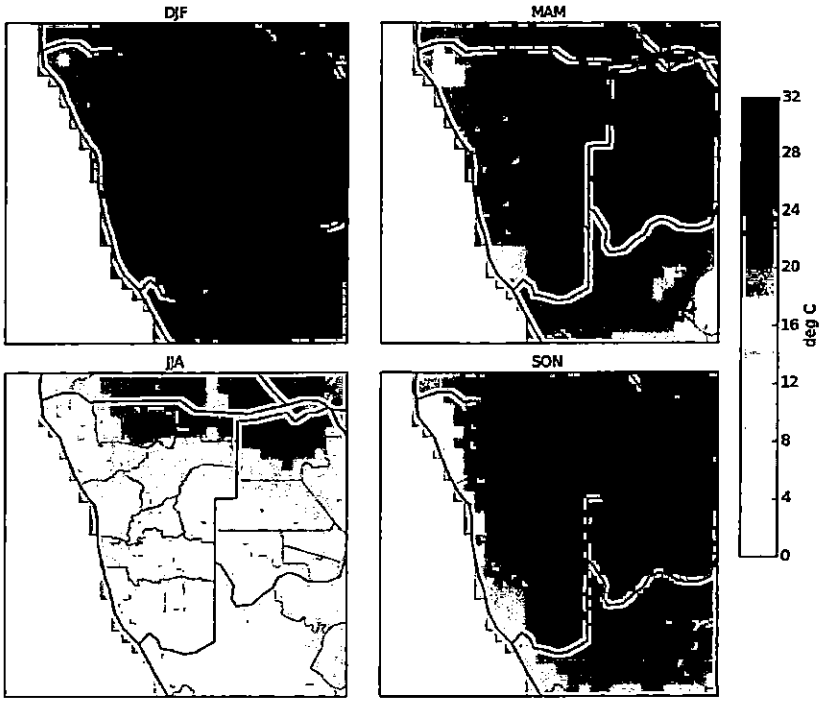


Figure 4: Map of Namibia showing average temperature over four 3-monthly periods during January 1983 to December 2013. CRU TS4.01 dataset.

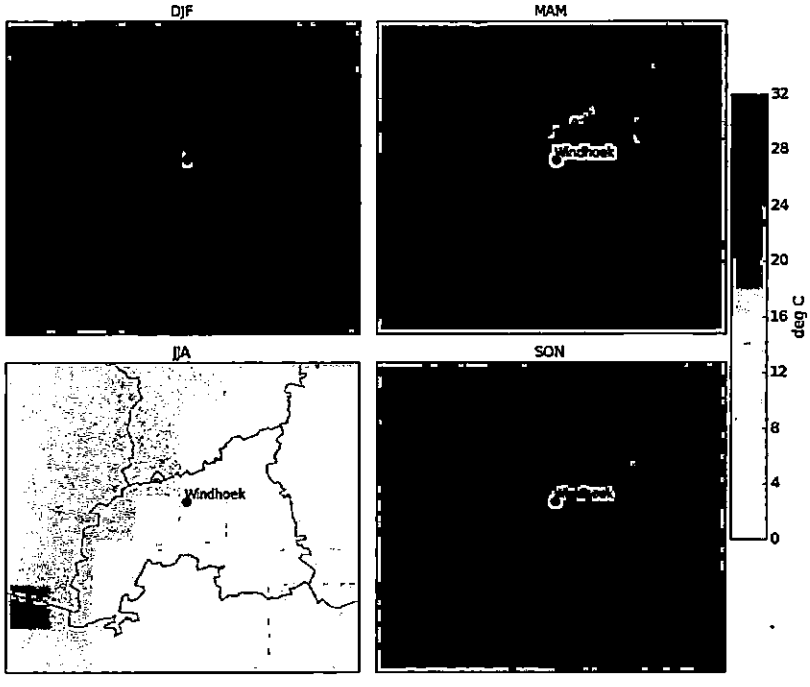
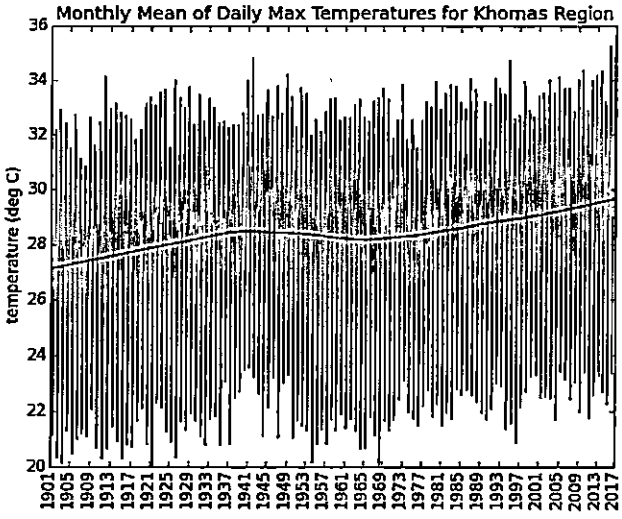


Figure 5: Map of Khomas Region showing average temperature over four 3-monthly periods during January 1983 to December 2013. CRU TS4.01 dataset.


Monthly Mean of Daily Max Temperatures for Khomas Region
temperature (deg C)
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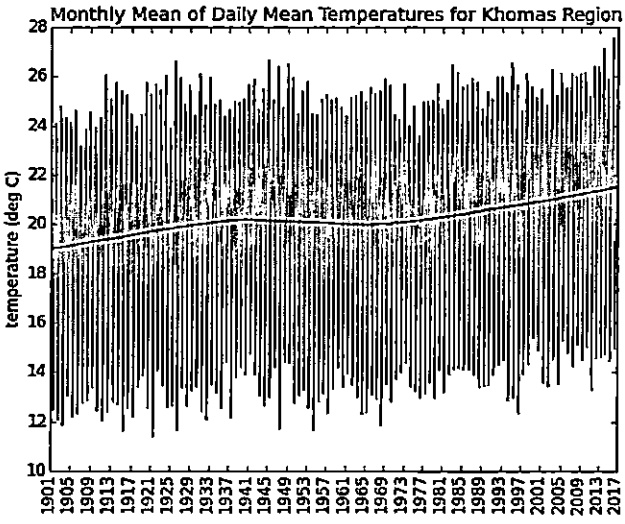
Monthly Mean of Daily Mean Temperatures for Khomas Region
temperature (deg C)
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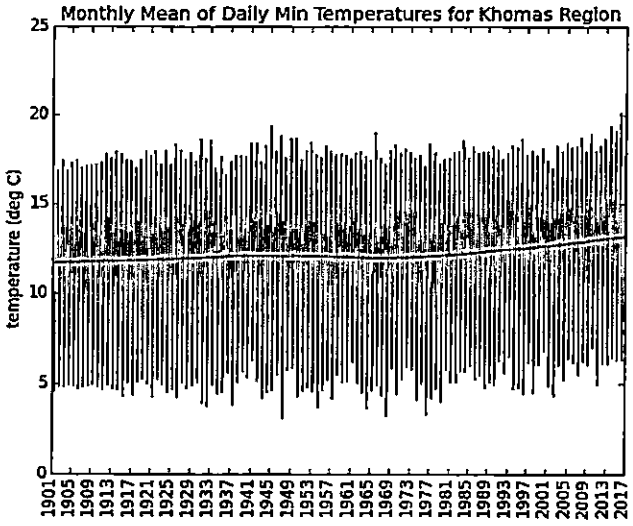


Figure 6: Trends in monthly mean of daily max (top), daily mean (middle) and daily min (bottom) temperatures across Khomas Region from 1901 to 2017. The black line shows a trend line (lowess fit). CRU TS4.01 dataset.

5.3 Climate Change Projections for Khomas Region

Southern Africa is a region with a complex climate, influenced by the Atlantic, Pacific and Indian Oceans and their currents such as the Benguela and Aghulas. Relatively small amounts of climate research and model development have occurred for this region compared to others in the world. Furthermore, Africa also has sparse coverage of surface meteorological observations on which to base assessments of model reliability and model development. As such, the climate processes which drive rainfall in the region are not entirely understood and may not be captured well within climate models.

As part of the development of this Strategy and Action Plan, the Future Resilience for African CiTies and Lands (FRACTAL) Project assisted the Council to do future projections of climate in Windhoek and the Khomas Region as a whole.

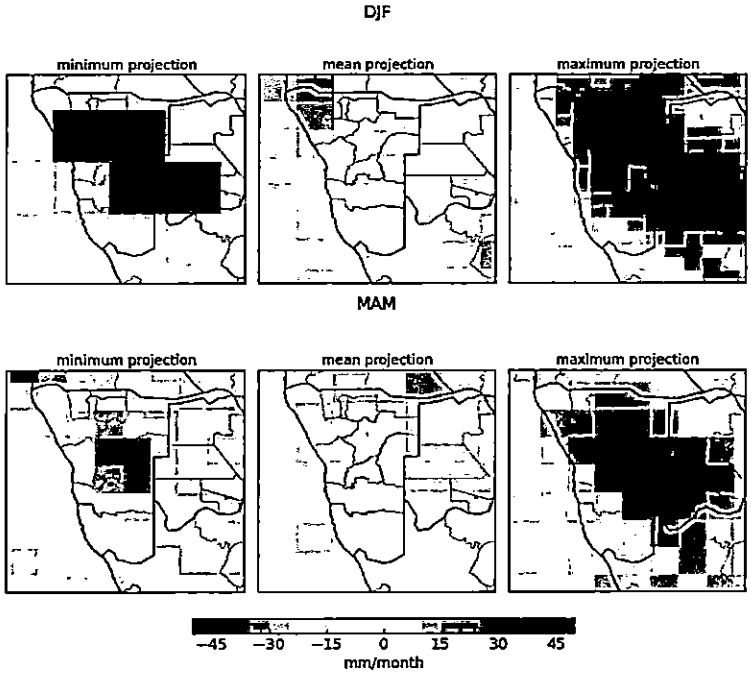
Various models were used to do future projections and the compilation of other information presented in this section. The models that were used to do projections are discussed below:

- The General Circulation Models (GCMs) are mainly used to show the broad changes in climate projections and their outputs should not be directly interpreted at local scales but instead used to get an overall picture so country scale is more appropriate. The GCMs are the best tool to examine a broad range of uncertainty.

- The plume plots are from Coupled Model Intercomparison Project (CMIP5). Unfortunately, the FRACTAL Project did not do analysis of the Coordinated Regional Downscaling Experiment (CORDEX) models so the Regional Climate Model (RCM) data were not included due to budget constraints. CORDEX is a program sponsored by World Climate Research Program (WCRP) to develop an improved framework for generating regional-scale climate projections for impact assessment and adaptation studies worldwide within the IPCC Fifth Assessment Report (AR5) timeline and beyond. The Representative Concentration Pathway (RCP) RCP8.5 was used as it gives the largest range of uncertainty. RCP8.5 is most representative of a 'business as usual' path.

5.3.1. Projected Rainfall

Many of the models show rainfall projections within the range of variability found in the present day. A few models show drier projections in all seasons for Khomas Region and a few shows a wetter signal for Khomas Region, particularly in December to February and in March to May.



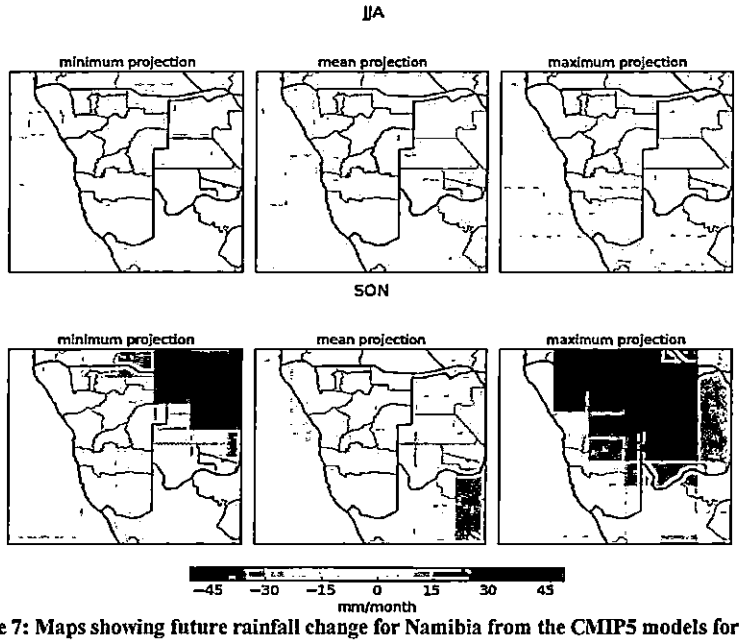


Figure 7: Maps showing future rainfall change for Namibia from the CMIP5 models for the four three-month periods.

Figure 7 show the change between 1983-2013 and 2020-2050. For each season the model showing the most drying (left), the median change (middle) and the largest increase in rainfall change (right) for Namibia on average are displayed. The models have been run assuming high concentrations of greenhouse gases (Representative Concentration Pathway 8.5 (RCP8.5)).

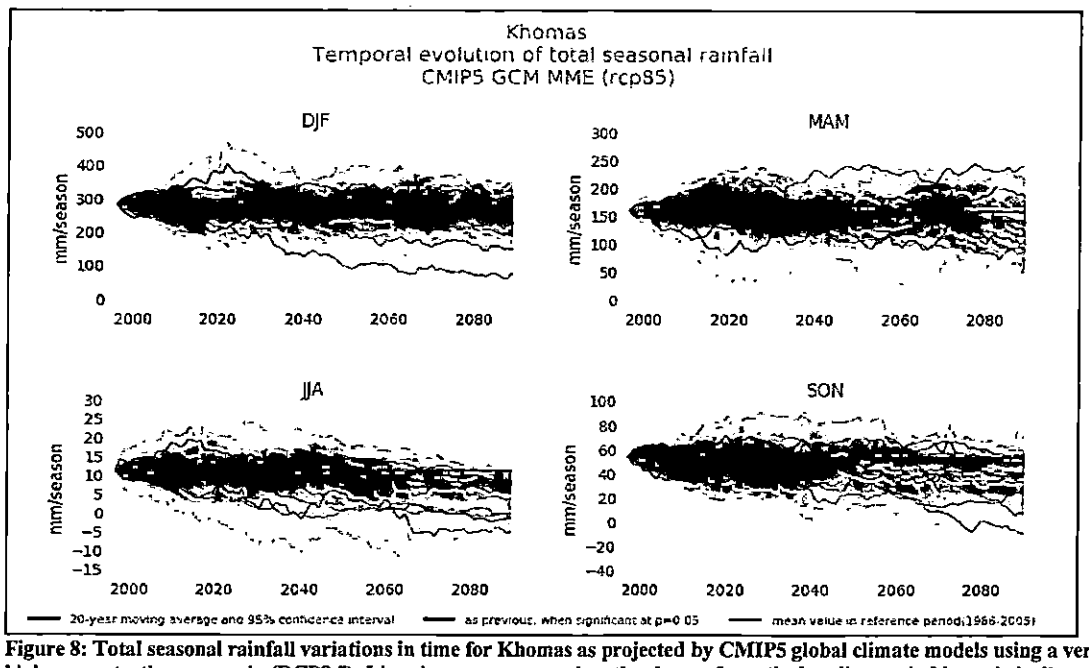


Figure 8: Total seasonal rainfall variations in time for Khomas as projected by CMIP5 global climate models using a very high concentrations scenario (RCP8.5). Lines become orange when the change from the baseline period is statistically significant.

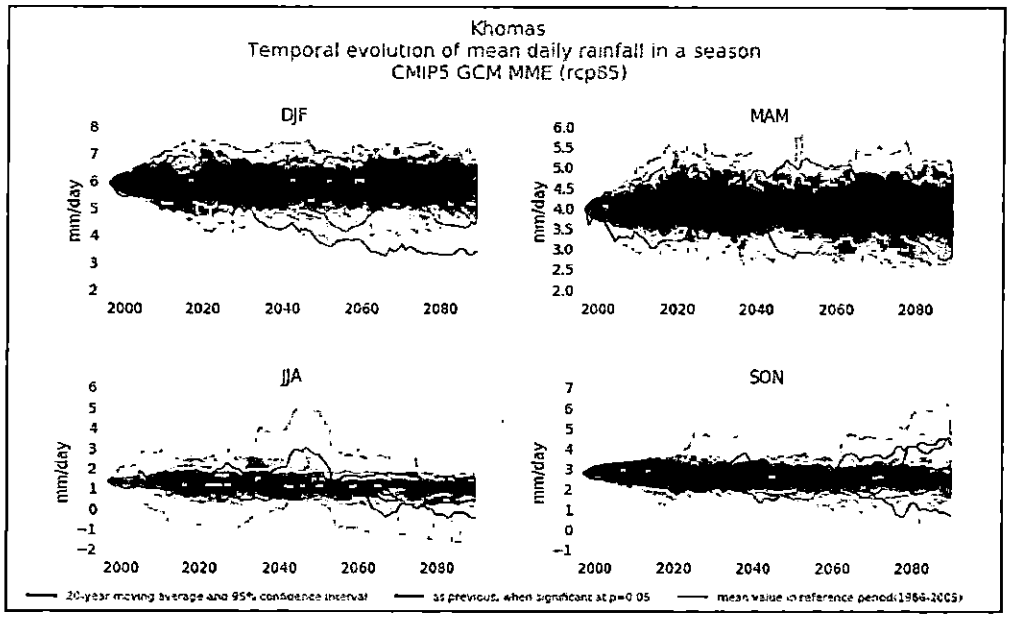
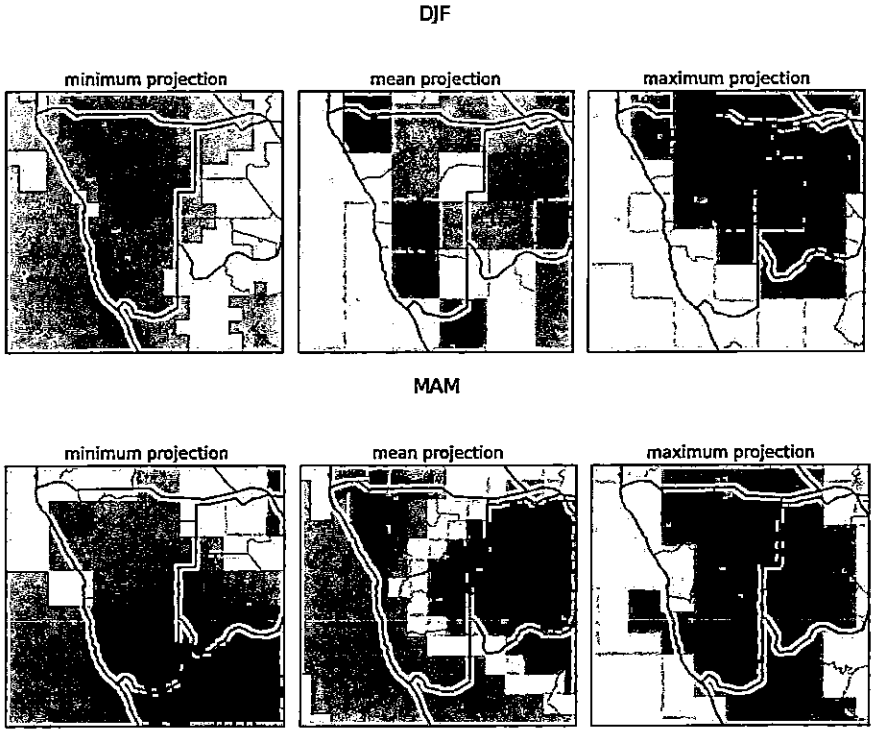


Figure 9: Mean daily rainfall variations in time for Khomas as projected by CMIP5 global climate models using a very high concentrations scenario (RCP8.5). Lines become orange when the change from the baseline period is statistically significant.

5.3.2. Projected temperature

The IPCC Third Assessment Report suggests that by 2050, temperatures over southern Africa will be 2-4 ^{0}C higher compared to the 1961-1990 baselines (IPCC, 2001). Thus cities like Windhoek are expected to face even greater droughts, floods, loss of biodiversity and depletion in the water supply.

Similarly, the Climate Models ran by the FRACTAL Project show good agreement on warming across all seasons from the mid-century onwards. Future projections of temperature change for the Khomas Region range from 0-2°C averaged over the 2020-2050 period. Also of note is an increase in extremely hot days (where temperatures rise above 35°C) across most of the year by 2050 compared to the reference period of 1986-2005. The June–July-August (JJA) could see an increase of up to 5 °C extremely hot days, December-January-February (DJF) could experience 20 more days over the season and September-October-November (SON) and March-April-May (MAM) show increases of up to 30 days. For each season the model showing the minimum, the mean and the maximum temperature change for Namibia on average are displayed in the Figure below.



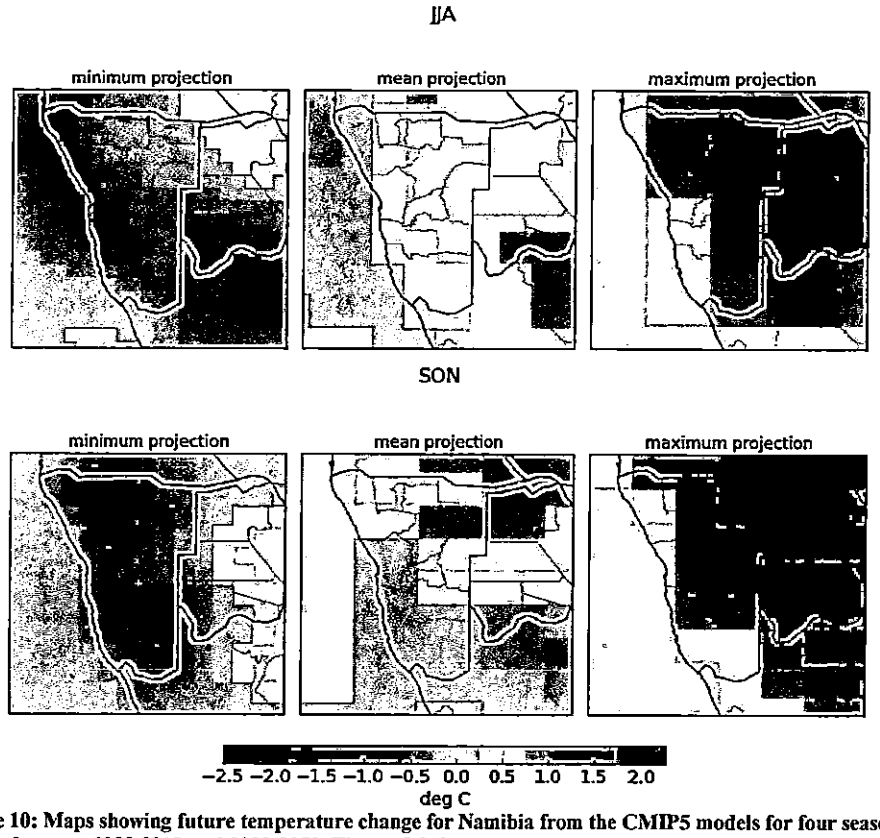


Figure 10: Maps showing future temperature change for Namibia from the CMIP5 models for four seasons. These show the change between 1983-2013 and 2020-2050. The models have been run assuming high concentrations of greenhouse gases (RCP8.5).

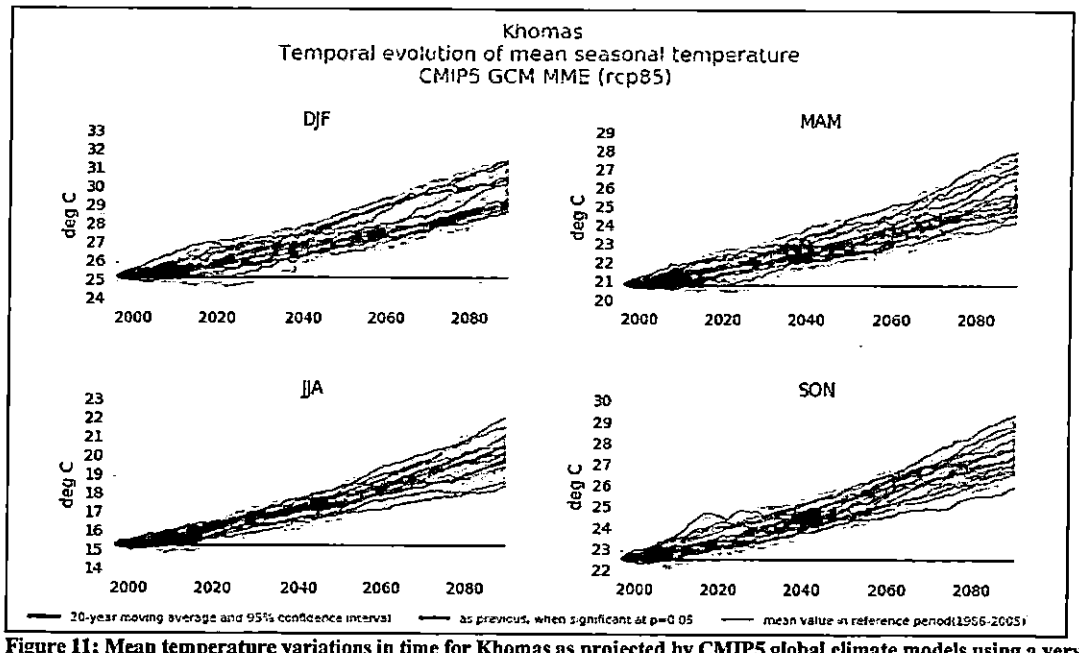


Figure 11: Mean temperature variations in time for Khomas as projected by CMIP5 global climate models using a very high concentrations scenario (RCP8.5). Lines become orange when the change from the baseline period is statistically significant.

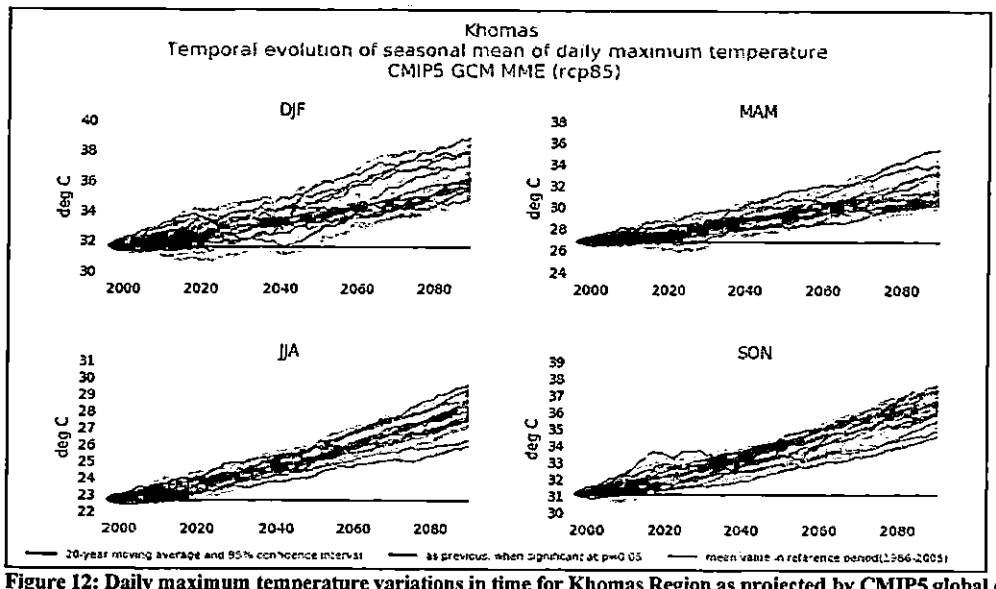


Figure 12: Daily maximum temperature variations in time for Khomas Region as projected by CMIP5 global climate models using a very high concentrations scenario (RCP8.5). Lines become orange when the change from the baseline period is statistically significant.

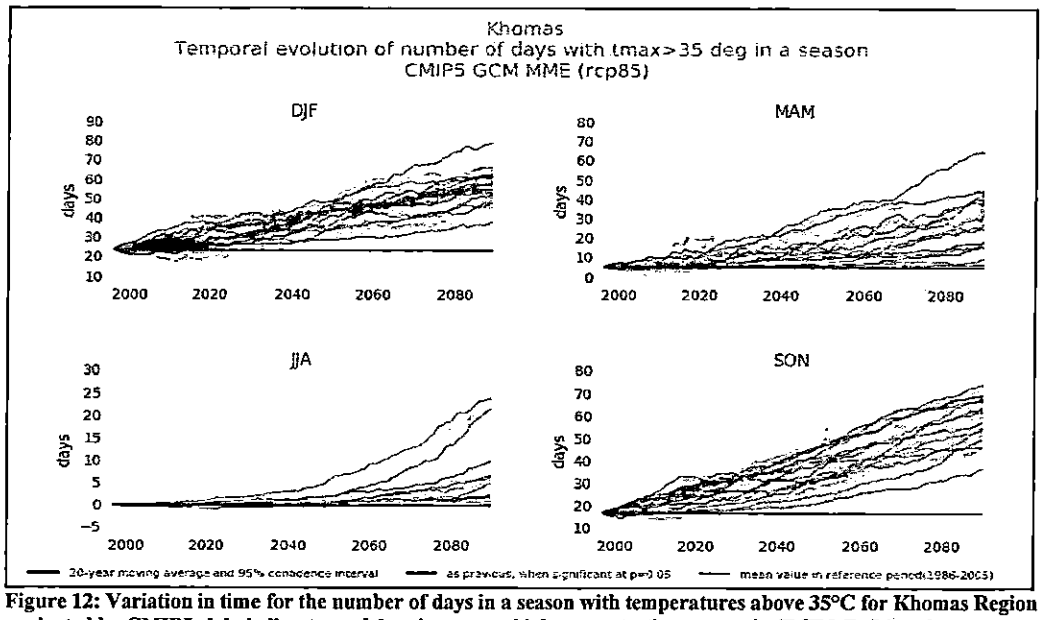


Figure 12: Variation in time for the number of days in a season with temperatures above 35°C for Khomas Region as projected by CMIP5 global climate models using a very high concentrations scenario (RCP8.5). Lines become orange when the change from the baseline period is statistically significant.

The future climate for Windhoek as projected above is summarised on figure 14 below using infographics.

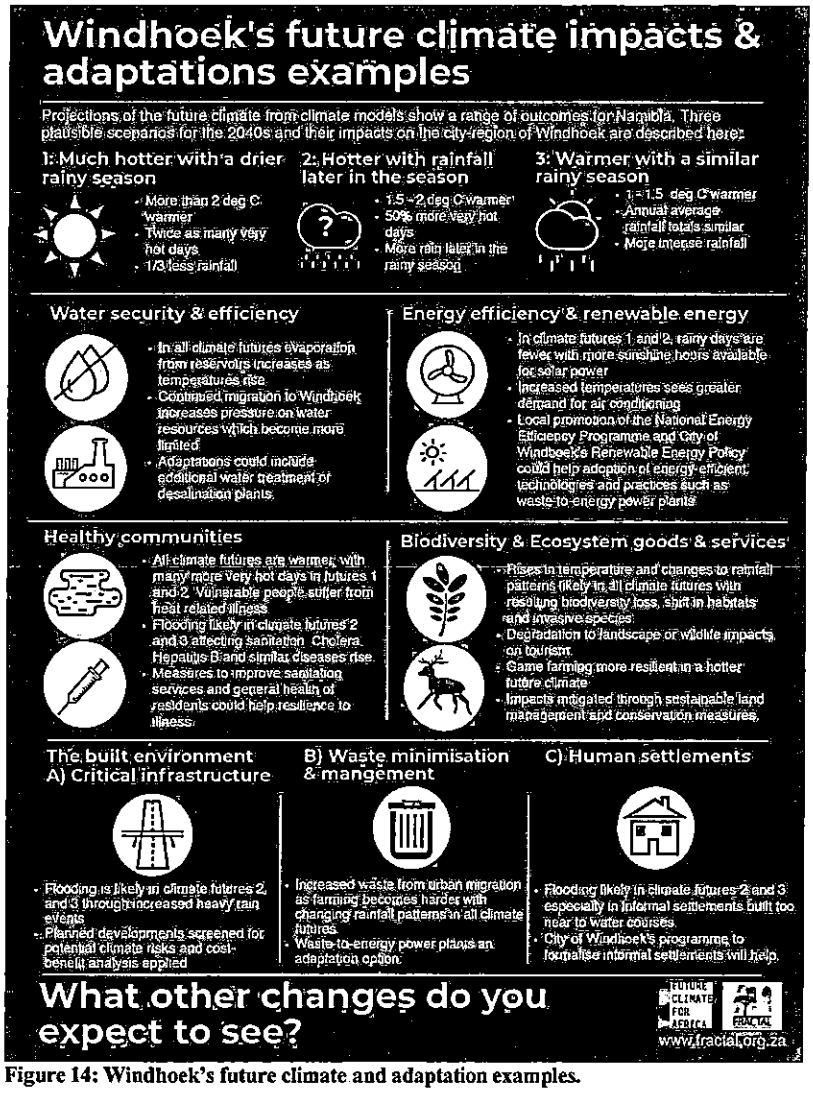


Figure 14: Windhoek's future climate and adaptation examples.

6. WINDHOEK CLIMATE CHANGE VULNERABILITY AND RESPONSE APPROACH

6.1 Climate Change Adaptation

Adaptation refers to adjustments to current systems in response to experienced or expected negative effects of climate change. Namibia's contribution to global GHG emissions is negligible. Although this is the fact, we are also cognizant of the fact that we will suffer from some consequences of climate change that cannot be avoided hence the need to adapt to these impacts and take advantage of opportunities. Adaptation in the context of the Council comprise of various actions that the Council takes to improve its ability to cope with the resulting impacts (positive and negative) of changes in climatic conditions across time and policy scales which will benefit its residents.

From an adaptation perspective, the Council intends to build its capacity to cope with impacts such as droughts and increased temperatures. In the same vein the Council intends to inform and raise awareness of residents about the climate change risks they face and the steps they can take to contribute to the overall resilience building efforts, reduce pressure on our sensitive environment and promote a sustainable developmental trajectory.

6.2 Climate Change Mitigation

Mitigation refers to the actions that an institution or individuals take to reduce the emissions or enhance the sinks of greenhouse gases. Mitigation is focused on the pursuance of a low-carbon and climate-resilient developmental trajectory. This Strategy and Action Plan will put more emphasis on the reduction of energy consumption in municipal buildings and facilities, promotion of sustainable modes of transport, the promotion of renewable energy sources, raising public awareness for rational energy use and the development of systems to monitor GHGs emissions in the city.

7. CLIMATE CHANGE FOCUS AREAS

The sectors below were identified as vulnerable to climate change thus this Strategy and Action Plan will first put emphasis on the focus areas listed below. This is mainly due to limited resources and the fact that these focus areas represents the burning challenges that are hampering the city from achieving its sustainability

goals and climate resilient status. Various adaptation and mitigation activities are also ongoing in the selected focus areas.

7.1 Water Security and Efficiency

Namibia is a semi-arid country, with the lowest average rainfall in the Southern Africa region (Mendelsohn *et al.*, 2002). The water supply for Windhoek is sourced from groundwater, reclaimed wastewater and surface water purchased from NamWater. All these water sources rely on rainfall. Water security for the city is threatened by climate change coupled with an increase in demand due to high rate of urbanisation, invariable and unpredictable rainfall which causes drought and high evaporation rates.

With climate change projections pointing to a drying trend, water security is a primary concern for the Council and should therefore be addressed through the implementation of the Council's Water Demand Management Strategy and other policies aimed at improving the sustainable utilization of water resources.

7.2 Sustainable Energy and Low Carbon Development

According to the IPCC (2011), the high concentration of GHG in the atmosphere experienced from the dawn of the industrial revolution is mainly as a result of energy generation. This is made worse by the fact that the demand for energy and associated services, to meet social and economic development and improve human welfare and health, is increasing. Therefore, the fight to reduce the emissions of GHG cannot be won without aggressively pursuing sustainable energy sources (renewable energy). In addition to its great potential to mitigate climate change, renewable energy can provide wider benefits. Renewable energy may, if implemented properly, contribute to social and economic development, energy access, a secure energy supply, and reducing negative impacts on the environment and health.

The Council has heeded to the global call to promote renewable energy sources by approving its Renewable Energy Policy in 2017. This policy provides guidance to the Council on how to develop renewable energy and to upscale the contribution of power from renewable sources within the City's electricity mix. This policy should also be viewed as a demonstration of Council's commitment to global and multilateral objectives such as combating climate change, in furtherance of its obligations under the UNFCCC.

It is therefore important for the Council to implement this policy and develop other policies and programs aimed at promoting renewable energy and low carbon development.

7.3 Public Awareness and Capacity Building

The success of this Strategy and Action Plan is largely depended on the support of Windhoek residents and businesses. It is therefore crucial to develop and implement tailor-made education and awareness programs to raise awareness of Windhoek residents on climate change and its impacts on their livelihoods.

Councillors should be at the forefront of planning for climate change resilience and improve the adaptive capacity of their communities. They should also take a leadership role in educating and inspiring their communities to plan and take action to adapt to a changing climate. It is therefore important to also develop capacity building programs aimed at improving the capacity of Councillors (including Junior Councillors) and their support staff to deal with climate change issues.

In addition, there is also a strong need to mainstream climate change and environmental sustainability into the school's program. This will raise environmental awareness and instil environmental values into school children who are the future of our city. Studies have proven that children are strong agents of change and when empowered with information on climate change, children can reduce the vulnerability of themselves and their communities to climate change risk (Coco-Klein & Mauger, 2018). It is therefore very crucial for this Strategy and Action Plan to also put emphasis on the development of plans and programs aimed at raising awareness of school children on climate change.

7.4 Biodiversity and Ecosystem Goods and Services

Biodiversity, through the ecosystem services it supports, also makes an important contribution to both climate-change mitigation and adaptation. For instance, plants remove carbon dioxide from the atmosphere, thus helping to address climate change by storing carbon. In the case of Windhoek, biodiversity also plays a role in adapting to the impacts of climate change, for example the vegetation especially along water courses can help reduce the disastrous impacts of climate change such as flooding.

However, the integrity of ecosystems and biodiversity in Windhoek is threatened by factors such as the proliferation of informal settlements that Windhoek is currently experiencing (e.g. residents of informal settlements heavily rely on firewood for

cooking and heating) and escalating development. The Council should therefore develop and implement policies that are aimed at conserving its biodiversity and associated ecosystems to reduce climate vulnerability and improve resilience to climate change impacts.

The Council also embraces the concept of ecosystem-based adaptation to the adverse effects of climate change. In addition to the conservation of biodiversity, the integration of the sustainable use of biodiversity and ecosystem services into an overall adaptation strategy is a cost-effective option. This option also has socio-economic and cultural co-benefits.

7.5 The Built Environment

7.5.1 Waste Minimization and Management

Windhoek was for many years considered as one of the cleanest cities in Africa, a status which it has since lost due to many factors (Tshabalala, 2015; Kabir, 2018). High rate of urbanisation and proliferation of informal settlements are some of the factors that have led to the loss of this status.

The amount of waste generated in Windhoek is steadily growing and this trend will continue unless action is taken. As Windhoek's population grows and standards of living increases, more goods are consumed and waste is produced. Trends over the five years have shown a significant increase in waste generation and disposal (Solid Waste Management Division, 2019). The data shows an increase in the domestic waste generation of 13 percent between 2003 and 2011 (Namibia Statistics Agency, 2012 & 2013).

Waste generation has an environmental impact in that resources are being continuously extracted for consumption and are being disposed of in landfills that have to be managed at cost in a manner that limits pollution of the underground water. Even the disposal of waste into well-designed and managed landfills can create environmental impacts from transporting waste for disposal to potential leachate, odour and greenhouse gas emission impacts. Landfills are used as the primary means for the disposal of waste materials in Windhoek.

Reducing waste generation and diverting waste from disposal has become imperatively important in our efforts to turn Windhoek into a climate resilient and sustainable City. This need to be encouraged at all spheres of governance and industry.

7.5.2 Human Settlements

Windhoek is experiencing a high rate of urbanisation. This growth is mainly seen in the informal sector of society and it is mainly characterized by the proliferation of informal settlements on the outskirts of the city. According to Weber & Mendelsohn (2017), the economic, social and environmental costs of informal growth and unplanned urban development are huge for Namibia as a country. The 2011 National Census found that 32% of homes in Windhoek were shacks / informal structures (Namibia Statistics Agency, 2012). Informal settlements result in environmental problems such as vegetation degradation, pollution of water courses and increase the risk of flooding. This coupled with the lack of necessary municipal services makes the informal population of Windhoek the most vulnerable sector of society to the impacts of climate change. The Council needs to institute various measures to address the challenges posed by informal settlements and help these communities cope with climate change.

7.6 Healthy Communities

Climate change is expected to have a direct and indirect impact on human health in most developing countries and Namibia, particularly Windhoek is no exception. This will be exacerbated by the high levels of poverty in our poor areas such as the informal settlements. For instance, extreme weather events might result in changes in disease prevalence and patterns and the predicted increase in temperature might result in an increase in thermal stress, skin cancer and eye diseases amongst other ailments. Indirect impacts such as malnutrition, famine, droughts, vector-borne diseases and water-borne diseases might also occur. It is therefore important for the Council to develop policies and programs that will assist to monitor and address the potential health impacts of climate change.

7.7 Sustainable Transportation

Transport accounts for about 26% of global CO_2 emissions (Sims at al., 2014; Ekholm & Rockström, 2019). It is also a concern that emissions from this sector is still growing. There is a global call to reduce emissions in this sector by embracing sustainable transportation systems.

The Council is striving to improve transportation in the City. Currently, Windhoek is experiencing traffic congestion. Furthermore, the Windhoek's road infrastructure is not friendly to pedestrians and cyclists. As such, the City of Windhoek along with the Ministry of Works and Transport (MWT) with the support and funding

from the GIZ, embarked on the process of developing a Sustainable Urban Transport Master Plan (SUTMP) for Windhoek. The SUTMP is a 20-years plan that identifies the types of investment in infrastructure and services that are required to improve the public transport (PT) services and non-motorised transport (NMT) in Windhoek. The Council approved its SUTMP in July 2014.

Following the launch of the Master Plan, the City of Windhoek developed a Non-motorised Transport Strategy & Infrastructure Design Guidelines, which was approved by Council in May 2019. Investing in non-motorised transport infrastructure is the City's effort to make reduce the noticeable peak-hour congestion, accidents, pollution, and greenhouse gas emissions associated with cars.

These two (2) policy documents will serve as the guiding documents for the successful planning of NMT (infrastructure and facilities) and for integrating NMT into Windhoek transport system.

7.8 Disaster Preparedness

As climate change continues, it will likely lead to more frequent and severe natural hazards. This will result in an increase in disasters especially in developing countries with poor adaptive capacities. Windhoek will also face an increase in disasters such as outbreaks of communicable diseases (due to poor sanitation especially in informal settlements), floods and droughts. It is, therefore, imperative to address these threats and their impacts.

The Council will therefore embrace the principles of *The Sendai Framework for Disaster Risk Reduction 2015-2030* and the provisions of the City's Disaster Risk Management Plan and will accordingly develop and update existing policies on Disaster Risk Management. This will help the city to prevent new and reduce existing disaster risks, and thus strengthen resilience.

7.9 Sustainable Urban Agriculture

Urban Agriculture is key to food security and poverty alleviation in cities and it refers to the growing, processing, and distribution of food and other products through intensive plant cultivation and animal husbandry in and around cities. Urban agriculture also offers other benefits to a city on top of food production. Such benefits include amongst others energy conservation, waste management, biodiversity, nutrient cycling, microclimate control, urban greening, economic revitalization, community socialization and human health.

In order for urban agriculture to contribute to the fight against climate change it must adapt sustainable best practices.

Windhoek is experiencing a high rate of urbanization and unemployment. The poor harvest experienced by subsistence farmers in the northern communal areas of the country due to persistent droughts will also have an effect in food security in Windhoek. This is mainly because the communal farmers in northern Namibia shares some of the food produced there with relatives in Windhoek.

It is therefore important for the Council to develop policies aimed at promoting the production of food within the city boundaries on a sustainable basis. This will also contribute to climate resilience by increasing food security.

8. WINDHOEK'S CLIMATE CHANGE ACTION PLAN FRAMEWORK

The Action Plan focuses on a series of actions that outline our aspirations for addressing climate change in Windhoek. The specifics are contained in the various existing departmental strategies and policies.

The Action Plan is divided into three parts: Agenda A (Adaptation), Agenda B (Mitigation) and Agenda C (Crosscutting issues).

8.1 AGENDA A: ADAPTATION

Focus Area A1: Water Security and Efficiency

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Promote conservation and sustainable utilization of water resources	*Conservation and sustainable use of water promoted and measures implemented*	a) Upgrade the current Gammams Waste Water Treatment Plant to increase its capacity and efficiency.	2022 - 2026	Infrastructure, Water and Technical Services
		b) Commission a study to determine losses in the Council's water supply network and implement measures to reduce losses.	2022 - 2026	Infrastructure, Water and Technical Services
		c) Upgrade the Havana Ponds to cater for the sewage from the Havana Township and reduce environmental pollution.	2022 - 2026	Infrastructure, Water and Technical Services
		d) Implement the Council's Water Demand Management Strategy to reduce water demand in the face of projected climate change impacts.	2022 - 2026	Infrastructure, Water and Technical Services
		e) Explore options for reducing evaporation of water in dams.	2022 - 2026	Infrastructure, Water and Technical Services
		f) Develop and implement a Cleaner Production Policy and Water Sensitive Urban Design Principles to help reduce water use in industries and other bulk users.	2022 - 2026	Infrastructure, Water and Technical Services
		g) Develop the Windhoek Integrated Water and Wastewater Master Plan	2022 - 2026	Infrastructure, Water and Technical Services
2. Augment current water supply to the City to meet	*By 2025 the capacity of the CoW's aquifer is increased to 24*	a) Expand the capacity of the Windhoek aquifer by drilling additional boreholes and installation of recharging equipment.	2022 - 2028	Infrastructure, Water and Technical Services

water demand	*million cubic meters per annum*			
	Increase the CoW's alternative water sources	a) Develop a new water reclamation plant to increase the City's reclamation capacity.	2022 - 2026	Infrastructure, Water and Technical Services
		b) The Council should participate, contribute to discussions and be represented at the Cabinet Technical Committee of Experts on water.	2022-2028	Infrastructure, Water and Technical Services
3. Improve water governance in the Council	*Water governance in the City improved by 2025*	a) Improve the efficiency of the existing committees and other platforms to improve communication between national and city stakeholders.	2022-2028	Infrastructure, Water and Technical Services

Focus Area A2: Biodiversity and Ecosystem Goods and Services

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Maintenance of the integrity of ecosystems to ensure climate resilience and environmental sustainability	*By 2025 the CoW's ecosystems and Public Open Spaces of conservation significance accorded formal protection and are managed sustainably*	a) Identify and assess vulnerable ecosystems and accord them appropriate zoning (conservation) to ensure its protection	2022 - 2026	Department of Economic Development and Community Services **Partner Agencies:** • All other city departments
		b) Develop and implement Windhoek Biodiversity Management Plan	2022 - 2026	Department of Economic Development and Community Services **Partner Agencies:** • All other city departments
		c) Develop area specific management plans for conservation areas	2024-2026	Department of Economic Development and Community Services **Partner Agencies:** • All other city departments
		d) Conduct an assessment and prioritize the immediate costs and long-term financial and environmental benefits of the protection and maintenance of areas which provide key ecosystem services and ecological infrastructure.	2022 - 2026	Department of Economic Development and Community Services **Partner Agencies:** • All other city departments
2. Promote conservation and sustainable utilization of natural resources	*The regulation of the use of natural resources improved*	a) Develop Windhoek Environmental Management Regulations to regulate the use and harvesting of natural resources	2022-2028	Department of Economic Development and Community Services **Partner Agencies:** • All other city departments
		b) Improve the enforcement of legislations to curb the unsustainable and illegal utilization of natural resources	2022-2028	Department of Economic Development and Community Services in collaboration with City Police

Focus Area A3: The Built Environment (Human Settlements)

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Secure the provision of and access to basic municipal services	*Increase access to 80% of resident to (100m radius water and 200m toilets) basic municipal services by 2025.*	a) Provide and maintain general basic services (water and sanitation services as well as regular refuse removal) to the informal settlement areas in line with national guidelines.	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** • All other city departments • Khomas Regional Council • Central government • Donor agencies • NGOs.
		b) Conduct a pilot study to address shortcomings in the existing approach and find a sustainable solution to providing basic services in the informal settlement areas.	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments
2. Promote secure land tenure for informal settlement households	*Informal settlement house owners have land tenure by 2025.*	a) Investigate various land tenure systems and implement the appropriate one in the informal settlements	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments
		b) Fast track the implementation of Flexible Land Tenure Act	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments
3. Eradicate the proliferation of informal settlements	*At least three Informal settlements must be formalized per year.*	a) Implement the Upgrading and Development Strategy which aims to formalize informal settlements.	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments

		b) Reduce the minimum plot size from 300m² to 200m² to accommodate more people.	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments
		c) Initiate and implement an affordable Housing Scheme in the informal settlements.	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** All other city departments
		d) Review policies to consider alternative building methods the structures must be climate resilient (such as the building regulations	2022-2028	Department of HPMHS (Human Settlements Division) **Partner Agencies:** • All other city departments. • Financial Institutions. • Central Government.
	By-laws to curb land invasion and informal structures successfully implemented	a) Improve law enforcement to prevent the further erection of illegal structures	2022-2028	Department of HPMHS (Human Settlements Division) and City Police
		b) Engage all relevant stakeholders for the successful implementation of, and law enforcement to curb informal settlements.	2022-2028	Department of HPMHS (Human Settlements Division) and City Police

Focus Area A4: Healthy Communities

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Strengthen disease prevention, surveillance and emergency response for those diseases expected to increase due to climate change	*Disease surveillance, prevention and emergency response measures strengthened, Contingency plans developed and in place.*	a) Implement the Healthy City Programme to protect and enhance the health of city dwellers.	2022-2028	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** All other city departments
		b) Develop the Healthy Cities Profile and Plan and update it on a regular basis.[1]	2022-2027	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** All other city departments
		c) Institute programs to raise awareness of Windhoek residents on various communicable and non-communicable diseases and how to prevent them e.g. Hepatitis E and Cholera.	2022-2027	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** All other city departments
		d) Implement the Health and Hygiene Promotion Strategy	2022-2027	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All other city departments. • UN Agencies. • Donor Agencies.
2. Improve access of vulnerable groups to health facilities and basic services	*Existing mechanisms for vulnerable groups strengthened and ready for climate related emergencies.*	a) Put in place contingency plan to all vulnerable groups to access basic services during disasters such as floods, fire, drought and extreme heat events	2022-2028	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** All other city departments
3. Improve access to sanitation and safe drinking water for all	*Access to sanitation and safe drinking water improved.*	a) Restructure and review the mandate of the WATSAN (Water and Sanitation) Committee of Council to better respond	2022-2026	Department of EDCS (Health and Environment Services Division) and WATSAN

[1] The Council Health Profile will provide accurate, up to date, unbiased and independent information about citizen's health which is crucial for development of interventions.

Windhoek residents particularly in informal settlements		to sanitation needs especially in informal settlements.		**Partner Agencies:** All other city departments
		b) Develop a Windhoek Water and Sanitation Plan to guide the provision of water and sanitation services.	2022-2026	Department of EDCS (Health and Environment Services Division) and WATSAN **Partner Agencies:** All other city departments.

Focus Area A5: Disaster Preparedness

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Strengthen the City's disaster management strategy, forecasting and early warning systems	*Climate risk induced disaster management strategy and plans and early warning systems improved*	a) Conduct city wide vulnerability assessment to identify critical hazards and areas at risk	2022-2024	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
		b) Develop hazard specific plans to address the hazards identified in the vulnerability assessment	2022-2024	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
		c) Work with national government and relevant stakeholders to research, cost, develop and implement early warning systems for climate related hazards.	2022-2024	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
		d) Review Council's Disaster Risk Management Plan to make it proactive and mainstream disaster risk into development plans	2022-2024	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
2. Improve the disaster preparedness and disaster response mechanism	*The Council's response to disasters, recovery and rehabilitation improved*	a) Implement and report on the Ten Essentials for Making Cities Resilient as part of the Sendai Framework for Disaster Risk Reduction.	2022-2028	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
		b) Develop and maintain firebreaks around the City to act as a buffer against grass fires from surrounding Farms.	2022-2028	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
3. Strengthen the Windhoek residents' awareness on disaster risk to improve resilience	*Windhoek residents are well informed about potential disaster risks and measures to reduce vulnerability*	a) Increase the coverage of the Integrated Community Awareness Program to target all communities in the city particularly the youth, vulnerable communities, women, children and elderlies.	2022-2028	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments
		b) Implement the Disaster Risk Management Schools Initiative	2022-2028	Department of EDCS (Emergency and Disaster Management Division) **Partner Agencies:** All other city departments

Focus Area A6: Sustainable Urban Agriculture				
Strategic aim	**Targets**	**Activity**	**Timeframe**	**Lead Department**
Strengthen the City's food security and production capacity	*Sustainable Urban Agriculture plan and policy developed and in place.*	a) Convene a stakeholder's workshop on how to improve food production in Windhoek.	2022-2024	**Department of EDCS** (Social and Youth Development Division) **Partner Agencies:** • All other city departments. • Donor Agencies
		b) Commission the development of the Council Sustainable Urban Agriculture Policy.	2022-2025	**Department of EDCS** (Social and Youth Development Division) **Partner Agencies:** • All other city departments. • Donor Agencies

8.2 AGENDA B: MITIGATION

Focus Area B1: Sustainable Energy and Low Carbon Development				
Strategic aim	**Targets**	**Activity**	**Timeframe**	**Lead Department**
4. Enable access to modern, clean and affordable energy services for all Council's inhabitants by diversifying the electricity bulk supply to the City.	*The Council to become a leading off taker of Renewable Energy in Namibia by 2025*	a) Create an enabling environment for investment in renewable energy projects.	2022-2028	Department of Electricity **Partner Agencies:** • NamPower • Ministry of Mines and Energy • Environmental Investment Fund • Electricity Control Board • Khomas Regional Council • Namibia Energy Institute
		b) Develop a renewable energy solar plant for the Council.	2022-2028	Department of Electricity **Partner Agencies:** All relevant city departments
		c) Promote investment in Independent Power producers.	2022-2028	Department of Electricity **Partner Agencies:** All relevant city departments
		d) Collaborate with key partners in renewable energy sector to mobilize resources for renewable energy investment in the city.	2022-2028	Department of Electricity **Partner Agencies:** • All relevant city departments. • External stakeholders.
		e) Investigate the feasibility of constructing a Waste-to-Energy Power Plant in Windhoek.	2022-2028	Department of Electricity **Partner Agencies:** • All relevant city departments. • External stakeholders.

5. Improve energy efficiency in public and municipal buildings	*Reduce energy consumption in public and municipal buildings.*	a) Initiate, implement and strengthen energy efficiency programmes (such as retrofitting of municipal buildings and street lights).	2022-2028	Department of Electricity **Partner Agencies:** • All relevant city departments
		b) Amend building regulations to ensure that all building plans meet/incorporate energy efficiency as criteria for approval.	2022-2028	Department of Electricity **Partner Agencies:** • All relevant city departments
		c) Initiate and implement energy efficiency awareness programs to developers, private residents and public institutions.	2022-2028	Department of Electricity **Partner Agencies:** • All relevant city departments

Focus Area B2: Waste Minimization and Management

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Improve waste management systems in the Council	*The Council to become the cleanest city in Africa by 2025*	a) Increase environmental education by introducing waste management programs to all residents, businesses and institutions.	2022-2028	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All relevant city departments
		b) Conduct regular audits of the Council's Waste Management Systems to improve efficiency and effectiveness.	2022-2028	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** Health and Environment Service Division
		c) Implement Environmental Management Plans (EMPs) for all waste disposal sites	2022-2028	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All relevant city departments
		d) Update and implement the Integrated Waste Management Plan	2022-2028	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All relevant city departments
		e) Explore innovative technologies for sanitation especially in informal settlements to improve health and avoid environmental pollution.	2022-2028	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All relevant city departments
2. Increase efforts to reduce waste, increase re-use and recycling in the Council	*The quantity of waste generated in Windhoek and the toxicity thereof significantly reduced.*	a) Implement the Council's Waste Reduction Strategy.	2022-2026	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All relevant city departments
		b) Investigate the feasibility of constructing a Waste-to-Energy Power Plant in Windhoek.	2022-2026	Department of IWTS (Solid Waste Management Division) **Partner Agencies:** All other city departments

Focus Area B3: Sustainable Transportation				
Strategic aim	**Targets**	**Activity**	**Timeframe**	**Lead Department**
1. Adopt other modes of transportation that creates a quality urban environment, improves resilience and environmental sustainability	*Efficient, integrated and intermodal transportation system implemented.*	a) Implement the City's Non-Motorised Transport (NMT) Strategy which seeks to change individual travel behaviour in favour of more sustainable options and to effectively utilise the available capacity in the overall transport system.	2022-2028	Office of the CEO (Strategy Advisor: Smart Cities & Transport) **Partner Agencies:** All relevant city departments
2. Reduce traffic congestions and emissions from vehicles in Windhoek	*Flexible working options rolled out by 2025.*	a) Implement the Flexible Working Project. This project comprises some options, including flexi-time, compressed work weeks, remote working or telecommuting options. This project will first be implemented at the Council.	2022-2028	Office of the CEO (Strategy Advisor: Smart Cities & Transport) **Partner Agencies:** All relevant city departments

8.3 AGENDA C: CROSS-CUTTING ISSUES

Focus Area C1: Public Awareness and Capacity Building				
Strategic aim	**Targets**	**Activity**	**Timeframe**	**Lead Department**
1. Develop a Sustainability Institute that will facilitate the dissemination of climate change and other environmental information	*The Council's Sustainability Institute operational by 2025*	a) Develop the operation framework for the Sustainability Institute.	2022-2028	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All relevant city departments. • City of Bremen
		b) Allocate budget or alternatively secure funding through partnerships for the design, construction and operation of the Institute.	2021-2028	EDCS (Health and Environment Services Division)
		c) Enter into MoU's with Youth Groups/Agencies for their participation in the operation of the Institute to build capacity, raise awareness and disseminate climate information.	2022-2029	EDCS (Health and Environment Services Division)
		d) Establish a program to engage the schools, youth and junior councillors on climate change related issues on a long- term basis.		EDCS (Health and Environment Services Division)
2. Coordinate Environmental Education	*Windhoek Environmental Education Coordination Unit operational by 2023*	a) Create and approve a Windhoek Environmental Education	2022-2026	Department of EDCS (Health and Environment Services Division)

activities in Windhoek		Coordination Unit Structure. b) Secure partnership / MoU's with relevant stakeholders to fully participate in the activities of the Unit. c) Integrate Climate Change information in all Cities awareness activities to increase coverage.	 2022-2026 2022-2026	**Partner Agencies:** • All relevant city departments. • City of Bremen Department of EDCS (Health and Environment Services Division) Department of EDCS (Health and Environment Services Division)
3. Develop an online newsletter to inform the public about the various climate change activities in Windhoek	*Quarterly Online Newsletter initiated by 2023*	a) Design and launch the citywide online newsletter in conjunction with other stakeholders.	2022-2026	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All relevant city departments. • City of Bremen
4. Develop basic capacity for City officials in Climate change management.	*Tailor-made training program developed for Council officials by 2022*	a) Identify relevant training needs for the Officials for both formal and informal trainings. b) Allocate/Secure funds to implement the training program.	2022-2027 2022-2027	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All relevant city departments. • City of Bremen Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All relevant city departments. City of Bremen

Focus Area C2: Monitoring and Evaluation

Strategic aim	Targets	Activity	Timeframe	Lead Department
1. Promote the monitoring of GHGs emissions within Windhoek	*GHGs emissions within Windhoek monitored and reported.*	a) Develop a framework for the monitoring of GHGs emissions	2022-2026	Department of EDCS (Health and Environment Services Division) **Partner Agencies:** • All relevant city departments • ICLEI

9. IMPLEMENTATION FRAMEWORK

Ultimately, the successful implementation of this Strategy and Action Plan is the responsibility of all City departments, residents, public institutions, businesses and NGOs. However, to ensure efficiency and effectiveness in the implementation of the Strategy and Action Plan there is a need to have a governance structure. As such, the following stakeholders will play a role in the implementation of this Strategy and Action Plan.

A. Windhoek City Council

Council has the responsibility for high-level oversight of the city's climate change commitments and this Strategy and Action Plan as a whole.

B. Implementing Agency

The city department (Economic Development and Community Services through its Health and Environment Services Division) that is tasked with the responsibility of ensuring environmental sustainability in the city will serve as the Implementing Agency for this Strategy and Action Plan. The Implementing Agency will be responsible for the overall management of the actions, champion, coordinate and facilitate the implementation of this Strategy and Action Plan. The Implementing Agency will also be responsible for the provision of secretarial services to the Windhoek Climate Change Steering Committee.

C. Windhoek Climate Change Steering Committee

The Windhoek Climate Change Steering Committee (CCSC) will be established to oversee the overall implementation of the WICCSAP and to facilitate the corporation between the various departments of the Council and prepare updates and reports to the responsible Council Committee. The committee will comprise of a variety of stakeholders to be drawn from various civic and governmental organisations and from within the Council.

D. Partnerships

The Council has collaborated with a lot of organizations and cities around the world to scale up municipal climate action. These partnerships will significantly contribute to the success of this Strategy and Action Plan. Twinning partnerships with other Namibian Local Authorities, Regional Cities and Global Cities is

important such as the Bremen-Windhoek Climate Partnership. Twinning arrangements promote direct collaborations, benchmarking, and collective problem solving, among others.

E. Ministry of Environment and Tourism and National Climate Change Committee

The Ministry of Environment and Tourism (MET) through its Climate Change Unit (CCU) has the overall responsibility of coordinating the implementation of the NCCSAP with technical and policy relevant guidance from the National Climate Change Committee (NCCC). The MET and NCCC will therefore be updated about the progress in the implementation of this strategy and will from time to time be called upon to assist with the mobilization of resources required to implement the actions in this strategy.

The CCU also ensures that the country's reporting obligations to the UNFCCC are met. The MET is the national focal point to the UNFCCC, and is responsible for coordinating the implementing climate change activities – including preparation of National Communications (NCs) and Biennial Update Reports (BURs) – through the CCU established within the Department of Environmental Affairs.

F. Ministry of Urban and Rural Development

This WICCSAP will be promoted to other local authorities with the support and coordination of the Ministry of Urban and Rural Development that is the line ministry for local authorities in Namibia.

G. Windhoek residents and civic organizations

The Windhoek residents and civic organizations will also be encouraged to take up some actions and activities aimed at improving the overall resilience of the City to climate change. Focus will be given to the youth, women, vulnerable people and children and marginalized people in Windhoek.

10. MONITORING, EVALUATION AND REPORTING

The WICCSAP will be subjected to Monitoring and Evaluation (M&E) and Reporting as part of best practice. M&E will focus on inputs into the Strategy and Action Plan, the process followed, activities implemented and the final output of the ICCSAP. These will be targeted in order to assess and demonstrate the extent to which the strategic aims of the Strategy and Action Plan have been achieved at the end. The M & E of ongoing activities will be carried out not only to support the ongoing implementation of activities but to also track the progress of the implementation of the ICCSAP in order to facilitate identification of success factors as well as challenges or barriers to attainment of strategic aims of the WICCSAP.

We envisage that mid-term evaluation of the progress of ICCSAP will serve to readjust or improve planned activities or propose new activities during the remaining half of the duration of WICCSAP to address challenges or barriers to success. At the lapse of the duration of WICCSAP, an M&E will be conducted to assess overall what will have been achieved based on strategic aims of the WICCSAP. The outcomes of the final evaluation will be used during revision of the WICCSAP for the next duration of the climate change strategy. M & E will also ensure accountability to the Council itself due to budgeted activities of the WICCSAP but also to donor agencies and other stakeholders that will fund activities of the WICCSAP.

The M & E will be under the mandate of the Department of Economic Development and Community Services at the Council. In addition, a Council Climate Change Steering Committee (CCSC) that will be established will also serve as additional body to monitor implementation of the WICCSAP. The targets and associated activities of the WICCSAP of each strategic aim will be the basis for assessing progress of the WICCSAP.

There will be periodic reporting of progress of activities of the ICCSAP to the Council Management and City Council on a second year basis. These reports will also be shared with stakeholders and other partners including the Ministry of Environment and Tourism's NCCC to update them on the progress of implementation of the WICCSAP.

11. FINANCIAL STRATEGY

Financial and other resources will be mobilized in order to implement activities outlined in the action plan to achieve strategic aims of the WICCSAP. The Council will set aside a portion of its annual budget to fund climate change activities identified in this Strategy and Action Plan.

The Council also intends to enlist the financial commitment of various stakeholders through public and private partnerships to fund some city specific climate change activities. The Environmental Investment Fund of Namibia (EIF) and the national focal ministry (MET) are very important stakeholders to source local, national, regional and international funding to enable climate change response of the Council.

The Stakeholders of the Council will also contribute financially and other resources to implement climate change activities that fall directly under their jurisdiction within the Council and its surrounding catchment areas.

Furthermore, the Council will access international climate change finance through the national designated authority (MET) and entities accredited to manage funds from Green Climate Fund, Global Environment Facility (GEF) and other climate funds such as Climate Adaptation Fund amongst others.

Climate change mitigation and adaptation will require substantial investments across many levels of government on a wide range of activities. The cost breakdown below is a conservative attempt to put monetary value to the actions that are proposed in the Action Plan of this strategy. It should be noted that the true costs of these actions might be much higher, these estimates are just there for appreciating the level of investment required to adapt and mitigate climate impacts.

It is conservatively estimated that it will cost around **1,129 billion** to implement the actions in this strategy for the first 7 years. Detailed cost breakdowns is summarized on the tables below.

Focus Area A1: Water Security and Efficiency

Strategic aim	Targets	Activity	Estimated Cost (N$)
4. Promote conservation and sustainable utilization of water resources	*Conservation and sustainable use of water promoted and measures implemented*	h) Upgrade the current Gammams Waste Water Treatment Plant to increase its capacity and efficiency.	150,000,000
		i) Commission a study to determine losses in the Council's water supply network and implement measures to reduce losses.	3,000,000
		j) Upgrade the Havana Ponds to cater for the sewage from the Havana Township and reduce environmental pollution.	20,000,000
		k) Implement the Council's Water Demand Management Strategy to reduce water demand in the face of projected climate change impacts.	10,000,000
		l) Explore options for reducing evaporation of water in dams.	3,000,000
		m) Develop and implement a Cleaner Production Policy and Water Sensitive Urban Design Principles to help reduce water use in industries and other bulk users.	1,000,000
		n) Develop the Windhoek Integrated Water and Wastewater Master Plan	4,000,000
5. Augment current water supply to the City to meet water demand	*By 2025 the capacity of the CoW's aquifer is increased to 24 million cubic meters per annum*	b) Expand the capacity of the Windhoek aquifer by drilling additional boreholes and installation of recharging equipment.	10,000,000
	Increase the CoW's alternative water sources	c) Develop a new water reclamation plant to increase the City's reclamation capacity.	200,000,000
		d) The Council should participate, contribute to discussions and be represented at the Cabinet Technical Committee of Experts on water.	N/A
6. Improve water governance in the Council	*Water governance in the City improved by 2025*	b) Improve the efficiency of the existing committees and other platforms to improve communication between national and city stakeholders.	N/A
		TOTAL ESTIMATED COST	**401,000,000**

Focus Area A2:	Biodiversity and Ecosystem Goods and Services		
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
3. Maintenance of the integrity of ecosystems to ensure climate resilience and environmental sustainability	*By 2025 the CoW's ecosystems and Public Open Spaces of conservation significance accorded formal protection and are managed sustainably*	e) Identify and assess vulnerable ecosystems and accord them appropriate zoning (conservation) to ensure its protection	150,000
		f) Develop and implement Windhoek Biodiversity Management Plan	3,000,000
		g) Develop area specific management plans for conservation areas	200,000
		h) Conduct an assessment and prioritize the immediate costs and long-term financial and environmental benefits of the protection and maintenance of areas, which provide key ecosystem services and ecological infrastructure.	200,000
4. Promote conservation and sustainable utilization of natural resources	*The regulation of the use of natural resources improved*	c) Develop Windhoek Environmental Management Regulations to regulate the use and harvesting of natural resources	500,000
		d) Improve the enforcement of legislations to curb the unsustainable and illegal utilization of natural resources	200,000
		TOTAL ESTIMATED COST	**4,250,000**

Focus Area A3: The Built Environment (Human Settlements)

Strategic aim	Targets	Activity	Estimated Cost (N$)
4. Secure the provision of and access to basic municipal services	*Increase access to 80% of resident to (100m radius water and 200m toilets) basic municipal services by 2025.*	c) Provide and maintain general basic services (water and sanitation services as well as regular refuse removal) to the informal settlement areas in line with national guidelines.	25,000,000
		d) Conduct a pilot study to address shortcomings in the existing approach and find a sustainable solution to providing basic services in the informal settlement areas.	500,000
5. Promote secure land tenure for informal settlement households	*Informal settlement house owners have land tenure by 2025.*	e) Investigate various land tenure systems and implement the appropriate one in the informal settlements	200,000
		f) Fast track the implementation of Flexible Land Tenure Act	
6. Eradicate the proliferation of informal settlements	*At least three Informal settlements must be formalized per year.*	c) Implement the Upgrading and Development Strategy, which aims to formalize informal settlements.	50,000,000
		d) Reduce the minimum plot size from 300m^2 to 200m^2 to accommodate more people.	N/A
		g) Initiate and implement an affordable Housing Scheme in the informal settlements.	100,000,000
		h) Review policies to consider alternative building methods the structures must be climate resilient (such as the building regulations	500,000
	By-laws to curb land invasion and informal structures successfully implemented	c) Improve law enforcement to prevent the further erection of illegal structures	5,000,000
		d) Engage all relevant stakeholders for the successful implementation of, and law enforcement to curb informal settlements.	200,000
		TOTAL ESTIMATED COST	**181,400,000**

Focus Area A4: Healthy Communities

Strategic aim	Targets	Activity	Estimated Cost (N$)
6. Strengthen disease prevention, surveillance and emergency response for those diseases expected to increase due to climate change	*Disease surveillance, prevention and emergency response measures strengthened, Contingency plans developed and in place.*	e) Implement the Healthy City Programme to protect and enhance the health of city dwellers.	250,000
		f) Develop the Healthy Cities Profile and Plan and update it on a regular basis.[2]	350,000
		g) Institute programs to raise awareness of Windhoek residents on various communicable and non-communicable diseases and how to prevent them e.g. Hepatitis E and Cholera.	150,000
		h) Implement the Health and Hygiene Promotion Strategy	300,000
7. Improve access of vulnerable groups to health facilities and basic services	*Existing mechanisms for vulnerable groups strengthened and ready for climate related emergencies.*	b) Put in place contingency plan to all vulnerable groups to access basic services during disasters such as floods, fire, drought and extreme heat events.	2,000,000
8. Improve access to sanitation and safe drinking water for all Windhoek residents particularly in informal settlements	*Access to sanitation and safe drinking water improved.*	c) Restructure and review the mandate of the WATSAN (Water and Sanitation) Committee of Council to better respond to sanitation needs especially in informal settlements.	100,000
		d) Develop a Windhoek Water and Sanitation Plan to guide the provision of water and sanitation services.	300,000
		TOTAL ESTIMATED COST	**3,450,000**

Focus Area A5: Disaster Preparedness

Strategic aim	Targets	Activity	Estimated Cost (N$)
4. Strengthen the City's disaster management strategy, forecasting and early warning systems	*Climate risk induced disaster management strategy and plans and early warning systems improved*	e) Conduct city wide vulnerability assessment to identify critical hazards and areas at risk	3,000,000
		f) Develop hazard specific plans to address the hazards identified in the vulnerability assessment	2,000,000
		g) Work with national government and relevant stakeholders to research, cost, develop and implement early warning systems for climate related hazards.	1,000,000
		h) Review Council's Disaster Risk Management Plan to make it proactive and mainstream disaster risk into development plans	500,000
5. Improve the disaster preparedness and disaster response mechanism	*The Council's response to disasters, recovery and rehabilitation improved*	c) Implement and report on the Ten Essentials for Making Cities Resilient as part of the Sendai Framework for Disaster Risk Reduction.	5,000,000
		d) Develop and maintain firebreaks around the City to act as a buffer against grass fires from surrounding Farms.	10,000,000
6. Strengthen the Windhoek residents' awareness on disaster risk to improve resilience	*Windhoek residents are well informed about potential disaster risks and measures to reduce vulnerability*	c) Increase the coverage of the Integrated Community Awareness Program to target all communities in the city particularly the youth, vulnerable communities, women, children and elderlies.	1,500,000
		d) Implement the Disaster Risk Management Schools Initiative	1,000,000
		TOTAL ESTIMATED COST	**24,000,000**

Focus Area A6: Sustainable Urban Agriculture			
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
Strengthen the City's food security and production capacity	*Sustainable Urban Agriculture plan and policy developed and in place.*	c) Convene a stakeholder's workshop on how to improve food production in Windhoek.	200,000
		d) Commission the development of the Council Sustainable Urban Agriculture Policy.	350,000
		TOTAL ESTIMATED COST	**550,000**

Focus Area B1: Sustainable Energy and Low Carbon Development			
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
9. Enable access to modern, clean and affordable energy services for all Council's inhabitants by diversifying the electricity bulk supply to the City.	*The Council to become a leading off taker of Renewable Energy in Namibia by 2025*	f) Create an enabling environment for investment in renewable energy projects.	200,000
		g) Develop a renewable energy solar plant (25 MW) for the Council.	400,000,000
		h) Promote investment in Independent Power producers.	200,000
		i) Collaborate with key partners in renewable energy sector to mobilize resources for renewable energy investment in the city.	200,000
		j) Investigate the feasibility of constructing a Waste-to-Energy Power Plant in Windhoek.	1,500,000
10. Improve energy efficiency in public and municipal buildings	*Reduce energy consumption in public and municipal buildings.*	d) Initiate, implement and strengthen energy efficiency programmes (such as retrofitting of municipal buildings and streetlights).	2,000,000
		e) Amend building regulations to ensure that all building plans meet/incorporate energy efficiency as criteria for approval.	300,000
		f) Initiate and implement energy efficiency awareness programs to developers, private residents and public institutions.	200,000
		TOTAL ESTIMATED COST	**404,600,000**

Focus Area B2: Waste Minimization and Management			
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
3. Improve waste management systems in the Council	*The Council to become the cleanest city in Africa by 2025*	f) Increase environmental education by introducing waste management programs to all residents, businesses and institutions.	5,000,000
		g) Conduct regular audits of the Council's Waste Management Systems to improve efficiency and effectiveness.	500,000
		h) Implement Environmental Management Plans (EMPs) for all waste disposal sites	3,000,000
		i) Update and implement the Integrated Waste Management Plan	500,000
		j) Explore innovative technologies for sanitation especially in informal settlements to improve health and avoid environmental pollution.	10,000,000
4. Increase efforts to reduce waste, increase re-use and recycling in the Council	*The quantity of waste generated in Windhoek and the toxicity thereof significantly reduced.*	c) Implement the Council's Waste Reduction Strategy.	30,000,000
		d) Investigate the feasibility of constructing a Waste-to-Energy Power Plant in Windhoek.	1,000,000
		TOTAL ESTIMATED COST	**50,000,000**

Focus Area B3: Sustainable Transportation			
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
3. Adopt other modes of transportation that creates a quality urban environment, improves resilience and environmental sustainability	*Efficient, integrated and intermodal transportation system implemented.*	b) Implement the City's Non-Motorised Transport (NMT) Strategy, which seeks to change individual travel behaviour in favour of more sustainable options and to effectively utilise the available capacity in the overall transport system.	50,000,000
4. Reduce traffic congestions and emissions from vehicles in Windhoek	*Flexible working options rolled out by 2025.*	b) Implement the Flexible Working Project. This project comprises some options, including flexi-time, compressed work weeks, remote working or telecommuting options. This project will first be implemented at the Council.	N/A
		TOTAL ESTIMATED COST	**50,000,000**

Focus Area C1: Public Awareness and Capacity Building

Strategic aim	Targets	Activity	Estimated Cost (N$)
5. Develop a Sustainability Institute that will facilitate the dissemination of climate change and other environmental information	*The Council's Sustainability Institute operational by 2025*	a) Develop the operation framework for the Sustainability Institute. b) Allocate budget or alternatively secure funding through partnerships for the design, construction and operation of the Institute. c) Enter into MoU's with Youth Groups/Agencies for their participation in the operation of the Institute to build capacity, raise awareness and disseminate climate information. d) Establish a program to engage the schools, youth and junior councillors on climate change related issues on a long- term basis.	5,000,000
6. Coordinate Environmental Education activities in Windhoek	*Windhoek Environmental Education Coordination Unit operational by 2023*	a) Create and approve a Windhoek Environmental Education Coordination Unit Structure. b) Secure partnership / MoU's with relevant stakeholders to fully participate in the activities of the Unit. c) Integrate Climate Change information in all Cities awareness activities to increase coverage.	2,000,000
7. Develop an online newsletter to inform the public about the various climate change activities in Windhoek	*Quarterly Online Newsletter initiated by 2023*	a) Design and launch the citywide online newsletter in conjunction with other stakeholders.	300,000
8. Develop basic capacity for City officials in Climate change management.	*Tailor-made training program developed for Council officials by 2022*	a) Identify relevant training needs for the Officials for both formal and informal trainings. b) Allocate/Secure funds to implement the training program.	1,000,000
		TOTAL ESTIMATED COST	**8,300,000**

Focus Area C2: Monitoring and Evaluation			
Strategic aim	**Targets**	**Activity**	**Estimated Cost (N$)**
2. Promote the monitoring of GHGs emissions within Windhoek	*GHGs emissions within Windhoek monitored and reported.*	b) Develop a framework for the monitoring of GHGs emissions	1,500,000
		TOTAL ESTIMATED COST	**1,500,000**

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Ouyang, J.J. Schauer, D. Sperling, and G. Tiwari, 2014. Transport. In: Climate Change 2014: Mitigation of Climate Change. Contribution of Working Group III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Edenhofer, O., R. Pichs-Madruga, Y. Sokona, E. Farahani, S. Kadner, K. Seyboth, A. Adler, I. Baum, S. Brunner, P. Eickemeier, B. Kriemann, J. Savolainen, S. Schlömer, C. von Stechow, T. Zwickel and J.C. Minx (eds.)]. Cambridge University Press, Cambridge, United Kingdom and New York, NY, USA.

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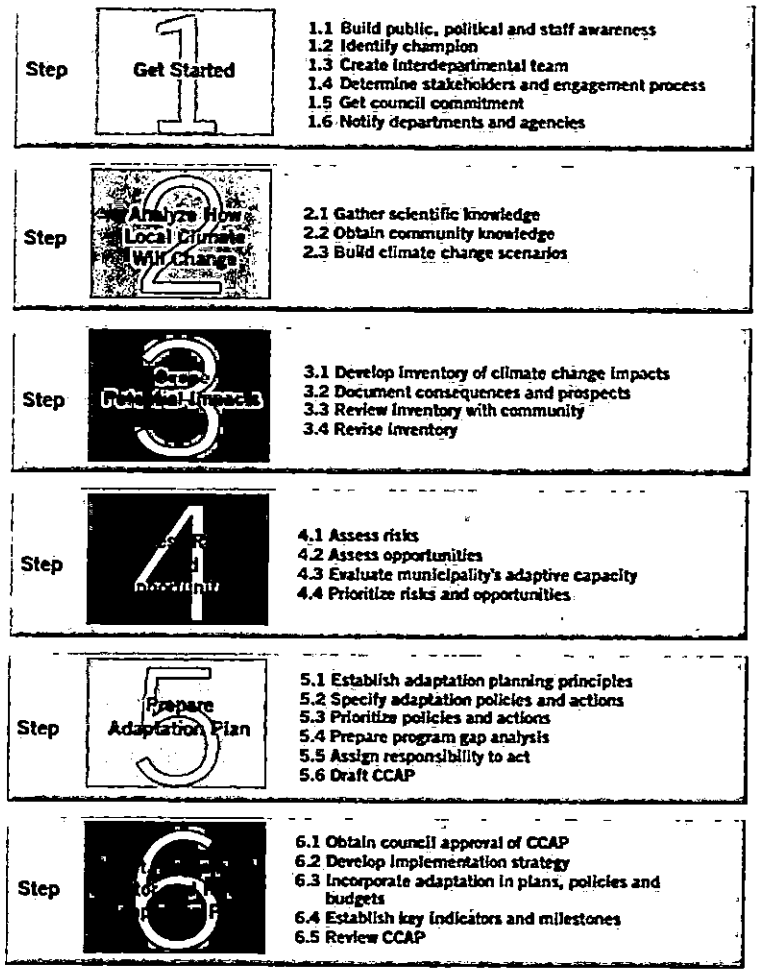
Weber, B., & Mendelsohn, J. 2017. Informal Settlements in Namibia: their nature and growth, exploring ways to make Namibian urban development more socially just and inclusive. Development Workshop Namibia, Windhoek, Namibia.

Figure 1: Strategy development process



[Special Municipal Council Minutes: 2016-12-02]

3.2.9 **ITEM 8.7.9 - PWI.7 [PLA] SUBMISSION OF PUBLIC PRIVATE PARTNERSHIP (PPP)/ JOINT VENTURE (JV) NEGOTIATION – WATERBERG INVESTMENTS (PTY) LTD** (3/1/6/9/2)

On proposal by Councillor MJ Amadhila, it was

RESOLVED

1 That the submission of Waterberg Investments (Pty) Ltd be noted.

2 That the proposal (info) from the Public Private Partnership (PPP)/Joint Venture (JV) partner be noted.

3 That it be noted that the Public Private Partnership (PPP)/Joint Venture (JV) Agreement has already been commented on by the Working Committee for Contract Documentation (WCCD) members and others.

4 That it be noted that the Public Private Partnership (PPP)/Joint Venture (JV) Agreement was already used on two (2) previous occasions.

5 That the Public Private Partnership (PPP)/Joint Venture (JV) Development Agreement be noted and approved.

6 That Council accede to the proposed 50:50 profit sharing.

7 That all electrical work, both designs and installations be carried out as indicated in the Public Private Partnership (PPP)/Joint Venture (JV) Agreement.

7.1 That all designs for medium reticulation be in accordance with the 2015-2020 Electrical Master Plan or as updated annually thereafter.

7.2 That all related electrical infrastructure, such as distribution stations and miniature substations be allocated its own erf with registered servitude not less than 3 metre x 6 metre for miniature substations and not less than 18 metre x 20 metre for distribution substations.

7.3 That all electrical work from designs, installations and testing be carried out by the Developer and as approved by the Strategic Executive: Electricity.

7.4 That the as-built drawings be submitted in CAD 2014 or latest as newer versions become available to Council.

8 That it be noted that a new two (2) x 40 MVA, 132/11 kV load centre is required and should be constructed in order to bring bulk power to any future Rocky Crest extensions.

9 That most importantly the evacuation of power supply into the area and the associated establishment of bulk power capacity in the area be guided by a special agreement for co-financing of the project on a pro-rata basis, to be in line with Part 7, General Provisions, Special Agreements, clause 65 *inter alia* stating as follows:

Where, by reason of the purpose for which the supply of electricity is required by a consumer or group of consumers, the nature or situation of the premises concerned, the quantity to be supplied, the availability of supply or the method of supply, the Council considers it desirable that such supply be provided subject to special conditions or a special charge, the Council may, notwithstanding anything to the contrary contained in these regulations, enter into a special agreement with such consumer or group of consumers for such supply on the terms and conditions as may mutually be agreed upon.

10 That the following key points be noted:

10.1 That a new 132 kV overhead power line from the envisaged Council 132/66 kV bulk substation to the proposed 132/11 kV load centre (also part of the project), which will supply bulk electricity to the area, be constructed by the Developer but funded by both Council and the Developer, based on the National Connection Policy and pro-rata basis in terms of load sharing, subject to the following conditions:

10.1.1 That the Developer appoint a Multi-Disciplinary Engineering Professional Consultant (professional registration as Engineer with the Engineering Council of Namibia (ECN) is mandatory) with prior expertise in transmission line design and substation design to engage the City of Windhoek with at least a minimum of ten (10) years over headline design experience.

10.1.2 That the Engineering Consultant submit a detailed overhead line and Substation Engineering Design Report for review as well as the Environmental Impact Assessment (EIA) Report, for the proposed line route, approved by the Ministry of Tourism and Environment. [The Developer will have to work closely with the City of Windhoek Environment Division personnel to ensure all necessary requirements are included in the report.]

10.1.3 That the Developer appoint a Professional Geologist (subject to Council's approval) who will carry out the geo-technical studies of the proposed line route.

10.1.4 That the Developer appoint a Professional Land Surveyor (subject to Council's approval) who will carry out the survey for the new line route.

10.1.5 That the Developer be responsible for the registration of the servitudes for the new line route.

10.1.6 That the appointed Line and Substation Contractor(s) to be considered, have a minimum of ten (10) years' experience in construction of 132 kV lines and 132 kV substation construction works.

10.1.7 That the Developer appoint a Construction Supervision Electrical Consultant who will supervise the construction work during the construction of the new 132 kV line and 132/11 kV load centre.

10.1.8 That all appointed Consultants be registered with their respective legal professional bodies in Namibia. [Curriculum Vitaes, company profiles and any other documentation as required by Council will have to be submitted prior to engagement.]

10.1.9 That the training of the City of Windhoek's Electricity Department personnel to be included in the project of the 132 kV overhead line and 132/11 kV load centre, which will include on-site training during construction, commissioning and testing, and also training on equipment that will be installed, such as circuit breakers, power and current transformers. [In depth detail should be agreed between the Developer's Engineers and the Strategic Executive: Electricity as which factory acceptance testing to be witnessed by the City of Windhoek.]

10.1.10 That complete as-built drawings, including all protection and communication wirings in AUTOCAD 2014 or latest and Quality Assurance Manuals be submitted to the Strategic Executive: Electricity at completion.

11 That the interest on the capital be shared between the City and the Developer.

12 That the general residential erven be co-developed.

13 That the layout be optimised to increase yield.

14 That financing be secured within sixty (60) days from Council approval, else the proposed entering into a Public Private Partnership (PPP)/Joint Venture (JV) be terminated.

RESOLUTION 294/12/2016

Waterberg
Investments (Pty) Ltd.
(Reg No. cc/2016/0847)

P O Box 4060
Windhoek, NAMIBIA
Tel: +264 61 250108
Fax: +264 61 252882
Cell: +264 81 124 3434
Email: ttjivikua1@gmail.com

02 February 2023

Mr. Faniel Maanda

Acting Chief Executive Officer

City of Windhoek

P.O. Box 59

Windhoek

Dear Mr. Maanda

SUBSTITUTION OF DEVELOPMENT COMPANY: WATERBERG INVESTMENTS PTY LTD / ROCKY CREST EXTENSION FIVE INVESTMENTS (PTY) LTD - PUBLIC-PRIVATE PARTNERSHIP (PPP) DEVELOPMENT PROJECT

We hereby reaffirm our commitment to the PPP Development Agreement entered into between the City of Windhoek (CoW) and Waterberg Investments (Pty) Ltd (the "Developer"), dated 15 May 2017.

Further to our letter dated 05 September 2022 to yourself, following consultations with the Project Team, we are required by our Lender to undertake the development in a currently non-trading Company as the **Special Purpose Vehicle (SPV)**. Thus **Waterberg Investments (Pty) Ltd (WB)** will be substituted in its mandate, rights, obligations, responsibilities and benefits with respect to the PPP Agreement, by **Rocky Crest Extension Five Investments (Pty) Ltd (RC5I**, Coy 2016/1199, as the **SPV**). The two Companies have the same Shareholders and Directors as per the enclosed Company Registration Documents and Share Certificates for WB and RC5I, respectively, for your records.

This letter seeks the written consent or approval for substitution from the Municipal Council of Windhoek or its delegated authority.

As we aim for expediency in the implementation process, we thank you for your cooperation and look forward to your response at your earliest convenience.

Sincerely,

Tjama Tjivikua
Director

Enclosures: Founding Company Documents & Share Certificates – WB & RC5I

CC: **Mr. Benny Amuenje**, *Manager: Housing and Land Delivery*

Mr. Joseph D. Cupido, *Engineer: Project Management – Housing and Land Delivery*

Waterberg
Investments (Pty) Ltd.
(Reg No. cc/2016/0847)

P O Box 4060
Windhoek, NAMIBIA
Tel: +264 61 250108
Fax: +264 61 252882
Cell: +264 81 124 3434
Email: ttjivikua1@gmail.com

RESOLUTION TAKEN BY UNANIMOUS WRITTEN CONSENT IN LIEU OF A FORMAL MEETING, THE FOLLOWING WAS ADOPTED AND APPROVED.

The Directors resolved, on this **05th day of September 2022**, in respect of the Public-Private Partnership (PPP) Agreement between the **City of Windhoek** and **Waterberg Investments Pty Ltd**, in respect of the development of **Rocky Crest Extension 5, Windhoek, Namibia** [installation of municipal services and sale of serviced erven]:

- That **Waterberg Investments (Pty) Ltd (WBI,** Coy 2016/0847**)** be substituted in its mandate, rights, obligations, responsibilities and benefits in respect to the PPP Agreement, by **Rocky Crest Extension Five Investments (Pty) Ltd (RC5I**, Coy 2016/1199, as the **SPV**). The two Companies have the same Shareholders and Directors as per the enclosed Company Registration Documents and Share Certificates for WB and RC5I, respectively, for your records.
- And that Tjama P. Tjivikua is hereby authorized to sign the required documents in connection therewith.

This Resolution seeks the written consent or approval for substitution from the Municipal Council of Windhoek or its delegated authority.

DIRECTOR	**ID. NO.**	**SIGNATURE**
TJAMA P. TJIVIKUA	58072700952	
NEAVERA F. TJIVIKUA	64101600139	
ENGELHARDINE KATJIMUNE	56090800449	

AUTHORIZED SIGNATORY'S SIGNATURE

TJAMA P. TJIVIKUA	58072700952	

Form CM 9

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

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

(to be lodged in duplicate)

CM9

CERTIFICATE OF CHANGE OF NAME OF COMPANY

Registration Number of Company

2016/1199

This is to certify that

WATERBERG INVESTMENTS TWO (PROPROETARY) LIMITED

has changed its name by SPECIAL RESOLUTION and is now called

ROCKY CREST EXTENSION FIVE INVESTMENTS (PROPRIETARY) LIMITED

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

Signed and sealed at WINDHOEK this 14 day of September of the year 2021

Seal of Business Registration Office

Registrar of Business

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

Copyright: Business and Intellectual Property Authority, Namibia

REPUBLIC OF NAMIBIA

Continuation of Form CM 9

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT, 2004
(Section 50(2)) (Regulation 16 (1))

APPLICATION FOR CHANGE OF NAME OF COMPANY

Registration Number of Company
2016/1199

N$ 60.00 fee payable in terms of the Act and as set out in the regulations.

Existing name of company: WATERBERG INVESTMENTS TWO (PROPRIETARY) LIMITED

In the special resolution, which is attached to this form, the name of the company was changed to:

ROCKY CREST EXTENSION FIVE INVESTMENTS (PROPRIETARY) LIMITED

If changed name of company is not in official language, provide translation in as far as possible:

n/a

* No shortened form of the name is registered.
* Separate application is being made to register a shortened form of name.
* Separate application is being made to deregister a shortened form of name.

** Delete whichever is not applicable.*

Date 08 SEPTEMBER 2021

Signature

~~Director/Manager~~/Secretary

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

Postal address of company

P.O. BOX 3925

WINDHOEK

Email address: info@fts.com.na

Perforated

(To be completed by company)

Herewith certificate of change of name dated 14 SEP 2021

Name of Company: ROCKY CREST EXTENSION FIVE INVESTMENTS (PTY) LTD

Postal Address: P.O. BOX 3925
WINDHOEK
NAMIBIA

Email address: info@fts.com.na

Registrar of Business

Date stamp of Business Registration Office

Form CM 9

REPUBLIC OF NAMIBIA

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

(to be lodged in duplicate)

CERTIFICATE OF CHANGE OF NAME OF COMPANY

Registration Number of Company
2016/1199

This is to certify that

HARDHOME INVESTMENTS (PTY) LTD

has changed its name by SPECIAL RESOLUTION and is now called

WATERBERG INVESTMENTS TWO (PTY) LTD

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

Signed and sealed at WINDHOEK this 07 day of December of the year 2016

Registrar of Companies

Seal of Companies Registration Office

REPUBLIC OF NAMIBIA
REGISTRAR OF COMPANIES

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

Copyright: Ministry of Trade and Industry, Namibia

Form CM 26

REPUBLIC OF NAMIBIA

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

(To be lodged in duplicate)

SPECIAL RESOLUTION

Registration Number of Company 2016/1199

Revenue stamp or revenue franking machine impression N$80,00

MINISTRY OF INDUSTRIALISATION, TRADE AND SME DEVELOPMENT PO BOX 21214, WINDHOEK 07 DEC 2016 REPUBLIC OF NAMIBIA REGISTRAR OF COMPANIES CLOSE CORPORATIONS PATENTS TRADE MARKS DESIGNS

Name of company HARDHOME INVESTMENTS (PTY) LTD

Date notice given to members 2016/11/07 Date resolution passed 2016/12/07

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

*article _____ of the articles.

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

CONTENTS OF RESOLUTION (Use reverse side if necessary)
Resolved

THAT THE NAME OF THE COMPANY CHANGES TO: WATERBERG INVESTMENTS TWO (PTY) LTD; THAT THE MAIN OBJECTIVES OF THE COMPANY CHANGES TO: INVESTMENTS, PROPERTY INVESTMENTS, TRADING SERVICES, MANUFACTURING, FISHING, CONSULTING, CATERING, DEVELOPMENT, FINANCING AND MINING, ADVERTISING, MARKETING AND RESOURCES.

Acsec Professional
Services CC
P.O. Box 24305
Windhoek

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

Date 2016/12/07 Signature

Name (in block capitals) MS NADIEMA IZOLDA EBERENZ

* Delete whichever not applicable ~~Director/Manager/Secretary~~

Perforated *(To be completed by company)*

Herewith copy of special resolution as registered.

MINISTRY OF INDUSTRIALISATION, TRADE AND SME DEVELOPMENT PO BOX 21214, WINDHOEK 07 DEC 2016 REPUBLIC OF NAMIBIA REGISTRAR OF COMPANIES CLOSE CORPORATIONS PATENTS TRADE MARKS DESIGNS

Special resolution registered this day 2016 -12- 07

Registration Number of Company 2016/1199

Name of Company HARDHOME INVESTMENTS (PTY) LTD

Postal address P O BOX 24305, WINDHOEK

Registrar of Companies

Date stamp of Companies Registration Office

Not valid unless stamped by the Registrar of Companies.

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Form CM 46

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Section 180) (Regulation 38(1))

(to be lodged in duplicate)

CERTIFICATE TO COMMENCE BUSINESS

Registration Number of Company
2016/1199

I hereby certify that:

HARDHOME INVESTMENTS (PROPRIETARY) LIMITED,

which was incorporated on the 15 day of September of the year 2016

has complied with the requirements of section 180 of the Companies Act, 2004, and is with effect

from this day entitled to commence business.

Signed and sealed at Windhoek this 15 day of September
of the year 2016

REPUBLIC OF NAMIBIA REGISTRAR OF COMPANIES

Seal of the Companies Registration Office

pp Registrar of Companies

EACH YEAR FINANCIAL YEAR ENDS ON
LAST DAY OF August

This certificate is not valid unless sealed by the Seal of the Companies Registration Office.

Copyright: Ministry of Trade and Industry, Namibia

Form CM 1

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Section 70) (Regulation 17 (1))

CERTIFICATE OF INCORPORATION

OF A COMPANY HAVING A SHARE-CAPITAL

Registration Number of Company

2016/1199

This is to certify that:

HARDHOME INVESTMENTS (PROPRIETARY) LIMITED

was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 15 day of September of the year 2016

Seal of Companies Registration Office

Registrar of Companies

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

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Form CM 2

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Section 61(1)) (Regulation 17(1) and 17(2))

MEMORANDUM OF ASSOCIATION

OF A COMPANY HAVING A SHARE CAPITAL

MINISTRY OF INDUSTRIALISATION, TRADE & SME DEVELOPMENT
PO Box 21214, Windhoek
09 SEP 2016
NAMIBIA REPUBLIC OF NAMIBIA REVENUE
CLOSE CORPORATIONS PAYMENT
TIN$201 TARKSUDESIG N$100

Registration Number of Company
20161199

1. NAME OF COMPANY

(a) The name of the Company is:

HARDHOME INVESTMENTS (PROPRIETARY) LIMITED

(b) The shortened form of the name of the Company is:

NONE

TANIA PEARSON
NOTARY PUBLIC
REPUBLIC OF NAMIBIA

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Form CM 2
Part A

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004

2. **DESCRIBING THE MAIN BUSINESS OF THE COMPANY***

The main purpose of the Company is to carry on:

INVESTMENTS IN SHARES AND ASSETS, PROPERTY DEVELOPMENT, TRANSPORT, LOGISTICS, WAREHOUSING, SECURITY, MANUFACTURING, CONSTRUCTION, ENGINEERING, ELECTRICAL, RENOVATIONS, PLUMBING, MINING, ENERGY, DE-BUSHING, FISHING, AGRICULTURE, FARMING, INFORMATION TECHNOLOGY SERVICES, COMMUNICATIONS, MULTI-MEDIA, MARKETING, ADVERTISING, PRINTING, COURIER SERVICES, EVENTS MANAGEMENT, ENTERTAINMENT, AND CONSULTING SERVICES

*(*This is for purposes of the Registrar and not for purposes of the powers, capacity or objects of the company)*

3. **OBJECT(S), IF ANY (section 38)**

The object(s) of the Company is/are:

INVESTMENTS IN SHARES AND ASSETS, PROPERTY DEVELOPMENT, TRANSPORT, LOGISTICS, WAREHOUSING, SECURITY, MANUFACTURING, CONSTRUCTION, ENGINEERING, ELECTRICAL, RENOVATIONS, PLUMBING, MINING, ENERGY, DE-BUSHING, FISHING, AGRICULTURE, FARMING, INFORMATION TECHNOLOGY SERVICES, COMMUNICATIONS, MULTI-MEDIA, MARKETING, ADVERTISING, PRINTING, COURIER SERVICES, EVENTS MANAGEMENT, ENTERTAINMENT, AND CONSULTING SERVICES

4. **ANCILLARY OBJECTS EXCLUDED**

The specific ancillary objects, if any, referred to in section 39(1) of the Act, which are excluded from the unlimited ancillary objects of the Company:
NONE

5. **POWERS**

(a) The specific powers or part of any powers of the Company, if any, which are excluded from the plenary powers or the powers set out in Schedule 2 of the Act (if any):
NONE

(b) The specific powers or part of any specific powers of the Company set out in Schedule 2 of the Act, if any, which are qualified under section 39(2) of the Act (if any):
NONE

6. **CONDITIONS**

Any special conditions which apply to the Company and the requirements, if any, additional to those prescribed in the Act for their alteration:

NONE

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Form CM 2
Part B

REPUBLIC OF NAMIBIA

COMPANIES ACT 2004

7. PRE-INCORPORATION CONTRACTS (if any)

.....

8. CAPITAL

The share capital of the Company is 4 000..... Namibian Dollar divided into:

(a) Par Value:

(i) 4 000..... ordinary par value shares of ONE..... Namibian Dollar/cent each

(ii) ..... preference par value shares of ..... Namibian Dollar/cent each

(iii) ..... redeemable preference par value shares of ..... Namibian Dollar/cent each

(b) No Par Value:

(i) The number of no par value shares is NIL.....

(ii) The number of no par value preference shares is .....

(iii) The number of redeemable no par value preference shares is .....

TANIA PE IRSON
PUBLIC
REPUBLIC OF NAMIBIA

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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004

(a) To be completed. Where one person signs the memorandum

I, NADIEMA IZOLDA EBERENZ
(full name)

whose occupation is SECRETARIAL CONSULTANT

residing at 5310 FINCH STREET, KHOMASDAL, WINDHOEK

having a business address at 129 HOSEA KUTAKO DRIVE, WINDHOEK

and the following postal address P O BOX 24305, WINDHOEK

am desirous to form a company in pursuance of this Memorandum of Association and agree to take up the number of shares in the capital of the Company, set opposite my signature below.

I also agree to pay for the par value shares of the Company as determined by this Memorandum and to pay for the number of no par value shares of the Company, that amount determined by the Company when the shares are issued to me.

.....
Signature of subscriber

07 SEPTEMBER 2016
Date

ONE HUNDRED ORDINARY SHARES
Number, in words and type of shares taken

.....
Signature of witness

07 SEPTEMBER 2016
Date

Particulars of witness
Full names: ELSABÉ ELEANORE VAN WYK

Occupation: ASSISTANT
SECRETARIAL CONSULTANT

Residential address: ERF NO 694
BLOCK F
REHOBOTH

Business address: 129 HOSEA KUTAKO DRIVE, WINDHOEK

Postal address: P O BOX 24305
WINDHOEK

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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Section 64) (Regulation 18(1))

ARTICLES OF ASSOCIATION OF A COMPANY HAVING A SHARE CAPITAL ADOPTING SCHEDULE 1

Registration Number of Company

2016/1199

NAME OF COMPANY: HARDHOME INVESTMENTS (PROPRIETARY) LIMITED

SCHEDULE 1 - TABLE ~~A~~/B*

A. The articles of Table A/B* contained in Schedule 1 to the Companies Act, 2004, shall apply to the Company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

B. The following articles additional to that contained in Table ~~A~~/B* are included:

(a) N/A

(b) N/A

(c)N/A

OMISSIONS

C. The following articles contained in Table ~~A~~/B* are omitted:

(a) ARTICLE 57

(b) _____

(c) _____

MODIFICATIONS

D. The following articles contained in Table ~~A~~/B* are modified in the manner indicated:

(a) PROVISO TO ARTICLE 61 SHALL NOT APPLY TO THE COMPANY

(b) N/A

(c) N/A

TANIA PEARSON
NOTARY PUBLIC
REPUBLIC OF NAMIBIA

**Delete whichever is not applicable.*

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REPUBLIC OF NAMIBIA

COMPANIES ACT 2004
(Section 64) (Regulation 18 (1), (2) and (3))

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
1. Full names NADIEMA IZOLDA EBERENZ Occupation SECRETARIAL CONSULTANT Residential address 5310 FINCH STREET KHOMASDAL WINDHOEK Business address 129 HOSEA KUTAKO DRIVE WIINDHOEK Postal address P O BOX 24305 WINDHOEK	07 SEPTEMBER 2016	1. Full names ELSABÉ ELEANORE VAN WYK Occupation ASSISTANT SECRETARIAL CONSULTANT Residential address ERF 717 WEWER STREET KHOMASDAL WINDHOEK Business address 129 HOSEA KUTAKO DRIVE WIINDHOEK Postal address P O BOX 24305 WINDHOEK	07 SEPTEMBER 2016
2. Full names Occupation Residential address Business address Postal address		2. Full names Occupation Residential address Business address Postal address	
3. Full names Occupation Residential address Business address Postal address		3. Full names Occupation Residential address Business address Postal address	
4. Full names Occupation Residential address Business address Postal address		4. Full names Occupation Residential address Business address Postal address	TANIA PETERSON REPUBLIC OF NAMIBIA

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REPUBLIC OF NAMIBIA

Continuation of Form CM 9

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT, 2004
(Section 50(2)) (Regulation 16 (1))

APPLICATION FOR CHANGE OF NAME OF COMPANY

Registration Number of Company

2016/1199

N$ 60,00 fee payable in terms of the Act and as set out in the regulations.

Existing name of company: WATERBERG INVESTMENTS TWO (PROPRIETARY) LIMITED

In the special resolution, which is attached to this form, the name of the company was changed to:

ROCKY CREST EXTENSION FIVE INVESTMENTS (PROPRIETARY) LIMITED

If changed name of company is not in official language, provide translation in as far as possible:

n/a

* No shortened form of the name is registered.
* Separate application is being made to register a shortened form of name.
* Separate application is being made to deregister a shortened form of name.

** Delete whichever is not applicable.*

Date 08 SEPTEMBER 2021

Signature

~~Director/Manager~~/Secretary

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

Postal address of company

P.O. BOX 3925

WINDHOEK

Email address: info@fts.com.na

Perforated *(To be completed by company)*

Herewith certificate of change of name dated

Name of Company **ROCKY CREST EXTENSION FIVE INVESTMENTS (PTY) LTD**

Postal Address **P.O. BOX 3925**
WINDHOEK
NAMIBIA

Email address **info@fts.com.na**

Registrar of Business

Date stamp of Business Registration Office

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