

NOTE

***** Pages 341 - 721 and attached hereto should be read with the agenda of the monthly meeting of the Municipal Council of Windhoek, scheduled to be held on Thursday, 30 April 2026 at 17:30, rescheduled to be held on Thursday, 7 May 2026 at 17:30, in the new Council Chambers, Windhoek.**

Compiled by: Ms J Rukira

 CHECKLIST FOR URBAN PLANNING APPLICATIONS	Property No.:	1503
	Township/ Farm:	Khomashal Extension 14

Please submit the application and supporting documents in the sequence indicated below:

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)	FOR OFFICE USE
1.	Full Application with motivation by applicant	Annexure A	YES	
2.	Previous Council's Approval (if applicable)		N/A	
3.	A. Locality Plans	Annexure B1	YES	
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)		NA	
	C. Existing Zoning Plan	Annexure B2	YES	
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure B3	YES	
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure B4	YES	
	F. Services Plans with Contours (for township establishment)		NA	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)		N/A	
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure B5	YES	
	I. Street Names Proposal Plan (for township establishment)		N/A	
4.	Conditions to be registered or maintained		N/A	
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure C	YES	
6.	Closure Certificate (if applicable)		N/A	
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)		NO	
7.	Previous approvals of the Minister of Urban and Rural Development.		N/A	
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)		N/A	
9.	NamWater approval and plan confirming availability / provision of water services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)		N/A	
10.	NamPower approval together with the sketch plan confirming the availability/ provision of electrical services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)		N/A	
11.	A. Copy of Founding Statement (CC) or Company Registration (for properties registered in the name of Close Corporation/Company/Organisation)		N/A	
	B. Copy of Board/Company Resolution authorising the PoA signature (for properties registered in the name of Close Corporation/Company/Organisation)		N/A	
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure D	YES	
13.	Conditions of Establishment (applicable to township establishment)		N/A	
14.	Proof of Payment of Municipal Council of Windhoek Application Fee	Annexure E	YES	
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	Annexure F	YES	
16.	Town Planning Certificate	Annexure G	YES	
17.	City of Windhoek Comments	Annexure H	YES	
18.	Letter from the Ministry of Urban and Rural Development	Annexure I	YES	

Please Note: All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:

RECEIVED BY: NAME: **SIGNATURE:**

APPLICATION ACCEPTED:

STAMP:

APPLICATION NOT ACCEPTED:

Reason(s) for not accepting the application:

Checklist

ANNEXURE A

Full Application



KAMAU
town planning &
development specialist

No. 59 Jenner Street | Windhoek West | c: +264 81 3290584

P.O. Box 22296 | Windhoek | t: +264 83 7227000 | neshila@kamautpds.com

Date: 02 April 2025

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

Attention: Town Planner

Dear Sir/Madam

Herewith the application for the:

- (1) REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "RESIDENTIAL" WITH A DENSITY OF 1:300**
- (2) SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 ERVEN AND THE REMAINDER OF ERF 1503 (STREET)**
- (3) RESERVATION OF ERF RE/1503, KHOMASDAL EXTENSION 14, WINDHOEK, AS A "STREET".**



1. APPLICATION

Kāmau Town Planning and Development Specialists, on behalf of the **National Housing Enterprise (NHE)**, the registered owner of **Erf 1503 Khomasdal, Extension 14, Windhoek**, according to the **Title Deed No. T 7647/2021**, hereby applies for the:

- (1) Rezoning of Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300
- (2) Subdivision of Erf 1503 Khomasdal, Extension 14, Windhoek, into 13 Erven and the remainder of Erf 1503 (Street)
- (3) Reservation of Erf Re/1503, Khomasdal Extension 14, Windhoek, as a "Street".

In terms of the City of Windhoek Zoning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.

2. ERF INFORMATION

2.1 Locality and Erf Size

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14 and measures 5 148m² in extent.

Figure 1 below depicts the locality of Erf 1503, Khomasdal Extension 14, Windhoek.



Figure 1: Locality of Erf 1503

2.2 Topography

Erf 1503, Khomasdal Extension 14, Windhoek, and the surrounding area has a generally gentle slope, with an elevation change from 1608 m to 1615 m. This results in a gradient of approximately 1:50, or about 2%, making the site suitable for development with natural drainage and minimal earthworks required.

2.3 Current Land Use and Current Zoning

Erf 1503 Khomasdal, Extension 14 is currently zoned 'Undetermined' and is vacant.

2.4 Surrounding Land Uses

A mix of land use activities surrounds Erf 1503. Residential, Institutional, General Residential, Municipal, Cemetery and Public Open Space zoned erven surrounds Erf 1503, as annotated by figure 2 below. The erf is reasoned to be in a prime location, considering its proximity to Khomas High School, Ella Du Plessis Secondary School, Royal Designs, Funky Fair Shop, Isabella's Bridal Boutique, DMSA Namibia (statisticians), SkoonMaak Cleaning Services and Orion Church.

Figure 2 below depicts the different zonings that surrounds Erf 1503 Windhoek.



Figure 2. Zoning Plan of Erf 1503 Windhoek

2.5 Existing infrastructure and Access

Access

Currently, access to Erf 1503 is via Gladiola Street in Khomasdal Extension 14. The proposed Erven 1 to 11 and Erf 13 will be accessed from the proposed RE/1503 (Street), while the proposed Erf 12 will gain access via Gladiola Street.

Water, Sewer, and Electricity

The proposed erven will be connected to the existing bulk water, sewer, and electricity lines of the City of Windhoek.

2.6 Conditions of Title

The conditions of title are stipulated in the Title Deed No. **T 7647/2021** of Erf 1503 Khomasdal, Extension 14, Windhoek.

3. DEVELOPMENT PROPOSAL

The owner of Erf 1503 would like to rezone Erf 1503 from "Undetermined" to "Residential" with a density of 1:300 and subsequently subdivide the property into 13 erven and the remainder of Erf 1503 (Street). The proposed Erf RE/1503, Khomasdal Extension 14, Windhoek, will be reserved as a Street. The purpose of the application is to allow for the construction dwellings on the proposed Erf 1 to 13.

The Table below indicates the proposed erf sizes of Erf 1 to 13 and RE/1503.

Erf Number	Size (sqm)	Zoning
1	306.3	Residential with a density of 1:300
2	318.7	Residential with a density of 1:300
3	313.8	Residential with a density of 1:300
4	304.5	Residential with a density of 1:300
5	306	Residential with a density of 1:300
6	307	Residential with a density of 1:300
7	311.6	Residential with a density of 1:300
8	308.4	Residential with a density of 1:300
9	304.5	Residential with a density of 1:300
10	312.9	Residential with a density of 1:300
11	339.5	Residential with a density of 1:300
12	319.6	Residential with a density of 1:300
13	307	Residential with a density of 1:300
RE/1503	1087.3	Street
Total	5147.1	

Table 1: Proposed erf sizes

4. MOTIVATION FOR THE REZONING AND SUBDIVISION

With the primary objective of providing affordable residential erven for the middle- and low-class community, the subdivision provides 13 residential erven with erf sizes ranging from 304.5m² to 339.5m².

As per the analysis of the City of Windhoek Zoning Scheme, the best fitting land use that will ensure affordable tax rates and allow for the intended activity is a density of 1:300m² for all 13 erven.

The implementation of the proposed land use adds to the diversity in the neighbourhood, creating a mixed land use neighbourhood consisting of residential, general residential, business, institutional and public open space land uses. Mixed-use developments are known to encourage public transportation as they provide a base for transit-oriented development, they encourage pedestrian and bike travel, thereby reducing a neighbourhood's carbon footprint. By limiting car usage and street congestion, mixed-use communities can minimize air pollution and promote energy conservation, which in turn creates sustainable communities.

Furthermore, the proposed development will benefit not only the owner of the property through the return on sales, but will benefit the City of Windhoek, through the collection of property tax from the general increase in land values. The city of Windhoek will also benefit from the payment of betterment and endowment fees from the rezoning and subdivision of Erf 1503.

5. ERF 1503: AMENDED LAYOUT MOTIVATION

The section below outlines the changes made to the layout in line with the comments received from the City of Windhoek's Transport Planning, Urban Policy, and the Roads and Storm Water Planning departments.

5.1 Roads Planning and Traffic Flow Comments

The following section addresses the comments and concerns raised by the Roads Planning and Traffic Flow Division regarding the amended layout for Erf 1503, Khomasdal Extension 14. These comments primarily focus on access control, street design, parking provisions, and sight distances to ensure safe and efficient traffic flow within the proposed development.

The revised layout has been adjusted to comply with the Division's requirements, as outlined below.

This Division has no objections to the proposed rezoning of Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Single Residential" with a density of 1:300; provided that:

- I. *No access will be allowed opposite an intersection and from a public open space.*
- II. *No access is allowed 5m of the speed hump.*
- III. *Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.*

- The proposed new layout for Erf 1503 does not allow access to any of the proposed Erven 1 to 13 opposite an intersection, from a public open space, or within 5m of the speed hump.
- The owner of Erf 1503 will ensure that a minimum of 1 parking bay per dwelling with 3 or fewer bedrooms, or a minimum of 2 parking bays per dwelling with 4 or more bedrooms, will be provided on-site during the design phase of the project.

This Division has objections to the proposed subdivision of Erf 1503 Khomasdal, Extension 14, into 13 portions and the remainder of Erf 1503 (street) due to:

- IV. *The proposed street should be minimum 13m wide and to end in turning circle having a minimum diameter of 28m wide. Dimensions to be on the plan to confirm same.*

- The amended layout for Erf 1503 includes a turning circle with a diameter of 28 meters and a 13-meter-wide street, as indicated on the dimension plan attached under Annexure B.

- V. *The applicant to provide corner splays at Erven 1 and 13 to improve sight distances.*

- All chamfers on the layout have been removed and replaced with corner splays, including for Erven 1 and 13.

- VI. *Indicate panhandle width for portion 6.*

- The amended layout includes one erf with a panhandle, Erf 6, and its width is indicated on the dimension plan attached under Annexure B.

- VII. *No access will be allowed opposite an intersection and from a public open space.*

- In the previous layout for Erf 1503, access for portion 2 was provided opposite an intersection. In the amended layout, access to the proposed Erven 1 and 2 is gained through the proposed RE/1503 (Street).

- VIII. *Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.*

- Kindly refer to the response under point 1.3.

- IX. *A development agreement must be signed with Council whereby a registered Engineer or an Engineering firm be appointed to design and supervise the construction of the street and all infrastructures.*
- An agreement will be signed between NHE and the City of Windhoek following the approval of the Urban and Regional Planning Board, and before construction begins.
- X. *The applicant to submit a revised subdivision plan incorporating the above.*
- The revised subdivision plan is attached under Annexure B.

5.2 Urban Policy Comments

This section provides feedback to the comments received from the Urban Policy Department. Adjustments have been made to the application to ensure alignment with the Windhoek Zoning Scheme and the regulatory requirements set forth by the City of Windhoek. The responses below address these comments in detail.

- I. *It should be pointed out that the Windhoek Zoning Scheme does not have a "Single Residential" zoning, but just the "Residential" zoning.*
- It should be noted that the amended application and all the relevant plans now refer to 'Residential' instead of 'Single Residential'.
- II. *That applicant pays betterment fee (compensation) pursuant to the Urban and Regional Planning Act (Act No. 5 of 2018), prior to the submission of the rezoning application to the Urban and Regional Planning Board.*
- According to the Urban and Regional Planning Act No. 5 of 2018, the owner of Erf 1503 is not required to pay betterment fees prior to submitting the rezoning application to the Urban and Regional Planning Board.
 - Additionally, in the letter dated 21 June 2024, attached under Annexure I, the Ministry of Urban and Rural Development cautioned local authorities "to refrain from charging betterment fees before approval has been granted by the Minister".
 - The owner will, however, make arrangements with the City of Windhoek finance department for the betterment fees prior to the submission of the application to the Urban and Regional Planning Board, after approval by the City of Windhoek.
 - The owner of Erf 1503 accepts all the conditions for the approval of the subdivision of Erf 1503 into 13 erven and RE/1503 under point 3.2 of the Urban Policy Memorandum dated 24/06/2024, attached under Annexure H.

5.3 Roads and Storm Water Planning, Design & Traffic Flow Comments

The Roads and Storm Water Planning, Design & Traffic Flow Department has provided specific requirements regarding flood protection measures and road reserve width to ensure the development meets municipal standards. The necessary modifications have been incorporated into the revised layout, as detailed in the responses below.

- I. *That the Applicant appoints a registered professional Engineer to consult with the Road Planning, Design & Traffic Flow Division; to determine whether the northeastern boundaries of the proposed Portions 6, 7 and 8 requires to be protected against any potential flood damage at own cost and risk, but prior to the submission of the application to the Urban and Regional Planning Board.*
 - The owner of the property agrees to appointing a registered professional Engineer to consult with the Road Planning, Design & Traffic Flow Division to determine whether the proposed Erven 6, 7 and 8 requires to be protected against any potential flood damage at own cost and risk, prior to the submission of the application to the URPB.
 - The owner of Erf 1503 accepts all the conditions for the approval of the subdivision of Erf 1503 into 13 erven and RE/1503 under point 2 to 10 of the Roads and Storm Water Planning, Design & Traffic Flow Memorandum dated 03/09/2024, attached under Annexure H.
- II. *That the proposed 10-meter-wide road reserve be revised to meet the minimum required standard width of 13 meters.*
- III. *The turning meets the minimum required standard 28 diameter all along its perimeter.*
 - *The layout for Erf 1503 has been revised to meet the minimum required standard width of 13 meters, and the turning meets the minimum required standard of 28 meters.*
 - *All the comments from all three departments of the City have been addressed and accommodated in the revised layout attached under Annexure B.*

6. APPLICATION

In conclusion, application is made for the following:

- (1) Rezoning of Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300
- (2) Subdivision of Erf 1503 Khomasdal, Extension 14, Windhoek, into 13 Erven and the remainder of Erf 1503 (Street)
- (3) Reservation of Erf Re/1503, Khomasdal Extension 14, Windhoek, as a "Street".

In support of my application, the following documents are attached:

- Annexure A: Full Application
- Annexure B: Locality and Detailed Plans
- Annexure C: Special Power of Attorney
- Annexure D: Certificate of Registered Title
- Annexure E: Proof of Payment of the City of Windhoek's Application Fee
- Annexure F: Credit Clearance Certificate
- Annexure G: Town Planning Certificate
- Annexure H: City of Windhoek Council Resolution

Yours in planning



Keuuavali Neshila

Director

Kamau Town Planning & Development Specialists

ANNEXURE B

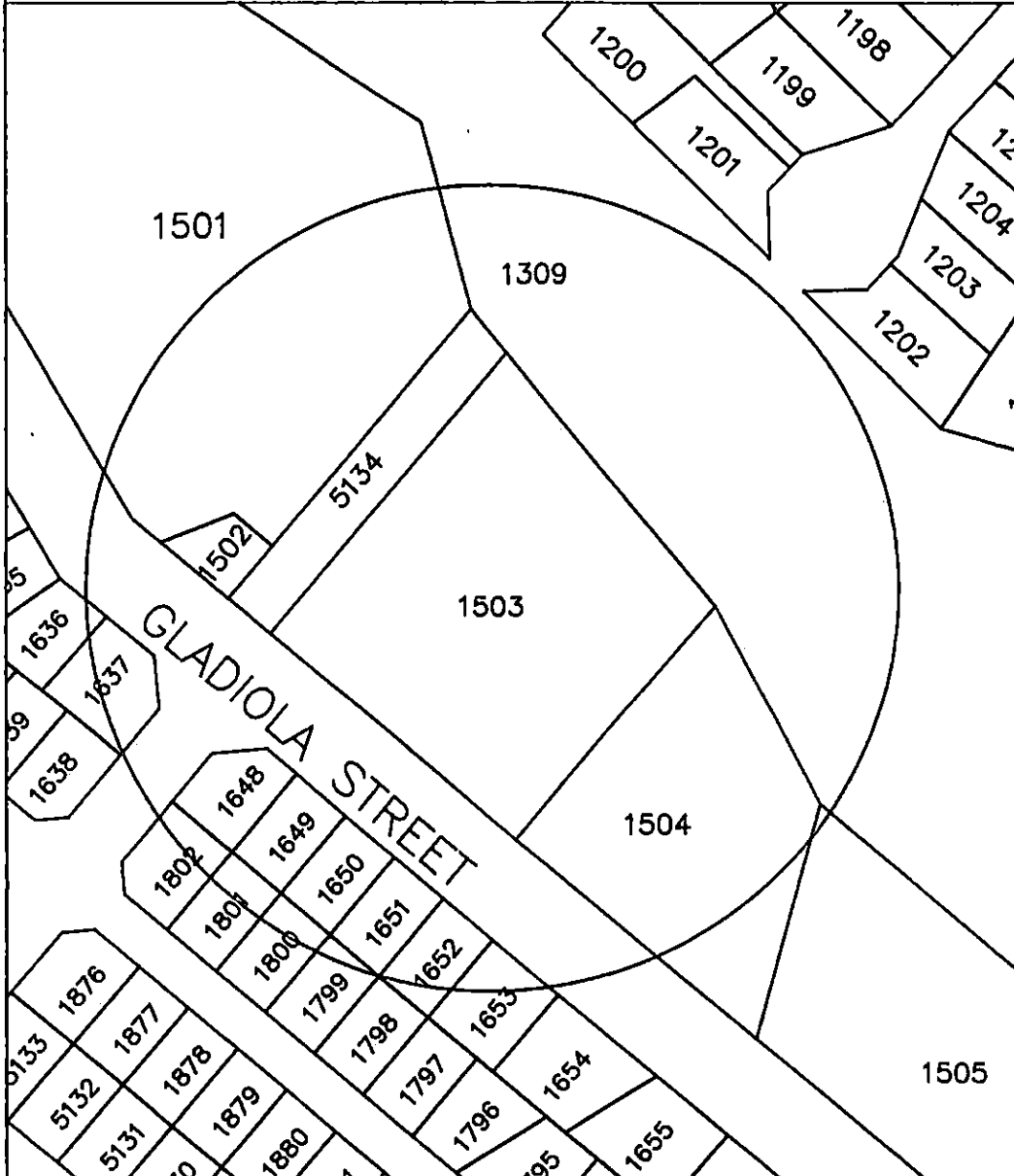
Locality and Detailed Plans

LOCALITY PLAN

ERF 1503, KHOMASDAL, EXTENSION 14, WINDHOEK

Scale 1:1500



Scale 1:20 000



LOCALITY PLAN OF:

ERF 1503, Khomasdal, Extension 14, Windhoek

Legend

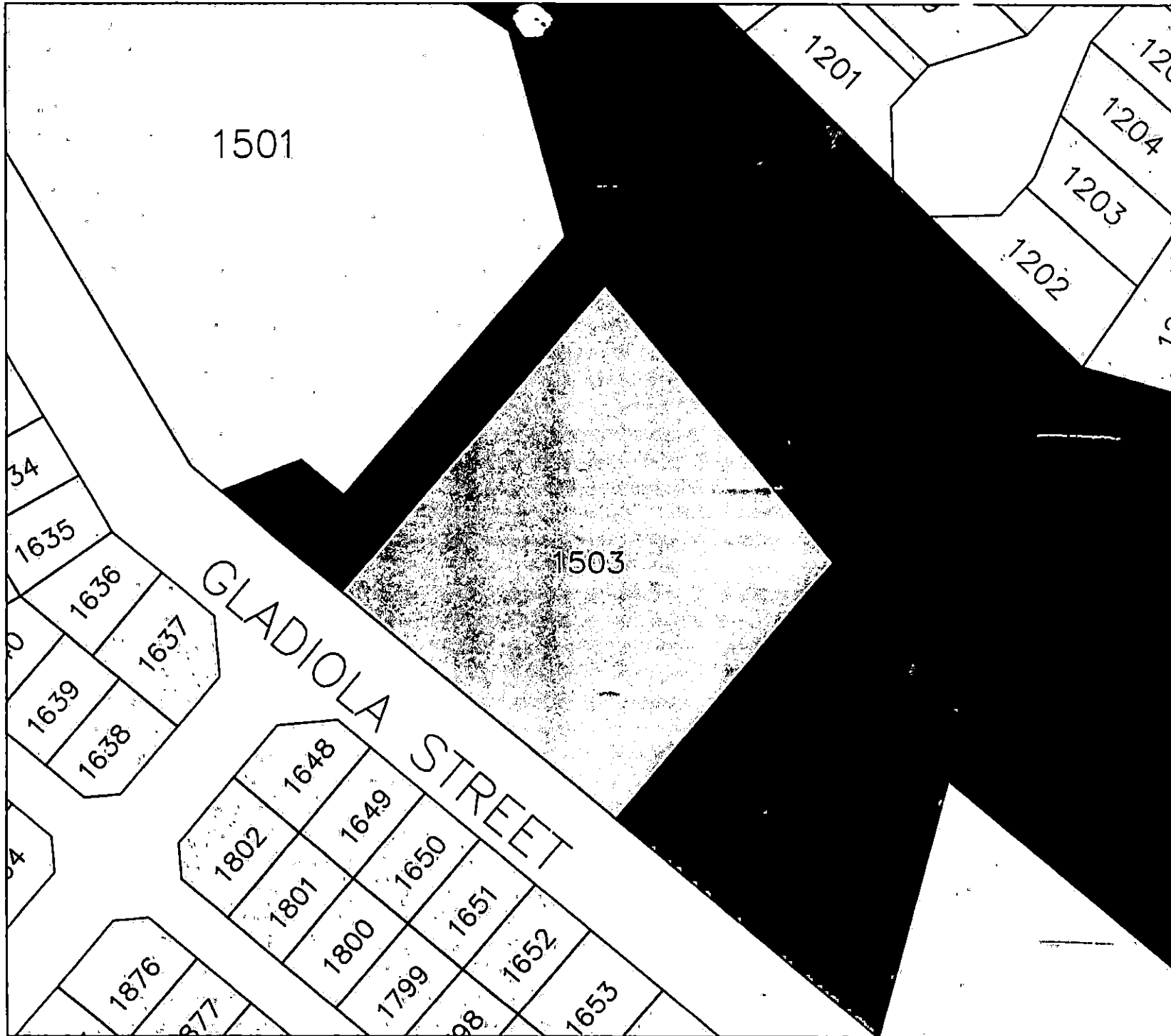
-  Erf 1503 Boundary
-  Locality Circle



FEBRUARY 2024

Map Note: All panhandles are at least four meters wide







CURRENT ZONING PLAN



CURRENT ZONING PLAN OF:

**Erf 1503 Khomasdal
Extension 14
Windhoek**

ZONING LEGEND

-  Erf 1503 Boundary
-  General Residential
-  Public Open Space
-  Residential
-  Institutional
-  Undetermined
-  Municipal

Map Note: All panhandles are at least four meters wide

357



@ No. 4 Wager Street | Windhoek
West | c: +264 81 3290584
P.O.Box 22296 | Windhoek | t: +264
61251975 | f: +264 61 304219
e: neshila@n3arc.com |
www.kamau-architects.com

SCALE 1/1000



DATE · FEBRUARY 2024

PROPOSED ZONING PLAN















**PROPOSED ZONING PLAN FOR
THE REZONING OF:**

ERF 1503 KHOMASDAL,
EXTENSION 14, WINDHOEK

FROM "UNDETERMINED" TO
"RESIDENTIAL" WITH A DENSITY
OF 1:300

ZONING LEGEND

-  Erf 1503 Boundary
-  Erven 1-13 and RE/1503
-  Surrounding Erven
-  Undetermined
-  Private Open Space
-  Residential
-  Public Open Space
-  Institutional
-  Industrial
-  Local Authority
-  Cemetery
-  General Residential

Map Note: All sanhandlen are at least four meters wide



KAMAU
town planning &
development specialists

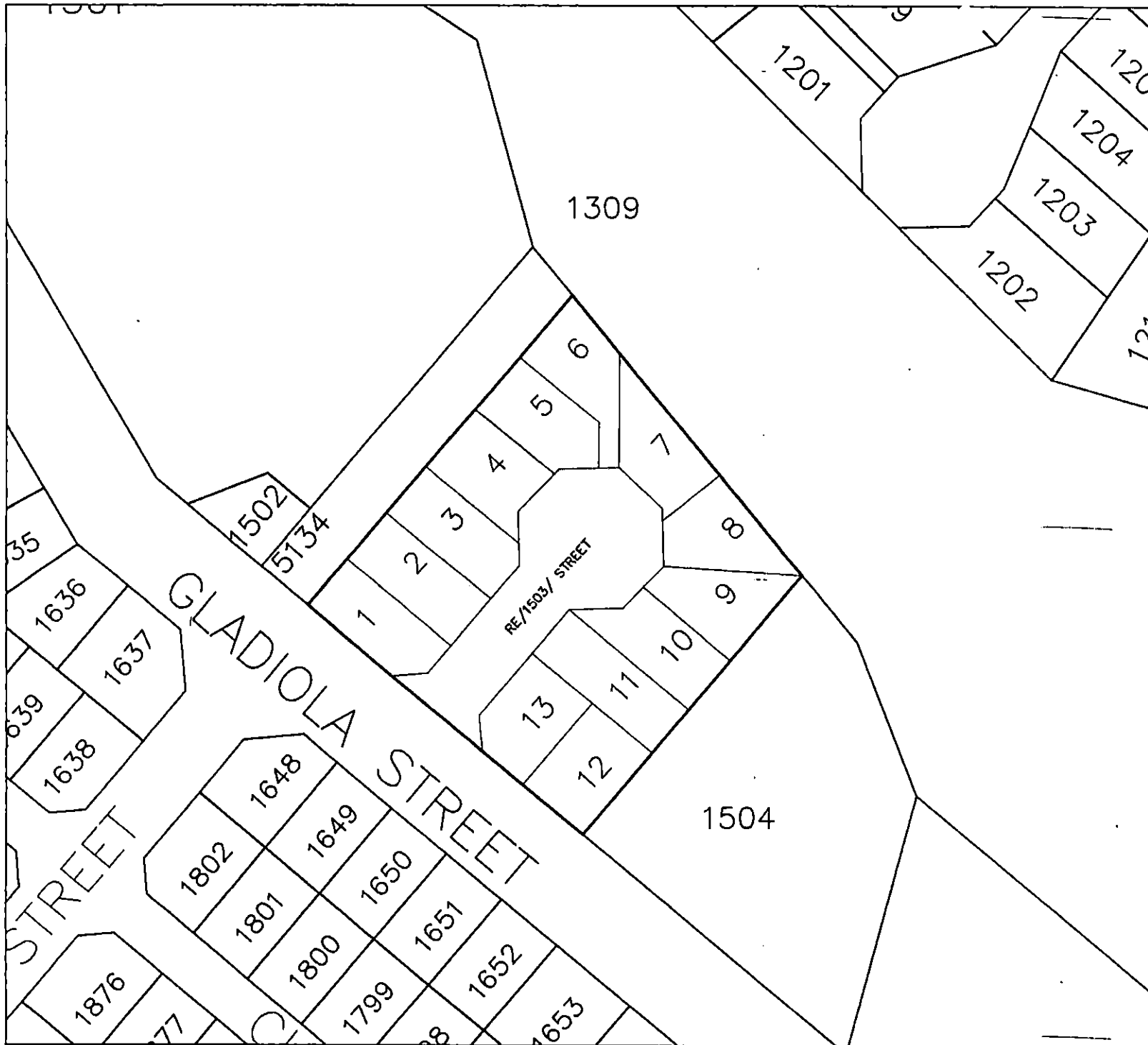
No 59 Jenner Street | Windhoek West |
c +264 81 3290584 | Box 22296 | Windhoek |
t +264 83 7227000 | neshita@kamautps.com

SCALE 1/1000



DATE SEPTEMBER 2024

SUBDIVISION PLAN



**PROPOSED PLAN FOR THE
SUBDIVISION OF:**

ERF 1503, KHOMASDAL
EXTENSION 14, WINDHOEK
INTO 13 ERVEN AND RE/1503
(STREET)

ZONING LEGEND

- Erf 1503 Boundary
- Erven 1-13 and RE/1503
- Surrounding Erven

Erven Sizes

SUBDIVISION OF ERF 1503 - UTILITY TABLE

Erf Number	Size (sqm)	Zoning
1	306.3	Residential
2	318.7	Residential
3	313.8	Residential
4	304.5	Residential
5	306	Residential
6	307	Residential
7	311.6	Residential
8	308.4	Residential
9	304.5	Residential
10	312.9	Residential
11	339.5	Residential
12	319.6	Residential
13	307	Residential
RE/1503	1087.3	Street
Total	5147.1	

361

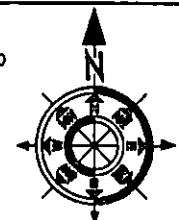
Map Note: All panhandles are at least four meters wide



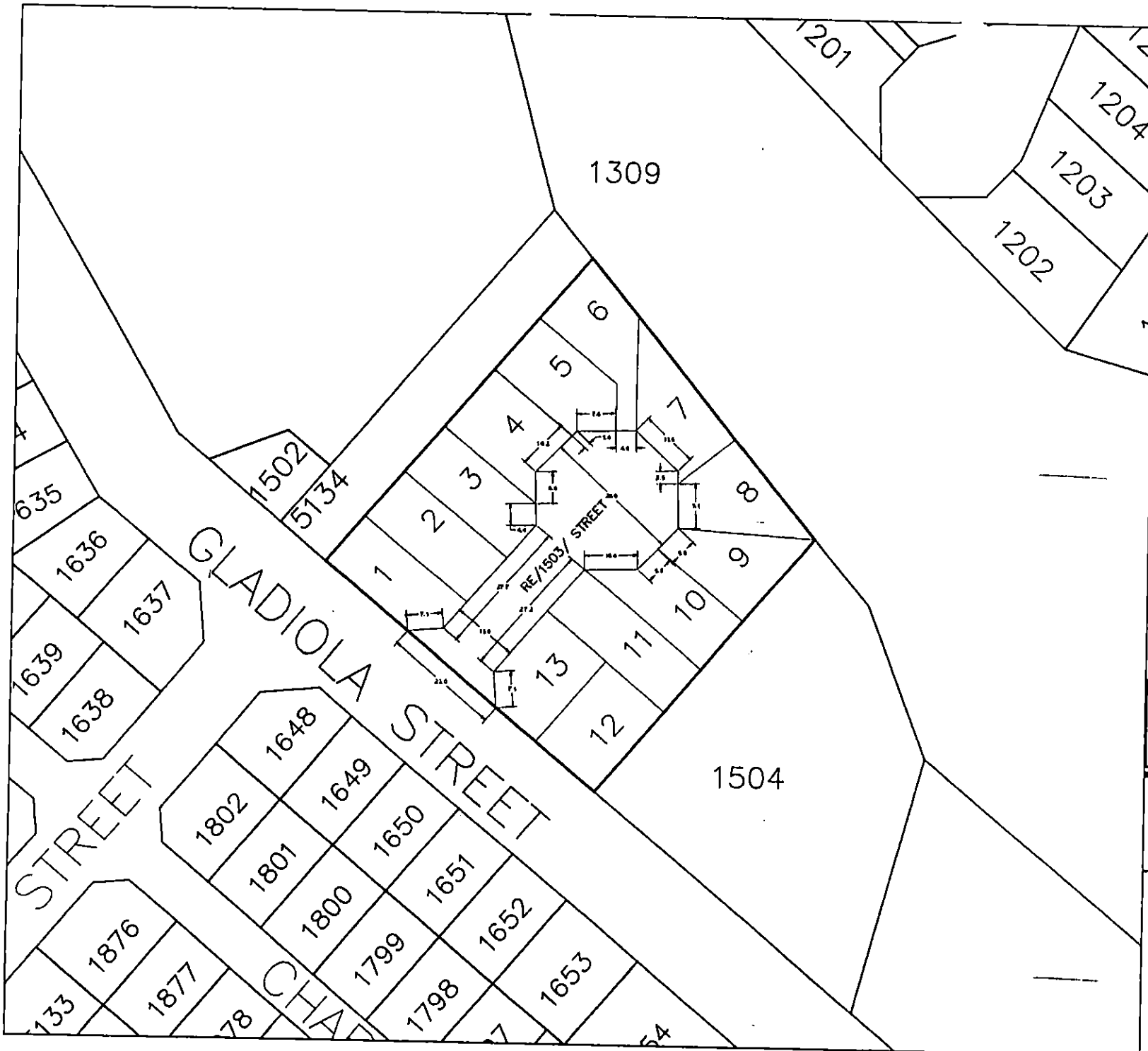
KAMAU
town planning &
development specialists

No. 59 Jenner Street | Windhoek West |
c: +264 81 3290584 | Box 22296 | Windhoek |
t: +264 83 7227000 | neshita@kamautpds.com

SCALE: 1/1000



DATE: MARCH 2025



**DIMENSION PLAN FOR THE
SUBDIVISION OF:**

ERF 1503, KHOMASDAL
EXTENSION 14, WINDHOEK

INTO 13 ERVEN AND RE/1503
(STREET)

ZONING LEGEND

- Erf 1503 Boundary
- Erven 1-13 and RE/1503
- Surrounding Erven
- 30.5 Dimensions

Erven Sizes

SUBDIVISION OF ERF 1503 - UTILITY TABLE

Erf Number	Size (sqm)	Zoning
1	306.3	Residential
2	318.7	Residential
3	313.8	Residential
4	304.5	Residential
5	306	Residential
6	307	Residential
7	311.6	Residential
8	308.4	Residential
9	304.5	Residential
10	312.9	Residential
11	339.5	Residential
12	319.6	Residential
13	307	Residential
RE/1503	1087.3	Street
Total	5147.1	

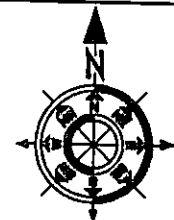
Map Note: All boundaries are at least four meters wide.



KAMA
town planning &
development specialists

No. 59 Jenner Street | Windhoek West |
c: +264 81 3290584 | Box 22296 | Windhoek |
t: +264 83 7227000 | jneshtia@kamaupds.com

SCALE 1/1000



DATE MARCH 2025

CONTOUR PLAN



**CONTOUR PLAN FOR THE
SUBDIVISION OF:**

ERF 1503, KHOMASDAL
EXTENSION 14, WINDHOEK
INTO 13 ERVEN AND RE/1503
(STREET)

ZONING LEGEND

- Erf 1503 Boundary
- Erven 1-13 and RE/1503
- - - 1m CONTOURS

Erven Sizes

SUBDIVISION OF ERF 1503 - UTILITY TABLE

Erf Number	Size (sqm)	Zoning
1	306 3	Residential
2	318 7	Residential
3	313 8	Residential
4	304 5	Residential
5	306	Residential
6	307	Residential
7	311 6	Residential
8	308 4	Residential
9	304 5	Residential
10	312 9	Residential
11	339 5	Residential
12	319 6	Residential
13	307	Residential
RE/1503	1087 3	Street
Total	5147 1	

364

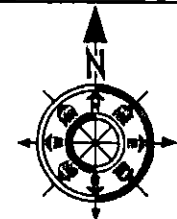
Map Note: All panhandles are at least four meters wide



KAMAU
town planning &
development specialists

No. 59 Jenner Street | Windhoek West |
c. +264 81 3290584 | Box 22296 | Windhoek |
t. +264 83 7227000 | neahita@kamaulpds.com

SCALE: 1/1000



DATE: MARCH 2025

AERIAL PLAN



**AERIAL PLAN FOR THE
SUBDIVISION OF:**

ERF 1503, KHOMASDAL
EXTENSION 14, WINDHOEK

INTO 13 ERVEN AND RE/1503
(STREET)

ZONING LEGEND

- Erf 1503 Boundary
- Erven 1-13 and RE/1503
- Surrounding Erven

Erven Sizes

SUBDIVISION OF ERF 1503 - UTILITY TABLE

Erf Number	Size (sqm)	Zoning
1	306 3	Residential
2	318 7	Residential
3	313 8	Residential
4	304 5	Residential
5	306	Residential
6	307	Residen
7	311 6	Residen
8	308 4	Residen
9	304 5	Residen
10	312 9	Residen
11	339 5	Residen
12	319 6	Residential
13	307	Residential
RE/1503	1087 3	Street
Total	5147	

366

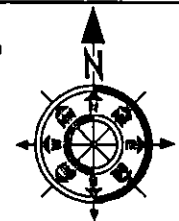
Map Note: All panhandles are at least four meters wide



KAMAU
town planning &
development specialist

No 59 Jenner Street | Windhoek West |
c. +264 81 3290584 | Box 22296 | Windhoek |
l. +264 83 7227000 | neshtia@kamautpds.com

SCALE 1/1000

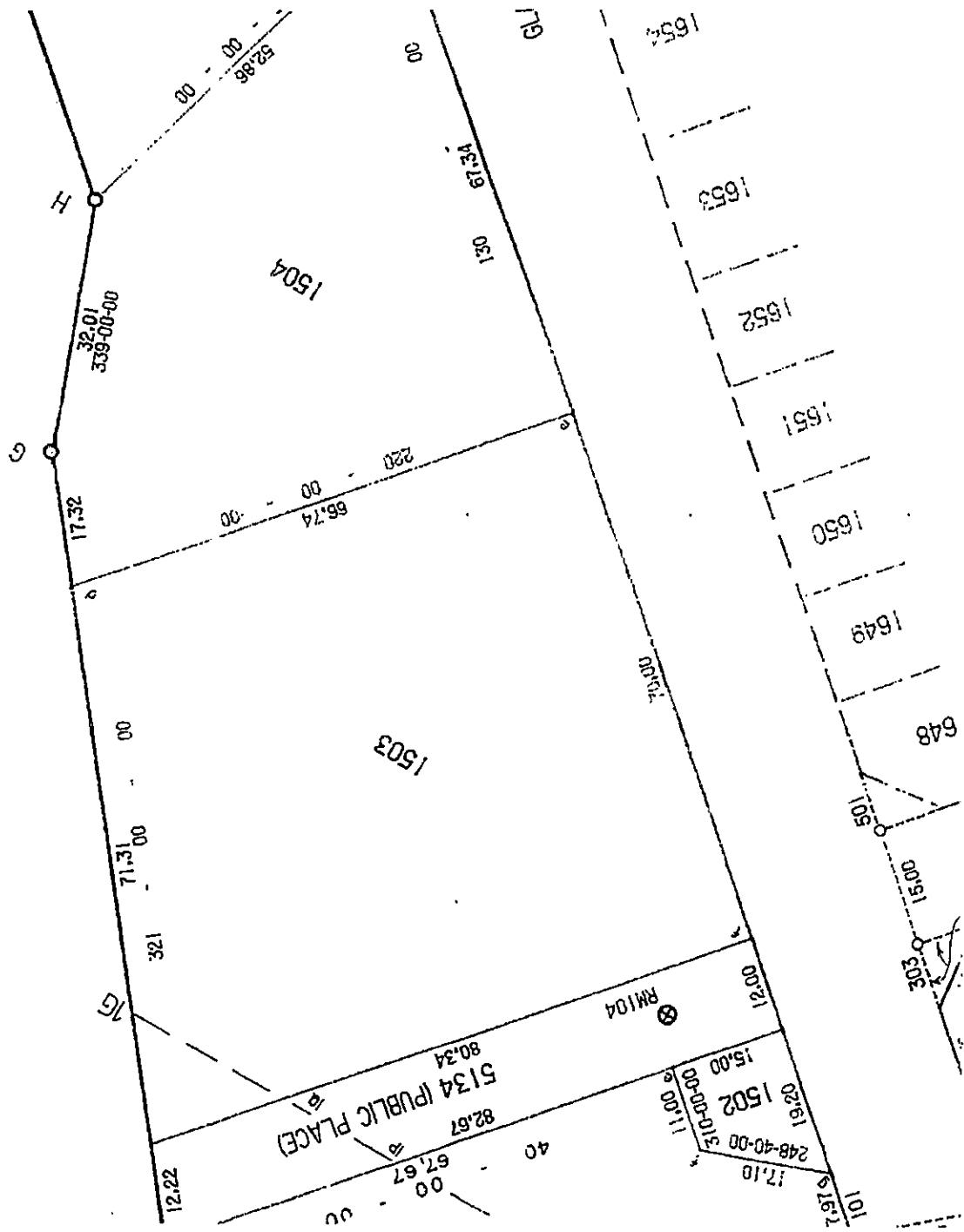


DATE MARCH 2025

ERF DIAGRAM

X 59850

S.G.
KHON



ANNEXURE C

Special Power of Attorney



370



Affordable and Quality Housing

Head Office
7 Gen. Murtala Muhammed Ave, Fros
P O Box 20192, Windhoek
Tel: +264 (61) 292 7298
Fax: +264 (61) 292 7271
info@nhe.com.na
www.nhe.com.na

OFFICE OF THE CHIEF EXECUTIVE OFFICER

I, the undersigned G. BERJUS MUKULU.....in my capacity as the Chief Executive Officer of the National Housing Enterprise, the owner of Erf 1503 Khomasdal Extension 14, Windhoek, (Title Deed NO. T 7647/2021), hereby nominate, constitute and appoint,

KAMAU TOWN PLANNING & DEVELOPMENT SPECIALIST
NO.04 WAGNER STREET, WINDHOEK (WEST)
P.O. BOX 22296
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 the Urban and Regional Planning Board for the.....

- (1) REZONING OF ERF 1503 EXTENSION 14, KHOMASDAL WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300
- (2) SUBDIVISION OF ERF 1503 EXTENSION 14, KHOMASDAL WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)

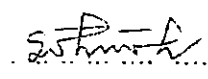
At the cost of the applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and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

Signed at WINDHOEK..... on 15th of FEBRUARY.....2024, in the presence of the undersigned witnesses.



WITNESSES:

1 



SIGNED

2 

|

|

ANNEXURE D

Certificate of Registered Title

ORIGINAL
-
STAMPED
RPT 7 N\$ 16 630-00

Prepared by me,


Conveyancer,
BLAAUW SL

T 7647 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT SHARON LYNETTE BLAAUW

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

MUNICIPAL COUNCIL OF WINDHOEK

signed at WINDHOEK on 17 SEPTEMBER 2021

LA

(e.

^

LN

AND THAT APPEARER DECLARED THAT the said Principal had on 29 JULY 2021 agreed to transfer to the hereinafter mentioned transferee the property hereby conveyed in exchange for

CERTAIN : ERF NO 3208 GOREANGAB
SITUATE : IN THE MUNICIPALITY OF WINDHOEK
 REGISTRATION DIVISION "K"
 KHOMAS REGION
MEASURING : 3146 (THREE ONE FOUR SIX) Square Metres
HELD BY : DEED OF TRANSFER NO T 940/2009 with DIAGRAM
 NO A. 545/2001 relating thereto
SUBJECT : To the conditions contained therein

And that she in her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of the

**NATIONAL HOUSING ENTERPRISE
 CONSTITUTED UNDER ACT 5 OF 19993**

(hereinafter the Transferee)

Its Successors in Title or Assigns -

CERTAIN : ERF NO 1503 KHOMASDAL, EXTENSION 14
SITUATE : IN THE MUNICIPALITY OF WINDHOEK
 REGISTRATION DIVISION "K"
 KHOMAS REGION
MEASURING : 5148 (FIVE ONE FOUR EIGHT) Square Metres as indicated
 on General Plan No. A 261/1992
HELD BY : CERTIFICATE OF REGISTERED TITLE NO. T.3278/1990

SUBJECT to the following conditions imposed in terms of Proclamation No. 126 of 1993, namely:

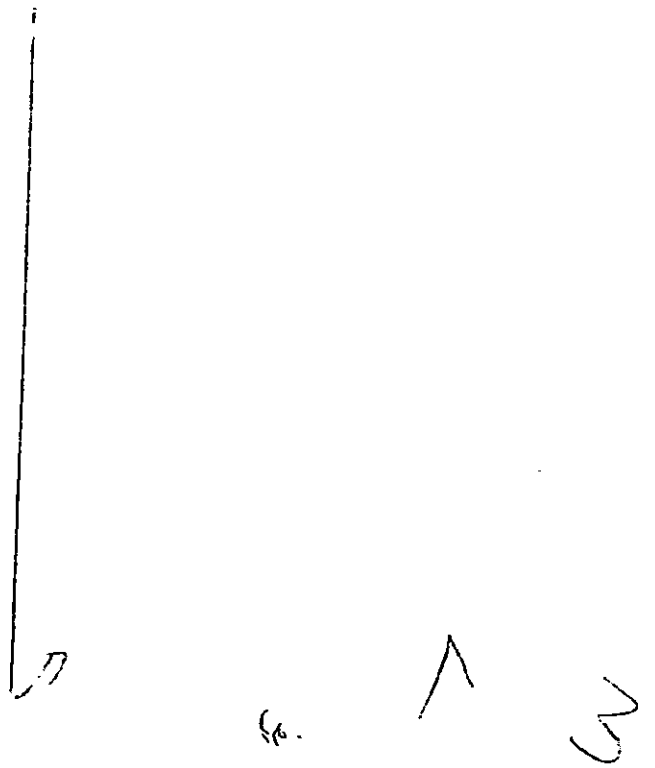
h
 ll.
 ^
 W

IN FAVOUR OF THE LOCAL AUTHORITY

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

- b) No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.

- c) No storm water drainage pipe, canal, work or obstruction (except storm water drain pipes, canals, works or obstructions 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 erf or located in such a way that.
 - (a) the flow or storm water from higher lying erf to lower lying erf is impeded or obstructed and through which any erf is or may be endangered; or
 - (b) the flow of a natural water course (in which the local authority allows water to run off, be discharged or be canalised) is or can be changed, canalised or impeded.



WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge her to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents. the said TRANSFEREE, Its Successors in Title or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging an equalizing amount to the sum of N\$ 2 262 800.00 (TWO MILLION TWO HUNDRED AND SIXTY TWO THOUSAND EIGHT HUNDRED NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on

2021 -11- 08

together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER

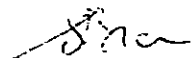


- 1. Transfer duty exemption receipt No 23192099 issued by the Receiver of Revenue at WINDHOEK on 07 OCTOBER 2021

(Checked 1.  2. )

- 2. I the undersigned, BLAAUW SL

Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 ("The Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplies to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) of the Act, have been paid up to and including the date of registration hereof. Building compliance had been issued.


CONVEYANCER

19. A W

ANNEXURE E

*Proof of Payment of the City of Windhoek
Application Fee*

INV2025292932

INV20: 378

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2025292932	Date Issued : 11/6/2025
Account Number : N/A	Vote Number : 5000182050048
Name : KAMAU TOWN PLANNING & DEV SPECIALIST	Reference Number : ERF 1503
Address : PO BOX 22298	System Reference : INV455391
	Issued By : 17629 - BEUKES (C)
	Contact Details : +264 61 290 3182
Description : REZONING OF ERF 1503 KHOMASDAL EXT 14 FROM UNDETERMINED TO RESIDENTIAL WITH A DENSITY OF 1:300 SUBDIV OF ERF 1503KHOMASDAL EXT 14 INTO 13 PTNS & REMAINDER	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 2700.00
Total VAT Amount	: N\$ 405.00
Total Amount Payable	: N\$ 3105.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

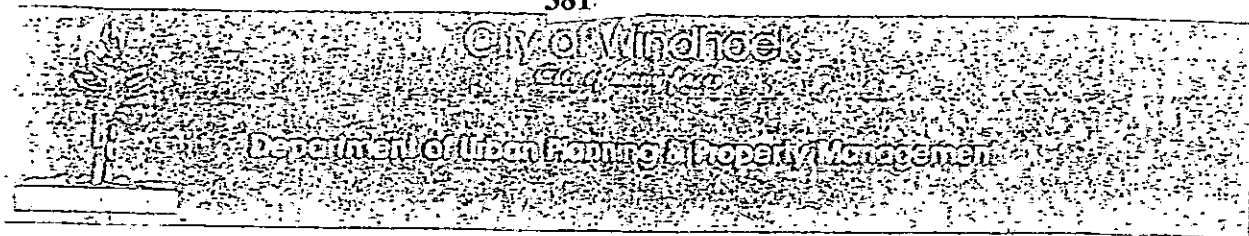
Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N\$ 2700.00
Tariff Amount Excluding VAT	: N\$ 2700.00
Tariff VAT Amount	: N\$ 405.00
Tariff Total Amount	: N\$ 3105.00
Service Code	: N/A

**Transaction Information**

Reference Number	20240304-56530126
Beneficiary Name	city of windhoek
Bank Name	First National Namibia
Branch Name	H/Office Windhoek Namibia 556
Branch Code	282672
From	Kamau Town Planning & Development
Recipient Account	55500033613
Amount	2842.00
Action Date	04/03/2024
Transaction Description	inv2024237647-237648
Transaction Status	ENCR Processed
Transaction Type	Quick Payment

ANNEXURE F

Credit Clearance Certificate



CREDIT CHECK LIST

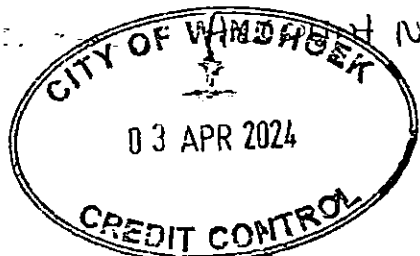
1503

KHUMASDA C

INTERNATIONAL INVESTMENT ENTERPRISE

FINANCIAL DEPARTMENT CREDIT CHECK

Client Accounts No



NO: 13951330 Current

Accounting Technician Credit Control

Estevu

Signature

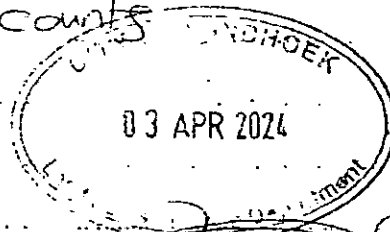
[Handwritten Signature]

Date

LAND SALES

Comments

No land sales accounts



Accounting Technician Credit Control

Shannen

Signature

[Handwritten Signature]

Date

ANNEXURE G

Town Planning Certificate

Town Planning Certificate No. 1: Town Planning Scheme Information

Ref :

Enq :

Tel :

Applicants Address

Telephone Number :

Sir / Madam

Erf No: 1503

Township : KHOMASDAL

Street : GLADIOLA STR

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

- | | | |
|-----------------|----------------------|-------------------|
| 1 Use Zone : | UNDETERMINED | Refer to Table B. |
| 2. Density : | | Refer to Table E. |
| 3 Bulk Factor : | 0 00 | Refer to Table F. |
| 4. Coverage | | Refer to Table G. |
| 5. Erf Size . | 5,148 m ² | |
| 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 : 00 GLADIOLA STR

10. Flood Line :

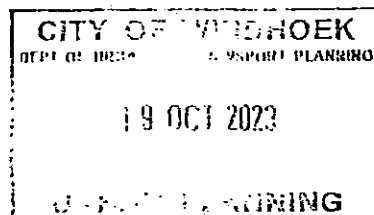
11. Height Restriction : Refer to Table J.

12. Street Reservation :

13. Other :

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

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



ANNEXURE H

City of Windhoek Comments

Sustainable Development

Department of Urban and Transport Planning

☒ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2952

Fax: (+264) 61 290 2112



Kamau Town Planning and Development Specialist

P. O. Box 22296

Windhoek

03/0/2024

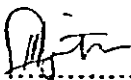
Dear Sir/ Madam

APPLICATION FOR:

- **SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)**

The application for the subdivision of Erf 1503 Khomasdal, Extension 14, Windhoek, into 13 portions and the Remainder of Erf 1503 (street) served at the Town Planning Committee meeting that took place on 2 July 2024. However, it was recommended that the application be referred back for resubmission with a revised subdivision plan incorporating all the issues raised in the technical comments from the City of Windhoek's Engineering Division and Urban Policy as per the document attached hereto this letter.

Your prompt action in this regard will be highly appreciated


.....

Manager:

Sustainable Development Division

MEMORANDUM



TO : Manager: Sustainable Development
FROM : Manager: Urban Policy
ENQ :
CC : Town Planner (E. Liseli)
DATE : 24/06/2024

Dear Mr Endjala,

RE: REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, FROM “UNDETERMINED” TO “SINGLE RESIDENTIAL” WITH A DENSITY OF 1:300’ AND SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)

1. PURPOSE

The purpose of this memorandum is to provide the Urban Policy Division comments on the aforesaid application.

2. COMMENTS

Herewith are the comments on the above application

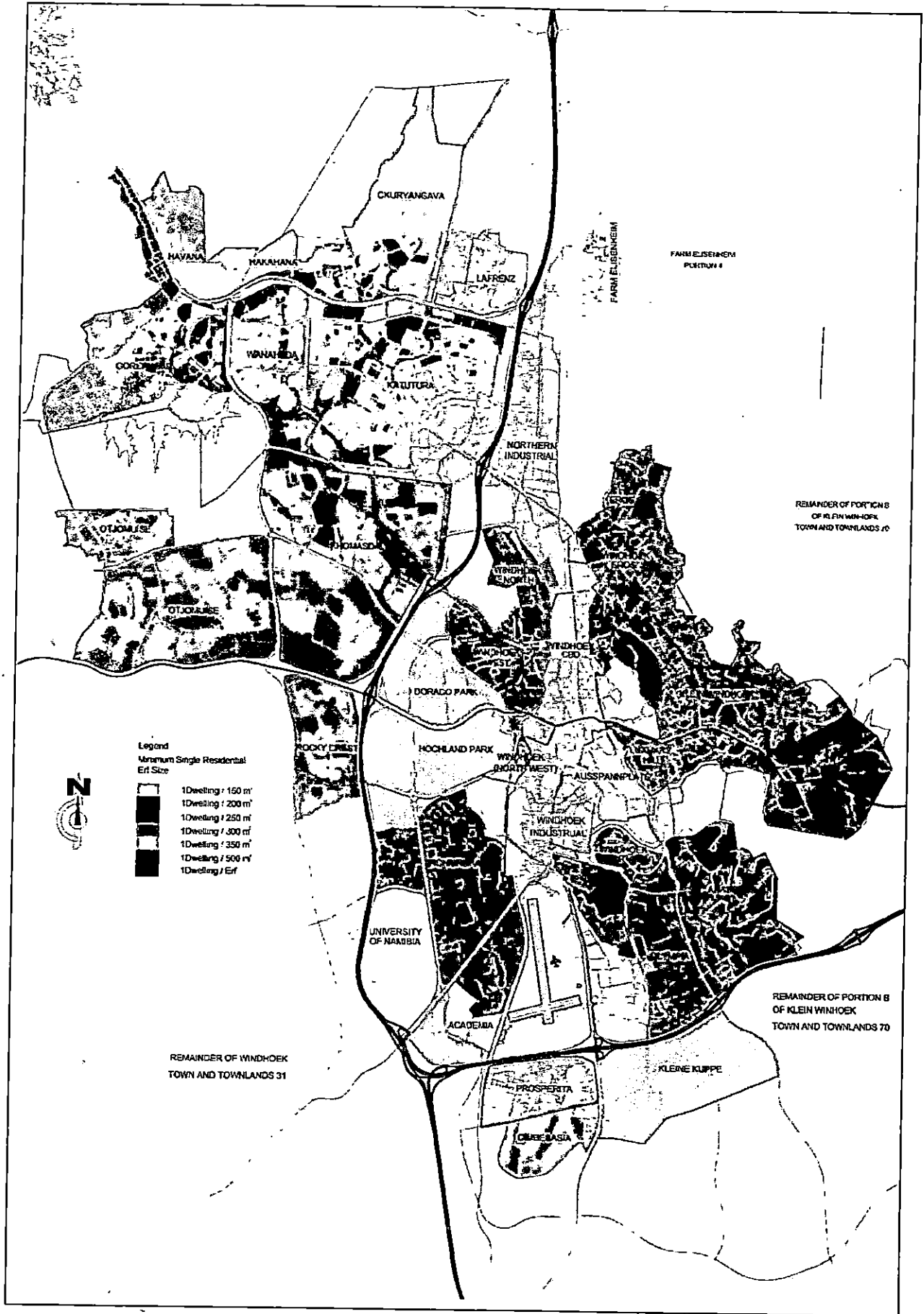
- 2.1 Erf 1503 Khomasdal Extension 14 is zoned Undetermined in terms of the Windhoek Zoning Scheme.
- 2.2 In accordance with the proposed citywide residential densities as approved as per Paragraph 13 of Council Resolution No. 273/11/2023, the erf is located within the zone where densities of 1:300 may be permissible.
- 2.3 The proposed density (1:300) complies with the proposed densities of the area as per the aforesaid resolution.
- 2.4 However, it should be pointed out that the Windhoek Zoning Scheme does not have a “Single Residential” zoning, but just the “Residential” zoning.

3. RECOMMENDATION

In view of the above, the Urban Policy Division recommends the following:

- 3.1 That the rezoning of Erf 1503 Khomasdal Extension 14 from Undetermined to Residential with a density of 1:300 be recommended for approval to the Urban and Regional Planning Board (the Board) in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following condition:

Figure 46: Residential Density Minimum erf sizes.




- (a) That the applicant pays betterment fee (compensation) pursuant to the Urban and Regional Planning Act (Act No. 5 of 2018), prior to the submission of the rezoning application to the Urban and Regional Planning Board.

3.2 That the subdivision of Erf 1503 Khomasdal Extension 14 into Portions 1 to 13 and the Remainder of Erf 1503 Khomasdal Extension 14 be recommended for approval to the Urban and Regional Planning Board (the Board) in terms of Section 109(2)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018), subject to the following conditions:

- (a) That the Remainder of Erf 1503 Khomasdal Extension 14 be reserved as Street (free of conditions).
- (b) That the panhandle of the proposed Portion 6 (a portion of Erf 1503) Khomasdal Extension 14 be at least four (4) metres wide.
- (c) That the applicant obtains the Environmental Clearance Certificate (ECC) for the creation of the street (the Remainder of 1503 Khomasdal Extension 14) in accordance with the Environmental Management Act (Act No. 7 of 2007), prior to the submission of the subdivision application to the Urban and Regional Planning Board.
- (d) That the subdivision application be submitted to the Urban and Regional Planning Board simultaneously with the rezoning application.
- (e) That no registration and transfer of Portions 1 to 13 and the Remainder of Erf 1503 Khomasdal Extension 14 shall take place until rezoning of Erf 1503 Khomasdal Extension 14 has been approved and promulgated in the Government Gazette by the Minister of Urban and Rural Development.
- (f) That a 7.5% endowment fee be made applicable to Portions 1 to 13 (portions of Erf 1503) Khomasdal Extension 14 and be paid prior to registration and transfer of Portions 1 to 13 and the Remainder of Erf 1503 Khomasdal Extension 14.
- (g) That the following conditions be registered against the title deeds of Portions 1 to 13 (portions of Erf 1503) Khomasdal Extension 14 in favour of the local authority:
- (i) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the portion must at all times be subject to, the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
 - (ii) The building value of the main building, excluding the outbuildings, to be erected on the portion must be in accordance with the Windhoek Zoning Scheme.

Hope you find the above in order.

Yours faithfully,



K. Asino

MANAGER: URBAN POLICY

CITY OF WINDHOEK

☒ 59, Windhoek

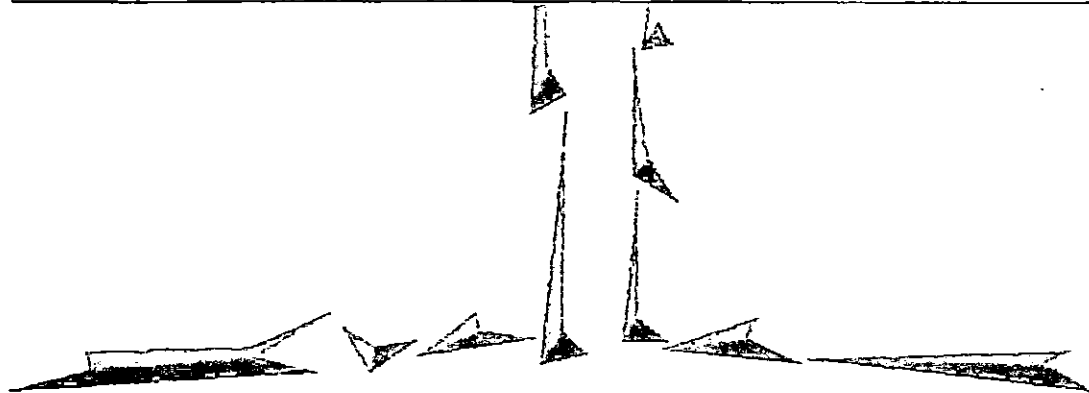
☎ +264 61 2902911



MINUTES of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

scheduled to be held on Thursday, 26 October 2023, postponed to be held on Wednesday, 8 November 2023 at 17:30, but commenced at 17:52, in the new Council Chambers, Windhoek.



ENQUIRIES: Ms M Garises/mgo
Ms T Edward

REF: 08-11-2023.cm

TELEPHONE: 2902557/2902597

DATE: 2023-11-09

PRESENT

Councillor J Uapingene	Chairperson/Mayor
Councillor Ms M Pienaar-Lombardt	Deputy Chairperson/Deputy Mayor
Councillor SS Nujoma	Chairperson of Management Committee
Councillor Dr JS Amupanda (arrived 18:00 during the Official Announcements - Item 2)	Member of Management Committee
Councillor Ms QO Kamati	Member of Management Committee
Councillor A Kwenani	Member of Management Committee
Councillor I Skrywer	Member of Management Committee
Councillor B Araeb	
Councillor Ms SS Gawanas	
Councillor Ms CC Hanases (joined virtually)	
Councillor J Hecht	
Alderswoman FN Kahungu (left 19:06 after discussion of Item 9.3.6)	
Councillor Ms I Keister (joined virtually)	
Councillor Ms N Larandja (joined virtually)	
Councillor Dr OS Uukule	

IN ATTENDANCE

Mr M Matyayi	Chief Executive Officer
-	Strategic Executive: Infrastructure, Water and Technical Services
Mr PR van Rensburg (left 19:06 after discussion of Item 9.3.6)	Strategic Executive: Urban and Transport Planning
Mr OA Hekandjo (left 19:06 after discussion of Item 9.3.6)	Strategic Executive: Electricity
-	Strategic Executive: Housing, Property Management and Human Settlement
Mr I Kahuirika (left 19:06 after discussion of Item 9.3.6)	for Strategic Executive: Finance and Customer Services
-	Strategic Executive: Economic Development and Community Services
Mr KA Persendt (left 19:06 after discussion of Item 9.3.6)	for Strategic Executive: Information and Communication Technology
Mr LS Ileka	Head: City Police
Mr AM Nikanor	Acting Strategic Executive: Human Capital and Corporate Services
Mr B Ngairorue	Corporate Legal Adviser
Ms M Haimbodi (left 19:06 after discussion of Item 9.3.6)	for Acting Manager: Mayoral and Council Affairs
Mr HN Akwenye	Manager: Corporate Communication, Marketing and Public Participation
-	Chief Internal Auditor
Ms KA Krotz	Manager: Operations and Committee Services
Ms T Edward	Senior Officer: Corporate and Strategic Meetings
Ms M Garises	Senior Officer: Corporate and Strategic Meetings

INDEX

	PAGE	
1	OPENING BY PRAYER	
2	OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCILLOR J UAPINGENE	
3	APPLICATIONS FOR LEAVE OF ABSENCE	
4	DECLARATION OF INTEREST	
5	CONFIRMATION OF MINUTES	
6	PETITIONS	
7	MOTIONS	
8	ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN	
9	MINUTES OF MANAGEMENT COMMITTEE	
9.1	APPROVAL OF MINUTES (MC 18/2023)	
9.1.1	GOV.1 [ELE] REQUEST FOR APPROVAL TO ACCEPT URBAN AND MUNICIPAL DEVELOPMENT GRANT FUNDING TO THE MUNICIPAL COUNCIL OF WINDHOEK FROM THE AFRICAN DEVELOPMENT BANK (AfDB)	8
9.1.2	GOV.3 [ICT] COMPUTER HARDWARE AND PERIPHERALS ACQUISITION POLICY	9
9.1.3	FNS.1 [UTP] APPLICATION FOR THE REZONING OF ERF 2252, WINDHOEK FROM 'RESIDENTIAL' WITH DENSITY OF 1:900 m ² TO 'BUSINESS' WITH A BULK OF 0.4	10
9.1.4	FNS.2 [UTP] CONSENT TO USE ERF 853, KLEINE KUPPE FOR 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:50 m ² IN TERMS OF TABLE B OF THE WINDHOEK PLANNING SCHEME	12
9.1.5	FNS.4 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 8597 (STREET) (A PORTION OF ERF 8495), WINDHOEK FOR CONSOLIDATION WITH ERF 8474, WINDHOEK; AND APPLICATION TO PURCHASE ERF 8473 (STREET) (A PORTION OF ERF 8495), WINDHOEK	16

	PAGE	
9.2	APPROVAL OF MINUTES (MC 19/2023)	
9.3	MINUTES (MC 19/2023)	
9.3.1	GOV.1 [CIT] STAFF MATTER	20
9.3.2	GOV.6 [CEO] COUNCIL RECESS - 2023/2024 AND SCHEDULE OF MEETINGS FOR 2024	21
9.3.3	GOV.7 [CEO] CONFIDENTIAL MATTER	21
9.3.4	FNS.1 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 4627, KHOMASDAL EXTENSION 1 FOR CONSOLIDATION WITH ERF 4434, KHOMASDAL EXTENSION 1	21
9.3.5	FNS.2 [HPH] APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 920, OTJOMUISE FOR CONSOLIDATION WITH ERF 852, OTJOMUISE	25
9.3.6	IND.1 [UTP] APPLICATION TO RENAME HENNIE LAUBSCHER STREET IN OLYMPIA IN HONOUR OF THE LATE BRIGADIER GENERAL KAREL NDJOBA	30




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

9.1.3

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

On proposal by Councillor SS Nujoma, it was

RESOLVED

- 1 That the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0, not be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(b) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 2 That the rezoning of Erf 2252, Windhoek from 'residential' with a density of 1:900 m² to 'office with a bulk of 0.4, be recommended for approval to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).
- 3 That a betterment fee of 40 % be payable by the applicant prior to the submission of the rezoning application to the Urban and Regional Planning Board.
- 4 That the applicant submit a parking layout plan for approval by the Strategic Executive: Urban and Transport Planning prior to the submission of the rezoning application to the Urban and Regional Planning Board.
- 5 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 5.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 5.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

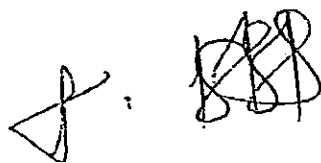
- 6 That the applicant appoint a registered professional Engineer to determine whether the southwestern boundary of Erf 2252, Windhoek require to be protected against any potential 50-year flood damage.
- 7 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 8 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto, be for the applicant's account.
- 9 That only one (1) service connection from the municipal electrical network be allowed to the erf.
- 10 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation.
- 11 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.
- 12 That the applicant apply for an Environmental Clearance Letter from the Health and Environment Services Division upon Council approving the application.
- 13 That Policy areas as dictated by the draft Windhoek Urban Structure Plan (WUSP) be accepted as interim Policy areas as these are unlikely to change considerably during the remaining consultation. [The final approval of the structure plan will secure any amendments so required.]
- 14 That the applicant accept the conditions of this Council Resolution in writing.
- 15 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.
- 15.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and local authority whose decision is the subject of the appeal.

Handwritten signature and initials in the bottom right corner of the page.

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

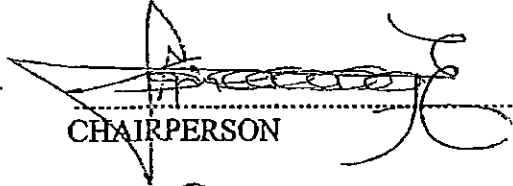
RESOLUTION 273/11/2023

9.1.4

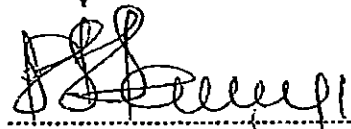
Handwritten signature and scribble at the bottom of the page.

THE MEETING CLOSED AT 19:48

MINUTES APPROVED



CHAIRPERSON



CHIEF EXECUTIVE OFFICER

30/11/2023

DATE




Urban and Transport Planning

MEMORANDUM

SUBJECT: 1. REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14,
WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A
DENSITY OF 1:300

2. SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, INTO 13 PORTIONS
AND THE REMAINDER OF ERF 1503 (STREET)

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	05/06/2024		Tel: 290 3359
Section Engineer: M. Shiimi	.../.../2024		
Chief Engineer	.../.../2024		

TO:	Urban Planning EK Liseli	DATE:	06 June 2024	
FROM:	Section Engineer: Transport Planning	REF:	L/1503/ KD	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The Application dated 27 February 2024 received from Kamau Town Planning and Development Specialist regarding the above refers.

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14 and measures approximately 5 148m² in extent. The erf is zoned Undetermined. Gladiola Street is a long collector street with moderate to high traffic volumes, no traffic flow problems are currently experienced during peak hours. The proposed subdivision and rezoning will generate about 11 vehicular trips to the current road network.

1. **This Division has no objections to the proposed rezoning of Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Single Residential" with a density of 1:300; provided that:**
 - 1.1 No access will be allowed opposite an intersection and from a public open space.
 - 1.2 No access is allowed 5m of the speed hump.
 - 1.3 Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.

2. **This Division has objections to the proposed subdivision of Erf 1503 Khomasdal, Extension 14, into 13 portions and the remainder of Erf 1503 (street); due to:**
 - 2.1 The proposed street should be minimum 13m wide and to end in turning circle having a minimum diameter of 28m wide. Dimensions to be on the plan to confirm same.
 - 2.2 The Applicant to provide corner splays at Erven 1 and 13 to improve sight distances.
 - 2.3 Indicate panhandle width for Erf portion 6.
 - 2.4 No access will be allowed opposite an intersection and from a public open space.
 - 2.5 Minimum 1 parking bay per equal or less than 3 bedrooms dwelling or minimum 2 parking bays per equal or more than 4 bedrooms dwelling to be provided on site.
 - 2.6 A development agreement must be signed with Council whereby a registered Engineer or an Engineering firm be appointed to design and supervise the construction of the street and all infrastructures.
 - 2.7 The applicant to submit a revised subdivision plan incorporating the above.

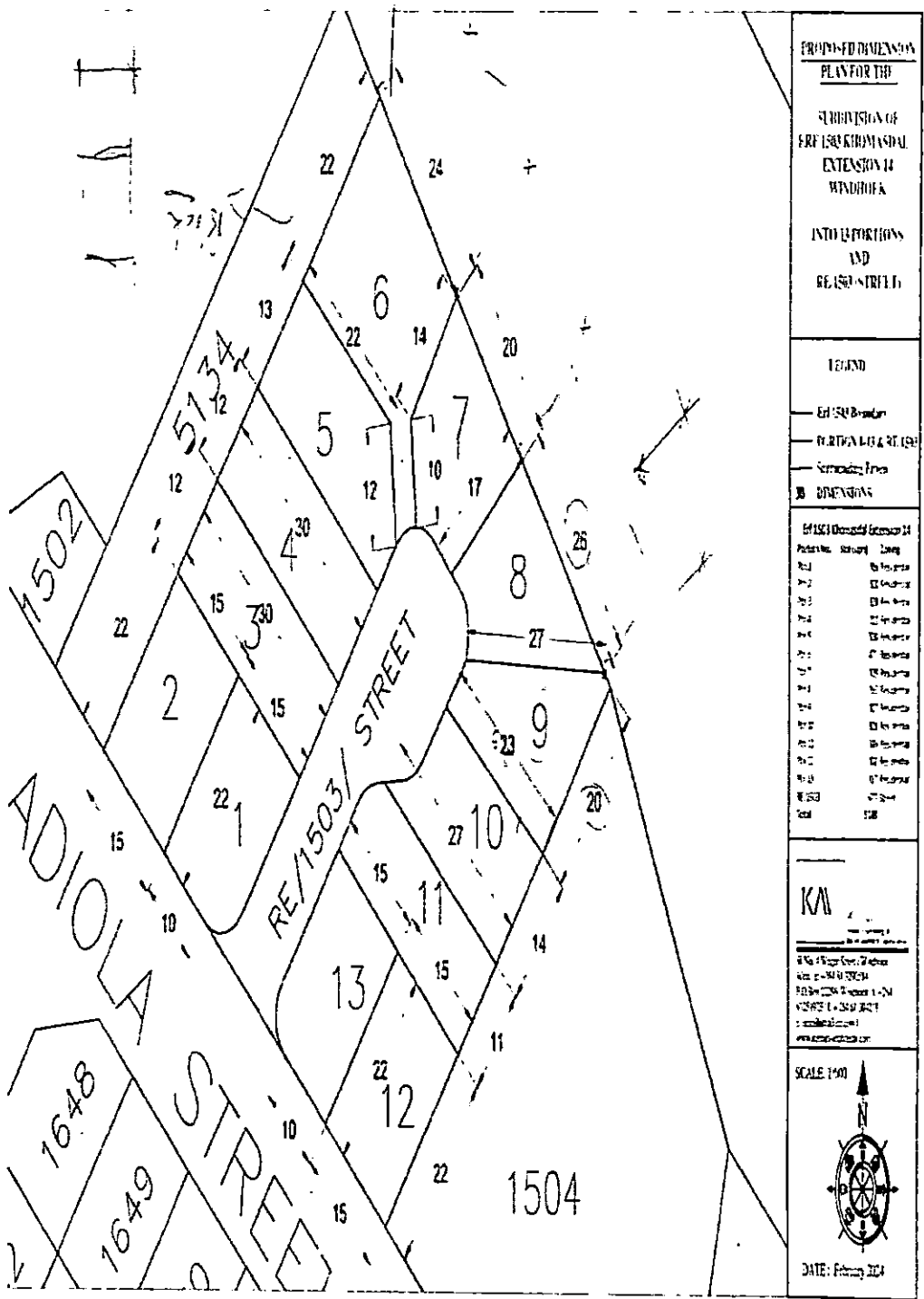


Figure 1: Subdivision Plan

Yours faithfully

M. Shiimi
Roads Planning and Traffic Flow
*2508

Roads Planning and Traffic Flow Comments

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow

ENQ : L. Nambinga

REF : L/1503 KD/ Extension 14

DATE : 03 September 2024

Mr H. Rust

RE: REZONING AND SUBDIVISION OF ERF 1503 KHOMASDAL EXTENSION 14.

The Application dated 01 August for the proposed Rezoning and Subdivision of Erf 1503 Khomasdal Extension 14, refers.

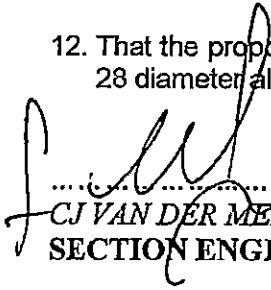
A storm water investigation was done and the following is reported:

1. Erf 1503 has a general downward slope from the southwest into a north-easterly direction.
2. Access to the proposed subdivided Portions of Erf 1503, Khomasdal is indicated to be obtained from Gladiola Street via a 10-meter-wide road reserve.
3. There is a stormwater course flowing approximately between 6 to 12 meters away from the northeastern boundary of the proposed Portions 6,7 and 8 of Erf 1503, flowing from the southeast into a northwesterly direction.
4. There is a smaller stormwater course flowing across the proposed Portions 4,5 and 6, flowing from the south west into a northeasterly direction.
5. The proposed 10-meter-wide road reserve does not meet the minimum required standard width of 13 meters.
6. Furthermore, the proposed turning circle does not meet the minimum required standard diameter of 28 meters.

This Division has no objection to the proposed, Rezoning and Subdivision of Erf 1503 Khomasdal Extension 14, provided:

1. That the Applicant appoints a registered professional Engineer to consult with the Road Planning, Design & Traffic Flow Division; to determine whether the north eastern boundaries of the proposed Portions 6, 7 and 8 requires to be protected against any potential flood damage at own cost and risk, but prior to the submission of the application to the Urban and Regional Planning Board.
2. 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.
3. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portions is contemplated.
4. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
5. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
6. That no development be allowed onto or over any stormwater system or structure.
7. That no building plan will be approved until the above stormwater conditions are met.
8. That roads and stormwater be planned, designed and constructed to municipal standard.
9. That it be recommended that the proposed Portions 6,7 and 8 be sold with relevant stormwater conditions listed in items 2 to 7 above.
10. That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]

11. That the proposed 10-meter-wide road reserve be revised to meet the minimum required standard width of 13 meters.
12. That the proposed turning circle be revised to meet the minimum required standard 28 diameter all along its perimeter.


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

ANNEXURE I

Letter from the Ministry of Urban and Rural Development



Republic of Namibia

Ministry of Urban and Rural Development

Enquiries: Tobias Newaya
Tel: (+264+61) 2975228
Fax: (+264+61) 258131
Email: mewaya@murd.gov.na

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.:
Your Ref.:

The Chief Regional Officers: Regional Councils
The Chief Executive Officers: Local Authorities

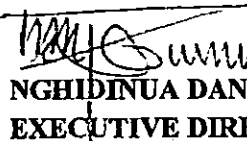
Dear CROs and CEOs

SUBJECT: PAYMENT OF COMPENSATION/BETTERMENT AND ENDOWMENT FEES

We have observed with concern that Local Authorities and Regional Councils are charging compensation/betterment fees as well as endowment fees before applications for such are submitted to the Minister for consideration and approval. Procedurally, compensation/betterment and endowment fees must only be charged once the rezoning and subdivision applications are submitted to the Urban and Regional Planning Board and after approval has been granted by the Minister in terms of Section 113(1)(a) of the Urban and Regional Planning Board, 2018 (Act No. 5 of 2018).

In light of the foregoing, Local Authorities and Regional Councils are hereby cautioned to refrain from charging the above-mentioned fees before approval thereof has been granted by the Minister.

Yours sincerely,


NGHIDINUA DANIEL
EXECUTIVE DIRECTOR





No. 04 Wagner street | Windhoek west | c: +264 81 3290584
P.O. Box 22296 | Windhoek | t: +264 61251975 | f: +264 61 304219 |
neshila@kamautpds.com w: www.kamau-architects.com

Date: 15 May 2024

Chief Executive Officer
City of Windhoek
P O Box 59
80, Independence Avenue
Windhoek
Namibia

Attention: Town Planner

Dear Ms. Esther Liseli

Herewith, proof of public consultation for the:

- (1) REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300**
- (2) SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)**

1. INTRODUCTION

In the submission dated 27 February 2024, Kamau Town Planning and Development Specialists, applied to the City of Windhoek for the;

- (1) REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM “UNDETERMINED” TO “SINGLE RESIDENTIAL” WITH A DENSITY OF 1:300**
- (2) SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)**

In accordance with Section 107 of the Urban and Regional Planning Act, No. 5 of 2018, our Office was requested by the Chief Executive Officer of the City of Windhoek to give notification of the rezoning and consent application.

2. ADVERTISEMENT

The subject application was advertised in the following manner:

- Notices were placed in the Confidente and New Era newspapers on the following dates;
 - New Era – 12 April and 19 April 2024.
 - Confidente - 12 April and 19 April 2024.
- A Notice was placed in the Government Gazette on the 30th of April 2024.
- Letters were sent out to the surrounding property owners via registered mail on the 15th of April 2024.
- A notice was placed on-site and as well as the notice on the notice board of the City of Windhoek.

This application notification was to allow the general public the opportunity to view the subject application as submitted to the City of Windhoek and to comment or object against the proposed development for a period of 14 working days. Kindly note the following;

OUR OFFICE RECEIVED NO OBJECTIONS OR COMMENTS FROM THE PUBLIC THROUGHOUT THE OBJECTION PERIOD, WHICH ENDED ON MAY 13, 2024.

3. RECOMMENDATION

The subject application was applied for and notification process was completed in line with the stipulations of the Urban and Regional Planning Act, No. 5 of 2018.

Kamau Town Planning and Development Specialists herewith, recommends to the City of Windhoek, as per our application dated 27 February 2024 to approve the following;

- (1) REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM “UNDETERMINED” TO “SINGLE RESIDENTIAL” WITH A DENSITY OF 1:300**
- (2) SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)**

4. ANNEXURES

Kindly find attached the following documents;

- Letter from the City of Windhoek giving notice to advertise
- Gazette Notice
- On-site Notice
- Municipal Board Notice
- Newspaper Notices
- Neighbour's Proof of Ads

5. CONCLUSION

Should council be in support of this application, please provide our Office with the following;

- Full Council resolution
- Formal Council Minutes, the front and second page indicating who attended, extract dealing with the subject application as well as the last page signed by both the CEO and the Mayer.
- Date Stamped maps of the attached sets of Maps

We trust Council will support this application.

Yours in planning



Keuuavali Neshila

Principal Kamau Town Planning & Development Specialist

413

FW: Rezoning of Erf 1503 Khomasdal Extension 14, Windhoek

Fenni Nghitwikwa <fenni@kamautpds.com>

Wed 4/3/2024 5:10 PM

To:hope@kamautpds.com <hope@kamautpds.com>

Ms. Fenni Nghitwikwa
Urban AnalystHonors Degree:Town and Regional
Planning (NUST)
Certificate of Real ESTATE (NEAB)**URBAN PLANNING ● ARCHITECTURE ● PROPERTY VALUATION**No.4 Wagner street , Windhoek West | C: +264 81 811 3442
P O Box 22195 Windhoek | t:+264 61 251 975 | f: +264 61 304 219
@: fenni@kamau-lpds.com | w: www.kamau-architects.com**From:** Liseli (EK) <Esther.Liseli@windhoekcc.org.na>**Date:** Wednesday, 3 April 2024 at 4:33 PM**To:** neshila@a3arc.cow <neshila@a3arc.cow>, Kauuavali Neshila
<neshila@kamautpds.com>, Fenni Nghitwikwa <fenni@kamautpds.com>**Cc:** Hamata (H.S) <Hilma.Hamata@windhoekcc.org.na>, Endjala (V)
<Vernouman.Endjala@windhoekcc.org.na>**Subject:** Rezoning of Erf 1503 Khomasdal Extension 14, Windhoek

Good Day applicant

Your application submitted to our office on the 03 April 2024 in regards to the Rezoning of Erf 1503 Khomasdal Extension 14, Windhoek from "Undetermined" to "Single Residential" with a Density of 1:300 and Subdivision of Erf 1503 Khomasdal Extension 14, Windhoek , into 13 Portions and Remainder of Erf,1503 (Street) bears reference.

After submitting the Credit check list, you may now advertise the intended application in line with the requirements of Sections 99 or 107 of Act 5 of 2018 as well as the City of Windhoek Public Consultation Policy for Proposed Development.

Your application will be evaluated by myself- Esther Liseli and any further inquiries can be directed at tel no 061 290 2952, Esther.Liseli@windhoekcc.org.na

Please submit a copy of the advertisement and objections if there are any together with the final submission, at the provided email address within five days from the closing date of the advertisement Notice. .

Regards

Sustainable Development Division

Esther Liseli



Town Planner
Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2952

Fax:

Mobile: +26481 162 2271

E-mail: {Esther.Luseli@windhoekcc.org.na}Esther.Luseli@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.

CLASSIFIEDS

Tel: (061) 208 0800/44 Fax: (061) 220 584 Email: classifieds@nepc.com.na





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 from date of publication hereof.
 Estate Late: Siegfried Kattjstenja
 Estate no: E1087/2021
 Date of birth: 1967/02/04
 ID no: 67020400086
 Last residence: Windhoek
 Who died on: 2021/06/14
 Afflux Investments
 Robert Mugabe Avenue
 Heritage Square Unit 4
 P.O. Box 1130
 Windhoek

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 from date of publication hereof.
 Estate Late: Robert Gaseb
 Estate no: E353/2024
 Date of birth: 1977/12/08
 ID no: 77120800167
 Last residence: Karibeb
 Who died on: 2023/11/20
 Afflux Investments
 Robert Mugabe Avenue
 Heritage Square Unit 4
 P.O. Box 1130
 Windhoek

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 from date of publication hereof.
 Estate Late: Hildegard Eiseb
 Estate no: E1564/2023
 Date of birth: 1951/08/15
 ID no: S1081500093
 Last residence: Erf 4577 Soweto
 Windhoek
 Who died on: 2021/07/04
 Afflux Investments
 Robert Mugabe Avenue
 Heritage Square Unit 4
 P.O. Box 1130
 Windhoek

IN THE HIGH COURT OF NAMIBIA HELD AT OSHAKATI
 CASE NO. HC-NLD-CIV-ACF-CO-2022/00407
 In the matter between:
AUGUSTE NDAPANDA ABISAI
 EXECUTION CREDITOR
 and
ANTONIO FIGUEROA AMUTENYA
 EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION
 In pursuance of a Judgment of the above Honorable Court dated 7TH of DECEMBER 2023 and Writ of Execution dated 1 FEBRUARY 2024 the following goods will be sold in a sale in execution on 24 JANUARY 2024 at Advanced Refrigeration Main Road, Oshakati at 12h00.
 1. 1 X POOL TABLE
 2. 1 X OVEN
 3. 6 X ROUND TABLE
 4. 13 X GARDEN TABLE
 5. 1 X COUNTER
 6. 1 X FLAT SCREEN TV
 7. 3 X DEEP FRIDGE
 8. 8 X BAR CHAIRS
 9. 1 X FLAT SCREEN
 10. 1 X FREEZE WINE
 11. 1 X TILL SYSTEM
 12. UNSPECIFIED AMOUNT OF HOT LIQUOR
 13. UNSPECIFIED AMOUNT OF BEER
 14. UNSPECIFIED AMOUNT OF COOL-DRINKS
TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER
DATED AT OSHAKATI this 5TH day of APRIL 2024.
AINGURA ATTORNEYS
 Legal Practitioners for Plaintiff
 S AINGURA
 Room 205, Palms Complex
 Cnr of Robert Mugabe & Main Road
OSHAKATI
 (Ref: S21016)

PUBLIC NOTICE
 Please take note that Kamau Team Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:
1. REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300
2. SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)
 in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.
 Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 5 148sqm in extent. The erf is currently zoned "Undetermined".
 In order to maximize the development potential of the property, the owner of Erf 1503 would like to zone Erf 1503 (Khomadal, Extension 14, Windhoek) from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 1503 (Street).
 Please further take note that -
 (a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 813.
 (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 13 May 2024.
FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

Applicant	Local Authority
 No. 04 (Magpie street) Windhoek west c +264 81 6332333 e +264 61 2615975 f +264 61 304279 P.O. Box 22236 Windhoek https://kamau.co.na www.kamau-architects.com	 Municipal Council of Windhoek Department of Urban and Transport Planning t. +264 61 200 7952 Estruëse@windhoek.org.na Office Number: 813, 6th floor.

IN THE MAGISTRATE'S COURT FOR THE DISTRICT OF OSHAKATI HELD AT OSHAKATI
 CASE NO.: 83/2022
 In the matter between:
SIMSON AINGURA /A AINGURA
 ATTORNEYS
 Judgment Creditor
 And
ABRAHAM ISMAEL
 Judgment Debtor
NOTICE OF SALE IN EXECUTION
 IN PURSUANCE of a judgment of this above Honorable Court, dated 15 DECEMBER 2023, the following goods will be sold in a sale in execution on the 9TH APRIL 2024 Advanced Refrigeration, Main Road, Oshakati at 12h00.
 1. 1 X FORD RANGER with registration number N92226W
Terms of Sale:
 1. "As is"
 2. Cash to the highest bidder
DATED AT OSHAKATI on this the 9TH day of APRIL 2024.
To:
 The Clerk of the Court
 Magistrate's Court
OSHAKATI
 By Hand:
AINGURA ATTORNEYS
 Legal Practitioners for Judgment Creditor
S AINGURA
 Cnr Main and Robert Mugabe Road
OSHAKATI
 (Ref: S21054)

IN THE HIGH COURT OF NAMIBIA HELD AT OSHAKATI
 CASE NO. HC-NLD-CIV-ACF-CO-2021/00397
 In the matter between:
VISTOLINA KANDALI INDONGO
 EXECUTION CREDITOR
 and
MAPHETI CONSTRUCTION CC
 EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION
 In pursuance of a Judgment of the above Honorable Court dated 07th of FEBRUARY 2022 and Writ of Execution dated 1 MARCH 2022 the following goods will be sold in a sale in execution on 25 APRIL 2024 at Advanced Refrigeration, Main Road, Oshakati at 12h00.
 1. 1 X LOUNGE SUITE
 2. 1 X FLATS SCREENS TV SUNSUNG
 3. 1 X COMPUTER STAND
 4. 1 X MICRO WAVE
 5. 1 X FRIDGE
 6. 1 X PLASTIC CHAIR
 7. 1 X DOUBLE BED
 8. 1 X HEAD BOARD
 9. 1 X DRESSING TABLE
 10. 1 X DOUBLE BED
 11. 1 X DVD
 12. UNSPECIFIED AMOUNT OF HOT LIQUOR
 13. UNSPECIFIED AMOUNT OF BEER
 14. UNSPECIFIED AMOUNT OF COOL-DRINKS
TERMS OF SALE: VOETSTOOTS AND CASH TO THE HIGHEST BIDDER
DATED AT OSHAKATI this 5TH day of APRIL 2024.
AINGURA ATTORNEYS
 Legal Practitioners for Plaintiff
S AINGURA
 Room 205, Palms Complex
 Cnr of Robert Mugabe & Main Road, OSHAKATI
 (Ref: S21097)

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) **AFALINO KAFFER** residing at Erf 406 AMABAAGTE, MARITAL and carrying on business / employed as (2) **EMPLOYEE (CASHIER) AT OKONJIMA LODGE, FARM STORE** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume **FREDERICK (MY FATHER'S SURNAME)** for the reasons that (3) **I AM HIS ONLY CHILD THAT'S WHY I WANT TO CHANGE TO MY FATHER'S SURNAME** I previously bore the name(s) (4) **KAFFER AFALINO**. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) to N/A. Any person who objects to my/our assumption of the said surname of **FREDERICK** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **KATUTURA MAGISTRATE COURT, 02 APRIL 2024**

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) **BRUNO MATENGU** residing at Erf 5388 SHOVELLER STREET, KHOMASDAL, WINDHOEK and carrying on business / employed as (2) **LEARNER** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **SIFUNISO** for the reasons that (3) **MATENGU IS MY FATHER SECOND NAME, SIFUNISO IS THE FAMILY NAME WHICH MY FATHER IS ALSO USING**. I previously bore the name(s) (4) **BRUNO MATENGU MATENGU**. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) to N/A. Any person who objects to my/our assumption of the said surname of **SIFUNISO** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **KATUTURA MAGISTRATE COURT, 26 MARCH 2024**

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) **JULIA NAWWALA PAULUS** residing at OIKUKU VILLAGE, OHANGWENA REGION and carrying on business / employed as (2) **UNEMPLOYED** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **INGASHIPOLA** for the reasons that (3) **I CURRENTLY USE MY FATHER'S NAME AS THE SURNAME AND I WOULD LIKE TO USE MY FATHER'S SURNAME LIKE MY OTHER SISTERS**. I previously bore the name(s) (4) **PAULUS**. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) to N/A. Any person who objects to my/our assumption of the said surname of **INGASHIPOLA** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **KATUTURA MAGISTRATE COURT, 02 APRIL 2024**

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) **LOUISE TASHIYA MOSES** residing at 12 - ALOE DRIVE, ORANJEBRAND and carrying on business / employed as (2) **TEACHER** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937 to assume **ESKON** for the reasons that (3) **I WOULD LIKE TO USE MY FATHER'S NAME AS A SURNAME**. I previously bore the name(s) (4) **SHAAHIKA**. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) to **JULIUS NDANGI; ASSER KANDALI-NDISHIWO KURUNE-KASHE; ESKON KWATHANDJE; CAROLINE NDILUPINE to ESKON**. Any person who objects to my/our assumption of the said surname of **ESKON** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **WINDHOEK MAGISTRATE COURT, 25 MARCH 2024**



CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) **SABINE MÜLLER - BRASE** residing at DORFSTR 56, 07646 GEISENHAIN, GERMANY and carrying on business / employed as (2) **TECHNICAL ASSISTANT** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume **MÜLLER - BRASE** for the reasons that (3) **I MARRIED NICO MÜLLER**. I previously bore the name(s) (4) **SABINE BRASE**. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) to N/A. Any person who objects to my/our assumption of the said surname of **SABINE MÜLLER - BRASE** should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of **WINDHOEK MAGISTRATE COURT, 27 MARCH 2024**

NOTICE FOR PUBLIC PARTICIPATION

ENVIRONMENTAL IMPACT ASSESSMENT

PERMANENT CLOSURE OF THE STREET PORTIONS A AND B OF ISMAEL ABRAHAM AND /OR MOSHITILA STREET, SUB-DIVISION OF ISMAEL ABRAHAM AND/OR MOSHITILA STREET AND CONSOLIDATION OF PORTIONS A AND B OF ISMAEL ABRAHAM AND/OR MOSHITILA STREET WITH ERVEN 3209 AND R1797, MONDESA, SWAKOPMUND

SandSea Consulting hereby gives notice to all potential 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 above-mentioned activity.

PROJECT LOCATION: Ismael Abraham and /OR Moshitila Street, Mondesa, Swakopmund

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: All interested & Affected Parties hereby invited to register and submit their comments, concerns or questions as part of the consulting process. All comments and concerns should be submitted to the details below:

Email: sandseaconsulting@gmail.com
Mobile: 085 639 0738 on or before 26 April 2024.



PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

1. Rezoning of erf 1503 khomasdal, extension 14, windhoek from "undetermined" to "single residential" with a density of 1:300
2. Subdivision of erf 1503 khomasdal, extension 14, windhoek, into 13 portions and the remainder of erf 1503 (street) in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 5 148sqm in extent. The erf is currently zoned "Undetermined".

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 1503 (Street).

PLEASE FURTHER TAKE NOTE THAT -

- (a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 813.
- (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 13 May 2024.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



KAL
1000
1000
1000

Department of Planning,
City of Windhoek, Windhoek
Tel: 061 261 8131
Fax: 061 261 8132



No journey is too far
What you need are
wheels



Rent a car today!

OFFICES IN ONDANGWA, RUNDU AND WINDHOEK

Ondangwa: Airport Lodge +264 081 165 4031
Hotel Rundu +264 85 148 0856
Windhoek +264 85 148 0858

info@ondangwa-carhire.com

www.ondangwa-carhire.com

PUBLIC NOTIFICATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SUBDIVISION OF ERF 3573 AND REZONING OF RESULTING PORTIONS FROM PUBLIC OPEN SPACE TO SINGLE RESIDENTIAL - EXTENSION 16, ONDANGWA, OSHANA REGION

Notice is hereby given to all potential Interested and Affected Parties (I&APs) and relevant stakeholders, that an application for an Environmental Clearance Certificate will be submitted to the Competent Authority and the Ministry of Environment, Forestry, and Tourism (MEFT) for the following activities.

Project title: Subdivision of Erf 3573 and Rezoning of Portions A - D from Public Open Spaces to Single Residential with Density of 1:600

Project Location: Extension 16, Ondangwa, Oshana Region

Proponent: Easy Care Trading Enterprises cc

Description: The proponent has purchased a Portion of Erf 3573 from the Ondangwa Town Council with the aim of a housing development project. The property is currently zoned "Public Open Space", hence certain town planning procedures needs to be applied for the subdivision of Erf 3573 into Portions A, B, C, D and Remainder and subsequent Rezoning of Portions A - D from Public Open Space to Single Residential with Density 1:600 to enable the intended development.

In terms of the Environmental Management Act (Act No. 07 of 2007), the Rezoning of land zoned "Public Open Space" cannot be undertaken without an Environmental Clearance Certificate being obtained.

I&APs are hereby invited to register, request the Background Information Document (BID), and submit comments/inputs to info@greengain.com.na. The last day to submit inputs is on 25 April 2024.

The need for a public meeting will be determined after the consultation and communicated to all registered I&APs.



For more information

Email: eap@greengain.com.na or jkondja@gmail.com

Cell: +264 81 1422927 or 0813380114

CONFIDENTE *Lifting the Lid*

ASSIST

OFFICE AVAILABLE
24/7
2785 South
2785 South

RENT TO OWN
"you cannot qualify for a traditional mortgage through me
comes NO PROBLEM"

LAKE VIEW 1 BEDROOM
The suite is spacious and bright.
Bedrooms each have Queen
bed, dresser and a large closet.
Fully equipped large kitchen, full
bathroom with tub and shower.

TWO BEDROOM
Beautiful 2 bed 2 bath open floor
concept comes with a Account
kitchen, cherry wood cabinetry,
room at large.

STATE BE SEEN
BE HEARD
BE NOTICED

BY OWNED

CLASSIFIEDS

Tel: (061) 208 0800/44 / Fax: (061) 220 584 Email: classifieds@nepc.com.na

- Services**
- Employment**
- Employment**
- Employment**
- Notice**
- Notice**
- Notice**

CLASSIFIEDS


Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously
- Classifieds smalls and notices: 12:00, two working days prior to placing
- Cancellations and alterations: 16:00, two days before date of publication in writing only

Notices (VAT Inclusive)

- Legal Notice N\$460.00
- Lost Land Title N\$575.00
- Liquor License N\$460.00
- Name Change N\$460.00
- Birthdays from N\$200.00
- Death Notices from N\$200.00
- Tombstones Unwilling from N\$200.00
- Thank You Messages from N\$200.00

Terms and Conditions Apply.



H.L. MUSWEU'S MEDICAL PRACTICE CC

H.L. Musweu's Medical Practice cc is an equal opportunity employer and invites proactive, professional, caring, ethical persons to apply for the following position:

1. Position:
Medical Doctor (GP)

Requirements:

- MBChB Degree
- Minimum of 5 years' experience as a GP.
- Valid license to practice the profession, must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia.
- Have above-average intellectual ability and emotional stability.
- Have concern for the health and well-being of people.

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents to P.O. Box 2775 Ondangwa or forward them via e-mail to: recruitment.practices@phl.com.na

Closing Date: 03 May 2024

Heilongjiang Longyuan Engineering Namibia (Pty) Ltd.

We are urgently looking for the following positions to join our growing company. Candidates with more than 5 years of Road Construction are encouraged to apply.

Construction Project Manager

The project manager shall be professional of organizing, planning, and executing projects while working within restraints like budgets and schedules, as well as lead entire teams, define project goals. The specific requirements for this position are as follows:

- Bachelor Degree
- Experience with road construction skills of the entire procedure of construction site
- Be familiar with the construction specifications and engineering contracts
- Be familiar with the fundamentals and operation of Chinese instruments and equipment
- Be able to control and calculate cost of project during the entire procedure
- Managing all project resources and ensuring deliverables are delivered on-time
- 5 years Experience with Southern Africa and Western Africa Construction Market
- 5 years Experience with project bidding and company managing
- Fluent Chinese is required for attending meetings with management in China

Enterprise Resource Planning (ERP) Department Manager

The ERP Manager shall be responsible for making timely, effective decision at the project level and communicating those decisions both up and down the program structure, while approaching needed decisions in a logical and thoughtful manner and weighing conflicting information. The specific requirements for this position are as follows:

- Bachelor Degree
- Be extremely skilled with computer and ERP software system
- Update and manage ERP system to ensure it provides company with proper business solutions and accurate results.
- Manage engagement risk, project economics, planning and budgeting and accounts receivable.
- Be familiar with the construction specifications and engineering contracts
- Be familiar with all kinds of ERP regulations and principles
- 5 years Experience with Southern Africa and Western Africa Construction Market
- Fluent Chinese is required for operating and programming the ERP system in Chinese

PUBLIC NOTICE

Please take note that Karau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

1. REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300
2. SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)

in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.



Erf 1503 is located along Gladia Street, Khomasdal Extension 14, and measures approximately 5 148sqm in extent. The erf is currently zoned "Undetermined".

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the remainder of 1503 (Street). Please further take note that -

(a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 813.

(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 13 May 2024.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

 <p>KAM KARAU ARCHITECTS</p> <p>No. 04 Wagner Street Windhoek west t: +264 81 6332399 e: +264 61253575 f: +264 61 3304219 P.O. Box 22298 Windhoek hope@kam.namibiasp.com www.karau-architects.com</p>	 <p>Municipal Council of Windhoek Department of Urban and Transport Planning t: +264 61 200 2550 P.O. Box 22298 Windhoek Office Number: 813, 8th floor.</p>
--	---

NOTICE TO CREDITORS

ESTATE LATE DANIEL FREDERICK ADAMS
With identity number 48101400249
Who died at KEETMANSHOOP, KARAS REGION ON 20 OCTOBER 2023
ESTATE NO: E 495/2024

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof. DATED AT WINDHOEK ON THIS 19TH DAY OF APRIL 2024.

S. NEWAKA & COMPANY INCORPORATED
ESTATE ADMINISTRATOR
P.O. BOX: 26215
WINDHOEK NAMIBIA
snewaka@snewakaco.com

"LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION"

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrates Court, as stated below (where applicable). Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account. Registered number of Estate: E 1065/2023

Surname: KAHONA
First Name: ERNST JOSEPH
Identity No: 71061200957
Last Address: WINDHOEK, KHOMAS REGION
Full Name of the Surviving Spouse: N/A
ID Number: N/A
Account Description: FIRST & FINAL Magistrate's Court: N/A
Authorized Agent: S. NEWAKA & COMPANY INC NO. 8, KOCH STREET, KLEIN-WINDHOEK, WINDHOEK
Tel: snewaka@snewakaco.com
Advertiser and Address: S. Newaka & Company Inc P.O. Box 26215
Email address: snewaka@snewakaco.com
Tel: +264 81 2310193 (Sabanius Newaka)

S. Newaka & Co Inc

DO YOU URGENTLY NEED CASH?

GET UP TO 75% OF YOUR VEHICLE'S VALUE IN 45 MINUTES

Just a call (once) when you need it.

061 400576

www.wbncorp.com

DESCHER INVESTMENT NUMBER TWO (PTY)

A local Garments Manufacturing company in Windhoek has the following vacancies:

- Pattern Master x 1 post
- Senior Machinist x 2 post
- Sample Maker x 1 post
- Industrial Embroidery Machine Technician (electrical and electronics) x 1 post
- Industrial Sewing/ specialized Machine Technician
- Suit Maker x 1 post

Minimum 5/7 years of experience in their respective field of specialty. Must be Namibian citizen of PRP Holder.

Please email your CV and copy of ID to: contact@descher-garments.com

Mechanic Department Manager

The Mechanic Department Manager shall be responsible for the maintenance and repairing the company's various machinery and equipment, including daily-use vehicles and construction equipment. Manage and maintain equipment in good condition, and repair the above equipment professionally and promptly when fault occurs.

- 8 years experience with repairing heavy duties and construction equipment
- Be familiar with the fundamentals and operation of instruments and equipment
- Be familiar with all kinds of Chinese instruments and equipment
- Be familiar with all kinds of Chinese tools and parts
- Basic Chinese Reading is required since the equipment and spare parts are imported from China

Please send your CV or Inquiries at nicowang549@gmail.com or contact: 0812877461.
Due Date for application: 03 May 2024

NOTICE TO CREDITORS

ESTATE LATE NIKODEMUS PAULIUS
With identity number 63090301075
Who died at RUNDU, KAVANGO REGION ON 16 NOVEMBER 2023
ESTATE NO: E 445/2024

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof. DATED AT WINDHOEK ON THIS 19TH DAY OF APRIL 2024.

S. NEWAKA & COMPANY INCORPORATED
ESTATE ADMINISTRATOR
P.O. BOX: 26215
WINDHOEK NAMIBIA
snewaka@snewakaco.com

NOTICE TO CREDITORS

ESTATE LATE EDWARD TERIKO
With identity number 420416 0026 4
Who died at WINDHOEK, KHOMAS REGION ON 15 MARCH 2021
ESTATE NO: E 455/2024

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof. DATED AT WINDHOEK ON THIS 19TH DAY OF APRIL 2024.

S. NEWAKA & COMPANY INCORPORATED
ESTATE ADMINISTRATOR
P.O. BOX: 26215
WINDHOEK NAMIBIA
snewaka@snewakaco.com

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrates Court as stated below (where applicable). Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account. Registered number of Estate: E 724/2023

Surname: VENONIA
First Name: AILI
Identity No: 630715 0015 7
Last Address: WINDHOEK, KHOMAS REGION
Full Name of the Surviving Spouse: N/A
ID Number: N/A
Account Description: FIRST & FINAL Magistrate's Court: N/A
Authorized Agent: S. NEWAKA & COMPANY INC NO. 8, KOCH STREET, KLEIN-WINDHOEK, WINDHOEK
Tel: snewaka@snewakaco.com
Advertiser and Address: S. Newaka & Company Inc P.O. Box 26215
Email address: snewaka@snewakaco.com
Tel: +264 81 2310193 (Sabanius Newaka)

EMPLOYMENT

N\$3350 FIRST MONTH RENT FREE

Apply now, call 081 664 2669

NEED A WEBSITE?

Summer Sale Save 50% Launch in 7 Days

ORDER ONLINE www.sk24.online

0814767714

Notice

CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) IPINGE FRANS IPINGE JOHANNES residing at OSHIKONDILONGO VILLAGE and carrying on business / employed a (2) NA intend applying to the Minister of Home Affairs for authority to change the surname of my wife N/A and minor child(ren) (5) to NA. Any person who objects to my/our assumption of the said surname of SABINE MÜLLER - BRASE should as soon as possible lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 10 APRIL 2024

Notice

CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) SABINE MÜLLER - BRASE residing at DORFSTR 56, 07646 GEISENHAIN, GERMANY and carrying on business / employed a (2) TECHNICAL ASSISTANT intend applying to the Minister of Home Affairs for authority to change the surname of my wife N/A and minor child(ren) (5) to N/A. Any person who objects to my/our assumption of the said surname of SABINE MÜLLER - BRASE should as soon as possible lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 27 MARCH 2024

Notice

CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) NGARIKUTUKE MENGISTO KATIRE residing at ERF 3087, ONJULINGA STR, ONDANGWA and carrying on business / employed a (2) MANAGER intend applying to the Minister of Home Affairs for authority to change the surname of my wife N/A and minor child(ren) (5) to SHALOM CHRISTIAN PHRONESIS KATIRE, JOSHUA PROSPER KATIRE, WISDOM VLADIMIR KATIRE; CANDACE BLESSING NGAENDE LIDIA KATIRE to KANGOMBE. Any person who objects to my/our assumption of the said surname of KANGOMBE should as soon as possible lodge his/her objection, in writing, with a statement of his/her reasons therefore, with the magistrate of WINDHOEK MAGISTRATE COURT, 18 MARCH 2024



NOTICE FOR PUBLIC PARTICIPATION

ENVIRONMENTAL IMPACT ASSESSMENT

PERMANENT CLOSURE OF THE STREET PORTIONS A AND B OF ISMAEL ABRAHAM AND /OR MOSHITILA STREET, SUB-DIVISION OF ISMAEL ABRAHAM AND/OR MOSHITILA STREET AND CONSOLIDATION OF PORTIONS A AND B OF ISMAEL ABRAHAM AND/OR MOSHITILA STREET WITH ERVEN 3209 AND R1797, MONDESA, SWAKOPMUND

SandSea Consulting hereby gives notice to all potential 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 above-mentioned activity.

PROJECT LOCATION: Ismael Abraham and / OR Moshitila Street, Mondesa, Swakopmund

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: All interested & Affected Parties hereby invited to register and submit their comments, concerns or questions as part of the consulting process. All comments and concerns should be submitted to the details below:

Email: sandseaconsulting@gmail.com
Mobile: 085 639 0738 on or before 26 April 2024.



PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

1. Rezoning of erf 1503 khomasdal, extension 14, windhoek from "undetermined" to "single residential" with a density of 1:300
2. Subdivision of erf 1503 khomasdal, extension 14, windhoek, into 13 portions and the remainder of erf 1503 (street)

in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018.

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 5 148sqm in extent. The erf is currently zoned "Undetermined".

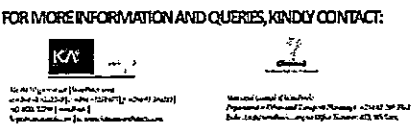
In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503 Khomasdal, Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 1503 (Street).

PLEASE FURTHER TAKE NOTE THAT -

(a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 813.

(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 13 May 2024.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



PUBLIC NOTIFICATION

CALL FOR REGISTRATION AS INTERESTED AND AFFECTED PARTIES

ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED THE EXTRACTION OF SAND AND AGGREGATE IN A SECTION OF THE SEEIS RIVER ON FARM SEEIS NO. 134/16, KHOMAS REGION

- 1. PROJECT SITE AND DESCRIPTION**
Theopaldt Properties Two cc, wishes to re-instate their intend to apply to obtain an Environmental Clearance Certificate for the proposed Extraction of Sand and Construction Aggregate on a section of the Seeis River, on Farm Seeis No. 134/16 Khomas Region. The key component of the proposed activity entails the extraction of sand and aggregate by front-end loader and transportation to a suitable processing site.
- 2. PUBLIC PARTICIPATION PROCESS**
Enviro-Leap Consulting invites all Interested and Affected Party (I & AP) to register and receive Environmental Assessment (EIA, Scoping and EMP) documents relating to the proposed project for their comments and input.
- 3. COMMENTS AND QUERIES**
Interested and Affected Parties are herewith request to register by writing to us at the address below no later than 17 May 2024.
- 4. CONTACTS**
Please register and direct all comments, queries to: Enviro-Leap Consulting at Email: eap.trigen@gmail.com



ONDANGWA CAR HIRE

No journey is too far
What you need are
wheels

Rent a car today!

OFFICES IN: ONDANGWA, RUNDU AND WINDHOEK

Ondangwa Airport Lodge +264 081 165 4031
Hotel Rundu +264 85 148 0856
Windhoek +264 85 148 0858

info@ondangwa-carhire.com

www.ondangwa-carhire.com

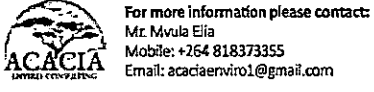
PUBLIC NOTICE

EIA FOR THE PROPOSED RENOVATION AND OPERATION OF THE EXISTING USAKOS ANIMAL ABATTOIR IN THE USAKOS DISTRICT, ERONGO REGION, NAMIBIA.

Acacia Enviro Consulting Cc was appointed by XEVA Investment Cc to undertake an environmental assessment for the proposed renovation of the existing Usakos animal abattoir in the Usakos district, Erongo region, in accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations.

Members of the public are hereby invited to attend the public participation meeting.

Date: 27 April 2024
Time: 10h00 – 11h00
Venue: Usakos Town Community Hall



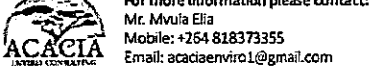
PUBLIC NOTICE

EIA FOR THE PROPOSED DEVELOPMENT A PIGGERY IN THE USAKOS DISTRICT, ERONGO REGION, NAMIBIA.

Acacia Enviro Consulting Cc was appointed by XEVA Investment Cc to undertake an environmental assessment for the proposed piggery in the Usakos district, Erongo region, in accordance with the Environmental Management Act no. 7 of 2007 and its 2012 EIA regulations.

Members of the public are hereby invited to attend the public participation meeting.

Date: 27 April 2024
Time: 10h00 – 11h00
Venue: Usakos Town Community Hall



BUY 1Kg LAMB CHOPS

for N\$ 109.95/kg & GET 200g OF STEW FREE

OFFER VALID TILL STOCK LAST!
COUPON ID: 6016

Windhoek West
Dorada Valley Shopping Mall
c/o Ara & Dr. Kamimo Birako Street
Tel: 081 606 7686

P. O. Box 4114, Windhoek
No. 8 Delius Street, Windhoek (West)
Tel: (061) 212096 Cell: 0812716189
Fax: (061) 213051
Email:pafrica@mweb.com.na

No. 191

2024

REZONING OF ERF 1503, KHOMASDAL EXTENSION 14, WINDHOEK

Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 1503, Khomasdal Extension 14, Windhoek from “Undetermined” to “Single Residential” with a density of 1:300; and**
- **Subdivision of Erf 1503, Khomasdal Extension 14, Windhoek into 13 Portions and the Remainder of Erf 1503 (Street).**

In terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

Erf 1503 is located along Gladiola Street, Khomasdal Extension 14, and measures approximately 148m² in extent. The erf is currently zoned ‘Undetermined’.

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503, Khomasdal Extension 14, Windhoek from “Undetermined” to “Residential, with a density of 1:300, and subdivide the property into 13 portions and the Remainder of 150, (Street).

Take note that –

- a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek’s Department of Planning office number 813.
- 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. not later than 13 May 2024.

Applicant:
Kamau Town Planning and
Development Specialist
No. 4 Wagner Street, Windhoek West
P. O. Box 22296, Windhoek
Cell:+264816532389 /c:+26461251975
Fax:+26461304219
hope@kamautpds.com /w: www.kamau-architects.com

Local Authority:
Municipal Council of Windhoek
Department of Urban and Transport Planning
Tel: +264 61 290 2952
Esther.Liseli@windhoekcc.org.

No. 192

2024

REZONING OF ERF 3452, WINDHOEK

Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 3452 Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

going to the proposed use of the job objection together with the check and with the applicant in front of this notice. The last day for 24.

Planning Consultants
CITY OF WINDHOEK
URBAN PLANNING



420

RESIDENTIAL WITH A DENSITY OF 1500

WINDHOEK

RESIDENTIAL WITH A DENSITY OF 1500



KAI

KAI CONSULTANTS

No. 24 Avenue Street, Windhoek West
P.O. Box 22263, Windhoek
Tel: 061 22263

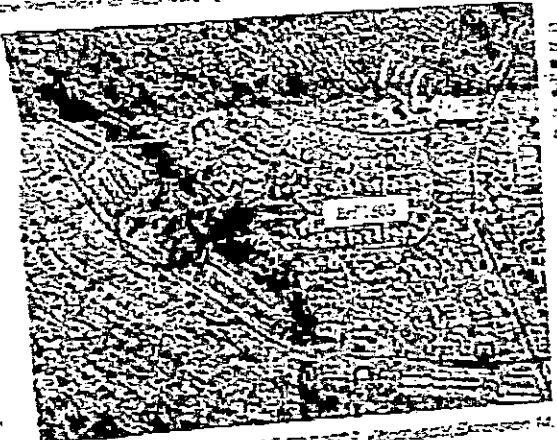
No. 24 Avenue Street, Windhoek West
P.O. Box 22263, Windhoek
Tel: 061 22263

PUBLIC NOTICE

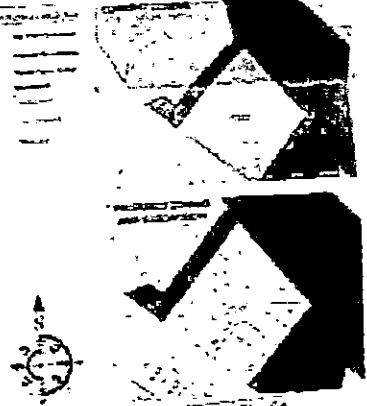
Please take note that Kai Consultants, Urban Planning, has on behalf of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, to advise of the following:

- REVISION OF ERF 1502 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1500.
- SUBDIVISION OF ERF 1502 KHOMASDAL, EXTENSION 14, WINDHOEK INTO 11 PORTIONS AND THE REMAINDER OF ERF 1502 (STREET)

in terms of the City of Windhoek Town Planning Regulations Part 2, Section 125 of the Regulations regarding zoning and use of land. Erf 1502 is bounded by Gamsberg Street, Khomasdal Extension 14, and the remainder of Erf 1502. The purpose of this notice is to advise the public of the proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, and to invite the public to object to the proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, if they so desire.



AERIAL LOCALITY MAP OF ERF 1502, KHOMASDAL, EXTENSION 14, WINDHOEK



Please further take note that:

1. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

2. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

3. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

KAI

KAI CONSULTANTS

FOR FURTHER INFORMATION:

KAI

KAI CONSULTANTS

PUBLIC NOTICE

Please take note that Kai Consultants, Urban Planning, has on behalf of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, to advise of the following:

- REVISION OF ERF 1502 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1500.



AERIAL LOCALITY MAP OF ERF 1502, KHOMASDAL, EXTENSION 14, WINDHOEK

Please further take note that:

1. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

2. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

3. The proposed changes to the zoning and use of land of Erf 1502, Khomasdal, Extension 14, Windhoek, will be subject to the approval of the Council of Erf 1502, Khomasdal, Extension 14, Windhoek, and the City of Windhoek.

of Windhoek
Urban Planning
CITY OF WINDHOEK



No. 04 Wagner street | Windhoek West
t: +264 61 6532359 | c: +264 61 251975 | f: +264 61 504219
P.O. Box 22236 | Windhoek
naam@kamaupds.com | w: www.kamau-architects.com

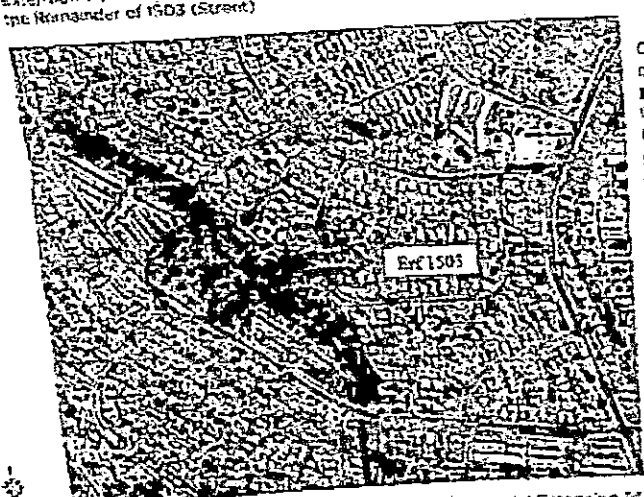
PUBLIC NOTICE

Please take note that Kamau Town Planning and Development Specialist has been appointed by the owner of Erf 1503, Khomasdal, Extension 14, Windhoek, to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

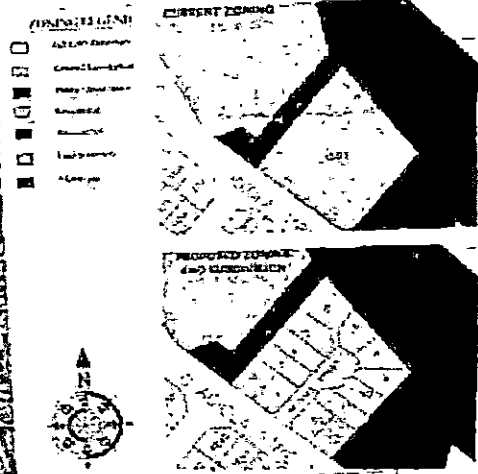
- REZONING OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK FROM "UNDETERMINED" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:300
- SUBDIVISION OF ERF 1503 KHOMASDAL, EXTENSION 14, WINDHOEK, INTO 13 PORTIONS AND THE REMAINDER OF ERF 1503 (STREET)

in terms of the City of Windhoek Town Planning Scheme and Part 2, Section 105 of the Urban and Regional Planning Act 5 of 2018. Erf 1503 is located along Giardale Street, Khomasdal Extension 14 and measures approximately 5 148sqm in extent. The erf is currently zoned 'Undetermined'.

In order to maximize the development potential of the property, the owner of Erf 1503 would like to rezone Erf 1503 Khomasdal Extension 14, Windhoek from "Undetermined" to "Residential" with a density of 1:300, and subdivide the property into 13 portions and the remainder of 1503 (Street)



AERIAL LOCALITY IMAGE OF ERF 1503, Khomasdal, Extension 14, - Windhoek



Please further take note that -

- (a) For more enquiries regarding the rezoning and subdivision application, visit the City of Windhoek's Department of Planning office number 817
- (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 first publication of this notice, i.e. no later than 13 May 2024.

FOR FURTHER INFORMATION:

Urban Planning & Development Specialist

1421

Please further take note that...

FOR FURTHER INFORMATION

Please take note that... REZONING OF SINGLE RESIDENTIAL



AERIAL LOCALITY IMAGE OF WINDHOEK

URBAN PLANNING



KAWAU
COMMUNITY DEVELOPMENT
1000 WINDY ROAD
WINDY ROAD, WINDY ROAD

1000 WINDY ROAD, WINDY ROAD
WINDY ROAD, WINDY ROAD
WINDY ROAD, WINDY ROAD
WINDY ROAD, WINDY ROAD

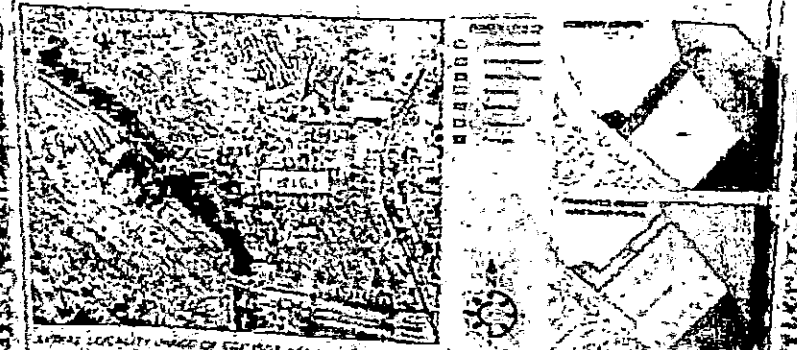
PUBLIC NOTICE

Public Notice that Kawau Community Development is being provided by the Office of the Mayor, Auckland Council, Auckland, 13 April 2013 to the City of Windy Road and the Office of the Mayor, Auckland Council.

REZONING OF THE 1001 ECHOVAL, EXTENSION 14, WINDY ROAD FROM "MEDIUM-DENSITY" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000
REZONING OF THE 1002 ECHOVAL, EXTENSION 14, WINDY ROAD, DATED 13 APRIL 2013 AND THE REMAINDER OF THE 1001 (EXTENSION 14)

Under the City of Windy Road Planning Scheme, Section 223(1) of the Resource Management Act 1991, the Council has decided to rezone the 1001 ECHOVAL, EXTENSION 14, WINDY ROAD from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000.

In order to respond to the development needs of the district, the Council has decided to rezone the 1001 ECHOVAL, EXTENSION 14, WINDY ROAD from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000. The Council has also decided to rezone the remainder of the 1001 (EXTENSION 14) from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000.



For more information regarding the proposed rezoning, please contact the Council's Planning Department, Auckland Council, Auckland, 13 April 2013.

The Council has decided to rezone the 1001 ECHOVAL, EXTENSION 14, WINDY ROAD from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000. The Council has also decided to rezone the remainder of the 1001 (EXTENSION 14) from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000.

Public Notice that Kawau Community Development is being provided by the Office of the Mayor, Auckland Council, Auckland, 13 April 2013 to the City of Windy Road and the Office of the Mayor, Auckland Council.

REZONING OF THE 1001 ECHOVAL, EXTENSION 14, WINDY ROAD FROM "MEDIUM-DENSITY" TO "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000
REZONING OF THE 1002 ECHOVAL, EXTENSION 14, WINDY ROAD, DATED 13 APRIL 2013 AND THE REMAINDER OF THE 1001 (EXTENSION 14)

Under the City of Windy Road Planning Scheme, Section 223(1) of the Resource Management Act 1991, the Council has decided to rezone the 1001 ECHOVAL, EXTENSION 14, WINDY ROAD from "MEDIUM-DENSITY" to "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:1000.



423

LIST OF REGISTERED ITEMS POSTED

424



KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALISTS post
 ZONING AND SUBDIVISION OF ERF 1503 KA.

1309 85134	CITY OF Windhoek P.O Box 59 Windhoek		BA 002 102 815 NA
1504	City Samuel Christian Church P.O Box 60271 Windhoek		BA 002 102 719 NA
1648	M. C Mathys P.O Box 74409 Windhoek		BA 002 102 807 NA
1649	S. B Mbaha P.O Box 73661 Windhoek		BA 002 102 775 NA
1650	S. Kanime P.O Box 96221 Windhoek		BA 002 102 784 NA
1651	H.P.D. Da. Costa P.O Box 22961 Windhoek		BA 002 102 767 NA
1652	J. Tja Tuuapo P.O Box 25454 Windhoek		BA 002 102 795 NA
1637	EW and AME Andrew P.O Box 6189 Windhoek		BA 002 102 722 NA

Article no. 28034

Number of items

8

Received by

[Signature]

Date-stamp

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

P1/185

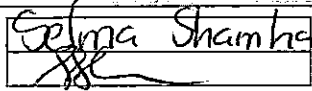
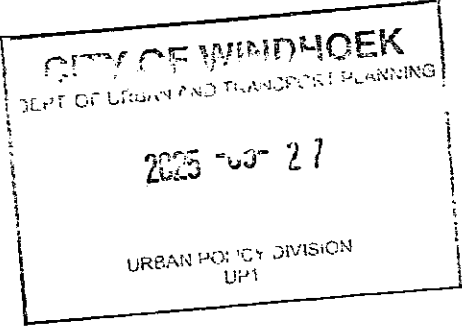
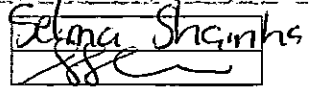
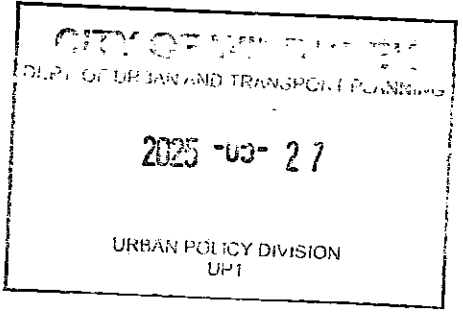


CHECKLIST FOR TOWN PLANNING APPLICATIONS

Please submit the application and supporting documents in the sequence indicated below:

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES/NO or N/A)
1.	Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm	ANNEXURE A	YES
2.	Previous Council's Approval (if applicable)	ANNEXURE B	NO
3.	A. Locality and Detailed Plans (Illustrating whole boundary of the Local Authority area) B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable) C. Existing Zoning Plan D. Intended Zoning Plan E. Subdivision / Consolidation / Township Establishment Plan (with contours) F. Services Plan with Contours (mandatory for township establishment applications) G. Parking Layout (not applicable for township establishment applications) H. Copy of Diagram or Extract of General Plan Approved by the Surveyor General I. Street Names Proposal Plan (mandatory for Township establishment)	ANNEXURE C	YES
4.	Conditions to be registered (not applicable for consent use applications)	ANNEXURE D	N/A
5.	Special Power of Attorney including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	Closure Certificate (if applicable) Environmental Clearance Certificate (if applicable)	ANNEXURE F	N/A
7.	Previous approvals of the Minister of Urban and Rural Development (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N/A
8.	Roads Authority approval together with the sketch plan indicating the access point(s) (if applicable)	ANNEXURE H	N/A
9.	NamWater approval together with the sketch plan confirming the availability / provision of water services (mandatory for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	ANNEXURE I	N/A
10.	NamPower approval together with the sketch plan confirming the availability/ provision of electricity services (mandatory for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	ANNEXURE J	N/A
11.	A. Copy of Founding Statement (CC 1/2) or Business Registration (if registered in the name of Close Corporation, Company or Organisation Name) B. Copy of Resolution (if registered in the name of a Company or Organisation)	ANNEXURE K	N/A
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	ANNEXURE L	YES
13.	Conditions of Establishment (mandatory for township establishment applications)	ANNEXURE M	N/A
14.	Proof of Payment of the Municipal Council of Windhoek Application Fee	ANNEXURE N	YES
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	ANNEXURE O	YES

Note: Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:	
RECEIVED BY: NAME: <u>Selma Shams</u> SIGNATURE:  STAMP: 	CHECKED BY: NAME: <u>Selma Shams</u> SIGNATURE:  STAMP: 
ACCEPTED <input type="checkbox"/>	NOT ACCEPTED <input type="checkbox"/>
REASON/S FOR NOT ACCEPTING THE APPLICATION: _____ _____ _____	



SUBJECT:

APPLICATION TO REZONE ERF 600 HAMERKOP STREET, HOCLAND PARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1/700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1/250.

CONSULTANT:

VAN ROOI & ASSOCIATES PLANNING CONSULTANTS
P O Box 80164, Olympia, Windhoek
gb_vanrooi@yahoo.co.uk
+264 81 122 5877

CLIENT:
MR & MRS F. NAKALE

SUBMIT TO:
Department of Urban & Transport Planning
City of Windhoek
PO Box 59
Windhoek

ATTENTION:
Ms. Kristofina Asino
Manager: Urban Policy

SUBMISSION DATE: 2025/03/02



- **APPLICATION TO REZONE ERF 600, HOCHLAND PARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250.**

1. APPLICATION

Van Rooi & Associates Urban and Regional Planners, on behalf of its client Mr. F Nakale, the owner of Erf 600, Hamerkop Street, Hochland Park, herewith applies to the Municipal Council of Windhoek for the rezoning of Erf 600, Hochland Park from 'Residential' with a density of 1:700 m² to 'General Residential' with a density of 1:250 m². The rezoning is sought to enable the densification of the erf which in turn would allow for the construction of four sectional title units. Please see Power of Attorney attached as **Annexure D**.

2. Locality and Ownership

Erf 600 is located along Hamerkop Street, Hochland Park. The Erf's locality is indicated on the attached Locality Plan as **Annexure C**. The erf measures approximately 1102 m² in extent and is currently undeveloped.

Ownership of the Erf is vested in Mr F Nakale vide Deed of Transfer No. T060/2021. See attached **Annexure E** for proof of ownership.

3. Zoning and Surrounding Land Use

Erf 600, Hochland Park, is zoned "Residential" with a density of 1:700. The Windhoek Zoning Scheme allows for the development of one dwelling unit on its current zoning and density.

The erf is located approximately 150 m south of a well-developed node within Hochland Park, which comprise of commercial, institutional as well as high density residential developments. The densification sought through this application is at a much lower intensity than the already existing densified residential developments.

4. Intended Development

Erf 600, Hochland Park, measures approximately 1102m² in size and is currently vacant. There is a strong demand for housing in Windhoek and especially so within well-located townships, like Hochland Park. The erf owner thus has realised that he could aid in alleviating the housing demand by developing four sectional title units on the erf. To accommodate the intended development, it is however necessary that Erf 600, Hochland Park be rezoned from "Residential" with a density of 1:700 to "General Residential" with a density of 1:250. Attached as Annexure C are the current and proposed zoning plans.

Whilst the proposed development will result in the diversification of the housing typology in this area, it would not be totally alien as there are several high-density developments in proximity. The proposed rezoning and development of sectional title units will not only benefit the neighbourhood but will be beneficial to the Municipal Council of Windhoek as well – as it will reduce the pressure placed on the Council to deliver serviced residential land and hence, the Council will benefit from the levying of rates and taxes and betterment fee on the improved value of the erf.

5. Access and Parking

Hamerkop Street, the street that provides vehicular and pedestrian access to Erf 600, Hochland Park, measures 15 metres in width and is considered wide enough to ensure adequate access to the proposed sectional title units hence it can support the density increase. The owner will provide parking to the four units in line with the Windhoek Zoning Scheme provisions.

6. Rezoning Motivation & Rationale

The erf is located ideally for high density development. Erf 600, Hamerkop Street, Hochland Park is located approximately 150 m south of a well-developed node within Hochland Park, which comprise of commercial, institutional as well as high density residential developments. This proposed development will thus compliment and complement the existing land uses within the area.

The Emma Hoogenhout as well as Hochland High Schools are located approximately 700m to the west of the erf; the Highlands Christian School is 250m north of the erf; the Pentecostal Church is also about 700m west of the erf; the Gospel Outreach Church is approximately 770m west of the site. Commercial developments like the Hochland Park Spar complex, which comprise of not only the retailer, but also a liquor outlet as well as a pharmacy, medical offices, a Chinese take-away and a few other small scale businesses all within a 300m walking distance from the erf. There are at least six high density residential developments within a 300m walking distance from the erf.

Increased housing availability would thus strengthen the threshold that support the diversity of land uses and in the short term, the actual construction would benefit the construction industry and fosters job creation, all of which support local economic growth. Additionally, this change would contribute to the city's property tax base, providing essential funding for public services and infrastructure improvements without placing an undue burden on single-family home owners. It would also counter sprawl, which in turn saves on administrative costs for delivering administrative and emergency services. Rezoning Erf 600, Hochland Park to General Residential will provide long-term economic benefits to Windhoek as a whole.

Furthermore, the proposal aligns with principles of New Urbanism, by encouraging development in well established areas with good infrastructure, close proximity to amenities such as shops, schools, and public transit. By allowing for more flexible housing options, the rezoning can reduce urban sprawl and promote more sustainable land use practices. In conclusion, rezoning this property from Single Residential to General Residential is a critical step toward addressing the city's evolving needs. It will help provide diverse housing options, promote economic growth, and contribute to the long-term sustainability of the city.

The development will have no detrimental influence on the neighbourhood or neighbouring environment.

7. Public Consultation

Section 107 (1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and regulations as published in the Government Gazette No. 7966 of 1 December 2022, requires that upon receipt of the application, the CEO of the Local Authority or the Authorised Planning Authority must request the applicant to give notice of the application in the prescribed manner to:

- Prescribed persons
- General public

To comply with the Urban and Regional Planning Act and its Regulations of September 2020, we hereby request Council to instruct our office in writing to give notice of the application in the prescribed manner. Please take note that the prescribed manner in terms of this application notification is as follows:

- Notice in the 2 x Newspapers.
- Notice in the Government Gazette
- Notify neighbouring landowners of the intention to rezone.

Please take note that this application notification is to allow the general public 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. Should there be comments and/or objections, Council can use such in considering the application for recommendation.

8. Conclusion

The area has however over the last decade been undergoing a transition from low-density housing to a mixture of low and higher density housing as well as office and commercial development. The commercial development at the Spar Hochland Park node as well as the higher density residential developments and the institutional developments within walking distance from the erf bears testimony to this change in neighbourhood character.

The increased density herewith sought, can thus not be perceived to be alien to the area. Densification of the city ought to be pursued in all earnest. Efforts like these not only densify the city but it aides in transforming suburbs into more diverse, multifunctional urban systems.

Diversity in terms of the varying erf sizes, residential densities, and housing typologies goes a long way toward fighting against the predominantly monofunctional traditional suburb, that typifies Windhoek.

The proposed rezoning thus would not have a negative effect on the immediate surrounds and the entire suburb.

9. Application

It is herewith recommended that the Windhoek Municipality, in accordance with Section 109 (2) of the Urban and Regional Planning Act, Act No.5 of 2018, recommends to the Urban and Regional Planning Board the approval of this application which is prepared in line with Section 105 (1) (a) of the aforementioned Act, and as well as the Windhoek Zoning Scheme, which seeks approval for the:

- Rezoning of Erf 600 Hamerkop Street, Hocland Park, Windhoek from 'Residential' with a density of 1:700 to 'General Residential' with a density of 1:250.

In support of this application, please find attached the following documentation:

- Annexure A: Application
- Annexure C: Current and Proposed Zoning Plans
- Annexure E: Special Power of Attorney
- Annexure L: Title Deed
- Annexure N: Proof of Payment
- Annexure O: Credit Check

Should Council be in support of this application, please provide our office with a request to give notice of the application as per the Urban and Regional Planning Act, Act No.5 of 2018 and its regulations as well as the details of surrounding neighbours.

I trust that this application will receive your positive consideration. Please call on our office for further clarification if the need arises.

Sincerely,



.....
Geraldine B van Rooi
Urban & Regional Planner
(TRP/NCTRP: 45)

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

Please take note that **Van Rooi & Associates Urban Planning Consultants**
(Full names of applicant)

Intends to apply to the Urban and Regional Planning Board* to rezone **Erf 600 Hamerkop Street, Hochland Park, Windhoek.**

Rezone from Residential with a density of 1:700 to General Residential with a density of 1:250.

(Details of the amendment concerned)

Please further take note that -

- (a) The plan of the erf or land lies for inspection at the offices of the Local Authority*
- (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 local authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

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



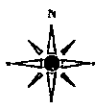
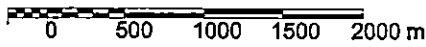
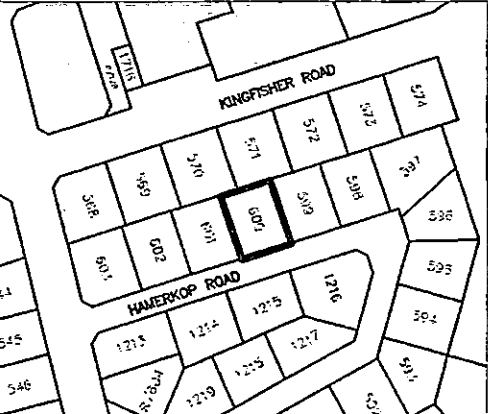
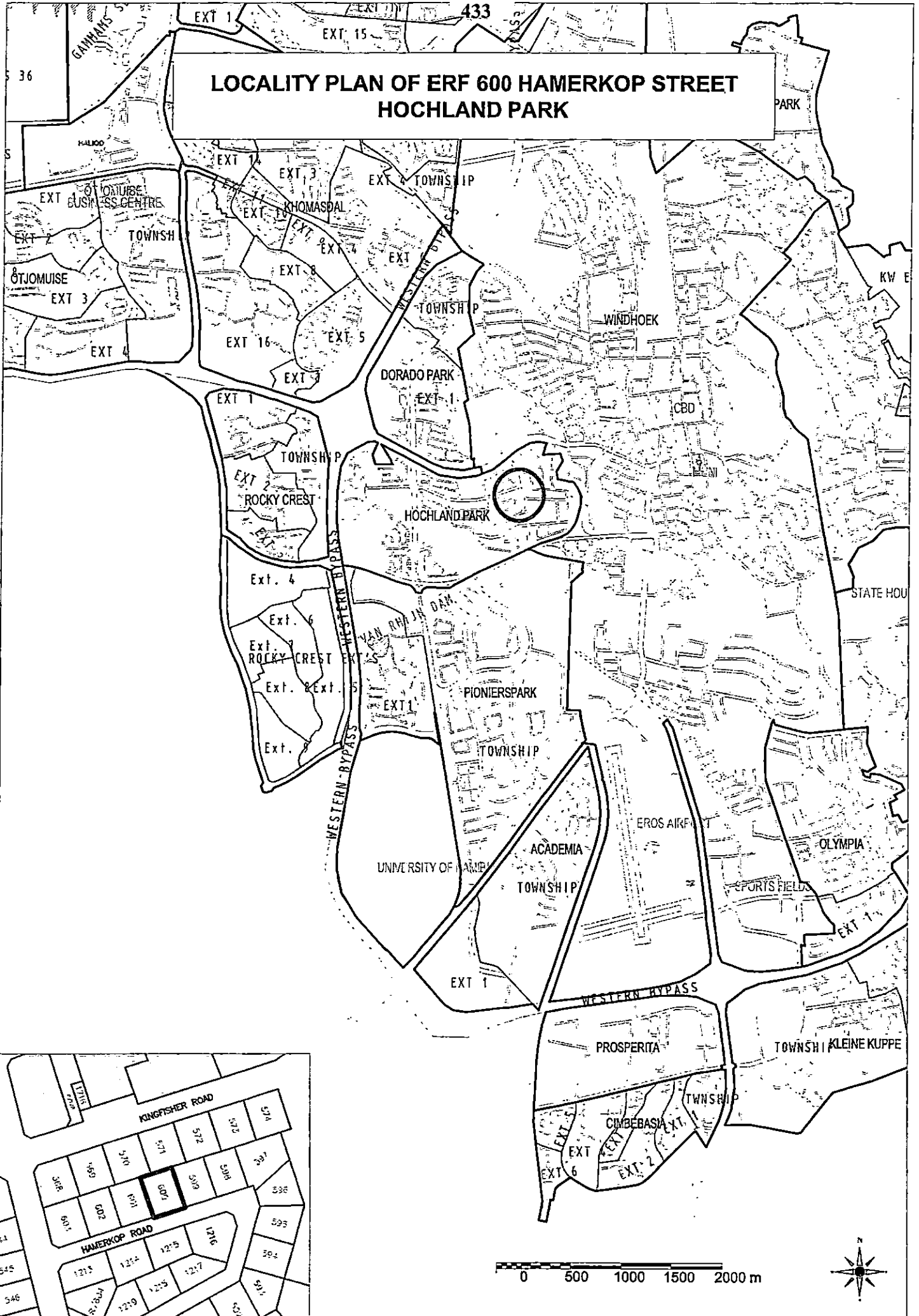
10/05/2025

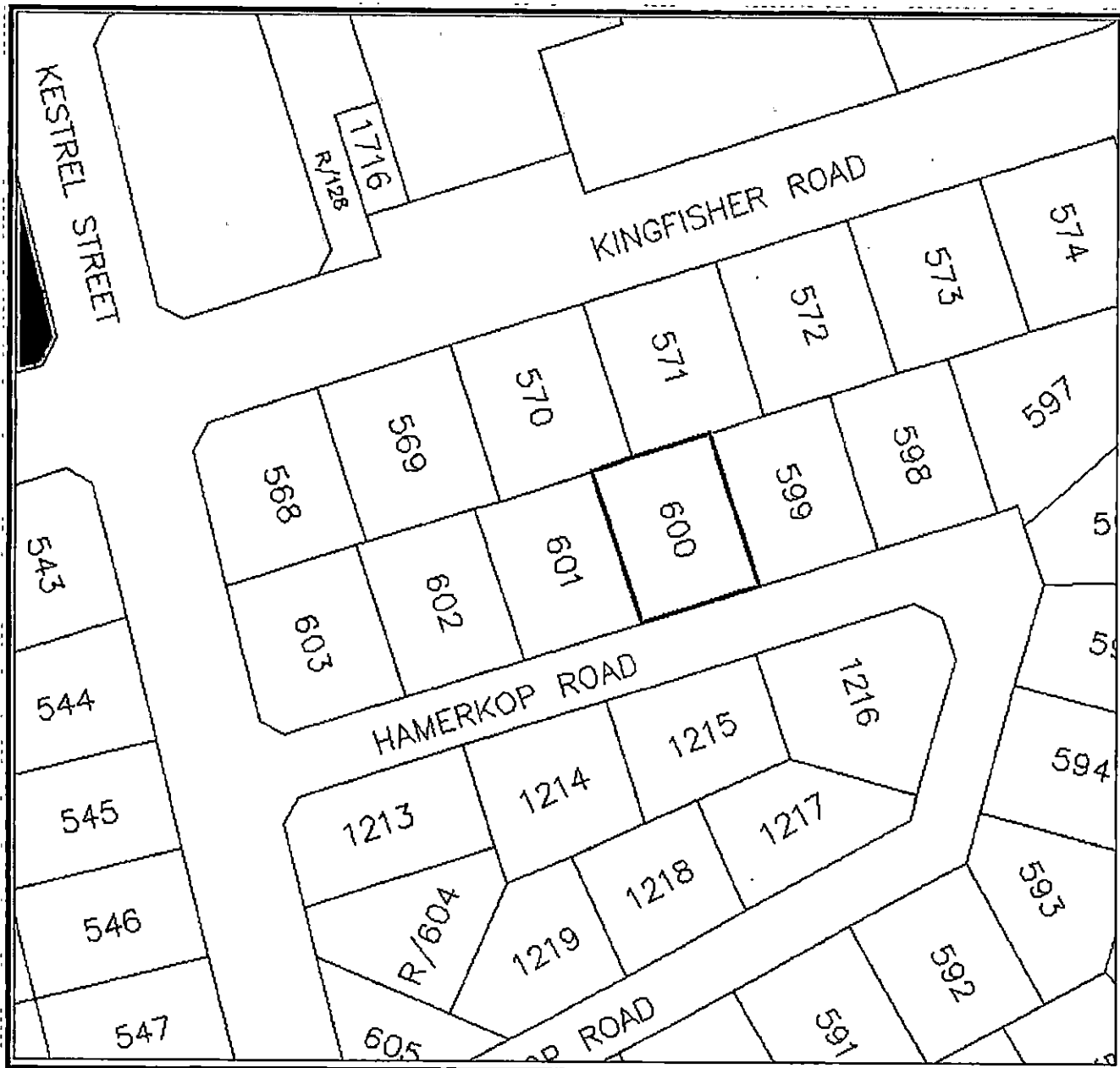
.....
Signature of applicant

.....
Date

Address of applicant: **P. O Box 80164
Olympia
Windhoek**

LOCALITY PLAN OF ERF 600 HAMERKOP STREET HOCHLAND PARK










VAN ROOI & ASSOCIATES
 PLANNING CONSULTANTS
 PO BOX 80164
 OLYMPIA
 WINDHOEK



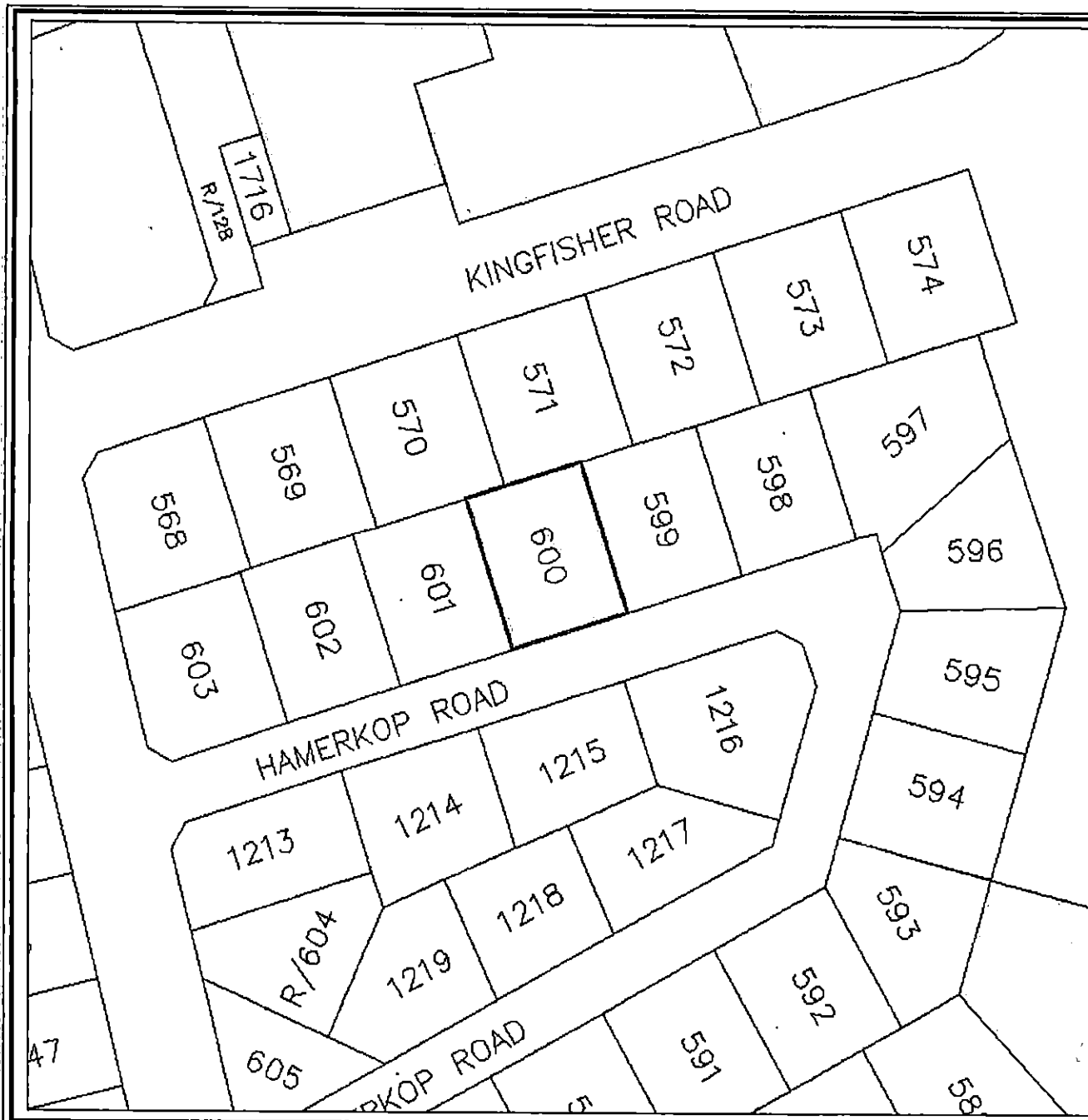
CURRENT ZONING PLAN

ZONING LEGEND

-  RESIDENTIAL
-  GENERAL RESIDENTIAL
-  POS
-  BUSINESS
-  INSTITUTIONAL



Drawing No. 1	
Date: March 2025	PREPARED BY: C DEUKES
Scale: 1: 1250	SUPERVISED BY: GB VAN ROOI








VAN ROOI & ASSOCIATES
 PLANNING CONSULTANTS
 PO BOX 80164
 OLYMPIA
 WINDHOEK



PROPOSED ZONING MAP

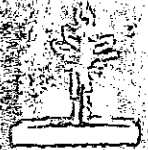
ZONING LEGEND

-  Residential
-  General Residential
-  POS
-  Business
-  Institutional



**PROPOSED ZONING: GENERAL RESIDENTIAL
 WITH A DENSITY OF 1:250**

DATE: 18/05/2023	PREPARED BY: S. LUKAS	DRAWING NO: 1
SHEET: 1/1	CLIENT: MUNICIPALITY OF WINDHOEK	



ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

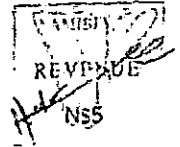
ERF DESCRIPTION:	ERF 600 of HOCHLAND PARK	
TOWNSHIP EXTENSION:		
STREET NAME:	HAMERKOP RD	
STREET ADDRESS:	25 HAMERKOP RD	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
DENSITY:	1 DWELLING / 700M ²	- Refer to Table E
BULK FACTOR:	0	- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	1102 m ²	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

PLEASE NOTE:

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.



SPECIAL POWER OF ATTORNEY

I/We the undersigned Mr Festus Nakale owner of Erf 600 Hamerkop Street, Hochland Park, Windhoek do hereby nominate, constitute and appoint,

Van Rooi & Associates
Urban Planning Consultants
P.O. Box 80164
Olympia
Windhoek

with power of substitution, to be our lawful Attorney and Agent in our names, place and stead, to make the necessary application to the **Windhoek Municipal Council** and the **Urban and Regional Planning Board** for the:

- **Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.**
- **Consent to start with construction whilst the rezoning process is underway.**


Signed at **Windhoek** on the 01st day of **April 2025** by the erf owner in the presence of the undersigned witnesses.

Owner:

Mr. Festus Nakale: 

Witnesses:

1. 

2. 

11 JAN 2021

DEED OF TRANSFER NO

060 - 2021

ERF NO 600 HOCHLANDPARK

JULINE SAUHES BOOIS / FESTUS NAKALE

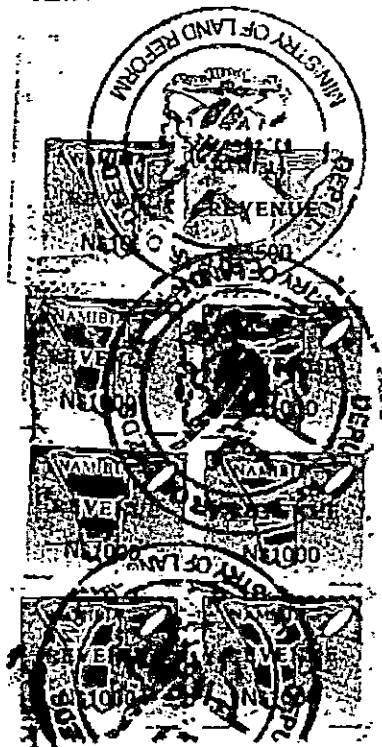
DR. WEDER, KAUTA & HOVEKA INC.
LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS
3rd Floor, WKH House, Jan Jonker Road, Ausspannplatz

P.O. Box 864 - Tel: 061-275550 - Fax: 238802
WINDHOEK, Namibia

ANDRE SWANEPOEL/NEVADIA VAN ZYL

Prepared by me,

[Signature]
Conveyancer,
SWANEPOEL A



2021-01-10	CONTRACTS	No. 061 1204
DR. WE.	945	000100
DEEDS OFFICE		WINDHOEK

DR. WEBER, KAUTA & HOVEKA INC
ATTORNEYS, NOTARIES AND CONVEYANCERS
3RD FLOOR, WKH HOUSE
JAN JONKER ROAD
P O BOX 864 / 822 WINDHOEK

DEED OF TRANSFER

060 - 2021

BE IT HEREBY MADE KNOWN

THAT ETIENNE HENNING YS2EL

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

JULINE SAUHES BOOIS
Identity Number 790427 0011 4
Married out of community of property

signed at WINDHOEK on 03 December 2020

DR WEDER, KAUTA & HOVEKA INC
ATTORNEYS
AUSSPANNPLATZ, WINDHOEK

AND THAT APPEARER DECLARED THAT the said Principal had on 09 November 2020 sold, and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

FESTUS NAKALE
Identity Number 780611 0028 2
Unmarried

her heirs, executors, administrators or assigns

CERTAIN Erf No. 600 Hochlandpark
SITUATE In the Municipality of Windhoek
 Registration Division "K" Khomas Region
MEASURING 1 102 (One Thousand One Hundred And Two) Square Metres
FIRST TRANSFERRED by Deed of Transfer No T799/1987 with General Plan No A335/1976, relating thereto and
HELD BY Deed of Transfer No T2831/2012


SUBJECT to the following conditions imposed in terms of the Section 90 of the Urban and Regional Planning Act 2018 (Act 5 of 2018) (See BC22/2007), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

- (i) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).
- (ii) The building value, of the main building, excluding the outbuilding to be erected on the erf must be at least four times the prevailing 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 her to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said TRANSFEREE, her heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of N\$1 350 000.00 (ONE MILLION THREE HUNDRED AND FIFTY THOUSAND NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on 2021-01-18
together with the Appearer, and confirmed with my Seal of Office


SIGNATURE OF APPEARER

In my presence,





NOTIFICATION OF PAYMENT

Dear: City Of Windhoek

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

Date Actioned : 2025/05/06
 Time Actioned : 13:12:33
 Trace ID : YPW87WQB

Payer Details

Payment From : FNB CUSTOMER
 Cur/Amount : NAD2012.50

Payee Details

Recipient/Account no : ..146115
 Name : City of Windhoek
 Bank : FIRST NATIONAL BANK
 Branch Code : 282672
 Reference : INV2025274802

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 Payment" 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.

Disclaimer:

The information contained in this email is confidential and may contain proprietary information. It is meant solely for the intended recipient. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on this is prohibited and may be unlawful. No liability or responsibility is accepted if information or data is, for whatever reason corrupted or does not reach its intended recipient. No warranty is given that this email is free of viruses. The views expressed in this email are, unless otherwise stated, those of the author and not those of First National Bank of Namibia Limited or its management. First National Bank of Namibia Limited reserves the right to monitor, intercept and block emails addressed to its users or take any other action in accordance with its email use policy. First National Bank of Namibia Limited is a registered financial institution in the Republic of Namibia.

CITY OF WINDHOEK

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



DEBT MANAGEMENT CREDIT CHECK FORM

Surname NAKALE First name(s) F. HOCHLANDPARK Township HOCHLANDPARK Erf/stand no 600
 If company or registered under cc _____
 Namibian I. D / Passport no. 78061100282
 Postal/Private Bag address 20761 Township of address WINDHOEK
 Physical Residential or Business address _____
 Tel no _____ (H) _____ Cell 081 212 6721

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

for 13621769

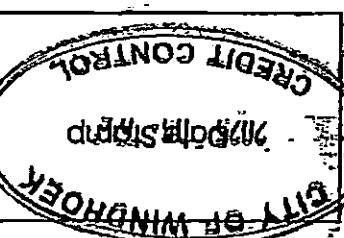
Acc. Technician Credit Control

F. L. ...

Signature Acc. Tech Credit Control

[Signature]

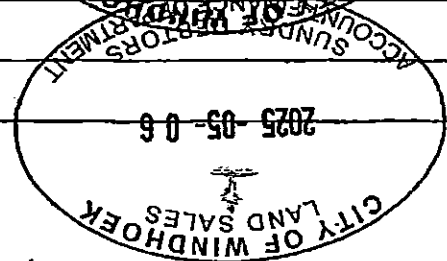
Accountant Credit Control



Comments:

LAND SALES

[Signature]

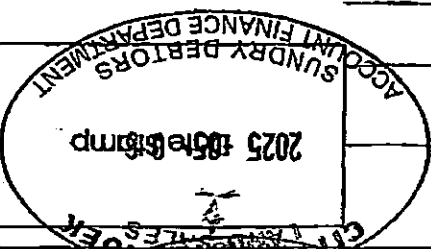


Acc. Technician Credit Control

[Signature]

Signature Acc. Tech Credit Control

Accountant Land Sales



CITY OF WINDHOEK
SUSTAINABLE DEVELOPMENT - ADVISORY



TO : R Kwenani
FROM : Conwell Beukes
DATE : 28/07/2025

SUBJECT:

- **APPLICATION TO REZONE ERF 600, HOCHLAND PARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250.**

I refer you to the abovementioned.

Erf 600 Hamerkop Street, Hochland Park measures approximately 1102m² and is undeveloped. The erf is zoned 'residential' with a density of 1:700.

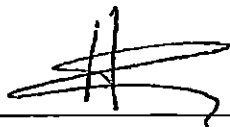
Proposal/Recommendations

The Department of Urban and Transport Planning, Sustainable Development Division has in principle **no objection** to the proposed rezoning of erf 600 Hamerkop Street, Hochland Park provided that:

- The rezoning is done in accordance with the Windhoek Zoning Scheme provisions and the densification policy of the area.
- The comments from all technical divisions are considered.

I trust that you find this in order. Please contact us for any further clarifications.

Thank you,



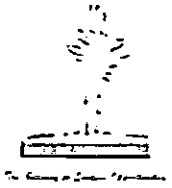
H. HAMATA: SECTION HEAD (SUSTAINABLE DEVELOPMENT)

MEMORANDUM

SUBJECT:

APPLICATION TO REZONE ERF 600 HAMERKOP STREET, HOCHLANDPARK,
WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1 PER 700 TO 'GENERAL
RESIDENTIAL' WITH A DENSITY OF 1 PER 250

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	26/06/2025		Tel: 290 3359
Section Engineer: M. Shiimi	.../.../2025		
Chief Engineer	.../.../2025		

TO:	Urban Planning R. Kwenani	DATE:	01 December 2025	
FROM:	Section Engineer: Transport Planning	REF:	L/600/ HP	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The Application dated 23 May 2025 received from Van Rooi & Associates Planning Consultants regarding the above refers.

Erf 600 is located along Hamerkop Street in Hochland park and measures 1102m² in extent. The erf is currently zoned "Residential" with a density of 1:700. Hamerkop Street carries low traffic volume and no traffic flow problems are currently experienced during peak hours. The proposed rezoning will generate about 4 vehicular trips to the current road network.

1. **This Division has no objections to the proposed Rezoning of Erf 600 Hamerkop Street, Hochland park from 'Residential' with a density of 1:700 to 'General Residential' with a density of 1:250; provided that:**
 - 1.1 Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part there of explicitly for visitors parking must be provided on site.
 - 1.2 A stacking distance of 6m minimum should be provided at the entrance, from the road kerb.

Yours faithfully



M. Shiimi

Roads Planning and Traffic Flow

*2508

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow

ENQ : L. Nambinga

REF : L/600/HP

DATE : 02 July 2025

Ms. R. Kwenani

RE: APPLICATION TO REZONE ERF 600, HOCHLANDPARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250.

The application dated 23 May 2025, for the proposed Rezoning of Erf 600, Hochlandpark, Windhoek, from 'Residential' with a density of 1:700 to 'General residential' with a density of 1:250, refers.

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

1. The proposed Erf 600, Hochlandpark, has a general downward slope from the southwest into a northeasterly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed Erf 600, Hochlandpark, except for surface stormwater run-off.
3. It is indicated that access to the proposed Erf 600, Hochlandpark, will be obtained from Hamerkop Street.

This Division has no objection to the proposed, Rezoning of Erf 600, Hochlandpark, Windhoek, from 'Residential' with a density of 1:700 to 'General residential' with a density of 1:250, 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 drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid, or erected in terms of any law) may be constructed on or over the property or located in such a way that –

- (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
- (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalized) is or can be changed, canalized or impeded.
- (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portions is contemplated.



.....
ENGINEERING TECHNICIAN: DESIGN

L. Nambinga

MEMORANDUM

TO: Ms. R. Kwenani

DATE: 22 August 2025

FROM: INF: Engineering Services Division

REF: L/600/HP



SUBJECT: REZONING OF ERF 600 HAMERKOP STREET, HOCHLANDPARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250

The application dated 23 May 2025 regarding the application to rezone Erf 600, Hochland Park, Windhoek from "Residential" with a density of 1:700 to "General Residential" with a density of 1:250, refers.

The application can only be approved under the following conditions:

1. 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 : Ms. Ruth Kwenani
Town Planner
Department of Urban & Transport Planning

FROM : Mr. Victor Namgongo
Chief Engineer: Engineering Services
Department of Electricity

ENQ : Ms. Justina Heita
Engineering Technician: LV Network Upgrades
Department of Electricity

DATE : 08/07/2025

RE: APPLICATION TO REZONE ERF 600 HAMERKOP STREET, HOCHLANDPARK, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1/700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1/250.

The Strategic Executive: Electricity Department has no objection to the application submitted with the following conditions:

- Should an Electrical Substation be required a servitude or subdivided Erf must be allocated where the Substation will be constructed.
- No electrical substations shall be installed on the sidewalk.
- Medium and Low Voltage Cables, Streetlights and Low Voltage Distribution Units may be installed on sidewalk spaces.
- All electrical services design drawings, and internal reticulations must be submitted to the office of the Strategic Executive: Electricity for approval before any construction works are commenced
- During project implementation, the applicant's electrical representative should at all times engage the quality monitoring official from Electricity Department for all inspections and testing required.
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and an application for a new service connection or upgrade larger than 3 x 60 Amp is applied for, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- 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”
- “General Residential” developments without high rise buildings i.e. individual apartments, a Split Prepayment meter for each unit shall be used with a metering box located on the street/ development erf boundary if it’s technically possible otherwise a bulk meter shall be used.



Mr. V. H. Nangongo
CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY

MEMORANDUM ⁴⁵³



TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : MET SHANYENGANGE #3529
CC :
DATE : 01/12/2025

Dear Colleague,

**RE:APPLICATION TO REZONE ERF 600 HAMERKOP STREET,
HOCHLANDPARK, WINDHOEK FROM 'RESIDENTIAL' WITH A
DENSITY OF 1/700 TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF
1/250**

The Division is supporting the application.

- The applicant is not required to comply with environmental requirements for the rezoning of residential to general residential.

Kind Regards,


MET SHANYENGANGE



Ref: 600/HP

22 July 2025

ENQ: Geraldine van Rooi

The Chief Executive Officer

City of Windhoek

P. O. Box 59

Windhoek

For attention: Ms. Ruth Kwenani

Dear Madam,

PUBLIC PARTICIPATION REPORT: REZONING OF ERF 600, HOCHLANDPARK.

1. INTRODUCTION

Van Rooi & Associates Planning Consultants applied to the City of Windhoek on the 23rd of May 2025 for the Rezoning of Erf 600, Hamerkop Street, Hochland Park from 'Residential' with a density of 1:700 to 'General Residential' with a density of 1:250m².

Our office was formally requested on the 18th of June 2024 to proceed to advertise the application in line with the requirements of Sections 105 and 107 of the Urban and Regional Planning Act, Act No, 5 of 2018 (the Act) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy.

2. PUBLIC CONSULTATION

A public consultation process was carried out as follows:

- The application was published in the Government Gazette on the 15th of April 2025.
- A legal notice was published in the Sun and Republikein Newspapers on the 09th and the 16th of April 2025.
- A notice was placed on-site as well on City of Windhoek's Customer Care Centre notice board on the 11th of April 2025.
- Furthermore, all interested and affected erf owners were contacted, and consultation forms were delivered by hand, registered mail and via email to which they had to respond in the prescribed time frame. *(All the above notifications and correspondences are attached to this report).*

The consultation process was conducted to allow the general public an opportunity to review the subject application and provide comments or objections to the proposed development within a period of 14 working days.

The following table indicates the responses obtained from the neighbouring erf owners.

ERF NUMBER	OWNERS NAME	RESPONDED Y /N
570	H Aupindi	Y (IN Favour of Rezoning)
571	N Kalamatu Investment	No Response received
592	J.G. Lombard	Y (NOT in Favour of Rezoning)
597	J. Smith	Y (NOT in Favour of Rezoning)
598	T. Head	Y (NOT in Favour of Rezoning)
599	WM van der Vyver	Y (NOT in Favour of Rezoning)
601	I. Ferreira	Y (NOT in Favour of Rezoning)
1214	F & J Ferreira	Y (NOT in Favour of Rezoning)
1215	V. Uanivi	No Response received
1216	J Ferreira	No Response received
1219	L & M Visser	Y (NOT in Favour of Rezoning)

Please see the neighbours' comments under Annexure A.

3. DISCUSSION

The reasons for objecting to the proposed rezoning brought up the following concerns:

- All erven in Hamerkop and Kestrel Street are zoned Residential with a Single dwelling on ± 700m², except, Erf 600, and the increase in density will thus be out of place.
- The proposed construction of 4 dwelling units will not be in line with the character of the area as all surrounding erven accommodate single double storey dwelling units with a 50% coverage.
- The predominant single family home character of neighbourhood contributes to a peaceful and family friendly atmosphere.
- Hamerkop street is a quiet horseshoe street, this limited through traffic; the increase in density will increase traffic and congestion.
- Hamerkop street is a family friendly street, the increase in density will increase traffic and create parking problems.
- The increase in density will increase noise pollution.
- Increasing density will negatively affect the Municipal Valuation and Market Valuation of properties as well as the quality of life for all current residents along Hamerkop Street.
- Previous Building plan for Erf 600, HP featured a single dwelling unit, and the neighbour had no problem consenting to building line relaxation for pool and outbuildings.
- The proposed increase in density will place strain on the infrastructure.
- The proposed development of student accommodation is incompatible with the character of the area.

Rebuttal to the Objections:

The concerns are noted and to a degree were expected as the societal scepticism to densification and change in general is well documented.

The fact is that the erf is located approximately 150 m south of a well-developed node within Hochlandpark, which comprise of commercial, institutional as well as high density residential developments. The densification sought through this application is at a much lower intensity than the already existing densified residential developments within the Hochland Spar node.

There are at least six high density residential developments within a 300m walking distance from the erf. The erf is thus located ideally for high density development. Whilst the proposed development will result in the diversification of the housing typology in this area, it would not be totally alien due to the high-density developments in proximity to the erf. This proposed development will thus compliment and complement the existing land uses within the area.

There is a strong demand for housing in Windhoek and especially so within well-located townships, like Hochlandpark. The erf owner thus has realised that he could aide in alleviating the housing demand by developing four sectional title units on the erf. The proposed rezoning and development of sectional title units will not only benefit the neighbourhood but will be beneficial to the Municipal Council of Windhoek as well – as it will reduce the pressure placed on the Council to deliver serviced residential land and hence, the Council will benefit from the levying of rates and taxes and betterment fee on the improved value of the erf. Increased housing availability would thus strengthen the threshold that support the diversity of land uses and in the short term, the actual construction would benefit the construction industry and fosters job creation, all of which support local economic growth.

Additionally, this change would contribute to the city's property tax base, providing essential funding for public services and infrastructure improvements without placing an undue burden on single-family homeowners. It would also counter sprawl, which in turn saves on administrative costs for delivering administrative and emergency services. Rezoning Erf 600, Hochlandpark to General Residential will provide long-term economic benefits to Windhoek as a whole.

The contention that higher density developments will lower municipal and market values are unfounded. Market value is determined on the rates per square meter, meaning the total cost of the building materials used to construct the house on the property and the overall property values within the area. It is thus not possible that a higher density development can lessen the value of any adjacent low density development in a residential area. This can be seen in areas like Auasblick and Kleine Kuppe especially, who accommodate the same diversity with no impact on property values. The property values of sectional title dwelling units in areas like Klein Windhoek, Kleine Kuppe and Auasblick are very high and thus, the contention that sectional title units will decrease property values are unfounded.

Areas like Auasblick has an even denser residential development than Hochland Park, and these neighbourhoods demonstrate that a diversity in housing typology does not create a conflicting or less family friendly environment. It was also believed that the proposed development is meant for student housing and that is not the case as the owner did not apply for student accommodation.

Furthermore, it contended that the increase in density would significantly increase traffic flow, causing congestion, parking problems as well as noise pollution. The fact is that the proposed developed would add 3 more units than what the neighbours are comfortable with, and the traffic flow for the additional three units would be negligible.

A concern was raised about the possible strain on infrastructure due to the increase in density; the erf owner shall duly settle any Betterment Fee levied and this could be applied to attend to improvements in infrastructure.

In conclusion, the objections received does not outweigh the potential benefits of residential densification which will be in line with the 2025 Windhoek Structure Plan and as such it is requested that the City of Windhoek approve the rezoning as applied for.

4. RECOMMENDATION

The subject rezoning and consent were applied for, and the notification was done in line with the requirements of Sections 105 and 107 of the Urban and Regional Planning Act, Act No, 5 of 2018 (the Act) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy.

We herewith appeal to the Municipality of Windhoek, as per our application dated 23rd of May 2025 to approve the following:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park from 'Residential' with a density of 1:700 to 'General Residential' with a density of 1:250m².

Given the multiple negative comments and the community's misgivings with respect to the proposed rezoning and the increased density in particular; the owner have indicated that he would be satisfied with a density increase to Residential with a density of 1:350.

5. ANNEXURES

Kindly find the attached documentation in support of this report:

- A. Newspaper Notices
- B. Government Gazette Notice
- C. Proof of surrounding neighbour consultation
- D. Onsite Notices
- E. Notice affixed to City of Windhoek's Customer Care Centre Notice Board

We trust that Council will favourably consider this application.

Yours Faithfully



Geraldine van Rooi
(Professional Town and Regional Planner)
(NCTRP:45)

ANNEXURE A

NEWSPAPER NOTICES

(Published in the Republikein, The Sun & Allgemeine Zeitung on the 9th & 16th of April 2025.)

Market Watch Kleinadvertisensies • 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
No advertisements will be accepted telephonically.

INHOUDSOPGAWE CONTENTS
001 Sterftogevalle
002 In Memoriam
003 Dankbrieffigings
004 Verloof
005 Kennisgewings
006 Persoonlik
007 Opleiding
008 Beirtingsgevalle
009 Vakatures
010 Spasite diensies
011 Gekwalifiseerds
012 Eendannig
013 Bau en verf
014 Akkonnondats
015 To huur gevra
016 To huur
017 Komersieel te huur gevra
018 Komersieel te huur gevra
019 Komersieel te koop
020 Alarlei te koop gevra
022 Alarlei te koop
023 Diere
024 Motofietse en fietse
025 Motars
026 Vragantwra en swaapwra
027 Huise te koop gevra
028 Huise te koop
029 Besighede
030 Plase te koop gevra
031 Plase te koop
032 Verliging
033 Erwe te koop gevra
034 Erwe te koop
035 Reguleringsgewings

Vakatures
009 Vakatures
010 Spasite diensies
011 Gekwalifiseerds
012 Eendannig
013 Bau en verf
014 Akkonnondats
015 To huur gevra
016 To huur
017 Komersieel te huur gevra
018 Komersieel te huur gevra
019 Komersieel te koop
020 Alarlei te koop gevra
022 Alarlei te koop
023 Diere
024 Motofietse en fietse
025 Motars
026 Vragantwra en swaapwra
027 Huise te koop gevra
028 Huise te koop
029 Besighede
030 Plase te koop gevra
031 Plase te koop
032 Verliging
033 Erwe te koop gevra
034 Erwe te koop
035 Reguleringsgewings

Reguleringsgewings
Legal Notices
IN THE High Court of Namibia
Case No: HC-MD-CV-ACT-
CON-2024/03437
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Execution Creditor
and
DAVID MWINGA MWINGA, 1st Execution Debtor
NOTICE OF SALE IN EXECUTION
In the execution of a Judgment granted by the High Court of Namibia signed by the Registrar of the High Court of Namibia on 19 September 2023, the following movable property will be sold on Thursday, 22 May 2024 at 11:00 in front of Magistrates Court, Katma Mufto
Toyota V6 double cab Registration N2778XK
CONDITIONS OF SALE: "Voetstooters" cash to the highest bidder. Dated at Windhoek on 1 April 2024.
FRANCIS ERASMUS & PARTNERS
LEGAL PRACTITIONERS FOR PLAINTIFF
S CONRADIE STREET WINDHOEK
REF: FGE/P1RS/0175/bd
THE REGISTRAR, HIGH COURT OF NAMIBIA WINDHOEK
04022500420779

Reguleringsgewings
Legal Notices
STANDARD NOTICE: Three Storey Dwelling Unit and Coverage Application
The owners of Erf 600, Hamerkop Street, Hochlandpark, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) intend to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the rezoning of Erf 600, Hamerkop Street, Hochlandpark, Windhoek with a density of 1 dwelling per 700m² to "General Residential with a density of 1:250.
Consent to start with construction whilst the rezoning process is underway Erf 600, Hamerkop Street, Hochlandpark, Windhoek measures 1102m² in extent and is zoned Residential with a density of 1:700m². It is our client's intention to develop flats that are in line with the face of existing development within the area. The proposed land use will add to the much-needed land use diversity in the area and will address the housing shortage within the City of Windhoek. Take notice that the locally plan will be posted for inspection on the notice board of the Customer Care Centre of the City of Windhoek and a similar notice will be affixed to the property. In addition, intend to rezone will be published in the Republic and Sun Newspapers and the Government Gazette, the neighbouring owners/occupants will also be consulted. Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant in writing within 14 days of the last publication of this notice.
Applicant:
Van Rooi & Associates
Urban Planning Consultants
P.O. Box 80164
Olympia
Windhoek
Tel: 0915225877
Email: gb.vanrooi@synergi.com.na
04022500420665

Reguleringsgewings
Legal Notices
PUBLIC NOTICE FOR THE REDEMPTION OF ENVIRONMENTAL CLEARANCE CERTIFICATE - CONSTRUCTION, OPERATION AND DECOMMISSIONING FOR THE NEW WASTE DUMPSTIEF FOR THE HELAO NAFIDI TOWN COUNCIL, OHANGWENGA REGION, NAMIBIA
According to the Environmental Management Act (EMA) No. 7 of 2007 and its Environmental Impact Assessment (EIA) Regulations of 2012, the ongoing construction, operation, maintenance and decommissioning of a waste dumpsite and its associated support infrastructure are listed activities under provisions of the EMA and may not be undertaken without a valid Environmental Clearance Certificate (ECC).
OMAVI Geotechnical & Environmental Services (OMAVI) has been appointed to undertake the renewal process of the ECC for this waste dumping site.
Proprietor: Helao Nafidi Town Council (HNTC)
Site Location: 5 km west of B1 road in Helao Nafidi town accessible via the D3608.
In terms of the requirements of the EIA Regulations, all Interested & Affected Parties (I & APs) must be provided with opportunities to participate in the ECC renewal process. I & APs are therefore, hereby invited to register & submit written comments/objections/suggestions by close of business on 25 April 2025 to the contact information provided below. A Background Information Document (BID) is available for public registration. Further communications regarding the ECC renewal process for this project will only be made with registered I & APs.
Tel: 061*297 2175
061*239 638
E-mail: classifieds@synergi.com.na
04022500420779

Reguleringsgewings
Legal Notices
address so given is valid and effective, except where by any order or practice of the court personal service is required.
TAKE NOTICE FURTHER that if you fail to give such notice, judgment may be granted against you without further reference to you.
TAKE FURTHER NOTICE that simultaneously with the delivery of the notice of intention of defend, the defendant must deliver the return in terms of rule 6(4), which contains the following information about the defendant: (a) in the case of a natural person, his or her full name, identity number where available and if a Namibian citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, workplace telephone number, e-mail address and e-mail address or both; (b) in the case of a close corporation, its name and registration number, postal address and registered office address referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act; (c) in the case of a company, its name and registration number, postal address and registered office address referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary referred to in section 223 of that Act including all particulars referred to in section 223(d) of that Act and in case of the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(b) of that Act; (d) in the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person, by whatever name called, running its affairs; and (e) in the case of a trust which is duly authorised to litigate, the particulars referred to in paragraph (a) of all trustees and a reference to the trust deed registered with the master to the trust deed registered with the master. The particulars so provided remain binding on the party to which they relate and may be used by the court or by the other party to the effect of any notice or document on such party or to give notice to such party.
TAKE FURTHER NOTICE that as soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), you as defendant will be required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings and the time within which you will deliver your plea and counter claim, if any, and you as defendant must comply with such order.
Dated at Windhoek on 4 April 2025.
DU PISANI LEGAL PRACTITIONERS
LEGAL PRACTITIONERS FOR PLAINTIFF
NO. 67 JOHN MEINERT STREET WINDHOEK NAMIBIA
OUR REF: R007/0003
Registrar of the High Court Namibian Division
Physical Address: Ludertzs Street Windhoek
04022500420677

RATES & DEADLINES

To avoid disappointment of an advertisement not appearing on the date you wish, please book in advance. Classified notices, notices and display notices: 23.00, two working days prior to placing. A handling fee of 15% is payable on classification received in writing by 12:00 noon days before scheduled publication. No classification will be accepted if received after this deadline.
RATES:
Monday - Friday
• Classifieds: 23.00/25.26 for the first 20 words and 15.00/16.26 (incl. VAT) for every word thereafter
• Display: 23.00/25.26 per column (15% VAT included)
• Search notices: 15.00/16.26 (15% VAT included) per column
• Charities: 15.00/16.26 (15% VAT included) per column
• Sport: 15.00/16.26 (15% VAT included) per column
• Births, engagements, marriages, deaths, in memoriam: 15.00/16.26 (15% VAT included) per column
• Legal Notices: 25.00/27.26 for the first 20 words and 15.00/16.26 (15% VAT included) for every word thereafter

CONDITIONS OF ACCEPTANCE

REPUBLICAN reserves the right to withhold or cancel any advertisement unless it has been accepted. Republican accepts no liability for errors in publication or advertisements received by telephone.
ERRORS:
Please report errors immediately. Republican accepts no responsibility for errors in publication or advertisements of any kind beyond the cost of the space occupied by the faulty advertisement. No republication will be accepted in small typographical errors which do not affect the effectiveness of the advertisement. Republican does not accept responsibility for miscommunications in advertisements.

Project/Site Manager - Quartz Construction
We're hiring a Project Manager / Site Manager to join our team in Windhoek. You will manage construction projects from start to finish - handling teams, timelines, budgets, and compliance. Key Responsibilities:
• Oversee daily site operations and ensure projects meet quality, budget, and deadlines.
• Manage sub-contractors, materials, safety, and site documentation.
• Handle permits, risk assessments, toolbox talks, and reporting.
• Coordinate procurement and ensure compliance with building and safety standards.
• Communicate with clients, engineers, and stakeholders.
• Travel to remote project sites when needed.
Requirements:
• Diploma/Degree in Construction Management or related field (Preferred).
• 3+ years' experience in construction or project management.
• Strong leadership, multitasking, and communication skills.
• Knowledge of MS Projects, CCS, BuildSmart, etc.
• Valid driver's license.
• Quantity surveying experience is an advantage.
Apply by: 21 April 2025 to apply. Please send your CV to jobs@herma.com with the subject line: Project/Site Manager at Quartz Construction Note: We're a paperless company - no hand-delivered CVs. Only shortlisted candidates will be contacted.
04022500420779

Herrie & Herma
The ideal investment.
We buy and sell fine gold mounted bars, Kruggerands, certified diamonds.
High and reliable resale-value!
Realistic prices, as we order directly for you.
Herrie & Herma Jewellers
herrie.herma@wayna.com

Market Watch
OM TE ADVERTEER SKAKEL
Tel: 061*297 2175
061*239 638
E-mail: classifieds@synergi.com.na
04022500420779

WEAR YOUR PAJAMAS TO WORK DAY
TODAY IS...
Herrie & Herma Jewellers
herrie.herma@wayna.com

ANNEXURE B

GOVERNMENT GAZETTE



GOVERNMENT GAZETTE
OF THE
REPUBLIC OF NAMIBIA

N\$20.80

WINDHOEK - 15 April 2025

No. 8623

CONTENTS

Page

GOVERNMENT NOTICES

No. 91	Alteration of boundaries of local authority area of Oskanara: Local Authorities Act, 1992	2
No. 92	Closing and reclassification of a portion of TR1/6 and renumbering of portions of roads: District of Okavango	3

GENERAL NOTICES

No. 232	Consent to use Erf 8199, Windhoek Extension 6	4
No. 233	Notice of intention to establish new township: Green Valley Extension 6	5
No. 234	Notice of intention to establish new township: Green Valley Extension 7	5
No. 235	Subdivision of the remainder of Erf 153, Karibib Proper	6
No. 236	Subdivision of remainder of the Penn Helmo Nafisi Townlands No. 997	7
No. 237	Subdivision of remainder of Portion 132, Klein Windhoek Townlands No. 70	7
No. 238	Subdivision of the remainder of Wlotzkashaken Townlands No. 211	9
No. 239	Subdivision of Erf 136, Karibib Proper	10
No. 240	Subdivision of Erf 5355, Walvis Bay Extension 18	10
No. 241	Rezoning of the remainder of Portion 58, Brakwater	11
No. 242	Rezoning of Erf 2419, Omahunga	12
No. 243	Rezoning of Erven 6529 (a portion of Erf 2204) and 6530, Windhoek	12
No. 244	Rezoning of Portion 9 of Portion B of Erf 440, Windhoek	13
No. 245	Rezoning of Erf 600, Hochland Park, Windhoek	14
No. 246	Rezoning of Erf 3215, Outapi Extension 15	15

2	Government Gazette 15 April 2025	8623
No. 247	Rezoning of Portion 87 (a portion of Portion C) of the Farm Koichas No. 89	15
No. 248	Rezoning of Erf 974, Walvis Bay	16
No. 249	Rezoning of Erf 201, Karibib Proper	17
No. 250	Rezoning of Erf 106, Olympia	18
No. 251	Rezoning of Erven 10218, Katutura and 3416, Ojomba Extension 9	18
No. 252	Rezoning of Erf 7770, Windhoek	19
No. 253	Rezoning of Erven 1935, 1460, 2080, 2836, 2970 and 2593, Okuryangava Extensions 3 to 5	20
No. 254	Rezoning of Erf 8627 (a portion of Erf 2362), Katutura Extension 5	21
No. 255	Rezoning of Portion 1 of Erf 927, Hochland Park	21
No. 256	Rezoning of Erf 737, Olympia Extension 1	22
No. 257	Rezoning of the remainder of Erf 961, Otjiwarongo Proper	23
No. 258	Rezoning of Erf 777, Tsumeb	23
No. 259	Rezoning of Erven 125 and 126, Pamue, Okakarara	24

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 91

2025

ALTERATION OF BOUNDARIES OF LOCAL AUTHORITY AREA OF OKAKARARA: LOCAL AUTHORITIES ACT, 1992

Under section 4(1)(b) of the Local Authorities Act, 1992 (Act No. 23 of 1992), I alter the boundaries of the local authority area of Okakarara by adding –

- (a) Farm Schlangen No. 965, Registration Division "B", Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A243/56;
- (b) Farm Teutoburg No. 458, Registration Division "D", Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A244/56;
- (c) Farm Otjahewita No. 291, Registration Division "D", Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A409/24;
- (d) Farm Panorama No. 967, Registration Division "B", Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A535/59; and
- (e) Portion 1 of Farm 968, Registration Division "B", Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A508/69.

The cadastral diagrams of the added farms and portion will lie open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

Access to the Erf's via Rossini Street, where two gate entries will provide adequate vehicle movement once the rezoning is approved for medical consulting. The site will require 13 parking bays, and a total of 16 parking bays will be provided, ensuring sufficient parking capacity.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 9 May 2025).

Applicant: Du Toit Town Planning Consultants
P. O. Box 6871
Aussparplatz, Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 245

2025

REZONING OF ERF 600, HOCHLAND PARK, WINDHOEK

Van Rooi & Associates Urban Planning Consultants on behalf of the owners of Erf 600, Hamerkop Street, Hochland Park, Windhoek in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from "residential" with a density of 1 dwelling per 700m² to "general residential" with a density of 1:250; and
- Consent to start with construction whilst the rezoning process is underway.

Erf 600, Hamerkop Street, Hochland Park, Windhoek measures 1102m² in extent and is zoned "residential" with a density of 1:700.

It is our client's intention to develop flats that are in line with the face of existing development within the area. The proposed land use will add to the much-needed land use diversity in the area and will aid in addressing the housing shortfall within the City of Windhoek.

The locality plan of the erf and the intention to rezone is placed on the notice board of the Customer Care Centre of the City of Windhoek and a similar notice is affixed to the property. In addition, intend to rezone is published in the Republikein and Sun Newspapers and the neighbouring erf owners/occupants will also be consulted.

Any person objecting to the proposed rezoning as set out above may lodge such objection together with the grounds thereof with the City of Windhoek and the applicant in writing within 14 days of the last publication of the newspaper notice.

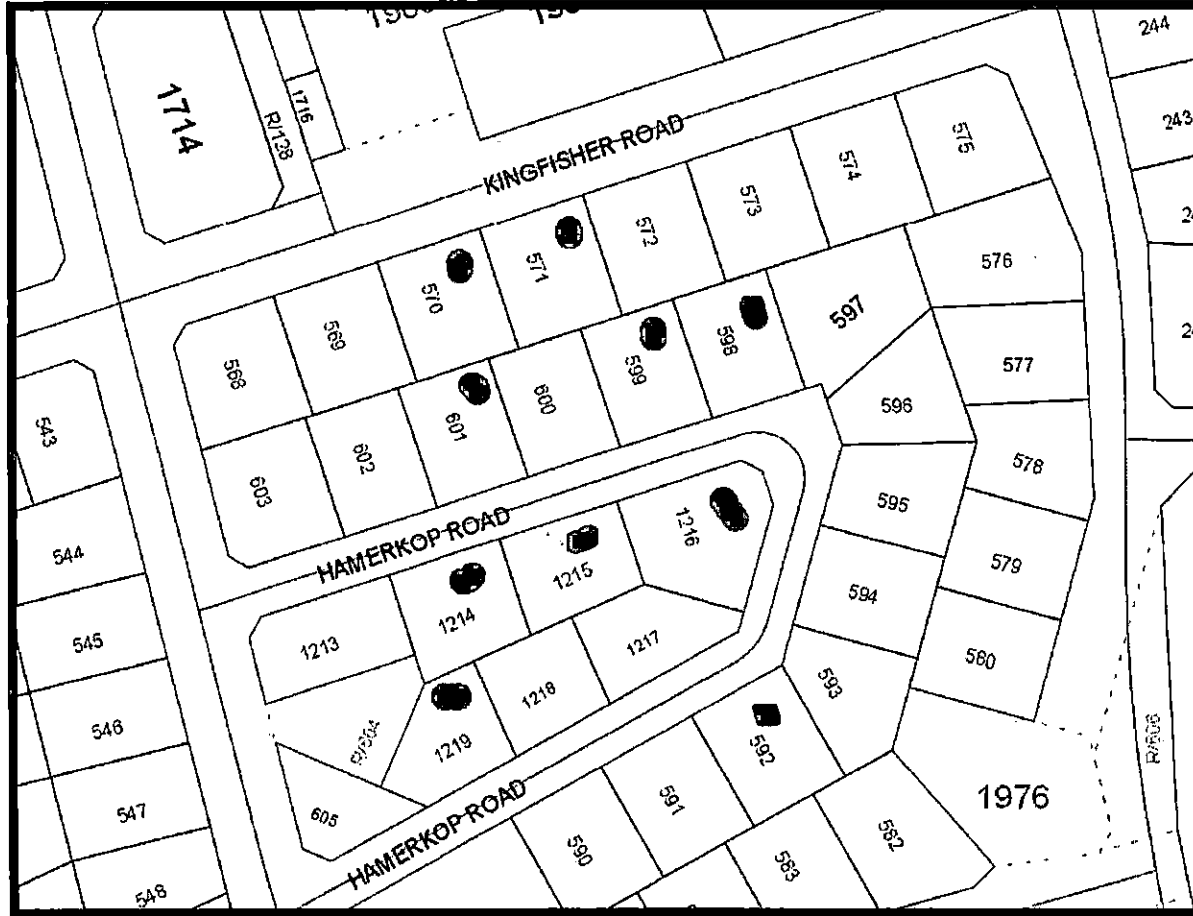
Applicant: Van Rooi & Associates
Urban Planning Consultants
P. O. Box 80164, Olympla
Windhoek
Tel: 0811225877
Email: gh_vanrooi@yahoo.co.uk

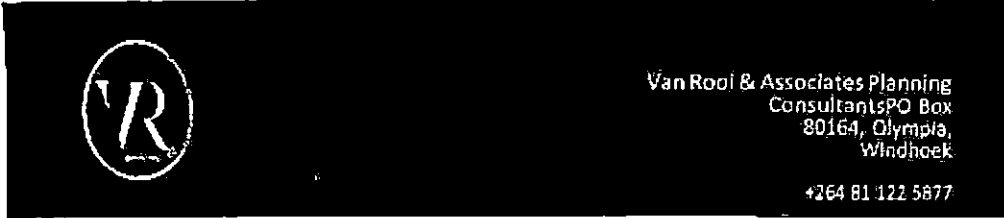
**ANNEXURE C:
PROOF OF SURROUNDING
NEIGHBOUR CONSULTATION**

LIST OF NEIGHBOURS CONSULTED

ERF NUMBER	OWNERS NAME	RESPONDED Y /N
570	H Aupindi	Y (IN Favour of Rezoning)
571	N Kalamatu Investment	No Response received
592	J.G. Lombard	Y (NOT in Favour of Rezoning)
597	J. Smith	Y (NOT in Favour of Rezoning)
598	T. Head	Y (NOT in Favour of Rezoning)
599	WM van der Vyver	Y (NOT in Favour of Rezoning)
601	I. Ferreira	Y (NOT in Favour of Rezoning)
1214	F & J Ferreira	Y (NOT in Favour of Rezoning)
1215	V. Uanivi	No Response received
1216	J Ferreira	No Response received
1219	L & M Visser	Y (NOT in Favour of Rezoning)

MAP 1: ERF OWNERS CONSULTED





NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - In line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

Mr. Hannu M. Aupindi, owner/s of Erf

570, Hochland Park.

Mark with a tick (✓) below:

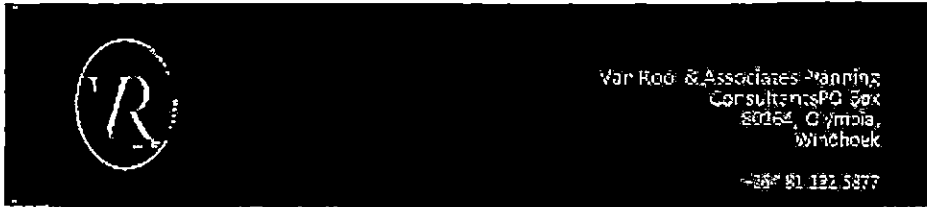
Object to the proposed development

Do not object to the proposed development

Reasons for objecting:

Signature: Aupindi Date: 28/04/2024

Email: aupindi.h@gmail.com Contact No: 0818915155



NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - In line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/We, J.G LOMBARD, owner/s of Erf 592, HAMERKOP ST. 9
Erf 592, Hochland Park.
 Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development

Reasons for objecting:

Increasing the allowed density on this erf
low HP will negatively affect the municipal
valuation as well as market value
of all properties in Hamerkop road.

Signature: J.G Lombard Date: 25 May 2025
 Email: gouna@iway.na Contact No: 0811277712



Objection
6/2/2025

22/5/2025

Building Control report back slip for a compliant

Complainant:

Name: Dr G Smith
Erf No & Location: Erf 597HP, Hamerkopweg 19
Contact Details: (061) 222 821

Brief description of complainant's problem:

The proposed rezoning of Erf 602, Hamerkop Street, Highland Park - from "Residential" to "General Residential" stands to significantly impact the surrounding residents and community. The change is inconsistent with the existing zoning and character of the neighbourhood, where properties are designed for single residences with appropriate lot sizes. Introducing multiple units of one lot, designed for one dwelling will increase traffic and congestion and place additional strain on infrastructure, ultimately diminishing the quality of life for current residents.

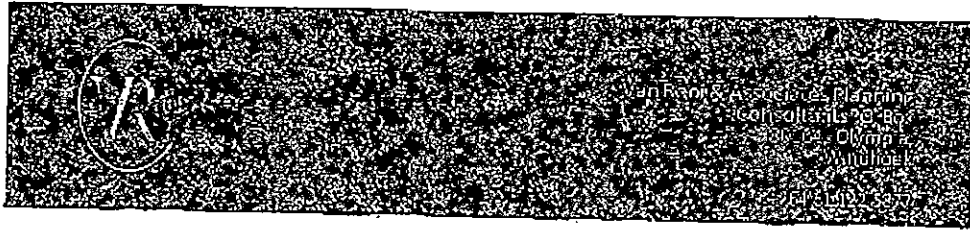
pp: Guit

Remarks / Comments from area Inspector:

Action taken by area Inspector:

Is the complaint resolved? (Yes/No) If not, why not?

Area Inspector Name and Surname:



NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

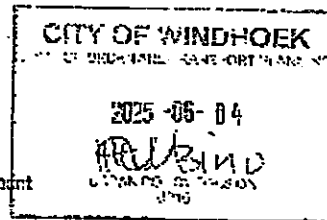
- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/We, Tony Head, owners of Erf

598, Hochland Park.
Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development



Reasons for objecting:

The erf is on Hamerkop Street, Hochland Park
is currently situated within a residential zone
to the proposed development of student accommodation
is incompatible with the character & intended use
of the area. This development is likely to have a
significant negative impact on the market value of
surrounding residential properties & may alter the
established residential nature of the neighborhood.

Signature: [Signature] Date: 23/5/25

Email: tonyhead0@gmail.com Contact No: 0813192350

WM van der Vyver
 Erf No 599 Hochlandpark
 .swassel@tiscali.com
 PO Box 606, Cellphone: +264611224466
 WINDHOEK

Objection
 600HP

22/5/2025

Description of PROBLEM:

I happened to see a Rezoning Notice on my garden wall facing Erf 600HP, Hamerkop Road, Hochland Park. A gentleman from Van Rooi & Associates called me and informed me of their application for Rezoning Erf 600HP and promised to send me a letter by post to officially obtain my consent or objection. No such communication was received to date. My neighbour on Erf 601HP did receive a notice and lodged an objection.

I hereby also formally **object** to the Rezoning of Erf 600HP to General Residential with a density of 1: 250.

I also **object** to the start of construction whilst any rezoning is under investigation

The reasons for my objection are the following:

1. All the erven in Hamerkop Road as well as Kestrel are zoned as Residential with a single dwelling on >700m²
2. All the erven except Erf 600HP have a single large house with outbuildings on it.
3. I purchased Erf 599 Hamerkop Road as it is a horseshoe street with no through traffic and is therefore quiet at night due to the low number of families living in it
4. Increasing the allowed density on this one Erf 600HP will negatively affect the Municipal Valuation of all the properties in Hamerkop Road
5. Four flats on this 1100m² Erf 600HP will not be in line with the character of the area where all the adjacent properties are large, single, double-story houses built within the 50% bulk restriction.
6. Plans to build a single dwelling were lodged with the CoW in 2024. On that plan I gave consent that the building lines may be relaxed to accommodate a swimming pool and outbuilding. No new plan was available at CoW to request any alternative buildings.

Please do **NOT** approve any Rezoning of Erf 600HP on the grounds listed above and other objections submitted by Hamerkop Road property owners.

Kind regards.

Wessel van der Vyver 21 May 2025



Van Rooi & Associates Planning
Consultants PO Box
50064, Olympia,
Windhoek
+264 61 122 5877

NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/we, Konstantin Farway, owner/s of Erf

600, Hochland Park.
Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development

Reasons for objecting:

Negative impacts on the quality of life for existing residents and overall character of our community.
There will be increase of traffic on this family friendly street as well as a parking issues.
The predominantly single family home character of our neighborhood contributes to it peaceful and family friendly atmosphere.

Signature: [Signature] Date: 25/9/2025

Email: Konstantin.farway@vr.co Contact No: 061 202 1570



Van Rooi & Associates Planning
Consultants PO Box
80164, Olympia,
Windhoek
+264-81 122 5877

NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the.

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

We, Flávio & Jeanne Ferreira, owners of Erf

1214, Hochland Park
Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development



Reasons for objecting:

Rezoning this erf will negatively impact the character of the neighbourhood.

It will lead to increased congestion on this road and therefore increase the noise

levels, our property values will decrease and this will negatively impact the local

residents' quality of life

Signature:   Date: 24 April 2025

Email: Jenny@lway.na Contact No: 081 240 4072



Van Rooi & Associates Planning
Consultants PO Box
80164, Olympia,
Windhoek
+264 83 122 5877

NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 800, Hamerkop Street, Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 800, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/We Leon + Marie Visser owners of Erf

2019, Hochland Park.
Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development

Reasons for objecting:

See attached letters.

Signature: [Signature] Date: 16/05/2024
Email: leon.k@prognail.com Contact No. 0811255703

L & M Visser

Erf No 1219 Hochlandpark

leoma100@gmail.com

PO Box 96042, Cellphone: +264811288703

WINDHOEK

23.05.2025

Description of **PROBLEM**:

I hereby formally **object** to the Rezoning of Erf 600HP to General Residential with a density of 1: 250.

I also **object** to the start of construction whilst any rezoning is under investigation

The reasons for my objection are the following:

1. All the erven in Hamerkop Road as well as Kestrel are zoned as Residential with a single dwelling on >700m²
2. All the erven except Erf 600HP have a single large house with outbuildings on it.
3. I purchased Erf 1219 Hamerkop Road as it is a horseshoe street with no through traffic and is therefore quiet at night due to the low number of families living in it
4. Increasing the allowed density on this one Erf 600HP will negatively affect the Municipal Valuation of all the properties in Hamerkop Road
5. Four flats on this 1100m² Erf 600HP will not be in line with the character of the area where all the adjacent properties are large, freestanding, double-story houses built within the 50% bulk restriction.

Please do **NOT** approve any Rezoning of Erf 600HP on the grounds listed above and other objections submitted by Hamerkop Road property owners.

Kind regards,


Leon & Marie Visser

LIST OF REGISTERED ITEMS POSTED



by Windhoek Rampost

Sender's reference no.	Addressee's name and address	Registrant no.
IRP 599	W Van der Nijer BOX 605 WIK	BA 0058 NA
11 571	N Kabanaku Investment CC Box 605 WIK	SA 0075 NA

RAMPPOST
VAT Reg No: 0024451015
Branch: Windhoek

Date: 23/07/25 Time: 15:41:30
Counter: 6 ELKHARIEDA STOCKUNITE10

Qty Product	Price VAT
1 Letter Registered Mail	\$6.60 \$43.80
(Registered Item No: BPO03803151NA) (P1 105 Form No) (Recipient Name: W VAN DER NIJER) (Address Line 1: P BOX 605) (Address Line 2: WINDHOEK) (Address Line 3) (Address Line 4)	
PrePaid	-\$50.40
Net	-\$5.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	\$35.09	\$5.71
Total		\$0.00

Name:
Address:

Receipt No: 264-16
1-NA
D-
POST OFFICE
WINDHOEK
POSKANTOOR BERRUITK
ALOHORIFA OPOOSA YOYE

RAMPPOST
VAT Reg No: 0024451015
Branch: Windhoek

Date: 23/07/25 Time: 15:38:30
Counter: 6 ELKHARIEDA STOCKUNITE10

Qty Product	Price VAT
1 Letter Registered Mail	\$6.60 \$43.80
(Registered Item No: BPO03803151NA) (P1 105 Form No) (Recipient Name: W VAN DER NIJER) (Address Line 1: P BOX 605) (Address Line 2: WINDHOEK) (Address Line 3) (Address Line 4)	
PrePaid	-\$50.40
Net	-\$5.71

Tax Code	Amount	Total Tax
VAT A (0%)		
VAT B (15%)	\$38.09	\$5.71
Total		\$0.00

Name:
Address:

Receipt No: 264-16
1-NA
D-
POST OFFICE
WINDHOEK
POSKANTOOR BERRUITK
ALOHORIFA OPOOSA YOYE

Number of items 1 Received by W Van der Nijer Date-stamp

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

P1/185

mail.google.com/mail/u/0/#search/vetuvet/KttxLvnRcCDznHWPpFtHtCQHRDlQFPkcbhg

Back Gmail Netlir Google New Tab Watch Latest Movie New Tab ITAS for Namoa j... Log In + Manage C... RUGBY: U19A BISM... Adobe Acrobat

To get future Google Chrome updates, you'll need Windows 10 or later. This computer is using Windows 8.1 [Learn more](#)

Gmail Search: vetuvet

Compose

- Inbox 4,491
- Starred
- Snoozed
- Important
- Sent
- Drafts 175
- Categories
- More

Upgrade →

pp.pdf Registered Mail.pdf Show all

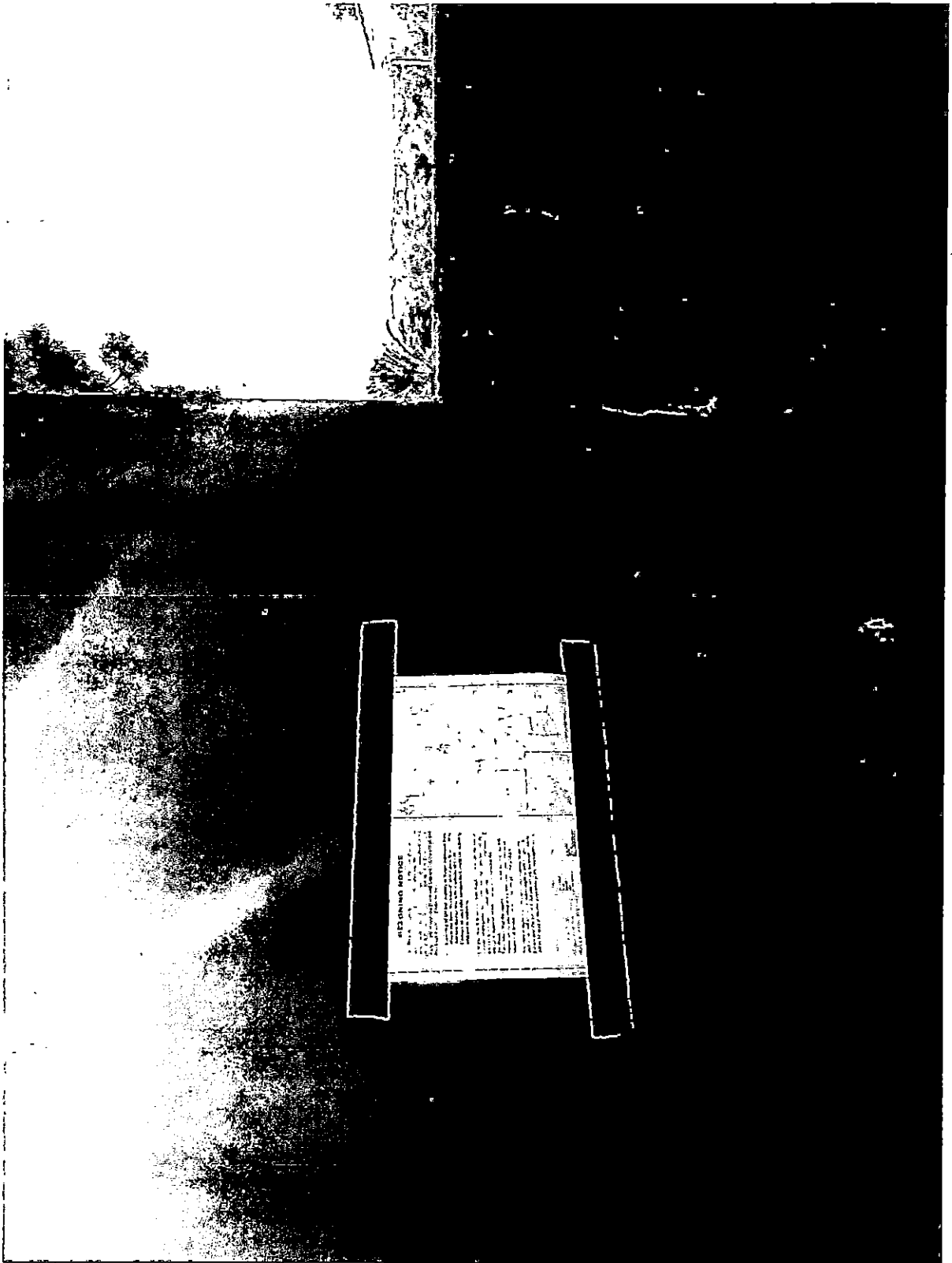
6:41 PM 2023-07-23

Proof of email correspondence with the owner of Erf 1215 Hamerkop Street Hochland Park

479

ANNEXURE D:

Onsite Notice



ANNEXURE E:

City of Windhoek Customer Care Centre Notice Board

REZONING NOTICE

For the 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

30 | Page

O. objection
600HP

WM van der Vyver

Erf No 599 Hochlandpark

v5wessel@gmail.com

PO Box 606, Cellphone: +264811224466

WINDHOEK

22/5/2025

Description of **PROBLEM**:

I happened to see a Rezoning Notice on my garden wall facing Erf 600HP, Hamerkop Road, Hochland Park. A gentleman from Van Rooi & Associates called me and informed me of their application for Rezoning Erf 600HP and promised to send me a letter by post to officially obtain my consent or objection. No such communication was received to date. My neighbour on Erf 601HP did receive a notice and lodged an objection.

I hereby also formally **object** to the Rezoning of Erf 600HP to General Residential with a density of 1: 250.

I also **object** to the start of construction whilst any rezoning is under investigation

The reasons for my objection are the following:

1. All the erven in Hamerkop Road as well as Kestrel are zoned as Residential with a single dwelling on $>700m^2$
2. All the erven except Erf 600HP have a single large house with outbuildings on it.
3. I purchased Erf 599 Hamerkop Road as it is a horseshoe street with no through traffic and is therefore quiet at night due to the low number of families living in it
4. Increasing the allowed density on this one Erf 600HP will negatively affect the Municipal Valuation of all the properties in Hamerkop Road
5. Four flats on this $1100m^2$ Erf 600HP will not be in line with the character of the area where all the adjacent properties are large, single, double-story houses built within the 50% bulk restriction.
6. Plans to build a single dwelling were lodged with the CoW in 2024. On that plan I gave consent that the building lines may be relaxed to accommodate a swimming pool and outbuilding. No new plan was available at CoW to request any alternative buildings.

Please do **NOT approve any Rezoning** of Erf 600HP on the grounds listed above and other objections submitted by Hamerkop Road property owners.

Kind regards,

Wessel van der Vyver 21May 2025



Building Control report back slip for a compliant

Complainant:

Name: W. M. VAN DER VIVER

Erf No & Location: 590 HP 1

Contact Details: VWESSE1@gmail.com +264811224466

Brief description of complainant's problem:

PLEASE SEE ATTACHED LETTER OF 21 MARCH 2023 ON THE BACKSIDE

Remarks / Comments from area Inspector:

Action taken by area Inspector:

Is the complaint resolved? (Yes/No) if not, why not?

Area Inspector Name and Surname:

Claretha
602 150

22/5/2025



Building Control report back slip for a compliant

Complainant:

Name: Dr G Smith

Erf No & Location: Erf 597HP, Hamerkopweg 19

Contact Details: (061) 222821

Brief description of complainant's problem:

The proposed rezoning of Erf 600, Hamerkop Street, Highland Park from "Residential" to "general residential" stands to significantly impact the surrounding residents and community. The change is inconsistent with the existing zoning and character of the neighbourhood, where properties are designed for single residences with appropriate lot sizes. Introducing multiple units of one lot, designed for one dwelling will increase traffic and congestion and place additional strain on infrastructure, ultimately diminishing the quality of life for current residents.

pp: Guit

Remarks / Comments from area Inspector:

Action taken by area Inspector:

Is the complaint resolved? (Yes/No) if not, why not?

Area Inspector Name and Surname:



487

Van Rooi & Associates Planning
Consultants PO Box
80164, Olympia,
Windhoek

+264 81 122 5877

*600 HP
objection*

NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/We, J.G LOMBARD, owner/s of Erf 592, HAMERKOP ST. 9

Erf 592, Hochland Park.
Mark with a tick (✓) below

Object to the proposed development

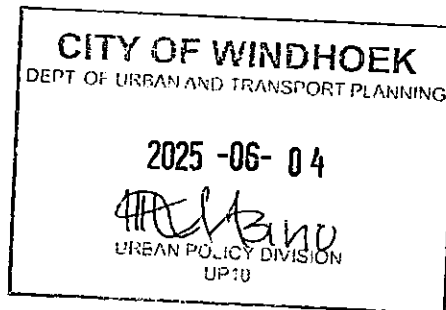
Do not object to the proposed development

Reasons for objecting:

*Increasing the allowed density on this erf
600 HP will negatively affect the municipal
valuation as well as market value
of all properties in Hamerkop road.*

Signature: J.G Lombard Date: 25 May 2025

Email: zouna@iway.na Contact No: 0811277712





Van Rooi & Associates Planning
Consultants PO Box
80164, Olympia,
Windhoek

+264 81 122 5877

NEIGHBOUR CONSULTATION

VAN ROOI & ASSOCIATES URBAN PLANNING CONSULTANTS on behalf of the owners of Erf 600, Hamerkop Street Hochland Park, Windhoek - in line with the terms and stipulations of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) intends to apply to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the:

- Rezoning of Erf 600, Hamerkop Street, Hochland Park, Windhoek from 'Residential' with a density of 1 dwelling per 700m² to 'General Residential' with a density of 1:250.
- Consent to start with construction whilst the rezoning process is underway.

I/We, Tony Head, owner/s of Erf

598, Hochland Park.
Mark with a tick (✓) below

Object to the proposed development

Do not object to the proposed development

CITY OF WINDHOEK
DEPT. OF URBAN AND TRANSPORT PLANNING

2025-06-04

Albino
URBAN POLICY DIVISION
UPIU

Reasons for objecting:

The erf 600, Hamerkop Street, Hochland Park is currently situated within a residential zone & the proposed development of student accommodation is incompatible with the character & intended use of the area. This development is likely to have a significant negative impact on the market value of surrounding residential properties & may alter the established residential nature of the neighborhood.

Signature: [Signature] Date: 23/5/25

Email: tonyhead0@gmail.com Contact No: 0813192350



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Aussspannplatz, Windhoek, Phone: +264 81 248010, Fax: +264 81 248508, Mobile: +264 81 281 0836, Email: elmarde@dutoitplan.com

SUBMISSION:

2 APRIL 2025

Consent to use Portion 340 (a portion of Ptn 39) of the Farm
Brakwater No 48 for an 'institution' for a psychological &
rehabilitation centre under the 'residential' zoning

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)
1.	Full Application with motivation by applicant	Annexure A	✓ PO
2.	Previous Council's Approval (if applicable)	Annexure B	n/a
3.	A. Locality Plans	Annexure C1	✓ PO
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	n/a
	C. Existing Zoning Plan	Annexure C3	✓ PO
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	n/a
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	n/a
	F. Services Plans with Contours (for township establishment)	Annexure C6	✓ PO
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	✓ PO
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	✓ PO
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	n/a
4.	Conditions to be registered or maintained <i>See Title Deed</i>	Annexure D	✓ PO
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	✓ PO
6.	Closure Certificate (if applicable)	Annexure F1	n/a
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	n/a
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	n/a
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	n/a
9.	NamWater approval and plan confirming availability / provision of water services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure I	n/a
10.	NamPower approval together with the sketch plan confirming the availability/ provision of electrical services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure J	n/a
11.	A. Copy of Founding Statement (CC) or Company Registration (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K1	n/a
	B. Copy of Board/Company Resolution authorising the PoA signature (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K2	n/a
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	✓ PO
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	n/a
14.	Proof of Payment of Municipal Council of Windhoek Application Fee	Annexure N	✓ PO
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	Annexure O	✓ PO

<h1 style="margin: 0;">CHECKLIST</h1> <p style="margin: 0; font-size: small;">FOR URBAN PLANNING APPLICATIONS</p>	Property No.:	340
	Township/Farm:	BW

Please submit the application and supporting documents in the sequence indicated below:

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)	FOR OFFICE USE
1.	Full Application with motivation by applicant	Annexure A	YES	X
2.	Previous Council's Approval (if applicable)	Annexure B	N/A	—
3.	A. Locality Plans	Annexure C1	YES	X
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	N/A	/
	C. Existing Zoning Plan	Annexure C3	YES	X
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	N/A	—
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	N/A	—
	F. Services Plans with Contours (for township establishment)	Annexure C6	YES	X
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	YES	X
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	YES	X
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	N/A	—
4.	Conditions to be registered or maintained <i>See Title Deed</i>	Annexure D	N/A	—
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	YES	X
6.	Closure Certificate (if applicable)	Annexure F1	N/A	—
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	N/A	—
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	N/A	—
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	N/A	—
9.	NamWater approval and plan confirming availability / provision of water services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure I	N/A	—
10.	NamPower approval together with the sketch plan confirming the availability/provision of electrical services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure J	N/A	—
11.	A. Copy of Founding Statement (CC) or Company Registration (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K1	N/A	—
	B. Copy of Board/Company Resolution authorising the PoA signature (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K2	N/A	—
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	YES	X
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	N/A	—
14.	Proof of Payment of Municipal Council of Windhoek Application Fee	Annexure N	YES	X
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	Annexure O	YES	X

Please Note: All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:	
RECEIVED BY: NAME: R. Huumbusa	SIGNATURE:
APPLICATION ACCEPTED: <input checked="" type="checkbox"/>	STAMP:
APPLICATION NOT ACCEPTED: <input type="checkbox"/> Reason(s) for not accepting the application:	<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="margin: 0; font-weight: bold; font-size: small;">CITY OF WINDHOEK</p> <p style="margin: 0; font-weight: bold; font-size: x-small;">DEPT. OF URBAN AND TRANSPORT PLANNING</p> <p style="margin: 10px 0 0 0; font-size: large; font-weight: bold;">2025-04-03</p> <p style="margin: 0; font-weight: bold; font-size: x-small;">URBAN POLICY DIVISION UP1</p> </div>
_____ _____ _____ _____ _____	



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

Enquiries: T. Tjitemisa
Tel: +264 81 416 6169
Ref: PTN 340BWconsent

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

2 APRIL 2025

FOR ATTENTION: Ms. Kristophina Asino

Dear Ms Asino

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

1. APPLICATION

Application is herewith submitted on behalf of the owners of the erf, Mr and Mrs Dames, to the City Council of Windhoek for the:

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

The portion is under the registered ownership of Mr and Mrs Dames and their son – each having a certain share. See the Title Deeds attached. Mr and Mrs Dames currently lease the portion to Mr and Mrs Mutau. Mr and Mrs Mutau appointed Du Toit Town Planning Consultants to complete the town planning procedures required by the Municipality for the consent application for Portion 340 (a portion of Portion 39) of Farm Brakwater No.48.

The Special Power of Attorney's, authorizing Du Toit Town Planning Consultants, to attend to the consent for the erf, are attached hereto. All necessary annexures, as required by the City of Windhoek (CoW) are attached hereto as annexures.

2. PORTION INFORMATION

2.1. Locality and size

Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek. The Portion is 50074m² in extent. See locality plan below (find attached).

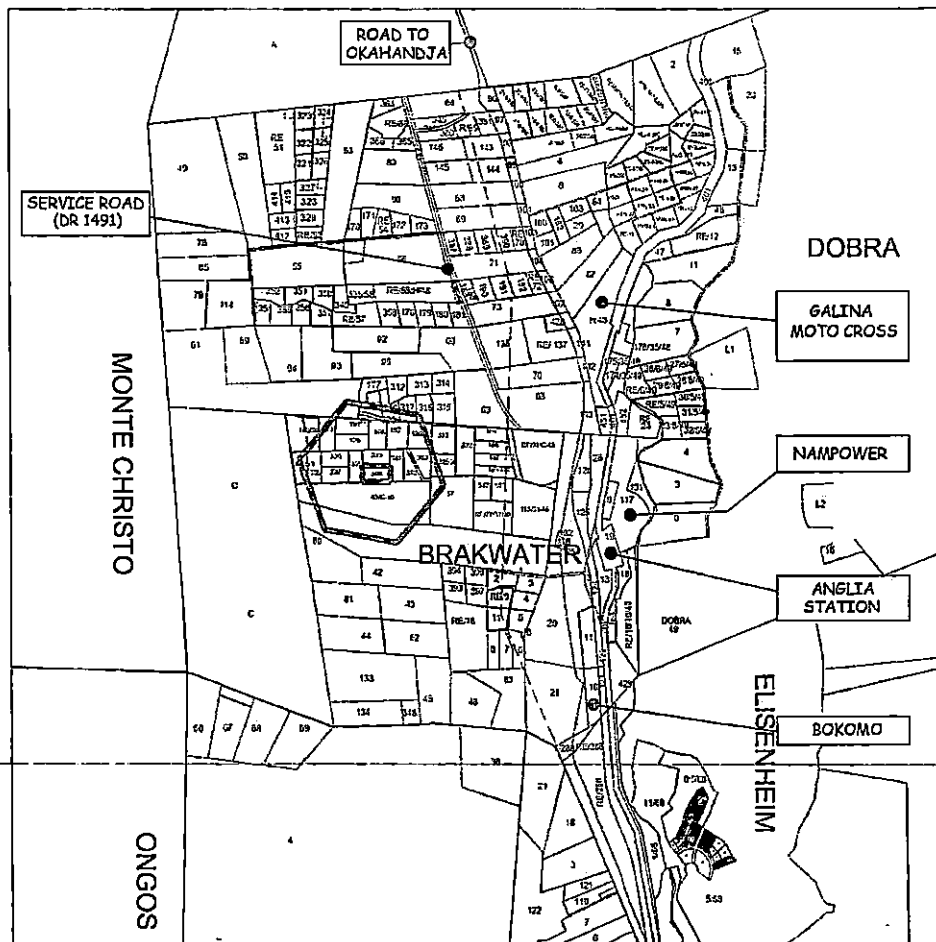


Figure 1 : Locality of Portion 340, Brakwater

2.2. Existing land use and Current zoning

Portion 340 (a portion of Portion 39) of Farm Brakwater No. 48 is zoned residential with a density of 1:5ha. The Portion is not devoid of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped. See image below.

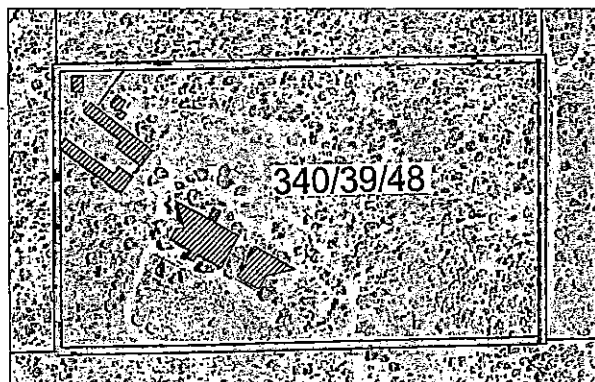


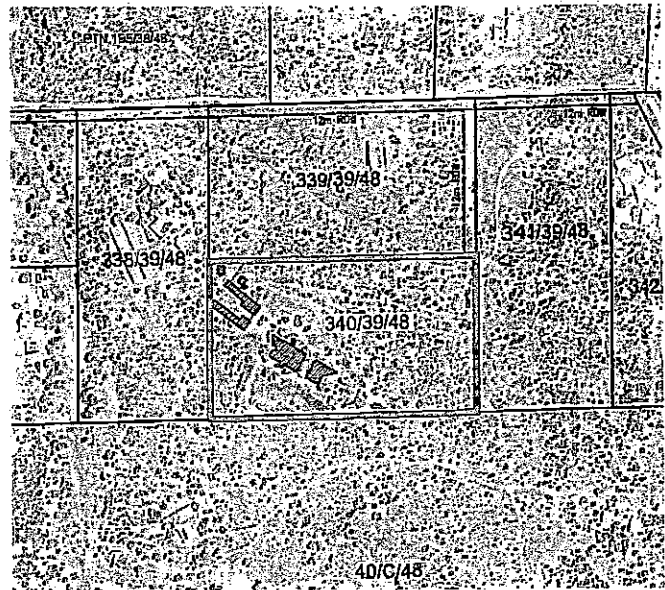
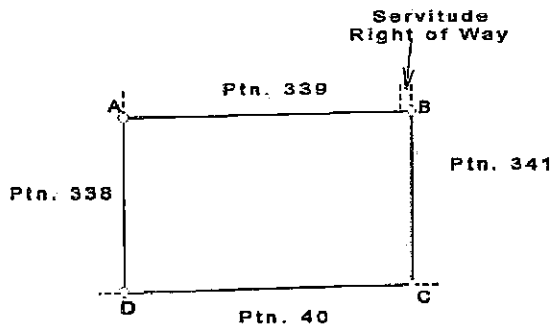
Figure 2 : Buildings on Portion 340, BW

2.3. Topography and Access

The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steeper gradients observed towards the southeastern, northeastern and northwestern parts on the

Portion. The general slope direction indicates natural drainage towards the south of the Portion. Existing structures are positioned on relatively level areas, minimizing the need for significant earthworks.

Regarding access, the 12m right-of-way servitude provides formal access to the portion. Please see Diagram No. A23/2005 and screenshot below of the access servitudes already registered. This will be discussed in more detail in a later paragraph.



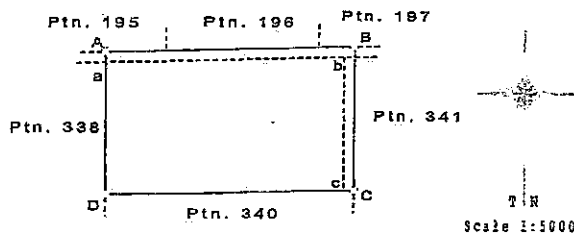
2.4. Existing Title Conditions (Registered Conditions)

The conditions registered against Portion 340 (a portion of Portion 39) of Farm Brakwater No.48, Windhoek are contained in the attached Deeds of Transfer T4761/2015, T4762/2015 and T4760/2015.

The standard Zoning Scheme conditions are registered against Portion 340, Brakwater – although it is the old wording. This can remain as is, since no cadastral changes are made and the application is only for a consent use.

Furthermore, the Portion is subject to a 12m wide right of way servitude over Portion 339 as indicated on Diagram A23/2005 (attached) and detailed in Notarial Deed K258/2005S (attached).

The figure A B C c b a represents a Servitude Right of Way 12 metres wide.



The figure A B C D represents 5,0024 hectares of land being Portion 339 (a portion of Portion 39) of the Farm Brakwater No. 48

Figure 3: Screenshot from Diagram A23/2005

3. DEVELOPMENT PROPOSAL

3.1. Intended Development

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning. See plan below and attached hereto.

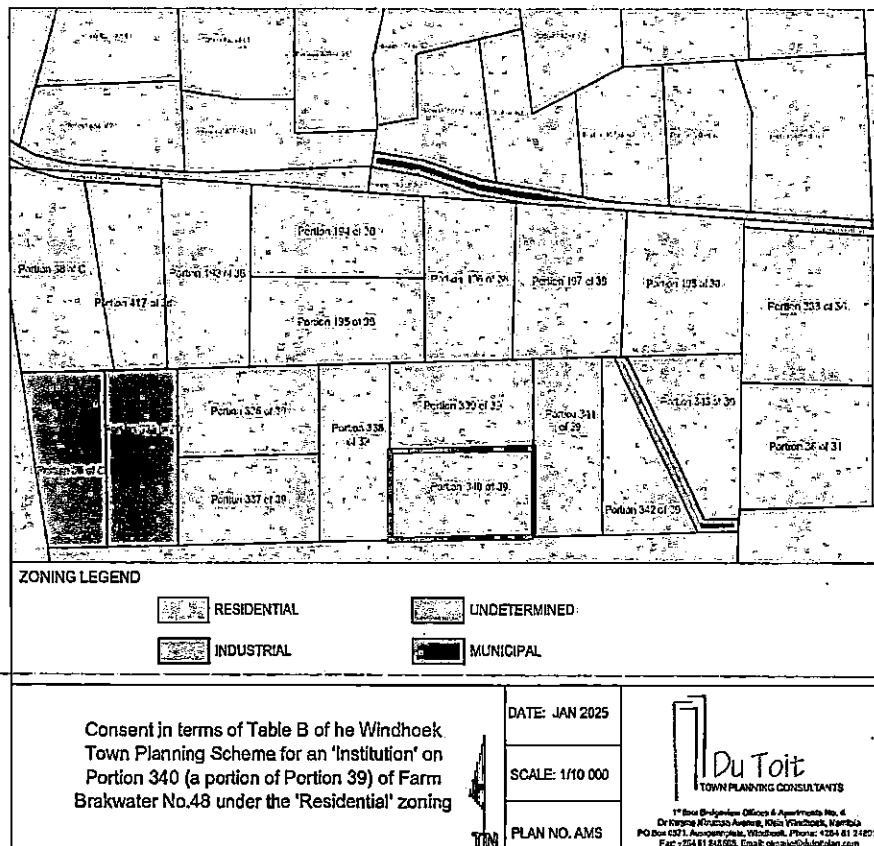


Figure 4: Consent Plan

3.2. Access and Parking Provision

Portion 340 obtain access via District Road 1491 which in turn obtain access from the Döbra Interchange. Thereafter it follows the collector road system which has already been established in a westerly direction before turning northwards to Portion 342/39/48 and then westerly again.

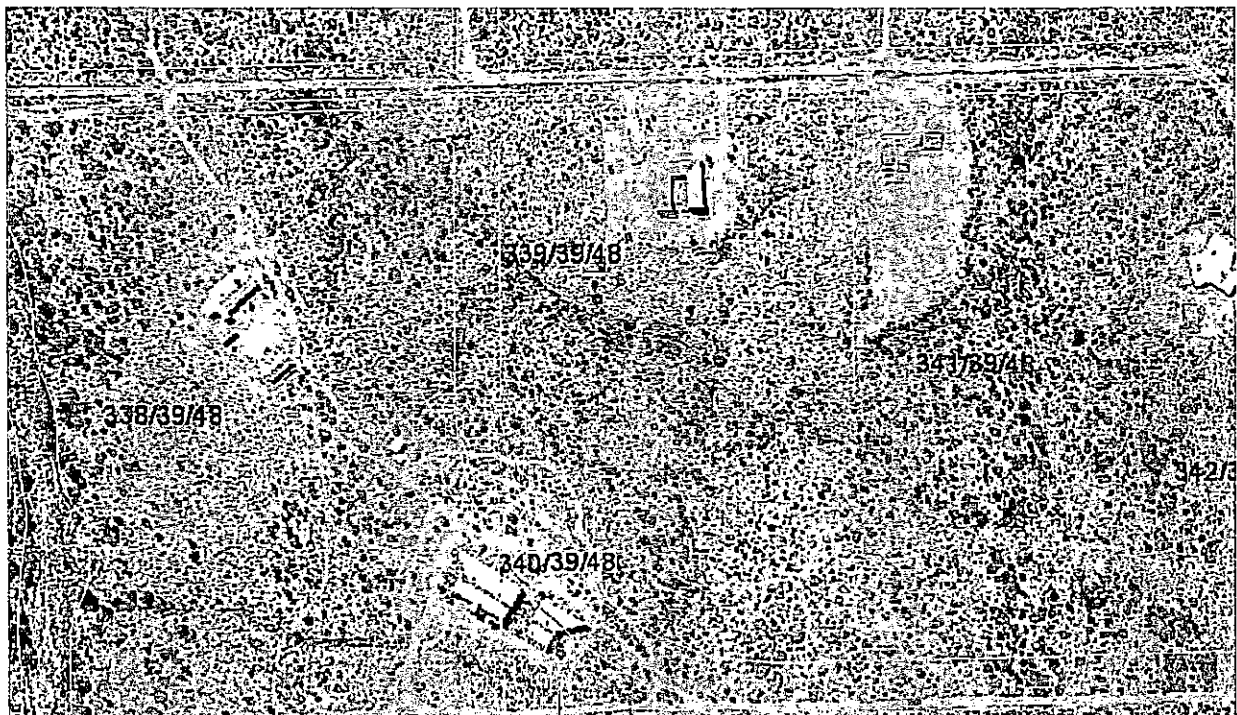
The screenshot from Google Earth shows the access from the D1491 onwards.



Figure 5: Google Earth screenshot of access from D1491

Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 339. Please refer to Diagram No. A23/2005.

The unconfirmed Brakwater collector road system show a proposed road through Portion 340 (a portion of Portion 39, see screenshot from Enlighten below). This part of the collector road system needs to be revised to indicate the actual situation which would be more realistic. It is unlikely that the buildings will be demolished for the reservation of the road.



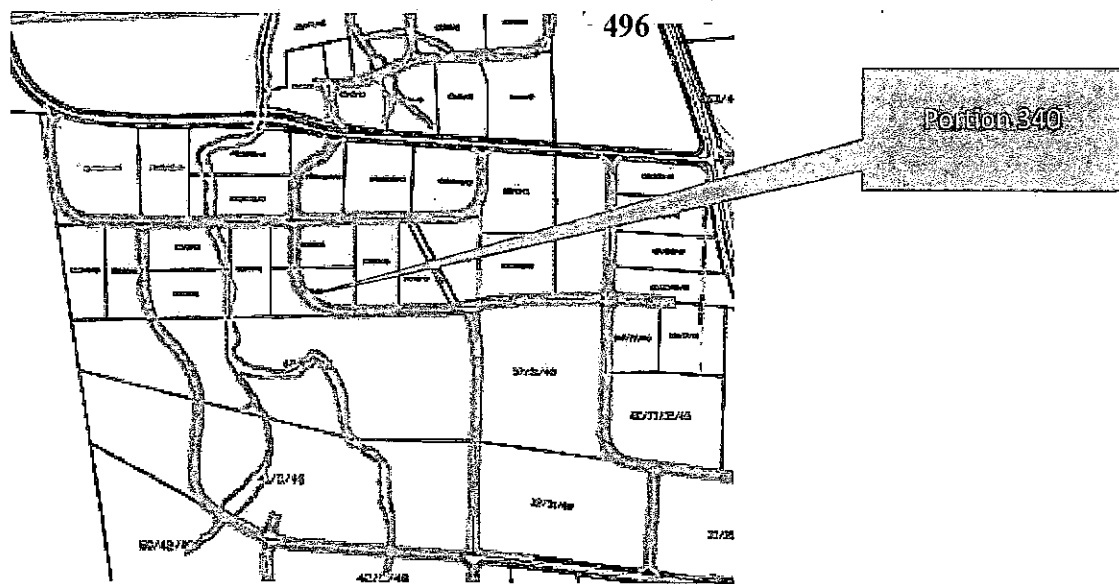


Figure 6: Screenshot from Unconfirmed Collector Road plan

Since the portion have a registered access in the form of the Right of Way Servitude and the application is for consent under the 'residential' zoning, the collector road system should not have an influence on the application.

In terms of parking, provision is made in accordance with the requirements of the proposed institutional consent use, as prescribed by the Windhoek Zoning Scheme. The following extract outlines the necessary parking provisions:

Institutional	Churches	1 bay for every 4 seats for a sitting capacity up to 60 and 1 bay for every 6 seats or part thereof above
	Schools; Nursery School (Day-care Centres)	1 bay per class room and or office <u>plus</u> 1 bay per 10 children for on and off loading
	Hospital, Clinics	1.20 bays per bed <u>plus</u> 4 bays per medical practitioner

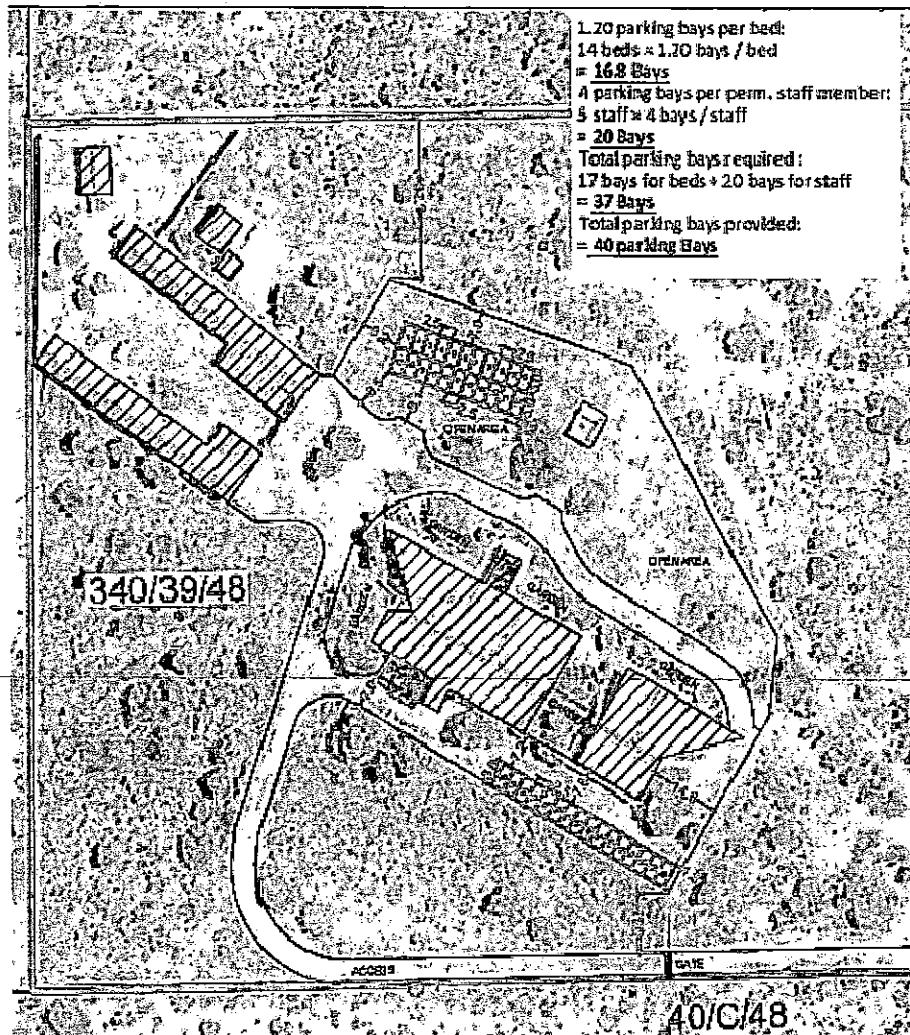
As Eureka House will operate as a rehabilitation clinic, parking has been calculated based on the requirements for a clinic facility. The clinic will employ various practitioners on a permanent basis, including an occupational therapist, a clinical psychologist, a social worker, a psychological counsellor, and nurses.

In addition to the clinical staff, the facility will accommodate **14 beds**, which will allow for a maximum of 14 patients for the two-week program. As per the zoning requirements, parking is then allocated as follows:

- 1.20 parking bays per bed: This provides the necessary space for patients' vehicles. No visitors will be permitted within the two-week program. [14 beds × 1.20 bays / bed=16.8 bays]
- 4 parking bays per permanent staff member: This accommodates the required parking for the clinic's permanent staff. [5 staff × 4 bays / staff = 20 bays]

Therefore, total parking bays required: 17 bays for beds + 20 bays for staff = 37 total parking bays.

As a result in full compliance with the Windhoek Zoning Scheme, the portion provides 40 parking bays. The parking layout for the facility is shown below and is also attached as an annexure for reference.



3.3. Infrastructure

Portion 340/39/48 have all the necessary infrastructure services, namely water from Namwater and electricity from Nampower. The sewer services are similar to the other residential plots in the area, namely a septic tank system. This will remain as such.

4. MOTIVATION

4.1. Need and Desirability

Mental health concerns have been steadily rising in Namibia, with many individuals facing high levels of stress, anxiety, and depression. The establishment of Eureka Haus will fill a significant gap in the existing mental health infrastructure by providing specialized inpatient care for adults and adolescents who require intensive, structured support. Despite the increasing demand for mental health care, there remains a shortage of accessible, specialized, and effective mental health services in Namibia. Eureka Haus will offer an alternative, high-quality treatment option with a focus on holistic care, ensuring that individuals can receive timely and comprehensive support.

Mental health challenges still carry a stigma in many communities, making it difficult for individuals to seek help. By establishing a private and confidential inpatient treatment facility, Eureka Haus will provide a safe and secure environment where individuals can receive care without fear of social judgment. This privacy will encourage more people to seek treatment, ultimately fostering a culture of openness and understanding around mental health issues.

The Brakwater area in Windhoek, with its natural and undeveloped landscape, offers an ideal setting for a mental health inpatient facility. The proximity to nature has been shown to have therapeutic benefits, providing patients with a peaceful and tranquil environment that promotes healing. The serenity of the area can reduce the stress and anxiety commonly associated with urban settings, fostering a sense of calm that enhances the effectiveness of the treatment program.

The facility will operate from an existing building on the Portion, which offers several advantages. The repurposing of this building will allow for a more sustainable approach, reducing the environmental impact associated with new construction. The existing infrastructure can be adapted to meet the specific needs of the mental health facility, ensuring a timely launch and minimizing the disruption to the surrounding area.

Eureka Haus will offer care that integrates the latest in therapeutic techniques, drawing from evidence-based practices and international best standards. By hiring a team of experienced mental health professionals, including psychiatrists, psychologists, and counsellors, the facility will ensure that each patient receives personalized care tailored to their specific needs.

As mentioned earlier, the patients will receive a 14-day comprehensive treatment plan. During the treatment they are not allowed visitors and there will thus not be a constant influx of people that can be expected in the area.

4.2. Windhoek Zoning Scheme

The Windhoek Town Planning Scheme makes provision for an institution to operate as a consent use under the ‘residential’ zoning. See extract from Windhoek Town Planning Scheme below:

TABLE B: LAND USE ZONES

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
Residential	Dwelling units	Residential buildings, Places of public worship, Places of instruction, Social halls, Institutions, Special buildings, Bed-and-breakfasts, Resident occupations and Heritage buildings (For details refer to Table H)	Other uses not under columns 2 and 3

Figure 7: Extract from Windhoek TPS

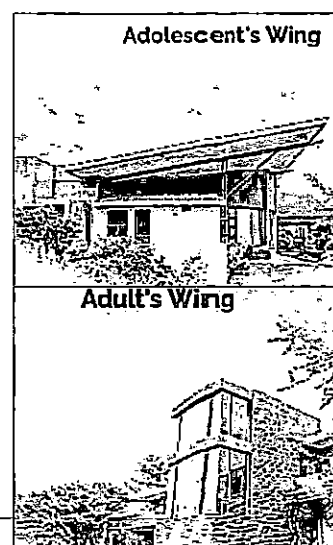
It is to this end that consent to operate the institution (psychological and rehabilitation facility) under the current residential zoning is sought from Council.

The definition for ‘institution’ according to the Scheme is as follows:

Institution means a building designed and/or used as a place where persons receive medical, charitable or other care or treatment and related administrative activities, including a building designed and or used in connection with the administrative activities of a foreign organisation which operates in the Republic of Namibia without gain and is recognised by the Namibia Government to operate in the interests of the development, welfare and promotion of Namibia and its inhabitants, but does not include medical or dental consulting rooms or a building mentioned in the definition of a "special building".

4.3. Use of Existing Buildings

The proposed Eureka Haus Mental Health Facility is designed to operate within the existing building located on the subject Portion. Rather than constructing new infrastructure, the development will focus on the repurposing and adaptive reuse of the current structure. This approach allows for the efficient utilization of existing resources while minimizing the environmental impact associated with new construction. The building will undergo necessary modifications to meet the functional requirements of a mental health facility, ensuring that the layout, safety standards, and overall environment are conducive to providing high-quality care for patients.



4.4. Ministry of Health and Social Services Accreditation

The Eureka Haus is fully accredited by the Ministry of Health and Social Services. See Certificate of accreditation attached herewith.

5. ADVERTISING PROCEDURE AND COMMENTS

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

6. CREDIT CHECK AND APPLICATION FEE

The credit check was completed, and the account is in good standing. This as well as the proof of payment for the application fee is attached.

7. CONCLUSION

In light of the rising demand for specialized mental health care in Namibia, the establishment of Eureka Haus on Portion 340/39/48 will provide a much-needed inpatient facility for adults and adolescents requiring structured support. Its location in Brakwater offers a serene and therapeutic environment conducive to healing, while the repurposing of an existing building ensures a sustainable and efficient development. By integrating evidence-based practices and a multidisciplinary team of professionals, Eureka Haus will address critical gaps in mental health services, fostering greater accessibility and reducing stigma. We therefore request Council's consent for the establishment of this essential facility.

8. APPLICATION**500**

Application is herewith made that:

- Consent in Terms of Table B of The Windhoek Zoning Scheme to use Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 for an 'institution' under the 'residential' zoning for a private psychological and rehabilitation centre.

9. ANNEXURES

Please find attached 3 copies of the following:

Annexure	C1:	Locality Plan
	C2:	Zoning Certificate
	C2:	Consent Plans
	C6:	Contour plan
	C7:	Parking Plan
	C8	Copy of Erf Diagram – Ptn 340, BW Copy of Right of Way Servitude Diagram – A23/2005
Annexure	E1:	Special Power of Attorney – ¾ share – Mr AGN Dames Snr
	E2:	Special Power of Attorney – ¼ share – Mrs C Dames
	E3:	Special Power of Attorney – ¼ share – Mr AGN Dames Jnr
Annexure	L1:	Copy of Title Deed - T4761/2015
	L2:	Copy of Title Deed - T4762/2015
	L3:	Copy of Title Deed - T4760/2015
	L4:	Notarial Deed of Servitude K258/2005S
Annexure	N:	Proof of Payment
Annexure	O:	Credit Check
Annexure	P:	Copy of Ministry of Health and Social Services Accreditation

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

Kind regards



Dorette Opperman

8. APPLICATION

Application is herewith made that:

- Consent in Terms of Table B of The Windhoek Zoning Scheme to use Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 for an 'institution' under the 'residential' zoning for a private psychological and rehabilitation centre.

9. ANNEXURES

Please find attached 3 copies of the following:

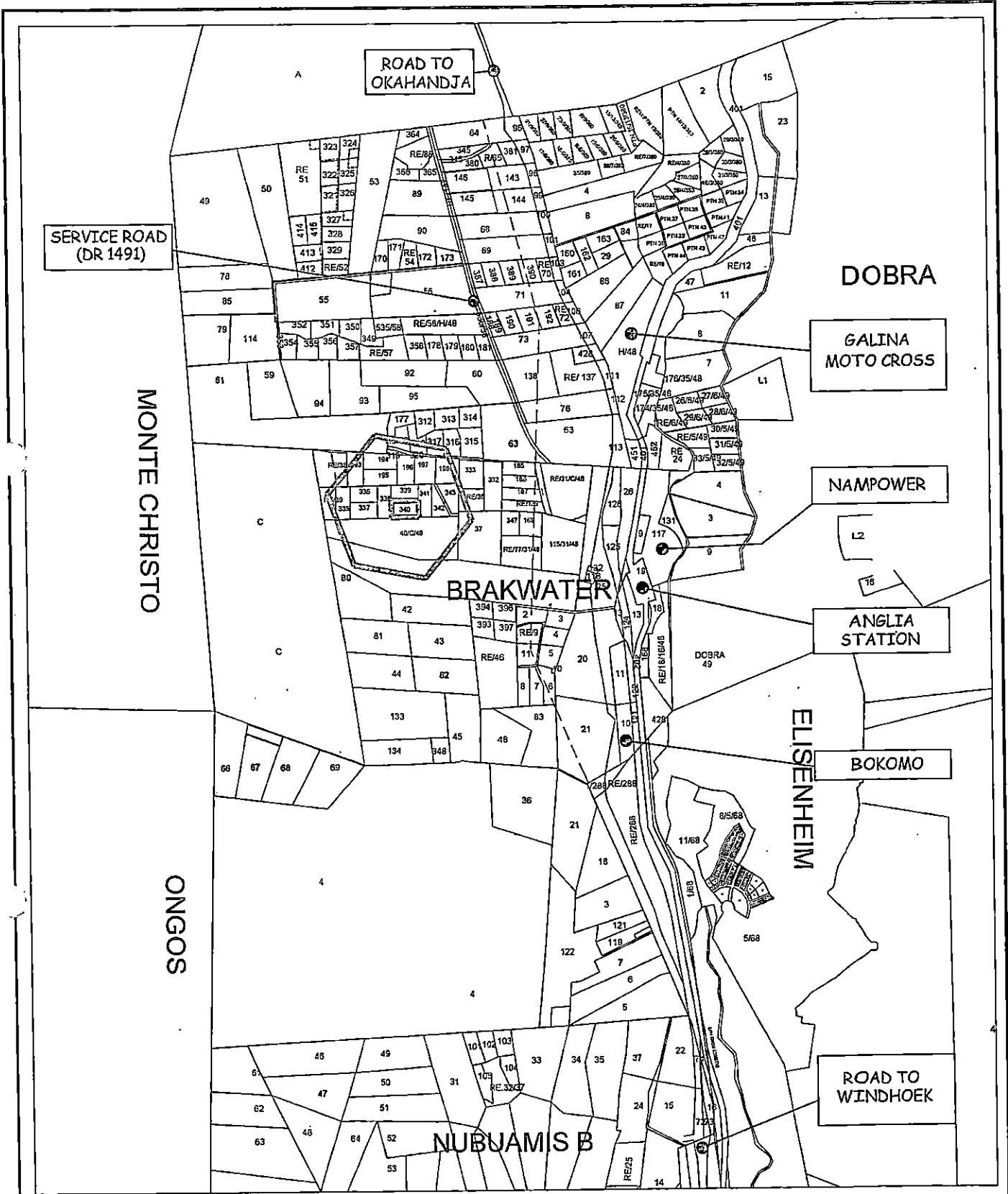
Annexure	C1:	Locality Plan
	C2:	Zoning Certificate
	C2:	Consent Plans
	C6:	Contour plan
	C7:	Parking Plan
	C8	Copy of Erf Diagram – Ptn 340, BW Copy of Right of Way Servitude Diagram – A23/2005
Annexure	E1:	Special Power of Attorney – ¾ share – Mr AGN Dames Snr
	E2:	Special Power of Attorney – ¼ share – Mrs C Dames
	E3:	Special Power of Attorney – ¼ share – Mr AGN Dames Jnr
Annexure	L1:	Copy of Title Deed - T4761/2015
	L2:	Copy of Title Deed - T4762/2015
	L3:	Copy of Title Deed - T4760/2015
	L4:	Notarial Deed of Servitude K258/2005S
Annexure	N:	Proof of Payment
Annexure	O:	Credit Check
Annexure	P:	Copy of Ministry of Health and Social Services Accreditation

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

Kind regards



Dorette Opperman



Scale: 1/55000

DATE: JAN.2025

DRAWING NO:

340 BRAK



LOCALITY PLAN OF:
 PORTION 340 / PTN 39 OF
 THE FARM BRAKWATER No.48



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248908, Email: dmailtoit@dutoitplan.com

ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

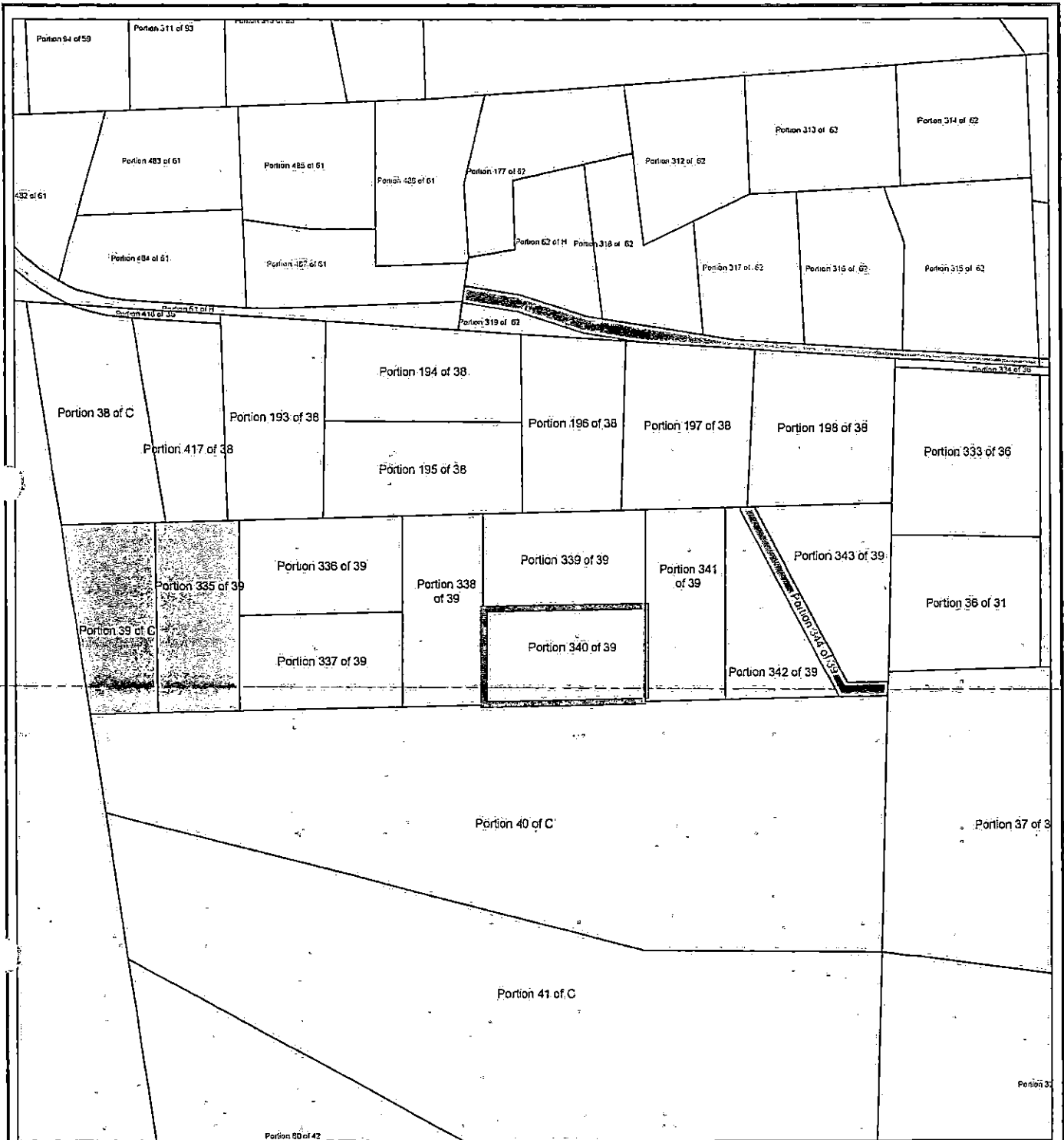
ERF DESCRIPTION:	Portion 340 of Portion 39 of ERF C of FARM BRAKWATER NO. 48	
TOWNSHIP EXTENSION:		
STREET NAME:	TRUNK RD	
STREET ADDRESS:	0 TRUNK RD	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
DENSITY:	1 DWELLING / 50 000M ²	- Refer to Table E
BULK FACTOR:	0	- Refer to Table F
COVERAGE:		- Refer to Table G
ERF SIZE:	50074 m ²	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

PLEASE NOTE:

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.



ZONING LEGEND

- | | | | |
|---|-------------|---|--------------|
|  | RESIDENTIAL |  | UNDETERMINED |
|  | INDUSTRIAL |  | MUNICIPAL |

CURRENT ZONING OF PTN. 340/39
 OF FARM BRAKWATER NO.48
 ('RESIDENTIAL' 1:5ha)

DATE: JAN 2025

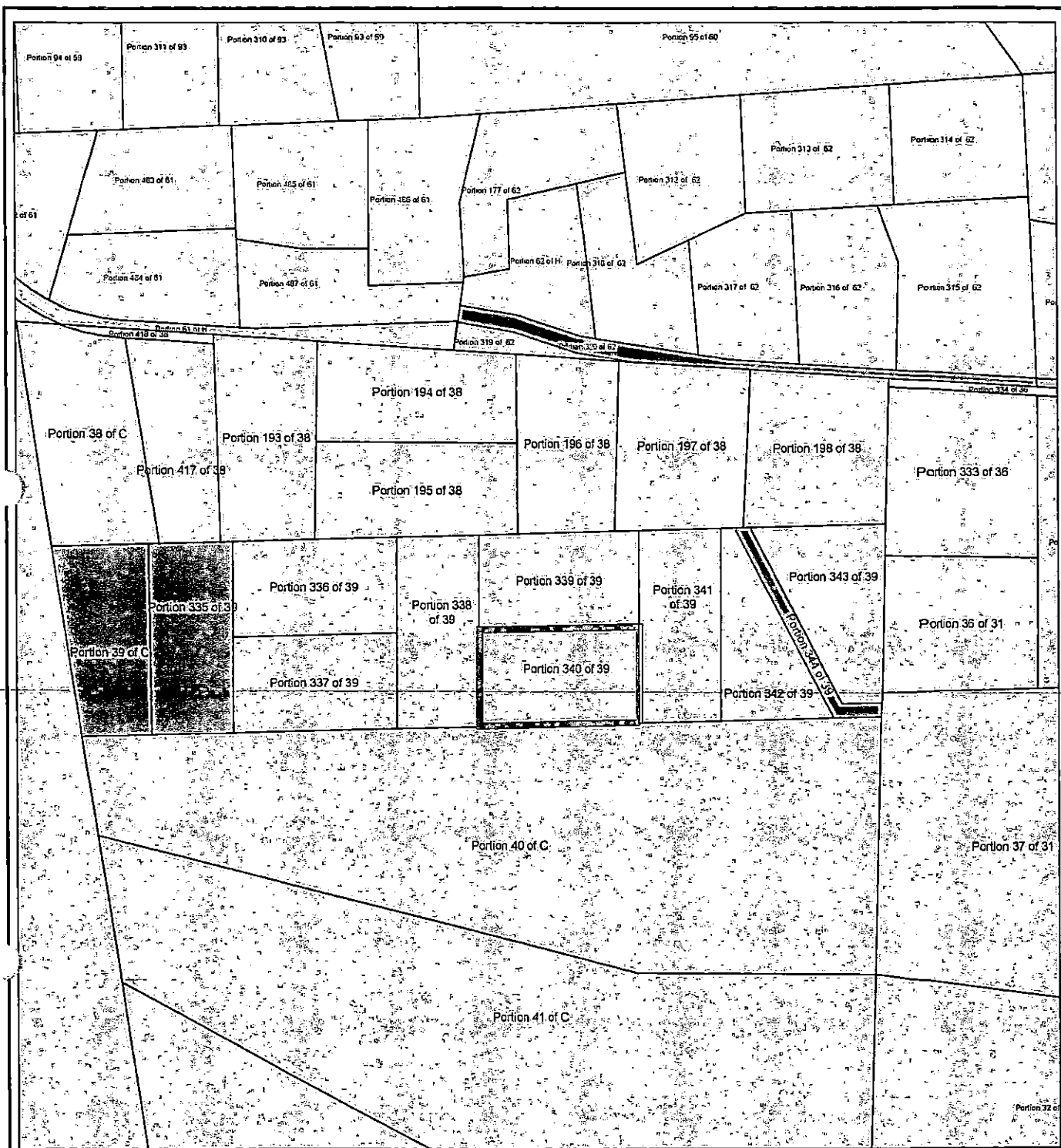
SCALE: 1/10 000

PLAN NO. AMS



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +254 61 248010
 Fax: +254 61 248608, Email: etmarie@duitoiplan.com





ZONING LEGEND

- | | | | |
|--|-------------|--|--------------|
| | RESIDENTIAL | | UNDETERMINED |
| | INDUSTRIAL | | MUNICIPAL |

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning

DATE: JAN 2025

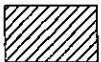
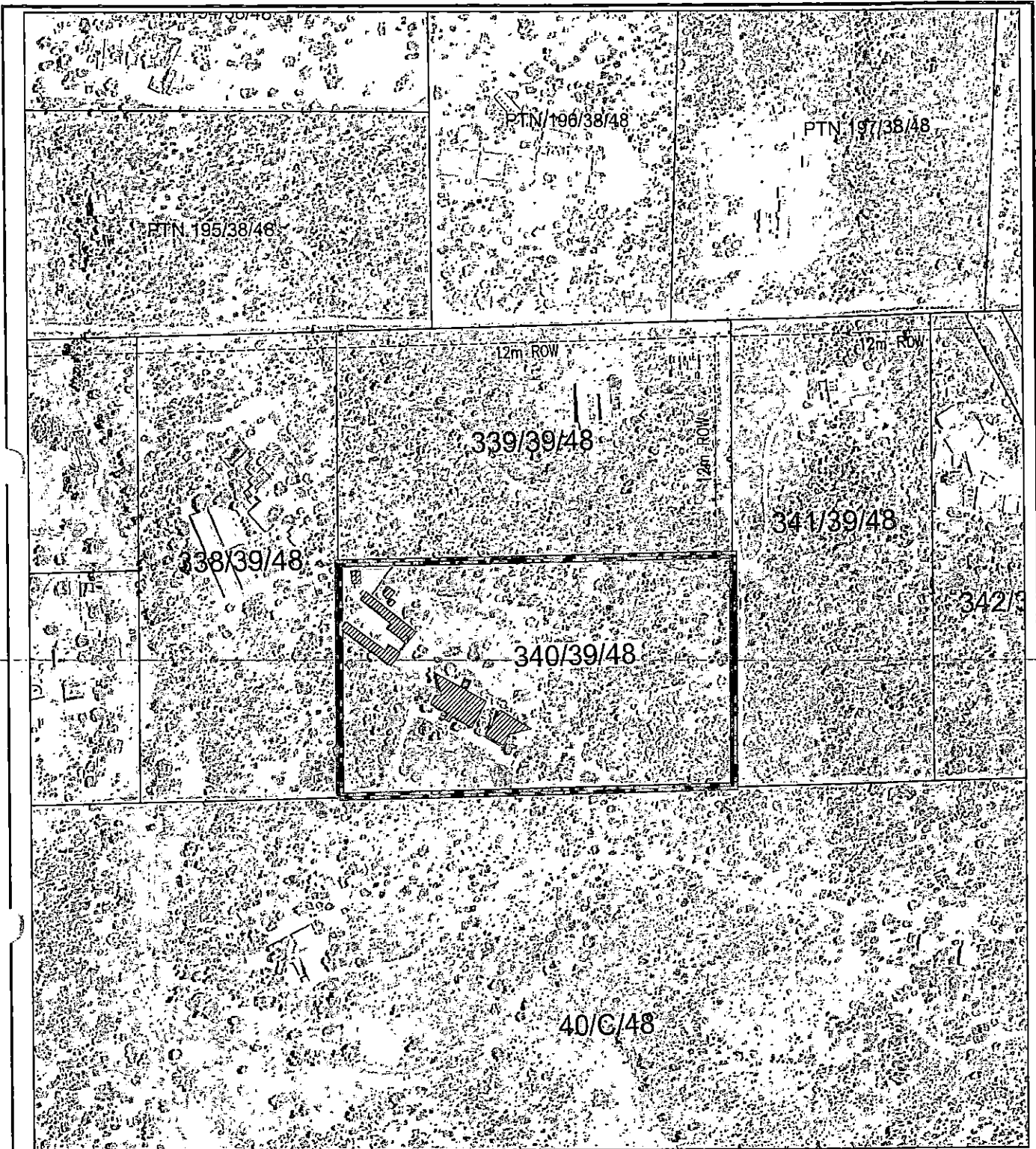
SCALE: 1/10 000

PLAN NO. AMS



1st floor Bidgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248609, Email: elmarie@dutotiplan.com





EXISTING BUILDINGS

Scale: 1/4000

DATE: JAN.2025

PLAN NO 340/39/48

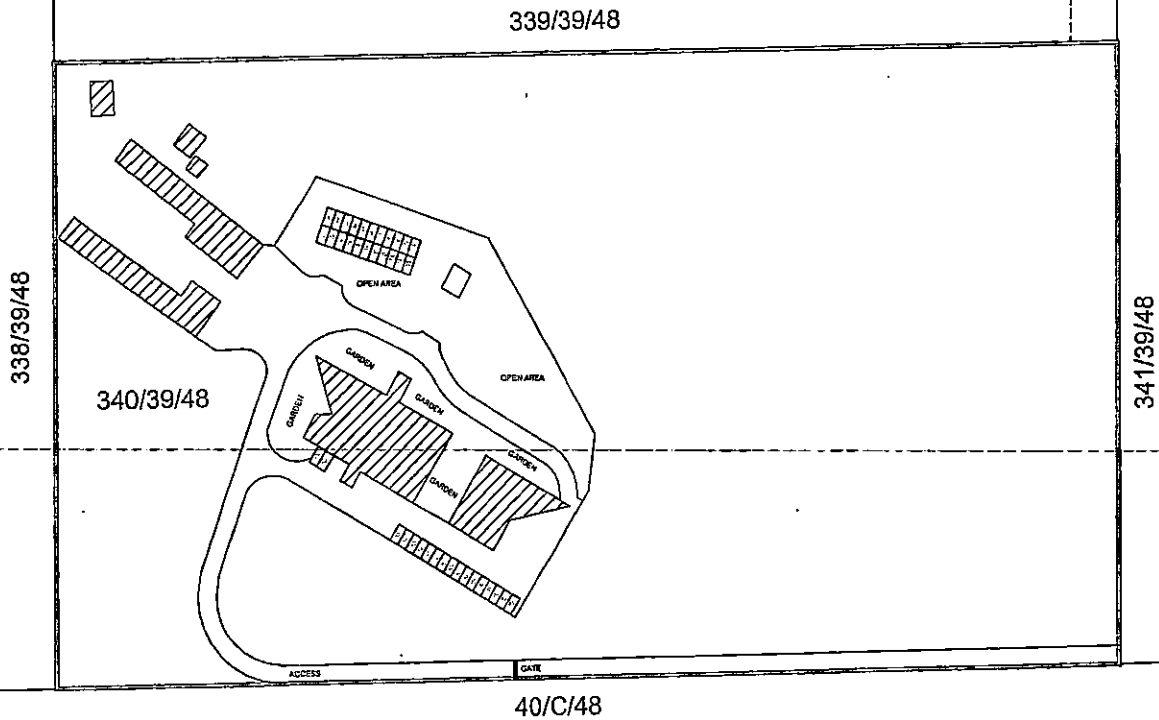


Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248508, Email: olmarie@dutoitplan.com

1.20 parking bays per bed:
 14 beds × 1.20 bays / bed
 = **16.8 Bays**
 4 parking bays per perm. staff member:
 5 staff × 4 bays / staff
 = **20 Bays**
 Total parking bays required :
 17 bays for beds + 20 bays for staff
 = **37 Bays**
 Total parking bays provided:
 = **40 parking Bays**



 EXISTING BUILDINGS

Scale: 1/2500

DATE: MARCH.2025

PLAN NO 340/39/48



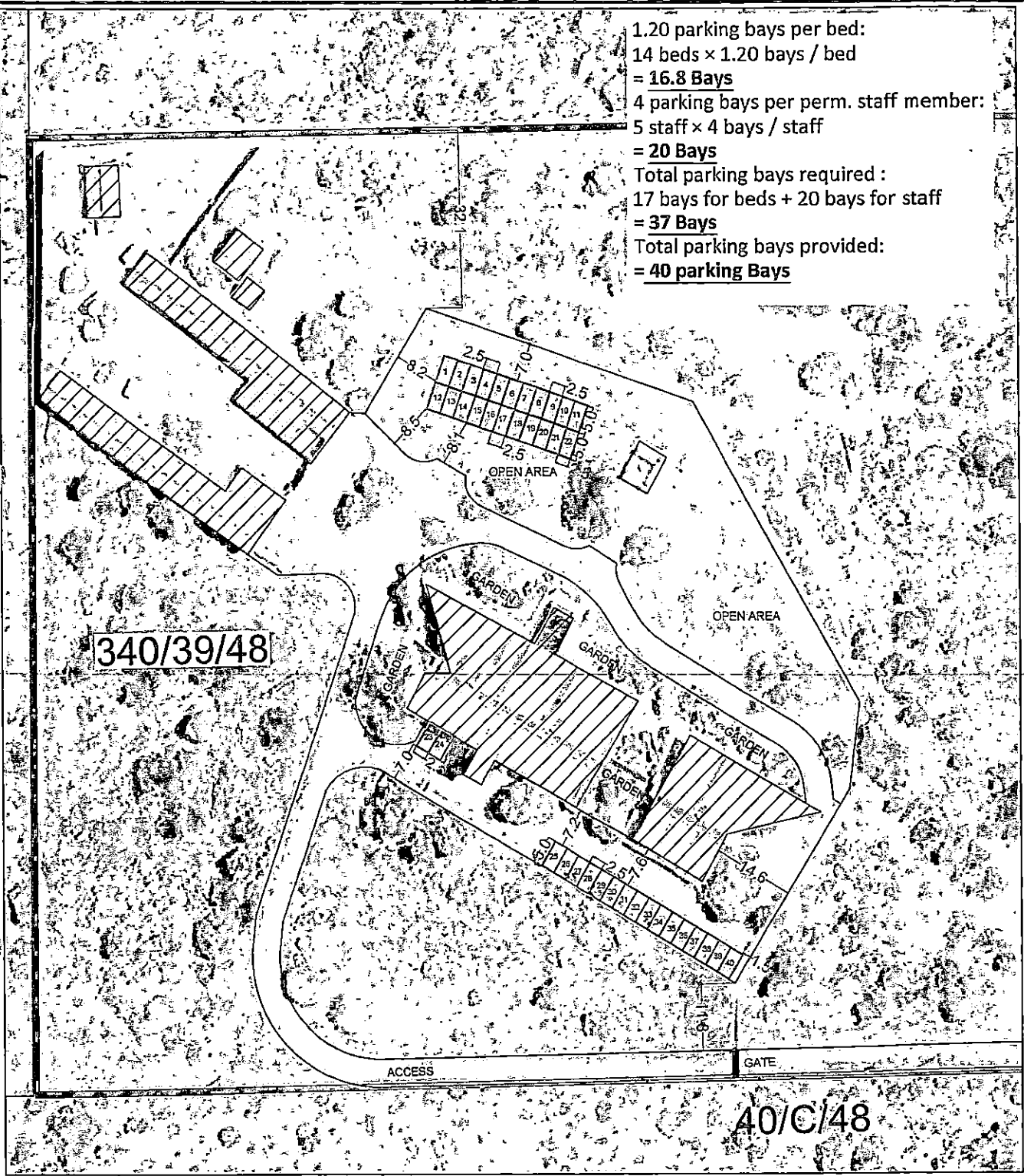
PARKING LAYOUT FOR:

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: etmarie@dutoitplan.com

1.20 parking bays per bed:
 14 beds × 1.20 bays / bed
 = **16.8 Bays**
 4 parking bays per perm. staff member:
 5 staff × 4 bays / staff
 = **20 Bays**
 Total parking bays required :
 17 bays for beds + 20 bays for staff
 = **37 Bays**
 Total parking bays provided:
 = **40 parking Bays**



 EXISTING BUILDINGS

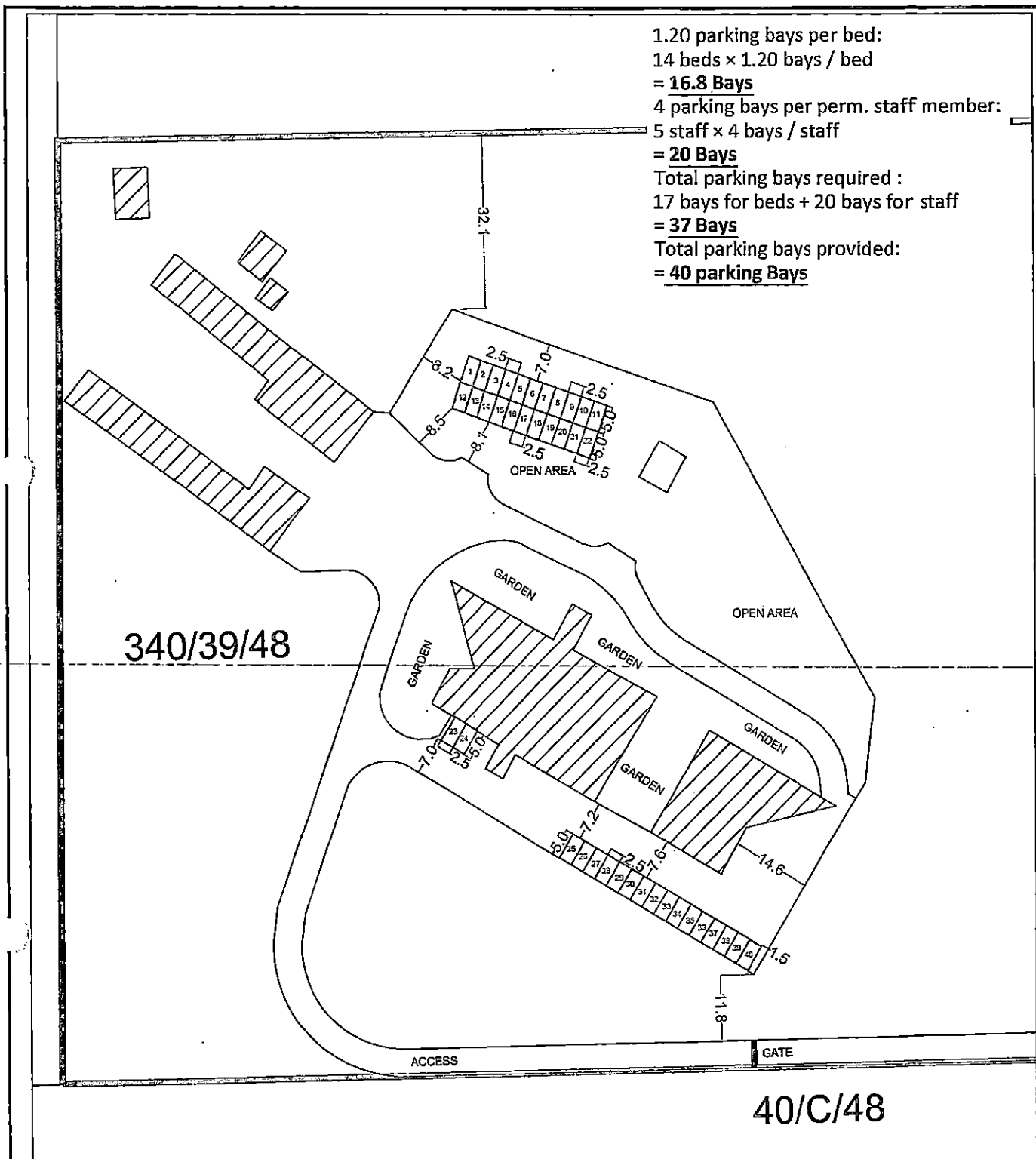
Scale: 1/1000
 DATE: MARCH.2025
 PLAN NO 340/39/48



PARKING LAYOUT FOR:
 Consent in terms of Table B of the Windhoek
 Town Planning Scheme for an 'Institution' on
 Portion 340 (a portion of Portion 39) of Farm
 Brakwater No.48 under the 'Residential' zoning

 Du Toit
 TOWN PLANNING CONSULTANTS
 1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Kiela Windhoek, Namibia
 PO Box 6871, Ausserspenplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: eimarie@dutoitplan.com

1.20 parking bays per bed:
 14 beds × 1.20 bays / bed
 = **16.8 Bays**
 4 parking bays per perm. staff member:
 5 staff × 4 bays / staff
 = **20 Bays**
 Total parking bays required :
 17 bays for beds + 20 bays for staff
 = **37 Bays**
 Total parking bays provided:
 = **40 parking Bays**



EXISTING BUILDINGS

Scale: 1/1000

DATE: MARCH.2025

PLAN NO 340/39/48



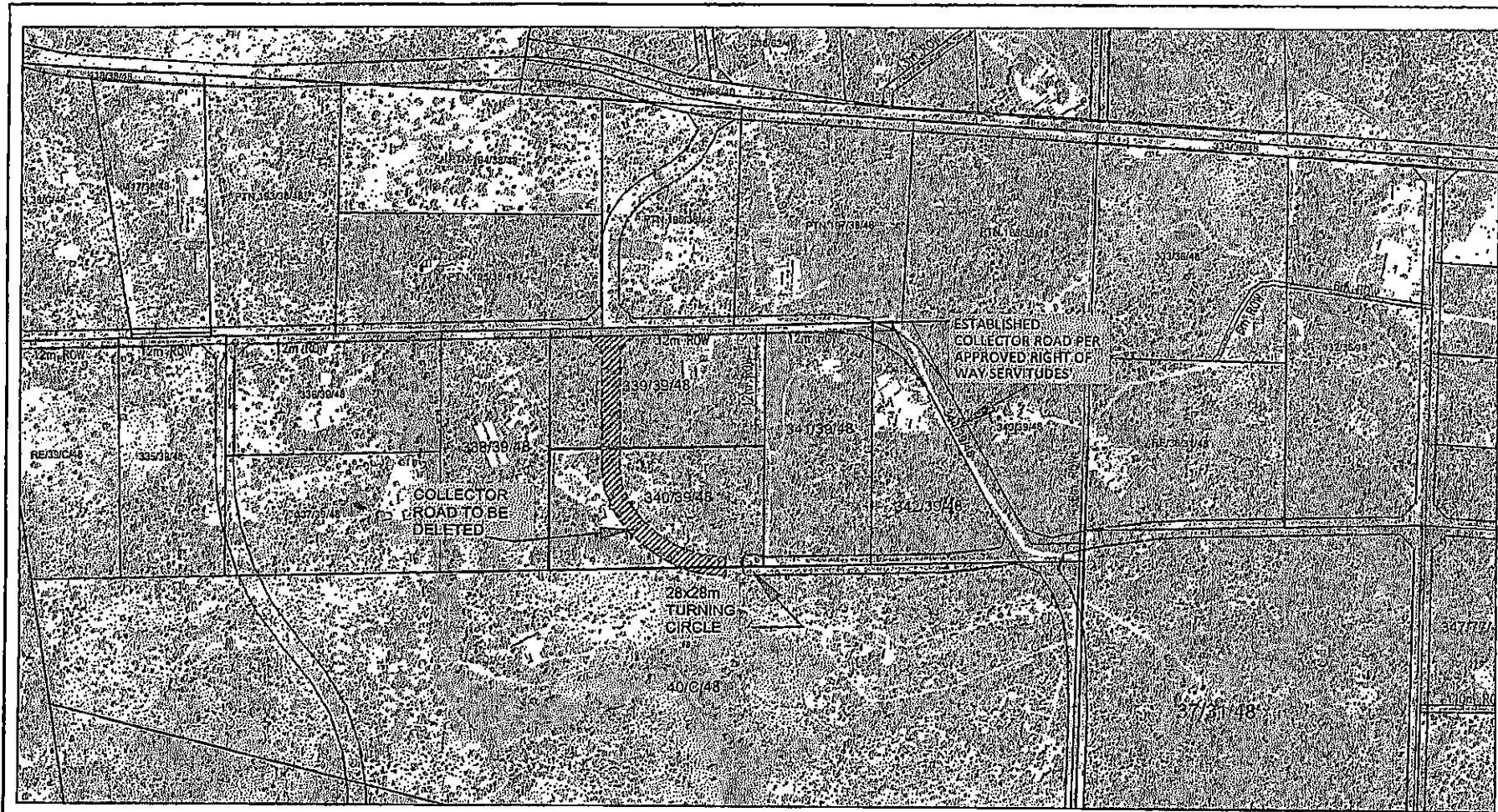
PARKING LAYOUT FOR:

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



Du Toit
 TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausserspanplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248508, Email: elmarie@dutoitplan.com



COLLECTOR ROADS
 ROW SERVITUDES

Scale: 1/8000

DATE: NOV.2025

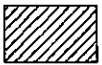
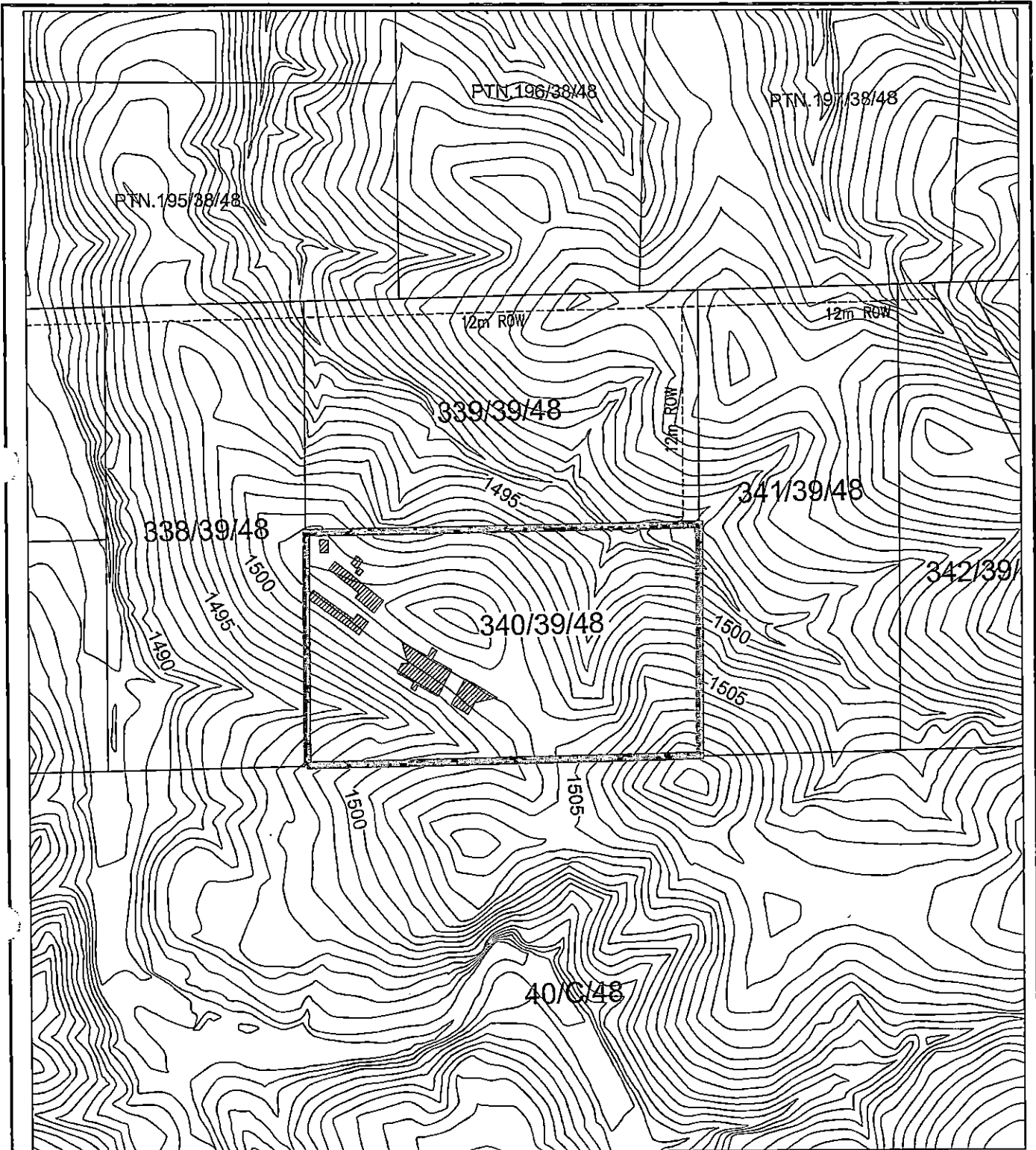
PLAN NO 340/39/48



COLLECTOR ROAD INFORMATION ON:
 Portions 390 & 340 (portions of Portion 39)
 of Farm Brakwater No.48



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6071, Ausspannplatz, Windhoek, Phone: +204 61 248010
 Fax: +264 61 248603, Email: dtmarlo@dutoitplan.com



EXISTING BUILDINGS

Scale: 1/4000

DATE: JAN.2025

PLAN NO 340/39/48



TN

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkurumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: elmarle@dutoitplan.com

Approved

S.G. No. A 23/2005

for Surveyor-General ⁵¹²¹ 15 APR 2005

Sides metres	Angles Direction	CO-ORDINATES		Design.
		Y	X	
	Constants			
AB 294,79	268 29 50	A -4 903,22	+45 462,30	104
BC 170,68	0 00 00	B -5 197,91	+45 454,57	105
CD 294,75	88 51 30	C -5 197,91	+45 625,25	114
DA 168,82	180 00 00	D -4 903,22	+45 631,12	113

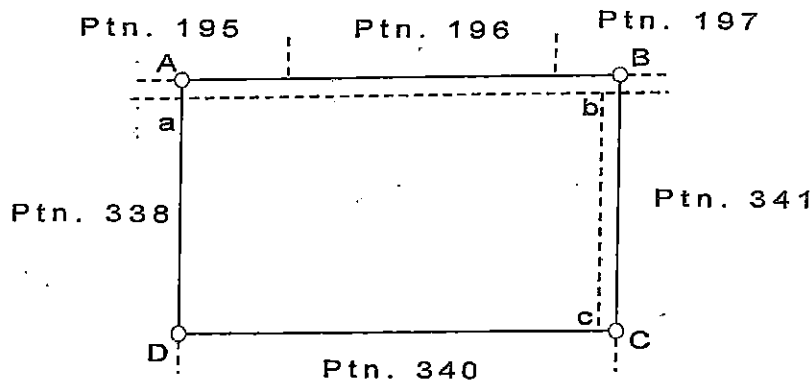
Brak1 \triangle - 6 318,90 +49 947,27 No.271
 Brak3 \triangle - 5 740,14 +44 640,19 No.274

Description of Beacons

All Beacons..... 16mm Iron peg

Servitude Note

The figure A B C c b a represents a Servitude Right of Way 12 metres wide.



Scale 1:5000

The figure A B C D
 represents 5,0024 hectares of land being
Portion 339 (a portion of Portion 39)
of the Farm Brakwater No. 48

Situate in the Municipal Area of Windhoek
 Registration Division K, Khomas Region
 Republic of Namibia

Surveyed in November 2004 by me

[Signature]
 P.D. Swart:
 Land Surveyor

This diagram is annexed to T 6062/2005 21.10.2005 Registrar of deeds	The original diagram is S.G. No.A337/66 Transfer T1732/1966 Dated:5/12/1966	S.R. No.E 7 /2005 Noting Plan:MG-3CA File No.: K48 Lat. 22 24 S Long.17 03 E
--	--	--

Approved

S.G. No. A 24/2005

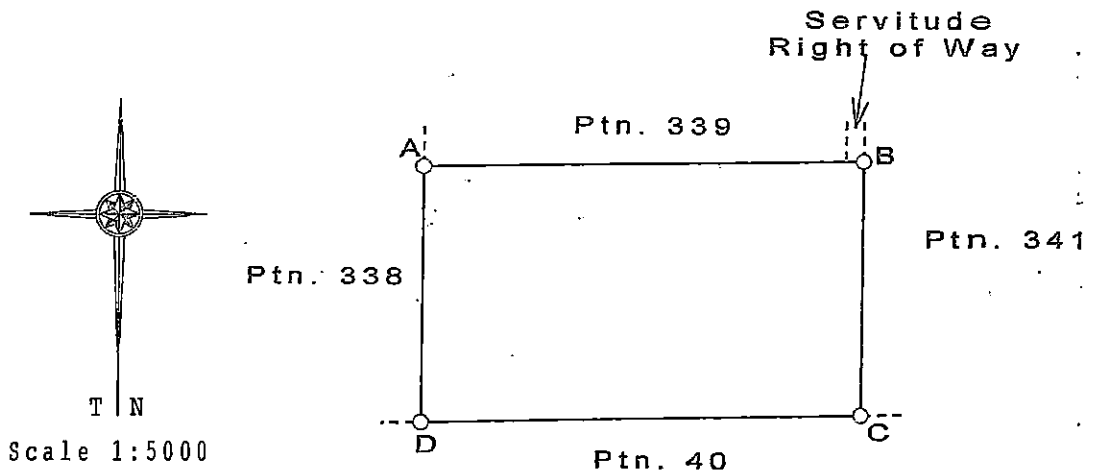
for Surveyor-General *5131* 75 APR 2005

Sides metres		Angles Direction	CO-ORDINATES Y System:22/17 X			Design.
		Constants				
AB	294,75	268 51 30	A	-4 903,22	+45 631,12	113
BC	169,40	0 00 00	B	-5 197,91	+45 625,25	114
CD	294,77	88 39 20	C	-5 197,91	+45 794,65	111
DA	170,44	180 00 00	D	-4 903,22	+45 801,56	112

Braki \triangle - 6 318,90 +49 947,27 No.271
 Brak3 \triangle - 5 740,14 +44 640,19 No.274

Description of Beacons

All Beacons 16mm Iron Peg



The figure A B C D
 represents 5,0074 hectares of land being
Portion 340 (a portion of Portion 39)
 of the Farm Brakwater No. 48

Situate in the Municipal Area of Windhoek
 Registration Division K, Khomas Region
 Republic of Namibia

Surveyed in November 2004 by me

Swart
 P.D. Swart
 Land Surveyor

This diagram is annexed to

T3513 12005

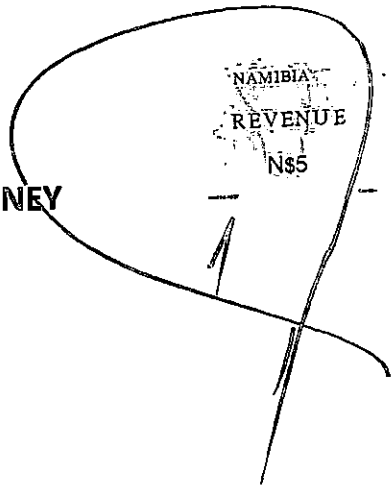
05.05.05 Registrar of deeds

The original diagram
 is S.G. No.A337/66

Transfer T1732/1966
 Dated:5/12/1966

S.R. No.E 7 /2005
 Noting Plan:MG-3CA

File No.: K48
 Lat. 22 24 S
 Long.17 03 E



SPECIAL POWER OF ATTORNEY

I, the undersigned

ABRAHAM GERTHARDUS NICHOLAS DAMES
Married out of community of property

In my capacity as owner of ½ share in

PORTION 340 (A PORTION OF PORTION 39) OF THE FARM BRAKWATER NO.48

do hereby nominate, constitute and appoint

DU TOIT TOWN PLANNING CONSULTANTS

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the City of Windhoek to obtain:

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR AN 'INSTITUTION' ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING**

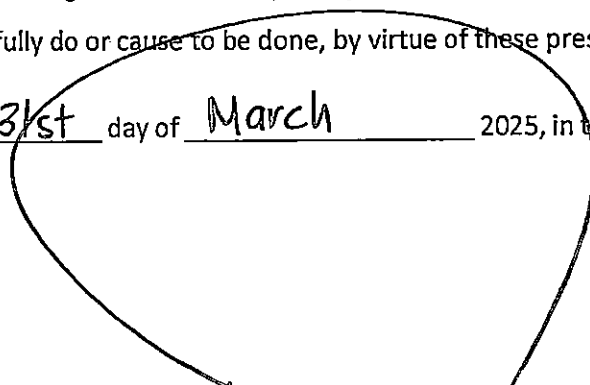
at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and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

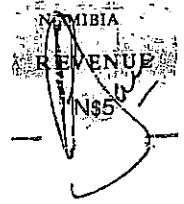
Signed at Windhoek this 31st day of March 2025, in the presence of the undersigned witnesses.

WITNESSES:

1. 

2. 


SUBSCRIBER



SPECIAL POWER OF ATTORNEY

I, the undersigned

CARIN DAMES

In my capacity as owner of ¼ share in

PORTION 340 (A PORTION OF PORTION 39) OF THE FARM BRAKWATER NO.48

do hereby nominate, constitute and appoint

DU TOIT TOWN PLANNING CONSULTANTS

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the City of Windhoek to obtain:

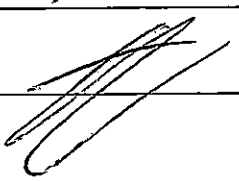
- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR AN 'INSTITUTION' ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING**

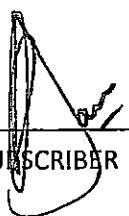
at the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes I might or could do if personally present and acting herein – hereby ratifying, allowing and confirm all and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

Signed at Windhoek this 31st day of March 2025, in the presence of the undersigned witnesses.

WITNESSES:

1. 

2. 


SUBSCRIBER

NAMIBIA
REVENUE
N\$5

SPECIAL POWER OF ATTORNEY

I, the undersigned

ABRAHAM GERTHARDUS NICHOLAS DAMES
Unmarried

In my capacity as owner of ¼ share in

PORTION 340 (A PORTION OF PORTION 39) OF THE FARM BRAKWATER NO.48

do hereby nominate, constitute and appoint

DU TOIT TOWN PLANNING CONSULTANTS

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the City of Windhoek to obtain:

- **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME FOR AN 'INSTITUTION' ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING**

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

Signed at Swakopmund 31 this March day of 2025, in the presence of the undersigned witnesses.

WITNESSES:

1. 

2. 


SUBSCRIBER

Mr. De Vries Sr

PREPARED BY ME

[Signature]

CONVEYANCER
VAN DEN BERG, L.T.

ORIGINAL
STAMPED
DUTY <u>N\$ 36,500.00</u>
FEES

No.P.

7015-00-07 B 4580 2015
N\$ 4 000 000.00
N\$ 800 000.00
REGISTRAR OF DEEDS
Deputy
OFFICE OFFICIAL

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

T 4762 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

FOR INFORMATION ONLY



THAT LIANA THERESA VAN DEN BERG
appeared before me, ^{Deputy} Registrar of Deeds at Windhoek, she the said Appearer, being duly
authorised thereto by a Power of Attorney granted to her by

MARTHA MAGDALENA KLEYNHANS
IDENTITY NUMBER 561025 0011 3
UNMARRIED

dated the 28th JULY 2015 and signed at WINDHOEK

[Handwritten marks]

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 22ND MAY 2015 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

ABRAHAM GERTHARDUS NICHOLAS DAMES
IDENTITY NUMBER 580817 0060 9
MARRIED OUT OF COMMUNITY OF PROPERTY

Her Heirs Executors, Administrators, Successors in Title or Assigns

½ share in and to:-

CERTAIN : Portion 340 (a Portion of Portion 39) of the Farm Brakwater No. 48

SITUATE : In the Municipality of Windhoek
Registration Division "K", Khomas Region

MEASURING: 5,0074 (Five comma Nil Nil Seven Four) Square metres,

FIRST TRANSFERRED by Deed of Transfer no. T 3513/2005 as indicated on Diagram No. A24/2005 relating thereto

AND HELD BY Deed of Transfer no. T 1589/2011

A. SUBJECT: to the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) and created in the said Deed of Transfer no. T1589/2011, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

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. FURTHER SUBJECT to a right of way servitude, 12 metres wide as indicated by the figures A, B, C, cba on diagram No. A23/2005 as will more fully appear on Notarial Deed No. K258/2005S

|

A

AMB

X

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

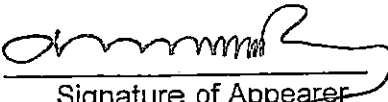
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

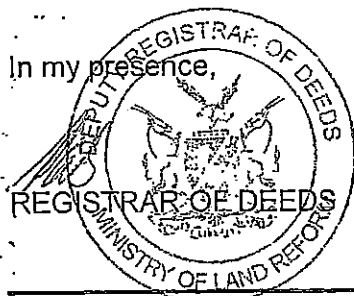
TRANSFeree

His Heirs 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\$4 250 000-00**

SIGNED at WINDHOEK on . 07 AUG 2015
appearer, and confirmed with my seal of office.

together with the

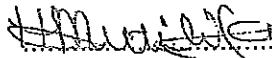

Signature of Appearer



FOR INFORMATION ONLY

Transfer Duty Receipt No. 1052 58 / 89
Issued at WINDHOEK on 06/08/2015
for the amount of N\$234 000-00



(Checked) 1. 

2. 

I the undersigned, **LIANA THERESA VAN DEN BERG**, 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
VAN DEN BERG, L.T.

(6) +lm

N

C 1520

PREPARED BY ME

[Handwritten Signature]

CONVEYANCER
VAN DEN BERG, L.T.

UNIQUE
STAMPED

DUITY N\$15 250-00

DATE

N.O.P.

2015

B 4530

N\$4 000 000 000

N\$800 000 000

DEPUTY REGISTRAR OF DEEDS

WINDHOEK

Deputy

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

4760 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:



FOR INFORMATION ONLY

THAT **LIANA THERESA VAN DEN BERG**
Deputy
appeared before me, Registrar of Deeds at Windhoek, she the said Appearer, being duly
authorised thereto by a Power of Attorney granted to her by

MARTHA MAGDALENA KLEYNHANS
IDENTITY NUMBER 561025 0011 3
UNMARRIED

dated the 24TH JUNE 2015 and signed at WINDHOEK

Has

[Handwritten marks]

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 22ND MAY 2015 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

CARIN DAMES
IDENTITY NUMBER 701001 0002 3
MARRIED OUT OF COMMUNITY OF PROPERTY

Her Heirs Executors, Administrators, Successors in Title or Assigns

¼ share in and to:-

CERTAIN : Portion 340 (a Portion of Portion 39) of the Farm Brakwater No. 48

SITUATE : In the Municipality of Windhoek
 Registration Division "K", Khomas Region

MEASURING: 5,0074 (Five comma Nil Nil Seven Four) Square metres,

FIRST TRANSFERRED by Deed of Transfer no. T 3513/2005 as indicated on Diagram No. A24/2005 relating thereto

AND HELD BY Deed of Transfer no. T 1589/2011

A. SUBJECT: to the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) and created in the said Deed of Transfer no. T1589/2011, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

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. FURTHER SUBJECT to a right of way servitude, 12 metres wide as indicated by the figures A, B, C, cba on diagram No. A23/2005 as will more fully appear on Notarial Deed No. K258/2005S

amb

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

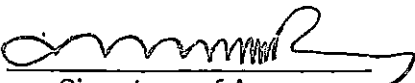
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

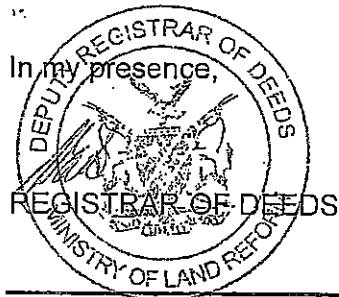
TRANSFEREES

Her Heirs 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\$2 125 000-00**

SIGNED at WINDHOEK on 07 AUG 2015
appearer, and confirmed with my seal of office.

together with the


Signature of Appearer



FOR INFORMATION ONLY

Transfer Duty Receipt No. 102325555
Issued at WINDHOEK on 14 JULY 2015 for the amount of N\$64 000-00

(Checked) 1.  2. 

I the undersigned, **LIANA THERESA VAN DEN BERG**, 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
VAN DEN BERG, L.T.

Handwritten initials: Ha, f.

523
Mr. De Vries Jnr

[Signature]
CONVEYANCER
VAN DEN BERG, L.T.

ORIGINAL
STAMPED
RMB 15250.00

N.O.P.

12015

17 07 2015

B 4580

N\$ 4 000 000.00

N\$ 300 000.00

REGISTRAR OF DEEDS

WINDHOEK

Deputy

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

T 4761 2015

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN



THAT LIANA THERESA VAN DEN BERG

appeared before me, ^{Deputy} Registrar of Deeds at Windhoek, she the said Appearer, being duly authorised thereto by a Power of Attorney granted to her by

MARTHA MAGDALENA KLEYNHANS
IDENTITY NUMBER 561025 0011 3
UNMARRIED

dated the 24TH JUNE 2015 and signed at WINDHOEK

FOR INFORMATION ONLY

Tom (P)

2

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the 22ND MAY 2015 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

ABRAHAM GERTHARDUS NICHOLAS DAMES
IDENTITY NUMBER 931220 0009 1
UNMARRIED

His Heirs Executors, Administrators, Successors in Title or Assigns

¼ share in and to:-

CERTAIN : Portion 340 (a Portion of Portion 39) of the Farm Brakwater No. 48

SITUATE : In the Municipality of Windhoek
 Registration Division "K", Khomas Region

MEASURING: 5,0074 (Five comma Nil Nil Seven Four) Square metres,

FIRST TRANSFERRED by Deed of Transfer no. T 3513/2005 as indicated on Diagram No. A24/2005 relating thereto

AND HELD BY Deed of Transfer no. T 1589/2011

A. SUBJECT: to the following conditions imposed in terms of Section 21 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963) and created in the said Deed of Transfer no. T1589/2011, namely:

IN FAVOUR OF THE LOCAL AUTHORITY

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. FURTHER SUBJECT to a right of way servitude, 12 metres wide as indicated by the figures A, B, C, cba on diagram No. A23/2005 as will more fully appear on Notarial Deed No. K258/2005S

|

N
 amb

WHEREFORE the Appearer renouncing all the right and title which the said

TRANSFEROR

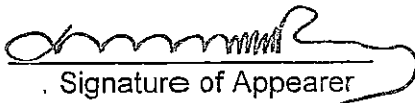
heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said

TRANSFEREES

His Heirs 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\$2 125 000-00**

SIGNED at WINDHOEK on **07 AUG 2015**
appearer, and confirmed with my seal of office.

together with the


Signature of Appearer



FOR INFORMATION ONLY

Transfer Duty Receipt No. **102325564**
Issued at **WINDHOEK** on **14 JULY 2015** for the amount of **N\$64 000-00**

(Checked) 1.  2. 

I the undersigned, **LIANA THERESA VAN DEN BERG**, 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.

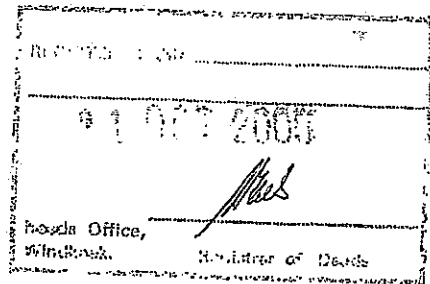

CONVEYANCER
VAN DEN BERG, L.T.

HM

N



1000000105458



258

2005

Protocol No. 6 / 2005

NOTARIAL DEED OF SERVITUDE NO.

IT IS HEREBY MADE KNOWN:

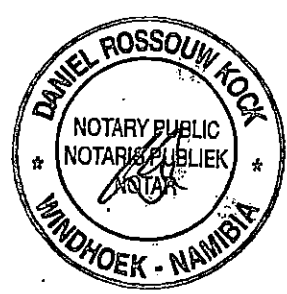
THAT on this the 13th day of OCTOBER 2005 before me,

DANIEL ROSSOUW KOCK

Notary Public by lawful authority duly sworn and admitted, residing and practising at Windhoek, Namibia, personally came and appear

MICHAELA ANDREA DEDIG
(the "APPEARER")

she being duly authorised thereto by Power of Attorney granted to her by –



PA
S.M.

1. **ETAMBUYE ANDREA MBUYE**
Born on 3 July 1955
Unmarried

by virtue of a Special Power of Attorney granted to her at Windhoek on 6 OCTOBER 2005; AND

2. **BAREND VAN DEN BERG**
Born on 9 February 1966
and
JENETTE JAQUELINE VAN DEN BERG
Born on 9 May 1969
Married in community of property to each other

by virtue of a Special Power of Attorney granted to her at Windhoek on 10 OCTOBER 2005;

3. **BERNHARD WERNER HAUSSLER**
Born on 2 September 1950
Married out of community of property

by virtue of a Special Power of Attorney granted to her at Windhoek on 7 OCTOBER 2005;

and which Powers of Attorney have this day been exhibited to me, and now remained filed in my Protocol;

AND THE APPEARER DECLARED THAT:

WHEREAS the said ETAMBUYE ANDREA MBUYE is the owner of the undermentioned property described as the servient tenement AND the said BAREND VAN DEN BERG and JANETTE JAQUELINE VAN DEN BERG and BERNHARD WERNER HAUSSLER are the owners of the undermentioned property described as the dominant tenements

AND WHEREAS

The Ministry of Regional and Local Government and Housing has on 1 July 2005 on recommendations of the Namibian Planning



29
i.m.d

Advisory Board approved subdivision of Portion 39 (A portion of portion C) of the Farm Brakwater No.48 into 11 portions designated Portions 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, and Remainder of Portion 39 and the parties have agreed to the registration of a servitude in accordance with the terms hereinafter set out –

NOW THEREFORE the APPEARER declared that

the servient tenement, to wit

CERTAIN: Portion 339 (A portion of portion 39) of the Farm Brakwater No.48

**SITUATED: in the Municipality of Windhoek
Registration Division "K"
Khomas Region.**

MEASURING: 5,0024 (Five Comma Nil Nil Two Four) Hectares

HELD BY Deed of Transfer still to be registered.

shall be subject to a servitude of right of way 12 (twelve) metres wide, as indicated by the figure A B C c b a on Diagram A.23/2005 of which Diagram a copy is attached hereto in favour of the dominant tenement, owned by and described as follows, namely:-

BAREND VAN DEN BERG and JANETTE JAQUELINE VAN DEN BERG, being the owners of

CERTAIN: Portion 340 (A portion of portion 39) of the Farm Brakwater No.48

**SITUATED: in the Municipality of Windhoek
Registration Division "K"
Khomas Region.**

MEASURING: 5,0074 (Five Comma Nil Nil Two Four) Hectares

HELD BY Deed of Transfer No.T.3513/2005



Handwritten initials and signature:
P.H.
M.S.
L. S. M.B.

BERNHARD WERNER HAUSSLER, being the owner of

CERTAIN: ^{REMAINDER OF} Portion 39 (A portion of portion C) of the Farm Brakwater No.48
SITUATED: in the Municipality of Windhoek
Registration Division "K"
Khomas Region.

MEASURING: 35,0179 (THREE FIVE COMMA NINE SEVEN NINE) Hectares
HELD BY Deed of Transfer No.T.132/2003

AND THE APPEARER further declared that no consideration was payable for the grant of the servitude.

THUS DONE AND EXECUTED at WINDHOEK on the day, month and year
aforewritten, in the presence of the undersigned witnesses.

AS WITNESSES :

1 Petra Stoff

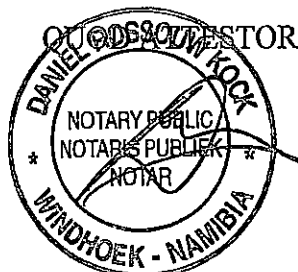
mbuy
ETAMBUYE ANDREA MBUYE

2 J. Müller

mbuy
BAREND VAN DEN BERG

mbuy
JENETTE JACQUELINE VAN DEN BERG

mbuy
BERNHARD WERNER HAUSSLER



NOTARY PUBLIC



530

CITY OF WINDHOEK

Department of Finance and Customer Service
Debt and Risk Management Division

PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname: DAMES First name(s): ABRAHAM GERTHARDUS NICHOLAS

Erf/stand no: PORTION 340 Township: BRAKWATER

If company or registered under cc: _____

Namibian I. D / Passport no.: 580817 00609

Postal/Private Bag address: 3038 Township of address: WINDHOEK

Physical Residential or Business address: _____

Tel no _____ (H) _____ Cell _____

CREDIT CONTROL

Service Accounts

Credit Control Officer Comments:

Acc 12683590 - PAID

Acc 12963169 - PAID

13236059 - current

Name of Credit Controller:

Jipena

Signature:

[Signature]



SUNDRY DEBTORS - LAND SALES

Comments:

No Accounts

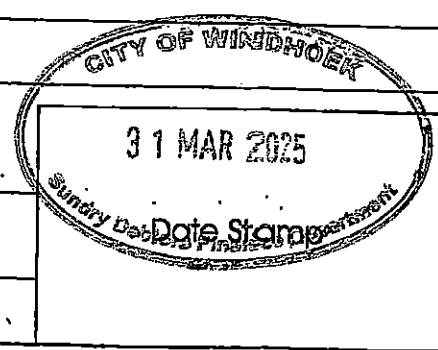
Name of Credit Controller:

Elsie

Signature:

E-Esterhuizen

Accountant Land Sales:



INV⁵³¹272452
IN 2

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2025272452	Date Issued : 4/3/2025
Account Number : N/A	Vote Number : 5000132050048
Name : DU TOIT	Reference Number : PTN 340 , FARM BRAKWATER NO.48
Address : N/A	System Reference : INV431085
	Issued By : 90144 - HUUMBWA (R)
	Contact Details : +264 61 290 2283/2643
Description : CONSENT TO USE PORTION 340 (A PORTION OF PTN 39) OF THE FARM BRAKWATER NO. 48 FOR AN 'INSTITUTION' FOR A PSYCHOLOGICAL AND REHABILITATION CENTRE UNDER THE 'RESIDENTIAL' ZONING.	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 1739.13
Total VAT Amount	: N\$ 260.87
Total Amount Payable	: N\$ 2000.00

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N\$ 1739.13
Tariff Amount Excluding VAT	: N\$ 1739.13
Tariff VAT Amount	: N\$ 260.87
Tariff Total Amount	: N\$ 2000.00
Service Code	: N/A



Receipt



Transaction with transaction id 57096678 submitted
successfully.

NAD **2,000.00**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

57096678

From

DU TOIT

Date

Apr 3, 2025

Payment Priority

Normal

My Reference

COWAppFee Ptn 340 BW 48

Then Reference

Ptn 340 Brakwater 48 consent

Disclaimer

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

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

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



Khomas 1114

Republic of Namibia

Ministry of Health and Social Services

Certificate

of Incorporation

EUREKA INVESTMENTS CC-PSYCHOTHERAPEUTIC CENTRE

physical address

Erf 340, Portion 39 Farm, 48 Brakwater, Windhoek

licensed in terms of

**Section 30 & 31 of the Hospitals and Health Facilities Act, 1994
(Act 36 of 1994)**

Section 46 of the Mental Health Act, 1973 (Act 18 of 1973)

for the period

06-Dec-24 to 05-Dec-25

no. 11

Psychotherapeutic Centre



06 December 2024

0117

DEPARTMENT OF COMMUNITY SERVICES:

SUSTAINABLE DEVELOPMENT ADVISORY



FROM : Sustainable Development Division
TO : Urban Policy Division
ENQUIRY : Hilma Hamata (2375)
DATE : July 4, 2025

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

The Sustainable Development Division has no objection to the application, provided that all necessary town planning and engineering policies, processes and procedures are complied with by all relevant stakeholders. Application must comply with all necessary requirements, including consents from the neighbors.

We trust that the above is in order.

.....

Kwenani (RM)

From: Shiimi (M.N)
Sent: Tuesday, 25 November, 2025 13:22
To: Kwenani (RM)
Cc: Lisse (HW); Rust (HJ); Shikongo (LN)
Subject: 340-39-48-BW - Rezoning - Traffic Flow REV
Attachments: 340-39-48-BW - Rezoning - Traffic Flow REV.doc

Our comments



Mary Shiimi

Section Engineer: Transport Planning
 Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 2508

Fax: +264 61 290 2583

Mobile: +264 81 128 2414

E-mail: Mary.Shiimi@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na


If you received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.



MEMORANDUM⁵³⁶ —

SUBJECT: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	25/11/2025	Tel: 290 3359	
Section Engineer	.../.../2025		
Chief Engineer	.../.../2025		

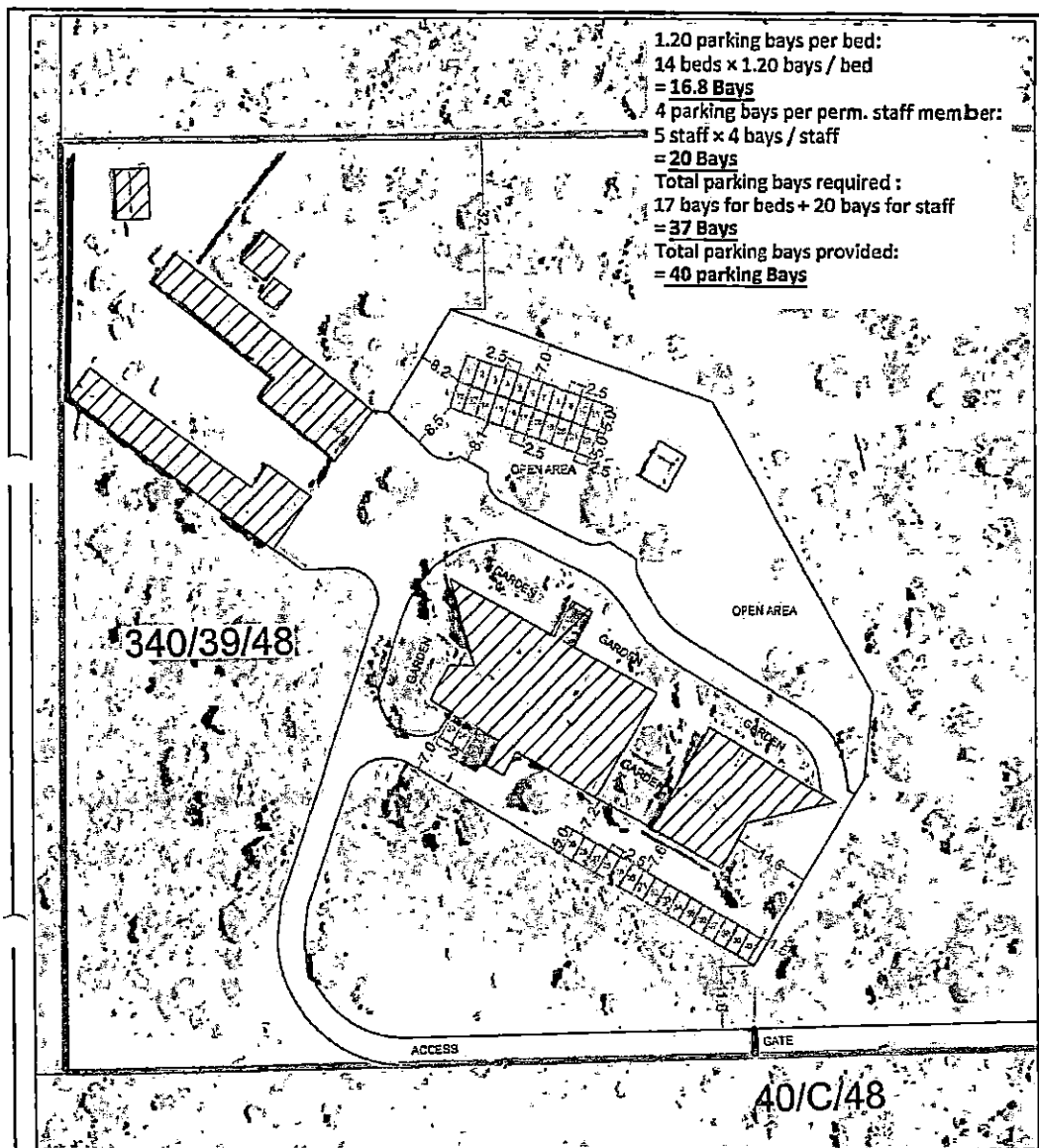
TO:	Urban Planning R. Kwenani	DATE:	25 November 2025	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/340/39/48/BW	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 2 April 2025 received from Du Toit Town Planning Consultants, our comments dated 07 May 2025 and revised collector plan regarding the above application refers.

Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek and is zoned residential with a density of 1:5ha. The Portion is 50074m² in extent.


1. This Division has no further objections to the Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre, provided:
 - 1.1 The applicant takes note of the collector road systems running on Portion 340 (a portion of Portion 39) of Farm Brakwater No. 48 as depicted in the map below, such road portion should be registered as a "right of way". The collector road is 25m wide and should end in a turning circle having 28m diameter minimum.
 - 1.2 Parking requirements are as follows:
 - a. Minimum 1 parking bay per equal or less than 3 bedroom units, or 2 parking bays per equal or greater than 4 bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking must be provided on site.
 - b. For Hospitals and clinics, minimum 1.2 parking bays per bed plus 4 parking bays per medical practitioner to be provided on-site.
 - 1.3 Parking be provided as per the attached parking layout dated MARCH 2025.
 - 1.4 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

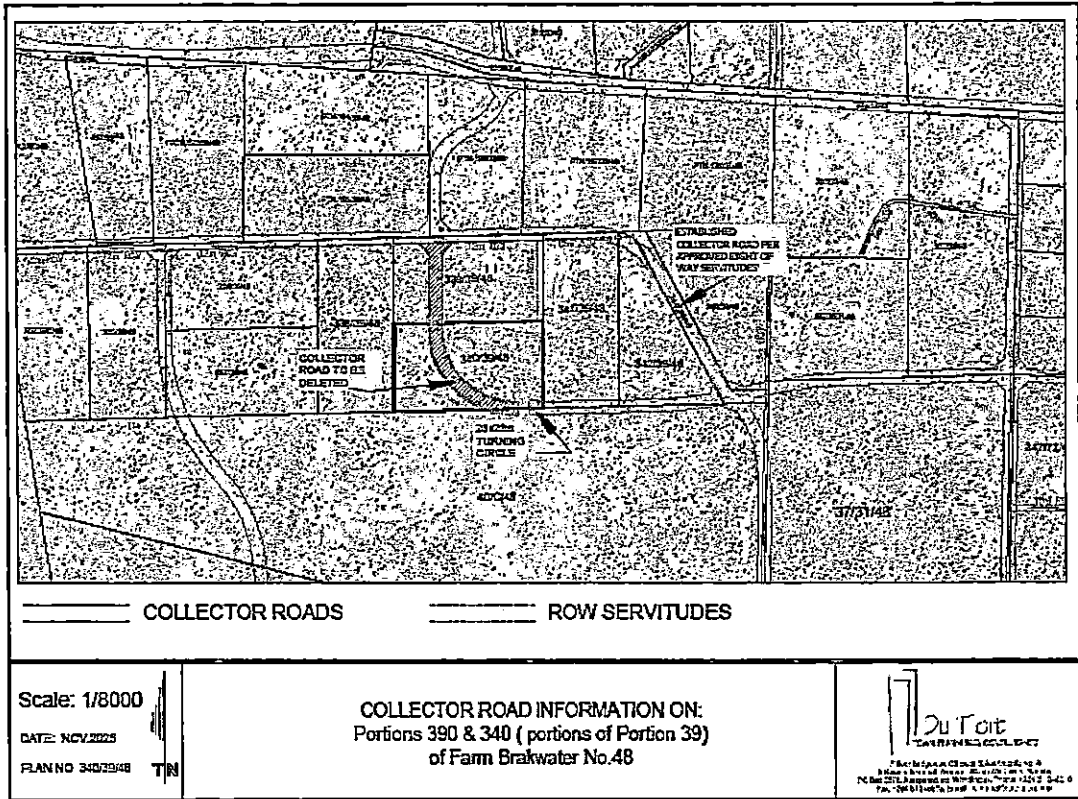


 EXISTING BUILDINGS

Scale: 1/1000
 DATE: MARCH.2025
 PLAN NO 340/39/48

PARKING LAYOUT FOR:
 Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning

 Du Toit
 TOWN PLANNING CONSULTANTS
 1st Floor Bridgeview Offices 2 Apartments No. 4
 21 Kalkb. (Kalkb.) Avenue, Klein Windhoek, Namibia
 PO Box 6271, Ausspannerstr., Windhoek, Phone: +264 61 218113
 Fax: +264 61 218108, Email: dutoit@du-toit.com



Yours faithfully

M Shiimi

Section Engineer: Transport Planning

*2508

Kwenani (RM)

From: Nambinga (LE)
Sent: Friday, 23 May, 2025 12:09
To: Kwenani (RM)
Subject: RE: CONSENT TO USE PORTION 340 (A PORTION OF PTN 39) OF FARM BRAKWATER NO. 48 FOR INSTITUTIONAL PURPOSES – PSYCHOLOGICAL & REHABILITATION CENTRE
Attachments: PTN 340_39 Farm Bakwater no. 48-Consent- Stormwater (002).doc

Good day Ms. Kwenani,

Attached, please find our stormwater comments.

Kind Regards

Linekela

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Sent: Friday, 11 April 2025 4:31 pm
To: TPC Comments <TPCComments@windhoekcc.org.na>
Subject: CONSENT TO USE PORTION 340 (A PORTION OF PTN 39) OF FARM BRAKWATER NO. 48 FOR INSTITUTIONAL PURPOSES – PSYCHOLOGICAL & REHABILITATION CENTRE

Dear Colleagues

An application for **CONSENT TO USE PORTION 340 (A PORTION OF PTN 39) OF FARM BRAKWATER NO. 48 FOR INSTITUTIONAL PURPOSES – PSYCHOLOGICAL & REHABILITATION CENTRE** was received during the submission month of April 2025.

The application is saved under V:\Town Planning Committee\2025\April\340_39_48 BW\Aapplication

Please provide technical comments by latest **29 May 2025**

The application will be evaluated by Ruth Kwenani and all comments should be emailed to me at rkw@windhoekcc.org.na

Please also save copy of comments under V:\Town Planning Committee\2025\April\340_39_48 BW\Comments

Regards

Urban Policy Division



Ruth Kwenani

Town Planner
Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 3428

Fax:

Mobile:

E-mail: Ruth.Kwenani@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

received this message in error, please immediately delete it and all copies from all storage media, and notify the sender. Neither the City of Windhoek nor the sender accepts liability for any interception, error, virus or other interference. Views and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.

City of Windhoek
The Gateway to Endless Opportunities

PMS

Announce Performan

- Automation and performance agr
- advancement etc
- Increase Your Im
- productivity and p
- Stay Informed: Ke

MANDATORY TRAINING SESSIONS: B5 - D

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow

ENQ : L. Nambinga

REF : L/340/39/48

DATE : 02 May 2025

Ms. R. Kwenani

RE: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE.

The application dated 02 April 2025 for the proposed, Consent in terms of Table B of the Windhoek Zoning Scheme for an Institution on Portion 340 (a Portion of Portion 39) of Farm Brakwater no.48 under the 'Residential' zoning for a Private Psychological and Rehabilitation Centre, refers.

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

1. The proposed Portion 340/39/48 of Farm Brakwater no. 48 is situated approximately 20 kilometers north of the Windhoek CBD, and to the west of the A1 dual carriageway from Windhoek to Okahandja, as well as to the west of the Brakwater Service Road (DR 1491).
2. The proposed Portion 340/39/48 of Farm Brakwater no.48 is indicated to be approximately 50 hectares in size.
3. Access to the proposed Portion 340/39/48 of Farm Brakwater no.48 is indicated to be obtained from a 12-meter wide Right of way Servitude over Portion 339, which obtains access via the Brakwater Service Road (DR 1491), which in turn obtains access from the Brakwater interchange.
4. Portion 340/39/48 of Farm Brakwater is situated along hilly terrain, with a general downward slope in various directions.
5. There are various stormwater courses forming on different parts of the proposed Portion 340/39/48 of Farm Brakwater no.48, flowing into various directions, but

mostly draining away from the proposed Portion, with one of the stormwater courses draining into the Perlhuhn River.

6. The Perlhuhn River flows approximately 133 meters away from the western boundaries of the proposed Portion 340/39/48 of Farm Brakwater no.48, flowing from the southeast into a northerly direction.
7. There is a stormwater course flowing from the southeast, then across the south western part of the proposed Portion 340/39/48 of Farm Brakwater no. 48, flowing into a westerly direction, further discharging into the Perlhuhn River referred to in point 6 above.
8. There is a major stormwater course flowing from the southeast, flowing into a northwesterly direction, flowing across the northeastern corner of the proposed Portion 340/39/48 of Farm Brakwater no. 48.

This Division has no objection to the proposed, Consent in terms of Table B of the Windhoek Zoning Scheme for an Institution on Portion 340 (a Portion of Portion 39) of Farm Brakwater no.48 under the 'Residential' zoning for a Private Psychological and Rehabilitation Centre, provided:

1. That the Applicant appoints a registered professional Engineer, to determine whether the northeastern corner of the proposed Portion 340/39/48 of Farm Brakwater no. 48, requires to be protected against any potential flood damage.
2. That any proposed retaining structure be vertical, and that no angled retaining structure be considered, unless the stormwater flow is not negatively affected by the proposed retaining structures / embankment protection.
3. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that -
 - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
4. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the portion is contemplated.
5. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.

6. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
7. That no building plan will be approved until the above stormwater conditions are met.
8. That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with the approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
9. That roads and stormwater be planned, designed and constructed to municipal standard.

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

MEMORANDUM

TO: Ms. R. Kwenani

DATE: 3 July 2025

FROM: INF: Engineering Services Division

REF: L/PTN340/39/48/BW



SUBJECT: ◦ **CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 FOR AN 'INSTITUTION' UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE.**

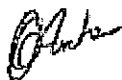
The application dated 2 April 2025 regarding the above subject matter, refers.

This Division has no objection to the proposed application, provided:

1. That it be noted that no existing bulk Water and Sewer Services are available for Portion 340 (a Portion of Portion 39) of Farm Brakwater no.48.
2. That it be noted that Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire Brakwater area during 2010, and the bulk services requirements anticipated for the area is specified in the said document.
3. That the supply of Bulk Water and Sanitation/Sewerage Services should be if feasible for the applicant, be executed in-line with the bulk services framework established for the entire area.
4. That all cost for the provision of bulk and internal services shall be borne by the applicant, including the cost of bulk infrastructure upstream and downstream from the erf.
5. That all new water and sewer infrastructure requirements have to comply with the standard conditions to large subdivisions in respect of services, and that these requirements can be obtain from Infrastructure, Engineering Services Division.
6. That the applicant appoints a Registered Professional Engineer to design the water-supply reticulation and sewer reticulation to the applicable municipal standards and subject to approval by the Chief Engineer:

Infrastructure, Engineering Services Division, before construction commences.

7. That the applicant has to provide its own water storage for the erf with a storage capacity of 48 hours, as well as sufficient storage for fire risk.
8. That it be noted that the Municipal Council of Windhoek will not be held responsible for the provision of water if the groundwater supply deteriorates in case of boreholes.
9. That the applicant appoints a registered professional engineer to propose an acceptable waste water disposal system subject to the condition that no pollution of the ground water occurs and further provide that there will be no health risks to the users and surrounding residents. Final effluent shall at all times comply with applicable legislation.
10. That the sewer system and proposed treatment of waste water be submitted to the Chief Engineer: Infrastructure, Engineering Services Division for approval during the building plan approval process. The issuing of the waste water discharge permit must be subject to the adherence of all conditions pertaining to such permit.
11. That only full waterborne waste systems should be utilized, and that no soak-away systems will be allowed.
12. That final effluent from any treatment facilities shall comply with the Special Discharge Standards as prescribed by the Directorate of Water Affairs.
13. That the operation and maintenance of all water and sewer infrastructure shall be the responsibility of the applicant.
14. That the design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.



.....
SECTION ENGINEER
OC Archer

MEMORANDUM



The Gateway to Endless Opportunities

TO : Ms. Ruth Kwenani
Town Planner]
Department of Urban & Transport Planning

FROM : Mr. Victor Namgongo
Chief Engineer: Engineering Services
Department of Electricity

ENQ : Ronnie Beukes
Section Engineer: LV Planning and Design
Department of Electricity

DATE : 07/07/2025

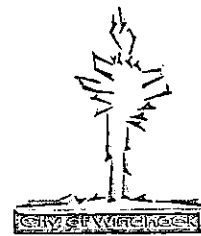
RE: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

The Strategic Executive: Electricity Department has no objection to the application submitted with the following conditions:

- The Windhoek Municipal Council does not have any electrical network in the area.
- However, there is electricity in the area under the operation of Namibia Power Corporation (NamPower).
- The applicant is advised to approach NamPower for any power requirements.
- The Electricity Control Board has instructed the Windhoek Municipal Council to take over, operate and maintain the electricity distribution network in this area.
- The applicant is thus instructed to approach the Strategic Executive: Electricity to be advised on council electricity specifications when designing for internal reticulations, and that all design drawings be submitted for approval by the Strategic Executive: Electricity.

Mr. V. H. Namgongo
CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY

MEMORANDUM ⁵⁴⁸



The Gateway to Endless Opportunities


TO : URBAN POLICY
FROM : HEALTH AND ENVIRONMENT SERVICES
ENQ : MET SHANYENGANGE Tel. 061 290 3529
CC :
DATE : 30/06/2025

Dear Colleague,

RE: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

The Division has no objection to the application. The applicant is not required to comply with environmental requirements for a consent of an institution.

Kind Regards,


MET SHANYENGANGE

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

04 JUNE 2025

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

PUBLIC PARTICIPATION REPORT: CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

Our application submitted 03 April 2025 for the:

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

Herewith the summary of the public participation process:

Electronic copy:			Sent
Application in .doc format			03 April 2025
All annexures (pdf)			03 April 2025
All relevant plans and drawings (pdf)			03 April 2025
Advertisements & Notices	Dates placed	Date published	Closing date
Proof of Advertisements	GG	n/a	
	New Era	08/04/2025	15/04/2025
	Namibian	08/04/2025	15/04/2025
Proof of Neighbour Notices	Sent per email and registered post		09 April 2025
Proof of Notice on Site	Done – photo attached		
Proof of Notice on LA Board	Done – photo attached		
Copies of all objections	Attached herewith		

MOTIVATION FOR THE USE OF EMAIL FOR NEIGHBOUR NOTIFICATION

In accordance with the current requirements set by the City of Windhoek, we hereby provide a formal motivation for our choice to notify neighbouring property owners via email and registered post, as opposed to the standard method of hand delivery.

1. Legislative Compliance: The Urban and Regional Planning Act recognises email and registered post as acceptable methods for neighbour notifications. Accordingly, we utilised the official email addresses and postal addresses as provided by the City of Windhoek (see attached), ensuring compliance with legislative provisions.

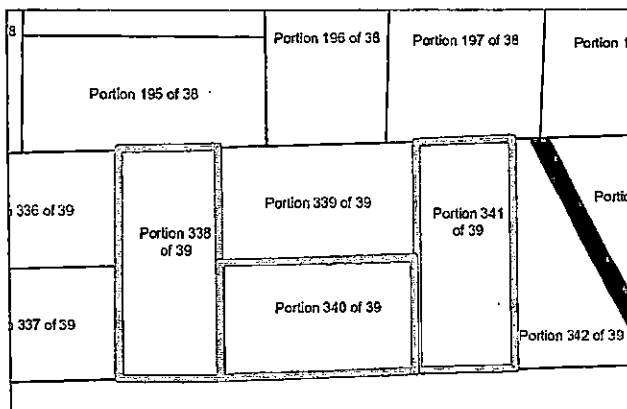
2. Practical Constraints and Operational Efficiency: Many property owners are unavailable during regular working hours, making hand delivery impractical unless conducted after hours. In addition, several of the affected properties are occupied by tenants rather than owners, meaning that hand-delivered notices may not reach the intended recipients. Additionally, some property owners may reside outside of Windhoek or even outside the country. Email is often the only reliable and timely way to reach such individuals, ensuring that they are still included in the consultation process. Where email addresses were not available from the City, notices were sent via registered post as the next most effective option.

Furthermore, email and registered post communication provide a verifiable digital record of dispatch, ensuring transparency and accountability. This mitigates the risk of notices being lost or misfiled, as is sometimes the case with physical documents.

For the above reasons, we believe that notifying neighbours via email was the most practical, compliant, and responsible method under the circumstances.

OBJECTIONS:

Two objections have been received by the owners of Portion 341 of 39, Brakwater No.48 and Portion 338 of 39, Brakwater No.48. They lodged objections to the proposed consent of Portion 340, (a portion of Portion 39) of Farm Brakwater No.48. The figure below illustrates the proximity of the objecting neighbour (in blue circle) to the subject Erven (in red).



All objections were received by Du Toit Town Planning Consultants and thorough evaluation thereof was made. The objections are outlined (in red below) and following each objection, is our responses (in black). This aims to provide a clear understanding of the concerns raised and our approach in addressing these concerns. The objections and responses are detailed below.

1. FROM OWNER OF PORTION 341 OF 39, BRAKWATER NO.28

Objection: *Lack of public consultation*

Response: Kindly refer to the annexures for copies of Newspaper Notices, Council Board Notices, Site Notices and proof of neighbour consultation. The public consultation was done in accordance with the provisions as outlined within the Urban and Regional Planning Act No.5 of 2018.

Objection: Zoning Violation

Response: The proposed development is not in violation of the zoning regulations. Consent use is being requested in terms of Table B of the Windhoek Zoning Scheme, which allows for an 'institution' as a consent use within the 'residential' zoning. The application seeks to formalize this consent use to operate the private mental health facility (Eureka Haus) in accordance with the relevant zoning provisions. The proposed use is therefore consistent with the zoning regulations, subject to Council's approval.

We acknowledge that the term "rehabilitation clinic" was not the correct term to use for this mental health facility and may have caused confusion or concern. This was an oversight, and we recognize that "rehabilitation clinic" is typically associated with substance use treatment, which does not reflect the facility's intended purpose. Moving forward, we will use the term "mental health facility" to accurately describe the project's focus on treating mental health conditions such as anxiety, mood, personality, OCD, eating, stress-related, dissociative, and PTSD disorders.

Objection: Safety and Security Concerns

Response: The proposed Eureka Haus Mental Health Facility will be a secure and professionally managed inpatient facility providing specialized care for individuals with mental health challenges. It is important to emphasize that the facility is designed for short-term, structured, and closely monitored care, with a maximum of 14 patients who are carefully assessed and stabilized prior to admission.

Patients at Eureka Haus will be under the constant supervision of qualified healthcare professionals, including nurses, social workers, and clinical staff. Strict admission criteria will ensure that only individuals suitable for this controlled environment are accommodated, minimizing any potential safety concerns. In addition, the facility will operate within an existing building that can be adapted to ensure a safe and secure environment for both patients and the surrounding community.

This controlled and professionally managed approach aligns with best practices for mental health facilities, ensuring that the safety and security of neighbouring properties and residents are not compromised.

Objection: Negative Impact on Property Values

Response: There is no evidence to suggest that the proposed Eureka Haus Mental Health Facility will have a negative impact on neighbouring property values. The facility will operate within an existing residential building, ensuring minimal changes to the area's physical character and built environment. Additionally, as a low-intensity institutional use that does not permit visitors during patient stays, the facility will not result in increased traffic, noise, or activity that could negatively impact the surrounding neighbourhood.

In fact, mental health facilities that are well-managed and integrated into communities have been shown to have a neutral to positive effect on surrounding property values, as they contribute to broader social and community wellbeing.

By reusing existing structures and providing comprehensive, regulated healthcare services, the proposed facility maintains the area's residential integrity and will not diminish the desirability of the surrounding properties.

Objection: Increased traffic and Noise

Response: The proposed Eureka Haus facility will not result in significant traffic or noise impacts. The facility is designed to accommodate a maximum of 14 inpatients, with no visitors permitted during the structured two-week treatment program, except for Sundays when visitation is allowed. The intake process requires pre-authorization and assessment at the Windhoek office in Pasteur Street, Windhoek West. As it is not a walk-in facility, this ensures that patient arrivals are planned and controlled. Once authorization is completed, patients are transported to the facility by an Eureka Haus driver, further reducing potential traffic flows while prioritizing safety, security, and patient confidentiality. Parking and vehicle access have been carefully planned in accordance with the Windhoek Zoning Scheme, with 40 parking bays provided to ensure that staff and patient vehicles can be safely accommodated within the site. The small-scale nature of the facility, combined with the structured and regulated traffic flow for admissions and Sunday visits, ensures that vehicle movements will be minimal and typically occur during standard working hours. Furthermore, the tranquil, therapeutic environment required for effective mental health treatment discourages any activity that would generate noise or disturb the peace of the surrounding area.

2. FROM OWNER OF PORTION 339 OF 39, BRAKWATER NO.28 – The owner of Portion 339 provided her objections per email dated 20 May 2025 – see attached. Our office requested Mrs Mutau to comment on the objections. The objections correspond to a large extent with the objections from the owner of Portion 341. It is therefore not listed again. Therefore, please find the detailed objections attached, together with the client's response to each objection.

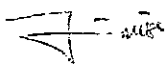
In light of the above, the Council is requested to not uphold the objections.

Attached to this letter:

- Newspaper notices
- Pictures of notices posted on site and on Council's Customer Care Centre Board
- Addresses received from CoW
- Proof of mail sent via registered post
- Proof of mail sent via email
- Example of letter sent
- Copies of objections received from Portion 341
- Email with objections from Portion 338, dated 20 May 2025
- Email response from Mrs Mutau dated 3 June 2025 together with Letter from Eureka Haus requesting neighbour consent – dated 06 December 2024

Please do not hesitate to contact me should you require any further information.

Kind Regards



Tjijama Tjitemisa

CLASSIFIEDS

(061) 208 0800/44
(061) 220 584
classifieds@nepc.com.na

Notice	Notice	Notice	Notice
Legal Notice	Legal Notice	Legal Notice	Legal Notice

REZONING OF PORTION 87 (A PORTION OF PORTION C) OF THE FARM KOICHAS NO. 89

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubbenrauch Planning Consultants has applied to the Mariental Municipality and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of River Chalels, the registered owner of Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 for the following:

- a) Rezoning of Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 from "Agricultural" to "Special";
- b) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Mariental.

Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 is located directly west of the B1 Road in Mariental, and it is currently zoned for "Agricultural" purposes in accordance with the Mariental Zoning Scheme. Portion 87 measures approximately 4,033ha in extent and is currently accommodates River Chalels - an accommodation and conference facility, a farm staff and mini lodges 200 which houses mostly domesticable and also, a pre-primary school which currently caters to 25 children.

The purpose of this rezoning application is to formalize the existing pre-primary school activities on Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89. Given the absence of a zoning category that accommodates both 'pre-primary' and 'agricultural' land use activities, it is necessary to rezone Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 from "Agricultural" to "Special" in order to ensure and maintain compliance with the Mariental Zoning Scheme.

Please take notice that the application, locality map and its supporting documents lie open for inspection during normal office hours at the Mariental Municipality (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek. Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Mariental Municipality and with the applicant (SPC) in writing on or before Wednesday, 14 May 2025.

Applicant: Stubbenrauch Planning Consultants
office@stpc.com.na
P O Box 41404
Windhoek
Tel: (061) 251189
Our Ref: W/25013
The Chief Executive Officer
Mariental Municipality
P O Box 110

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 33) OF FARM BRAKWATER NO. 48 FOR AN 'INSTITUTION' UNDER THE 'RESIDENTIAL' ZONING

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the portion, Mr and Mrs Dames, to the City Council of Windhoek for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 33) of Farm Brakwater No. 48 under the 'residential' zoning for a private psychological and rehabilitation centre.

Portion 340 (a portion of Portion 33) is located within the Brakwater township in Windhoek. The Portion is 5007m² in extent. Portion 340 is a portion of Portion 33 of Farm Brakwater No. 48 zoned residential with a density of 1:5ha. The Portion is not covered of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped. The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steeper gradients observed towards the south-eastern, north-eastern and north-western parts of the Portion.

The client intends to operate a private mental health facility on Portion 340/33/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning. Portion 340 obtain access via District Road 1451 which in turn obtain access from the Dobsa interchange. Thereafter it follows the collector road system which has already been established in westerly direction before turning northwards to Portion 340/33/48 and thence for the site access. Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 339.

The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, Dr. Kwana Numan Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Chief Executive Officer of the Mariental Municipality and with the applicant (SPC) in writing on or before Wednesday, 14 May 2025.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6971 AUSSPANNPLATZ WINDHOEK
Tel: 061-248010
Email: planner2@duoitplan.com

REZONING OF ERVEN 6529 (A PORTION OF ERV 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERV 6529, ERV 6530 AND 1642 (A PORTION OF ERV 1639) INTO CONSOLIDATED ERV X.

Take note that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners. In terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promaden Road, Windhoek from 'residential' with a density of 1:500m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promaden Road, Windhoek into Consolidated Erf X.

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promaden Road, Windhoek, just north of the CBD and to the south-west of Erv and Klein Windhoek suburbs. Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6530 is 3155m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent. Erven 6529 and 6530 are zoned residential, while Erf 1642 has been zoned 'general residential' with a density of 1:250m² with a sectional title complex etc.

It is the intention of the owner to rezone the erven and consolidated into a large property of a 7234m². The buildings currently on the property will be demolished, partially demolished and the construction of a total 12 to 14 luxury living units. The new density will allow a total of 28 units, but the steep terrain and northern part of the property that is affected by the flood line and re-alignments of the Mandala Avenue allow for a smaller portion of the erf that is developable. The total number of units will be less.

Take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, Dr. Kwana Numan Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 9 May 2025).

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6971 AUSSPANNPLATZ WINDHOEK
Tel: 061-248010
Email: planner2@duoitplan.com

REZONING OF PORTION 9 OF PORTION B OF ERV 440, ROSSINI STREET, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 100m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS AND SUPPORTING LABORATORY

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners Erf 9/B/440, Rossini Street, Windhoek in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 9/B/440, Rossini Street, Windhoek from 'general residential' with a density of 1 dwelling per 100m² to 'office' with a bulk of 0.4.
- Consent in terms of Table B of Windhoek Zoning Scheme to use Erf 9/B/440, Windhoek for a 'business building' for medical consulting and supporting laboratory.

Consent in terms of Section 23(1) of the Windhoek Zoning Scheme and Council's Policy to allow for an additional floor area on Erf 9/B/440, Rossini Street, Windhoek, which shall be solely devoted to residential use in the form of consulting and laboratory.

Consent to use the erf in accordance with its new zoning while the rezoning is formally being completed since the erf is located within an approved policy area.

The owner intends to repurpose Erf 9/B/440 for office and medical practice use. In light of this change, the property must be rezoned from its current 'general residential' zoning to 'office' with a bulk of 0.4. Additionally, consent is sought for the establishment of a business building to accommodate medical consulting rooms and a supporting laboratory. Access to the Erf is via Rossini Street, where two gate entries will provide adequate vehicle movement once the rezoning is approved for medical consulting. The site will require 13 parking bays, and a total of 16 parking bays will be provided, ensuring sufficient parking capacity. The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, Dr. Kwana Numan Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 09th of May 2025).

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6971 AUSSPANNPLATZ WINDHOEK
Tel: 061-248010
Email: planner2@duoitplan.com



Exciting... Top fistball players are expected to battle it out this weekend at SKW. Photo: Contributed

Namibia gears up for fistball tourney

Staff reporter

THE Old Cocks tournament 2025 is set to ignite the courts at SKW this Saturday, with action expected to commence as early as 08h30.

Fistball veterans from three continents will converge in Namibia, competing across four age categories. This landmark event will feature 16 teams travelling from Germany, Austria, Switzerland and the USA, making it the largest international fistball tournament ever hosted in Namibia, with a total of 23 registered teams.

The group winners will advance directly to the semi-finals, while the runners-up and third-place finishers will battle it out in cross-matches to determine the remaining semi-finalists. The semi-finals and final will be played as a best-of-three-sets format.

Over-50s division
Meanwhile, in the Over-50s division, the group winners will face the

runners-up from the opposite group in crossover semi-finals. Matches leading up to the semi-finals will consist of two 10-minute halves, while the final will be played as a best-of-three-sets format.

Over-60s division
Four teams from three continents will compete in this category: Swakopmund (local), VfB Stuttgart (Germany), ASKO Laakirchen (Austria) and SSC (USA). The matches will be played in a round-robin format, with eight-minute halves in the knockout phase.

TK Hannover, Heid Genossen, RWI Alperpower, AF Schnägge and SKW will compete in the women's over-30 category. The match format will be the same as the over-60s men's division.

With over 300 players and fans travelling from overseas for the Old Cocks Cup tournaments in Windhoek and Swakopmund, the Namibian tourism industry is also set to benefit significantly from this initiative by SKW, SFC and the Fistball Association of Namibia.

Sucor Namibia
WINDHOEK MART AUCTION
BOTTLING PLANT & EQUIPMENT
Monday 14 April 2025 @ 13:00

1x COMPLETE BOTTLING PLANT WITH LABELING MACHINE
1x 50L PET BOTTLE FILLING MACHINE
OTHER EQUIPMENT - SOLD INDIVIDUALLY
ABC Africa Crusher, ABC Nansen Crusher, Air Tank, Copping Stations, Cabinet, Condensing Unit, Conveyor Drives & Tables, Cooling Tank, Extra Crusher, Dolly & LG Fumble Dryers, Fluting Station, Filling & Shag, 3-Phase Compressor, Label Printer & Stapp, Mixing Drums & Tanks (with Cooler), Peanut Crusher, Rinsing Stations, Semi-Auto Filling & Copping (Pneumatic), Tank Accessories & Frames, Various Gas Bottles, 2000L Water Chiller Tank, Water Condensing & Filter Stations, Bottle Washers, Bins

PLUS OUR USUAL AUCTION ITEMS:
Household goods, Office furniture, Electronics, Appliances & Much More!

Registration & Bidding on: www.auctionnamibia.com
Online Bidding Starts Wednesday 9 April 2025 @ 12:00
Online Bidding Closes Monday 14 April 2025 @ 12:00
Viewing hours: Thursday 7-11 April 2025 @ 08:00-18:00

Registration fee: R2000
R 10000
R 20000
R 30000
R 40000
R 50000
R 60000
R 70000
R 80000
R 90000
R 100000

Windhoek: +264 84 207 843/8
Ondangwa: +264 84 240139
www.auctionnamibia.com

DU TOIT

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) VERONIKA IDEUFILWA HALWAOODI, residing at 89 FOTTELIEF STREET KHOMASDAL, WINDHOEK and carrying on business / employed as (2) LEGAL ADVISOR intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the AUGUSTINUS - HALWOODI for the reasons that (3) AUGUSTINUS IS MY MAIDEN NAME. I previously bore the name(s) (4) VERONIKA IDEUFILWA HALWAOODI. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my/our assumption of the said surname of AUGUSTINUS - HALWOODI should as soon as may be lodge her/his objection, in writing, with a statement of objection, if any, thereon, with the magistrate of WINDHOEK MAGISTRATE COURT

DU TOIT

Give your business the best boost you can! Advertise in our weekly motoring supplement WOMEN! Be it any accessories or gadgets for your vehicle. Call us on 061 2080800 or fax us on 220584. Put the WOMEN back into your business!

IF YOU CAN GET A HOLD OF A COPY, KINDLY GIVE OUR DISTRIBUTION DEPARTMENT A CALL AT: Tel: +264 208 0800 info@nepc.com.na

Powered by: NEPC

Classifieds

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@namibian.com.na

DEADLINE: FRIDAY 22:00 WORKING DAYS PRIOR TO PLACEMENT



INDEX

- Personal
 - 1210 Announcements
 - 1220 Weddings
 - 1230 Announcements
 - 1240 Birthdays Wishes
 - 1240 Reunions
 - 1250 Graduations
 - 1260 Special Messages
 - 1270 Thank You Messages
 - 1280 Valentine's Messages
- Business & Finance
 - 1410 Opportunities
 - 1420 Business for Sale
 - 1430 Tax Licenses
 - 1440 Services
 - 7420 House & Garden
 - 1810 General
 - 2410 Communications & Security
 - 7450 Lost & Missing
 - 7460 Transport Wanted & Offered
- Education & Training
 - 2610 Education & Training
- Employment
 - 2710 Wanted
 - 2720 Offered
- Food & Beverage
 - 3210 Food & Beverage
- Goods
 - 3610 Wanted
 - 3620 For Sale
 - 3700 Auctions
- Health & Beauty
 - 3910 Health & Beauty
- Hospitality
 - 4010 Hospitality (See also Travel & Tourism)
- Housing & Property
 - 4110 Wanted
 - 4120 For Rent
 - 4130 For Sale
- Leisure & Entertainment
 - 4910 Leisure & Entertainment
- Livestock & Pets
 - 5010 Livestock & Pets
 - 5010 Auctions
 - 5010 For Sale
 - 5010 Lost & Missing
 - 5010 Wanted
- Motor Vehicles
 - 5310 Vehicles Wanted
 - 5320 Vehicles for Hire
 - 5330 Vehicles for Sale
 - 5370 Vehicle Auctions
 - 5380 Vehicle Spares & Accessories
- Notices
 - 5610 Legal
 - 5620 Public
 - 5630 Tenders
 - 5710 Churches
 - 5820 Name Change
 - 5920 Re-zoning
- Obituaries
 - 6000 In Memoriam
 - 6010 Tombstones Unraveling
 - 6020 Death & Funeral Notices
 - 6030 Condolences
 - 1270 Thank you messages
- Travel & Tourism
 - 7090 Travel & Tourism

Business & Finance

Opportunities

DO YOU URGENTLY NEED CASH? Up to 15% on your vehicle with us in just 48 hrs! Call us today when you need! AutoCash 081 400 876

CLA025000149

Medical Laboratory Technologists

Medical Laboratory Technologists Send your CV and current NPCHA registration to hr@labtechnicians.com Closing Date: 20/04/2025

CLA025000040

Looking for Experienced Plumber Requirements: Minimum of 4 Years' Plumbing Experience, Driver's License, Knowledge of General Maintenance & Repair of Building Structures, Capable with any qualifications or additional trade skills e.g. carpentry, will have an added advantage. Please forward CV's to: hr@labtechnicians.com

CLA025000049

Workshop admin and sales person wanted at an automotive drive computer. An experienced and motivated person with a minimum of 5 years' experience in a similar position. Basic accounting skills. Email CV to: hr@labtechnicians.com

CLA025000048

Housing & Property

Wanted

Wanted for Sale. We are urgently in need of for SALE HOUSES. We have approved by 081554347

CLA025000056

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Housing & Property

For Sale

Property for sale by Deonar just outside Windhoek (15km) - close to Harmony. This safe and tranquil 5.5ha plot offers 1000m² of new developed houses and 200m² of land to drive from the dam within walking distance. If you need rental income or have an extended family, it offers 3 different locations on the property as well as open plots. 1st house with 5 bedrooms & pool (mastering quarters & office attached house with 3 bedrooms, splash pool, jacuzzi and huge entertainment area) and 2nd house with 2 bedrooms with outside bar, entertainment area. Borehole on the property (jet grade quality water - tested at 10 000L & 1.3 m³ per day). Lots of parking space. Call for a detailed brochure that provides additional parking between the houses. Workshop. Valuation price: N\$4.7m - Selling price: N\$4.25m. DO NOT DELAY, serious buyers can contact Chris for a viewing on +264 81 721 9474.

CLA025000761

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Legal

Legal

Business opportunity 4 1000 sq m in central business district. The property is a 4-story building with a restaurant, a bar and a retail shop. The property is currently vacant and is being offered for sale. The property is located in the central business district and is a prime location for a business. The property is being offered for sale at a very competitive price. For more information, please contact the agent.

CLA025000048

Rates and Deadlines

For more information, please contact the agent.

DISCLAIMER ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT WARRANT OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISER. THE NAMIBIAN IS NOT RESPONSIBLE FOR THE ACTIONS OF ITS CUSTOMERS OR FOR THE ACTIONS OF ANY OTHER PARTY.

Classifieds

556

Tel: +264-61-279 632 / 279 646 • Fax: +264-61-22 9206 • email: classifieds@naabian.com.na

naabian

INDEX

1210	Announcements
1230	Arbitration
1240	Business for Sale
1420	Business for Sale
1410	Opportunities
1420	Business for Sale
1430	Business for Sale
1440	Business for Sale
1450	Business for Sale
1460	Business for Sale
1470	Business for Sale
1480	Business for Sale
1490	Business for Sale
1500	Business for Sale
1510	Business for Sale
1520	Business for Sale
1530	Business for Sale
1540	Business for Sale
1550	Business for Sale
1560	Business for Sale
1570	Business for Sale
1580	Business for Sale
1590	Business for Sale
1600	Business for Sale
1610	Business for Sale
1620	Business for Sale
1630	Business for Sale
1640	Business for Sale
1650	Business for Sale
1660	Business for Sale
1670	Business for Sale
1680	Business for Sale
1690	Business for Sale
1700	Business for Sale
1710	Business for Sale
1720	Business for Sale
1730	Business for Sale
1740	Business for Sale
1750	Business for Sale
1760	Business for Sale
1770	Business for Sale
1780	Business for Sale
1790	Business for Sale
1800	Business for Sale
1810	Business for Sale
1820	Business for Sale
1830	Business for Sale
1840	Business for Sale
1850	Business for Sale
1860	Business for Sale
1870	Business for Sale
1880	Business for Sale
1890	Business for Sale
1900	Business for Sale
1910	Business for Sale
1920	Business for Sale
1930	Business for Sale
1940	Business for Sale
1950	Business for Sale
1960	Business for Sale
1970	Business for Sale
1980	Business for Sale
1990	Business for Sale
2000	Business for Sale

DISCLAIMER

NOTICE TO THE PUBLIC: This newspaper is not responsible for the content of any advertisements or notices published in its pages. The publisher, Naabian Media, disclaims any liability for errors or omissions. All notices are subject to the terms and conditions of the publication. For more information, please contact the editorial office.

NOTICE OF CONSENT APPROVAL
 The Board of Directors of the Namibian Planning Board has approved the following projects for consent approval:

PROJECT 1: DEVELOPMENT OF A COMMERCIAL BUILDING
 Located at the intersection of Main Road and Victoria Road, Windhoek. The project involves the construction of a three-story commercial building with a total floor area of 15,000 square meters. The applicant is Mr. John Smith, represented by his attorney, Mr. Peter Jones.

PROJECT 2: RESIDENTIAL DEVELOPMENT
 Located in the suburb of Otjomuho, Windhoek. The project involves the construction of a residential complex consisting of 20 units. The applicant is Mrs. Jane Doe, represented by her attorney, Mr. David Brown.

PROJECT 3: INDUSTRIAL DEVELOPMENT
 Located in the industrial zone of Windhoek. The project involves the construction of a manufacturing facility with a total floor area of 25,000 square meters. The applicant is Mr. Robert White, represented by his attorney, Mr. Michael Green.

The Board has also approved the following amendments to existing consent approvals:

AMENDMENT 1: TO CONSENT APPROVAL NO. 12345
 Issued to Mr. John Smith for the development of a commercial building. The amendment allows for an increase in the total floor area from 15,000 to 18,000 square meters.

AMENDMENT 2: TO CONSENT APPROVAL NO. 67890
 Issued to Mrs. Jane Doe for the residential development. The amendment allows for a change in the layout of the units to better utilize the site.

AMENDMENT 3: TO CONSENT APPROVAL NO. 11111
 Issued to Mr. Robert White for the industrial development. The amendment allows for an increase in the height of the building from 10 to 12 meters.

The Board's decision is subject to the following conditions:

- The applicant must submit a detailed site plan and architectural drawings within 30 days of the approval.
- The applicant must obtain all necessary permits from the relevant authorities.
- The applicant must ensure that the development complies with all applicable laws and regulations.
- The applicant must provide a guarantee of completion to the Board.

The Board's decision is final and subject to appeal to the High Court of Namibia within 30 days of the date of this notice.

NOTICE OF CONSENT APPROVAL
 The Board of Directors of the Namibian Planning Board has approved the following projects for consent approval:

PROJECT 1: DEVELOPMENT OF A COMMERCIAL BUILDING
 Located at the intersection of Main Road and Victoria Road, Windhoek. The project involves the construction of a three-story commercial building with a total floor area of 15,000 square meters. The applicant is Mr. John Smith, represented by his attorney, Mr. Peter Jones.

PROJECT 2: RESIDENTIAL DEVELOPMENT
 Located in the suburb of Otjomuho, Windhoek. The project involves the construction of a residential complex consisting of 20 units. The applicant is Mrs. Jane Doe, represented by her attorney, Mr. David Brown.

PROJECT 3: INDUSTRIAL DEVELOPMENT
 Located in the industrial zone of Windhoek. The project involves the construction of a manufacturing facility with a total floor area of 25,000 square meters. The applicant is Mr. Robert White, represented by his attorney, Mr. Michael Green.

The Board has also approved the following amendments to existing consent approvals:

AMENDMENT 1: TO CONSENT APPROVAL NO. 12345
 Issued to Mr. John Smith for the development of a commercial building. The amendment allows for an increase in the total floor area from 15,000 to 18,000 square meters.

AMENDMENT 2: TO CONSENT APPROVAL NO. 67890
 Issued to Mrs. Jane Doe for the residential development. The amendment allows for a change in the layout of the units to better utilize the site.

AMENDMENT 3: TO CONSENT APPROVAL NO. 11111
 Issued to Mr. Robert White for the industrial development. The amendment allows for an increase in the height of the building from 10 to 12 meters.

The Board's decision is subject to the following conditions:

- The applicant must submit a detailed site plan and architectural drawings within 30 days of the approval.
- The applicant must obtain all necessary permits from the relevant authorities.
- The applicant must ensure that the development complies with all applicable laws and regulations.
- The applicant must provide a guarantee of completion to the Board.

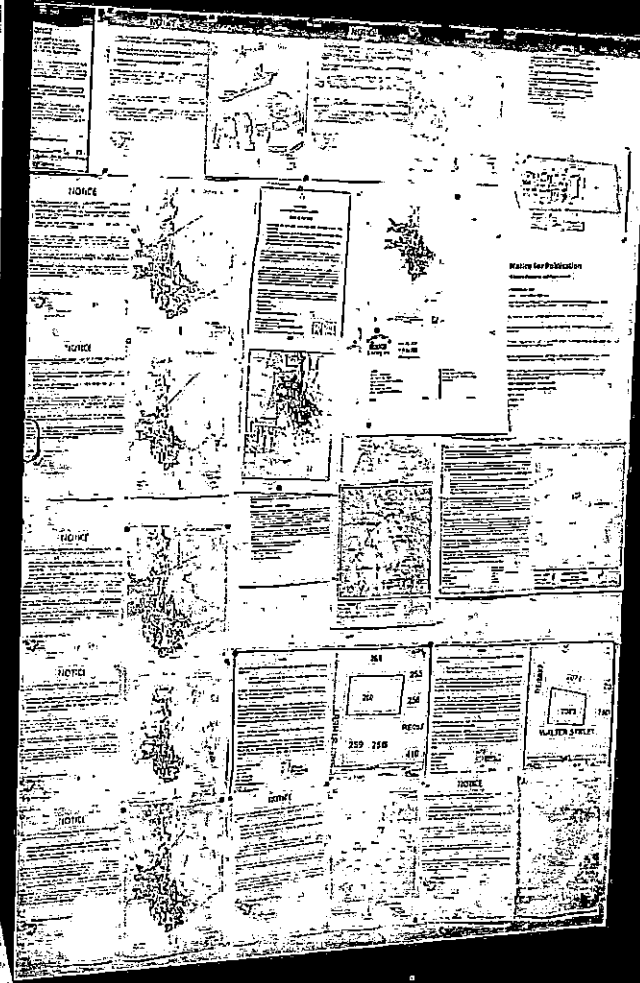
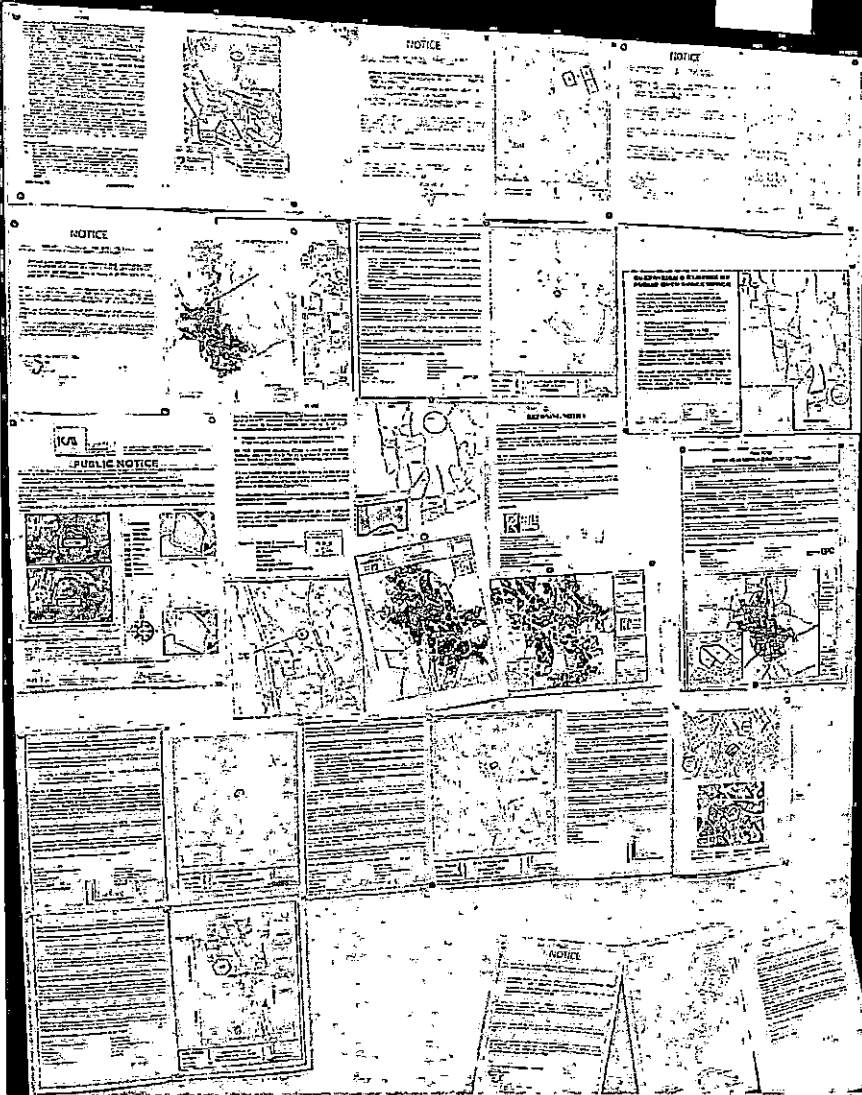
The Board's decision is final and subject to appeal to the High Court of Namibia within 30 days of the date of this notice.

YOUR COMPLETE PORTAL TO EVENTS IN NAMIBIA

What's Happening in Namibia

Scan the QR code to access the full list of events in Namibia. The portal provides detailed information on dates, times, locations, and ticket prices for various events, including conferences, seminars, and social gatherings.

For more information, visit www.naabian.com.na



NOTICE

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 FOR AN 'INSTITUTION' UNDER THE 'RESIDENTIAL' ZONING

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the portion, Mr and Mrs Dames, to the City Council of Windhoek for the:

- Consent In Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek. The Portion is 50074m² in extent. Portion 340 (a portion of Portion 39) of Farm Brakwater No. 48 is zoned residential with a density of 1:5ha. The Portion is not devoid of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped.

The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steeper gradients observed towards the southeastern, northeastern and northwestern parts on the Portion.

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning. Portion 340 obtain access via District Road 1491 which in turn obtain access from the Dobra interchange. Thereafter it follows the collector road system which has already been established in a westerly direction before turning northwards to Portion 342/39/48 and then westerly again. Access to Portion 340 will thus remain via the 12m wide right-of-way servitude registered over Portion 339.

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

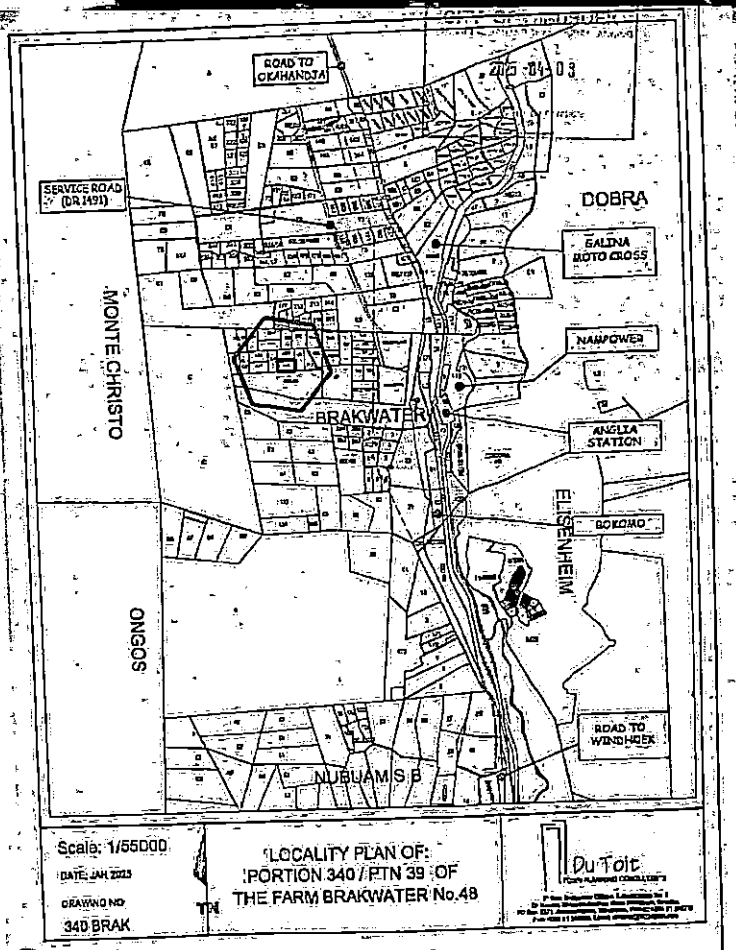
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 09th of May 2025).

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

Applicants:
DU TOIT TOWN PLANNING CONSULTANTS
P.O. Box 6871
AUSSPANPLATZ
WINDHOEK
Tel: 061-248010
Email: phaner2@dutoitplan.com

City of Windhoek:
The Urban Planner
(Town House, 5th Floor, Room 516)
City of Windhoek
P.O. Box 59
WINDHOEK

CITY OF WINDHOEK
DEPARTMENT OF URBAN PLANNING & RECREATION
2025-04-09



Scale: 1/55000
DATE: 09 MAY 2025
DRAWING NO:
340 BRAK

LOCALITY PLAN OF:
PORTION 340 / FTN 39 OF
THE FARM BRAKWATER No.48

Du Toit
Town Planning Consultants
P.O. Box 6871
AUSSPANPLATZ
WINDHOEK
Tel: 061-248010
Email: phaner2@dutoitplan.com



NOTICE

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 FOR AN 'INSTITUTION' UNDER THE 'RESIDENTIAL' ZONING

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the portion, Mr and Mrs Dames, to the City Council of Windhoek for the:

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek. The Portion is 50074m² in extent. Portion 340 (a portion of Portion 39) of Farm Brakwater No. 48 is zoned residential with a density of 1:5ha. The Portion is not devoid of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped.

The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steeper gradients observed towards the southeastern, northeastern and northwestern parts on the Portion.

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning. Portion 340 obtain access via District Road 1491 which in turn obtain access from the Döbra Interchange. Thereafter it follows the collector road system which has already been established in a westerly direction before turning northwards to Portion 342/39/48 and then westerly again. Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 339.

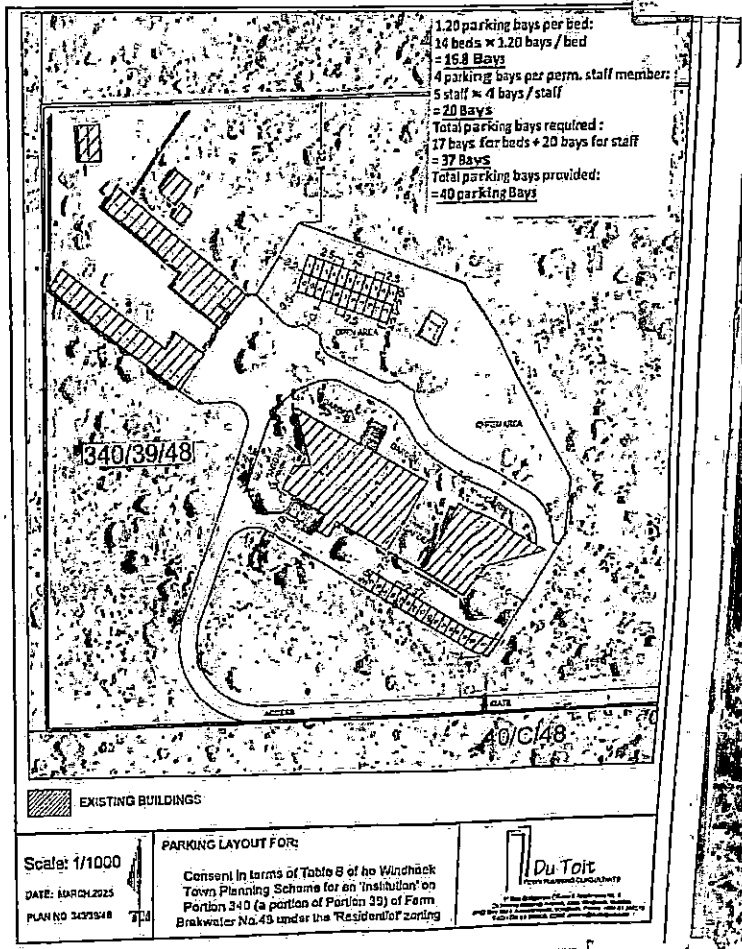
The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 09th of May 2025).

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

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANPLATZ
WINDHOEK
Tel: 053-248010
Email: planning2@duitoit.com

City of Windhoek:
The Urban Planner
(Town House, 5th Floor, Room 516)
City of Windhoek
P.O. Box 59
WINDHOEK





559

Du Toit
TOWN PLANNING CONSULTANTS

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

Enquiries: T Tjitemisa
Tel: +264 81 416 6169
Ref: PTN 340BW_addresses

Dear Sir

07 APRIL 2025

ERF OWNERS AND ADDRESSES: PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48

Good day,

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

PORTION NO	NAME & POSTAL ADDRESS	TEL/EMAIL
PTN 339/39/48, BRAKWATER.	ETAMBUYU ANDREA MBUYE PO BOX 25756 KIOSK POST STREET MALL	Not Available
PTN 338/39/48, BRAKWATER	DRIAAN ESTERHUYZEN PO BOX 26505 WINDHOEK	0811246261 / BUNDUCOR@IWAY.NA
PTN 341/39/48, BRAKWATER	EDMUND + KATHLEEN GOWER P O BOX 87300 EROS	KATHLEENGOWER@YAHOO.COM
PTN 40/C/48, BRAKWATER	HOTNAM INVESTMENTS (PTY)LTD PO BOX 87 WINDHOEK	0811220000 / SASKIA@WINDHOEKGAMECAMP.COM

Best regards,
Tjijama Tjitemisa

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 09:25
To: 'bunducor@iway.na'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER
Attachments: Letter with Annexures for Owner of PTN 338_39_48 BW.pdf

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248006, Email: planner2@dutoitplan.com

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 09:25
To: 'kathleengower@yahoo.com'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 341/39/48, BRAKWATER
Attachments: Letter with Annexures for Owner of PTN 341_39_48 BW.pdf

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Kindest Regards

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner2@dutoitplan.com

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 09:25
To: 'saskia@windhoekgamecamp.com'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 40/C/48, BRAKWATER
Attachments: Letter with Annexures for Owner of PTN 40_C_48 BW.pdf

Tracking:	Recipient	Read
	'saskia@windhoekgamecamp.com'	
	Dorette Opperman	
	saskia@windhoekgamecamp.com	Read: 10/04/2025 11:14

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Kindest Regards

(MS) TJIJAMA TJITEMISA
 Town Planning Consultant
 +264(0) 81-416 6169
 planner2@dutoitplan.com



1st floor Bridgview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 81 248010
 Fax: +264 61 248008, Email: planner2@dutoitplan.com



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

Enquiries: T. Tjitemisa
Tel: +264 81 416 6169
Ref: Neighbour Letters

PORTION 40/C/48, BRAKWATER
HOTNAM INVESTMENTS (PTY)LTD
PO BOX 87
WINDHOEK

Sent via Email: saskia@windhoekgamecamp.com

10 APRIL 2025

Dear Sir/ Madam

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, are applying on behalf of the owners of the erf, Mr and Mrs Dames, to the City Council of Windhoek for the:

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring property are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **09th May 2025**.

ERF INFORMATION

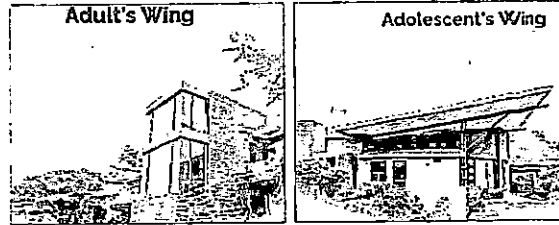
Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek. The Portion is 50074m² in extent. Portion 340 (a portion of Portion 39) of Farm Brakwater No. 48 is zoned residential with a density of 1:5ha. The Portion is not devoid of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped.

PROPOSAL:

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning.

The proposed Eureka Haus Mental Health Facility is designed to operate within the existing building located on the subject Portion. Rather than constructing new infrastructure, the development will focus on the repurposing and adaptive reuse of the current structure. This approach allows for the efficient utilization of existing resources while minimizing the environmental impact associated with new construction. The building will undergo necessary modifications to meet the functional requirements of

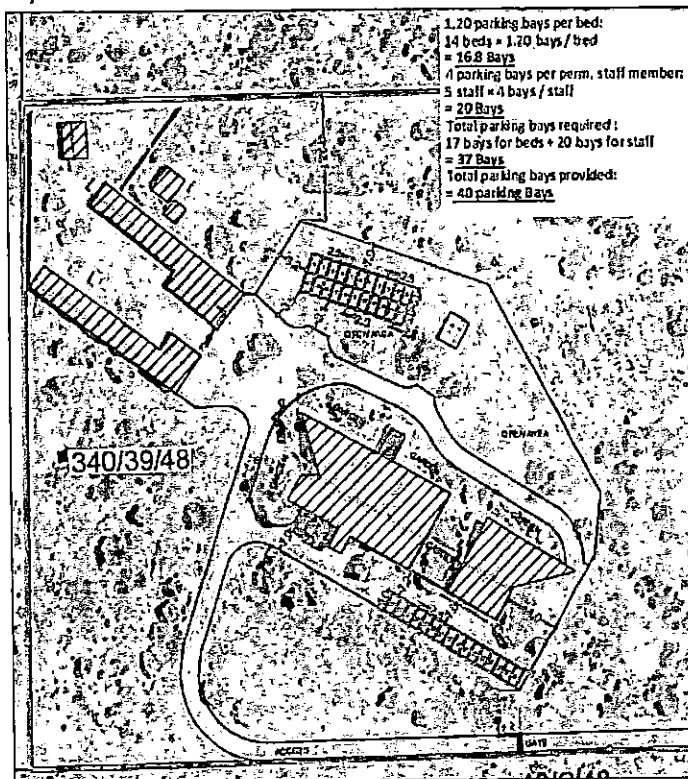
a mental health facility, ensuring that the layout, safety standards, and overall environment are conducive to providing high-quality care for patients.



ACCESS AND PARKING

Portion 340 obtain access via District Road 1491 which in turn obtain access from the Döbra Interchange. Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 339. Since the portion have a registered access in the form of the Right of Way Servitude and the application is for consent under the 'residential' zoning, the collector road system should not have an influence on the application.

In terms of parking, provision is made in accordance with the requirements of the proposed institutional consent use, as prescribed by the Windhoek Zoning Scheme. The following extract outlines the necessary parking provisions. As Eureka House will operate as a rehabilitation clinic, parking has been calculated based on the requirements for a clinic facility. The clinic will employ various practitioners on a permanent basis, including an occupational therapist, a clinical psychologist, a social worker, a psychological counsellor, and nurses. In addition to the clinical staff, the facility will accommodate 14 beds, which will allow for a maximum of 14 patients for the two-week program. The see clear parking layout attached as an Annexure.



In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of 09 May 2025, we would assume you do not have any objection.

Kind regards

Tijjama

 Tijjama Tjitemisa

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

Name:.....

Address:.....

.....

Telephone :..... Email:

I, the owner of Portion, Brakwater, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- o Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation center.

If objecting, please state the reasons:

.....

.....

.....

.....

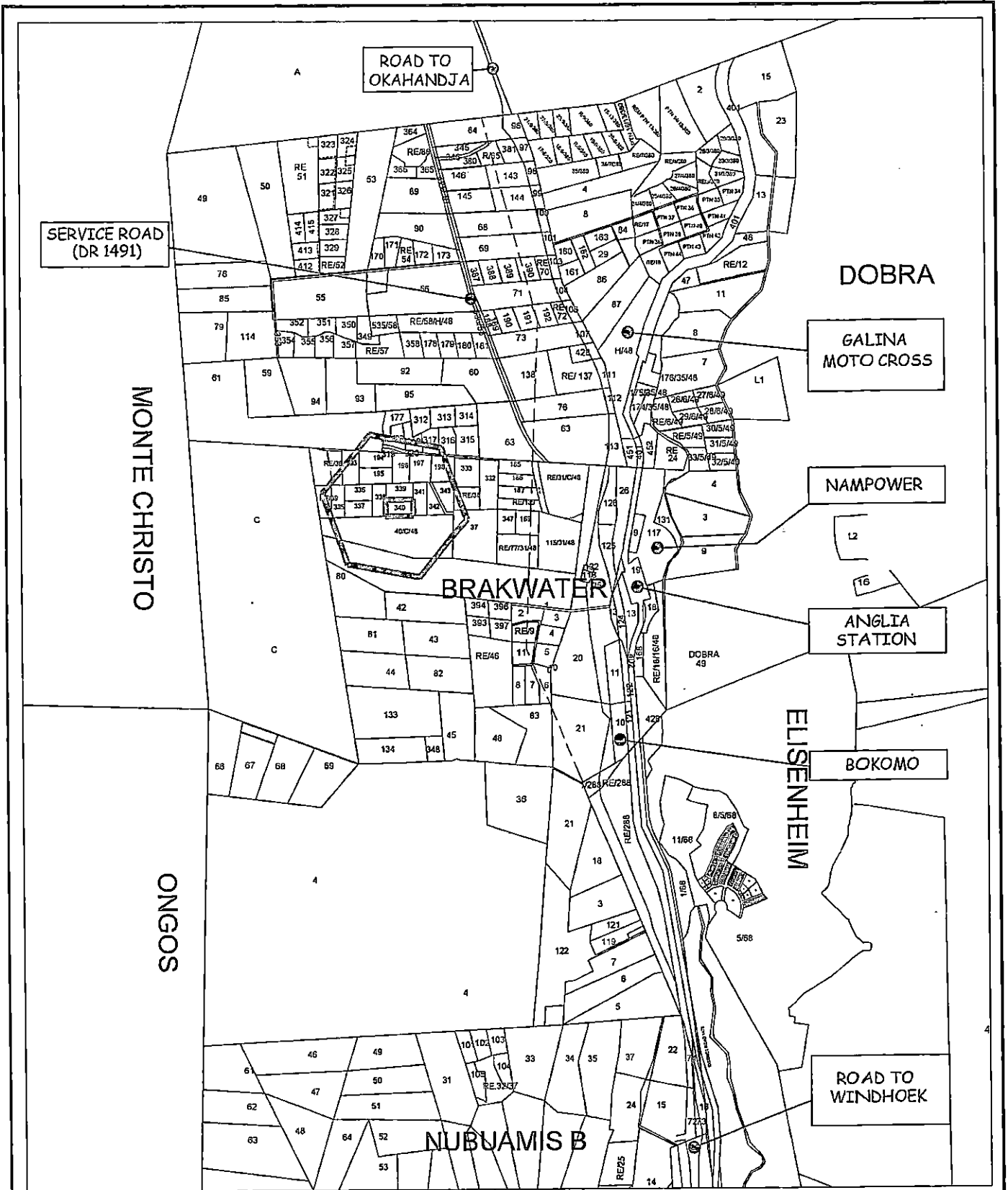
.....

.....

Signature

Date

Kindly take note that comments should reach our office by 09 May 2025
You can return the form to the following email address: planner2@dutoitplan.com



Scale: 1/55000

DATE: JAN.2025

DRAWING NO:

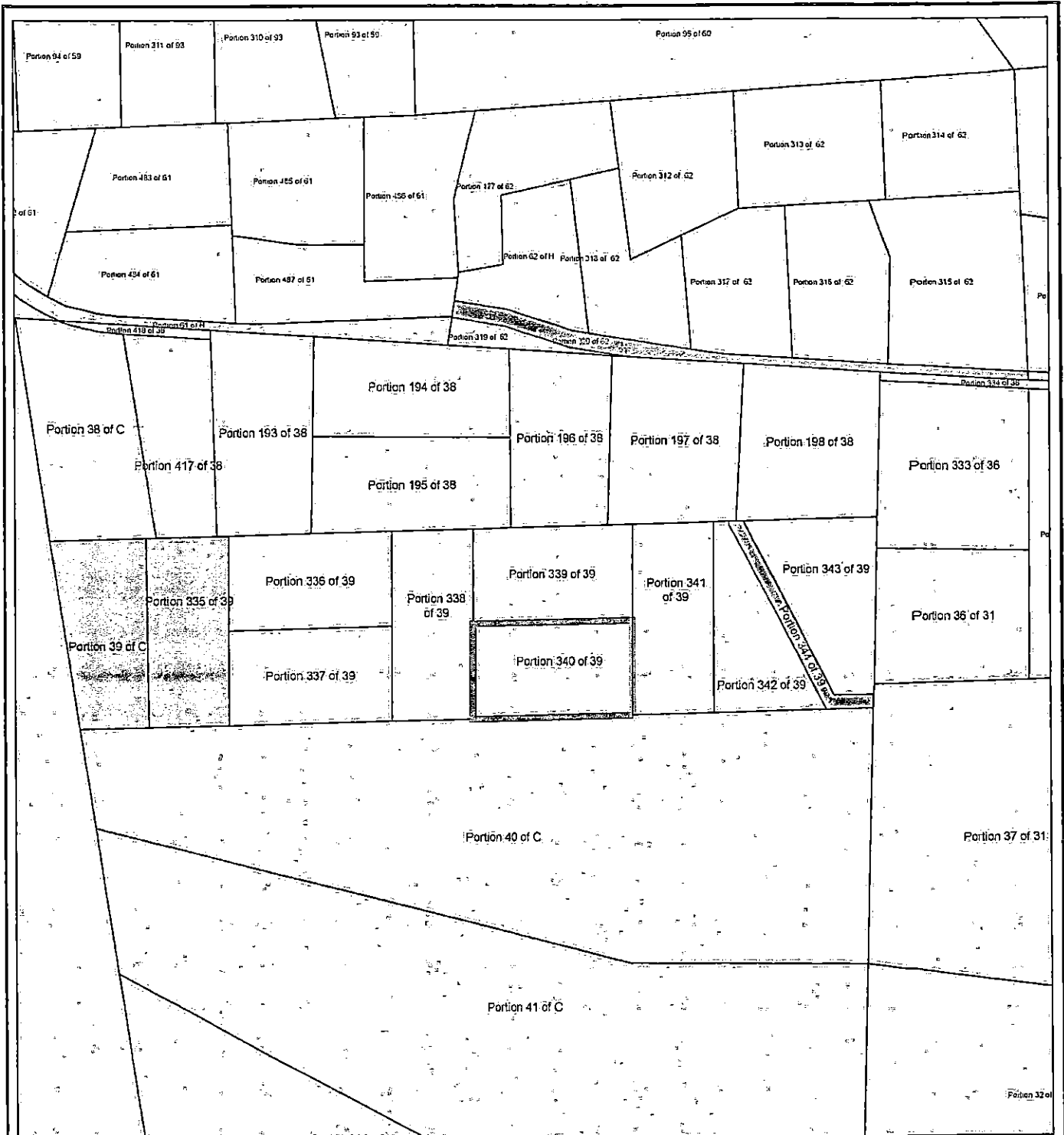
340 BRAK




LOCALITY PLAN OF:
 PORTION 340 / PTN 39 OF
 THE FARM BRAKWATER No.48



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Aucoompanplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: eJmaric@duitoiplan.com



ZONING LEGEND

- | | |
|---|--|
|  RESIDENTIAL |  UNDETERMINED |
|  INDUSTRIAL |  MUNICIPAL |

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



DATE: JAN 2025

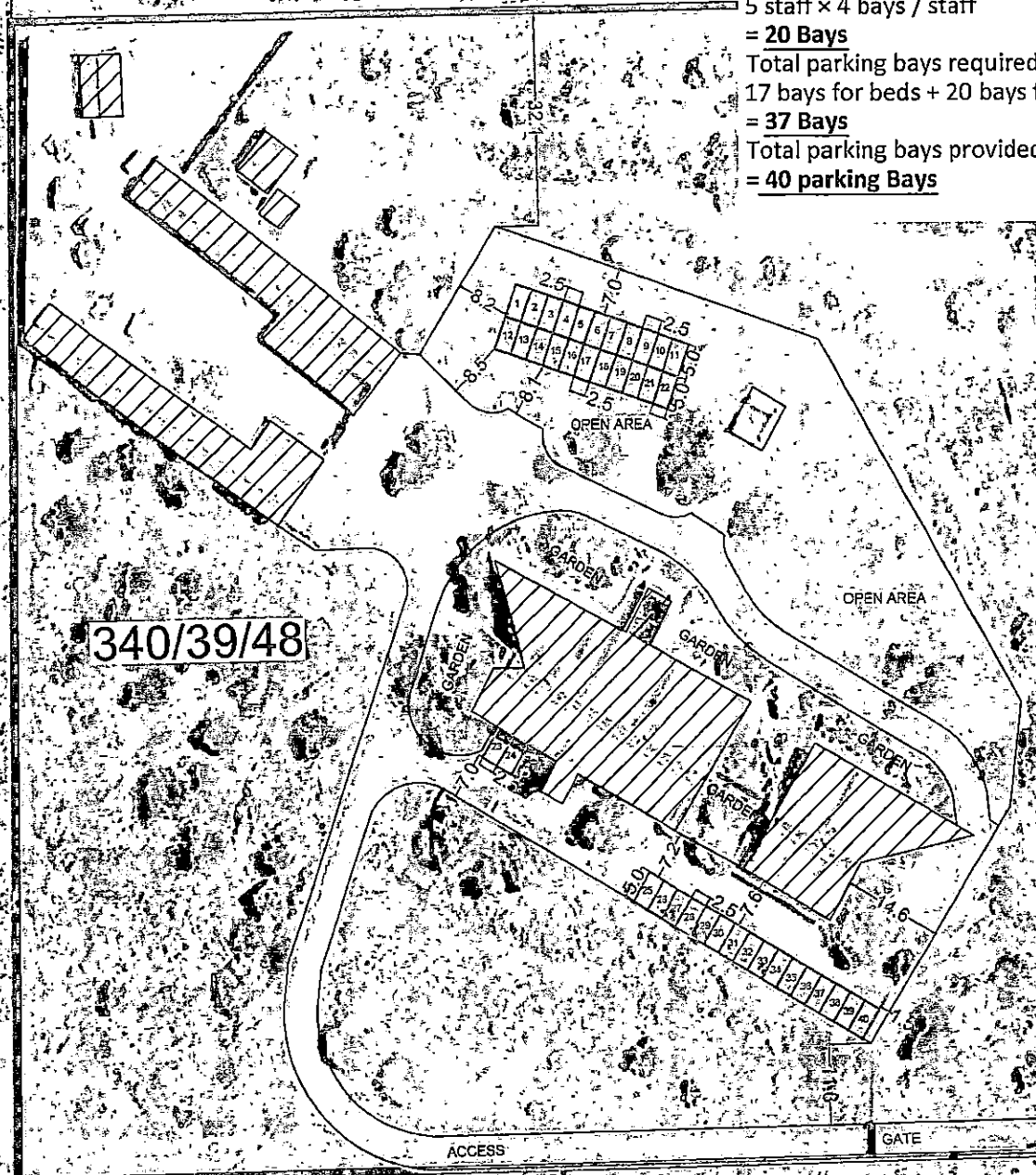
SCALE: 1/10 000

PLAN NO. AMS



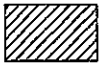
1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: elmarie@duitoiplan.com

1.20 parking bays per bed:
 14 beds × 1.20 bays / bed
 = **16.8 Bays**
 4 parking bays per perm. staff member:
 5 staff × 4 bays / staff
 = **20 Bays**
 Total parking bays required :
 17 bays for beds + 20 bays for staff
 = **37 Bays**
 Total parking bays provided:
 = **40 parking Bays**



340/39/48

40/C/48



EXISTING BUILDINGS

Scale: 1/1000

DATE: MARCH.2025

PLAN NO 340/39/48



PARKING LAYOUT FOR:

Consent in terms of Table B of the Windhoek Town Planning Scheme for an 'Institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'Residential' zoning



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

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO.48 UNDER THE 'RESIDENTIAL' ZONING FOR A PRIVATE PSYCHOLOGICAL AND REHABILITATION CENTRE

Name: Edmund Gower

Address: Plot 341
BRAKWATER

Telephone: 0812321471 Email: edmund.gower@gmail.com

I, the owner of Portion 341 of 39, Brakwater, Windhoek

(Please indicated with "X" in appropriate box)

Do not object

Do Object

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation center.

If objecting, please state the reasons:

LACK of PUBLIC CONSULTATION

ZONING VIOLATION

SAFETY AND SECURITY CONCERNS.

NEGATIVE IMPACT ON PROPERTY VALUES

INCREASED TRAFFIC AND NOISE.

WORKERS WALKING ON MY PLOT AFTER 5pm.

[Signature]
Signature

08/05/2025
Date

Kindly take note that comments should reach our office by 09 May 2025
You can return the form to the following email address: planner2@dutoitplan.com

Planner2

From: Marisa <marisa@youtrack.com.na>
Sent: 20 May 2025 15:57
To: Planner2; Dorette Opperman
Cc: Driaan Esterhuyzen
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER
Attachments: Eureka Haus (147 KB)

Good afternoon Ms Tjjama and Dorette

Kindly confirm receipt of the email.

Regards

From: Marisa
Sent: Tuesday, May 20, 2025 12:50 PM
To: 'Planner2' <planner2@dutoitplan.com>; Dorette Opperman <planner1@dutoitplan.com>
Cc: 'Driaan Esterhuyzen' <bunducor@iway.na>
Subject: RE: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER

Good morning Ms Tjjama and Dorette

Kindly see below remarks with reference to the communication emailed by you:

- Just a reminder on the proof of the notices that were published in the different newspapers as per our telephone communication on 13 May. You mentioned that you will send it to me. It was however not clear if it will be via email or WA.
- In your subject heading you are referring to the "neighbour consultation for the owner of portion 338/39/48". It seems that you have omitted to include Plot 341
- A meeting was held on 19 November on Plot 340 where the potential business idea was discussed with the direct neighbours. Certain concerns were highlighted at that specific meeting that included the following:
 - Quantity of beds available: It was confirmed that a max of 10 patients will be accommodated
 - The Eureka house will be a mental health facility. It was confirmed during the meeting that it will NOT be a rehabilitation facility (treatment centre) for drug and alcohol abuse. It was also confirmed that no schizophrenic patients or patients with a potential dangerous mental disorder will be treated at the health facility. The reason why this concern was highlighted by the plot owners to the business owners were that the safety of their families is very important. There was at that stage also no electric fencing around the potential facility. It was also not highlighted that it will be added in the future.
 - Although the above was confirmed at the meeting, it was agreed that this will be put in writing as a condition before consent is given by Plot 338 owners.
 - Up to today, this was not received up to today
- On 3 December, I received a phone call from Mrs C Dames. During the telephone conversation, she made it clear that if we, owners of the plots, do not give consent, that we might face some issues and that we must be very careful that "jakkalse nie uit die bos vir ons spring nie". Translated – that our lives can be made difficult should we not give consent. I asked her if she is threatening us and she replied that we need to be

careful. This was very upsetting. I highlighted a€572 we are still waiting on the conditions to be put in writing before we give consent.

- o One of our other neighbours were also in a telephone conversation where a threat was given to her should she not give consent, however, I cannot speak on her behalf.
- o Please find attached the communication received from Ceaseria Mutau on 6 December 2024. Although some of our concerns were addressed, there are still outstanding matters:
 - Quantity of beds available: It was confirmed only in the meeting that a max of 10 patients will be accommodated. **Not received in writing**
 - The Eureka house will be a mental health facility. It was confirmed during the meeting that it will NOT be a rehabilitation facility (treatment centre) for drug and alcohol abuse. It was also confirmed that no schizophrenic patients or patients with a potential dangerous mental disorder will be treated at the health facility. The reason why this concern was highlighted by the plot owners to the business owners were that the safety of their families is very important. There was at that stage also no electric fencing around the potential facility. It was also not highlighted that it will be added in the future. **Not received in writing**
 - Please take note of another threat shared on this letter that legal action will be taken should we do not give consent
 - It is also very important to highlight that although the letter indicated that we have delayed their plans with 2 months, the first proper approach by the business owner requesting for consent was only on 14 November. The letter was dated 6 December. The only other approach was a stop at our gate and a request to give consent and sign for the "rehabilitation" centre that will open.

It is unfortunate that the situation came to such an extend that we, as neighbours, feel threatened. This really makes us feel unsafe. I want to highlight again that we indicated from the start that we will give consent **based on the conditions being put in writing first**. So for now, we do not give consent.

Worth mentioning though, the Eureka House website is up and running and the Instagram page is active with posts made in May. Does this mean that the business is in operation without the consent of the direct neighbours?

Regards

Marisa and Driaan Esterhuyzen
Plot 340

From: Planner2 <planner2@dutoitplan.com>

Sent: Tuesday, May 13, 2025 12:20 PM

To: Marisa <marisa@youtrack.com.na>

Cc: 'Driaan Esterhuyzen' <bunducor@iway.na>; Dorette Opperman <planner1@dutoitplan.com>

Subject: RE: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER

Dear Ms Marissa,

Thank you for your email.

Noted on your request – we will extend the deadline to Monday, 19 May, as requested. Please ensure to provide your feedback by then

Kindest Regards

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com

573



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248808, Email: planner2@dutoitplan.com

From: Marisa <marisa@youtrack.com.na>
Sent: 13 May 2025 09:12
To: planner2@dutoitplan.com
Cc: Driaan Esterhuyzen <bunducor@iway.na>
Subject: RE: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER

Dear Ms Tjjama

We acknowledge receipt of the below email.

Kindly note that we have been out of the country and also busy with another project that has consumed a lot of our time. Please provide us with extension until Monday, 19 May, to provide feedback.

Regards

Marisa Esterhuyzen

t: +264 61 250 266
c: +264 81 249 5744
e: marisa@youtrack.com.na
w: www.youtrack.com.na
P.O. Box 31795, Windhoek, Namibia



CERTIFIED PARTNER



From: Driaan Esterhuyzen <bunducor@iway.na>
Sent: Thursday, April 10, 2025 9:22 PM
To: Marisa <marisa@youtrack.com.na>
Subject: Fwd: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER

Begin forwarded message:

From: Planner2 <planner2@dutoitplan.com>
Date: 10 April 2025 at 09:25:25 CAT
To: bunducor@iway.na
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: **NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER**

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008. Email: planner2@dutoitplan.com

Response 575 objection of Ptn 338

Dorette Opperman

From: Ceaseria Cser <cceaseria@yahoo.com>
Sent: Tuesday, June 3, 2025 10:17 AM
To: Planner2
Cc: Dorette Opperman; Sir Mutau ♥
Subject: Re: NEIGHBOUR CONSULTATION FOR THE OWNER OF PTN 338/39/48, BRAKWATER

1. In respect to the raised concerns, we outlined at the meeting held on the 19th of November 2024 that the dwelling has the potential to accommodate up to 30 people at a time. But the facility will have a maximum bed capacity of 18-20, but at the time of the meeting, we had set up 10 beds, and we will gradually grow to our anticipated maximum capacity.

2. Eureka Haus is a mental health facility, and not a rehab. This specific concern highlights the lack of knowledge and only perpetuates the stigma around mental health. The neighbour is likening Eureka Haus to a psychiatric unit with forensic patients who pose a danger to not only themselves but to others, which is the opposite of what Eureka Haus is set to offer. Eureka Haus is registered with the Ministry of Health and Social Services as a psychotherapeutic center that caters for the needs of patients presenting with mental health challenges. These are people who struggle to cope with day-to-day activities and need time away from their routine to recharge and recover in a professional and serene space. It is also worth noting that mental health challenges present in many disorders, and are treatable hence they are called illnesses. We fully understand the various categories of these illnesses and therefore adhere to not only our scope of practice, but our vision as a place of tranquility to help patients heal in nature.

3. We can confidently attest to trying to reach out to our neighbours, and even took them for a house tour for the sake of transparency.

4. The Dames in their effort to reach a logical consensus with the said neighbour, as it is the standard procedure did call Ms. Marissa. But at no point were threats made to the neighbour.

5. The letter was not a threat, at the time we solicited legal advice as we were pressured by their reluctance to respond after the said meeting of 19 November, even after numerous were sent to them. We needed them to respond so that we know where we stand as the cost implication was the bone of contention at the time. Ms. Marissa for one still maintains questions that were responded to in person during the meeting.

6. The website is up and running as part of the marketing strategy.

7. We do not understand the property devaluation concern,

8. In the same meeting, we outlined our intake process, firstly, it is not a walk-in facility, patients will need pre-authorization and assessment before admission, all this is done in our Windhoek office, situated in Pasteur Street, Windhoek West. Once authorization is done, patients will be transported to the facility by Eureka Haus driver, this not only curbs the traffic follow but helps us with safety and security as it is a high priority, but also for the sake of our patients' confidentiality. We also shared that visitation is only done on Sundays, so the traffic flow is well regulated. We

are also in the process of changing pathways as the early 576 men's agreement between neighbors of having right of way may not suffice.

9. Why would grown individuals wonder into anyone's property? This specific comment alludes to the prejudice held by our neighbours' guised under the rejection of the nature of our business but reality points to the fact that this is about us as the business owners. How many businesses operates in Brakwater, we even have a game lodge as a neighbour, with animals and not human beings, but no body is questioning the mundus operandi or safety concerns.

Sent from Yahoo Mail for iPhone

On Tuesday, May 20, 2025, 16:42, Planner2 <planner2@dutoitplan.com> wrote:

Dear Mrs Mutau,

I hope you're well.

Please find attached the objections we received. If you would like to respond or provide any clarity on the matters raised, you are welcome to do so, as this may assist in addressing concerns or clearing up any misunderstandings.

If you prefer not to respond, we will simply proceed to forward the objection to the City of Windhoek for their consideration as part of the application process.

Best regards,

(MS) TJJAMA TJITEMISA

Town Planning Consultant

+264(0) 81-416 6169

planner2@dutoitplan.com



577

6 December 2024

To Whom It May Concern,

RE: CONSENT IN RESPECT OF THE ESTABLISHMENT OF EUREKA HAUS

We refer to our previous communication, in which we requested your consent for the establishment of Eureka Haus, a mental health and well-being centre at Brakwater, Windhoek.

We have taken note of your previous reservations, being the use of the proposed driveway for the entrance of Eureka Haus and possible environmental impact of sewage and have addressed them as follows:

- (a) On the 18th of October 2024, as per the hospital Act 31 of 1994, The facility was inspected by a commissioned Inspector from the Ministry of Health and Social, who approved the facility, including the bed capacity and staff compliment.
- (b) We further engaged Health Inspectors from the Ministry of Health and Social Services, who confirmed that there are no environmental concerns with regard to the establishment of Eureka Haus. Additionally, the inspectors from the Municipality of Windhoek also confirmed that the establishment of Eureka Haus will not cause or result in any sewage concerns.
- (c) As per the survey diagrams of portion 339 and 340 from the Ministry of Agriculture water and land reform, Division of Survey and Mapping, the gate and paved road forms part of Portion 340, therefore access to portion 340 should and must be maintained via the servitude in portion 339.

In view of the above, we wish to put on record that we have addressed the concerns that had been raised and look forward to receiving your consent to the establishment of Eureka Haus on or before 5 pm on 11 December 2024.

Lastly, we wish to point out that due to your outstanding consent, we are now 2 (two) months behind schedule in establishing Eureka Haus, resulting in us incurring financial loss.

Should we not receive your written response by the indicated date, we will have no other choice but to take legal action to enforce our rights.

Yours faithfully,

Ceaseria Mutau
Psychologist & Founder Eureka Psychological Services

+264 (0) 857145150

info@eurekapsychservices.com

No: 8, Pasteur Street, City View Heights. Windhoek West



1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Ninsin Avenue, Klein Windhoek, Namibia
PO Box 5871, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248608, Mobile: +264 61 281 0836, Email: elmarie@dutoitplan.com

SUBMISSION:

01/08/2025

Rezoning of Erven 6529, 6530 & from 'residential' 1:900 to 'gen res' 1:250 & Consolidation of Erven 6529, 6530 & 1642 W

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)
1.	Full Application with motivation by applicant	Annexure A	✓ <input checked="" type="checkbox"/>
2.	Previous Council's Approval (if applicable)	Annexure B	n/a
3.	A. Locality Plans	Annexure C1	✓ <input checked="" type="checkbox"/>
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	n/a
	C. Existing Zoning Plan	Annexure C3	✓ <input checked="" type="checkbox"/>
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	✓ <input checked="" type="checkbox"/>
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	✓ <input checked="" type="checkbox"/>
	F. Services Plans with Contours (for township establishment)	Annexure C6	✓ <input checked="" type="checkbox"/>
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	n/a
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	✓ <input checked="" type="checkbox"/>
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	n/a
4.	Conditions to be registered or maintained	Annexure D	✓ <input checked="" type="checkbox"/>
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	✓ <input checked="" type="checkbox"/>
6.	Closure Certificate (if applicable)	Annexure F1	n/a
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	n/a
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	n/a
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	n/a
9.	NamWater approval and plan confirming availability / provision of water services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure I	n/a
10.	NamPower approval together with the sketch plan confirming the availability/ provision of electrical services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure J	n/a
11.	A. Copy of Founding Statement (CC) or Company Registration (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K1	✓ <input checked="" type="checkbox"/>
	B. Copy of Board/Company Resolution authorising the PoA signature (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K2	✓ <input checked="" type="checkbox"/>
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	✓ <input checked="" type="checkbox"/>
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	n/a
14.	Proof of Payment of Municipal Council of Windhoek Application Fee	Annexure N	✓ <input checked="" type="checkbox"/>
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	Annexure O	✓ <input checked="" type="checkbox"/>

	Property No.:	6529, 6530 & 1642
	Township/Farm:	W

Please submit the application and supporting documents in the sequence indicated below:

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (Yes/No or N/A)	FOR OFFICE USE
1.	Full Application with motivation by applicant	Annexure A	YES	
2.	Previous Council's Approval (if applicable)	Annexure B	N/A	
3.	A. Locality Plans	Annexure C1	YES	
	B. Portion Number(s) from Surveyor General's Office (for subdivision of portions/farms)	Annexure C2	N/A	
	C. Existing Zoning Plan	Annexure C3	YES	
	D. Intended Zoning Plan (for rezoning & township establishment)	Annexure C4	YES	
	E. Subdivision/Consolidation/Township Establishment Plan with Contours	Annexure C5	YES	
	F. Services Plans with Contours (for township establishment)	Annexure C6	YES	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	N/A	
	H. Copy of Diagram or Extract of General Plan approved by Surveyor General	Annexure C8	YES	
	I. Street Names Proposal Plan (for township establishment)	Annexure C9	N/A	
4.	Conditions to be registered or maintained	Annexure D	YES	
5.	Special Power of Attorney (PoA) including revenue stamps with relevant initials	Annexure E	YES	
6.	Closure Certificate (if applicable)	Annexure F1	N/A	
	Environmental Clearance Certificate (for all listed activities - except for the rezoning from Residential/General Residential to Office/Business; from any zoning to Hospitality within the built environment; or closure of public spaces, as such listed activities will be considered under delegated authority prior to the submission of the application to the Urban and Regional Planning Board)	Annexure F2	N/A	
7.	Previous approvals of the Minister of Urban and Rural Development.	Annexure G	N/A	
8.	Roads Authority approval and sketch plan indicating the access point(s) (for portions, farms and township establishments)	Annexure H	N/A	
9.	NamWater approval and plan confirming availability / provision of water services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure I	N/A	
10.	NamPower approval together with the sketch plan confirming the availability/ provision of electricital services (for township establishment within extended municipal boundary area and areas where there are no CoW bulk infrastructures in place)	Annexure J	N/A	
11.	A. Copy of Founding Statement (CC) or Company Registration (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K1	YES	
	B. Copy of Board/Company Resolution authorising the PoA signature (for properties registered in the name of Close Corporation/Company/Organisation)	Annexure K2	YES	
12.	Copy of Title Deed/Deed of Transfer/Certificate of Registered Title	Annexure L	YES	
13.	Conditions of Establishment (applicable to township establishment)	Annexure M	N/A	
14.	Proof of Payment of Municipal Council of Windhoek Application Fee	Annexure N	YES	
15.	Debt Management Credit Check (dated not later than 30 days from the date of submitting the application)	Annexure O	YES	

Please Note: All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:	
RECEIVED BY: NAME: <u>Selma Namha</u>	SIGNATURE: <u>[Signature]</u>
APPLICATION ACCEPTED: <input checked="" type="checkbox"/>	STAMP:
APPLICATION NOT ACCEPTED: <input type="checkbox"/>	
Reason(s) for not accepting the application:	

CITY OF WINDHOEK

DEPT. OF URBAN AND TRANSPORT PLANNING

2025-08-04

URBAN POLICY DIVISION

Enquiries: T. Tjitemisa
Tel: +264 81 416 6196
Ref: Erf 6529 & 6530W_CoW

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

1 August 2025

ATTENTION: Ms Kristofina Asino

Dear Ms Asino

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

The owners of Erven 6529, 6530 and 1642 Windhoek appointed Du Toit Town Planning Consultants to obtain statutory approval from the City of Windhoek and the Ministry of Urban and Rural Development for:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

All necessary annexures, as required by the City of Windhoek (CoW) and the Ministry of Urban and Rural Development (MURD) vide the Urban and Regional Planning Board, are attached hereto.

1. BACKGROUND

The application was prepared and submitted to the City of Windhoek on 25 March 2025. There was unfortunately miscommunication in that our office did not receive the email that the de-registration of the Sectional Title Scheme first needs to be completed before the application can be processed. This has now been completed, and we herewith submit the revised application.

Due to the miscommunication, we have also completed the Public Participation process. The report will be sent on separately after we receive the notification from City of Windhoek.

2. INTRODUCTION

Erf 6529 (a portion of Erf 2204), Erf 6530, and Erf 1642 (a portion of Erf 1639), Windhoek is registered under Vortex Holdings Namibia (Pty) Ltd, with Certificate of Registered Title T2326/2025 attached as **Annexure J**.

A resolution providing Mr Till Jeske the authority to sign on behalf of the company is attached as Annexure I. The Special Power of Attorney and company registration document authorizing Du Toit Town Planning Consultants to manage the application are attached as **Annexures E and I**.

2. ERF INFORMATION

2.1. Locality and size

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the north-west of Eros and Klein Windhoek suburbs. It is a well-established, older neighbourhood, with large erven. The erven are adjacent to one another, with Erf 1642 (a portion of Erf 1639) and Erf 6530 bordering the Klein Windhoek river to the north.

Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6230 is 3156m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent.

See the figure below illustrating the locality of the Erf. The Locality Plan is attached as **Annexure C1**



Figure 1: Locality Plan

2.2. Zoning, current, and surrounding land use

Erven 6529 (a portion of Erf 2204) and 6530, Promenaden Road, Windhoek, are zoned 'Residential' with a density of 1:900, while Erf 1642, Promenaden Road, Windhoek, is zoned 'General Residential' with a density of 1:250 m². The Zoning Certificates for all three erven are attached as **Annexure C4-C6**.

The erven are situated in a mixed-use area of Windhoek, with nearby restaurants such as The Village, Goodfellas Pizza and Pub and some other restaurants nearby. There are also offices, and accommodation establishments nearby.

In terms of current land use: Erf 6530 is vacant; Erf 6529 (a Portion of Erf 2204) contains an existing residential dwelling; and Erf 1642 has 9 units on, although the majority of Erf 1642 remains undeveloped. See image overleaf.

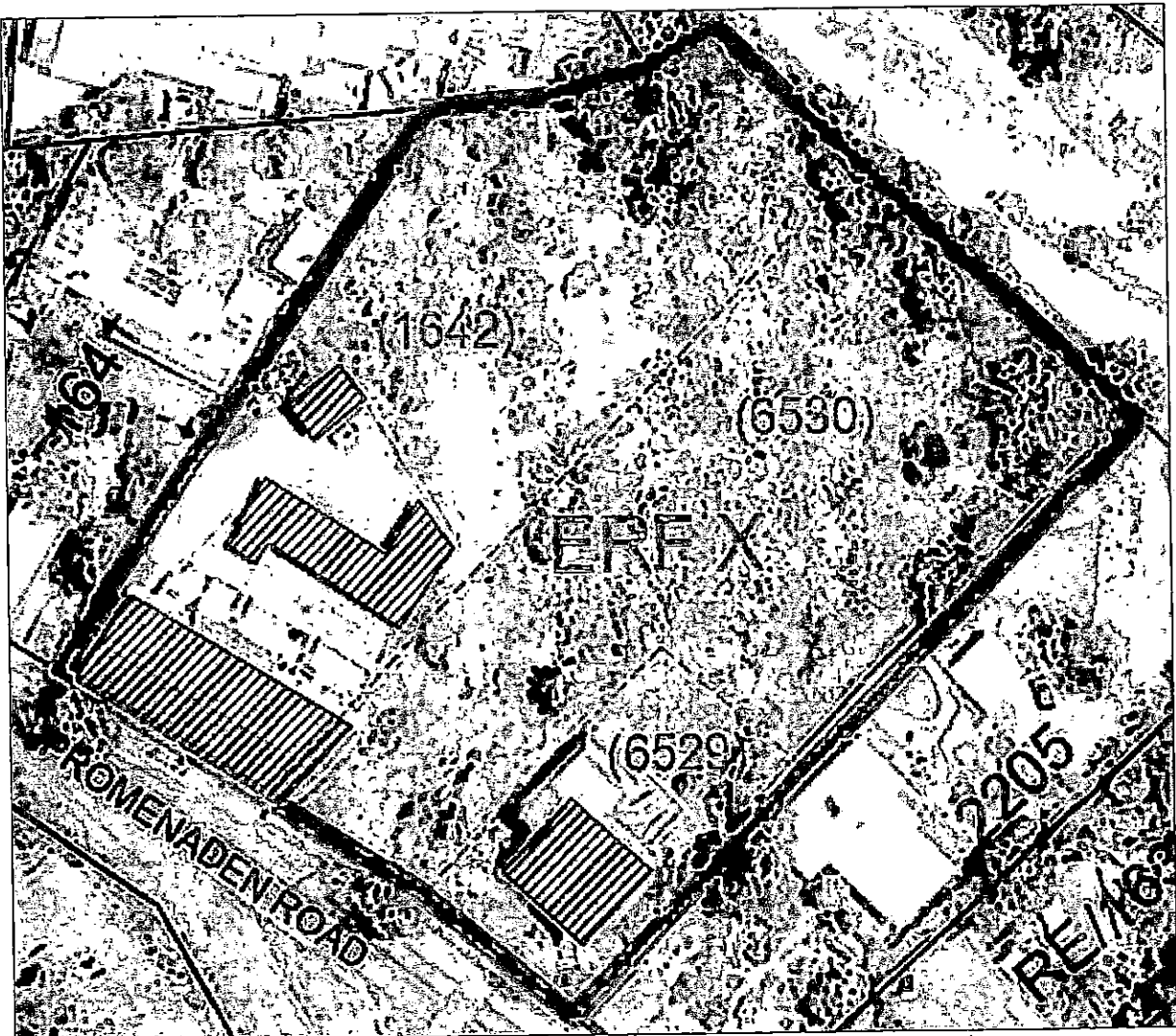


Figure 2: Extent of existing structures of the project erven

2.3. Topography

All three erven are relatively flat on the first half of the property, along street level. The remaining part of the property slope towards the river at a gradient of 1:3,6 which is quite steep. The screenshot from the Contour Plan below shows the steeper areas of the property.

Developing such terrain is not impossible, it is just very expensive.

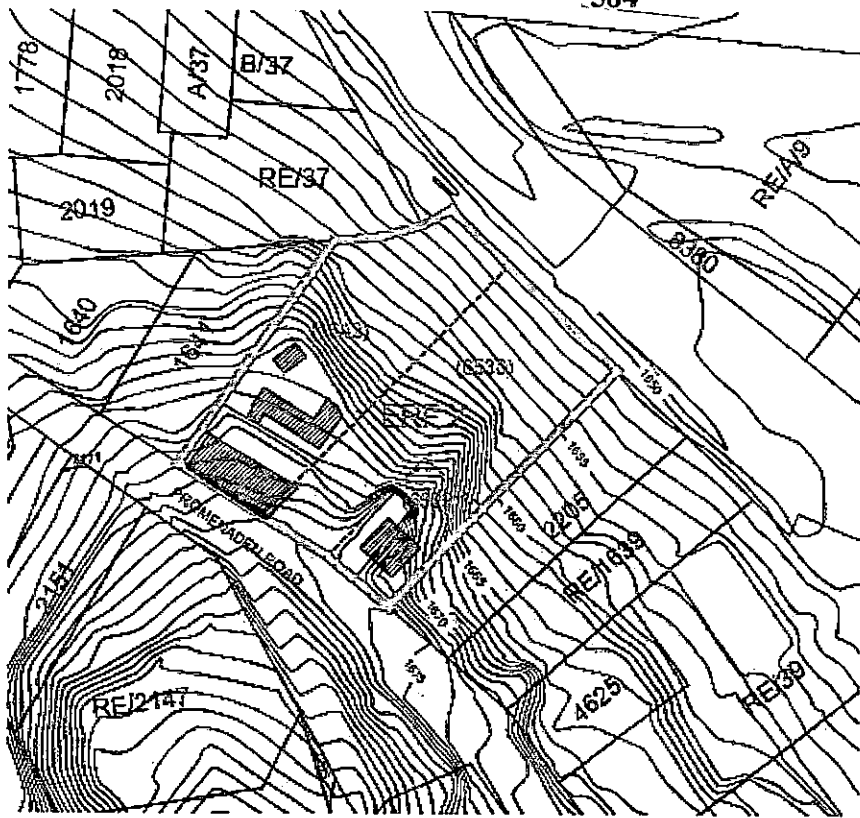


Figure 3: Contour Plan

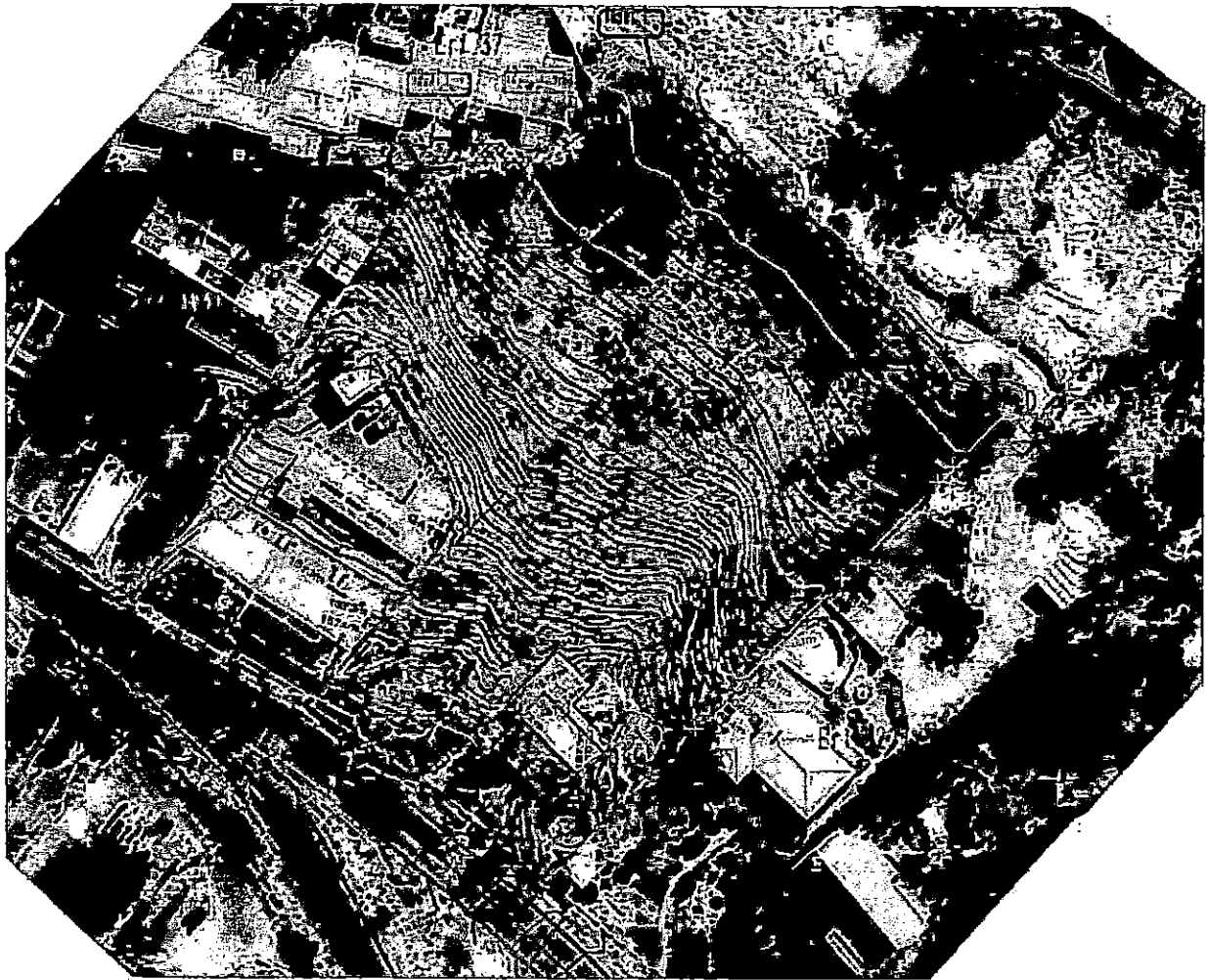


Figure 4: Updated contour map Jul 2024



Figure 5: Google Streetview in a westerly direction

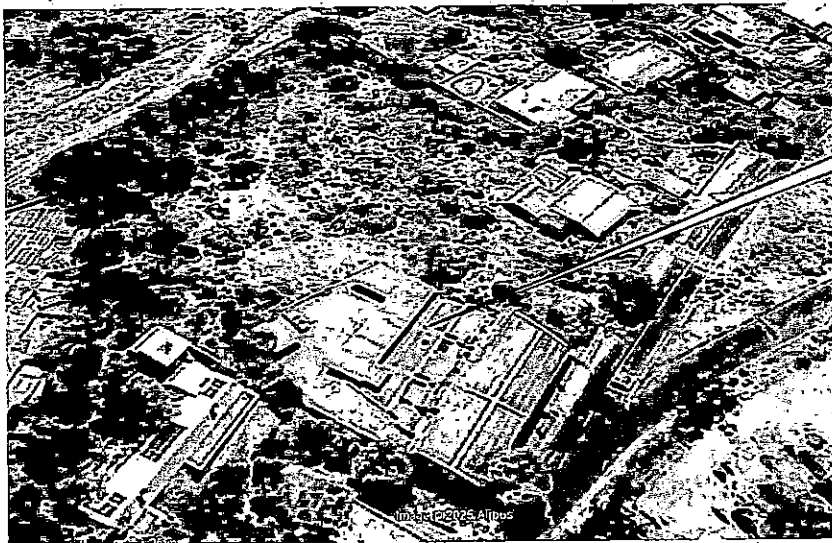


Figure 6: Birdseye view to the north-east

3. REGISTERED CONDITIONS

The conditions registered against Erf 6529 (a portion of Erf 2204), Erf 6530 and Erf 1642 (a portion of Erf 1639), Windhoek are contained in Deed of Transfer T2326/2025 attached as **Annexure J1**.

Erf 1642 (a portion of Erf 1639) is subject to a Servitude of Drainage in favour of Erf 6529 (a portion of Erf 2204) and Erf 6530, Windhoek. Notarial Deed K143/1982S (see attached Annexure J2) describe this. The servitude was created in 1982 between the respective owners of Erven 6529 and 6530, Windhoek. Since the erven will be consolidated and all belong to the same owners, this drainage servitude can be cancelled. The drainage of the Consolidated Erf X will also be accommodated in the design of the new dwelling units.

The standard Zoning Scheme conditions should ultimately be registered against the Consolidation Erf X. See attached Annexure D.

4. PROPOSAL

4.1 Rezoning

It is the intention of the client to use all three erven for general residential purposes for luxurious dwelling units. Therefore, in order to successfully consolidate the erven, Erf 6529 (a portion of Erf 2204) and Erf 6530, Windhoek ought to be rezoned from 'single residential' with a density of 1:900m² to 'general residential' with a density of 1:250m² (Erf 1642 is already zoned as 'general residential' with a density of 1:250m²).

See figure below illustrating the rezoning. The Rezoning Plan is attached as **Annexure C2**.

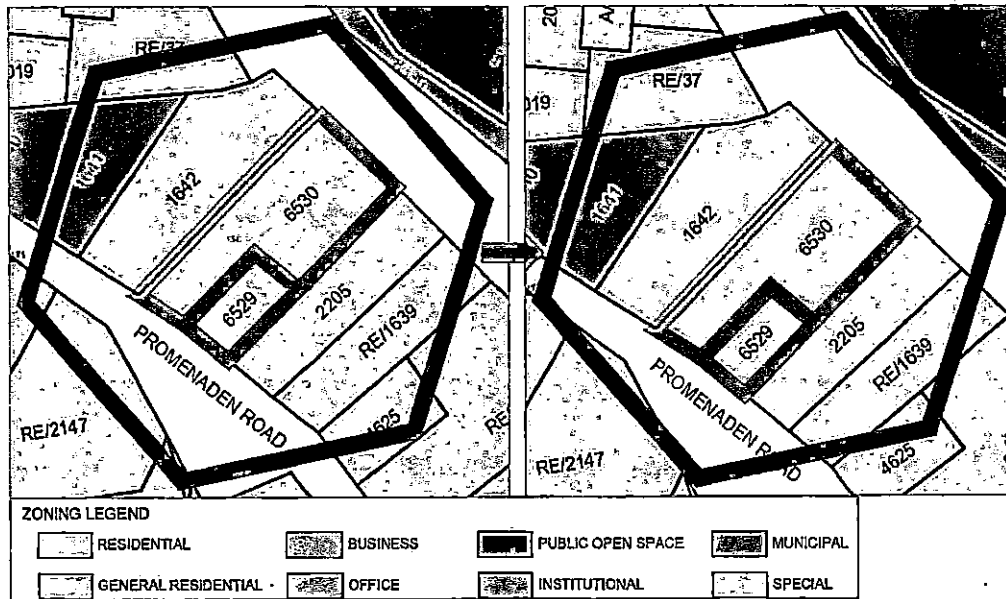


Figure 7: Rezoning Plan

4.2. Consolidation

Once rezoned, Erf 6529 (a portion of Erf 2204) and Erf 6530 will be consolidated with Erf 1642 (a portion of Erf 1639) into the Consolidated Erf X. The Consolidated Erf X will be 7234m² in extent.

The consolidation is illustrated below. The Consolidation Plan is attached as **Annexure C3**.

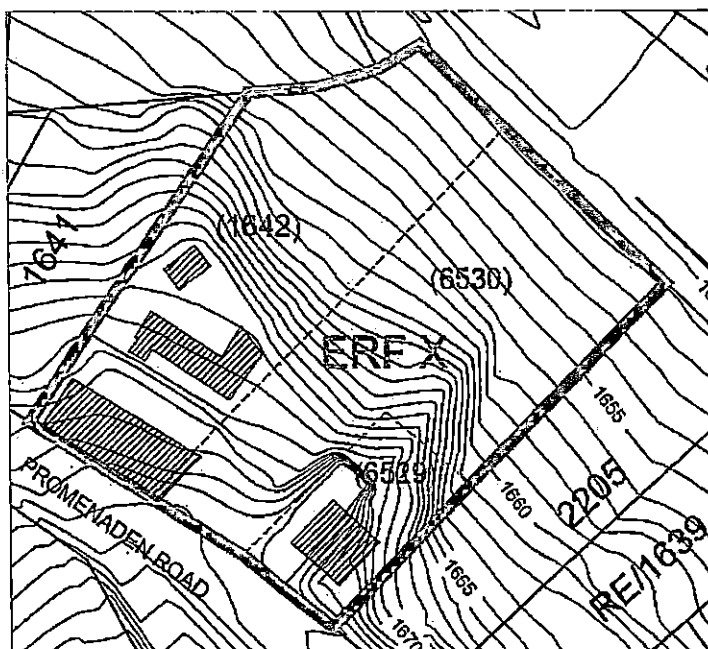


Figure 8: Consolidation Plan

ERF NO.	Size (m ²)
Erf 6529	826
Erf 6530	3156
Erf 1642	3252
Consolidated Erf X	7234

With a consolidated Erf size of 7234m² and a zoning of 'general residential' with a density of 1 dwelling per 250m², at least 28 dwelling units can be developed. This would likely be less since the erf is also affected by the floodline, proposed river channel and re-alignment of Nelson Mandela Avenue and steep terrain.

The north-eastern part of the erf is not developable as it is affected by the Klein Windhoek River 1:50 year floodline, the proposed river channel and the re-alignment of Nelson Mandela Avenue. The terrain is also steep, thus limiting the developable area of the property. The Architects on the Professional Team is aware of these limitations and will do the designs of the intended units accordingly.

The owner does not intend to sell the units individually. Should this become necessary in the future, a new sectional title scheme should be registered.

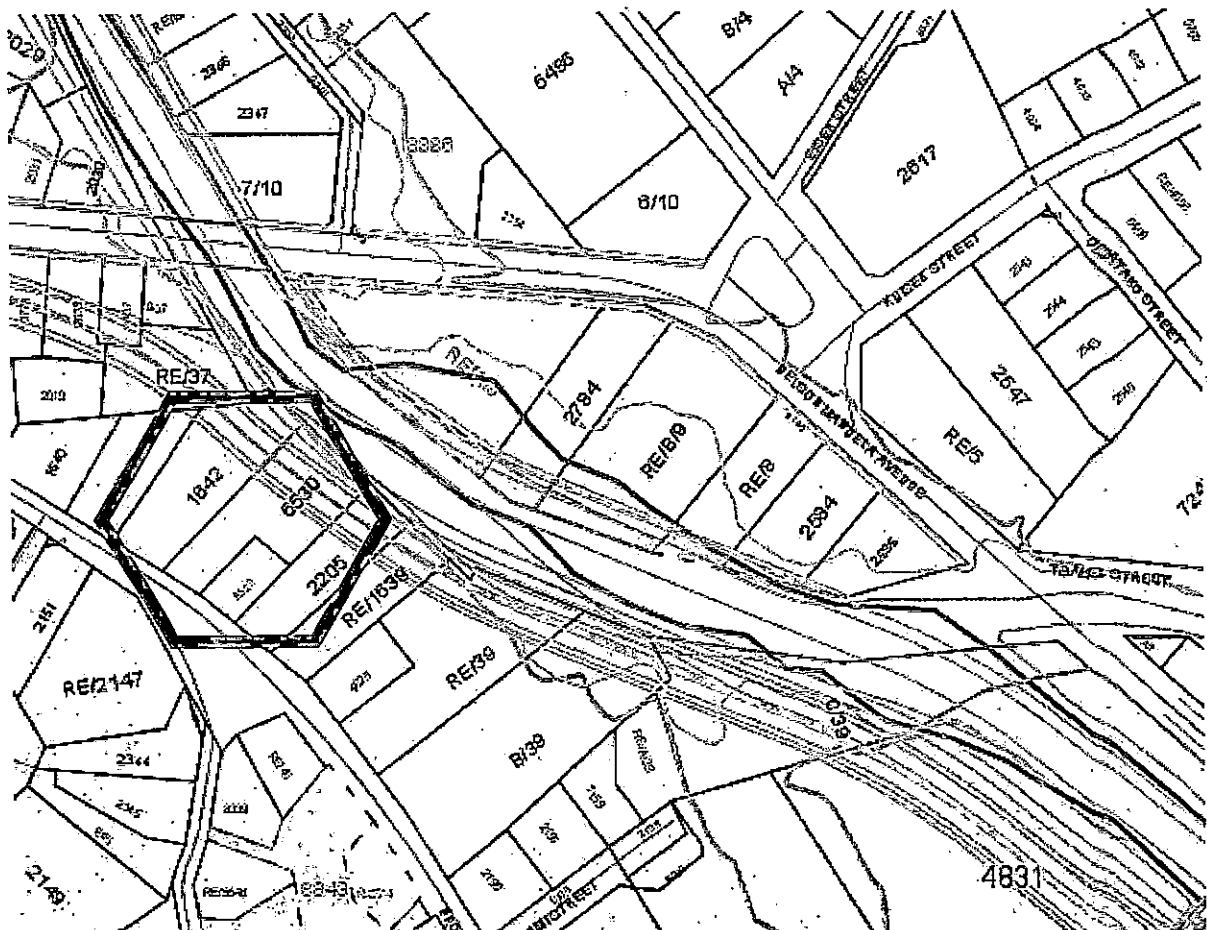


Figure 9: Information from Enlighten on the re-alignment of Nelson Mandela Ave and the 1.50 year floodline

The existing units of the (previous) Sectional Title will almost completely be demolished except for 2 or 3 units that will be renovated.

5. MOTIVATION (NEED AND DESIRABILITY)

Erven 6529 (a portion of Erf 2204), 6530 and Erf 1642 (a portion of Erf 1639) are located within an old, established residential suburb of Windhoek. The erven are also largely underdeveloped.

The underdevelopment is most likely due to the difficult terrain. The difficult terrain also ensures a certain exclusivity in that the views over the river in an easterly direction is quite unique. The flat building on Erf 1642 (a portion of Erf 1639) is also in need of maintenance and somewhat outdated. A renovation and coherent designed residential units will benefit the property tremendously as well as the surrounding neighbourhood.

There is an increasing demand for housing within the Windhoek Municipal Area, particularly for medium-density residential developments that cater to a growing urban population. The proximity of the erven to major roads and services, as well as the mixed-use character of the surrounding area, makes the site ideal for residential development. This type of development is further ideal for small families looking for exclusivity and luxurious lifestyle living.

In accordance with the CSIR Red Book, the densification of urban areas is a key strategy to prevent urban sprawl, conserve natural resources, and enhance the functionality of infrastructure. The proposal to develop sectional title units on these erven represents a responsible approach to land use by increasing residential density in a way that supports the efficient provision of municipal services and infrastructure.

Maximization of Land Use: By rezoning the erven to 'General Residential' the potential of the land is fully utilized. The CSIR Red Book advocates for optimizing land use to ensure that urban development is compact, integrated, and functional, which aligns with the proposed development.

Economic and Social Benefits: The development will contribute to the local economy by creating jobs during construction and through the long-term economic activity generated by the new residential units. Additionally, the provision of affordable and well-located housing will enhance social stability and inclusivity, as it supports diverse socioeconomic groups seeking to live in close proximity to services and amenities.

Infrastructure Efficiency: The proposed development will benefit from existing infrastructure, including roads, public transport, and utilities. The CSIR Red Book emphasizes the importance of utilizing existing infrastructure to support urban growth, thereby reducing the need for costly infrastructure expansion into peripheral areas. This approach is more sustainable and cost-effective, benefiting both the municipality and future residents.

Integration with Surrounding Land Uses: The surrounding area is characterized by a mix of residential, commercial, and recreational uses, making it an ideal location for higher-density residential development. The proposed development is compatible with the existing land use context, which

ensures that it will not disrupt the character of the area, but rather enhance it by providing modern, efficient housing options.

6. CURRENT POLICY AND DRAFT URBAN STRUCTURE PLAN

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) fall outside the current Windhoek Office and High Density Policy area.

The rezoning to a 'general residential' with a density of 1 dwelling per 250m² is primarily based on the consolidation of Erven 6529 and 6530 with Erf 1642 which already have a zoning of 'general residential' 1:250.

The Draft Urban Structure Plan was also consulted and can be used for further motivation for the rezoning and intended development.

- The project erven form part of the 2nd part of the Riverwalk and earmarked for mixed use/mid-rise mixed use (bulk 0.5) according to the policy map.

Although a mixed-use development is not intended, the proposal put forward by the Draft Urban Structure Plan indicates that a rezoning to 'general residential' with a density of 1:250 for a number of luxury dwelling units align with this.



LEGEND	
ZONING	BULK
BUSINESS 1	1
BUSINESS 2	2
BUSINESS 3	4
MID RISE MIXED USE	0.5
HIGH RISE GENERAL RESIDENTIAL	1.5
MID RISE GENERAL RESIDENTIAL	
LOW RISE GENERAL RESIDENTIAL	
POLICY BOUNDARIES	
RIVERWALK POLICY AREA	

Figure 10: Extracts from Draft USP

7. SERVICES

Erven 6530, 6529 and 1642, Windhoek are already connected to the municipal infrastructure network. As mentioned in paragraph 3 above, the Servitude of Drainage that was previously registered over the erven can be cancelled as all three erven belong to the same owner and with the consolidation, the drainage will be properly accommodated.

Lithon Consulting Engineers is on the Professional Team for the necessary stormwater and sewer upgrade designs.

8. ACCESS/PARKING

Access to the Consolidated Erf X will remain from Promenaden Street. Sufficient on-site parking will have to be provided according to the requirements of the Windhoek Zoning Scheme and the City Council. This will be included in the building plans submitted for the new dwelling units once the statutory procedures are completed.

PLEASE NOTE: Since Erven 1642 and 6530 are also affected by the re-alignment of Nelson Mandela Avenue, it is strongly requested that the Council consider taking a resolution to cancel the re-alignment of Nelson Mandela Avenue red-route as it is hampering development and with recent road upgrading such as the western and eastern bypass, the implementation of this red-route is unlikely to ever happen.

9. ADVERTISING PROCEDURE

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

10. CREDIT CHECK

Credit clearance was conducted for Erven 6529, 6530 and 1642, Windhoek and the accounts were in good standing as per the attached **Annexure M**. Proof of payment for the application fee is also attached as **Annexure L**.

11. CONCLUSION

The proposed rezoning of Erven 6529 and 6530 to 'general residential' with a density of 1:250m² for consolidation with Erf 1642, Windhoek which has the same zoning provide for the opportunity to create a large erf, which can be developed more optimally due to the difficult terrain.

The intended dwelling units planned, will be luxurious with high-end finishes which will also contribute to an aesthetic upliftment of the neighbourhood.

Therefore, Council is kindly requested to support this application.

12. APPLICATION

Application is herewith made that:

- 12.1 Erven 6529 (a portion of Erf 2204) and 6530, Promenaden Road, Windhoek be rezoned from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²;
- 12.2 Erven 6529 (a portion of Erf 2204); Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road be consolidated into Erf X.
- 12.3 Consent be granted to use the consolidated Erf in terms of the new zoning while the rezoning is in process
- 12.4 The Right of Drainage Servitude registered over the erven per Notarial Deed K 143/1982S and 144/1982S be cancelled over the Consolidated Erf X
- 12.5 The standard conditions be registered against Consolidated Erf X simultaneously with transfer

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 Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act 2018 (Act 5 of 2018).
- B) The building value of the main building, excluding the outbuilding to be erected on the erf shall be four times the municipal valuation of the erf.

13. LIST OF ANNEXURES

Attached to the application is 3 copies of the following:

Annexure	A1:	Prescribed Application Form – Rezoning
	A2:	Prescribed Application Form – Consolidation
Annexure	C1:	Locality Plan
	C2:	Rezoning Plans
	C3:	Consolidation Plans
	C4:	Zoning Certificate - Erf 6529
	C5:	Zoning Certificate - Erf 6530
	C6:	Zoning Certificate - Erf 1642
	C7:	Copy Erf Diagram - Erf 6529
	C8:	Copy Erf Diagram - Erf 6530
	C9:	Copy Erf Diagram - Erf 1642
Annexure	D:	Conditions to be registered
Annexure	E1:	Special Power of Attorney –
Annexure	I1:	Copy of Company Registration –Vortex Holdings (Pty) Ltd
Annexure	J1:	Copy of Title Deed – T2326/2025
	J2:	Notarial Deed of Servitude – K143/1982S

Annexure K: Proof of Payment

Annexure M: Credit Check Certificate

Please do not hesitate to contact me should you require any further information.

Kind regards,

A handwritten signature in black ink, appearing to read 'Dorette Opperman', with a stylized flourish at the end.

Dorette Opperman

MINISTRY OF URBAN AND RURAL DEVELOPMENT
NOTICE OF INTENTION TO APPLY FOR REZONING
TO WHOM IT MAY CONCERN

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

intends to apply to the local authority of **CITY OF WINDHOEK** and the **URBAN AND REGIONAL PLANNING BOARD** to rezone

THE REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; (details of the amendment concerned)

Please further take note that -

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

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

.....
.....



.....
Signature of applicant



.....
Date

Address of applicant: **1st Floor Bridgeview Building, Dr Kwame Nkrumah Ave, Klein Windhoek**

* Delete whichever is not applicable.

**MINISTRY OF URBAN AND RURAL DEVELOPMENT
NOTICE OF INTENTION TO APPLY FOR CONSOLIDATION OF LAND
TO WHOM IT MAY CONCERN**

Please take note that **DU TOIT TOWNPLANNING CONSULTANTS**
(full names of applicant)

intends to apply to **CITY OF WINDHOEK**
(authorised planning authority or other local authority or to the Board*)
for consent to consolidate

**ERVEN 6529 (A PORTION OF ERF 2204) AND ERF 6530, NO'S 30 AND 30A,
PROMENADEN ROAD, WINDHOEK**
(full description of land concerned, e.g. erf number, street address and urban area)

with **ERF 1642 (A PORTION OF ERF 1639), NO. 32 PROMENADEN ROAD, WINDHOEK
INTO CONSOLIDATED ERF X (± 7232,6m²)**

Please further take note that -

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

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

.....



Signature of applicant


Date

Address of applicant: **1st Floor Bridgeview Building, Dr Kwame Nkrumah Ave, Klein Windhoek**

* Delete whichever is not applicable.

FORM 8 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

APPLICATION FOR CONSOLIDATION OF LAND

NB: Applicants are requested to complete this application form carefully and give sufficient particulars, as failure to do so may lead to unnecessary correspondence which may delay the final decision on the application.

TO: The Secretary*
Urban and Regional Planning Board
Private Bag 13289
Windhoek

1. Full names and residential and postal address of applicant:

**Du Toit Town Planning Consultants
P O Box 6871
Ausspannplatz
WINDHOEK**

2. Land Owner

ERF 6529 (A PORTION OF ERF 2204), ERF 6530 and ERF 1642 (A PORTION OF ERF 1639), WINDHOEK

Vortex Holdings Namibia (Pty) Ltd (Reg Number 2022/0257) - Directors: Till Jeske & Forian Uwe Leuthold

*** Company resolution provided Mr Jeske with authority to sign on behalf of both (Attach a power of attorney if land owner is not applying personally.)**

3. Registered name(s) and number(s) of the land:

**ERF 6529 (a PORTION OF ERF 2204), WINDHOEK
ERF 6530, WINDHOEK
ERF 1642 (a PORTION OF ERF 1639), WINDHOEK**

4. Approximate sizes of the land and new portions:

ERF NO.	Size (m ²)
Erf 6529	826
Erf 6530	3156
Erf 1642	3252
Consolidated Erf X	7234

5. Is the land situated within an approved local authority area or outside an approved local authority area:

Inside

6. The reasons for the proposed consolidation*:

See letter attached

7. If buildings are to be erected, for which purpose(s) will they be used?

residential

8. In what manner, and by whom, will water, electricity, storm water drainage, streets and sewerage be supplied to the relevant portions of land?

Connected to existing Municipal services

- 9.1 What is the zoning (zoning scheme)?

Erf 6529 (a portion of Erf 2204), Windhoek = 'residential' with a density of 1 dwelling per 900m²

Erf 6530, Windhoek = 'residential' with a density of 1 dwelling per 900m²

Erf 1642 (a portion of Erf 1639), Windhoek = 'general residential' with a density of 1 dwelling per 250m²

Erfen 6529 and 6530 will be rezoned to 'general residential' with a density of 1:250m²

- 9.2 What is the proposed minimum building value of the main building, excluding the outbuildings, on each portion of land?

Four times Municipal valuation of the erf

10. If access is to be taken from a public road, has permission been obtained from the Roads Authority?

n.a

11. Is any portion of the land situated within 100 metres from the median of a building or restriction road?

No

12. Is the consolidation with other portions of land intended?

Yes, Erven 6529 (a portion of Erf 2204) and 6530, Windhoek with Erf 1642

13. Motivate the proposed new boundaries, in particular any unusual boundaries:

The new boundaries follow the cadastral boundary of the erven.

14. Motivate the size of the new erven or portions of land in relation to the surrounding areas:

The size of the consolidated Erf X will result in a large residential erf providing better development potential due to steep terrain and constraints such as the re-alignment of Nelson Mandela Avenue and the Klein Windhoek channel.

15. If buildings will lie within 3 metres of a proposed boundary, submit the comments of the authorised planning authority or other local authority or the Board;* as well as proposals for a fire wall and fire prevention methods.

New building plans will align with necessary building regulations of the City of Windhoek

16. If a new street or portion of a street is created which is to be transferred to the authorised planning authority or other local authority, submit the comments of the authorised planning authority or other local authority or the Board* regarding who will be responsible for the design and construction of the street.

n.a

17. If any closure of a street or open space is involved, has all the necessary legal procedures been followed? Yes No

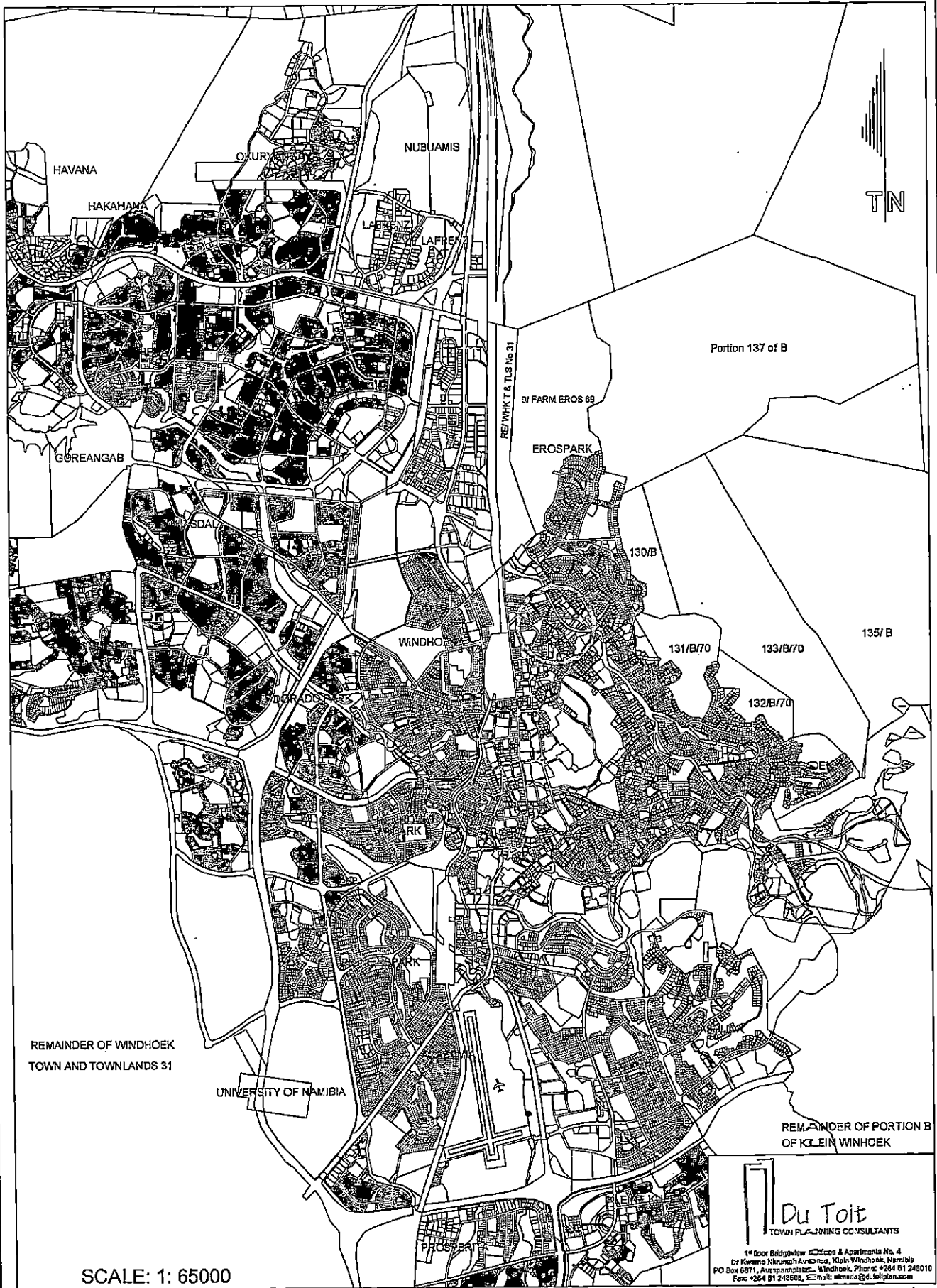
n.a



.....
Signature of applicant

..... 01/08/2025
Date

LOCALITY PLAN OF ERVEN 6529, 6530 & 1642 PROMENADEN ROAD WINDHOEK



REMAINDER OF WINDHOEK TOWN AND TOWNLANDS 31

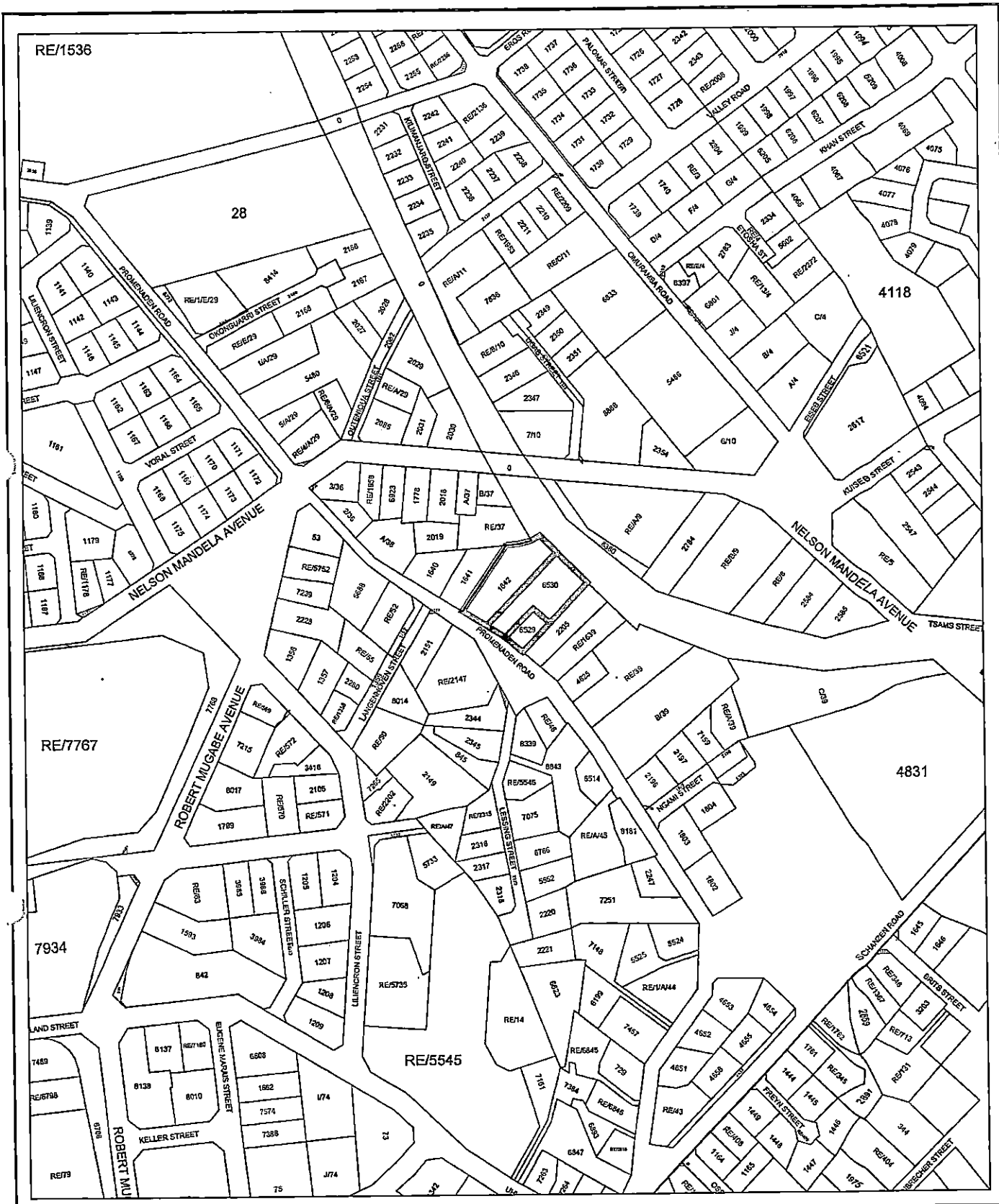
UNIVERSITY OF NAMIBIA

REMAINDER OF PORTION B OF KLEIN WINDHOEK

SCALE: 1: 65000

Du Toit
TOWN PLANNING CONSULTANTS

1st Floor Bridgetown Offices & Apartments No. 4
Dr Kwame Nkomo Street, Klein Windhoek, Namibia
PO Box 6871, Aussenpostplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248502, Email: windhoek@duitoitplan.com



Scale: 1/5000

DATE: SEPT.2024

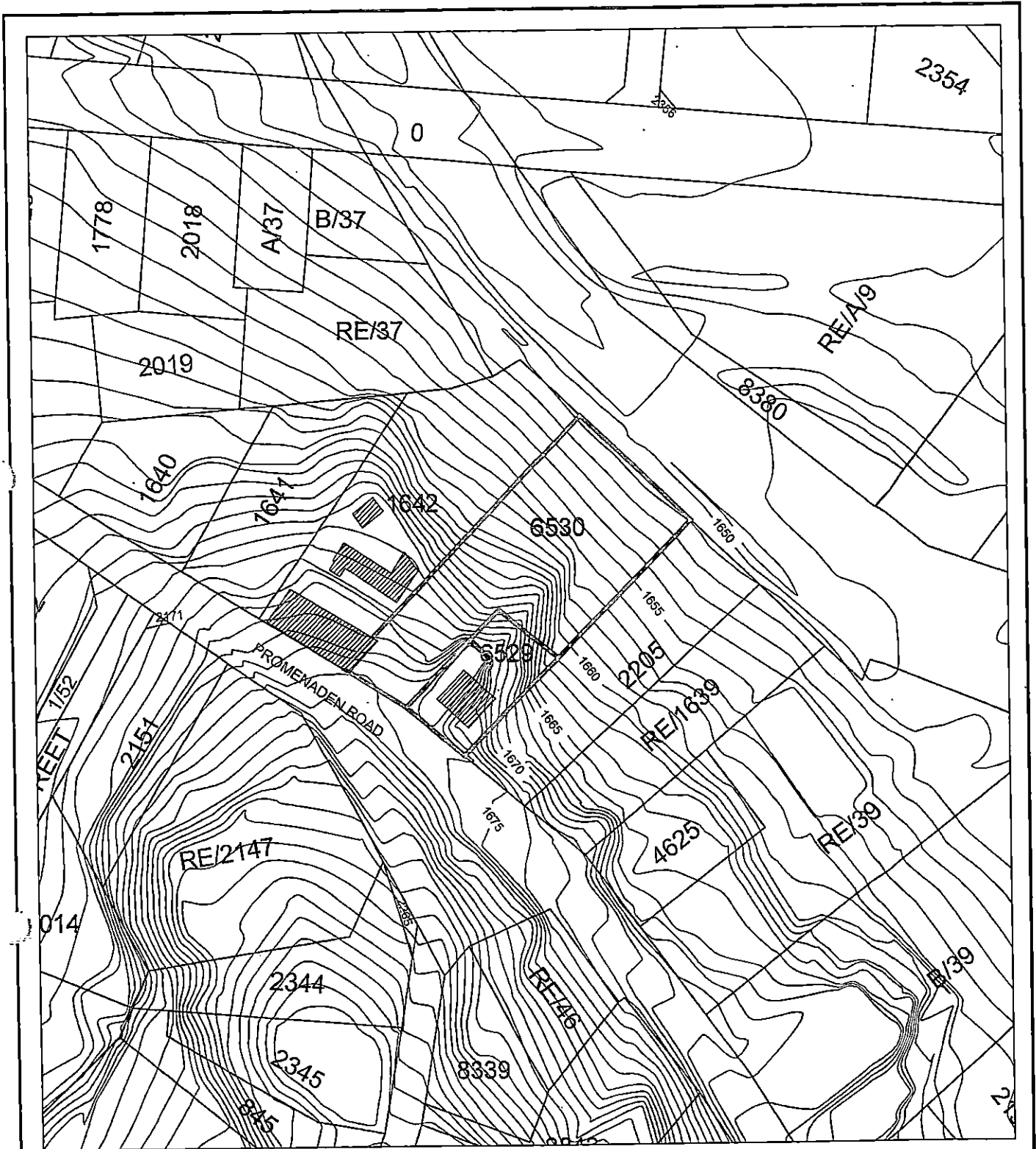
PLAN NO. 6529VVV_L



**LOCALITY PLAN OF ERVEN 6529
6530 & 1642 PROMENADEN ROAD
WINDHOEK**



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 8871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248609, Email: elmarie@dutoitplan.com



EXISTING BUILDINGS

Scale: 1/1500

DATE: SEPT.2024

PLAN NO. 6529WW_R



REZONING OF ERVEN 6529 & 6530
 PROMENADEN ROAD WINDHOEK, FROM
 "RESIDENTIAL" WITH A DENSITY OF 1:900m²
 TO "GENERAL RESIDENTIAL" WITH A
 DENSITY OF 1:250m²



Du Toit
 TOWN PLANNING CONSULTANTS

1st floor Bridgeway Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: elmarte@dutoitplan.com



ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

ERF DESCRIPTION:	ERF 6529 of WINDHOEK/WINDHOEK BLOCKS	
TOWNSHIP EXTENSION:		
STREET NAME:	PROMENADEN RD	
STREET ADDRESS:	30 PROMENADEN RD	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
DENSITY:	1 DWELLING / 900M ²	- Refer to Table E
BULK FACTOR:	0	- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	826 m ²	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for erven in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

PLEASE NOTE:

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.



ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

ERF DESCRIPTION:	ERF 6530 of WINDHOEK/WINDHOEK BLOCKS	
TOWNSHIP EXTENSION:		
STREET NAME:	PROMENADEN RD	
STREET ADDRESS:	30A PROMENADEN RD	
USE ZONE:	RESIDENTIAL	- Refer to Table B
PRIMARY USES:	DWELLING UNITS	
CONSENT USES:	RESIDENTIAL BUILDINGS; PLACES OF PUBLIC WORSHIP; PLACES OF INSTRUCTION; SOCIAL HALLS; INSTITUTIONS; SPECIAL BUILDINGS; BED & BREAKFASTS; RESIDENT OCCUPATIONS	- Refer to Table H
DENSITY:	1 DWELLING / 900M ²	- Refer to Table E
BULK FACTOR:	0	- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	3156 m ²	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for even in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

PLEASE NOTE:

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.



ZONING CERTIFICATE

in accordance with the Windhoek Zoning Scheme, which is prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018)

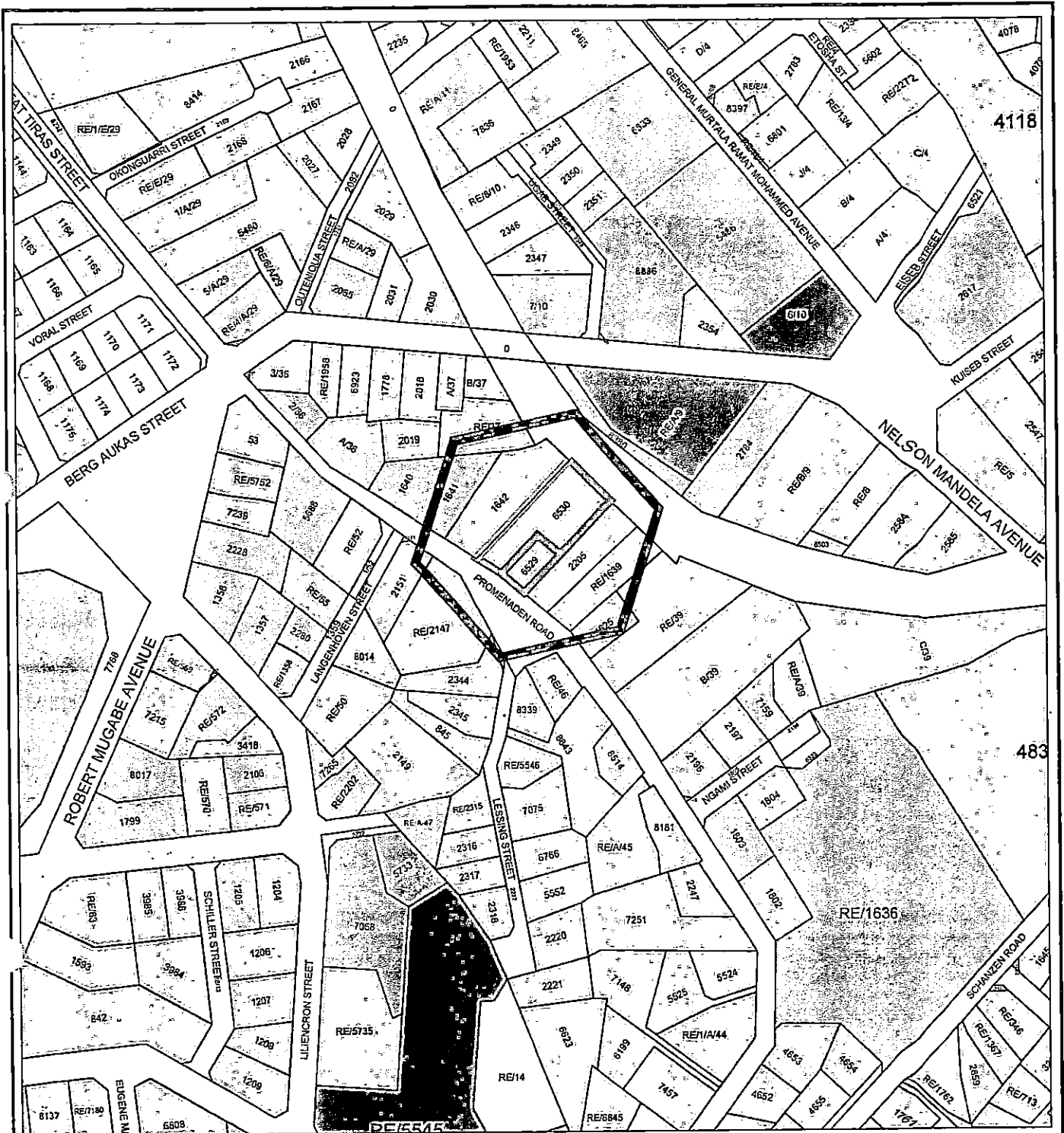
ERF DESCRIPTION:	ERF 1642 of WINDHOEK/WINDHOEK BLOCKS	
TOWNSHIP EXTENSION:		
STREET NAME:	PROMENADEN RD	
STREET ADDRESS:	32 PROMENADEN RD	
USE ZONE:	GENERAL RESIDENTIAL	- Refer to Table B
PRIMARY USES:	Dwelling Units; resi	
CONSENT USES:	Places of public worship; Places of Instruction; Institutions; Special buildings; Hotels; Resident Occupations; and Heritage buildings. (For details refer to Table H).	- Refer to Table H
DENSITY:	1 DWELLING / 250M ²	- Refer to Table E
BULK FACTOR:	0	- Refer to Table F
COVERAGE:	50 %	- Refer to Table G
ERF SIZE:	3252 m ²	- Refer to Table B
PARKING:	To be confirmed with the Transportation Department for even in the business zone, restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls, churches, etc)	
STREET BUILDING LINES:		- Refer to Table B
POSITION OF BUILDINGS:		
FLOOD LINE:		
HEIGHT RESTRICTION:		
STREET RESERVATION:		- Refer to Table J
OTHER LAND RESERVATION:		- Refer to Table A
OTHER:		

PLEASE NOTE:

The ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved. ZONING SCHEME and MAP are open for inspection at the Urban Policy Division, 5th Floor, City of Windhoek. 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 or that is contained in the township establishment conditions. You may be required to furnish a certified copy of the title deeds or township establishment conditions before building plans are approved.



ZONING LEGEND

- | | | | |
|---------------------|----------|-------------------|-----------|
| RESIDENTIAL | BUSINESS | PUBLIC OPEN SPACE | MUNICIPAL |
| GENERAL RESIDENTIAL | OFFICE | INSTITUTIONAL | SPECIAL |

CURRENT ZONING OF ERVEN 6529 & 6530
 PROMENADEN ROAD
 WINDHOEK

("RESIDENTIAL WITH A DENSITY OF 1:900m²")

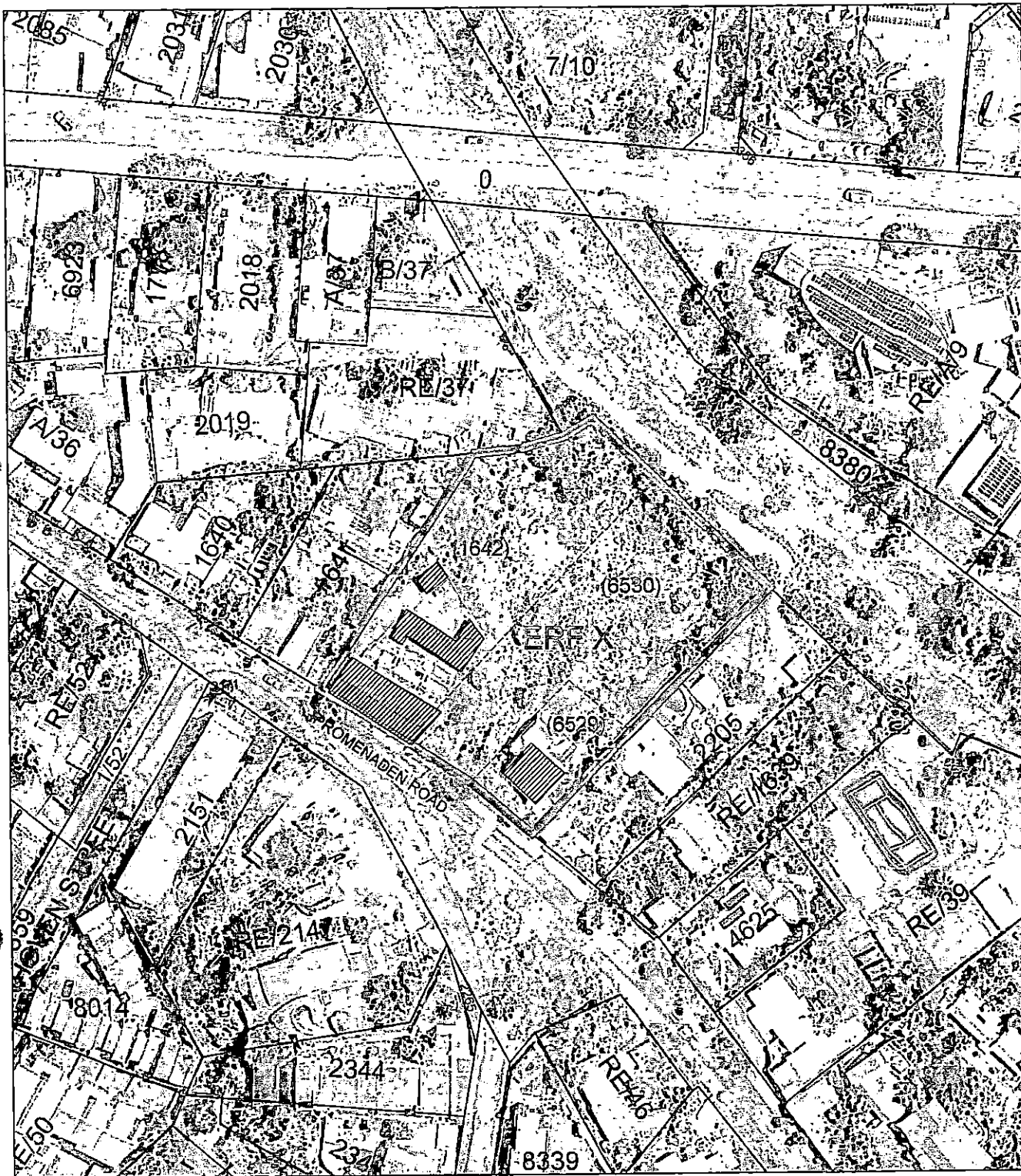


SCALE: 1/4000

PLAN NO. AMS



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Aussparplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248608, Email: clmarie@duitoitplan.com



EXISTING BUILDINGS

CONSOLIDATED ERF X = ± 7232.6m²

Scale: 1/1500

DATE: SEPT.2024

PLAN NO. 6529WWW_C

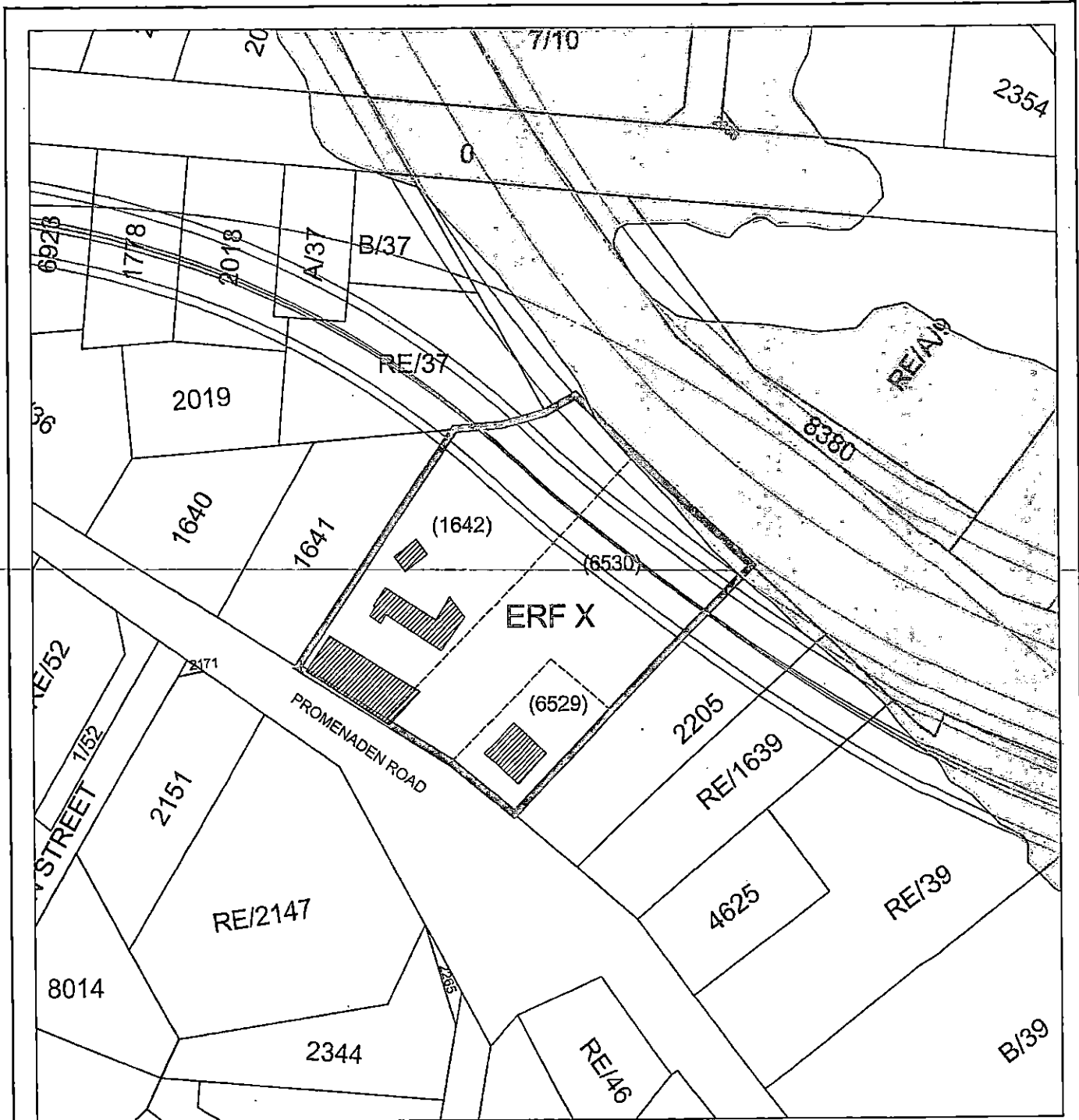





CONSOLIDATION OF ERVEN
6529, 6530 & 1642 WINDHOEK
INTO CONSOLIDATED ERF X



Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: elmarie@duitoitplan.com



-  1/50 YEAR FLOOD LINE
-  EXISTING BUILDINGS
-  RED ROUTE

CONSOLIDATED ERF X = ± 7232.6m²

Scale: 1/1500

DATE: SEPT.2024

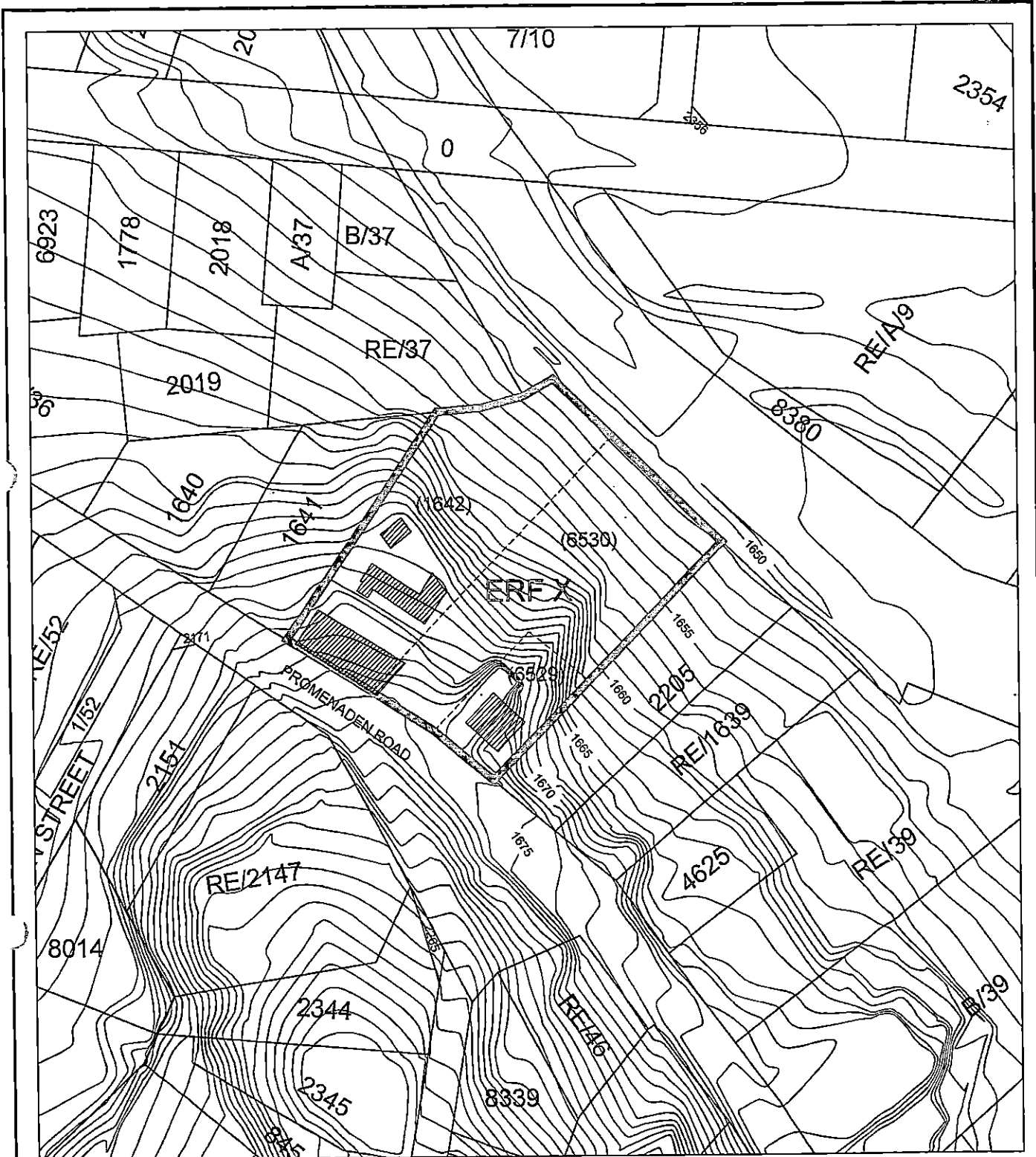
PLAN NO. 6529VVV_C



CONSOLIDATION OF ERVEN
6529,6530 & 1642 WINDHOEK
INTO CONSOLIDATED ERF X



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6971, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008, Email: etmarie@dutoitplan.com



EXISTING BUILDINGS

CONSOLIDATED ERF X = ± 7232.6m²

Scale: 1/1500

DATE: SEPT.2024

PLAN NO. 6529VVV_C



CONSOLIDATION OF ERVEN
6529,6530 & 1642 WINDHOEK
INTO CONSOLIDATED ERF X



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

APPROVED

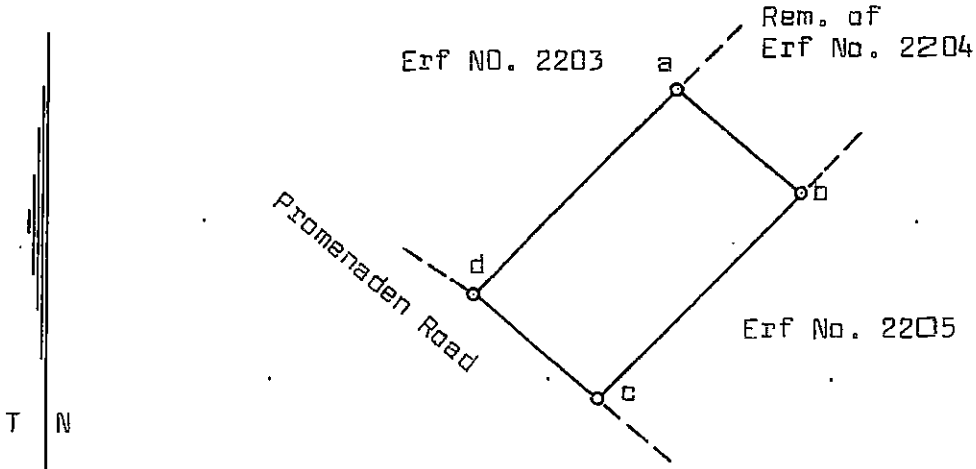
No. A 275/79

A. van der Merwe
 609
 SURVEYOR GENERAL
 26/7/79

SIDES Metres	ANGLES OF DIRECTION ° ' "	CO-ORDINATES System 22/17		DESIG.
		y	x	
ab 21,55	309.20.00	a - 9 298,57	+ 61 111,15	FMA
bc 38,33	44.47.00	b - 9 315,24	+ 61 124,81	FMB
cd 21,74	129.20.30	c - 9 288,24	+ 61 152,02	QB4266
da 38,35	225.03.20	d - 9 271,43	+ 61 138,24	110
		Δ -10 489,69	+ 60 272,27	Eras
		Δ - 8 215,71	+ 60 048,58	Pakkies

BEACON DESCRIPTION:

- a.c. = 16mm Round iron peg in concrete.
- b.d. = 16mm Round iron peg.



SCALE 1: 1 000

The figure a.b.c.d.
 represents 826 Square metres of land, being
 ERF No. 6529 (a portion of Erf No. 2204) WINDHOEK.
 situate in the Municipality of Windhoek
 Registration Division K

South West Africa

Surveyed between August 1960 and June 1979

by me

Arvan Liebert
 Land Surveyor

This diagram is annexed to
 T. 1726 No. /1979
 dated
 Registrar of Deeds

The original diagram is
 No. A283/54
 Transfer/~~Grant~~
 No. 628/54

S.R. No. E. 78/79
 Gen. Plan No.
 Noting Plan MG-5AA/ Z4
 File No. Wtk. 9
 Lat.
 Long.

APPROVED

610

No. A 276/79

M. van der Merwe
SURVEYOR-GENERAL

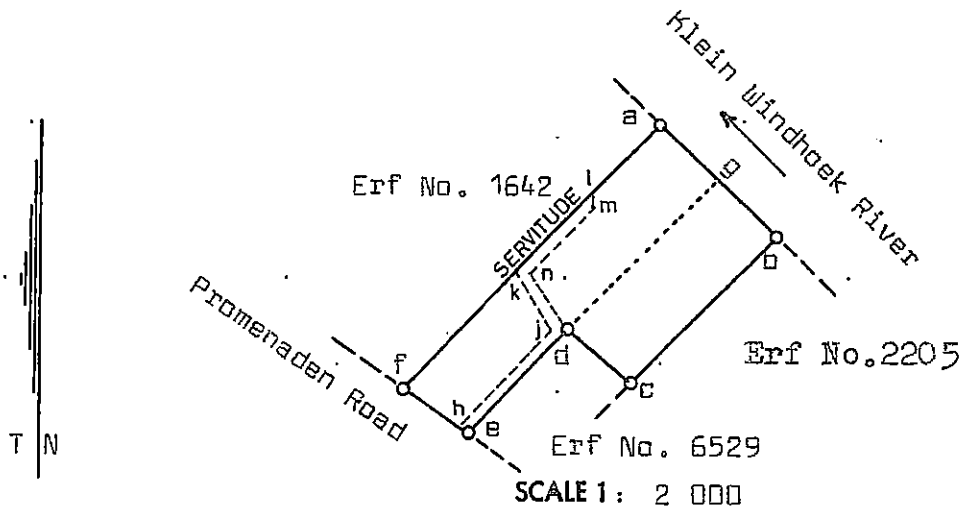
26/7/79

SIDES Metres	ANGLES DIRECTION ° ' "	CO-ORDINATES System 22/17		DESIG.		
		y	x			
ab	42,42	91.13.20	a			
bc	53,71	88.36.30	b			
cd	21,55	95.27.00	c	- 9 315,24	+ 61 124,81	FMB
de	38,35	264.16.40	d	- 9 298,57	+ 61 111,15	FMA
ef	21,02	103.19.20	e	- 9 271,43	+ 61 138,24	110
fa	97,81	77.07.40	f			
			Δ	-10 489,69	+ 60 272,27	Eros
			Δ	- 8 215,71	+ 60 048,58	Pokkies

BEACON DESCRIPTION:

- c.e. 16mm Round iron peg.
d. 16mm Round iron peg in concrete.

- The figure a.g.e.f. represents Erf No. 2203, Windhoek. See diagram No. A 282/54 annexed to D.T. No. 628/54.
- The figure g.b.c.d. represents Remainder of Erf. No. 2204, Windhoek. See diagram No. A 283/54 annexed to D.T. 628/54.



The figure a.b.c.d.e.f.

represents 3156 square metres

of land, being

ERF No. 6530, WINDHOEK and comprises the figures 1)-2) as stated above

situate in the Municipality of Windhoek
Registration Division K.

South West Africa

Compiled
Surveyed in June 1979

by me

Land Surveyor

This diagram is annexed to
T. 1728 No. /1979
dated 11.12.1979

Registrar of Deeds

The original diagrams
No. are as stated
above
~~Transfer/Cross~~
No.S.R. No. E. 78/79
Gen. Plan No.
Noting Plan MG-5AA / Z 4
File No. 628/54
Lat.
Long.

APPROVED

Phil van der Hevel

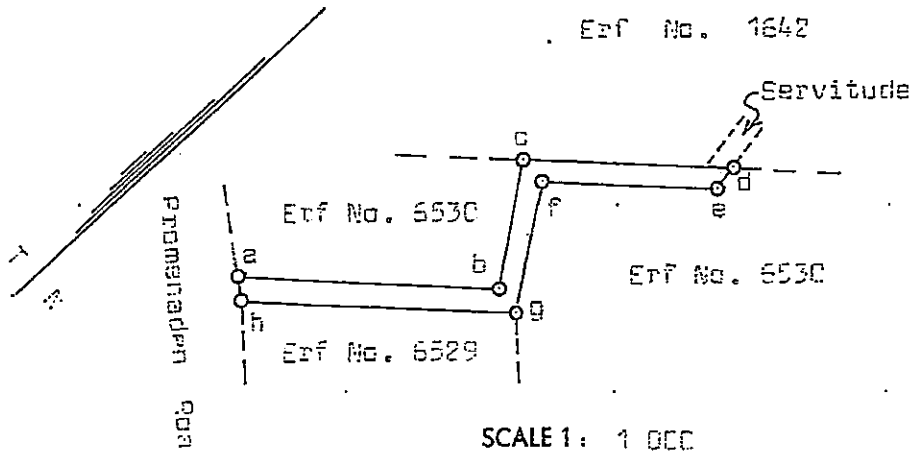
No. A 390/82

SURVEYOR-GENERAL
1982-06-10

SIDES Metres	ANGLES OF DIRECTION ° ' "	CO-ORDINATES System 22/17		DESIG.	
		y	x		
ab	36,60	325.05.20	- 3 266,81	+61 135,62	S 2 N
bc	48,01	145.50.00	- 3 294,65	+61 110,74	S 3
cd	39,27	224.37.50	- 9 244,70	+61 090,70	S 4
ce	7,57	349.50.00	- 9 304,57	+61 075,47	S 5
cf	24,60	14.37.50	- 9 305,21	+61 079,04	S 9
fg	10,03	323.50.00	- 9 267,93	+61 035,59	S 10
gh	32,35	45.03.20	- 9 268,57	+61 111,15	FMR
ha	3,08	121.45.20	- 9 271,43	-61 130,24	110
			A - 10 409,69	+60 272,27	Eros
			A - 8 215,71	+60 048,59	Pekkie

DESCRIPTION OF BEACONS:

- a.b.c.e.f.h. = 16mm. Round iron peg.
- c. = Hole in rock.
- g. = 16mm. Round iron peg in concrete.



The figure a.b.c.d.e.f.g.h. represents 247 square metres of land, being a SERVITUDE over Erf No. 6530, WINDHOEK, situate in the Municipal area of Windhoek Registration Division K.

South West Africa
between
Surveyed in August 1960 - May 1962 by me *Phil van der Hevel* Land Surveyor

This diagram is annexed to *Deed of Servitude No. K 144/19825* dated 19-08-1982
Registrar of Deeds

The original diagram is No. 390/82
Transfer/Grant No.

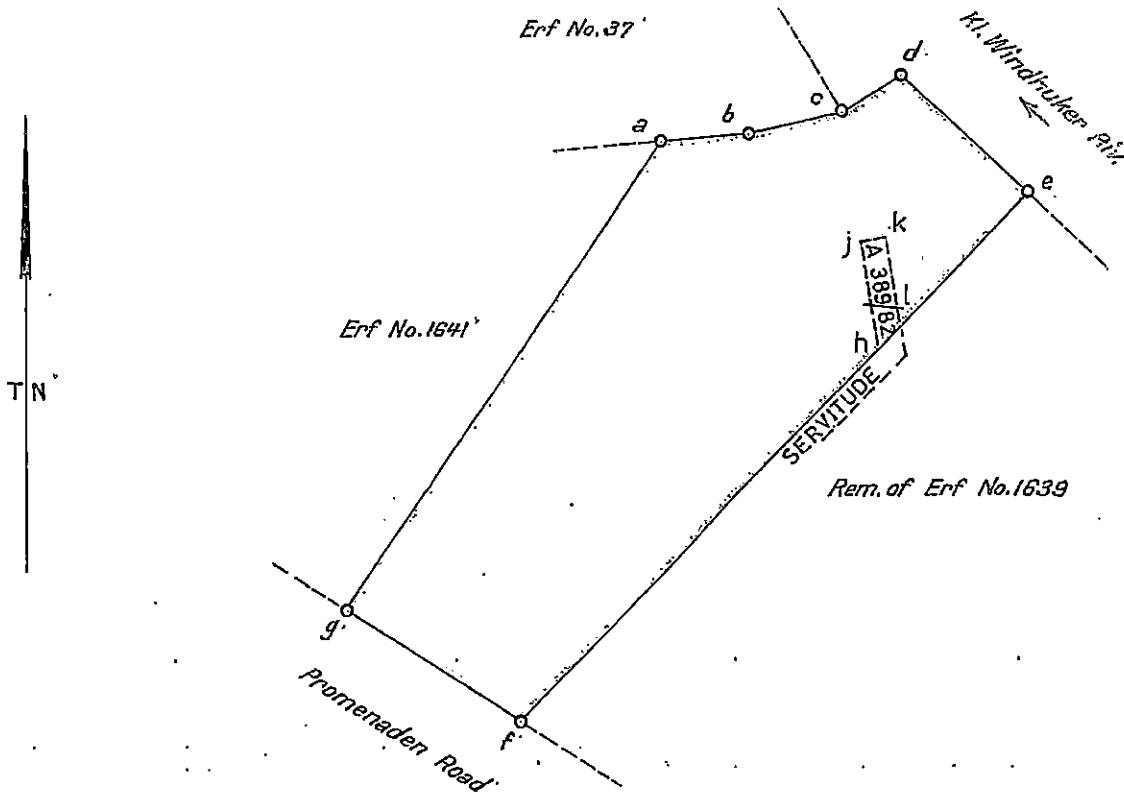
S.R. No. E. 49/82
Gen. Plan No.
Noting Plan Z4
File No. Whk 9
Lat.
Long.

Sides m		Angles ° ' "		
<i>ab</i>	12.71	<i>a</i>	123 09 10	612
<i>bc</i>	12.38	<i>b</i>	190 20 20	
<i>cd</i>	9.31	<i>c</i>	194 11 00	
<i>de</i>	22.78	<i>d</i>	107 20 50	
<i>ef</i>	97.81	<i>e</i>	88 46 40	
<i>fg</i>	27.24	<i>f</i>	102 52 20	
<i>ga</i>	75.31	<i>g</i>	87 19 40	

S. G. No. A. 29/50

APPROVED

SURVEYOR GENERAL



SCALE 1:1000.

The Figure *a. b. c. d. e. f. g.* represents
 — Hectares 32 Ares 52 Square Metres of Land, being

Erf No. 1642 a Portion of Erf No. 1639

in the Township of Windhoek

SOUTH WEST AFRICA.

Surveyed in January 1950

by me

[Signature]

Formerly Parzelle

Land Surveyor.

<p>The original Diagram is S. G. No. A. 26/50. Framed by Surveyor <i>M. de Gouvêa</i> in <u>January 1950</u>. Annexed to <u>Cert. of Amended Title on Consol'n</u> No. <u>210/1950</u> Registered</p>	<p>This Diagram is annexed to <u>Deed of Transfer</u> No. <u>241/1950</u> registered this day. (Seal) L. 8/1950</p>
---	--

IN FAVOUR OF THE LOCAL AUTHORITY

Conditions to be registered against new erf

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

- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be four times the municipal valuation of the erf.

SPECIAL POWER OF ATTORNEY



I, the undersigned

Till Jeske

in my capacity as Director duly authorized thereto and acting on behalf of

Vortex Holdings Namibia (Pty) Ltd (Company Number 2022/0257) being the owner of Erf 1642 (a portion of Erf 1639), Windhoek; Erf 6529 (a portion of Erf 2204), Windhoek and Erf 6530, Windhoek

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultant

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

- Rezoning of Erf 6529 (a portion of Erf 2204), Windhoek and Erf 6530, Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'general residential' with a density of 1:250
- Consolidation of Erven 6529 (a portion of Erf 2204), 6530 and 1642W into Consolidated Erf X (± 7232,6m²)
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalised

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

Signed at Kassel this 20th day of June 2025, in the presence of the undersigned witnesses

WITNESSES:

A. Vahlhaus
[Signature]

[Signature]
 SUBSCRIBER

**RESOLUTION OF THE DIRECTORS OF VORTEX HOLDINGS NAMIBIA (PROPRIETARY) LIMITED
PASSED AT WINDHOEK ON THE 10TH DAY OF FEBRUARY 2025**

RESOLVED:

THAT the directors hereby authorize and empower TILL JESKE ("Director") to act individually and solely on behalf of the Company **Vortex Holdings Namibia (Pty) Ltd. (Registration Number 2022/0257)** in all matters relating to the real estate project located in Promenaden Road, Windhoek (Erf. 1642, Erf. 6529, Erf. 6530). The director shall have sole and full authority to sign any and all necessary documents related to the project.

The following individuals will have sole and full signing authority.

1. TILL JESKE – DIRECTOR



T JESKE
DIRECTOR



F U LEUTHOLD
DIRECTOR

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

2022/0257

BIPAS
PROPERTY AUTHORITY

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



CMS-05
PO Box 185, Windhoek, Namibia
Tel: +264 61 299 4400
Fax: +264 61 481 151
Email: info@bipa.na

Name and postal address of Company SALISFY INVESTMENTS (PROPRIETARY) LIMITEDPRIVATE BAG 12012, AUSSPANPLATZ, WINDHOEK, NAMIBIAReturn of particulars as at 23/05/20221. L AND B SECRETARIAL SERVICES CC

(name of director or 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

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

1. Surname	KURZ												
2. Full forenames	SYLVIA SILVESTER												
3. Former surname and forenames	N/A												
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day										
	7	8	0	2	1	2	0	0	1	5	4		
5. (a) Date of appointment	25/03/2022												
(b) Designation	DIRECTOR												
6. Residential address	ELISENHEIM WINDHOEK NAMIBIA												
7. Business address	UNIT 3, 2ND FLOOR DR AGOSTINHO NETO ROAD AUSSPANPLATZ WINDH												
8. Postal address	PRIVATE BAG 12012 AUSSPANPLATZ WINDHOEK NAMIBIA												
9. Email address	silvia.kurz@lbcommserv.com												
10. Contact number	061-429 850												
11. Nationality (If not Namibian)	NAMIBIAN												
12. Occupation	COMPANY SECRETARY												
13. Resident in Namibia (Yes or No)	YES												
14. Nature of change in 1 to 5 above and date	RESIGNED											20/05/2022	

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2022/0257

1. JESKE																							
2. TILL																							
3. N/A																							
4. <table border="1"><thead><tr><th>Year</th><th>Month</th><th>Day</th><th colspan="7"></th></tr></thead><tbody><tr><td>7</td><td>7</td><td>1</td><td>0</td><td>1</td><td>6</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Year	Month	Day								7	7	1	0	1	6							
Year	Month	Day																					
7	7	1	0	1	6																		
5.(a) 20/05/2022																							
(b) DIRECTOR																							
6. SAMUEL-BECKETT-ANLAGE 8 34119 KASSEL GERMANY																							
7 C/O VH INVEST AG WILHELMSSTRAßE 19 34117 KASSEL GERM																							
8. C/O VH INVEST AG WILHELMSSTRAßE 19 34117 KASSEL GERM																							
9. t.jeske@vhinvest.eu																							
10. +49 151 55107011																							
1 GERMAN																							
12. ENTREPRENEUR																							
13. NO																							
14. APPOINTED 20/05/2022																							

1. LEUTHOLD																							
2. FLORIAN UWE																							
3. N/A																							
4. <table border="1"><thead><tr><th>Year</th><th>Month</th><th>Day</th><th colspan="7"></th></tr></thead><tbody><tr><td>8</td><td>0</td><td>0</td><td>7</td><td>0</td><td>6</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Year	Month	Day								8	0	0	7	0	6							
Year	Month	Day																					
8	0	0	7	0	6																		
5.(a) 20/05/2022																							
(b) DIRECTOR																							
6. POD SKALKOU 469/11 664 02 OCHOZ U BRNA CZECH REPUBLIC																							
7 C/O VH INVEST AG WILHELMSSTRAßE 19 34117 KASSEL GERM.																							
8. C/O VH INVEST AG WILHELMSSTRAßE 19 34117 KASSEL GERM.																							
9. f.leuthold@vhinvest.eu																							
10. +49 151 55107030																							
11 GERMAN																							
12. BOARD MEMBER AND MANAGING DIRECTOR																							
13. NO																							
14. APPOINTED 20/05/2022																							

1.																							
2.																							
3.																							
4. <table border="1"><thead><tr><th>Year</th><th>Month</th><th>Day</th><th colspan="7"></th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Year	Month	Day																				
Year	Month	Day																					
5.(a)																							
(b)																							
6.																							
7																							
8.																							
9.																							
10.																							
11																							
12.																							
13.																							
14.																							

1.																							
2.																							
3.																							
4. <table border="1"><thead><tr><th>Year</th><th>Month</th><th>Day</th><th colspan="7"></th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Year	Month	Day																				
Year	Month	Day																					
5.(a)																							
(b)																							
6.																							
7																							
8.																							
9.																							
10.																							
11																							
12.																							
13.																							
14.																							

Registration Number of Company
2022/0257

B. AUDITOR

1. Name SGA

2. Date of appointment 25/03/2022

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

Perforated

(To be completed by company)

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

Dated 23/05/2022

Name of company SALISFY INVESTMENTS (PROPRIETARY) LIMITED

Postal address PRIVATE BAG 12012, AUSSPANPLATZ, WINDHOEK, NAMIBIA

Email address silvia.kurz@lbcommsserv.com

CM29 PAGE 3

CM29

Business and Intellectual Property Authority

Date received 2022-06-23

bipa

Date stamp of Business
PO Box 189, Windhoek, Namibia
Tel: +264 61 219 4111
Fax: +264 61 219 4112
Email: info@bipa.na

Registration Office

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

2022/0257

This is to certify that

**SALISFY INVESTMENTS
(PROPRIETARY) LIMITED**

has changed its name by SPECIAL RESOLUTION and is now called

**VORTEX HOLDINGS NAMIBIA
(PROPRIETARY) LIMITED**

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

Signed and sealed at WINDHOEK this 21 day of July of the year 2022



Seal of Business Registration Office

Registrar of Business

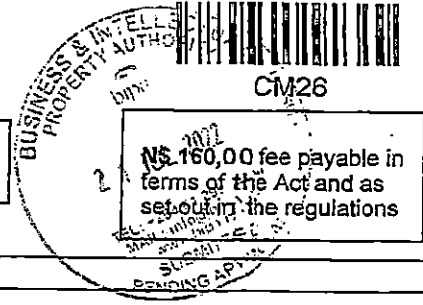
BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

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

(To be lodged in duplicate)

SPECIAL RESOLUTION

Registration Number of Company
2022/0257



Name of company **SALISFY INVESTMENTS (PROPRIETARY) LIMITED**

Date notice given to members 19 JUNE 2022 Date resolution passed 19 JULY 2022

Special resolution passed in terms of section 50 (1) 62 (1) of the Act/paragraph 1 (a), 2 and 3 of the memorandum/
*article _____ of the articles.

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

CONTENTS OF RESOLUTION (Use reverse side if necessary)

RESOLVED:

THAT the name of the company be changed to:

VORTEX HOLDINGS NAMIBIA (PROPRIETARY) LIMITED

THAT paragraphs 2 and 3 of the Memorandum of Association of the company be deleted and substituted with the following new paragraphs:

- 2. The main business which the company is to carry on:
To act as a holding investment company.
- 3. The main business which the company is to carry on:
To act as a holding investment company.

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

L & B Secretarial Services cc
cc/2016/15344
Private Bag 12012 - Ausspannplatz
Windhoek - Namibia
Tel: +264 61 429850
Fax: +264 61 429855
VAT No: 22277015

Date 19 July 2022 Signature _____
Name (in block capitals) L AND B SECRETARIAL SERVICES CC
Director/Manager/Secretary

* Delete whichever not applicable

Perforated _____ (To be completed by company)

Herewith copy of special resolution as registered.

Registration Number of Company
2022/0257

Name of Company **SALISFY INVESTMENTS (PROPRIETARY) LIMITED**

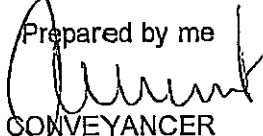
Postal address **PRIVATE BAG 12012
AUSSPANNPLATZ
WINDHOEK, NAMIBIA**

Email address **silvia.kurz@lbcommserv.com**

Not valid unless stamped by BIPA Registrar of Companies.

Special resolution registered this day
21 JUL 2022

Registrar of Companies
2 Date Stamp of BIPA
Companies
TEL: +264 61 295 4100
MA Registration Office
www.bipa.na
APPROVED

Prepared by me

CONVEYANCER
C.M. DE WET

T 2326 / 2025

CERTIFICATE OF REGISTERED TITLE NO

(Issued under section 43A of Deeds Registries Act, 1937 (Act 47/1937))

THAT WHEREAS, in terms of Section 14(6) of the Sectional Title Act, 2009 the land held by

VORTEX HOLDINGS NAMIBIA (PROPRIETARY) LIMITED

Company Number 2022/0257

Under DEED OF SECTIONAL TRANSFER NUMBER ST 1669/2024.

e *PS*

h

Has reverted to the land register

NOW THEREFORE, in terms of the said Section,

NOW, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at WINDHOEK do hereby certify that the said

VORTEX HOLDINGS NAMIBIA (PROPRIETARY) LIMITED

Company Number 2022/0257

It's Successor in Title or assigns is the registered owner of

CERTAIN ERF NO 1642 (a portion of Erf no 1639) WINDHOEK

SITUATE in the Municipality of WINDHOEK
Registration Division "K"
In the KHOMAS Region

MEASURING 3 262 (THREE TWO SIX TWO) Square metres as indicated on diagram
HELD by Sectional Deed of Transfer No. ST1669/2024 No SG A. 29/1950

SUBJECT to a Servitude of Drainage in extent 39 (THIRTY NINE) Square
Metres, as represented by the figure a.b.c.d. on Diagram No. A389/82,
annexed to and as fully set out in Notarial Deed of Servitude of
Drainage No. K143/1982S, in favour of:

1. **CERTAIN** ERF NO 6529 (a portion of Erf No. 2204) WINDHOEK
 SITUATE in the Municipality of WINDHOEK
 Registration Division "K"
 In the KHOMAS Region

MEASURING 826 (EIGHT TWO SIX) Square metres
 HELD By Certificate of Registered Title No. 1726/1979;

2. **CERTAIN** ERF NO 6530 WINDHOEK
 SITUATE in the Municipality of WINDHOEK
 Registration Division "K"
 In the KHOMAS Region

MEASURING 3156 (THREE ONE FIVE SIX) Square metres
 HELD By Certificate of Registered Title No. 1728/1979;

That the First and Second Dominant Tenement Owners and their successors in title shall be entitled at their costs to excavate at the required level, drainage and sewerage furrows and trenches and lay such drainage and sewerage pipelines and connections on the servitude area as might be necessary for the due functioning of such drainage or sewerage system as required by regulations of the Local Authority. These rights shall include the following ancillary rights:-

- (a) To use the said drain or sewer for the passage of conveyance of sewage water and soil thereover and to inspect same at all reasonable times;
- (b) To repair and maintain all such pipelines and connection installed as may be reasonable and proper in that behalf making good nevertheless at their own expense all damage or disturbance which may be caused to any buildings or erection by any acts of the Dominant Tenements.
- (c) For the purpose of constructing or maintaining or repair or inspection as aforesaid or other works pertaining thereto but not for any other purpose, to enter upon the Servient Tenement.
- (d) To allow the temporary deposit on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid.

AND that by virtue of these presents the said **VORTEX HOLDINGS NAMIBIA (PROPRIETARY) LIMITED, Company Number 2022/0257**, Its Successor in title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

Signed at WINDHOEK on **2025-04-29**
And confirmed with my seal of office.



ORIGINAL STAMPED
 OORSPRONKLIKE GESEEL

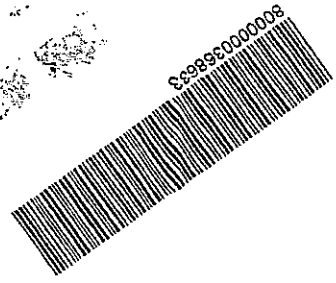
DUTY
 SEELREG.....

FEE'S
 FODIE..... 1165

624

APPLICANT: V.A. 44 (965)
 26 FEB 1982

FOR REGISTRATIONS OF DEEDS



GEREGISTREERD 8-09-1982
 REGISTERED.....

in die Register van *Servitute*
 in the Register of.....

Boek.....
 Book..... Fol. 147

Aktekantoor,
 Deeds Office,
 Windhoek.

Mulwaai
 Registrateur van Aktes.
 Registrar of Deeds.

(Checked 1. 2. *Johan Tyl*)
 Transfer Duty Receipt No 1162 issued by The Receiver of Revenue at WINDHOEK
 for the amount of R12,50. on 18.8.82

PROTOCOL NO 584

NOTARIAL DEED OF SERVITUDE OF DRAINAGE

K 143 / 19 82S

BE IT HEREBY MADE KNOWN
 THAT on this 19th day of AUGUST 1982, before me,

PIETER CORNELIUS CHRISTIAAN WASSERFALL

Notary Public, by lawful authority, duly sworn and admitted,
 and residing and practising in WINDHOEK, SOUTH WEST AFRICA,
 and in the presence of the subscribed witnesses, personally
 came and appeared ADRIAAN JACOBUS KENNEDY in his capacity
 as the duly authorised Attorney and Agent of

ALSTER COURT (PROPRIETARY) LIMITED /2 ...



FOR INFORMATION ONLY

h.
AK.

ALSTER COURT (PROPRIETARY) LIMITED(Company No 180/67 (~~SWA~~))

(hereinafter referred to as the Servient Tenement Owner)

by virtue of Special Power of Attorney granted to him by
HILDEGARD MARTING in her capacity as Director of the said
Company at WINDHOEK on the 12th day of AUGUST 1982, she
being duly authorised thereto by Resolution of Directors;

AND

KLIPBOK (PROPRIETARY) LIMITED(Company No 156/68 (~~SWA~~))(hereinafter referred to as the First Dominant Tenement
Owner)

by virtue of Special Power of Attorney, granted to him by
BURKHARD FRIEDRICH KARL ERNST FRIEDRICHSMEIER in his capacity as
Director of the said Company at Windhoek on the 12th day of
AUGUST 1982, he being duly authorised thereto by Resolution of
Directors;

AND

KLIPDAS (PROPRIETARY) LIMITED(Company No 155/68 (~~SWA~~))(hereinafter referred to as the Second Dominant Tenement
Owner)

by virtue of Special Power of Attorney, granted to him by
BURKHARD FRIEDRICH KARL ERNST FRIEDRICHSMEIER in his capacity as
Director of the said Company, at WINDHOEK on the 12th day of
AUGUST 1982, he being duly authorised thereto by Resolution of
Directors;

which Powers of Attorney and Extracts from Minutes of Meetings of
Directors have this day been exhibited to me, and now remain
filed in my Protocol.

AND THE APPEARER DECLARED THAT /3 ...

FOR INFORMATION ONLY

h
S
A.K.
S

AND THE APPEARER DECLARED THAT

WHEREAS

the land described as :

CERTAIN Erf No 1642 WINDHOEK TOWNSHIP;

SITUATE in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING 3 252 (THREE THOUSAND TWO HUNDRED AND FIFTY
TWO) Square Metres;

(hereinafter called the Servient Tenement)

is registered in the name of the said

ALSTER COURT (PROPRIETARY) LIMITED

(Company No 180/67 (SWA))

by virtue of Deed of Transfer No T566/68 dated 30th APRIL 1968;

AND WHEREAS the land described as :

CERTAIN Erf No 6529 (a Portion of Erf No 2204)
WINDHOEK TOWNSHIP;

SITUATE in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING 826 (EIGHT HUNDRED AND TWENTY SIX) Square
Metres;

(hereinafter called the First Dominant Tenement)

is registered in the name of the said

KLIPBOK /4

α

ε

AK.

KLIPBOK (PROPRIETARY) LIMITED

(Company No 156/68 (SWA))

by virtue of Certificate of Registered Title No T1726/79
dated 11th DECEMBER 1979;

A N D W H E R E A S

the land described as :

CERTAIN Erf No 6530 WINDHOEK TOWNSHIP;

SITUATE in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING 3 156 (THREE THOUSAND ONE HUNDRED AND FIFTY SIX)
Square Metres;

(hereinafter called the Second Dominant Tenement)

is registered in the name of the said

KLIPDAS (PROPRIETARY) LIMITED

(Company No 155/68 (SWA))

by virtue of Certificate of Consolidated Title No T1728/79 dated
11th DECEMBER 1979.

A N D W H E R E A S the Servient Tenement Owner did, on
the 10th JUNE 1982, without payment of any consideration, agreed
to grant to the First and Second Dominant Tenement Owners as the
owners of the aforementioned properties, a Servitude of Drainage
over the Servient Tenement aforementioned, on the terms and con-
ditions hereinafter set out;

N O W T H E R E F O R E T H E A P P E A R E R D E -
C L A R E D T H A T

the said :

NO INFORMATION ONLY

15 ...

X 58

AK.

the said :

CERTAIN

Erf No 1642 WINDHOEK TOWNSHIP;

SITUATE

in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING

3 252 (THREE THOUSAND TWO HUNDRED AND FIFTY TWO)
Square Metres;

HELD

as aforesaid;

I S S U B J E C T T O a Servitude of Drainage in extent
39 (THIRTY NINE) Square Metres, as represented by the figure a.
b. c. d. on Diagram No A 389/82 annexed hereto, in favour of :

1.

CERTAIN

Erf No 6529 (a Portion of Erf No 2204) WINDHOEK TOWNSHIP;

SITUATE

in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING

826 (EIGHT HUNDRED AND TWENTY SIX) Square Metres;

HELD

as aforesaid;

2.

CERTAIN

Erf No 6530 WINDHOEK TOWNSHIP;

SITUATE

in the Municipality of WINDHOEK;

REGISTRATION DIVISION "K";

MEASURING

3 156 (THREE THOUSAND ONE HUNDRED AND FIFTY SIX)
Square Metres;

HELD

as aforesaid;

on the following

/ 6

....

FOR INFORMATION ONLY

Handwritten signatures and initials:
A.K.

on the following terms and conditions :-

1. The First and Second Dominant Tenement Owners and their successors in title shall be entitled at their costs to excavate at the required level, drainage and sewerage furrows and trenches and lay such drainage and sewerage pipelines and connections on the servitude area as might be necessary for the due functioning of such drainage or sewerage system as required by regulations of the Local Authority. These rights shall include the following ancilliary rights :-

- (a) to use the said drain or sewer for the passage or conveyance of sewage water and soil thereover and to inspect same at all reasonable times;
- (b) to repair and maintain all such pipelines and connections installed as may be reasonable and proper in that behalf making good nevertheless at their own expense all damage or disturbance which may be caused to any buildings or erection by any acts of the Dominant Tenements.
- (c) for the purpose of constructing or maintaining or repair or inspection as aforesaid or other works pertaining thereto but not for any other purpose, to enter upon the Servient Tenement.
- (d) to allow the temporary deposit on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid.

AND the Appearer on behalf of the First and Second Dominant Tenement Owners, hereby accept in so far as necessary the benefits aforesaid, subject to the conditions aforementioned.

THUS DONE AND SIGNED at WINDHOEK aforesaid on the day, month and year first aforesaid in the presence of the undersigned witnesses.

FOR INFORMATION ONLY

AS WITNESSES /7 ...






 A.K.

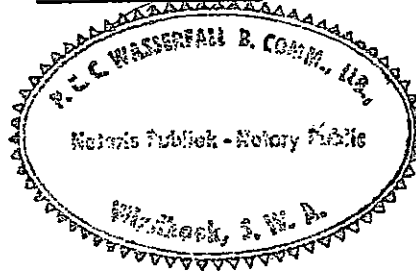
AS WITNESSES :

1. *[Signature]* *[Signature]*

2. *[Signature]* *[Signature]*

Q U O D A T T E S T O R :

P. Wasserfall
NOTARY PUBLIC



[Handwritten initials]

FOR INFORMATION ONLY

[Handwritten initials]
 A-K

ENDORSEMENT UNDER SECTION 8 (2) (b), Act 68/1971

The land herein described is subject to a development scheme and is registered in a sectional title register which land and building(s) are known as

Alder Court

as will appear from sectional plan and Main File No. 14 / 1996

Application filed in the said main file.

Deeds Registry:

Windhoek

A. E. ARMSTRONG

Date: 18 MAR 1996

REGISTRAR OF DEEDS

FOR INFORMATION ONLY

ENDOSSEMENT KRAGTENS ARTIKEL 8 (2) (b), Wet 68/1971
ENDORSEMENT UNDER SECTION 8 (2) (b), ACT 68/1971

Die grond hierin omskryf en die geboude daarop is verdeel in
The land herein described and the building(s) thereon have been divided into

dele No. 1 tot No. 9 en gemeenskaplike eiendom (as) gehou
sections No. 1 to No. 9 and common property presently held

kragens Sertifikate van Geregistreerde Deure, No. 14 / 1996 Unit tot
under Certificates of Registered Securities, No. 14 / 1996 Unit to

No. 14 / 1996 Unit en die gemeuse dele en die gemeenskaplike eiendom is
No. 14 / 1996 Unit and the said sections and the common property are

onderworpe aan A. Servitude of Drainage - 39m²
subject to

Toestemming geïllasieer in Hoofdeur No. 14 / 1996
Copy filed in Main File No.

Registrieskantoor:
Deeds Registry:

Windhoek

A. E. ARMSTRONG

Datum/Dates:

18 MAR 1996

REGISTRATEUR VAN AKTES
REGISTRAR OF DEEDS

INV2025268837
INV2C 632

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2025268837	Date Issued : 2/24/2025
Account Number : N/A	Vote Number : 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	Reference Number : ERVEN 6529 W AND 6530 W
Address : N/A	System Reference : INV426614
	Issued By : 17779 - AMPUTU (J)
	Contact Details : +264 61 290 2042
Description : REZONING APPLICATION (FEES ARE NOT REFUNDABLE)	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 1750.00
Total VAT Amount	: N\$ 262.50
Total Amount Payable	: N\$ 2012.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N\$ 1750.00
Tariff Amount Excluding VAT	: N\$ 1750.00
Tariff VAT Amount	: N\$ 262.50
Tariff Total Amount	: N\$ 2012.50
Service Code	: N/A



Receipt



Transaction with transaction id 56581011 submitted successfully.

NAD 2,012.50

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

56581011

From

DU TOIT

Date

Mar 24, 2025

Payment Priority

Normal

My Reference

COWAppFee Erven 6529 & 6530 W

Their Reference

6529 & 6530 Whk Rezoning

Disclaimer

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

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

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

INV2025271262

INV

634

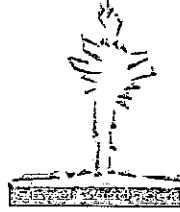
CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2025271262	Date Issued : 3/24/2025
Account Number : N/A	Vote Number : 5000132050048
Name : DU TOIT TOWN PLANNING CONSULTANTS	Reference Number : ERF 6529, 6530 & 1642 W
Address : N/A	System Reference : INV429895
	Issued By : 90144 - HUUMBWA (R)
	Contact Details : +264 61 290 2283/2643
Description : APPLICATION FEE (REFUND NOT APPLICABLE)	

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 950.00
Total VAT Amount	: N\$ 142.50
Total Amount Payable	: N\$ 1092.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N\$ 950.00
Tariff Amount Excluding VAT	: N\$ 950.00
Tariff VAT Amount	: N\$ 142.50
Tariff Total Amount	: N\$ 1092.50
Service Code	: N/A



Receipt



Transaction with transaction id 56605409 submitted
successfully.

NAD 1,092.50

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID

56605409

From

DU TOIT

Date

Mar 24, 2025

Payment Priority

Normal

My Reference

COWAppFee 6529, 6530, 1642W

Their Reference

6529, 6530 & 1642Whk consolida

Disclaimer

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

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

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



CITY OF WINDHOEK

Department of Finance and Customer Service
Debt and Risk Management Division
PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname: JESKE First name(s): TILL
 Erf/stand no: 1642 Township: WINDHOEK
 If company or registered under cc: VORTEX HOLDINGS NAMIBIA
 Namibian I. D / Passport no.: C54P82750
 Postal/Private Bag address: _____ Township of address: _____
 Physical Residential or Business address: _____
 Tel no _____ (H) _____ Cell _____

CREDIT CONTROL

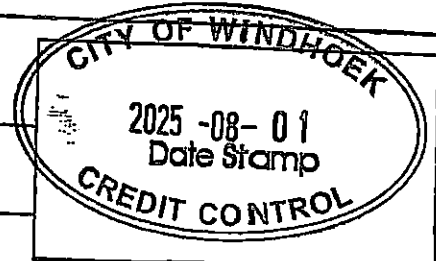
Service Accounts
Credit Control Officer Comments:

Acc 10600485

Name of Credit Controller:

h. h. h. h.
[Signature]

Signature:



SUNDRY DEBTORS - LAND SALES

Comments:

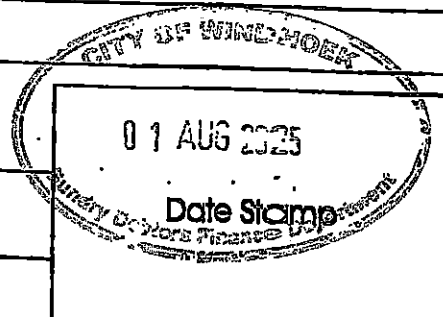
No Accounts

Name of Credit Controller:

Elsie
[Signature]

Signature:

Accountant Land Sales:





637
CITY OF WINDHOEK

Department of Finance and Customer Service
Debt and Risk Management Division

PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname: JESKE First name(s): TILL
 Erf/stand no: 6530 Township: WINDHOEK
 If company or registered under cc: VORTEX HOLDINGS NAMIBIA
 Namibian I. D / Passport no.: CSYP82750
 Postal/Private Bag address: _____ Township of address: _____
 Physical Residential or Business address: _____
 Tel no _____ (H) _____ Cell _____

CREDIT CONTROL

Service Accounts

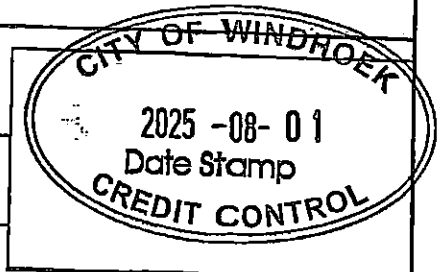
Credit Control Officer Comments:

Ac 10192123

Name of Credit Controller:

L. h. h. h.
[Signature]

Signature:



SUNDRY DEBTORS - LAND SALES

Comments:

No Accounts

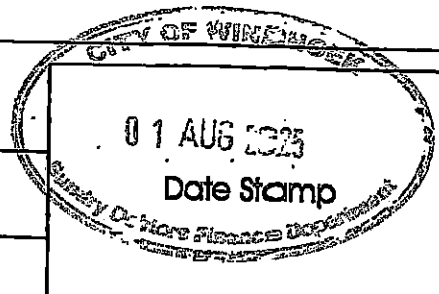
Name of Credit Controller:

Elsie

Signature:

E. Esterhuizen

Accountant Land Sales:





638
CITY OF WINDHOEK

Department of Finance and Customer Service
Debt and Risk Management Division
PO Box 59, Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname: JESKE First name(s): TILL
 Erf/stand no: 6529 Township: WINDHOEK
 If company or registered under cc: VORTEX HOLDINGS NAMIBIA
 Namibian I. D / Passport no.: C5YP82750
 Postal/Private Bag address: _____ Township of address: _____
 Physical Residential or Business address: _____
 Tel no _____ (H) _____ Cell _____

CREDIT CONTROL

Service Accounts

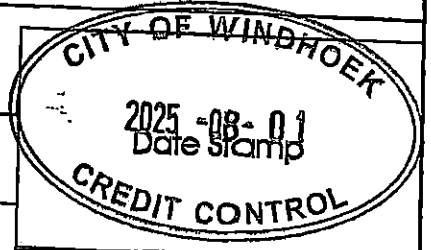
Credit Control Officer Comments:

Acc 10519572

Name of Credit Controller:

L. h. w. j.
[Signature]

Signature:



SUNDRY DEBTORS - LAND SALES

Comments:

No Accounts

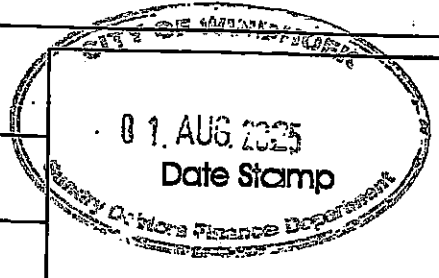
Name of Credit Controller:

Elsie

Signature:

E. Esterhuizen

Accountant Land Sales:



MEMORANDUM⁶³⁹



The Gateway to Endless Opportunities

TO : URBAN POLICY
FROM : SUSTAINABLE DEVELOPMENT
ENQ : HILMA HAMATA (2375)
CC :
DATE : 19/03/2026

Dear Colleague,

RE: APPLICATION FOR THE REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK

The Division has no objection to the proposed development provided that the applicant meets all Council requirements.

Kind Regards,

MEMORANDUM


SUBJECT:

- 1. REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'GENERAL RESIDENTIAL' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250M²**

- 2. CONSOLIDATION OF ERF 6529; ERF 6530 AND ERF 1642 (A PORTION OF ERF 1639), PROMENADEN ROAD WINDHOEK INTO CONSOLIDATED ERFX**

- 3. CONSENT TO USE THE CONSOLIDATED ERF IN TERMS OF THE NEW ZONING WHILE THE REZONING IS BEING FINALIZED**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical Enquiries: Sikabongo	S. 13/08/2025	Tel: 290 2364	
Section Engineer	...J.../2025		
Chief Engineer	...J.../2025		

TO:	Urban Planning R. Kwenani	DATE:	02 September 2025	
FROM:	Section Engineer, Roads Planning & Traffic Flow	REF:	L/6529W&6530W	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

The application dated 01 August 2025 received from Du Toit Town Planning Consultants; regarding the above has reference.

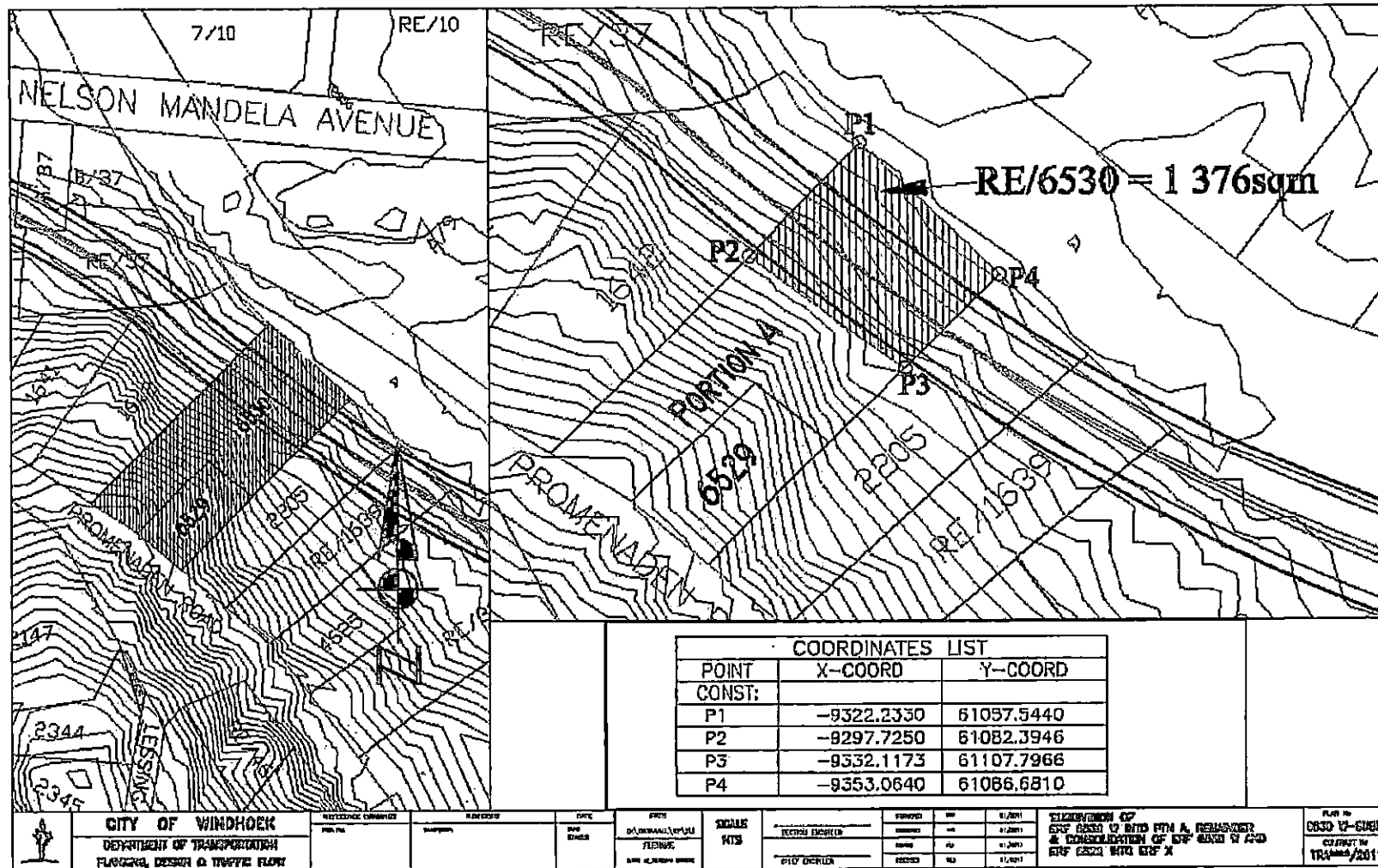
Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, from which access is obtained. Erven 6529 and 6230 are 826m² and 3156m² in extent respectively, and are zoned 'residential' with a density of 1:900; while Erf 1642 is 3252m² in extent, and already has a density of 1:250m². Promenaden Road is a short street which experiences low traffic volumes and no congestion is experienced during peak hours, although the juncture with Schanzen Road, still a yield control, is already experiencing queues during peak times, although not critical. Rezoning to general residential will generate ±23 trips onto the road network, which is considered insignificant. Erf 1642 is located opposite the juncture of Lessing Street, joining Promenaden Road at a steep incline, having sight distance problems. Erven 6530 and 1642 Windhoek are affected by future road planning; All indication is that such future realignment of Nelson Mandela Avenue will not materialise while in direct conflict with the River Walk initiative. Indication is also that the River Walk initiative might not be feasible without addressing congestion along Nelson Mandela Avenue. UTP are currently in the process of reviewing the master plan to establish the feasibility of such future needed realignment. Findings should be available by August 2026.

1. This Division has no objection to the Rezoning of Erf 6529 (a Portion of Erf 2204) Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; provided that:
 - 1.1. Parking requirement for general residential is: 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking [only visitors parking is allowed on the sidewalk].

2. **This Division has no objection to the Rezoning of Erf 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' to with a density of 1:250m²; provided that:**
 - 1.1. A building restriction be registered over the portion affected by future realignment of Nelson Mandela Avenue. No structures will be allowed on such portion until the City concludes the reviewing the master plan.
 - 1.2. Parking requirement for general residential is: 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking [only visitors parking is allowed on the sidewalk].

2. **The Division has no objection to the Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X; provided that:**
 - 1.1. A building restriction should be registered over the consolidated erf; no structures will be allowed on affected portions until the City concludes the reviewing the master plan regarding future realignment of Nelson Mandela Avenue.
 - 1.2. Parking requirement for general residential is: 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking [only visitors parking is allowed on the sidewalk].

2. **The Division has no objection to the Consent to use the consolidated Erf X in terms of the new zoning while the rezoning is being finalized; provided that:**
 - 2.1. A building restriction should be registered over the consolidated erf; no structures will be allowed on affected portion until the City concludes the reviewing the master plan regarding future realignment of Nelson Mandela Avenue.
 - 2.2. Parking requirement for general residential is: 1 bay per equal or less than 3-bedroom unit, or 2 bays per equal or greater than 4-bedroom unit, plus one bay per 3 units or part thereof explicitly for visitors parking [only visitors parking is allowed on the sidewalk].
 - 2.3. Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.



COORDINATES LIST		
POINT	X-COORD	Y-COORD
CONST:		
P1	-9322.2330	61097.5440
P2	-8297.7250	61082.3946
P3	-9332.1173	61107.7966
P4	-9353.0640	61086.6810

	CITY OF WINDHOEK DEPARTMENT OF TRANSPORTATION PLANNING, DESIGN & TRAFFIC FLOW	REFERENCE COMMENTS:	SURVEYOR:	DATE:	CITY:	SCALE:	DRAWN BY:	CHECKED BY:	DATE:	APPROVED BY:	DATE:	ELICITATION OF CIVIL ENGINEER'S & CONSULTATION OF CIVIL ENGINEER'S	PLAN NO: C630 V-5100 COUNTY NO: TR/2011/2011
		PROJECT NO:	SURVEY NO:	DATE:	CITY:	SCALE:	DRAWN BY:	CHECKED BY:	DATE:	APPROVED BY:	DATE:	ELICITATION OF CIVIL ENGINEER'S & CONSULTATION OF CIVIL ENGINEER'S	PLAN NO: C630 V-5100 COUNTY NO: TR/2011/2011

Kwenani (RM)

From: Nambinga (LE)
Sent: Monday, 8 September, 2025 14:57
To: Kwenani (RM)
Subject: RE: REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK
Attachments: 6529_6530_1642 W - Rezoning_Consolidation - Stormwater.doc

Good day Ms. Kwenani,

Attached, please see our stormwater comments.

Kind Regards

Linekela

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Sent: Wednesday, 13 August 2025 9:50 am
To: TPC Comments <TPCComments@windhoekcc.org.na>
Subject: REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK

Dear Colleagues

An application for the **REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK** was received during the submission month of August 2025.

The application is saved under V:\Town Planning Committee\2025\August\6529, 6530 & 1642 W\Application

Please provide technical comments by latest **25 September 2025**

The application will be evaluated by Ruth Kwenani and all comments should be emailed to me at rkw@windhoekcc.org.na

Please also **save** a copy of the comments under V:\Town Planning Committee\2025\August\6529, 6530 & 1642 W\Comments

Regards

Urban Policy Division



Ruth Kwenani

Town Planner
Department of Urban and Transport Planning

The Gateway to Endless Opportunities

Office: +264 61 290 3428

Fax:

Mobile:


E-mail: Ruth.Kwenani@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

and opinions contained herein are those of the sender unless clearly stated to be those of the City of Windhoek. City of Windhoek reserves the right to monitor outgoing and incoming e-mails and other telecommunications on its e-mail and telecommunications systems or transferred through its networks.



Vision: To be

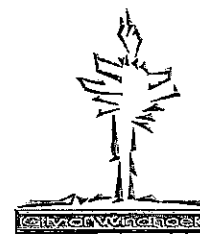
PERFORMANCE ASSESSMENT
"An essential part of Perform

MANUAL SUBMISSION: Performance Assessment- 2024/2025 Perf
Individual Development Plan- 2025/2026

SUBMISSION TIMELINE: 31ST JULY-15TH AUGUST 2025

Transitioning to e- PMS for B5- D5 Band will commence in the 2025/
A3 – B4 Band will continue with manual submission and will be onb

MEMORANDUM



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

FROM : Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow

ENQ : L. Nambinga

REF : L/6529_6530_1642/W

DATE : 27 August 2025

Mr. H. Rust

RE: REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

The application dated 01 August 2025, for the proposed Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek, from 'residential' with a density of 1:900m² to 'General Residential' with a density of 1:250m²; and Consolidation of Erven 6529; 6530 and 1642 (a Portion of Erf 1639) into consolidated Erf X, refers.

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

1. The proposed Consolidated Erf X, Windhoek, has a general downward slope from the southwest into an northeasterly direction.
2. There is no visible sign of any stormwater course or system, flowing across the proposed Consolidated Erf X, except for surface stormwater flow.
3. It is indicated that access to the proposed Consolidated Erf X, Windhoek, will be obtained from Promenaden Street.
4. It is worth noting that the proposed Consolidated Erf X is affected by the Future upgrade of the Nelson Mandela Avenue.

This Division has no objection to the proposed, Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek, from 'residential' with a density of 1:900m² to 'General Residential' with a density of 1:250m²; and Consolidation of Erven 6529; 6530 and 1642 (a Portion of Erf 1639) into consolidated Erf X, 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 drainpipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid, or erected in terms of any law) may be constructed on or over the property or located in such a way that –
 - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalized) is or can be changed, canalized or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed portions is contemplated.

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

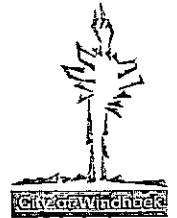
M E M O R A N D U M

TO: Ms. R. Kwenani

DATE: 29 September 2025

FROM: INF: Engineering Services Division

REF: L/6529&6530&1642/W



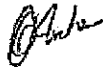
- SUBJECT:**
- **REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'GENERAL RESIDENTIAL' TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250M²; AND**
 - **CONSOLIDATION OF ERF 6529; ERF 6530 AND ERF 1642 (A PORTION OF ERF 1639), PROMENADEN ROAD WINDHOEK INTO CONSOLIDATED ERF X.**
 - **CONSENT TO USE THE CONSOLIDATED ERF IN TERMS OF THE NEW ZONING WHILE THE REZONING IS BEING FINALIZED.**

An application dated 01 August 2025 regarding the above subject matter, refers.

All three properties currently discharge sewer into a municipal sewer line within the riverbed at the rear of the properties. The sewer line is located approximately 20 metres from north-eastern boundary of erven 6529, 6530 and 1642. Given the additional intended loads and outdated practice of sewer connections, the applicant is advised that the consideration of the intended rezoning 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 directly adjacent to the boundary of the consolidated Erf X.
2. That the appointed engineer submits 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 appoints a contractor to construct the sewer line.
4. That the construction works be supervised by a registered professional engineer.
5. That all costs associated with the municipal sewer connection be borne by the applicant.

6. That the applicant submits 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 Erf X.
8. That no building plans will be approved until a municipal sewer connection for Erf X is installed by the applicant and taken over by the Municipal Council of Windhoek as per approved designs.
9. That the applicant make provision for a municipal water meter for each unit on the consolidated erf, to be installed in a water-meter battery located near the sidewalk, in accordance with the specifications set by the Strategic Executive: Infrastructure, Water & Technical Services.
10. 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



The Gateway to Equal Opportunities

TO : Department of Urban and Transport Planning

FROM : Mr. Victor Namgongo
Chief Engineer: Engineering Services
Department of Electricity

ENQ : L. T Shifotoka

REF : 6529 & 6530 W

DATE : 27 August 2025

Ms. R. Kwenani

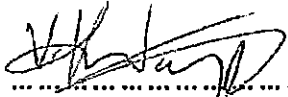
RE: **REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK**

The Strategic Executive: Electricity Department has no objection to the application submitted with the following conditions:

- Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per the 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 newly consolidated Erf.
- Please note that all existing service connections must be consolidated into one connection from the municipal network.
- For Erven that is zoned "General Residential", "Business", "Office", "Institutional" or "Industrial" and an application for a new service connection or upgrade larger than 3 x 60 Amp is applied for, the applicant and/or his/her electrical engineering representative must contact the Strategic Executive: Electricity well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

V.H

- 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”



.....
Mr. V. H. Namongo

**CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY**

MEMORANDUM ⁶⁵³



The Gateway to Endless Opportunities

TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : ML SHIKONGO #2025
CC : MET SHANYENGANGE #3529
DATE : 19/12/2025

Dear Colleague,

RE:APPLICATION FOR THE REZONING OF ERF 6529 & 6530 FROM RESIDENTIAL WITH A DENSITY 1:900 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250 AND CONSOLIDATION OF ERVEN 6529, 6530 & 1642 WINDHOEK

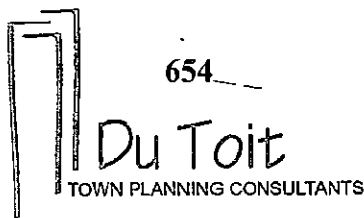
Reference is made to the above captioned.

The Division has no objections to the application as adverse environmental impacts are not foreseeable for the activity in question. Application is exempted from obtaining Environmental Clearance Certificate in terms of authority granted to the Municipal Council of Windhoek by the Office of the Environmental Commissioner.

Kind Regards,


MET SHANYENGANGE

Municipality of Windhoek



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

Enquiries: D. Opperman
Tel: +264 81 835 2021
Ref: 6529 6530 1642W PP Rep

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

19 September 2025

For Attention: Ms. Kristofina Asino

Dear Ms. Asino

PUBLIC PARTICIPATION REPORT: REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Our application submitted 4 August 2025 for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized refers.

Please note:

- The application was prepared and submitted to the City of Windhoek on 25 March 2025.
- There was unfortunately miscommunication in that our office did not receive the email that the de-registration of the Sectional Title Scheme first needs to be completed before the application can be processed.
- Due to the miscommunication, we have also completed the Public Participation process in April 2025.
- The deregistration has been completed, and the revised application was subsequently submitted on 4 August. 2025

In light of the above, this is therefore the summary of the public participation process together with the new proof of notification form we received 4 August 2025:

(Please note that since the public participation ⁶⁵⁵ was completed before 4 August, none of the neighbours were contacted in person, but comments or read receipts were received from all).

Electronic copy			Sent	
Application in .doc format			4 August 2025	
All annexures (pdf)			4 August 2025	
All relevant plans and drawings (pdf)			4 August 2025	
Advertisements & Notices	Date published			Closing date
Proof of Advertisements	GG	15 April 2025		9 May 2025
	New Era	08/04/25	15/04/2025	
	Namibian	08/04/25	15/04/2025	
Proof of Neighbour Notices (list of registered letters)	Sent per email & registered post			9 May 2025
Proof of Notice on Site	Done – photo attached			
Proof of Notice on LA Board	Done – photo attached			
Copies of all objections received	Objections lodged – see discussion below			

MOTIVATION FOR THE USE OF EMAIL FOR NEIGHBOUR NOTIFICATION

As mentioned above, the preferred method for neighbour consultation was per email and registered post as the new requirements from City of Windhoek was not yet applied. Our office is of the opinion that the email method is one of the options provided for by the Urban and Regional Planning Act, 2018 and is the most practical option, especially if you also contact the owners per telephone and thereafter email. Further motivation for the use of email is given below:

1. Legislative Compliance: The Urban and Regional Planning Act recognises email and registered post as acceptable methods for neighbour notifications. Accordingly, we utilised the official email addresses and postal addresses as provided by the City of Windhoek (see attached), ensuring compliance with legislative provisions.

2. Practical Constraints and Operational Efficiency: Many property owners are unavailable during regular working hours, making hand delivery impractical unless conducted after hours. In addition, several of the affected properties are occupied by tenants rather than owners, meaning that hand-delivered notices may not reach the intended recipients. Additionally, some property owners may reside outside of Windhoek or even outside the country. Email is often the only reliable and timely way to reach such individuals, ensuring that they are still included in the consultation process. Where email addresses were not available from the City, notices were sent via registered post as the next most effective option.

Furthermore, email and registered post communication provide a verifiable digital record of dispatch, ensuring transparency and accountability. This mitigates the risk of notices being lost or misfiled, as is sometimes the case with physical documents.

For the above reasons, we believe that notifying neighbours via email was the most practical, compliant, and responsible method under the circumstances.

3. Neighbours contacted and responses:

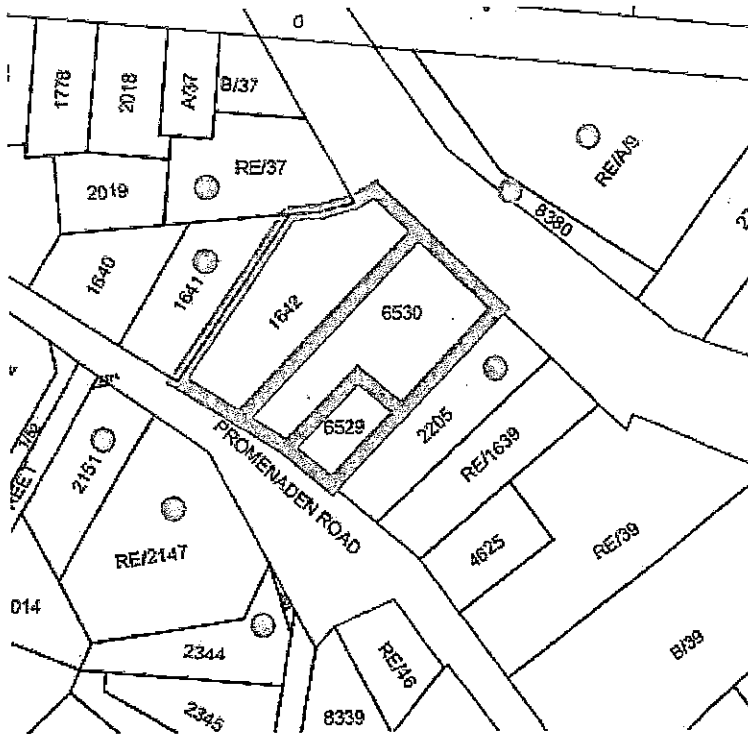


Figure 1: Neighbours contacted

ERF NO	NAME & ADDRESS TEL/EMAIL	EMAIL SENT	RESPONSE RETURNED	COMMENT
Erf Re/37W	BODY CORP HINSCH CRT PO BOX 40306 AUSSPANPLATZ ROLAND@TMPN.COM / ek.dewaal@gmail.com	Yes	Yes	Objection
Erf 1641W Promenaden Rd	TUCASA INVESTMENTS (PTY)LTD PO BOX 40261 AUSSPANPLATZ 0812400301/ 0814274211 A.SAMBOR@ICLOUD.COM	Yes	Yes	No objection
Erf 2151W Promenaden Rd	DEPT OF WORKS PRIVATE BAG 13348 WINDHOEK Not Available	Hand Delivered	Yes	No objection
Erf Re/2147W Promenaden Rd	BV INVESTMENTS 157 (PTY)LTD PO BOX 27911 WINDHOEK 0811441505 ACCOUNTS@PREFERRED.CO M.NA/delicia@preferred.com na	Yes	Yes	Read receipt

Erf 2344W Promenaden Rd	P & S INVESTMENTS CC P O BOX 81480 OLYMPIA 0812665695/ 061427001 MIEMSIFT@ICLOUD.COM	657 Yes	Yes	Read Receipt
Erf 2205W Promenaden Rd	CHRISTO SCHUTTE INVESTMENTS NUMBER 1 CC PO BOX 9106 EROS 0855560063 CDJ11402@GMAIL.COM	All Owner contact: E de Jager Edj1310@gmail.com Yes	Yes	No objection but concern noted
Erf Re/A/9W Nelson Mandela Ave	MULTI CHOICE NAMIBIA P O BOX 2662 WINDHOEK ansie.jansen@na.multichoice.com	Yes & Hand delivered	Yes	No objection

Regarding the concern noted from Mrs E de Jager, the following:

- The details provided by City of Windhoek were that of the late husband of Mrs De Jager. The first email sent to address remained on 10 April 2025 unanswered.
- Once the application was submitted again, another email was sent to the address to obtain their comments. The telephone number listed also is no longer available.
- Through the professional architect on the project, I obtained the number of Mrs De Jager and subsequently spoke to her telephonically as well as then forwarded the email to her address. She was out of Windhoek at the time.
- In the attached correspondence, I made it clear that I did not change the dates of the letter or response time but informed her that since I have only sent her the email on 10 September 2025, she has 14 days to give her response. The last day for a response would have been 30 September 2025. I have included a translated message together with the original message in Afrikaans.
- Erf 2205 is operating as a Bed and Breakfast establishment, namely Brian's View. The owner does not reside there permanently.
- Her concern regarding the use of the servitude was also explained to her that it will not be an option to our client. It was included in the letter (and application) as it was a possibility to investigate.

The objection received from the owner of Units 5 & 6 of Hinsch Court (Erf Re/37) was also forwarded to your good office.

The owner objected to the rezoning and consolidation for the following reasons:

If objecting, please state the reasons:

1 Insufficient sewerage infrastructure currently results in blockage of sewerage pipes regularly. Problem will be exacerbated if more housing units are going to be built

2 The gradient of property ERF 1642 currently results in flooding of my property ERF 37, Units 5 and 6 during the rainy season. The construction of 28 more units will result in much more stormwater runoff and flooding of all properties lower down

3 A boundary wall between Erf 1642 and Erf 37 with a sufficient storm water buffering foundation should be constructed as a pre-requirement. Next to this wall an open channel with a grid that will re-direct stormwater to the river away from ERF 37 should also be constructed

4 I object to the use of the illegal Brian O'Lin gravel road next to the Klein Windhoek River as an access road for properties as it is part of the river and the added negative environmental impact. In the rainy season the river floods regularly and poses a huge danger to any traffic. On occasions cars have been washed down the river

This was then addressed in a letter to her, dated 19 May 2025 after consultation with the professional team.

- Lithon Consulting Engineers are designing an upgrade to the sewer system and will also address the stormwater drainage designs as well as the boundary walls. A permeable wall/fence will be erected along the boundary with the river.
- The maximum number of units according to the density applied for is 28. The initial intention of the owner was to develop between 12 and 15 units; however, they have since resolved to plan for the maximum number of units.
- The use of Brian O' Lin Street was an initial idea, but it was confirmed to the objector that it will not be used in any manner.

The owner of Unit 3 & 5 states that the stormwater from Erf 1642 cause flooding in her property and she subsequently demands a sufficient boundary wall from our clients. It was as a result of this that the professional team informed our office that they picked up an encroachment from Erf Re/37, Windhoek onto Erf 1642, Windhoek when a new contour survey was done. This encroachment was subsequently mentioned to the objector (Units 3 & 5 of Erf Re/37, Windhoek) in the letter dated 19 May 2025.

This resulted in a further response from the objector (also forwarded to CoW) dated 28 May 2025. No official response from our office was returned to her. The reason being:

- Engaging further with the objector would not result in any solutions. She is of the opinion that the survey information is not accurate and will very difficult be convinced otherwise.
- The necessity to correct boundaries that existed for 30 years and longer and building plans which have been approved by the Municipality through the years, needs to be verified.
- Going through a formal arbitration process in terms of Section 12 of the Land Survey Act, 1993 would cause unnecessary delays in the completion of our client's project.

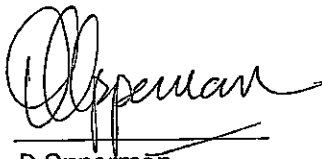
- Erf Re/37, Windhoek is almost completely affected by the red-route. This subsequently would waive the need for rectification of the encroachments. Council currently grant consent for uses to continue where erven are affected by the red-route.

In light of the above, you are kindly requested not to support the objection. Please do not hesitate to contact me should you require any further information.

Attached to this letter (in this order):

- o Proof of Giving Notice of Application form (new)
- o Addresses received from CoW
- o Proof of mail sent via email; Read receipts and returned forms
- o Example of letter sent
- o Newspaper Notices
- o Site notice
- o Customer Care Centre notice
- o Communications regarding objections

Kind Regards



D Opperman

CLASSIFIEDS

(081) 208 0800/44
(081) 220 804
classifieds@nepc.com.na

Notice	Notice	Notice	Notice
Legal Notice	Legal Notice	Legal Notice	Legal Notice

REZONING OF PORTION 87 (A PORTION OF PORTION C) OF THE FARM KOICHAS NO. 89

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stubenrauch Planning Consultants has been appointed as the Municipal Planning Board (MPB) on behalf of the Urban and Regional Planning Board (URPB) to consider the rezoning of Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 for the following:

- a) Rezoning of Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 from "Agricultural" to "Special"
- b) Inclusion of the rezoning in the next Zoning Scheme to be prepared for Mariental.

Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 is located directly west of the B1 Road in Mariental, and it is currently zoned for "Agricultural" purposes in accordance with the Mariental Zoning Scheme. Portion 87 measures approximately 4,035 ha in extent and currently accommodates River Chalis - an accommodation and conference facility, a farm stall and mini kiddies' zoo which houses mostly domesticable and also, a pre-primary school which currently caters to 25 children.

The purpose of this rezoning application is to formalize the existing pre-primary school activities on Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89. Given the absence of a zoning category that accommodates both pre-primary and agricultural land use activities, it is necessary to rezone Portion 87 (a Portion of Portion C) of the Farm Koichas No. 89 from "Agricultural" to "Special" in order to ensure and maintain compliance with the Mariental Zoning Scheme.

Please take notice that the application, locality map and its supporting documents are open for inspection during normal office hours of the Mariental Municipality (Town Planning Office) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Mariental Municipality and with the applicant (SPC) in writing on or before Wednesday, 14 May 2025.

Applicant: Stubenrauch Planning Consultants
office@spc.com.na
P O Box 41404
Windhoek
Tel: (081) 251189
Our Ref: W/25013
The Chief Executive Officer
Mariental Municipality
P O Box 110

CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 35) OF FARM BRAKWATER NO. 48 FOR AN "INSTITUTION" UNDER THE "RESIDENTIAL ZONING"

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the portion, **Miriam's Dames**, to the City Council of Windhoek for the:

- Consent in Terms of Table B of the Windhoek Zoning Scheme for an "institution" on Portion 340 (a portion of Portion 35) of Farm Brakwater No. 48 under the "residential" zoning for a private psychological and rehabilitation centre.

Portion 340 (a portion of Portion 35) of the Brakwater township in Windhoek. The Portion is 5,007m² in extent. Portion 340 (a portion of Portion 35) of Farm Brakwater No. 48 is zoned residential with a density of 1:50. The Portion is not developed and there are no existing residential buildings on the portion, however most of the portion remains undeveloped. The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steeper gradients observed towards the southeast, north-west and north-western parts of the Portion.

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an "institution" under the residential zoning. Portion 340 obtain access via District Road 1491 which in turn obtain access from the Dobra interchange. Thereafter it follows the collector road system which has already been established in respect of the portion extending northwards to Portion 342/39/48 and then westerly again. Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 333.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 518) and the applicant within 14 days of the publication of this notice (final date for objections is 09th of May 2025). Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871 LAUSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: plan@du-toit.com

REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900m² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250m² AND CONSOLIDATION OF ERF 6529, ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF XL

Take note that **DU TOIT TOWN PLANNING CONSULTANTS** are applying on behalf of the owners. In terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from residential with a density of 1:900m² to general residential with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf XL.

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the south-west of Eros and Klein Windhoek suburbs. Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6530 is 3155m² and Erf 1642 (a portion of Erf 1639) is 3225m² in extent. Erven 6529 and 6530 are still zoned residential, while Erf 1642 has been zoned "general residential" with a density of 1:250m² with a sectional title complex on.

It is the intention of the owners to rezone the erven and consolidated it into a large property of 7,224m². The buildings currently on the property will be demolished, partially demolished for the construction of at least 12 to 14 luxury living units. The new density will allow a total of 28 units, but the steep terrain and northern part of the property that is affected by the flood line and realignment of Nelson Mandela Avenue allow for a smaller portion of the erf that is developable. The total number of units will be less.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing on or before the last publication of this notice (final date for objections is 9 May 2025).

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871 LAUSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: plan@du-toit.com

REZONING OF PORTION 9 OF PORTION B OF ERF 440, ROSSINI STREET, WINDHOEK FROM "GENERAL RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER 400m² TO "OFFICE" WITH A DENSITY OF 0.4 AND CONSISTENT FOR A "BUSINESS BUILDING" FOR MEDICAL CONSULTING ROOMS AND SUPPORTING LABORATORY

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners **Erf 9/8/440, Rossini Street, Windhoek** in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 9/8/440, Rossini Street, Windhoek from general residential with a density of 1 dwelling per 400m² to office with a bulk of 0.4.
- Consent in terms of Table B of Windhoek Zoning Scheme to use Erf 9/8/440, Windhoek for a "business building" for medical consulting and supporting laboratory.
- Consent in terms of Section 23(3) of the Windhoek Zoning Scheme and Councils Policy to allow for an additional floor area on Erf 9/8/440, Rossini Street, Windhoek, which shall be solely devoted to residential use in the form of dwelling units; and
- Consent to use the erf in accordance with its new zoning while the rezoning is formally being completed since the erf is located within an approved policy area.

Erf 9/8/440, Windhoek is located in Rossini Street, west of the City Centre and just off John Meinert Street and is 1750m² in extent. Erf 9/8/440, Rossini Street, Windhoek is currently zoned "general residential" with a density of 1 dwelling per 400m². The buildings on the erf comprise of a 1 bedroom and 2-bedroom flats as well as a dining and outbuilding.

The owner intends to rezone Erf 9/8/440 for office and medical practice use. To facilitate this change, the property must be rezoned from its current "general residential" zoning to "office" with a bulk of 0.4. Additionally, consent is sought for the establishment of a "business building" to accommodate medical consulting rooms and a supporting laboratory. Access to the erf is via Rossini Street, where two gate entries will provide adequate vehicle movement since the rezoning is approved for medical consulting. The site will require 25 parking bays, and total parking bays will be provided, ensuring sufficient parking capacity. The locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkurumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 518) and the applicant within 14 days of the publication of this notice (final date for objections is 09th of May 2025). Should you require additional information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871 LAUSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: plan@du-toit.com



Exciting... Top fistball players are expected to battle it out this weekend at SKW.

Namibia gears up for fistball tourney

Staff reporter
THE Old Cocks tournament 2025 is set to ignite the courts at SKW this Saturday, with action expected to commence as early as 08h30.

Fistball veterans from three continents will converge in Namibia, competing across four age categories. This landmark event will feature 16 teams travelling from Germany, Austria, Switzerland and the USA, making it the largest international fistball tournament ever hosted in Namibia, with a total of 23 registered teams.

The group winners will advance directly to the semi-finals, while the runners-up and third-place finishers will battle it out in cross-matches to determine the remaining semi-finalists. The semi-finals and final will be played as a best-of-three-sets format.

runners-up from the opposite group in crossover semi-finals. Matches leading up to the semi-finals will consist of two 10-minute halves, while the final will be played as a best-of-three-sets format.

Over-60s division
Four teams from three continents will compete in this category: Swakopmund (local), VfB Stuttgart (Germany), ASKO Laakirchen (Austria) and SSC (USA). The matches will be played in a round-robin format, with eight-minute halves in the knockout phase. TK Hannover, Heid Genossen, RiWi Alpenpower, AF Schnägg and SKW will compete in the women's over-30 category. The match format will be the same as the over-60s men's division.

With over 300 players and fans travelling from overseas for the Old Cocks Cup tournaments in Windhoek and Swakopmund, the Namibian tourism industry is also set to benefit significantly from this initiative by SKW, SFC and the Fistball Association of Namibia.

Over-50s division
Meanwhile, in the Over-50s division, the group winners will face the

Acucor Namibia
WINDHOEK MARYAUGHTION
BOTTLING PLANT & EQUIPMENT
Monday 14 April 2025 @ 15:00

12 COMPLETE BOTTLING PLANT WITH LABELING MACHINE (Sold as one lot)
OTHER EQUIPMENT - SOLD INDIVIDUALLY
ABC Acid Chiller, 400 Gallon Grubber, Air Tank, Capping Machine, Condensing Unit, Conveyor Drives & Tables, Cooling Tank, Extra Crusher, Dair 8 LG Tumble Dryers, Filtering Station, Katchan & Shag 3-Phase Compressors, Label Printer & Stand, Mixing Drums & Tanks (with Cooler), Peanut Crusher, Rinsing Stations, Sanyo Filling & Capping (Pneumatic) Tank, Accessories & Frames, Various Gas Bottles, 1000L Water Chiller Tank, Water Compressing & Filter Stations, Bottle Rinsers, Bottles

PLUS OUR USUAL AUCTION ITEMS:
Household goods, Office furniture, Electricals, Appliances & more.

Registration & Bidding on www.acucor.com.na
Online Bidding Starts Wednesday 8 April 2025 @ 12:00
Online Bidding Ends Monday 14 April 2025 @ 15:00
Viewing Hours: 7:30 April 2025 @ 08:30 - 11:30

7 & 8 apply buyer's attention to the attached. Details subject to change without prior notice.

Windhoek: +264 61 237 0437 | Email: info@acucor.com.na
Ondangwa: +264 63 240039 | Email: info@acucor.com.na

DU TOIT
ONLINE AUCTION

CHANGE OF SURNAME
THE MAGISTRATE OF WINDHOEK
NOTICE OF INTENTION OF CHANGE OF SURNAME
I, (1) VERONIKA NDEUFILWA HALWAOODI residing at 891 TORTELUP STREET, KROMMASDAL, WINDHOEK, am currently employed as (2) LEGAL ADVISOR and applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume AUGUSTINUS - HALWAOODI for the name of the (3) AUGUSTINUS IS MY MAIDEN NAME. I previously bore the name(s) (4) VERONIKA NDEUFILWA HALWAOODI. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my/our assumption of the said surname of AUGUSTINUS - HALWAOODI should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of WINDHOEK MAGISTRATE COURT

DU TOIT
Give your business the best boost you can!
Advertise in our weekly motoring supplement WOMEN!
Be it any accessories or gadgets for your vehicle. Call us on 081 2080800 or fax us on 220584
Put the WOMEN back into your business!

IF YOU CAN'T GET A HOLD OF A COPY KINDLY GIVE OUR DISTRIBUTION DEPARTMENT A CALL AT
Tel: +264 208 0800
Info@nepc.com.na

Powered by: **NEPC**

CLASSIFIEDS

(061) 208 0800/44
(061) 220 584
classifieds@nepc.com.na

- Notice
- Auction
- Auction
- Employment
- Notice
- Notice
- Notice

CHANGE OF SURNAME - THE ALIENS ACT, 1937
NOTICE OF INTENTION OF CHANGE OF SURNAME
 I, (1) THOMAS NANJIEMBO residing at HAVANA and carrying on business / employed as (2) N/A intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume MY SURNAME AS ELIASER (for the reasons that (3) THE SURNAME I HAVE AT MY ID IS FOR GRANDFATHER, NOT MY FATHER/AND MY FATHER PASS AWAY. I HAVE DEATH CERTIFICATE WHICH IS REQUESTED. I previously bore the name(s) (4) THOMAS NANJIEMBO. I intend also applying for authority to change the surname of my wife N/A and minor child(ren) (5) N/A. Any person who objects to my/our assumption of the said surname of ELIASER should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of WINDHOEK MAGISTRATE COURT, 11 MARCH 2025.

NOTICE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, 2018 AND THE OTJAVORONGO ZONING SCHEME

Please take note that the owner of Erf 26, Otjavorongo Proper Intends to apply to the Municipal Council of Otjavorongo for permission for the following:

Special Council Consent application to construct and operate a CARWASH only.

Erf 26 Otjavorongo Proper is zoned General Business and is developed with related business land uses. The owner intends to construct and operate a carwash on consent use on this site as an ancillary land use. The Municipal Council of Otjavorongo requires that Special Council Consent be obtained before the owner of the site can continue with the operation of the carwash as per the provisions of the Otjavorongo Zoning Scheme. The application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No.5 of 2018) and the Otjavorongo Zoning Scheme.

Please take note that - a) the complete application lies open for inspection at the Technical Department of the Municipality of Otjavorongo situated at Rammers Road or can be requested from municipal@otjavorongo.na. b) Any person having any objections to the erection and use of the proposed building or to the proposed use of the land may lodge such objections with the Council and with the applicant in writing within fourteen (14) days after the date of the last advertisement, which is Wednesday, 14 May 2025.

Applicants:
 The Owner of Erf 26, Otjavorongo Proper
municipal@otjavorongo.na
 D81 262 2555

Local Authority:
 Chief Executive Officer Municipality of Otjavorongo Private Bag 2203 Otjavorongo, Namibia municipal@otjavorongo.na

Services
General

NEW ERA
 Join our Social Web
 Late's Exchange

Jucor Namibia
ESTATE AUCTION
MOVABLE AUCTION
Monday 15 May 2025 @ 15:00

ITEMS ON AUCTION:
 Furniture (Beds, Side Tables, Dining Tables, Chairs, Sofas, etc.)
 Carpets (Lounge Carpets, Persian Carpets, etc.)
 Electrical Appliances (Kitchen Appliances, Microwaves, Washing Dryers, Dishwasher, Fridges, etc.)
 Antiques (Including: Picture, Organ, Sewing Machine, Standing Clock, etc.)
 Antiques (Cutlery & Crockery - (Main Set, Royal Albert Set, Nipponite Set, Silverware, etc.)
 Jewellery & Crockery (Including Artifacts, etc.)
 Arms & Artillery (Pistols, Rifles, Ammunition, etc.)
 Army (Pistols, Rifles, Ammunition, etc.)
 Vehicles (Toyota Land Cruiser 1998)
 Miscellaneous
 Tools and Gardening Equipment
 Lumber & Wood
Collectible Liquor Items @ 600mm

Registration & Bidding on: www.jucornamibia.com
 Online Bidding Starts: Friday 9 May 2025 @ 10:00
 Auction Bidding Ends: Thursday 14 May 2025 @ 12:00
 Viewing: Monday 13 May 2025 @ 15:00
 Details subject to change without prior notice.

Windhoek: +264 61 227 84516 | Email: info@jucornamibia.com
 Oudangwa: +264 61 227 84516 | Email: info@jucornamibia.com

Jucor Namibia
ESTATE AUCTION
MOVABLE AUCTION
Monday 15 May 2025 @ 15:00

ITEMS ON AUCTION:
 Furniture (Beds, Side Tables, Dining Tables, Chairs, Sofas, etc.)
 Carpets (Lounge Carpets, Persian Carpets, etc.)
 Electrical Appliances (Kitchen Appliances, Microwaves, Washing Dryers, Dishwasher, Fridges, etc.)
 Antiques (Including: Picture, Organ, Sewing Machine, Standing Clock, etc.)
 Antiques (Cutlery & Crockery - (Main Set, Royal Albert Set, Nipponite Set, Silverware, etc.)
 Jewellery & Crockery (Including Artifacts, etc.)
 Arms & Artillery (Pistols, Rifles, Ammunition, etc.)
 Army (Pistols, Rifles, Ammunition, etc.)
 Vehicles (Toyota Land Cruiser 1998)
 Miscellaneous
 Tools and Gardening Equipment
 Lumber & Wood
Collectible Liquor Items @ 600mm

Registration & Bidding on: www.jucornamibia.com
 Online Bidding Starts: Friday 9 May 2025 @ 10:00
 Auction Bidding Ends: Thursday 14 May 2025 @ 12:00
 Viewing: Monday 13 May 2025 @ 15:00
 Details subject to change without prior notice.

Windhoek: +264 61 227 84516 | Email: info@jucornamibia.com
 Oudangwa: +264 61 227 84516 | Email: info@jucornamibia.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 KHARAS

- Name and postal address of applicant. FRITZ YAND DINGA SHIPUHLANA PO BOX 2630 OUDANGWA
- Name of business or proposed business to which applicant relates. WESTERN BARS
- Address/Location of premises to which application relates. ERF 254 WESTERN BARS, KARASBURG
- Name and details of applicant. TRANSFER OF LICHT LIQUOR ONLY (CVL 100); AND CHANGE OF TRADE NAME OF LICHT BUSINESS
- Class of the court with whom application will be lodged. KARASBURG MAGISTRATE COURT
- Date on which application will be made. 08 APRIL 2025
- Date of meeting of Committee at which application will be heard. 25 APRIL 2025

Any objection or written submission in terms of section 22 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary no later than 21 days before the date of the meeting of the Committee at which the application will be heard

ONDANGWA PRIVATE HOSPITAL
 Ondangwa Private Hospital is an equal opportunity employer and invites proactive, professional, caring, ethical persons to apply for the following positions:

- Registered Nurse (Theatre/Scrub Nurse)
- Registered Nurse (ICU/NICU)

For Detailed Information kindly visit the NIELS portal at: nielsnamibia.com.na

Should you meet the above-mentioned requirements, kindly submit your CV and all certified supporting documents to the Human Resource Department, Ondangwa Private Hospital, P.O. Box 4027 Ondangwa, or forward them via e-mail to: recruitment@niels.com.na (Attached as one PDF file)

Closing Date: 18 April 2025

People living with disability are encouraged to apply.

Only short-listed candidates will be contacted. Should you not hear from us within four weeks of the closing date, please consider your application unsuccessful.

Notice
LEGAL NOTICE

IN THE HIGH COURT OF NAMIBIA, NORTHERN LOCAL DIVISION HELD AT OSKARATI.
CASE NO. HC-NLD-CIV-ACT-0174-2023/00356.

In the matter between **LEA JANETTE HAAS, PLAINTIFF** and **FILIPPO ANAKALI, DEFENDANT.**

NOTICE OF SALE IN EXECUTION

Pursuant to a judgment granted by the above court on the 20th May 2024, the following goods will be sold in execution by a public Auctioneer by the Deputy Sheriff of Oshakati, at Advanced Refrigeration, Main Road, Oshakati at 12H00, of the undermentioned property, namely:

1. Lalaunge Suit, 1 Fridge, 1 Microwave, 1x Laptop, 1x Double Bed, 1x Small Cupboard, 1x Honor Cellphone, 2x Bar Chair, 1x Grandeur, 1x Tool Box.

TERMS: CASH to the Highest bidder.

DATED at SWAKOPMUND on 11 APRIL 2025, HAUFIKU & ASSOCIATES Legal Practitioner for Plaintiff. Shop CO049, First Floor, Food Lover's Market, Mosses Garage Street, CBD, SWAKOPMUND. (REF: 2023-06-23_OCML/LEA_JANNETTE_HAAS_OING).

Property
FOR SALE
PROPERTY WANTED
TWANAKA REAL ESTATE
 We are urgently in need for FOR SALE HOUSES in Windhoek
 0816534437
 info@twanaka.com

CONSENT IN TERMS OF TABLE OF THE WINDHOEK ZONING SCHEME FOR AN INSTITUTION ON PORTION 340 (A PORTION OF PORTION 39) OF FARM BRAKWATER NO. 48 FOR AN 'INSTITUTION' UNDER THE 'RESIDENTIAL' ZONING

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the portion, Mandi Mas Dames, to the City Council of Windhoek for the:

- Consent in Terms of Table B of The Windhoek Zoning Scheme for an 'institution' on Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 under the 'residential' zoning for a private psychological and rehabilitation centre.

Portion 340 (a portion of Portion 39) is located within the Brakwater township in Windhoek. The Portion is 5007m² in extent. Portion 340 (a portion of Portion 39) of Farm Brakwater No.48 is zoned residential with a density of 1:5ha. The Portion is not devoid of development, there are existing residential buildings on the portion, however most of the portion remains undeveloped.

The topography of Portion 340, Brakwater, is characterized by a combination of gentle and steep slopes, with steep gradients towards the south-eastern, north-eastern and north-western parts of the Portion.

The client intends to operate a private mental health facility on Portion 340/39/48. It is to this end that consent is requested from Council for an 'institution' under the 'residential' zoning. Portion 340 obtain access via District Road 1491 which in turn obtain access from the Döbra interchange. Thereafter it follows the collector road system which has already been established on a westerly direction before turning northward to Portion 342/39/48 and then westerly again. Access to Portion 340 will thus remain via the 12m-wide right-of-way servitude registered over Portion 339.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (the date for objections is 09 May 2025).

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

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
 P O Box 6871 AUSSPANPLATZ WINDHOEK
 Tel: 061-248010
 Email: planner@du.toit.com.na

Du Toit
 One year business the best business
 Advertise in our weekly marketing magazine
 EXPANDED VERTICAL
 Large circulation, call us on 061-248010 or visit us on www.dutoit.com.na
 Put the WINDHOEK into your business!

REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADE ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500m² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250m² AND CONSOLIDATION OF ERF 6529, ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

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

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenade Road, Windhoek from 'residential' with a density of 1:500m² to general residential with a density of 1:250m² and consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenade Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erven in terms of the new zoning while the rezoning is being finalized.

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are situated in Promenade Road, Windhoek, just north of the CBD and to the south-west of Erven and Klein Windhoek suburbs. Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6530 is 3156m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent. Erven 6529 and 6530 are zoned residential, while Erf 1642 has been zoned 'general residential' with a density of 1:500m² with a sectional title complex on.

It is the intention of the owners to rezone the erven and consolidated into a single property of a 7236m² property to use the Erf in accordance with its new zoning while the rezoning is formally being completed since the Erf is located within an approved policy area.

The owner intends to repurpose Erf 9/B/440 for office and medical practice use. To facilitate this change, the property must be rezoned from its current 'general residential' zoning to use the Erf in accordance with its new zoning. Additionally, consent is sought for the establishment of a 'business building' to accommodate medical consulting rooms and a supporting laboratory.

Access to the Erf is via Rossini Street, where two gate entrances will provide adequate vehicle movement once the rezoning is approved for medical consulting. The site will require 13 parking bays, and a total of 16 parking bays will be provided, ensuring sufficient parking capacity.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (the date for objections is 09th of May 2025).

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

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
 P O Box 6871 AUSSPANPLATZ WINDHOEK
 Tel: 061-248010
 Email: planner@du.toit.com.na

REZONING OF PORTION 9 OF PORTION B OF ERF 440, ROSSINI STREET, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1: DWELLING PER 100m² TO 'OFFICE WITH A BULK OF 0.4 AND CONSENT FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS AND SUPPORTING LABORATORY

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners Erf 9/B/440, Rossini Street, Windhoek in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 9/B/440, Rossini Street, Windhoek from 'general residential' with a density of 1 dwelling per 100m² to 'office with a bulk of 0.4.
- Consent in terms of Table B of Windhoek Zoning Scheme to use Erf 9/B/440, Windhoek for a 'business building' for medical consulting and supporting laboratory.
- Consent in terms of Section 23(1) of the Windhoek Zoning Scheme and Council's Policy to allow for an additional floor area on Erf 9/B/440, Rossini Street, Windhoek, which shall be solely devoted to residential use in the form of dwelling units; and
- Consent to use the Erf in accordance with its new zoning while the rezoning is formally being completed since the Erf is located within an approved policy area.

Erf 9/B/440, Windhoek is located in Rossini Street, Windhoek in the City Centre and just off John Meinert Street and is 1750m² in extent. Erf 9/B/440, Rossini Street, Windhoek is currently zoned 'general residential' with a density of 1 dwelling per 100m². The buildings on the Erf comprise of a 1 bedroom and 2-bedroom flat as well as a dwelling and outbuilding.

The owner intends to repurpose Erf 9/B/440 for office and medical practice use. To facilitate this change, the property must be rezoned from its current 'general residential' zoning to use the Erf in accordance with its new zoning. Additionally, consent is sought for the establishment of a 'business building' to accommodate medical consulting rooms and a supporting laboratory.

Access to the Erf is via Rossini Street, where two gate entrances will provide adequate vehicle movement once the rezoning is approved for medical consulting. The site will require 13 parking bays, and a total of 16 parking bays will be provided, ensuring sufficient parking capacity.

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

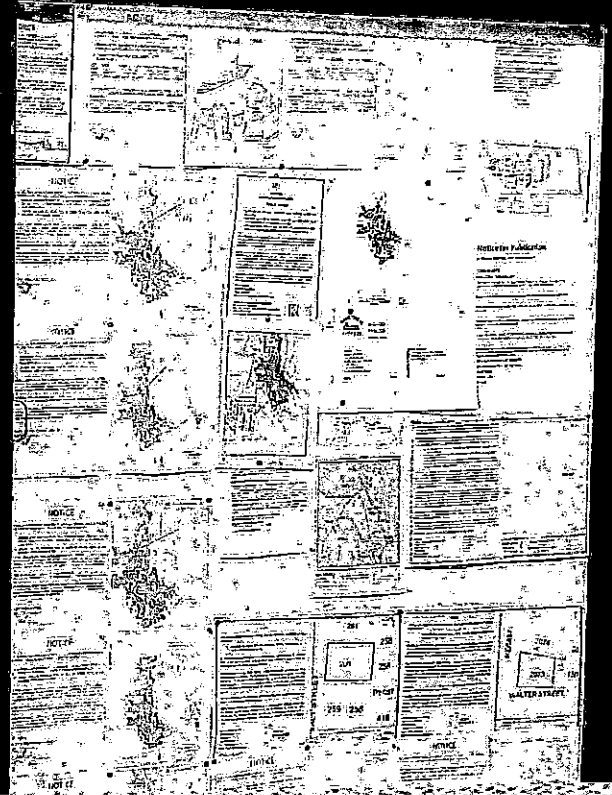
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (the date for objections is 09th of May 2025).

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

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
 P O Box 6871 AUSSPANPLATZ WINDHOEK
 Tel: 061-248010
 Email: planner@du.toit.com.na

Du Toit
 One year business the best business
 Advertise in our weekly marketing magazine
 EXPANDED VERTICAL
 Large circulation, call us on 061-248010 or visit us on www.dutoit.com.na
 Put the WINDHOEK into your business!

With over 62,800 "and growing" followers on
Instagram
 "Be a part of the conversation"
 @NewEraNewspaper #NewEraNewspaper
 Powered by NEPC



REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Take note that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018); to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential', to with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the Consolidated Erf in terms of the new zoning while the rezoning is being finalized.

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the south-west of Eros and Klein Windhoek suburbs. Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6530 is 3155m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent. Erven 6529 and 6530 are still zoned residential, while Erf 1642 has been zoned 'general residential' with a density of 1:250m² with a sectional title complex on.

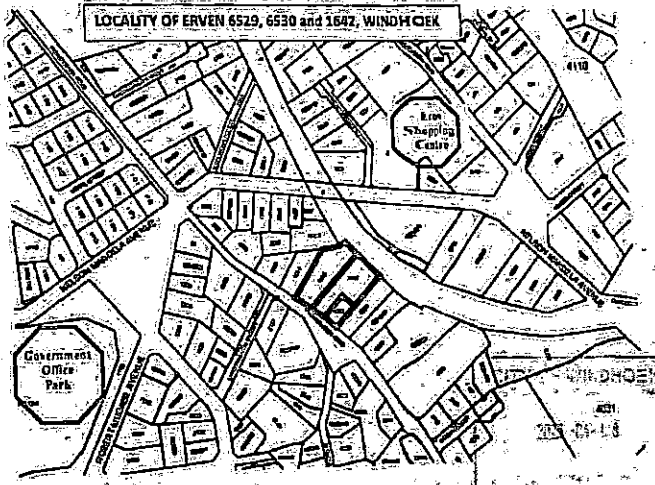
It is the intention of the owners to rezone the erven and consolidated it into a large property of ±7234m². The buildings currently on the property will be demolished/partially demolished for the construction of at least 12 to 14 luxury living units. The new density will allow a total of 28 units, but the steep terrain and northern part of the property that is affected by the flood line and re-alignment of Nelson Mandela Avenue allow for a smaller portion of the erf that is developable. The total number of units will be less.

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

Any person objecting to the proposed use of land as set out above may lodge such an objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 9 May 2025).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
 P O Box 6871
 AUSSPANNPLATZ
 WINDHOEK
 Tel: 051-248010
 Email: planner1@duoitplan.com

CITY OF WINDHOEK
 TOWN PLANNING
 2025-04-09



ZONING LEGEND

RESIDENTIAL	GENERAL RESIDENTIAL	COMMERCIAL	INDUSTRIAL
RESIDENTIAL	GENERAL RESIDENTIAL	COMMERCIAL	INDUSTRIAL

Figure 1: Locality Plan of Erf 6529, 6530 and 1642



NOTICE

REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:500m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:500m² to 'General Residential' with a density of 1:250m² and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning when the rezoning is being finalized.

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the south-west of Erv and Erven Windhoek suburbs. Erf 6529 (a portion of Erf 2204) is 825m² in extent, while Erf 6530 is 315m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent. Erven 6529 and 6530 are still zoned residential, while Erf 1642 has been zoned 'general residential' with a density of 1:250m² with a sectional title complex.

It is the intention of the owners to rezone the erven and consolidate it into a large property of c. 7234m². The buildings currently on the property will be demolished/partially demolished for the construction of c. 103 to 13 to 14 luxury living units. The new density will allow a total of 23 units, but the steep terrain and northern part of the property that is affected by the flood line and re-alignment of Nelson Mandela Avenue allow for a smaller portion of the erf that is developable. The total number of units will be less.

Take notice that the final plan of the erf has been submitted to the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Keesie Naurim Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such an objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 9 May 2023).

Applicant:
DU TOIT TOWN PLANNING
P.O. Box 6074
WINDHOEK
T. 06-1-442110
WWW.DUTOIT.CO.NA



City of Windhoek
The Urban Planner (Town Use),
Fifth Floor, Room 5181
City of Windhoek
P.O. Box 59
WINDHOEK





666

Example of letter sent

Du Toit

TOWN PLANNING CONSULTANTS

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

Enquiries: T. Tjitemisa
Tel: +264 81 416 6169
Ref: Neighbour Letters

ERF RE/2147, PROMENADEN ROAD, WINDHOEK
BV INVESTMENTS 157 (PTY) LTD
PO BOX 27911
WINDHOEK
NAMIBIA

sent via email: accounts@preferred.com.na

10 APRIL 2025

Dear Sir/ Madam

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erven 6529, 6530 and 1642 Windhoek appointed Du Toit Town Planning Consultants to obtain statutory approval from the City of Windhoek and the Ministry of Urban and Rural Development for:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

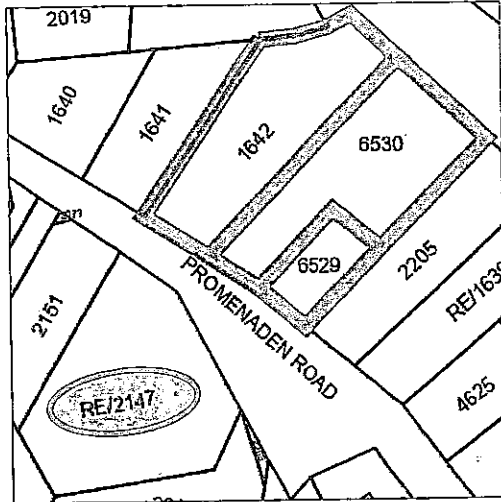
In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring property are hereby granted the opportunity to comment on the proposal. We kindly request that you provide us with your comments no later than **09TH May 2025**.

ERF INFORMATION

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the north-west of Eros and Klein Windhoek suburbs. It is a well-established, older neighbourhood, with large erven. The erven are adjacent to one another, with Erf 1642 (a portion of Erf 1639) and Erf 6530 bordering the Klein Windhoek River to the north.

Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6230 is 3156m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent.

Erven 6529 (a portion of Erf 2204) and 6530, Promenaden Road, Windhoek, are zoned 'Residential' with a density of 1:900, while Erf 1642, Promenaden Road, Windhoek, is zoned 'General Residential' with a density of 1:250 m². See locality of the project Erf (red) as well as proximity to your Erf (orange) below (the locality plan is attached as an Annexure).



CURRENT AND SURROUNDING LAND USE

The erven are situated in a mixed-use area of Windhoek, with nearby restaurants such as The Village, Goodfellas Pizza and Pub and some other restaurants nearby. There are also offices, and accommodation establishments nearby. In terms of current land use: Erf 6530 is vacant; Erf 6529 (a Portion of Erf 2204) contains an existing residential dwelling; and Erf 1642 has 9 sectional title units, although the majority of Erf 1642 remains undeveloped. See image overleaf.

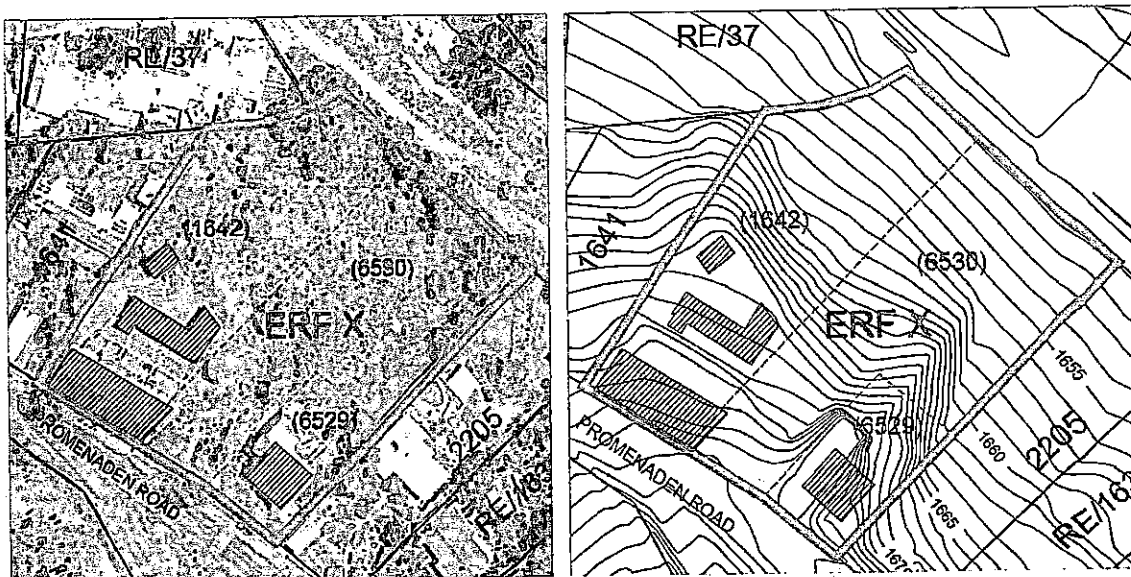
PROPOSAL

It is the intention of the client to use all three erven for general residential purposes for luxurious dwelling units. Therefore, in order to successfully consolidate the erven, Erf 6529 (a portion of Erf 2204) and Erf 6530, Windhoek ought to be rezoned from 'single residential' with a density of 1:900m² to 'general residential' with a density of 1:250m² (Erf 1642 is already zoned as 'general residential' with a density of 1:250m²).

Once rezoned, Erf 6529 (a portion of Erf 2204) and Erf 6530 will be consolidated with Erf 1642 (a portion of Erf 1639) into the Consolidated Erf X. The consolidation would be subject to the Sectional Title Scheme for Alster Court being de-registered and a new land title registered for the erf. This should be completed by the time the recommendation from City of Windhoek is available.

With a consolidated Erf size of 7234m² and a zoning of 'general residential' with a density of 1 dwelling per 250m², at least 28 dwelling units can be developed. This is however not the

intention since the erf is also affected by the floodline, proposed river channel and re-alignment of Nelson Mandela Avenue and steep terrain.



A certain area of the erf is not developable. The terrain is also steep, thus limiting the developable area of the property. The Architects on the professional team have indicated that between 12 and 14 dwelling units are planned. The owner does not intend to sell the units individually. Should this become necessary in the future, a new sectional title scheme should be registered.

ACCESS AND PARKING

Access to the Consolidated Erf X will remain from Promenaden Street. Sufficient on-site parking will have to be provided according to the requirements of the Windhoek Zoning Scheme and the City Council. This will be included in the building plans submitted for the new dwelling units once the statutory procedures are completed.

There is another access road to the north-east of the Erven, namely Brian O'Lin Street. The status of this road is most likely that of a praedial right of way servitude in favor of Erf 2205, which has been in used for many years already as access from Nelson Mandela Avenue to erven along the Klein Windhoek River. The road ends in a cul-de-sac at Erf 2205 which was previously owned by Retired Judge Brian O'Lin.

The right to access for the owners of the proposed Consolidated Erf X over the praedial right of way servitude should be determined by legal advice (reference to a High Court decision Case A/79/2007 – see below) but it could be considered a possibility.

In light of the above, your comments on the intended application will be highly appreciated. Kindly note that should we not receive any comments by the closing date of **09 May 2025**, we would assume you do not have any objection.

Kind regards

Tjijama Tjitemisa

1.2 FAILED HAND DELIVERY ATTEMPTS RECORD

Pursuant to Sections 107, 121(a) and 121(1)(b)(i) of the Act read with Sub regulation 10(4) and (12)(c) of the Regulations relating to the Act, where hand delivery has been attempted but was unsuccessful, the applicant must maintain a record of at least two hand delivery attempts, of which one shall be outside office hours.

NEIGHBOUR ERF/ PORTION/ FARM NO.	TOWNSHIP NAME / FARM NO	HAND DELIVERY				REASON(S) FOR FAILED HAND DELIVERY	EVIDENCE OF ATTEMPTS ATTACHED
		ATTEMPT 1		ATTEMPT 2			
		DATE	TIME	DATE	TIME		
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others
							<input type="checkbox"/> Date stamped photos of visit <input type="checkbox"/> Date stamped photo of call back notice left <input type="checkbox"/> Others



1.3 ALTERNATIVE METHODS

In cases where hand delivery has been attempted and failed, the applicant may proceed with alternative methods of serving notice(s) in accordance with Sections 107, 121(1)(b)(ii), 121(1)(c)(ii), 121(1)(d), 121(2)(b) and 121(2)(c) of the Act (read with Sub regulation 10(4) of the Regulations relating to the Act). These methods shall only be considered after hand delivery has been reasonably attempted and documented.

NEIGHBOUR ERF / PORTION / FARM NO.	TOWNSHIP NAME / FARM NO	ALTERNATIVE DELIVERY METHOD Please select the alternative method used.			EVIDENCE ATTACHED (YES/NO)
ErF Re/37	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF 1641	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF 2151	W	<input type="checkbox"/> Registered Mail	<i>Per Hand</i> <input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF Re/2147	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF 2344	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF 2205	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
ERF Re/A/19	W	<input type="checkbox"/> Registered Mail	<input checked="" type="checkbox"/> E-mail	<input type="checkbox"/> Fax	YES
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	
		<input type="checkbox"/> Registered Mail	<input type="checkbox"/> E-mail	<input type="checkbox"/> Fax	



PART 2: NOTIFICATION TO THE GENERAL PUBLIC

As per Regulations 10(1)(3), 11 and 12 of the Regulations relating to the Act.

2.1 GOVERNMENT GAZETTE NOTICE

Section 107 of the Act read with Sub regulation 10(1)(a) of the Regulations relating to the Act.

GOVERNMENT GAZETTE DATE	GOVERNMENT GAZETTE NUMBER	NOTICE NUMBER	DEADLINE FOR COMMENTS/ OBJECTIONS	EVIDENCE OF NOTICE ATTACHED (YES/NO)
15 APRIL '25	8623	243	9 MAY 2025	YES

2.2 NEWSPAPERS NOTICES

Section 107 of the Act read with Sub regulations 10(2)-(3) of the Regulations relating to the Act.

NEWSPAPER NAME	1 ST PUBLICATION DATE	2 ND PUBLICATION DATE	DEADLINE FOR COMMENTS/ OBJECTIONS	EVIDENCE OF NOTICES ATTACHED (YES/NO)
NEW ERA	8 APRIL '25	15 APRIL '25	9 May 2025	YES
Namibian	8 APRIL '25	15 April '25	9 May 2025	YES

2.3 ONSITE NOTICE (NOTICE ON THE LAND)

Section 107 of the Act read with Sub regulation 12(a) of the Regulations relating to the Act.

NOTICE DISPLAY PERIOD (FROM - TO)	DEADLINE FOR COMMENTS / OBJECTIONS	EVIDENCE OF NOTICE ATTACHED (YES/NO)
8 APRIL 2025	9 May 2025	YES

2.4 LOCAL AUTHORITY NOTICE BOARD NOTICE

Section 107 of the Act read with Sub regulation 12(b) of the Regulations relating to the Act.

NOTICE DISPLAY PERIOD (FROM - TO)	DEADLINE FOR COMMENTS / OBJECTIONS	EVIDENCE OF NOTICE ATTACHED (YES/NO)
8 APRIL 2025	9 May 2025	YES

PART 3: COMMENTS AND/OBJECTIONS LODGED

COMMENTER/ OBJECTOR ERF, PORTION OR FARM NO.	COMMENTER/ OBJECTOR TOWNSHIP NAME / FARM NO	NAME(S) OF COMMENTER/ OBJECTOR	OBJECTIONS OR COMMENTS RECEIVED	EVIDENCE OF COMMENTS/ OBJECTIONS ATTACHED (YES/NO)
ERF Re/37	W	Hinsch Court	<input type="checkbox"/> Comments <input checked="" type="checkbox"/> Objections	YES
* ERF 1641	W	A. Sambar	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES
ERF 2151	W	MoW	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES
ERF Re/2147	W	BV Investments	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES
ERF 2344	W	P&S Investments	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES
ERF 2205	W	E de Jager	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES
ERF Re/A/9	W	Multichoice	<input checked="" type="checkbox"/> Comments <input type="checkbox"/> Objections	YES

* The Returned form have different fonts. Ms. Sambar is the wife of the owner

PROOF OF GIVING NOTICE OF APPLICATION of given 1642, 6529 - Page 4 of 5

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)

6530



PART 4: DECLARATION

I, the undersigned, declare that:

- I have personally undertaken the required neighbour consultation process as per Section 121 of the Urban and Regional Planning Act, 2018.
- All reasonable efforts were made to deliver notices by hand as per Section 121(a), and where that was not possible, alternative methods were used in accordance with Section 121(b)-(d).
- I have complied with all public notification requirements under Regulations 10, 11, and 12, including publication in the Gazette and two newspapers, as well as placement of notices on the site and at the local authority's notice board.

D. Opperman
NAME

19/09/2025
DATE

D. Opperman
SIGNATURE

DU TOIT TOWN PLANNING
COMPANY NAME (IF APPLICABLE)

PART 4: FOR OFFICE USE ONLY

CONSULTATIONS ACCEPTED:
YES NO

IF NO, STATE THE REASONS BELOW:

OFFICIAL NAME

DATE STAMP & SIGNATURE:





674

Du Toit
TOWN PLANNING CONSULTANTS

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

Enquiries: T Tjitemisa
Tel: +264 81 416 6169
Ref: Erf_addresses

The Windhoek City Council
P O Box 59
WINDHOEK

Dear Redemptus

07 APRIL 2025

ERF OWNERS AND ADDRESSES: ERVEN 6529, 6530 AND 1642, WINDHOEK

Good day,

Could you kindly provide me with the names and addresses (and phone numbers/email addresses where available) of the owners of the following properties, please:

ERF NO	NAME & ADDRESS	TEL/EMAIL
ERF 1641 Promenaden Str, Whk ✓	TUCASA INVESTMENTS (PTY)L 0812400301 PO BOX 40261 AUSSPLANTZ NAMIBIA <u>A.SAMBOR@ICLOUD.COM</u>	
ERF 2205 Promenaden Str, Whk	CHRISTO SCHUTTE INVESTMEN 0855560063 PO BOX 9106 EROS WINDHOEK CDJ1402@GMAIL.COM <i>Erica de Jager</i> <i>081 637 5045</i> <i>✓ edj1810@gmail.com</i>	
ERF 2151 Promenaden Str, Whk	RIKKET DS 0811485540 PO BOX 3665 WINDHOEK NAMIBIA <u>RIKKETD@CPB.ORG.NA</u> <i>Mow-Enlighten ✓</i>	

ERF RE/2147 Promenaden Str, Whk (TRISTAN)	BV INVESTMENTS 157 (PTY)L 0811441505 PO BOX 27911 WINDHOEK NAMIBIA <u>ACCOUNTS@PREFERRED.COM.NA</u>	Johannes 081 307 2838 ✓
ERF 2344 Promenaden Str, Whk	P & S INVESTMENTS CC 0812665695 P O BOX 81480 OLYMPIA WINDHOEK <u>MIEMSIET@ICLOUD.COM</u>	✓ lead
ERF RE/37 Whk	BLEACH CT 08133216682 PO BOX 31731 PIONIERSPARK NAMIBIA <u>COLLEEN@ULTIMATESAFARIS.NA</u>	9 Hirsch BC
ERF RE/A/9 Nelson Mandela Ave	COW Multi choice ?	
ERF 8380 Nelson Mandela Ave	COW ✓	

Best regards,
 Tjijama Tjitemisa

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 11:33
To: 'colleen@ultimatesafaris.na'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/37, WINDHOEK
Attachments: Letter to Owner of Erf Re_37W_With Annexures (2).pdf

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

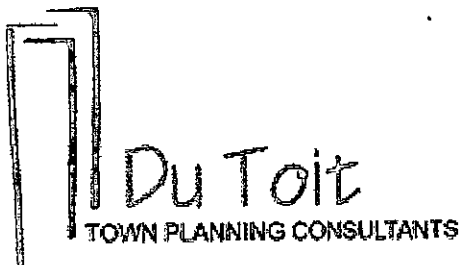
- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the rezoning, consolidation and consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248008, Email: planner2@dutoitplan.com

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 11:31
To: 'A.SAMBOR@ICLOUD.COM'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF1641, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 1641W_With Annexures (2).pdf

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' to with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

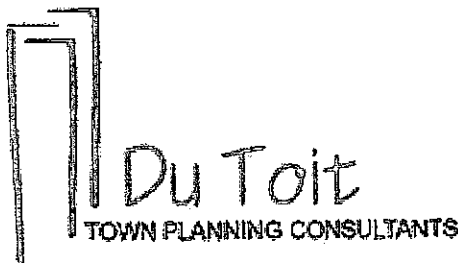
In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the rezoning, consolidation and consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
 Town Planning Consultant
 +264(0) 81-416 6169
 planner2@dutoitplan.com

Mr Romanus
 Floor 5 - Kanana



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 81 248010
 Fax: +264 81 248608, Email: planner2@dutoitplan.com

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, September 2, 2025 10:56 AM
To: 'a.sambor@icloud.com'; 'Erin Simpson'
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF1641, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 1641W_With Annexures (2).pdf

Dear Agnieszka,

I am busy with the public participation report for your other project. You are listed as the owner of Erf 1641.

It's possible that the email from my colleague below ended up in your junk folder. The municipality require that all neighbours contacted per email send a read receipt or alternatively complete the form on page 3 of the document.

Kindly respond to the email to acknowledge receipt and provide us your response to the application for Erven 6529, 6530 and 1642, Windhoek

Kind Regards
 Dorette



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248808, Email: planner1@dutoitplan.com

Dorette Opperman
 Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

From: Planner2 <planner2@dutoitplan.com>
Sent: Thursday, April 10, 2025 11:31 AM
To: A.SAMBOR@ICLOUD.COM
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF1641, PROMENADEN ROAD, WINDHOEK

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' to with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

Dorette Opperman

From: a.sambor@icloud.com
Sent: Tuesday, September 9, 2025 11:40 AM
To: Dorette Opperman; 'Erin Simpson'
Subject: Odp: NEIGHBOUR CONSULTATION FOR THE OWNER OF ÉRF1641, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 1641W_With Annexures (2).pdf

Good morning Dorette,
Attached the document.

Best regards,



Agnieszka Sambor
Architect Designer



+264 815709103



+48 501670103



a.sambor@icloud.com

Od: Dorette Opperman <planner1@dutoitplan.com>

Data: wtorek, 2 września 2025 o 10:56

Do: a.sambor@icloud.com <a.sambor@icloud.com>, 'Erin Simpson' <erinjsimpson@icloud.com>

Temat: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF1641, PROMENADEN ROAD, WINDHOEK

Dear Agnieszka,

I am busy with the public participation report for your other project. You are listed as the owner of Erf 1641.

It's possible that the email from my colleague below ended up in your junk folder. The municipality require that all neighbours contacted per email send a read receipt or alternatively complete the form on page 3 of the document.

Kindly respond to the email to acknowledge receipt and provide us your response to the application for Erven 6529, 6530 and 1642, Windhoek

Kind Regards
Dorette

680 ERF 1641.W

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM ' RESIDENTIAL ' WITH TO DENSIFY TO GENERAL RESIDENTIAL ' W 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Name Agnieszka Sambor → Name is same as on list

Address : Farm Kransneus Plot 9, 10

Telephone +264 815709103 Email a.sambor@icloud.com → Email address same as on list

I, the owner of Erf. 1641 Promenaden Road, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object

Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from ' residential ' with ' agreed with a density of 1:250m² ' Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.

Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

If objecting, please state the reasons:

.....
.....
.....
.....
.....
.....

Agnieszka Sambor
Signature

04/09/2025
Date

Kindly take note that comments should reach our office by 09 May 2025
You can return the form to the following email address: planner2@dutoitplan.com

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 15 April 2025 11:07
To: 'doreenrikket11@gmail.com'
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2151, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 2151W_With Annexures (2).pdf

Wrang address

Dear Ms. Rikket,

Please see below the email that was sent to your other email address. Kindly confirm whether you have received it. Apologies if this message is a duplicate.

Should you have any questions or require further clarification, please do not hesitate to contact me.

Kindest Regards

(MS) TJIJAMA TJITEMISA
 Town Planning Consultant
 +264(0) 81-416 6169
 planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248008, Email: planner2@dutoitplan.com

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 11:32
To: 'rikketd@cpb.org.na' <rikketd@cpb.org.na>
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2151, PROMENADEN ROAD, WINDHOEK

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- o Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- o Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- o Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

HAND DELIVERED TO MOI

Enquiries: D. Opperman

Tel: +264 81 83 2021

Ref: Neighbour Letters

ERF 2151 WINDHOEK
Ministry of Works
Private Bag 13341
WINDHOEK
NAMIBIA

Received by: *Hankali*
Date: *02/09/25*
Signature: *[Handwritten Signature]*

Delivered to Mr. R. Kanana

2 September 2025

Dear Sir/ Madam

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of Erven 6529, 6530 and 1642 Windhoek appointed Du Toit Town Planning Consultants to obtain statutory approval from the City of Windhoek and the Ministry of Urban and Rural Development for:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the new Urban and Regional Planning Act, 2018 (Act 5 of 2018) and the Windhoek Town Planning Scheme, you as the owner of a neighbouring property are hereby granted the opportunity to comment on the proposal: We kindly request that you provide us with your comments no later than **23 September 2025**.

ERF INFORMATION

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the north-west of Eros and Klein Windhoek suburbs. It is a well-established, older neighbourhood, with large erven. The erven are adjacent to one another, with Erf 1642 (a portion of Erf 1639) and Erf 6530 bordering the Klein Windhoek River to the north.

Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6230 is 3156m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent.

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Name: Romanus-N. KANANA

Address: P/BAG 1334/
Windhoek

Telephone: 061-2088525 Email: Romanus.Kanana@mat.gov.na

I, the owner of Erf..... 2151....., Nelson Mandela Ave, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

If objecting, please state the reasons:

.....

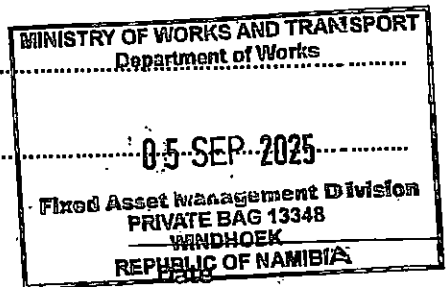
.....

.....

.....

.....

Romanus Kanana
Signature



Kindly take note that comments should reach our office by 23 September 2025
You can return the form to the following email address: planner1@dutoitplan.com

684 77W

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Wednesday, September 3, 2025 8:40 AM
To: 'panduleni@preferred.com.na'
Cc: 'planner2@dutoitplan.com'
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/2147, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf Re_2147W_With Annexures (2).pdf

Tracking:	Recipient	Read
	'panduleni@preferred.com.na'	
	'planner2@dutoitplan.com'	
	Planner2	Read: 9/3/2025 2:36 PM

Dear Panduleni,

I received your details from a former colleague – I believed he updated you on the reason for my communication? As per the email below from my colleague, which might not have reached the correct person, we wish to inform you about the application we are attending to for the owners of Erven 1642, 6529 and 6530, Windhoek. The erven are opposite your property in Promenaden Road. As part of the rezoning and consolidation process, we need to inform the neighbours, and the City of Windhoek requires that we include a read receipt or acknowledgment of the email from the receiver.

Please acknowledge receipt of the email and kindly complete the form on page 3 of the document. You are welcome to do it at your earliest convenience or alternatively there is 14 working days for your comments. The final date for comments is 24 September.

Please let me know if you need any further information about our proposed application.

Kind Regards
Dorette



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspanplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner1@dutoitplan.com

Dorette Opperman
Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

From: Planner2 <planner2@dutoitplan.com>
Sent: Thursday, April 10, 2025 11:34 AM
To: accounts@preferred.com.na
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/2147, PROMENADEN ROAD, WINDHOEK

First email

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

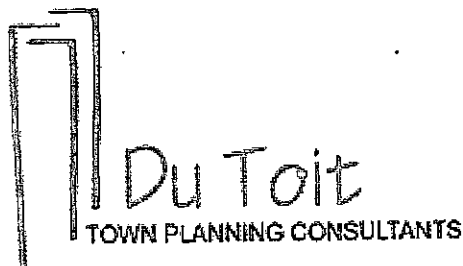
- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the rezoning, consolidation and consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek. Phone: +264 61 248010
Fax: +264 61 248608. Email: planner2@dutoitplan.com

Dorette Opperman

Read receipt ⁶⁸⁶ Re/2147W

From: Planner2 <planner2@dutoitplan.com>
To: 'Dorette Opperman'
Sent: Wednesday, September 3, 2025 2:36 PM
Subject: Read: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/2147,
PROMENADEN ROAD, WINDHOEK

Your message

To: panduleni@preferred.com.na
Cc: planner2@dutoitplan.com
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/2147, PROMENADEN ROAD,
WINDHOEK
Sent: 03/09/2025 08:40

was read on 03/09/2025 14:36.

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 11:33
To: 'MIEMSIET@ICLOUD.COM'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2344, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 2344W_With Annexures (2).pdf

Tracking:	Recipient	Read
	'MIEMSIET@ICLOUD.COM'	
	Dorette Opperman	
	miemsiet@icloud.com	Read: 10/04/2025 15:07

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the rezoning, consolidation and consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
 Town Planning Consultant
 +264(0) 81-416 6169
 planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspanplatz, Windhoek, Phone: +264 81 248010
 Fax: +264 81 248608, Email: planner2@dutoitplan.com

Planner2

From: Planner2 <planner2@dutoitplan.com>
Sent: 10 April 2025 11:33
To: 'cdj1402@gmail.com'
Cc: Dorette Opperman
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2205, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 2205W_With Annexures (2).pdf

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
 Town Planning Consultant
 +264(0) 81-416 6169
 planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6871, Ausspannplatz, Windhoek, Phons: +264 61 248010
 Fax: +264 61 248608, Email: planner2@dutoitplan.com

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Wednesday, September 10, 2025 3:58 PM
To: 'edj1810@gmail.com'
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2205, PROMENADEN ROAD, WINDHOEK
Attachments: Letter to Owner of Erf 2205W_With Annexures (2).pdf

Goeiemiddag Erica,

See translated message

Onder is die e-pos wat ek gestuur het per die inligting wat ons van City of Windhoek ontvang het. City of Windhoek vereis dat al die bure wat gekontak word, ontvangs erken of alternatiewelik die vorm op bl 3 van die document wat aangeheg is voltooi. Die document verduidelik wat die aansoek is wat ons doen op Erwe 6259, 6530 en 1642.

Ek het nou nie die brief se datums verander nie, maar jy kan die vorm terugstuur so gou moontlik, of dan 14 werksdae van vandag af – 30 September is die laaste dag.

Laat weet gerus as jy enige vrae het.

Groete
 Dorette

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, September 2, 2025 3:00 PM
To: 'cdj402@gmail.com' <cdj402@gmail.com>
Cc: 'planner2@dutoitplan.com' <planner2@dutoitplan.com>
Subject: FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2205, PROMENADEN ROAD, WINDHOEK

Dear Sir/Madam,

The email from my colleague below refers.

We received your contact details from the City of Windhoek as the owner of Erf 2205, Promenaden Rd/Lessing Street, Windhoek. It could be that the email below was delivered to your junk folder. The City of Windhoek requires us to provide proof that the email's were delivered/read.

Kindly thus confirm receipt of the email in writing or complete the form on page 3 at your earliest convenience. According to the notice period of 14 working days, the last day for comments are 23 September 2025.

Kind Regards
 Dorette



1st floor Bridgeview Offices & Apartments No. 4
 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
 PO Box 6971, Ausspannplatz, Windhoek, Phone: +264 61 248010
 Fax: +264 61 248668, Email: planner1@dutoitplan.com

Dorette Opperman
 Mobile: +264 81 835 2021

From: Planner2 <planner2@dutoitplan.com>
Sent: Thursday, April 10, 2025 11:33 AM
To: cdj1402@gmail.com
Cc: Dorette Opperman <planner1@dutoitplan.com>
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2205, PROMENADEN ROAD, WINDHOEK

Dear Sir/Madam,

Our office is in the process of applying to the City of Windhoek Council and the Ministry of Urban and Rural Development for the:

- Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

In terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) you as a neighbouring property owner needs to be informed. The primary intention of the consent is discussed in the attached document. Please fill in the form within the document (page 3) and send back to us on or before the **09th of May 2025**.

Do not hesitate to contact me should you require additional information.

Best Regards,

(MS) TJIJAMA TJITEMISA
Town Planning Consultant
+264(0) 81-416 6169
planner2@dutoitplan.com



1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: planner2@dutoitplan.com

ERF 2205 W
Translated message
691

File Message Help

Ignore Delete Archive Reply Reply All Forward All Apps Archive Team Email Reply & Delete To Manager Done Create New Move Mark Unread Categorize Follow Up Editing Read Aloud Immersive Reader Translate Zoom

FW: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF 2205, PROMENADEN ROAD, WINDHOEK

Reply Reply All Forward ...
Wed 9/10/2025 3:58 PM

Dorette Opperman <planner1@dutoitplan.com>
To 'edj1810@gmail.com'

Letter to Owner of Erf 2205W_With Annexures (2).pdf
2 MB

Translated Show Original Turn on automatic translation

Good afternoon Erica,

Below is the email I sent per the information we received from City of Windhoek. City of Windhoek requires all the neighbours contacted to acknowledge receipt or alternatively complete the form on page 3 of the document attached. The document explains what the application is that we are doing on Erven 6259, 6530 and 1642.

I have not changed the letter's dates now, but you can return the form as soon as possible, or then 14 working days from today – 30 September is the last day.

Please let me know if you have any questions.

Greetings
Dorette

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Name: ERVEN DE JAGER

Address: 28 PROMENADEN

EROS

Telephone: 081 6315045 Email: edj181c@gmail.com

I, the owner of Erf. 2205, Promenaden Road, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- o Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- o Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- o Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

If objecting, please state the reasons:

Please see attached as I do have
concerns

[Signature]
Signature

14 September 2025
Date

Kindly take note that comments should reach our office by 09 May 2025
You can return the form to the following email address: planner2@dutorplan.com

693 ?F RE/A/9 W

Dorette Opperman

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Tuesday, September 2, 2025 12:46 PM
To: 'ansie.jansen@multichoice.com'; 'namibiaaccountspayable@na.multichoice.com'
Cc: 'planner2@dutoitplan.com'
Subject: NEIGHBOUR CONSULTATION FOR THE OWNER OF ERF RE/A/9, NELSON MANDELA ROAD, WINDHOEK
Attachments: Letter to Owner of Erf ReA9_Multichoice_with annexures.pdf

Tracking:

Recipient	Read
'ansie.jansen@multichoice.com'	
'namibiaaccountspayable@na.multichoice.com'	
'planner2@dutoitplan.com'	
Planner2	Read: 9/2/2025 2:12 PM

Dear Ansie,

I received your contact details from City of Windhoek. The information we received from City of Windhoek at first indicated that Erf Re/A/9 is not registered on their system. You were thus subsequently not contacted with the first round of notices that went out to the neighbouring properties.

Since you are located opposite the river from our project erven (Erven 6529, 6530 and 1642), Promenaden Road, the City requires that we also contact you. The attached letter explain what the intention is with the application. To summarise, we need to rezone two erven to have the same zoning of Erf 1642, namely General Residential with a density of 1 dwelling per 250m². The erven will then be consolidated and luxury apartments in line with the density constructed on the erf.

Please note that although mentioned in the letter, the owner will not make use of the right of way servitude in the river (Brian O'Lin) street.

Kindly confirm receipt of the email and confirm in writing whether you have any objection or not to the proposed application. Alternatively you can complete the form on page 4 of the letter. You are welcome to respond at your soonest convenience but the due date for comments is 23 September 2025.

Kind Regards
Dorette



Dorette Opperman
Mobile: +264 81 835 2021

<https://w3w.co/material.wicket.inhaler>

02/09/2025

Hard copy of letter & Plans delivered

→ Received by: Ansie Jansen

→ Date: 3 September 2025

→ Signature *[Handwritten Signature]*

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Name: Roger Matthew Gertze

Address: 161 Nelson Mandela Avenue

Eros, Windhoek

Telephone : 0811223932 Email: roger.gertze@na.multichoice.com

I, the owner of Erf RE/A/9 (Number 161), Nelson Mandela Ave, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object

- o Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and
- o Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.
- o Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

If objecting, please state the reasons:

.....

.....

.....

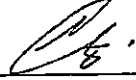
.....

.....

.....

.....

.....


Signature

8 September 2025
Date

Kindly take note that comments should reach our office by 23 September 2025
You can return the form to the following email address: planner1@dutoitplan.com



8 September 2025

Ms Dorette Opperman
 Du Toit Town Planning Consultants
 4 Dr Kwame Nkrumah Avenue
 Klein Windhoek
 Windhoek

Delivered via email to: elmarie@dutoitplan.com and planner1@dutoitplan.com

Dear Madam

SUBJECT: REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO GENERAL RESIDENTIAL WITH A DENSITY OF 1:250m², AND COSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.

Your letter dated 2 September 2025 on the above matter enjoys reference.

Please note that Multichoice Namibia, owner of erf RE/A/9 (number 161) Nelson Mandela Avenue do not have object to the proposed rezoning, consolidation and consent to use the consolidated Erf in terms of the new zoning while the new zoning is being finalized.

Please find attached the completed prescribed from your information.

We trust that you will find the above in order.

Yours sincerely,

Roger Gertze
MANAGING DIRECTOR

MultiChoice Namibia (PTY) Ltd
 Registration No: 91/236
 VAT Registration No: 004700215

Directors: Mona Lisa Jakobs (Chairperson),
 Lucia Kazetjikuria, Roger Gertze,
 Oluwakemi Omotosho (Nigeria),
 Retief Tromp (South Africa)

161 Nelson Mandela Avenue, Windhoek, Namibia
 P O Box 2662, Windhoek, Namibia
 E-mail: info@na.multichoice.com
 Tel: +264 61 270 5222 Fax: +264 61 270 5247



GOLV

showmax



Dorette Opperman

Correspondence re objection Erf Re/37 W

From: Hendrik Herselman <herselmanh@hvgqs.com>
Sent: Friday, May 9, 2025 8:41 AM
To: Dorette Opperman; 'Alexander Wahlhäuser'; 'Till Jeske'; 'Karina Theunisse'
Cc: a.sambor@icloud.com; 'Sipho Ndebele'
Subject: RE: Feedback and invoice - Application to COW - Erven 6529, 6530 and 1642 Promenaden Road, Windhoek

Hi Dorette

My comments

- There are currently 8 apartments and one house = 9. We are going to construct 6 more units. COW sewerage system is sufficient
- Proper stormwater drainage is designed by the civil engineer and will not impact on her erf
- The boundary walls/fencing will be approved by the city engineer in accordance with their 50 year floodlines and prescriptions
- There will only be one entrance from Promenaden Road. The developer are not allowed to use the Bryan O'Lin servitude.

Regards

Hendrik Herselman

Cell no +264 811244610

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Thursday, 08 May 2025 10:50
To: 'Alexander Wahlhäuser' <a.wahlhaeuser@vhinvest.eu>; 'Till Jeske' <t.jeske@vhinvest.eu>; 'Karina Theunisse' <karina@bartschnam.com.na>
Cc: Hendrik Herselman <herselmanh@hvgqs.com>; a.sambor@icloud.com; 'Sipho Ndebele' <sipho@bartschnam.com.na>
Subject: RE: Feedback and invoice - Application to COW - Erven 6529, 6530 and 1642 Promenaden Road, Windhoek

Good morning All,

As per our last correspondence, we are currently busy with the public participation for the application.

The closing date for comments is tomorrow. We have received the attached objection this morning from the owner of two units on Erf Re/37 – Mrs Eggerschwiler. Below is a screenshot indicating her erf in relation to our erven.

The majority of the objections – points 1 – 3 can/will mostly be addressed in the design and construction of the our units. Please provide me with your comments/confirmations. I can then forward it to Mrs Eggerschwiler to request that she withdraw her objection.

The use of Brian O'Lin will most likely not be supported by City of Windhoek. I doubt that it is illegal though.

Dorette Opperman

From: Sipho Ndebele <sipho@bartschnam.com.na>
Sent: Thursday, May 8, 2025 3:43 PM
To: 'Dorette Opperman'; 'Alexander Wahlhäuser'; 'Till Jeske'; 'Karina Theunisse'
Cc: 'Hendrik Herselman'; a.sambor@icloud.com
Subject: RE: Feedback and invoice - Application to COW - Erven 6529, 6530 and 1642 Promenaden Road, Windhoek
Attachments: ASS-VHN-170724-0 WITH IMAGE.pdf

Hi Dorette,

Thank you for relaying the public comments on the proposed rezoning application.

With reference to her stated objections;

1. Lithon Consulting Engineers will be upgrading the sewerage as discussed previously. Hendrik can comment on this.
2. It appears this is the same property owner with a portion of their boundary wall as well as what appears to be part of a building encroaching into erf 1642. See attached insert. I believe the flooding issue already exists in their property as a result of poor civils design on their end.
3. City of Windhoek's roads department informed us that they will not permit the erection of a solid boundary wall within the REDROUTE and flood plain and so we can only put up a permeable boundary wall which will allow the water runoff to flow naturally downhill.
4. Brian O'Lin is a 'praedial servitude' and I believe Erika Barnard [Erf 2205] has funded the installation of the short strip of pavers on that road from her own pocket. She will thus be the only party with grounds to make terms on which this access road may be used.

Best Regards,

Sipho Ndebele
M.Tech [Arch]

bartsch architecton

Cell: +264 81 413 7792 | +264 85 723 7688

Tell: +264 61 237 403

P.O Box 23052

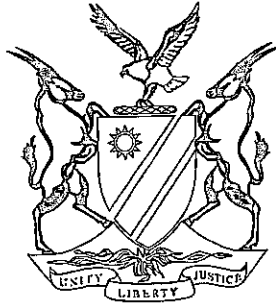
Windhoek

Namibia

From: Dorette Opperman <planner1@dutoitplan.com>
Sent: Thursday, 8 May 2025 10:50 am
To: 'Alexander Wahlhäuser' <a.wahlhaeuser@vhinvest.eu>; 'Till Jeske' <t.jeske@vhinvest.eu>; 'Karina Theunisse' <karina@bartschnam.com.na>
Cc: 'Hendrik Herselman' <herselmanh@hvgqs.com>; a.sambor@icloud.com; 'Sipho Ndebele' <sipho@bartschnam.com.na>
Subject: RE: Feedback and invoice - Application to COW - Erven 6529, 6530 and 1642 Promenaden Road, Windhoek

Good morning All,

As per our last correspondence, we are currently busy with the public participation for the application.



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$20.80

WINDHOEK - 15 April 2025

No. 8623

CONTENTS

Page

GOVERNMENT NOTICES

No. 91	Alteration of boundaries of local authority area of Okakarara: Local Authorities Act, 1992	2
No. 92	Closing and reclassification of a portion of TR1/6 and renumbering of portions of roads: District of Okahandja	3

GENERAL NOTICES

No. 232	Consent to use Erf 8199, Windhoek Extension 6	4
No. 233	Notice of intention to establish new township: Green Valley Extension 6	5
No. 234	Notice of intention to establish new township: Green Valley Extension 7	5
No. 235	Subdivision of the remainder of Erf 153, Karibib Proper	6
No. 236	Subdivision of remainder of the Farm Helao Nafdi Townlands No. 997	7
No. 237	Subdivision of remainder of Portion 132, Klein Windhoek Townlands No. 70	7
No. 238	Subdivision of the remainder of Wlotzkasbaken Townlands No. 211	9
No. 239	Subdivision of Erf 136, Karibib Proper	10
No. 240	Subdivision of Erf 5355, Walvis Bay Extension 18	10
No. 241	Rezoning of the remainder of Portion 58, Brakwater	11
No. 242	Rezoning of Erf 2419, Omulunga	12
* No. 243	Rezoning of Erven 6529 (a portion of Erf 2204) and 6530, Windhoek	12
No. 244	Rezoning of Portion 9 of Portion B of Erf 440, Windhoek	13
No. 245	Rezoning of Erf 600, Hochland Park, Windhoek	14
No. 246	Rezoning of Erf 3215, Outapi Extension 15	15

No. 247	Rezoning of Portion 87 (a portion of Portion C) of the Farm Koichas No. 89	15
No. 248	Rezoning of Erf 974, Walvis Bay	16
No. 249	Rezoning of Erf 201, Karibib Proper	17
No. 250	Rezoning of Erf 106, Olympia	18
No. 251	Rezoning of Erven 10218, Katutura and 3416, Otjomuise Extension 9	18
No. 252	Rezoning of Erf 7770, Windhoek	19
No. 253	Rezoning of Erven 1935, 1460, 2080, 2836, 2970 and 2593, Okuryangava Extensions 3 to 5	20
No. 254	Rezoning of Erf 8627 (a portion of Erf 2362), Katutura Extension 5	21
No. 255	Rezoning of Portion 1 of Erf 927, Hochland Park	21
No. 256	Rezoning of Erf 737, Olympia Extension 1	22
No. 257	Rezoning of the remainder of Erf 961, Otjiwarongo Proper	23
No. 258	Rezoning of Erf 777, Tsumeb	23
No. 259	Rezoning of Erven 125 and 126, Pamue, Okakarara	24

Government Notices

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 91

2025

ALTERATION OF BOUNDARIES OF LOCAL AUTHORITY AREA OF OKAKARARA: LOCAL AUTHORITIES ACT, 1992

Under section 4(1)(b) of the Local Authorities Act, 1992(Act No. 23 of 1992), I alter the boundaries of the local authority area of Okakarara by adding –

- (a) Farm Sohlangen No. 965, Registration Division “B”, Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A243/56;
- (b) Farm Teutoburg No. 458, Registration Division “D”, Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A244/56;
- (c) Farm Otjahewita No. 291, Registration Division “D”, Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A409/24;
- (d) Farm Panorama No. 967, Registration Division “B”, Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A535/59; and
- (e) Portion 1 of Farm 968, Registration Division “B”, Otjozondjupa Region and represented by the Cadastral Diagram S.G No. A508/69.

The cadastral diagrams of the added farms and portion will lie open for inspection at the office of the Surveyor-General, Windhoek, during office hours.

No. 242

2025

REZONING OF ERF 2419, OMULUNGA

John Heita, Urban and Regional Planners cc, intends applying to the Grootfontein Municipality on behalf of the owner of Erf 2419, Omulunga Extension 2 for:

The rezoning of Erf 2419, Omulunga, from “residential II” with a density of 1 dwelling per 300m² to “business II” with a bulk of 2.

Erf 2419, Omulunga is located at Omulunga Extension 2, on the south side of Wilfried Eigowab Street, approximately 300m² from the industrial area. Erf 2419, Omulunga Extension 2 is 2433m² in extent. The present zone allows for the construction of eight (8) dwelling houses on the erf. The proposed zoning will allow for the construction of mixed developments comprising of shops, restaurants, offices and some residential units.

The erf is currently vacant. Parking in terms of the Grootfontein Town Planning Scheme will be met.

The locality plan of the erf lies for inspection at the Offices of the Grootfontein Municipality: Department of Technical Services and Planning; Main Municipal Office Building on Erf 499, West Street and at the offices of John Heita Urban and Regional Planners, 22 Dr. K. Riruako Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council, Box 23, Grootfontein; itlungameni@grootfonteinmun.com.na or itlungameni@gmail.com, and with the applicant in writing within 14 days of the last publication of this notice.

Applicant: John Heita TRP
P. O. Box 4470, Windhoek
jhe@iway.na

No. 243

2025


 REZONING OF ERVEN 6529 (A PORTION OF ERF 2204) AND 6530, WINDHOEK

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

- **Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from “residential” with a density of 1:900 to “general residential” to with a density of 1:250;**
- **Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into consolidated Erf X; and**
- **Consent to use the consolidated erf in terms of the new zoning while the rezoning is being finalized.**

Erven 6529 (a portion of Erf 2204), 6530 and 1642 (a portion of Erf 1639) are all located in Promenaden Road, Windhoek, just north of the CBD and to the south-west of Eros and Klein Windhoek sub-urbs. Erf 6529 (a portion of Erf 2204) is 826m² in extent, while Erf 6230 is 3156m² and Erf 1642 (a portion of Erf 1639) is 3252m² in extent. Erven 6529 and 6530 are still zoned residential, while Erf 1642 has been zoned ‘general residential’ with a density of 1:250m² with a sectional title complex on.

It is the intention of the owners to rezone the erven and consolidated it into a large property of ± 7234m². The buildings currently on the property will be demolished/partially demolished for the construction of at least 12 to 14 luxury living units. The new density will allow a total of 28 units, but the steep terrain and northern part of the property that is affected by the flood line and re-alignment of Nelson Mandela Avenue allow for a smaller portion of the erf that is developable. The total number of units will be less.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (**final date for objections is 9 May 2025**).

Applicant: Du Toit Town Planning Consultants
P. O. Box 6871
Ausspannplatz, Windhoek
Tel: 061-248010
Email: planner1@dutoitplan.com

No. 244

2025

REZONING OF PORTION 9 OF PORTION B OF ERF 440, WINDHOEK

Du Toit Town Planning Consultants, are applying on behalf of the owners Portion 9 of Portion B of Erf 440, Rossini Street, Windhoek in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

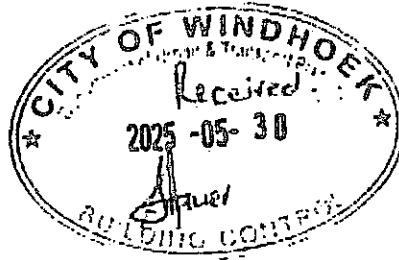
- **Rezoning of Portion 9 of Portion B of Erf 440, Rossini Street, Windhoek from “general residential” with a density of 1 dwelling per 100m² to “office” with a bulk of 0.4;**
- **Consent in terms of Table B of Windhoek Zoning Scheme to use Portion 9 of Portion B of Erf 440, Windhoek for a ‘business building’ for medical consulting and supporting laboratory;**
- **Consent in terms of section 23(1) of the Windhoek Zoning Scheme and Council’s Policy to allow for an additional floor area on Portion 9 of Portion B of Erf 440, Rossini Street, Windhoek, which shall be solely devoted to residential use in the form of dwelling units; and**
- **Consent to use the erf in accordance with its new zoning while the rezoning is formally being completed since the erf is located within an approved policy area.**

Portion 9 of Portion B of Erf 440, Windhoek is located in Rossini Street, west of the City Centre and just off John Meinert Street and is 1750m² in extent. Portion 9 of Portion B of Erf 440, Rossini Street, Windhoek is currently zoned ‘general residential’ with a density of 1 dwelling per 100m². The buildings on the erf comprise of a 1 bedroom and 2 bedrooms flat as well as a dwelling and outbuilding.

The owner intends to repurpose Portion 9 of Portion B of Erf 440 for office and medical practice use.

To facilitate this change, the property must be rezoned from its current “general residential” zoning to “office” with a bulk of 0.4. Additionally, consent is sought for the establishment of a ‘business building’ to accommodate medical consulting rooms and a supporting laboratory.

Attention: Dorette Opperman
 Du Toit Town Planning Consultants
 Per E-mail: elmarie@dutoitplan.com
 28 May 2025



Dear Madam

OBJECTIONS LODGED BY OWNER OF ERF R/E 37, UNITS 6 AND 6

Your letter, Ref: Erf 6529 & 6530W_Let, dated 19 May 2025 refers.

I would like to point out the following:

Land surveys are crucial in real estate transactions, construction projects, and property development, ensuring that land is used appropriately and disputes over boundaries are minimized. They play a vital role in maintaining property rights and preventing conflicts.

Each survey type employs specialized techniques like GPS, total stations, and aerial imagery. Collectively, these surveys contribute to informed decision-making in land use, development, and resource management.

Any discussion like this must begin with the description of accuracy vs precision. Most people use the terms "accuracy" and "precision" interchangeably. This is very dangerous. Accuracy refers to how closely a measurement or observation comes to measuring a "true value. Precision on the other hand refers to how closely repeated measurements or observations come to duplicating measured or observed values.

The simple fact is that no measurement is perfect. So the real question is not "is the survey accurate?" – but instead "how much error is contained in each measurement?"

A surveyor, with original field notes in hand, is required to search for all of the evidence of the original border pins and its accessories in order to identify the original corner point. This has led courts to hold when one finds an original beacon as described in the official record, it is unalterable and unchangeable.

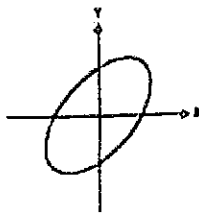


Figure 2: Error Ellipse

The point is at the centre of the two intersecting lines and the possible location of the point due to error is somewhere within the circle.

Overall, the importance of accuracy in land surveying cannot be overstated, serving as the foundation for responsible and sustainable development while safeguarding property rights and minimizing legal complications. Precision in survey measurements ensures that boundaries are precisely defined, minimizing disputes over land ownership. In construction projects, accurate survey data aids architects and engineers in designing structures that align with legal property boundaries, preventing encroachments and legal conflicts.

I would further like to bring the following to your attention:

1. Neighbouring property owners are given an opportunity to lodge objections. I lodged an objection with reasons within the given timeframe. The objections dealt specifically with storm water drainage and sewerage capacity of existing lines.
2. The diagram of ERF X submitted in the proposal to rezone and included in the letter dated 10 April 2025 showed no encroachments of Erf R/E 37 Units 5 and 6 borderlines onto ERF 1642 and corresponded to the ERF R/E 37 transfer document from the deeds office.
3. The existing boundary walls of R/E37 Units 5 and 6 were approved by the Municipality of Windhoek and built under supervision of Municipal building inspectors who approved the border point beacons before construction could commence and also monitored the building of the wall on the River border to completion. Please note that the boundary wall between R/E 37 and Erf 1642 had been constructed more than 30 years ago.
4. After receiving the objections lodged by owner of Erf R/E37 the new owner of Erf 1642 suddenly produced a diagram showing that borderlines of ERF 1642 encroached upon Erf R/E37. In the same letter dated 19 May 2025, you stated that the previous owner informed you that an encroachment agreement exists between previous titleholders and himself on this issue.
5. The previous owner of Erf 1642 also built and constructed his boundary walls on the existing boundary line showing that he agreed that that was his boundary line.
6. Our contention is that newer digital and electronic equipment was used to do the latest survey and therefore an error of ellipse is showing up. With each upgrade in equipment, the precision of the angle increases exponentially. This is exactly what happens when surveyors retrace "old" survey maps and deeds. If this is the case then the whole City of Windhoek must be measured up again as all older Deeds Office records are then incorrect.
7. Clause 12 of the Land Survey Act 33 of 1993, Republic of Namibia states:
 " Clause 12. When determining the true and correct beacons or boundaries common to two contiguous pieces of land, an arbitrator appointed under this Act shall take into consideration the circumstances of the particular case, but shall, in general, be guided by the following principles:

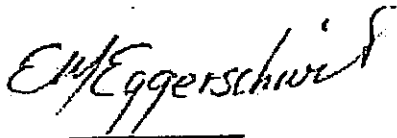
(a) The original beacons of a piece of land, as erected or adopted at the original survey thereof (if any), shall be deemed to define the true boundaries of such land as granted or transferred, notwithstanding that such beacons may not correspond with the original diagram or may not include the extent of land which the title deed of the land purports to transfer.

(b) When well-ascertained beacons have for an uninterrupted period of not less than 30 years been recognised by the parties to the dispute or their predecessors in title as the true and correct beacons, such beacons shall be deemed to be the original beacons, but no land which is clearly not included, nor intended to be included, in the title deed of a piece of land may be included in a new diagram of that piece of land, notwithstanding that it has been used or occupied for the period of prescription by the owner of such piece of land or his or her predecessors in title to the exclusion of other persons.

(c) If any land included within the original beacons and boundaries of a grant has afterwards been included within the beacons and boundaries of a later grant, the rights to such land conferred by the older grant shall, subject to paragraph (b), prevail."

10. The ascertained beacons and borderlines in this instance have for an uninterrupted period of more than 30 years been recognized by the parties or their predecessors in title as true and correct and must therefore be deemed the original beacons.

Yours faithfully



M E Eggerschwiler

- Cc 1. kristofina.asino@windhoekcc.org.na
- 2. up.applications@windhoekcc.org.na
- 3. bernhard@openrangemarketing.net

Objection letter
Received on 11 May 2025

REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m², AND CONSOLIDATION OF ERF 6529, ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X

Name: Ellen Maureen Eggerschwiler

Address: Erf R37, Units 5 & 6

Hinsch Court, Nelson Mandela Ave, Eros

Telephone : 0812423737

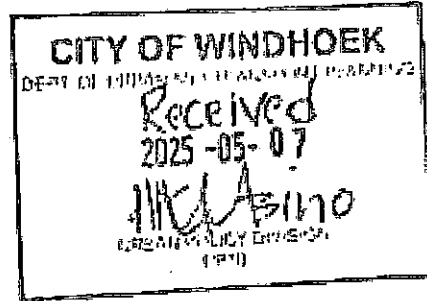
Email: mandmairport@yahoo.com

I the owner of Erf 37, Units 5 & 6, Windhoek

(Please indicated with "x" in appropriate box)

Do not object

Do Object



•Rezoning of Erven 6529 (a Portion of Erf 2204) and 6530, Promenaden Road, Windhoek from 'residential' with a density of 1:900m² to 'general residential' with a density of 1:250m²; and

•Consolidation of Erf 6529; Erf 6530 and Erf 1642 (a portion of Erf 1639), Promenaden Road Windhoek into Consolidated Erf X.

•Consent to use the consolidated Erf in terms of the new zoning while the rezoning is being finalized.

If objecting, please state the reasons:

1. Insufficient sewerage infrastructure currently results in blockage of sewerage pipes regularly. Problem will be exacerbated if more housing units are going to be built.
2. The gradient of property ERF 1642 currently results in flooding of my property ERF 37, Units 5 and 6 during the rainy season. The construction of 28 more units will result in much more stormwater runoff and flooding of all properties lower down
3. A boundary wall between Erf 1642 and Erf 37 with a sufficient storm water buffering foundation should be constructed as a pre-requirement. Next to this wall an open channel with a grid that will re-direct stormwater to the river away from ERF 37 should also be constructed.
- 4 I object to the use of the illegal Brian O'Lin gravel road next to the Klein Windhoek River as an access road for properties as it is part of the river and the added negative environmental impact in the rainy season the river floods regularly and poses a huge danger to any traffic. On occasions cars have been washed down the river.

EME

Date 06th May 2025

Signature


Kindly take note that comments should reach our office by 09 May 2025

To whom it concern

I wish to place on record that the letter of consent, dated 10 April, which required me to submit any objections by 9 May, was only delivered to me on 10 September. This has afforded me very little time to conduct my own research into the potential impact of the project on myself and my business.

Secondly, with reference to Access and Parking (page 3)

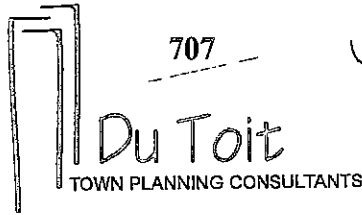
The servitude and private road in question constitute the sole access point to my guesthouse for guest use. I wish to emphasize that this private road, by High Court decision under case number A/27/2007, is designated for the use of Erf 2205. Should this ruling be contravened and the road used without my consent, I reserve the right to seek legal advice.



Regards

Erika de Jager

+264 81 6375045



Signed copy sent per mail

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

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: Erf 6529 & 6530W_Let

Mrs. M.E. Eggershiwler
Hinsch Court Units 5 & 6
Nelson Mandela Ave
KLEIN WINDHOEK

19 May 2025

Per Email: mandmairport@yahoo.com

Dear Mrs Eggershiwler

RE: **OBJECTION TO REZONING OF ERVEN 6529 (a PORTION OF ERF 2204) AND 6530, PROMENADEN ROAD, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900m² TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²; AND CONSOLIDATION OF ERF 6529; ERF 6530 AND 1642 (A PORTION OF ERF 1639) INTO CONSOLIDATED ERF X.**

Your returned form dated 6 May 2025 noting an objection and your reasons has reference.

I have consulted the professional team on the project to provide more information to address your objections. Below is a summary of it.

1. Insufficient sewerage infrastructure:

Lithon Consulting Engineers has been appointed to upgrade the sewer. This upgrade will have to be done as per requirements from City of Windhoek and approved designs.

2. Number of units:

The reference to 28 units was made according to the maximum allowable units, according to the new density applied for. The intention is to erect less units on the property, between 12 and 15, due to the difficult terrain and the area that is affected by the red-route planning and flood lines, as was mentioned in the letter.

3. Stormwater and boundary with Erf Re/37:

Similar to the sewerage, the stormwater drainage designs, and boundary wall/fencing are also being designed by Lithon Consulting Engineers. Specifically, not to impact your property, and per requirements of City of Windhoek.

The boundary wall along the river cannot be a solid wall and only a permeable wall/fence will be erected along the boundary.

I was made aware of an encroachment from Erf Re/37 onto Erf 1642 (and possibly also Erf 1641). See screenshot below. From communication with the previous owner, Mr Leon Barnard, it is understood that there were past agreements between the respective owners about the encroachment. Are you perhaps aware of any formal agreement? If so, it would be appreciated if you can forward it to me.



4. Use of Brian O’Lin Street

This is a praedial right of way servitude specifically for Erf 2205. The Municipality has indicated that it may not be used as an access. Therefore, the only access will be from Promenaden Road.

It is trusted that the above provide sufficient information to address your objections. If you are satisfied to revise the objection, kindly provide a new form by latest 30 May 2025. You are also welcome to contact me regarding the encroachment issue.

Please do not hesitate to contact me should you require any further information.

Kind regards

A handwritten signature in black ink, appearing to read 'Dorette Opperman'. The signature is fluid and cursive, with a large initial 'D'.

Dorette Opperman









[Municipal Council Minutes: 2019-04-25]

9.3.4

**FNS.6 [HPH] APPLICATION FOR THE
EXTENSION OF THE LEASE PERIOD IN
RESPECT OF ERF 4831, WINDHOEK
(L/4831/W)**

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

- 1 That a portion of Erf 4831, Windhoek ($\pm 10\,721\text{ m}^2$ in extent) be leased to the Open Range Marketing CC for a period of five (5) years at a monthly rental of N\$18 761.75, subject that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.
[Pending finalisation of the Policy as per paragraph 1.1 below:]
- 1.1 That the Strategic Executive: Housing, Property Management and Human Settlement submit an urgent Policy determining how inflation rates should be applied on various leases within the next month to Management Committee/Council, for consideration and approval.
- 1.2 That the same condition apply to all the Lease Agreements until the above mentioned Policy is finalised and approved by Council.
- 2 That the property only be used for recreational purposes.
- 3 That the applicant should develop an Environmental Management Plan and apply for an Environmental Clearance with the Office of the Environmental Commissioner.
- 4 That, should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the erf, all costs involved be for the applicant's own account.
- 5 That only one (1) service connection and one (1) meter point be allowed from the municipal electrical network.
- 6 That it be noted that a water line passes along the western boundary of the erf and no permanent structure be erected less than 2.5 metres from the main water line.
- 7 That it be noted that there is a sewer line passes through a portion of the erf and no permanent structure be erected less than 2.5 metres from the main sewer line.
- 8 That it be noted that a portion of Erf 4831, Windhoek is affected by a future road network.
- 9 That no access be allowed from Nelson Mandela Avenue.
- 10 That no development be allowed within the 50 year flood line of the Klein Windhoek River.

- 11 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 11.1 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.
 - 11.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 11 That the conditions of the expired Lease Agreement be *mutatis mutandis* applicable to the new Lease Agreement.
- 12 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).
- 13 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.
- 14 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.
- 15 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 74/04/2019

Ms. S. Simpson
Manager: Property Management
City of Windhoek
P.O. Box: 59
Windhoek

14 January 2025

Request by current lease holder for extension of current lease of ERF 4831, Schanzen Road, Windhoek

Dear Ms. Simpson,

We hope this letter finds you well. We are writing to express our continued interest in extending our current lease for the portion of Erf 4831, where Urban Camp is situated, for an additional 30 years.

Open Range Marketing cc operating Urban Camp, as the leaseholder, remains committed to maintaining the same social principles that have guided our operations, providing a unique recreational garden-like setting in the city center that is both welcoming and sustainable for tourists and locals to enjoy.

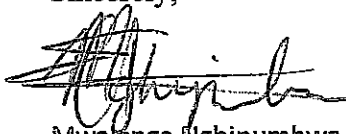
Additionally, we aim to continue expanding our services to offer an even richer Namibian experience, which will, in turn, continue to increase employment opportunities for Namibians and contribute positively to the local economy.

Over the past five years, Urban Camp has experienced significant growth, now employing 38 hardworking Namibians from 16, whose livelihoods depend on the camp's operations. The site has become a favored stop for international travelers, a meeting point for overlander travelers in southern Africa and local patrons, further enhancing Windhoek's profile as a key destination within Namibia. Our local and international reviews show that this unique concept is in demand as a proudly Namibian establishment and highly sought after by travelers alike.

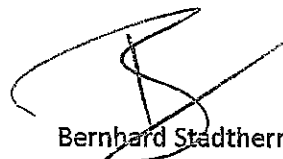
Given our track record of growth, positive community impact, and contributions to Windhoek's tourism and hospitality sector, we kindly request an additional 20 years to allow us to further solidify and expand our operations. This extension will enable us to make further investments and ensure that Urban Camp continues to thrive as a key attraction and economic contributor and enhance tourism in the area and country.

We appreciate your consideration and are happy to provide further details at your earliest convenience.

Sincerely,



Mwalenga Nghipumbwa
0812232887



Bernhard Stadtherr
0811244345

Attachments:

- o 1x area location map
- o Urban camp photographs
- o Online reviews

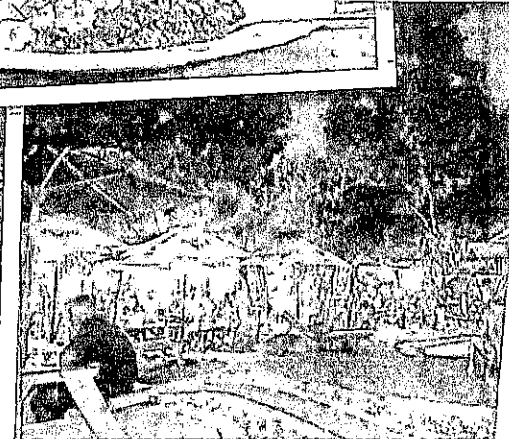
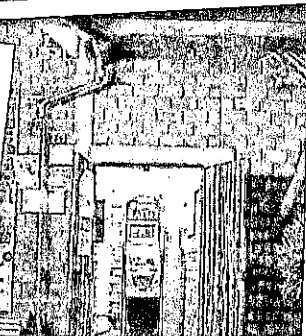
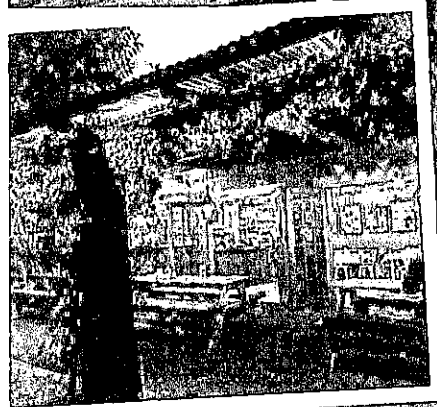
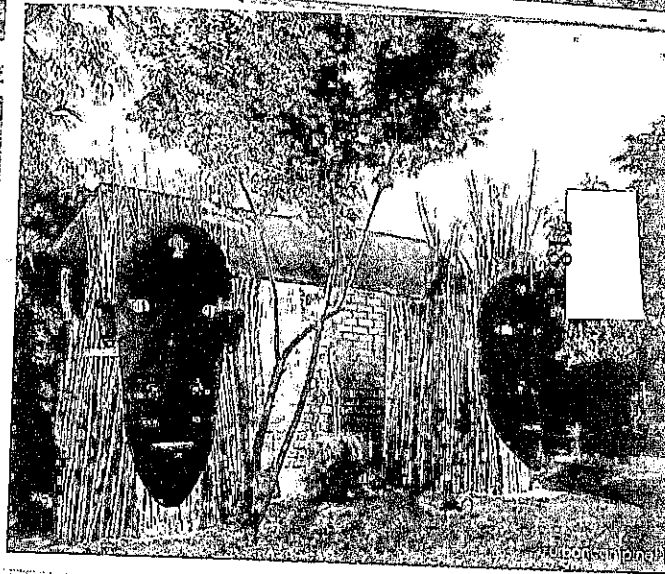
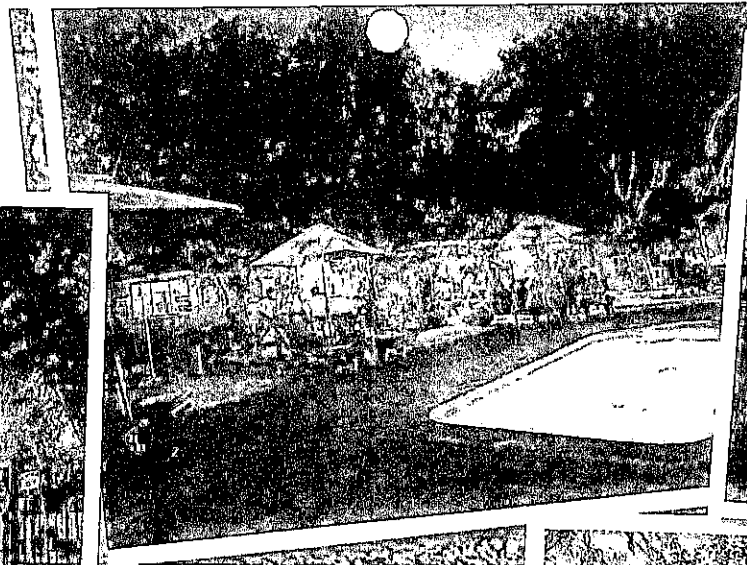




717

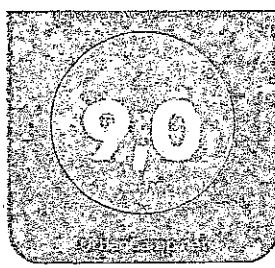
UrbanCamp

CAMPING • LEISURE • WINDHOEK



Wish you
were here!

urbancamp.net



OUR RAVE REVIEWS

UrbanCamp is ranked #4 out of 310 Places to Stay in Windhoek on TripAdvisor and is Booking.com's top pick for Windhoek accommodation with a Wonderful rating

"Perfect overnight stay on a great campingsite"

★★★★★

We stayed for one night before travelling overland. Urban Bamp [sic] is the perfect location to prepare for a longer journey. It's very close to supermarkets and other store that might be of interest for you. Camping sites are spacious, under shadow roofs, have well-maintained shared ablutions. Personnel is very helpful, and breakfast is great. **Hans P, Germany**

via TripAdvisor

10 A 5-star camp you'd be happy you stayed there

Super clean facilities. Amazing staff. Yummy food. Great location, just minutes walk from the US embassy, grocery store, car rental, local fruit/veggie stand, and 10 minutes ride to malls. Kristi is THE BEST host! She is full of energy and couldn't be more helpful. Anything you need help with she got you! The vibe of the place is great! **Phimphone, USA**

via Bookings.com

"Safari Tour"

★★★★★

Our Safari trip of 10722km via KNP/Bots/Etoshia brought us past Urban Camp en route to Sossusvlei. The camp is wonderfully appointed and in a central location near amenities. Our camp stand was stunning and spotlessly clean as were all on site facilities. This is a highly recommended camp with welcoming staff. **aweddell19, South Africa**

via TripAdvisor

10 Very cosy place at a good price

Great location right next to the city centre. Excellent for an overnight stay if you have a long journey through Windhoek. In two weeks of travelling, we stopped here three times and did not regret it eve once. The tents have very comfortable heated beds, good for cold nights. There are showers and toilets nearby. The bar has very taste food and daily specials. Overall a very cozy place at a good price. **Aleksei, Russia**

via Bookings.com

10 Always a pleasure to return to urban camp

The friendliness and joyfulness of the staff is truly remarkable! **Francis, Belgium**

via Bookings.com

10 THE HOME for your in Windhoek ♥♥♥

This place is magical, it's Africa at its best, you walk around and find so many amazing little details, a decorative item here, a great idea there, this place is built by someone who has real passion for being a great host. Spotlessly clean, great showers, tents are cosy and even come with electric blankets in case the night is cool. Campsite is as nice, so much love and care for every details in it, it's stunning. Great food, nice pool and everyone is welcoming and helpful. You feel at home immediately. Biggest problem: You don't want to leave ♥♥♥ **Oliver, Germany**

via Bookings.com

"The Best Urban Camp!"

★★★★★

This place rocks from the great campsites to the food and cold beer! It felt like home and we would highly recommend this lovely place. The staff are all friendly and so helpful. We got stuck without a place to stay the last night before flying out of Namibia and Urban Camp found a place for us to stay at their camp, so grateful! Do not miss this place in the middle of Windhoek! **Debbie G, Hawaii**

via TripAdvisor

10 The best place at Windhoek to put you in a safari mood while still in the city

Absolutely everything is perfect at Urban Camp: the venue and its design, the atmosphere, the glamping luxury tents, the menu and bar, the personnel is also super smiling and adorable. Maybe one noticeable thing that is even more exceptional: the displayed music playlist. You should even share it on music platform since your selection is broad but constantly amazing. **Robin, France**

via Bookings.com

"Great campsite in town"

★★★★★

Cute camping facilities, spotless abluition blocks, efficient and kind staff. We loved our stay. Even the food was good. **Annecy, France**

via TripAdvisor

10 A must experience

Urban Camp is a must experience when you are in Windhoek. It totally exceeded our expectation in every way. **Magda, South Africa**

via Bookings.com

COORDINATE LIST

Lo 22/17

Erf 4831 KW Gardens - Lease Area

POINT	Y-COORD	X-COORD
CONST:		
a1	-9543.88	61224.19
a2	-9566.86	61217.62
a3	-9592.37	61231.06
A4	-9688,00	61342,99
a5	-9699.52	61312.29
a6	-9701.27	61328.81
a7	-9670.44	61366.77
a8	-9648.48	61390.21
a9	-9630.71	61256.27

RE/1636

4831

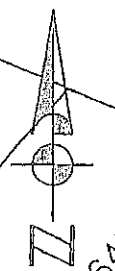
PTN A
10,887m²

SCHANZEN ROAD

1645

1646

SCALE 1:1500



720



CITY OF WINDHOEK

TRANSPORTATION

PLANNING, DESIGN & TRAFFIC FLOW

PATH

CHECKED User ID FILEP

DRAWN User ID FILEP

CREATED User ID FILEP

FILENAME
4831KW

Lease of PTN A of Erf 4831
Klein Windhoek

FILENAME

FD7/4831KW

DATE

30 March 2011

VALUATION CERTIFICATE

DIVISION: VALUATION SERVICES
DATE OF VALUATION; 26/02/2026



Erf No.: 4831 **Suburb:** Windhoek **Street name:** Schanzen Street

Erf size: 26,010m² **Zoning:** Special **Bulk:** 0

Required portion size: 10,721 m²

Current use of the portion under consideration: Restaurant, S/pool, Ablutions, temporary camp sites

Acquisition purpose: To be leased to Open Range Marketing CC for recreation activities

Current vacant land going price/ m²	N\$ 3.00	
Size of the portion Required	10,721m ²	
Estimated monthly rental value	N\$ 32,163.00	
Estimated annual rental value	N\$ 386,000.00	Rounded off

Comparable ervens were leased out in 2025 by the Council at a rate of N\$ 2.99 per square meter. To align the price per square meter attained in 2024 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustments, a rental price of N\$3.00/ m² was produced.

Therefore, the required portion should be valued at a monthly rental price of N\$3.00 per square meter.

.....
Kaulikufwa Hendjala
.....

Valued-by: Kaulikufwa Hendjala **Date:** 26/02/2026