

NOTE

***** Pages 300 - 735 attached hereto** should be read with the agenda of the monthly meeting of the Municipal Council of Windhoek, to be held on **Thursday, 27 August 2026 at 17:30**, in the new Council Chambers, Windhoek.

Compiled by: Ms J Rukira

CHECKLIST FOR URBAN PLANNING APPLICATIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Property No.:</td> <td>1868 & 1880</td> </tr> <tr> <td>Township/Farm:</td> <td>WINDHOEK</td> </tr> </table>	Property No.:	1868 & 1880	Township/Farm:	WINDHOEK
Property No.:	1868 & 1880				
Township/Farm:	WINDHOEK				

Please submit the application and supporting documents in 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	N/A	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	YES	
	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 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	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 applications.
Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:

RECEIVED BY: NAME: Selma Shamba	SIGNATURE:
APPLICATION ACCEPTED: ☒	STAMP:
APPLICATION NOT ACCEPTED: ☐	
Reason(s) for not accepting the application:	



ERF 1067

ERF 1879

ERF 1869



UNIVERSITIES

REQUIRED DAYS	PROVIDED DAYS
1	1
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1.200

Initials	Project lead
Date	5/7/21
Subject, CA Area	SA-01
Owner	Revision

CHECKLIST FOR URBAN PLANNING APPLICATIONS	302	Property No.:	1868 & 1880
		Township/Farm:	WINDHOEK

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
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3.	A. Locality Plans	Annexure C1	YES	
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FOR OFFICE USE:

RECEIVED BY: NAME:	SIGNATURE:
APPLICATION ACCEPTED: ☐	STAMP:
APPLICATION NOT ACCEPTED: ☐	
Reason(s) for not accepting the application:	

Department of Urban and Transport Planning
Urban Planner
City of Windhoek
P.O. Box 59
Windhoek

Attention: K. Asino

Dear Madam,

APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

1. Application

Dunamis Consulting (Pty) Ltd was appointed by Stadio Namibia (Pty) Ltd (formerly known as The Southern Business School of Namibia cc) represented by Brighten Simasiku, the undersigned as the owner of Erf 1868 Strauss Street and Erf 1880 Wagner Street-Windhoek to apply to the Municipal Council of Windhoek for:

- ✧ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ✧ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

The Special Power of Attorney is attached.

2. Erf/Site Information

Erven 1868 and 1880 Windhoek are located in Strauss and Wagner Streets respectively. Erf 1868 Windhoek is zoned "Office" with a bulk of 0.4 while Erf 1880 Windhoek is zoned "Residential" with a density of 1:900. These Erven measure

±875m² and ±1019m² respectively 304 both comprise a main dwelling and outbuilding. The locality of the Erven is shown on the attached plans.

2.1. Municipal Services and Street Access

Erven 1868 and 1880 Windhoek are already connected to the Windhoek municipal reticulation network as they are located in a built-up area. All additional and extensions of municipal services such as sewer, water and electricity for the proposed development, will be in line with the municipal service requirements and all costs will be to the clients account. On-site parking as required in terms of the Windhoek Zoning Scheme will be provided as per the attached parking layout. The consolidated Erf X will obtain access from both Strauss and Wagner Street. An off-street parking in addition to creating onsite parking to cater for students and projected staff increase on the premises and well as seasonal parking demand will be provided.

2.2. Registered conditions

The conditions registered against Erven 1868 and 1880 Windhoek are contained in Deed of Transfers No: T3674/2015 and T3674/2015 copies attached. There are no special conditions or servitudes to take into account with the proposed development of the site.

3. Development Proposal

Erf 1868 is zoned "Office" with a bulk of 0.4 and 1880 is currently zoned "Residential" with a density of 1:900 and each Erf comprise a dwelling house and outbuildings. The intention of the owner is to rezone Erven 1868 and 1880 Windhoek from "Office" with a bulk of 0.4 and "Residential" with a density of 1:900 to "Institutional". It is further the intention of our client to consolidate Erven 1868 and 1880 Windhoek into one Erf X. The consolidation is meant to achieve more building space allocation.

The rezoning and consolidation will allow the owner of these properties to optimally utilize the consolidated Erf by demolishing the small structures between the 2 main structures on the Erven and create parking spaces (basement) with columns/pillars to allow a structure to be erected above the entire parking area. This will further allow for an onsite exam hall/rooms and avoid outsourcing venues. The main structure on Erf 1880 will also be partially demolished to allow a clear 3 meter through fare of traffic from Strauss Street all the way to Wagner Street on the other end of the new consolidated Erf X.

By way of strategic demolition on anchor points of the 2 main existing structures, will make provision for the erection of additional floor space above the existing build up area by carrying the new floor above on support columns erected at the anchor points of the existing structures. Connection corridors will be created on the new first floors to connect the 3 structures on the consolidated Erf X.

The annual student enrollment will be ³⁰⁵) including other stakeholders who will use our venues for short courses, workshops etc. It is worth noting that the students are not full-time meaning, they do not come to campus daily. One student may visit once in two months and the only time they may come in big numbers is during examinations.

The proposed rezoning and consolidation will enable the owner to use both Erven for permanent structures of 70% (1325.8m²) of the total Erf size (1894m²) for Institutional purposes and in line with the Institutional Land Policy Council Resolution:224/07/2018.

3.1. Current Zoning

Erven 1868 and 1880 Windhoek are zoned "Residential" with a density of 1:900. In terms of clauses, 9 and 11 of the Windhoek Zoning Scheme these Erven may currently only be used for the purposes indicated in Table B below.

Table B: Primary and Consent Land Uses:

USE ZONE	PRIMARY USES	CONSENT USES	PROHIBITED USES
I-Residential Erven 1868 and 1880 Windhoek	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

Extract from the Windhoek Zoning Scheme Tables

The proposed development on the Erf is not expected to be detrimental to this neighborhood.

3.2. Proposed Zoning

The proposed academic activities on the consolidated Erf X is allowed under the "Institutional" zoning of the Windhoek Zoning Scheme. The proposed "Institutional" zoning as per Windhoek Zoning Scheme, makes provision for land uses in Table B below as Primary Use.

Table B: Primary and Consent Land Uses as per Recommended Zoning:

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

Extract from the Windhoek Zoning Scheme Tables

It is proposed that Erven 1868 and 1880 Windhoek be consolidated into one (Erf X) upon rezoning. The proposed consolidation is meant to further enhance and optimally utilize the combined size of the two Erven's development capacity upon consolidation for Institutional and academic purposes.

Below is the table with the proposed consolidation.

Consolidation		
Erf	±Size m²	Zoning
Erf 1868	875	Office 0.4
Erf 1880	1019	Residential 1:900
Erf X	1894	Institutional

Consolidation Plans are attached.

4.Public Consultation and Objections

The rezoning and consolidation applied for, is in terms of Sections 105(1)(a), 105(1)(e) of the Urban and Regional Planning Act, Act 5 of 2018 and in terms of Section 107(1)(a) and Section 10(1)(4) of the regulations, which requires that notifications be given to the neighbours in writing on the intention of the application.

The full public participation for the intended development of Erven 1868 and 1880 Windhoek will be undertaken upon notification by Council.

4.1. Namibia Airport Company Clearance

The proposed development on Erven 1868 and 1880 Windhoek is located outside the radius of the Eros Airport. The height of the proposed structures will be within the limit prescribed by the Namibia Airport Company Clearance requirement as well as that of the building regulations of double storey buildings. Therefore, are not in contravention with the height restrictions for this area.

5. Motivation

5.1. Need and Desirability

Erven 1868 and 1880 Windhoek is located within an area that is predominantly characterized by mixed land uses but in specific by an institutional precinct comprising the Namibia University of Science and Technology, Places of Instruction flanked by an old age home on Erf 1948 Schubert Street. The rest of the land uses comprise patches of well-distributed offices and some residential properties operating Bed and Breakfast or Guesthouse activities. The only business zoned Erf located within close proximity to Erven 1868 and 1880 Windhoek, is the Engen Service Station, but more apparent towards the City Centre with a concentration of high-density Erven throughout the wider part of the Windhoek West area for student accommodation establishments and dwelling units.

Zoning found within this neighborhood³⁰⁷ are: Institutional, Municipal, General Residential, Single Residential, Office and Undetermined. The footprint of institutional, dwelling units in the form of flats, student accommodation establishments are prevailing in this area. This is attributed to the presence of the Namibia University of Science and Technology (NUST) Engineering Block and the Main Campus of with supporting lecture hall blocks located about 162 meters and 493 meters away from Erven 1868 and 1880 Windhoek respectively.

The adjacent Erf 1867 is operating a consent use for a Medical Centre and Business Building as a Dispensary on an office zoned Erf. A fully fledged pharmacy is operating on Erf 1860 in Handel Street, which is just diagonally opposite Erf 1868 Windhoek. The rest of the land uses comprise patches of well-distributed offices and some residential properties operating Bed and Breakfast or Guesthouse activities. A handful of public open spaces can be observed within close proximity of these Erven too. The residential zoning, which was the main zoning at the inception of this area, is slowly phasing out as the area took on a drastic change in land uses.

The Namibian University of Science and Technology continues to take in more students each year, but does not have enough hostel accommodation. Owners of properties in close proximity to NUST is capitalizing on the opportunity to put up supporting accommodation establishment to assist the University.

Due to the above immediate proximity to NUST, the scale of the development, good access, the provision of enough parking on site, existing institutional facilities already developed in this area and the absence of objections, a rezoning to 'Institutional' and consolidation of Erven 1868 and 1880 Windhoek into one Erf will not have a negative impact on this neighborhood as it will further blend in with the existing academic-office-medical ambiance in this area.

5.2. City Policies and Development Framework

5.2.1. Windhoek Structure Plan

In October 1996 a structure plan was drawn up for the City of Windhoek. This plan divided the City into zones, indicating the present and expected zoning and usage of these zones. Erven 1868 Strauss Street and 1880 Wagner Street, Windhoek fall within a residential area typified by a mixture of detached and attached housing on Erven of 700m² and less, townhouses and flats. Densities vary throughout the area but will be predominantly higher than 1:350.

5.2.2. Policy

Erven 1868 and 1880 Windhoek fall within the Council approved Windhoek Policy Area for Windhoek Office and Higher Density precinct ('office' with a bulk of 0.4 and 'residential' with density factors of 1:150 and 1:250). Both Erven fall within the Policy Area for a density of 1:150 and 1:250 which allow for both office and densification (dwelling units) land uses with a Delegated Authority approval.

It has been the City's goal for the past years to add the "Institutional" land use to the current approved development policy in this part of Windhoek, which is still pending finalization. Council therefore considers applications for academic purposes within this precinct provided that the neighbors support the intended change.

The current zoning and density on Erven 1868 Windhoek being "Office" with a bulk of 0.4 and 1880 Windhoek being "Residential" with a density of 1:900 would not allow for the proposed institutional development. Hence, in order to realize the envisaged development, an application for the rezoning from "Office" with a bulk of 0.4 and "Residential" with a density of 1:900 to "Institutional" including a Consolidation, is necessary.

5.2.3. Use of Existing and new Buildings

The existing buildings are currently used for a school and will be altered to allow for the proposed tertiary educational activities.

6. Concluding remarks

The Municipal Council of Windhoek generally supports owner' initiatives of maximizing development potential on their properties, provided that such development does not infringe on the surrounding area's set-up.

There are more and more institutional developments sprouting up in this area and the "Institutional" footprint is quite visible and is not foreseen to cause any adverse impact on its surroundings. . In the context of the current Town Planning directives, the proposed development on Erven 1868 and 1880 Windhoek for institutional purposes will be in line with Council expectations for this area and is not considered to have a negative influence on the amenity of the area.

To ensure that the proposed development of an academic nature, takes effect on Erven 1868 and 1880 Windhoek, it is recommended that an application is submitted to the Municipal Council of Windhoek as follows:

- ✧ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ✧ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

7. Attachments

7.1. 3 complete copies of the full application are submitted in line with the attached checklist.

Considering the above motivation, it is trusted that you will favorably consider this application.

Yours faithfully,



Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR REZONING

TO WHOM IT MAY CONCERN

Please take note that Dunamis Consulting (Pty) Ltd intends to apply to the Town Planning Office of the Municipal Council of Windhoek and the Urban and Regional Planning Board to rezone:

- ✧ Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ✧ Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";

Please further take note that -

- (a) the plan of the erf or land lies for inspection at room of the offices of the Town Planning Office of the Municipal Council of Windhoek and the Urban and Regional Planning Board;
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Town Planning Office of the Municipal Council of Windhoek and the Urban and Regional Planning Board; and with the applicant within 14 days of the last publication of this notice.

The recommendation of the Municipal Council of Windhoek and the Urban and Regional Planning Board, if any, and any conditions determined by it with regard to the rezoning concerned will be provided upon approval.



Signature of applicant

20/03/2025

Date

Address of applicant: Ondangaura Street No. 107, Erf 1042, Cimbebasia, Windhoek

FORM 7 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

NOTICE OF INTENTION TO APPLY FOR SUBDIVISION OR CONSOLIDATION OF
LAND

Please take note that Dunamis Consulting (Pty) Ltd on behalf of the owner of Erven 1868 and 1880 Windhoek, intends to apply to the Municipal Council of Windhoek and the Urban and Regional Planning Board; for consent of:

✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X.

Please further take note that -

- (a) the plan of the land lies for inspection at the Town Planning Office of the Municipal Council of Windhoek and the Urban and Regional Planning 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 will be provided upon approval.



Signature of applicant

20/03/2025

Date

Address of applicant: Ondangaura Street No. 107, Erf 1042, Cimbebasia, Windhoek

Town Planning Certificate No. 1:
Town Planning Scheme Information

311

Ref : _____
Enq : _____
Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 1868

Township : WINDHOEK/WINDHOEK BLOCKS

Street : STRAUSS STR

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

- | | | |
|------------------|--------------------|-------------------|
| 1. Use Zone : | OFFICE | |
| 2. Density : | NOT APPLICABLE | Refer to Table B. |
| 3. Bulk Factor : | 0.4 08 | Refer to Table E. |
| 4. Coverage : | 70 % | Refer to Table F. |
| 5. Erf Size : | 875 m ² | Refer to Table G. |
| 6. Parking : | _____ | |

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

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 21 STRAUSS STR
10. Flood Line : _____
11. Height Restriction : _____
12. Street Reservation : _____ Refer to Table J.
13. Other : _____

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

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

Town Planning Certificate No. 1: Town Planning Scheme Information

312

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 1880

Township : WINDHOEK/WINDHOEK BLOCKS

Street : WAGNER STR

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

- | | | |
|------------------|--------------------------------|-------------------|
| 1. Use Zone : | OFFICE | Refer to Table B. |
| 2. Density : | 1 DWELLING / 900M ² | Refer to Table E. |
| 3. Bulk Factor : | 0.4 08 | Refer to Table F. |
| 4. Coverage : | 40 % | Refer to Table G. |
| 5. Erf Size : | 1 019 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 : 24 WAGNER STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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313

OLURYA

EROSPARK

WIT&TL NO 31

University
of Namibia

EROS AIRPORT

KLEINE KUPPE



Scale 1:85000

Date: February 2025



Erven 1868 & 1880 W

GENERAL LOCALITY PLAN OF ERVEN
1868 STRAUSS STREET AND 1880
WAGNER STREET WINDHOEK



Dunamis

Cell: +264 855 512 173

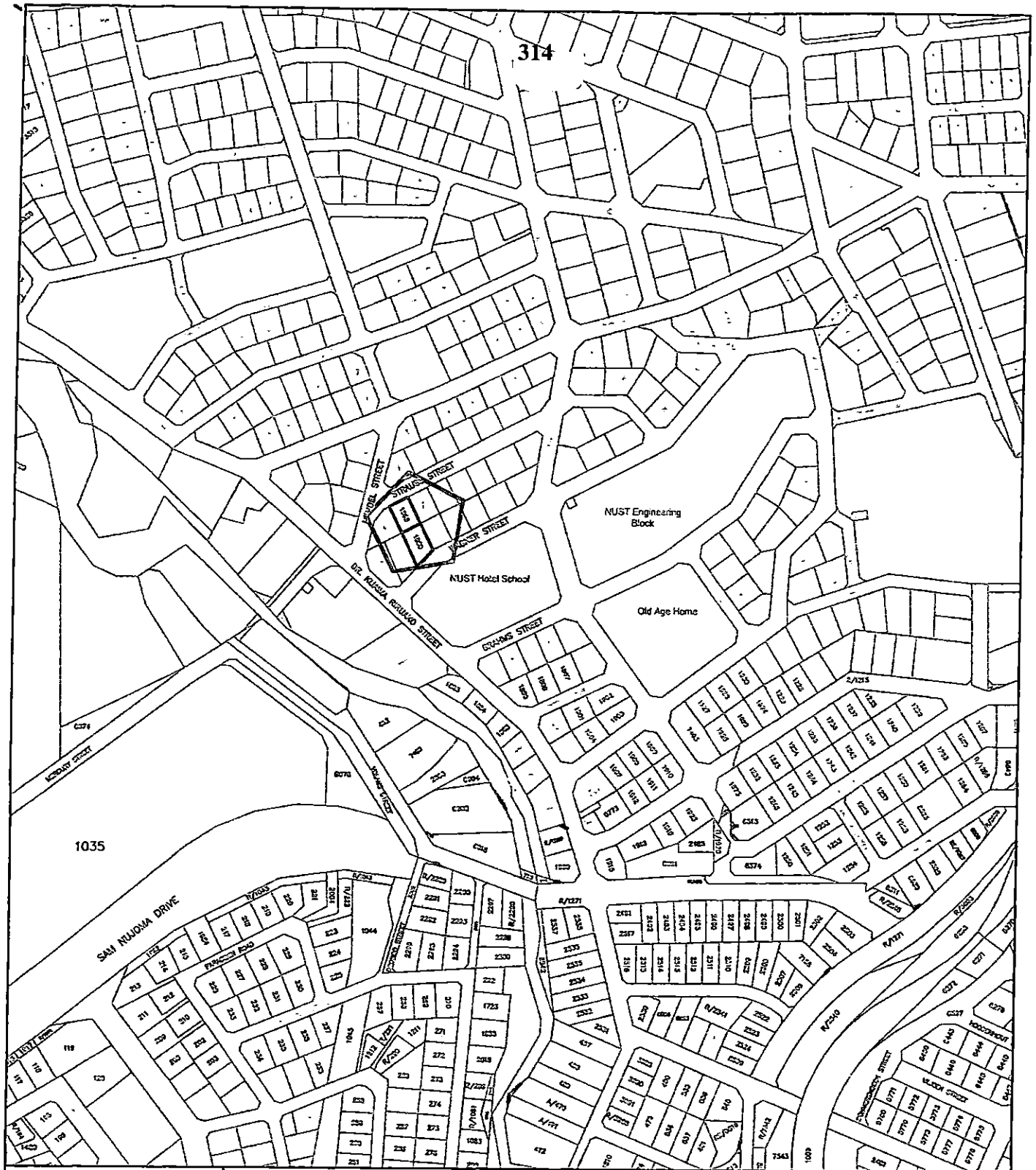
Te: +264 833 302 241

Email: ndimuhona@dunamisplan.com

P.O. Box 81108

Olympia, Namibia

Plan No.1868_1880W2025



 Erven 1868 & 1880 W

**LOCALITY PLAN OF ERVEN 1868
STRAUSS STREET AND 1880
WAGNER STREET WINDHOEK AND
IMMEDIATE SURROUNDINGS**



Scale 1:5500

Date: February 2025



Cell: +264 855 512 173
Te: +264 833 302 241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia

Plan No.1868_1880W2025



Scale 1:2500

Date: February 2025

**LOCALITY PLAN OF ERVEN 1868
STRAUSS STREET AND 1880
WAGNER STREET WINDHOEK AND
IMMEDIATE SURROUNDINGS**

Plan No.1868_1880W2025



Dunamis

Cell: +264 855 512 173
Te: +264 833 302 241
Email:ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia

HÄNDEL STREET

STRAUSS STREET

WAGNER STREET

DR. KUAIMA RIRUAKO STREET

1868

1880

Hotel School

Scale 1:1250

Date: February 2025



Erven 1868 & 1880 W

Consolidation	
Erf	Size m ²
1868	875
1880	1019
Erf X	1894

CONSOLIDATION PLAN OF ERVEN 1868 STRAUSS STREET
AND 1880 WAGNER STREET WINDHOEK INTO ERF X

Plan No. 1868_1880W2025



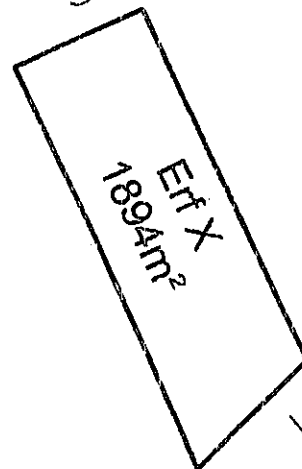
Cell: +264 855 512 173
Tel: +264 83 330 2241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia

DR. KUAIMA RIRUAKO STREET

HÄNDEL STREET

STRAUSS STREET

WAGNER STREET



Hotel School

317

Scale 1:1150

Date: February 2025



 Erven 1868 & 1880 W

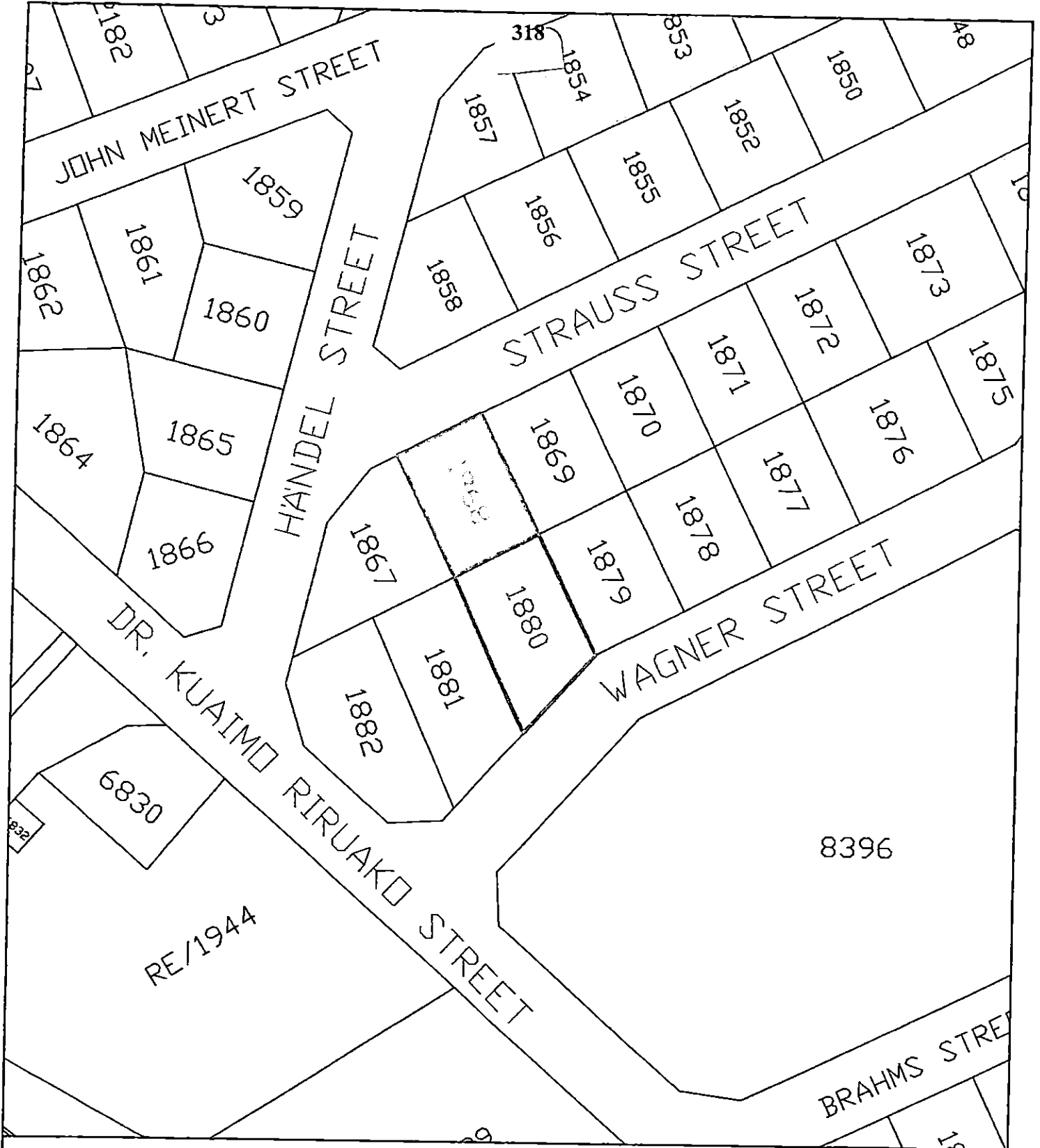
Consolidation	
Erf	Size m ²
1868	875
1880	1019
Erf X	1894

CONSOLIDATION PLAN OF ERVEN 1868 STRAUSS STREET
AND 1880 WAGNER STREET WINDHOEK INTO ERF X

Plan No. 1868_1880W2025



Cell: +264 855 512 173
Tel: +264 83 330 2241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia



Scale 1:1250



1868 W - Office 0.75

1880 W - Res 1:900

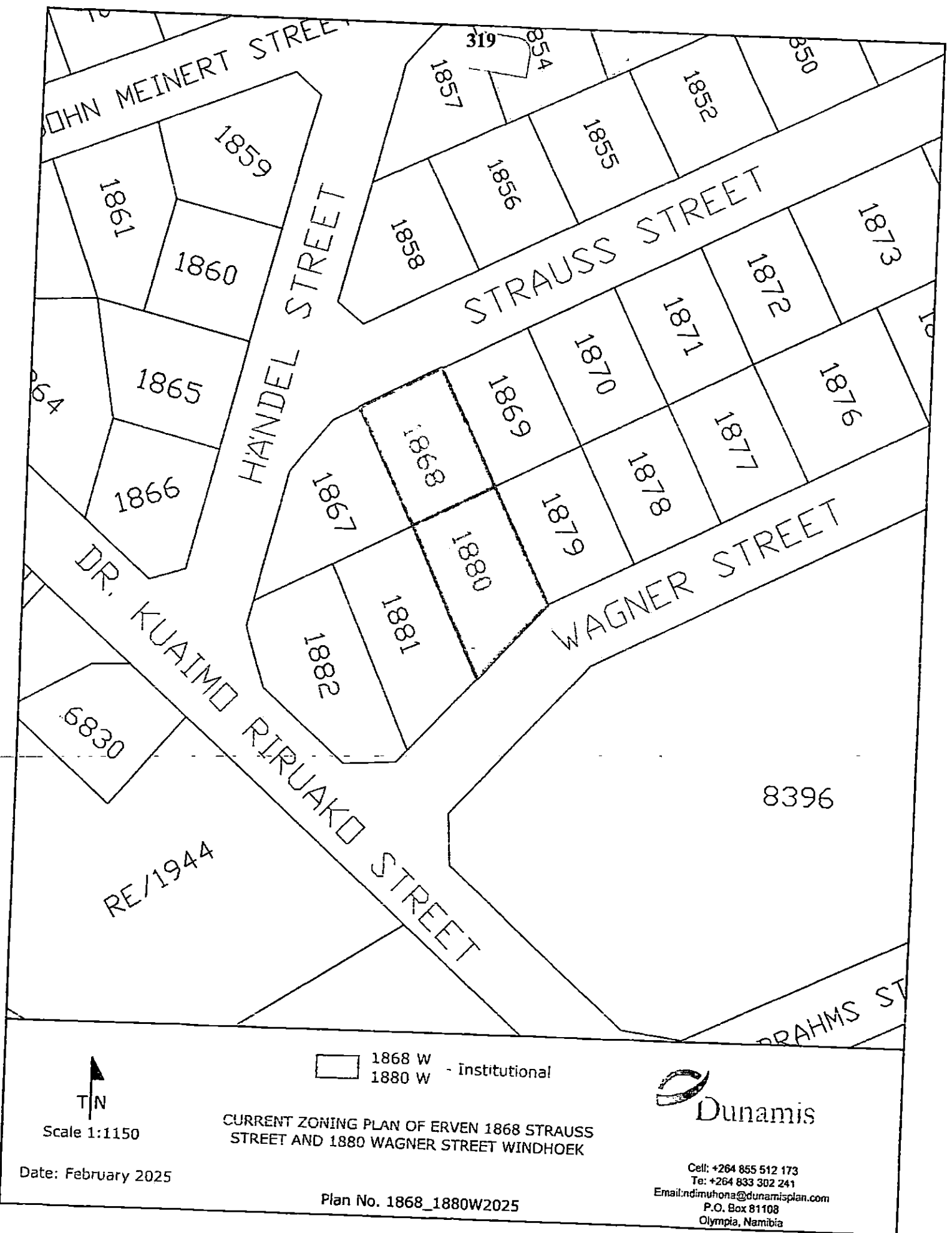
CURRENT ZONING PLAN OF ERVEN 1868 STRAUSS STREET AND 1880 WAGNER STREET WINDHOEK



Date: February 2025

Plan No. 1868_1880W2025

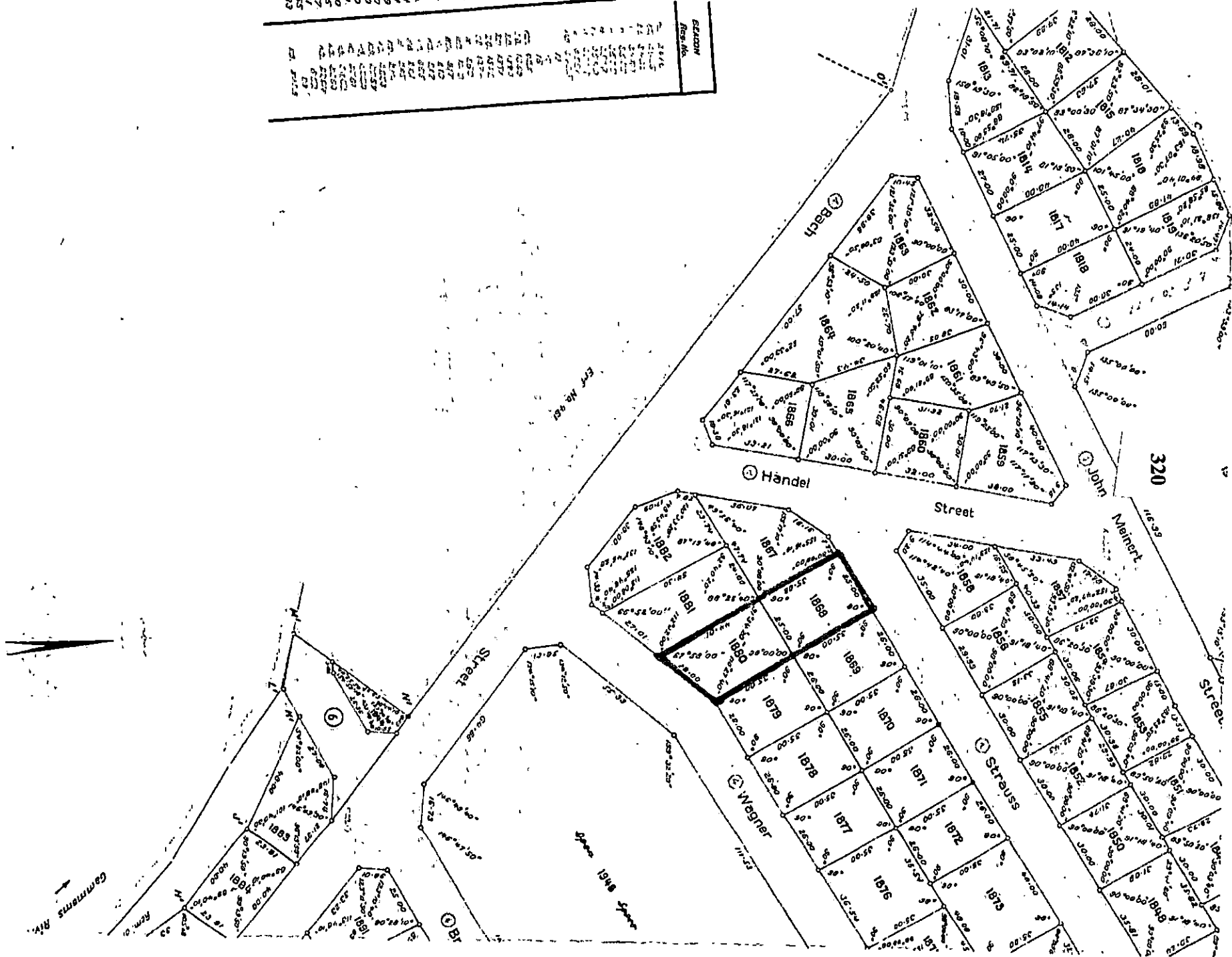
Cell: +264 855 512 173
Te: +264 833 302 241
Email: ndimuhona@dunamisplan.com
P.O. Box 81108
Olympia, Namibia



RAL PLAN

DIVISION OF ERF No. 1232 OF
WINNIHOEK

STATION	Area
1	1.11.1
2	1.11.2
3	1.11.3
4	1.11.4
5	1.11.5
6	1.11.6
7	1.11.7
8	1.11.8
9	1.11.9
10	1.11.10
11	1.11.11
12	1.11.12
13	1.11.13
14	1.11.14
15	1.11.15
16	1.11.16
17	1.11.17
18	1.11.18
19	1.11.19
20	1.11.20
21	1.11.21
22	1.11.22
23	1.11.23
24	1.11.24
25	1.11.25
26	1.11.26
27	1.11.27
28	1.11.28
29	1.11.29
30	1.11.30
31	1.11.31
32	1.11.32
33	1.11.33



321

HÄNDEL STREET

STRAUSS STREET

1868

1880

WAGNER STREET

NUST Hotel School

DR. KUAIMA RIRUAKO STREET

BRAHMS STREET

1883

1884

1869

1868

1897

GRIEG STREET

1m Contours



Scale 1:1750

Date: February 2025



Erven 1868 & 1880 W

CONSOLIDATION PLAN OF ERVEN 1868
STRAUSS STREET AND 1880 WAGNER
STREET WINDHOEK INTO ERF X



Dunamis

Cell: +264 855 512 173

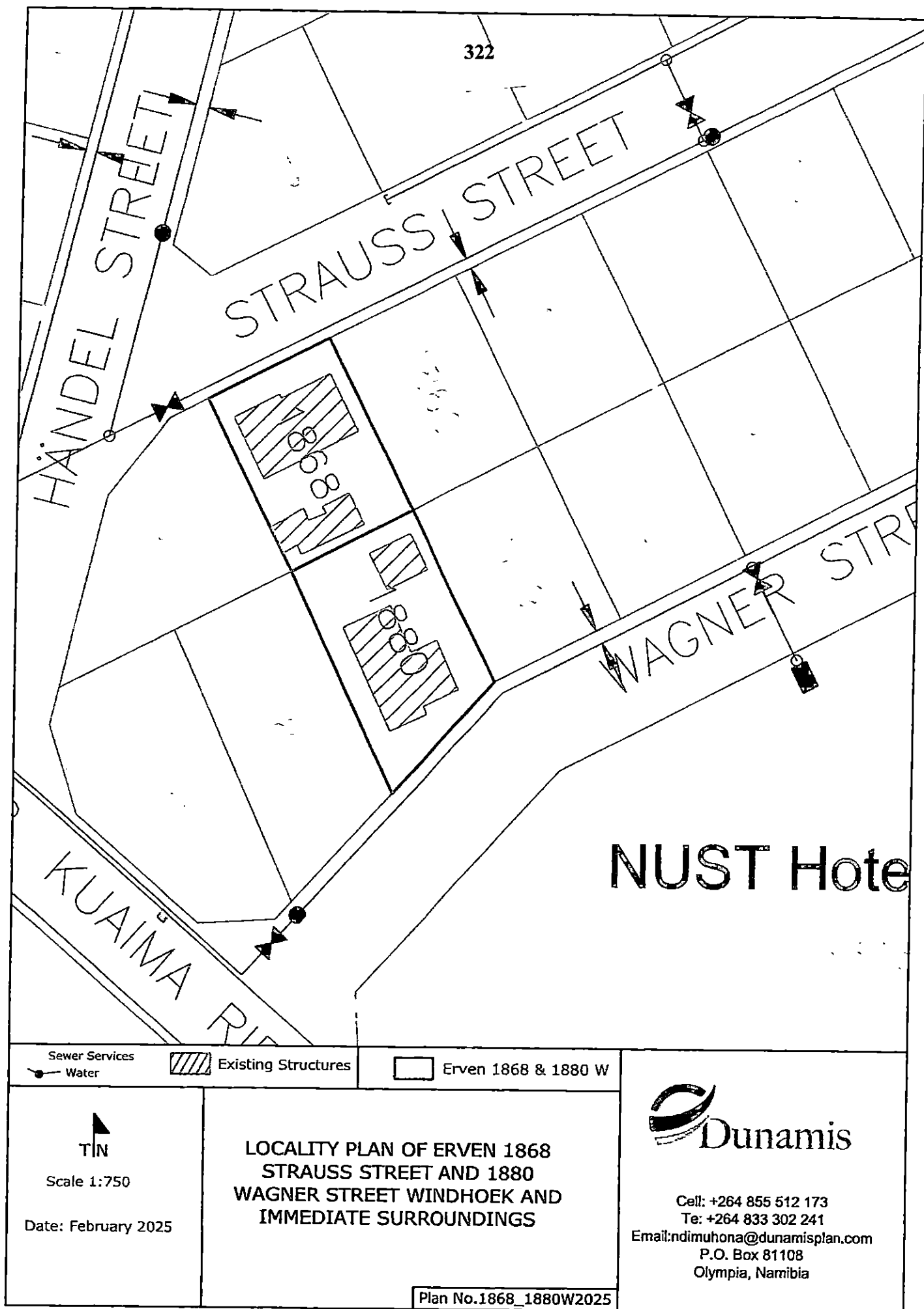
Te: +264 833 302 241

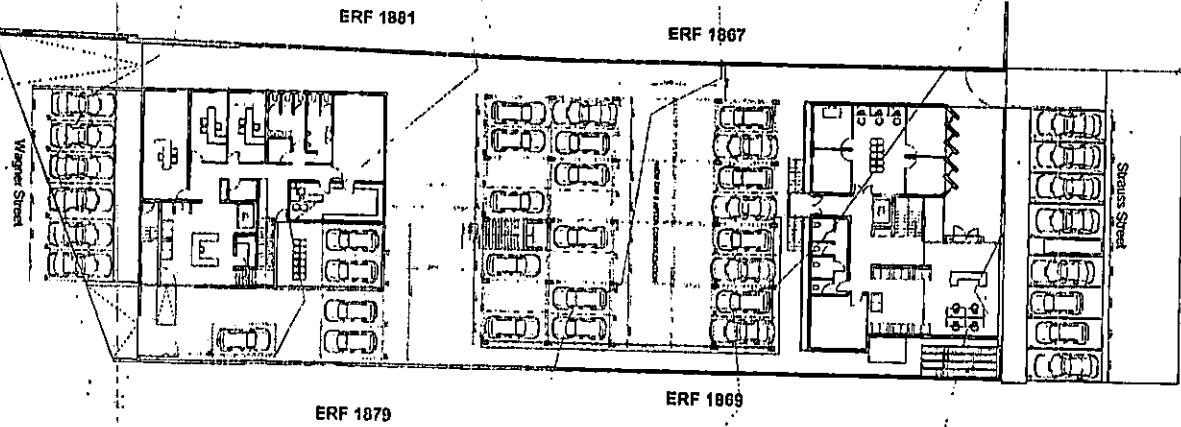
Email: ndimuhona@dunamisplan.com

P.O. Box 81108

Olympia, Namibia

Plan No.1868_1880W2025





ERF 8396

UNIVERSITIES

REQUIRED BAYS PROVIDED BAYS

CLASSES	- 4	4	4
OFFICES	- 7	7	7
STUDENTS	- 255	51	51

PARKING LAYOUT
1200

DATE	2011-05-04
PROJECT	UNIVERSITY OF CALIFORNIA, BERKELEY
CLIENT	UNIVERSITY OF CALIFORNIA, BERKELEY
ARCHITECT	ARCHITECTS
ENGINEER	ENGINEERS
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECTS
PLANNING	PLANNING
ENVIRONMENTAL	ENVIRONMENTAL
TRANSPORTATION	TRANSPORTATION
UTILITY	UTILITY
OTHER	OTHER



DATE	2011-05-04
PROJECT	UNIVERSITY OF CALIFORNIA, BERKELEY
CLIENT	UNIVERSITY OF CALIFORNIA, BERKELEY
ARCHITECT	ARCHITECTS
ENGINEER	ENGINEERS
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECTS
PLANNING	PLANNING
ENVIRONMENTAL	ENVIRONMENTAL
TRANSPORTATION	TRANSPORTATION
UTILITY	UTILITY
OTHER	OTHER

DATE	2011-05-04
PROJECT	UNIVERSITY OF CALIFORNIA, BERKELEY
CLIENT	UNIVERSITY OF CALIFORNIA, BERKELEY
ARCHITECT	ARCHITECTS
ENGINEER	ENGINEERS
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECTS
PLANNING	PLANNING
ENVIRONMENTAL	ENVIRONMENTAL
TRANSPORTATION	TRANSPORTATION
UTILITY	UTILITY
OTHER	OTHER

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).
- B. The minimum building value of the main building, excluding the outbuildings to be erected on the portion shall be at least **three (3)** times the prevailing valuation of the portion.

SPECIAL POWER OF ATTORNEY

Stadio Namibia represented by **Brighten Simasiku**, the undersigned as the owner of **Erf 1868 Strauss Street** and **Erf 1880 Wagner Street Windhoek**, do hereby nominate, constitute and appoint:

Dunamis Consulting (Pty) Ltd
 Town, Regional Planners and Developers
 P.O. Box 81108
 Olympia, Namibia

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

- ✧ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional"
- ✧ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional"
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

at the cost of the appointed agent 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 as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

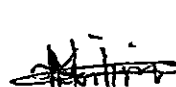
SIGNED at **WINDHOEK** this 24 day of **February 2025** in the presence of the undersigned witnesses.

OWNER


 Brighten Simasiku

WITNESSES:

1. 

2. 

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA



CM23

COMPANIES ACT 2004
(Sections 181, 182 and 336) (Regulations 39 and 40)
And
The Financial Intelligence Act 2012
(Section 4, Regulation 2)

ANNUAL RETURN

PART A

N\$ 160.00 payable in terms of the Act and as set out in the Regulations.

Plus annual duty under section 182 and 183 and Regulation 40

COPY

Name and Postal Address of Company

STADIO NAMIBIA HIGHER EDUCATION INSTITUTION (PTY) LTD

P O Box 30, Windhoek, Namibia

Name And Number Of Holding Company

STADIO (PTY) LTD - 2004/031722/07

Registration Number of Company

2017/0727

(a) Annual return for calendar year

Day	Month	Year
		2024

(b) Date incorporated/registered/established

12	7	2017
----	---	------

(c) Annual General Meeting

Date of annual general meeting held in respect

of previous financial year (if an extension of time was applied for a statement in that regard)

--	--	--

(d) End of Financial year

12	2024
----	------

For Office Use

DATA PROCESSING

1) Recorded

Date and Initials:.....

2) Corrections

Codes:.....

Date and Initials:.....

Summary of total issued capital as at end of Financial Year

Total Amount of issued share capital.....	(1) N\$	100.00
Total amount of share premium account.....	(2) N\$	0.00
Total.....	N\$	100.00
Total stated capital in respect of no par value shares.....	(3) N\$	0.00

Annual duty paid on (1), (2) and (3) above?..... N\$ 130.00

Situation of Registered Office	Postal Address	Description of main business actually carried on by company
24 Orban Street, Klein Windhoek, Windhoek	P O Box 30, Windhoek, Namibia	Higher education and training and all business related thereto.
Email:	Telephone Number/ Mobile Number:	

Perforated)

ANNUAL RETURN FOR CALENDAR YEAR..... 2024

Name of Company STADIO NAMIBIA HIGHER EDUCATION INSTITUTION (PTY) LTD

Postal Address P O Box 30, Windhoek, Namibia

Email

Invalid unless stamped by Registrar of Business

(To be completed by company)

Return Received	BIPA
Date stamp of Business Registration Office	30 JAN 2025
Registrar of Business	CASHIER

LIST OF DIRECTORS, OFFICERS AND AUDITORS OF THE COMPANY

Directors

1. Surname VORSTER Forenames CHRISTIAN PHILLIPUS DAVIDDirector ☒ Alternate Director ☐

Former surnames and forenames _____

State whether shareholder (if yes, kindly complete Part C below) Yes/No _____

Contact Details

Tick if new director ☐

Residential Address		Business Address & Email		Postal Address	
308 HOUTKAPPER STREET, FEATHERBROOKE ESTATE, KRUGERSDORP, SOUTH AFRICA		PLOT 10, DISWILMAR, KRUGERSDORP, SOUTH AFRICA		PRIVATE BAG X3, HELDERKRUIN, 1733, SOUTH AFRICA	
Nationality (If not Namibian)	Date of Birth / ID Number / Passport Number	Occupation	Date of Appointment	Telephone Number / Mobile Number	Email Address
SOUTH AFRICAN	6709125061085		12/07/2017		

Other Directorships

2. Surname KNOETZE Forenames CHARISKADirector ☒ Alternate Director ☐

Former surnames and forenames _____

State whether shareholder (if yes, kindly complete Part C below) Yes/No _____

Contact Details

Tick if new director ☐

Residential Address		Business Address & Email		Postal Address	
18 COSA, THEUNISKRAAL, 20 THEUNIS ROAD, SOUTH AFRICA		PLOT 10, R28 SERVICE ROAD, DISWILMAR, WELTEVREDENPARK, GAUTENG, SOUTH AFRICA		PRIVATE BAG X03, HELDERKRUIN, 1733, SOUTH AFRICA	
Nationality (If not Namibian)	Date of Birth / ID Number / Passport Number	Occupation	Date of Appointment	Telephone Number / Mobile Number	Email Address
SOUTH AFRICAN	8305270038081		25/01/2018		

Other Directorships

3. Surname SIMASIKU Forenames BRIGHTEN MUSWEUDirector ☒ Alternate Director ☐

Former surnames and forenames _____

State whether shareholder (if yes, kindly complete Part C below) Yes/No _____

Contact Details

Tick if new director ☐

Residential Address		Business Address & Email		Postal Address	
ERF 918, CIMBEBASIA, NAUCHAB STREET, WINDHOEK		34 WAGNER STREET, WINDHOEK WEST, WINDHOEK brightens@stadio.ac.za		PO BOX 35253, KLEINE KUPPE, WINDHOEK	
Nationality (If not Namibian)	Date of Birth / ID Number / Passport Number	Occupation	Date of Appointment	Telephone Number / Mobile Number	Email Address
Namibian	80050800078	HEAD OF CAMPUS	01/08/2023	+264 83 331 0080	brightens@stadio.ac.za

Other Directorships

OFFICERS/SECRETARY

(If external company give particulars of local manager and secretary here)

MANAGER

Surname _____ Full forenames _____

Former surnames and forenames/If corporate body, its name _____

Contact Details

Residential Address		Business address & Email		Postal Address
Nationality (If not Namibian)	Registration number Date of birth/ ID number/ Passport number	Occupation	Date of Appointment	Telephone Number / Mobile Number

SECRETARY

Surname/Business Name _____ Full forenames _____

Former surnames and forenames _____

Contact Details

Residential Address		*Business Address & Email		Postal Address
Nationality (If not Namibian)	Date of birth/ ID number/ Passport number/ +Registration number	Occupation	Date of Appointment	Telephone Number / Mobile Number

* Business address, if corporate body (Additional sheets to be attached if necessary).

+ Registration number, if corporate body

AUDITORSName PRICEWATERHOUSECOOPERSAddress 3RD FLOOR
344 INDEPENDENCE AVENUE
WINDHOEKWas there any change of an auditor made during the financial year? Yes/No No

If yes, name of previous auditor _____

Reasons for change *

Date of receipt of advice of change of auditor by Registrar _____

PART C
SHAREHOLDERS/329 **ICIAL OWNERS**

1. Shareholder

Nominee Shareholder

Shareholder's details		Nominee's details	
Tick if new shareholder:		Tick if new nominee:	
Full name/Entity Name	STADIO (PTY) LTD	Full name/Entity Name	
(i) Date of Birth/ ID Number/ Passport Number/ Entity Registration Number	2004/031722/07	(i) Date of Birth/ ID Number/ Passport Number/ Entity Registration Number	
(ii) Residential Address:		(ii) Residential Address:	
(iii) Business Address:	UNIT 101, THE VILLAGE SQUARE, DURBANVILLE, WESTERN CAPE, 7550, SOUTH AFRICA	(iii) Business Address:	
(iv) Postal Address:		(iv) Postal Address:	
(v) Telephone/Mobile Number:		(v) Telephone/Mobile Number:	
(vi) Nationality/ Place of Incorporation	Namibian	(vi) Nationality/ Place of Incorporation	
(vii) Occupation/ Nature of Business		(vii) Occupation/ Nature of Business	
(viii) Number of Shares	100	(viii) Number of Shares	
(ix) Type of shares: (ordinary/preference)	ORDINARY	(ix) Type of shares: (ordinary/preference)	
(x) Nominal Value:	1.00	(x) Nominal Value:	
(xi) Date Shareholder Subscribed:	29/03/2021	(xi) Date Shareholder Subscribed	
(xii) Email address:		(xii) Email address:	

**BENEFICIAL OWNERSHIP (BO)
DECLARATION FORM**

IN ACCORDANCE WITH THE
COMPANIES AMENDMENT ACT NO.4
OF 2023, CLOSE CORPORATION
AMENDMENT ACT NO. 5 OF 2023 &
FINANCIAL INTELLIGENCE ACT 2012

**PLEASE READ THE INSTRUCTIONS BELOW (PART C) AND TICK APPROPRIATELY
COMPLETE FORM WITH BLACK INK IN BLOCK LETTERS – NO ABBREVIATIONS**

1. PURPOSE OF BENEFICIAL OWNERSHIP INFORMATION SUBMISSION
(PLEASE TICK)

REGISTRATION OF NEW COMPANY

REGISTRATION OF NEW CLOSE CORPORATION

SUBMISSION OF ANNUAL RETURNS / DUTY

COMPANY/CLOSE CORPORATION UPDATES / BO UPDATES

2. ENTITY INFORMATION

I. FULL LEGAL NAME OF ENTITY:

STADIO NAMIBIA HIGHER EDUCATION INSTITUTION (PTY) LTD

II. TIN OF ENTITY (IF ANY):

5096877

III. ENTITY REGISTRATION NUMBER (IF ANY):

2017/0727

IV. COUNTRY OF INCORPORATION:

NAMIBIA

3. TYPE OF ENTITY (PLEASE TICK AGAINST THE CORRECT BOX)

PUBLIC COMPANY (LTD)

PRIVATE COMPANY (PTY (LTD))

SECTION 21 COMPANY (NGO)

FOREIGN ENTITY

CLOSE CORPORATION

4. BENEFICIAL OWNERS (SEE INSTRUCTIONS ON PAGE 4)

THE ABOVE-MENTIONED ENTITY HAS THE FOLLOWING BENEFICIAL OWNERS [Please see Part C (2) (e)]

NAME OF BENEFICIAL OWNER

**TYPE OF BENEFICIAL OWNERSHIP
(TICK ALL APPLICABLE COLUMN FOR EACH BENEFICIAL
OWNER)**

1

2

3

4

5

6

1

2

BRIGHTEN MUSWEU SIMASIKU

CHRISTIAN PHILIPUS DAVID VORSTER

CHARISKA KNOETZE

BUSINESS AND INTELLECTUAL**331** **ERTY AUTHORITY - BIPA**COMPANIES ACT 2004
(Section 219) (Regulation 45(1))

CM27

Registration Number of Company
2017/0727**CONSENT TO ACT AS DIRECTOR OR OFFICER
AND OTHER DIRECTORSHIPS**Name of company STADIO NAMIBIA HIGHER EDUCATION INSTITUTION (PROPRIETARY) LIMITED**A. Consent**

I hereby consent to my appointment as * director / officer of the above-named company.
I certify that I am not disqualified in terms of sections 225 or 226 of the Companies Act from being a director/officer*.

Signed: [Signature]Date: 16 August 2023

(To be signed by: Director or officer personally; or the authorised agent on behalf of a director of an external company not resident in Namibia; or the authorised agent of a corporate body.)
*Delete where not applicable.

B. Personal particulars

1. Surname	Simasiku																		
2. Full forenames	Brighten Musweu																		
3. Former surname and forenames	N/A																		
4. Identity number or, if not, available, date of birth	<table border="1"> <tr> <th>Year</th> <th>Month</th> <th>Day</th> <th colspan="4"></th> </tr> <tr> <td>8</td> <td>0</td> <td>0</td> <td>5</td> <td>0</td> <td>8</td> <td>0</td> <td>0</td> <td>0</td> <td>7</td> <td>8</td> </tr> </table>	Year	Month	Day					8	0	0	5	0	8	0	0	0	7	8
Year	Month	Day																	
8	0	0	5	0	8	0	0	0	7	8									
5. Date of appointment	1 August 2023																		
6. Residential address	Erf 918 Cimbabesia, Nauchab Street, Windhoek																		
7. Business address	34 Wagner Street, Windhoek West																		
8. Postal address	PO Box 35253, Klein Kuppe, Windhoek																		
9. Email address	<u>brightens@stadio.ac.za</u>																		
10. Contact Number	0811270627/0833310080																		
11. Nationality (If not Namibian)	Namibian																		
12. Occupation	Head Of Campus																		
13. Resident in Namibia (Yes or No)	Yes																		
14. Address of registered office, and registration number, if officer is a corporate body																			

CERTIFICATE OF INCORPORATION**and****MEMORANDUM****and****ARTICLES OF ASSOCIATION****of****SOUTHERN BUSINESS SCHOOL OF
NAMIBIA (PROPRIETARY) LIMITED****PREPARED BY:****Chartered Accountants & Auditors****24 Orban Street****P O Box 30****Tel.: (061) 276000****Fax: (061) 232309****WINDHOEK****Namibia**

NOTARIAL CERTIFICATE OF COLLATION

I, the undersigned **Adriana Jacoba van der Merwe**

of Windhoek, in the Republic of Namibia, Notary Public by lawful authority, duly admitted and sworn, do hereby certify and attest unto all whom it may concern that I have this day collated and compared with the originals the copies hereto annexed, marked "A" and "B" being respectively the

MEMORANDUM AND ARTICLES OF ASSOCIATION

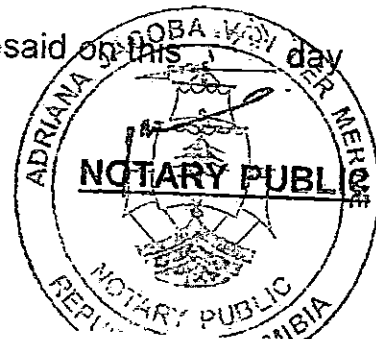
of

SOUTHERN BUSINESS SCHOOL OF NAMIBIA (PROPRIETARY) LIMITED

AND I, the said Notary, do further certify and attest that the same are true and faithful copies of the originals, and agree therewith in every respect:

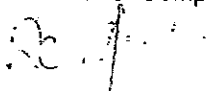
AN act whereof being required, I have granted these presents under my Notarial Form and Seal to serve and avail as occasion shall or may require.

THUS DONE and PASSED at **WINDHOEK** aforesaid on this _____ day
of _____ 2017.



REPUBLIC OF NAMIBIA
COMPANIES ACT 2004
(Section 70) (Regulation 17 (1))

**CERTIFICATE OF INCORPORATION
OF A COMPANY HAVING A SHARE CAPITAL**

Registration Number of Company 

This is to certify that:

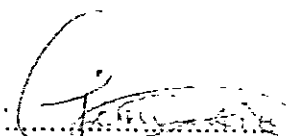
**SOUTHERN BUSINESS SCHOOL OF NAMIBIA
(PROPRIETARY) LIMITED**

was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 12th day of July of the year 2017

The above named company has been converted from a close corporation:

SOUTHERN BUSINESS SCHOOL OF NAMIBIA CC – CC/2010/0927


Registrar of Companies

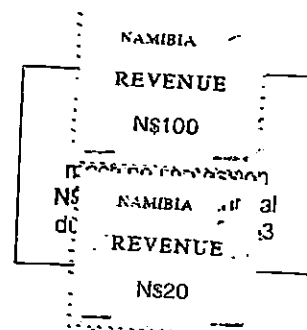
Seal of Companies Registration Office

This certificate is not valid unless sealed by the seal of Companies Registration Office

REPUBLIC OF NAMIBIA
COMPANIES ACT 2004
(Section 61(1)) (Regulation 17(1) and 17(2))

MEMORANDUM OF ASSOCIATION
OF A COMPANY HAVING A SHARE CAPITAL

Registration Number of Company



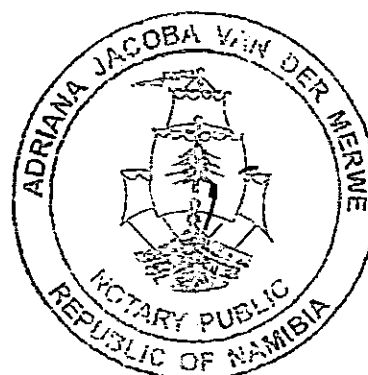
1. NAME OF COMPANY

(a) The name of the Company is:

SOUTHERN BUSINESS SCHOOL OF NAMIBIA (PROPRIETARY) LIMITED

(b) The shortened form of the name of the Company is:

NONE



REPUBLIC OF NAMIBIA
COMPANIES ACT 2004

2. DESCRIBING THE MAIN BUSINESS OF THE COMPANY*

The main purpose of the Company is to carry on:

Higher education and training and all business related thereto.

(This is for purposes of the Registrar and not for purposes of the powers, capacity or objects of the company)

3. OBJECT(S), IF ANY (section 38)

The object(s) of the Company is/are:

Higher education and training and all business related thereto.

4. ANCILLARY OBJECTS EXCLUDED

The specific ancillary objects, if any, referred to in section 39(1) of the Act, which are excluded from the unlimited ancillary objects of the Company:

NONE

5. POWERS

(a) The specific powers or part of any powers of the Company, if any, which are excluded from the plenary powers or the powers set out in Schedule 2 of the Act (if any):

NONE

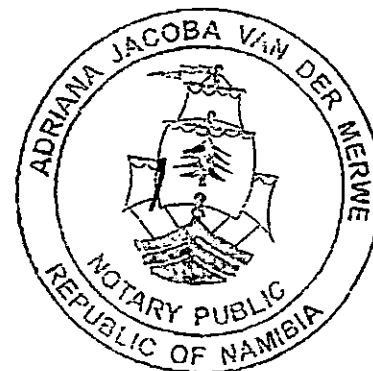
(b) The specific powers or part of any specific powers of the Company set out in Schedule 2 of the Act, if any, which are qualified under section 39(2) of the Act (if any):

NONE

6. CONDITIONS

Any special conditions which apply to the Company and the requirements, if any, additional to those prescribed in the Act for their alteration:

NONE



3. CAPITAL

The share capital of the Company is **FOUR Thousand Namibian Dollar** divided into:

- (i) **FOUR Thousand** ordinary par value shares of **One** Namibian Dollar/cent each

- (ii) Nil preference par value shares of Nil Namibian Dollar/cent each

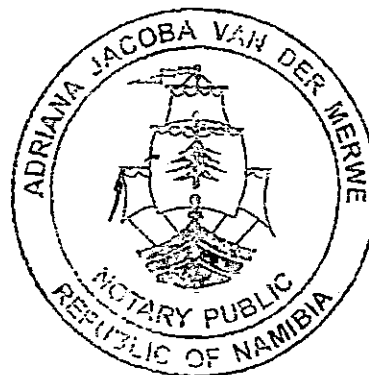
- (iii) Nil redeemable preference par value shares of Nil Namibian-Dollar/cent each

- (b) No Par Value:

- (i) The number of no par value shares is Nil

- (ii) The number of no par value preference shares is Nil

- (iii) The number of redeemable no par value preference shares is Nil



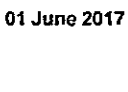
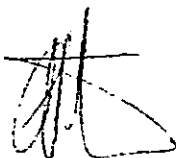
REPUBLIC OF NAMIBIA
COMPANIES ACT 2004

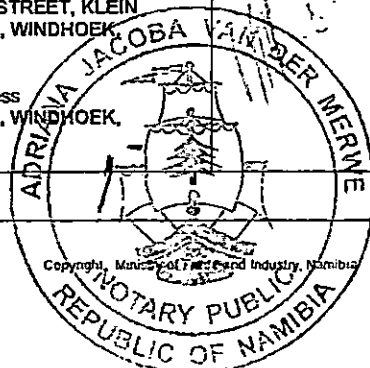
ASSOCIATION CLAUSE

(a) Where more than one person signs the memorandum

We the several persons whose full names, occupations, residential, business and postal addresses are subscribed, are desirous of being joined into a company in pursuance of this Memorandum of Association and we respectively agree to take up the number of shares in the capital of the Company, as set out opposite our respective names.

We also agree to pay for the par value shares of the Company as determined by this Memorandum and to pay for the number of no par value shares of the Company, that amount determined by the Company when the shares are issued.

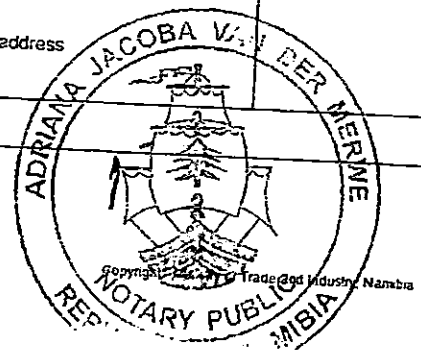
Particulars of subscriber	Number in words and type of shares taken	Date and signature of subscriber	Particulars of witness	Date and signature of witness
1 Full names ALBIN MICHAEL JACOBS Occupation MANAGING DIRECTOR – NAMIBIA Residential address 8 BEETHOVEN STREET, WINDHOEK, NAMIBIA Business address 24 WAGNER STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA Postal address P O BOX 40427, AUSSPANPLATZ, WINDHOEK, NAMIBIA	39 (Thirty Nine) Ordinary shares	01 June 2017 	1 Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLEINE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	01 June 2017 
2 Full names BRONWYN BAADJES Occupation STUDENT Residential address 4299 RICHARDINE KLOPPERS STREET, KHOMASDAL, WINDHOEK, NAMIBIA Business address 24 WAGNER STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA Postal address P O BOX 1105, WINDHOEK, NAMIBIA	10 (Ten) Ordinary shares	01 June 2017 	2 Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLEINE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	01 June 2017 
3 Full names CHRISTIAN PHILLIPUS DAVID VORSTER Occupation MANAGING DIRECTOR – SOUTH AFRICA Residential address 308 HOUTKAPPER STREET, FEATHERBROOKE ESTATE, KRUGERSDORP, SOUTH AFRICA Business address PLOT 10, DISWILMAR, KRUGERSDORP, SOUTH AFRICA Postal address PRIVATE BAG X3, HELDERKRUIJN, 1733, SOUTH AFRICA	51 (Fifty One) Ordinary shares	01 June 2017 	3. Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLEINE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	01 June 2017 
SUBTOTAL SHARES TAKEN: 100 (One Hundred) Ordinary shares				



339

Particulars of subscriber	Number in words and type of shares taken	Signature of subscriber	Particulars of witness	Date and signature of witness
4 Full names Occupation Residential address Business address Postal address			4. Full names Occupation Residential address Business address Postal address	
5 Full names Occupation Residential address Business address Postal address			5. Full names Occupation Residential address Business address Postal address	
6 Full names Occupation Residential address Business address Postal address			6. Full names Occupation Residential address Business address Postal address	
7 Full names Occupation Residential address Business address Postal address			7 Full names Occupation Residential address Business address Postal address	

TOTAL SHARES TAKEN: 100 (One Hundred) Ordinary shares



REPUBLIC OF NAMIBIA
COMPANIES ACT 2004
(Section 64) (Regulation 18(1))

**ARTICLES OF ASSOCIATION
OF A COMPANY HAVING A SHARE CAPITAL
ADOPTING SCHEDULE 1**

Registration Number of Company

2007/10

NAME OF COMPANY:

**SOUTHERN BUSINESS SCHOOL OF NAMIBIA
(PROPRIETARY) LIMITED**

SCHEDULE 1 - TABLE A/B*

- A. The articles of Table A/B* contained in Schedule 1 to the Companies Act, 2004, shall apply to the Company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

- B. The following articles additional to that contained in Table A/B* are included:
- (a)
 - (b)
 - (c)

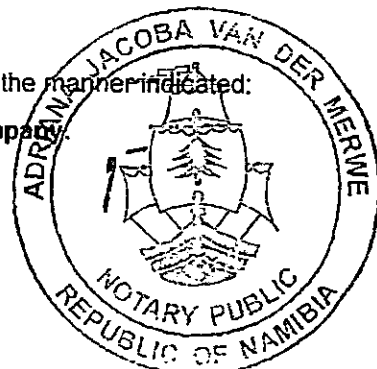
OMISSIONS

- C. The following articles contained in Table A/B* are omitted:
- (a) **Article 57 shall not apply to the company.**
 - (b)
 - (c)

MODIFICATIONS

- D. The following articles contained in Table A/B* are modified in the manner indicated:
- (a) **The proviso to Article 61 shall not apply to the Company.**
 - (b)
 - (c)

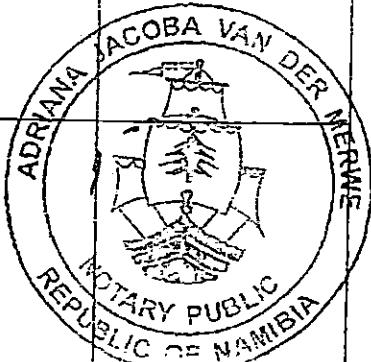
*Delete whichever is not applicable.



REPUBLIC OF NAMIBIA

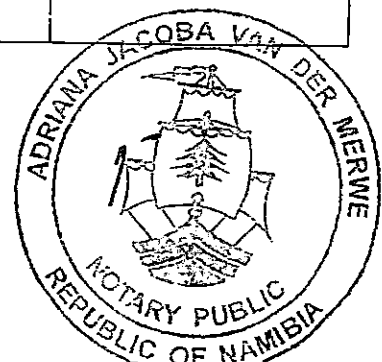
COMPANIES ACT 2004
 (Section 64) (Regulation 3 (1), (2) and (3))

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
1. Full names ALBIN MICHAEL JACOBS Occupation MANAGING DIRECTOR – NAMIBIA Residential address 9 BEETHOVEN STREET, WINDHOEK, NAMIBIA Business address 24 WAGNER STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA Postal address P O BOX 40427, AUSSPANNPLATZ, WINDHOEK, NAMIBIA	01 June 2017	1. Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLIENE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	01 June 2017
2. Full names BRONWYN BAADJES Occupation STUDENT Residential address 4299 RICHARDINE KLOPPERS STREET, KHOMASDAL, WINDHOEK, NAMIBIA Business address 24 WAGNER STREET, WINDHOEK WEST, WINDHOEK, NAMIBIA Postal address P O BOX 1105, WINDHOEK, NAMIBIA		2. Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLIENE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	
3. Full names CHRISTIAN PHILLIPUS DAVID VORSTER Occupation MANAGING DIRECTOR – SOUTH AFRICA Residential address 308 HOUTKAPPER STREET, FEATHERBROOKE ESTATE, KRUGERSDORP, SOUTH AFRICA Business address PLOT 10, DISWILMAR, KRUGERSDORP, SOUTH AFRICA Postal address PRIVATE BAG X3, HELDERKRUIN, 1733, SOUTH AFRICA		3. Full names KAREN DAUTH Occupation ASSISTANT Residential address NO 66, 101 ON GUINAS, KLIENE KUPPE, WINDHOEK, NAMIBIA Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Postal address P O BOX 30, WINDHOEK, NAMIBIA	
4. Full names Occupation Residential address Business address Postal address		4. Full names Occupation Residential address Business address Postal address	

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
5. Full Names Occupation Residential address Business address Postal address		5. Full Names Occupation Residential address Business address Postal address	
6. Full Names Occupation Residential address Business address Postal address		6. Full Names Occupation Residential address Business address Postal address	
7. Full names Occupation Residential address Business address Postal address		7. Full names Occupation Residential address Business address Postal address	



STADIO NAMIBIA PROPRIETARY LIMITED
 Registration number: 2017/0727
 ("STADIO Namibia" or "the Company")

RESOLUTIONS BY THE BOARD OF DIRECTORS OF THE COMPANY

1. RESOLUTION NUMBER 1

The Board hereby resolves that -

Dr Albin Michael Jacobs resigns as Head of Campus: Namibia and executive director of the Company effective 31 July 2023.

2. RESOLUTION NUMBER 2

The Board hereby resolves that -

Mr Brighten Musweu Simasiku is appointed as Head of Campus Namibia and executive director of the Company effective 1 August 2023.



CPD VORSTER

31 July 2023

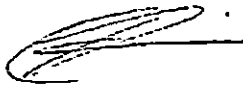
Date

recused

AM JACOBS

31 July 2023

Date



C KNOETZE

31 July 2023

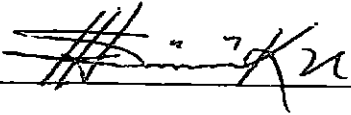
Date

34 CONSENT TO ACT AS PUBLIC OFFICER

Name of Company: **STADIO NAMIBIA HIGHER EDUCATION INSTITUTION (PTY) LTD**
No.: **2017/0727**

Consent:

I hereby consent to act as public officer of the above named company.

Signed:  Date: 17 January 2023

Personal Particulars

1. Surname	SIMASIKU																												
2. Full forenames	BRIGHTEN MUWEU																												
3. Identity number or, if not, available, date of birth	<table><tr><td>Year</td><td>Month</td><td>Day</td><td colspan="10"></td></tr><tr><td>8</td><td>0</td><td>0</td><td>5</td><td>0</td><td>8</td><td>0</td><td>0</td><td>0</td><td>7</td><td>8</td><td></td><td></td><td></td><td></td></tr></table>	Year	Month	Day											8	0	0	5	0	8	0	0	0	7	8				
Year	Month	Day																											
8	0	0	5	0	8	0	0	0	7	8																			
4. Income tax registration number	03297507-011																												
5. Date of appointment	1 AUGUST 2023																												
6. Residential address	ERF 918 CIMBEBASIA, NAUCHAB STREET, WINDHOEK																												
7. Business address	34 WAGNER STREET, WINDHOEK WEST, WINDHOEK																												
8. Postal address	PO BOX 35253, KLEINE KUPPE, WINDHOEK																												
9. Nationality (If not Namibian)	NAMIBIAN																												
10. Occupation	HEAD OF CAMPUS																												
11. Contact Numbers	+264 81 127 0627/+264 833 310 080																												
12. Email address	brightens@stadio.ac.za																												

F. V. D. Toit
 Conveyancer,
 F.V.D.U TOIT

I hereby certify that in terms of the Stamp Duties Act
 (Act No. 15 of 1993)
 STAMP DUTY to the value of
 N\$ 30,000.00
 has been paid

Receipt No 8921366

Date 22-02-2013

RECEIVER OF REVENUE
 WINDHOEK

RECEIVER OF REVENUE

1 MAR 2013 NBH 2013	(No. B 1213)	(with preference for)
for N\$ 200 000.00		
an additional amount not exceeding N\$ 400 000.00		
DEEDS OFFICE, WINDHOEK.		REGISTRAR OF DEEDS. <i>Deputy</i>

DU TOIT ASSOCIATES
 ATTORNEYS, NOTARIES AND CONVEYANCERS
 HOUSE LEGIS OFFICIO
 15 ROBERT MUGABE AVENUE
 P.O. BOX 2004 WINDHOEK

DEED OF TRANSFER T 954-12013

BE IT HEREBY MADE KNOWN

THAT FERDINAND VINCENT DU TOIT - MARA DU TOIT

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

HERTA INGRID LUDWIG
 Identity Number 430613 0032 5
 Married out of community of property

signed at SWAKOPMUND on 14 February 2013

DU TOIT ASSOCIATES
 ATTORNEYS
 WINDHOEK

AND THAT APPEARER DECLARED THAT the said Principal had on 04 February 2013 sold, and that he in his capacity aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

SOUTHERN BUSINESS SCHOOL OF NAMIBIA CLOSE CORPORATION
 Registration Number CC/2010/0927

its successors in title or assigns.

CERTAIN : ERF NO 1880 WINDHOEK

SITUATE : IN THE MUNICIPALITY OF WINDHOEK
 REGISTRATION DIVISION "K"
 KHOMAS REGION

MEASURING : 1 019 (ONE THOUSAND AND NINETEEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer T.1014/1958 with General Plan S.G. No 501/52 relating thereto and held by Deed of Transfer No T.1252/1979.

A. SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, Ordinance 18 of 1954, as amended, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:-

1. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance 1954 (Ordinance 18 of 1954), as amended.
2. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

B. FURTHER SUBJECT TO the following conditions created in the said Deed of Transfer No T. 1014/1958, imposed by the Municipality of Windhoek for its benefit, namely:

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.
2. Unless a dwelling house as described in paragraph 1 hereof, of a building value of at least R5 000,00 shall be erected on the said property on or before the 12th February, 1960 and thereafter maintained at the said value, the Council shall have the right at its own option and in its entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact upon the said property.
3. The said Council shall not be liable to the said Transferee or to his or its successors in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such street is effected at any time by said Council.

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

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

7

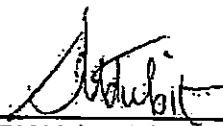
WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge her to be entirely dispossessed of and disentitled to the same, and that by virtue of these Presents, the said TRANSFEREE, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of N\$2 500 000,00 (TWO MILLION FIVE HUNDRED THOUSAND NAMIBIA DOLLARS)

SIGNED AT WINDHOEK on

11 MAR 2013

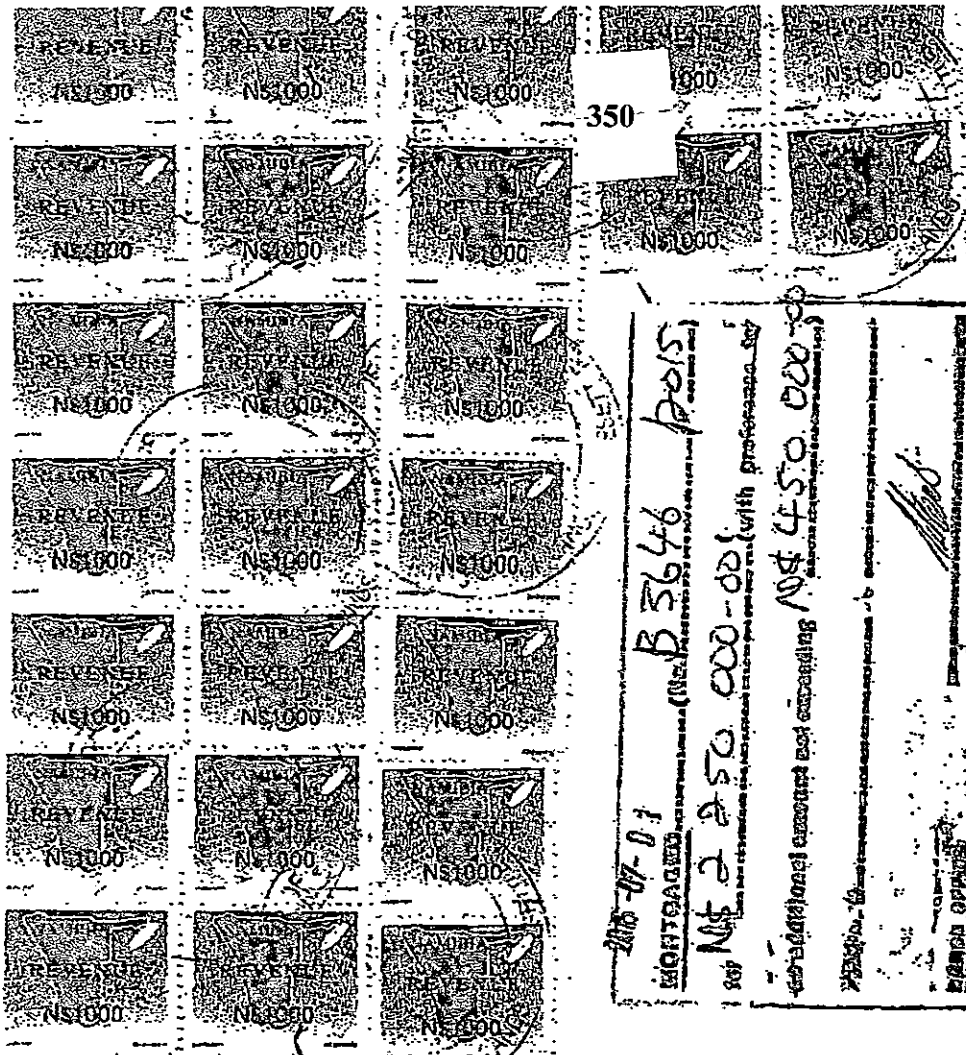
together with the Appearer, and confirmed with my Seal of Office




SIGNATURE OF APPEARER.

7

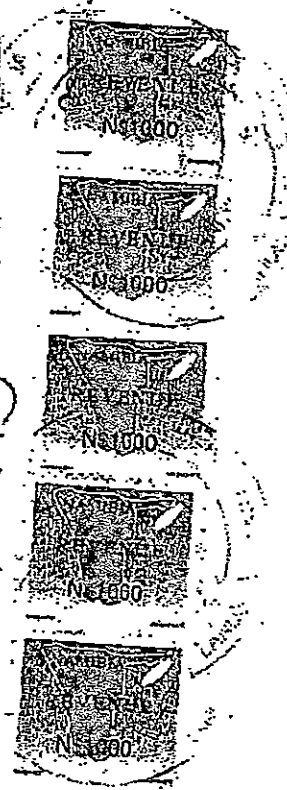
BC 566 / 2021	
(*)	SO(3) 28/2004
The name of the company TRANSFEREE	
has been changed to STADIO NAMIBIA HIGHER	
EDUCATION INSTITUTION (PROPRIETARY) LIMITED	
(CO NO 2017/0707)	
2021-02-15	2021-02-15



Prepared by me

CONVEYANCER
YSSEL, E H

2015-07-07
B 3646 2015
N\$ 2 250 000 - 00 (with professional fee)
Additional amount not exceeding N\$ 450 000 - 00
Deputy REGISTRAR OF DEEDS
WINDHOEK



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

DEED OF TRANSFER

T 3674 2015

BE IT HEREBY MADE KNOWN:

THAT ~~ETIENNE HENNING YSSEL~~

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

WILHELMINA CECILIA VERSTER
IDENTITY NUMBER: 420817 0030.1
UNMARRIED

dated the 23RD MARCH 2015 and signed at WINDHOEK

ENDORSEMENT IN TERMS OF SEC. 4 (1)(b) A.F. 4/7/93
 The name of the withdrawn Indisforce company
 has been changed to Indisforce Indisforce
Indisforce (proprietorship) limited
 2021-03-08 Registrar of Goods

82 1049/2021

AND THE SAID APPEARER de hat his Principal had truly and legally sold on the

23RD MARCH 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

**Ⓢ SOUTHERN BUSINESS SCHOOL OF NAMIBIA
CLOSE CORPORATION
REGISTRATION NUMBER: CC/2010/0927**

Its Successors in Title or Assigns

CERTAIN ERF NO. 1868 WINDHOEK

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

MEASURING 875 (EIGHT SEVEN FIVE) Square Metres.

FIRST TRANSFERRED by Deed of Transfer no. T430/1965 with General Plan S.G. No. A501/52 relating thereto.

AND HELD under Deed of Transfer no. T3516/1992.

I. SUBJECT to the following conditions imposed in terms Ordinance 18 of 1954 (See BC22/2007), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

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

II. FURTHER SUBJECT

to the following conditions created in the said Deed of Transfer no. T430/1965, imposed by and in favour of the Municipality of Windhoek, namely:-

1. Unless a main building of at least N\$6 000,00 is erected on the said property on or before the 16th August 1966, and thereafter maintained at the said value, the Council shall have the right at its option and in his entire discretion to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact built upon the said property.
2. The said Council shall not be liable to the said Transferee or to his or its successor in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or in any portion of such streets is effected at any time by the said Council.

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

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

3. Should the owner or his successor in title at any time build over the course of natural stormwater or deviate such course of natural stormwater over his erf, he shall ensure the uninterrupted flow of stormwater in consultation with, and to the satisfaction of the Town Engineer.
4. The owner of this erf shall, without compensation, be obliged to allow the laying of water pipelines, stormwater drains, sewerage mains and overhead and underground electric supplies mains, across the erf, if deemed necessary by the Council, and in such a manner and position as may from time to time be agreed upon, and to allow the temporary deposit, on the land adjoining such works, of such material as may be excavated during the course of construction, maintenance and removal of any of the aforesaid. This shall include the right of access to the erf at any reasonable time for the aforesaid purposes or other works pertaining thereto, subject thereto that the Municipality shall compensate for any damage done in execution of any such works.

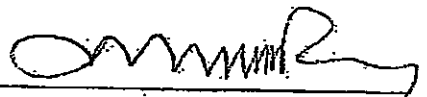
WHEREFORE the Appearer re 354 ing all the right and title which the said
TRANSFEROR

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

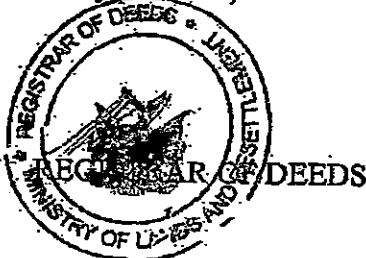
Its Successors in Title or Assigns now is and henceforth shall be entitled thereto conformable
 to local custom, the State, however reserving its rights; and finally, acknowledging that the
 purchase price of the aforesaid property amounts to
NS\$ 500 000,00

SIGNED at WINDHOEK on 2015-07-01
 appearer, and confirmed with my seal of office.

together with th


 Signature of Appearer

In my presence,





NOTIFICATION OF PAYMENT

Dear: To Whom It May Concern

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

Date Actioned : 2025/02/25
Time Actioned : 13:32:26
Trace ID : N638KHQB

Payer Details

Payment From : MRS PETRINE N SEM - BUSIN
Cur/Amount : NAD3105.00

Payee Details

Recipient/Account no : ..146115
Name : CITY OF WHK PLANNING
Bank : FIRST NATIONAL BANK
Branch Code : 282672
Reference : 1868+1880 W REZ_CONS

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.

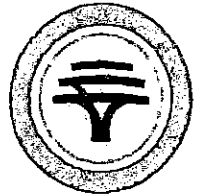
Disclaimer:

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.

Board of Directors: P Grüttemeyer (Chairman), J Coetzee, C Dempsey (Chief Executive), LD Kapere, MJ Luribe*, R Makanyice**, IN Nashandi, ON Shikongo, E Tjipuka, E van Zyl
*South African with Namibian Permanent Residence
**South African

Company Secretary: N Makemba

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



NOTIFICATION OF PAYMENT

Dear: To Whom It May Concern

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

Date Actioned : 2025/04/16
Time Actioned : 07:47:02
Trace ID : 7WPQDSQB

Payer Details

Payment From : MRS PETRINE N SEM - BUSIN
Cur/Amount : NAD2012.50

Payee Details

Recipient/Account no : ..146115
Name : CITY OF WHK PLANNING
Bank : FIRST NATIONAL BANK
Branch Code : 282672
Reference : 1868+1880 W REZ_CONS

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 it accepts no liability, whether in any form, degree or kind, for any loss, expense, claim or damage, including direct, indirect or consequential, arising from the transmission of the information and data.

Disclaimer:

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DEBT MANAGEMENT CREDIT CHECK FORM

Surname Simasiku First name(s) Brighten
Erf/stand no 1868 Township Windhoek
If company or registered under CC Stadio Namibia (Pty) Ltd
Namibian I. D / Passport no. 80050800078
Postal/Private Bag address 13026 Township of address Windhoek
Physical Residential or Business address 1868 Windhoek
Tel no _____ (H) _____ Cell 0811270627

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

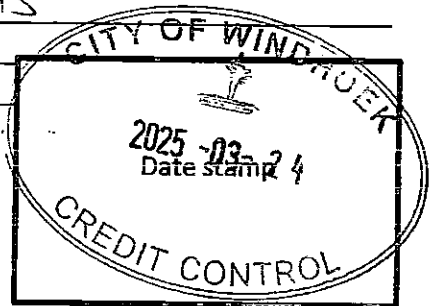
No arrear amounts

Acc. Technician Credit Control

GV Hjerungu

Signature Acc. Tech Credit Control

[Signature]



LAND SALES

Comments:

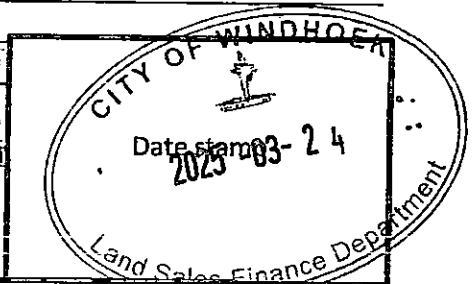
No Land Sales Account - Proceed

Acc. Technician Land Sales

TSHABO EK

Signature Acc. Technician Land Sales

[Signature]



ACCOUNTANT LAND SALES: _____

CITY OF MANY FACES

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Simasiku First name(s) Brighten
Erf/stand no 1880 Township Windhoek
If company or registered under CC Stadio Namibia
Namibian I. D / Passport no. 8005080078
Postal/Private Bag address 13026 Township of address Windhoek
Physical Residential or Business address 1868 Windhoek
Tel no _____ (H) _____ Cell 0811270627

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

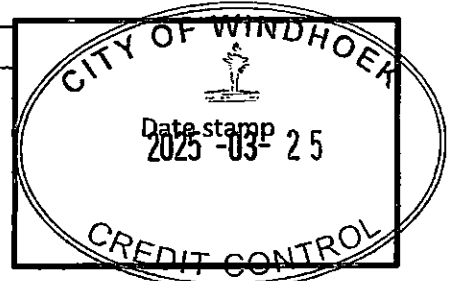
Acc 12860093 - current
13117653 - current

Acc. Technician Credit Control

Tjipeng

Signature Acc. Tech Credit Control

H.K



LAND SALES

Comments:

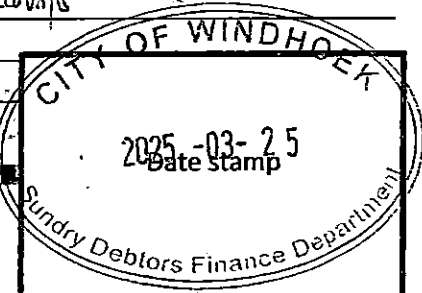
No land sales accounts

Acc. Technician Land Sales

Johanna

Signature Acc. Technician Land Sales

(Signature)



ACCOUNTANT LAND SALES: _____

CITY OF MANY FACES

Kwenani (RM)

From: Hamata (H.S)
Sent: Friday, 10 July, 2026 12:16
To: Kwenani (RM)
Subject: 1868-1860 Sus Dev comments with signature
Attachments: 1868-1860 Sus Dev comments with signature.docx

Good Day

Kindy receive our comments

Kind regards



Hilma Hamata

Section Planner: Spatial Development

Department of Urban and Regional Planning

The Gateway to Endless Opportunities

Office +264 61 290 2375

Fax +264 61 290 2111

Mobile +264 811 229 050

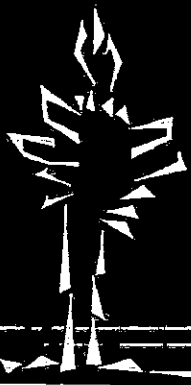
E-mail Hilma.Hamata@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 81 950 3777

www.cityofwindhoek.org.na

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City of Windhoek

The Gateway to Endless Opportunities

Vision: To b

KEY PERFORMANCE MA

- Performance assessment submissions
- Performance assessments will be audi
- Performance agreements for the 2026

MEMORANDUM



The Gateway to Endless Opportunities

TO : URBAN POLICY
FROM : SUSTAINABLE DEVELOPMENT
ENQ : HILMA HAMATA EXT 2375
CC :
DATE : 30/06/2025

Dear Colleague,

RE: APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X.

The Division has no objection to the proposed development provided that the applicant meets all Council requirements.

Kind Regards,

.....

Kwenani (RM)

From: Shiimi (M.N)
Sent: Wednesday, 10 September, 2025 14:59
To: Kwenani (RM)
Cc: Shikongo (LN); Lisse (HW); Rust (HJ)
Subject: 1868 and 1880 W - Rezoning and conolidation - Traffic Flow REV
Attachments: 1868 and 1880 W - Rezoning and conolidation - Traffic Flow REV.doc

Our comments



Mary Shiimi

Section Engineer: Transport Planning

Office +264 61 290 2508

Fax +264 61 290 2583

Mobile +264 81 128 2414

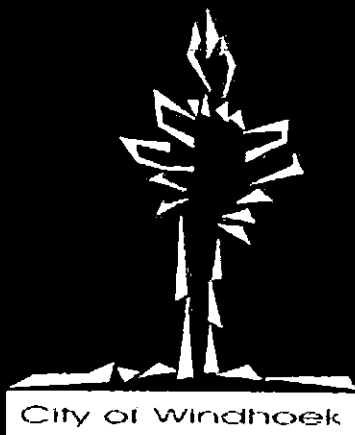
E-Mail: Mary.Shiimi@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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Vision: To E

Employee ☺

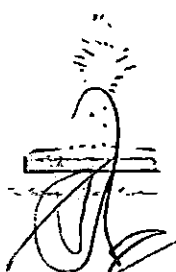
Do Join us in the Discussion of Employe

1. Accorded an opportunity to voluntary nominate the
2. Learn on how to Nominate your peers for the Award:
3. The type of Awards you can nominate your peers fo
4. And many more.....

MEMORANDUM

- SUBJECT:**
- 1. Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional"**
 - 2. Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional"**
 - 3. Consolidation of Erven 1868 and 1880 Windhoek into Erf X**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. Shikongo	10/09/2025	Tel: 290 3359	
Section Engineer: M Shiimi	/....../2025		
Chief Engineer	/....../2025		

TO:	Urban Planning R. Kwenani	DATE:	10 September 2025	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/1868&1880/W	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

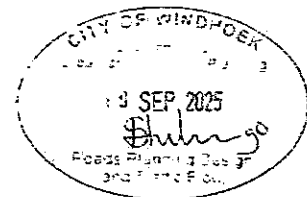
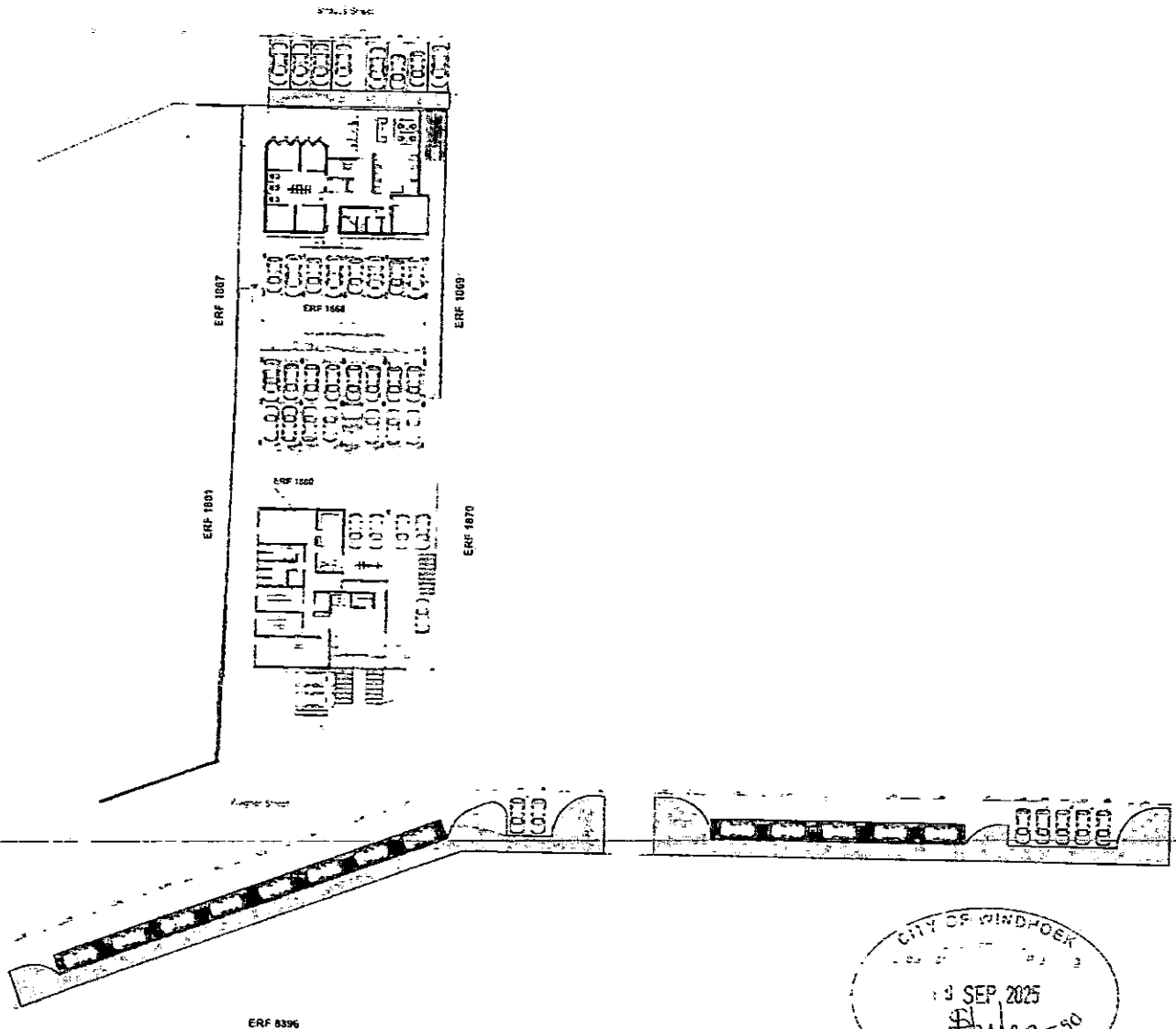
REVISED COMMENTS:

The application dated 20 March 2025 received from Dunamis Consulting (Pty) Ltd, our comments dated 05 August 2025 and subsequent revised parking layout 08 September 2025 regarding the above application refers.

Erven 1868 and 1880 are located in Strauss and Wagner Streets respectively in Windhoek West close to NUST. Erf 1868 Windhoek is zoned "Office" with a bulk of 0.4 while Erf 1880 Windhoek is zoned "Residential" with a density of 1:900 and measure 875m² and 1019m² respectively. Traffic volumes in both Strauss and Wagner Streets are high during peak hours. The proposed rezoning will generate approximately 840 vehicular trips during peak hours. The erf is situated within the Windhoek West High Density Policy Area.

1. This Division has no further objections to the Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional", provided that:
 - 1.1 Parking be provided as per attached parking layout dated 08 September 2025.
 - 1.2 For universities/colleges, minimum 1 parking bay be provided per classroom and or office plus one bay per 5 students, 25% of parking to be allocated to taxis.
2. This Division has no objections to the proposed Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional", provided that:
 - 2.1 Parking be provided as per attached parking layout dated 08 September 2025.
 - 2.1 For universities/colleges, minimum 1 parking bay be provided per classroom and or office plus one bay per 5 students, 25% of parking to be allocated to taxis.
3. This Division has no objection to the proposed Consolidation of Erven 1868 and 1880 Windhoek into Erf X, due to:
 - 3.1 Parking be provided as per attached parking layout dated 08 September 2025.

- 3.2 All parking allocated on sidewalk are subject to the following conditions:
- a. That the applicant applies for sidewalk lease to the Property Management Division.
 - b. Minimum two (2) meters be retained for pedestrian movements.
 - c. Parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.
 - d. Sidewalk parking remains public parking and can not be reserved for exclusive use.
 - e. Council reserves the right to cancel the lease should such land be needed for municipal services.
 - f. Service positions are to be ascertained before excavating since construction is taking place within the road reserve.
 - g. That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.
 - h. That the owner remains responsible to provide any shortfall of parking onsite or any other area approved by Council should the lease be cancelled / terminated.



NO. ZONING USE
1. UNIVERSITY UNIVERSITY

MINIMUM NUMBER OF PARKING
SPACES TO BE PROVIDED

	REQUIRED BAYS	PROVIDED BAYS
CLASSES - 4	4	4
OFFICES - 7	7	7
STUDENTS - 255	51	51
TOTAL REQUIRED	62	62
50% ON SITE	31	31
25% TAXI BAYS	13	13
OFF STREET/	28	28
PAVEMENT		

Area to be Leased = 1.061.3m²

1 Bay per classroom and or
office plus 1 bay per 5
students: 25% of student
parking allocated to taxis

PARKING LAYOUT
27/5/25

ATKINS
ARCHITECTS



NAMIBIAN
ARCHITECTS
ASSOCIATION

PARKING LAYOUT

ATAD-301

STADIO MARZIA
KUPPE STREET

Monday 13 September
2025

5:01

PROPOSED ADDITIONS AND ALTERATIONS
TO STADIO MARZIA OFFICES

Yours faithfully

M. Shiimi

Roads Planning, Design and Traffic Flow

*2508

Kwenani (RM)

From: Nambinga (LE)
Sent: Monday, 2 June, 2025 17:34
To: Kwenani (RM)
Subject: Re: REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK...
Attachments: 1868_1880 W - Stormwater.doc

Good day Ms. Kwenani,

Attached, please find our stormwater comments.

Kind Regards

Linekela

From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org.na>
Sent: Tuesday, April 29, 2025 10:06
To: TPC Comments <TPCComments@windhoekcc.org.na>
Subject: REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK INTO E

Dear Colleagues

An application for the **REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK INTO ERF X** was received during the submission month of April 2025.

The application is saved under V:\Town Planning Committee\2025\April\1868 & 1880 W\Application

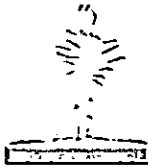
Please provide technical comments by latest **29 May 2025**

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\1868 & 1880 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] Ruth.Kwenani@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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advancement etc
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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/1868_1880/W

DATE : 02 June 2025

Ms. R. Kwenani

RE: APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X.

Application dated 20 March 2025, for the proposed, Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional"; Rezoning of Erf 1880 Wagner Street, Windhoek from "Residential" with a density of 1:900 to "Institutional"; and Consolidation of Erven 1868 and 1880 Windhoek into Erf X, refers.

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

1. The proposed consolidated Erf X, has a general downward slope from the northeast into a southwesterly direction.
2. There is no visible sign of any stormwater course or system flowing across the proposed Consolidated Erf X, except for surface stormwater runoff.
3. Access to the proposed consolidated Erf X is indicated to be obtained from Strauss and Wagner street.

This Division has no objection to the proposed, Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional"; Rezoning of Erf 1880 Wagner Street, Windhoek from "Residential" with a density of 1:900 to "Institutional"; and Consolidation of Erven 1868 and 1880, Windhoek into 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 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.


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

Kwenani (RM)

From: Archer (O.C)
Sent: Friday, 23 May, 2025 14:13
To: Kwenani (RM)
Subject: RE: REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK IN 1868 & 1880 - W - Rezoning and Consolidation - Water and Sewer.doc

Attachments:

Dear Ruth,

Attached please find the water and sewer comments.

Regards,



Ockert Archer

Section Engineer: Water and Waste Water

Office +264 61 290 2096

Fax

Mobile +264 81 140 5670

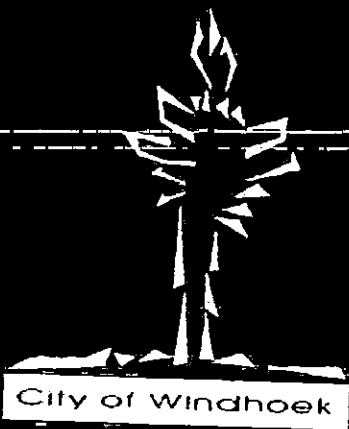
E-mail Ockert.Archer@windhoekcc.org.na

Box 59, Windhoek

Enquiries: +264 61 290 2911

www.cityofwindhoek.org.na

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City of Windhoek

The Gateway to Endless Opportunities



**WORLD
ENVIRONMENT
DAY**

Vision: To be



From: Kwenani (RM) <Ruth.Kwenani@windhoekcc.org>
Sent: Tuesday, 29 April 2025 10:06 AM
To: TPC Comments <TPCComments@windhoekcc.org.na>
Subject: REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK INTO E

Dear Colleagues

An application for the **REZONING OF ERF 1868, STRAUSS STREET , WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL; REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 18880 WINDHOEK INTO ERF X** was received during the submission month of April 2025.

The application is saved under V:\Town Planning Committee\2025\April\1868 & 1880 W\Application

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 rkwx@windhoekcc.org.na

Please also save copy of comments under V:\Town Planning Committee\2025\April\1868 & 1880 W\Comments

Regards

Urban Policy Division


 Ruth Kwenani
 Town Planner
 Telephone: 06 1 290 3428
 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

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MEMORANDUM

TO: Ms. R. Kwenani

DATE: 23 May 2025

FROM: INF: Engineering Services Division REF: L/1868&1880/W



**SUBJECT: REZONING OF ERF 1868 STRAUSS STREET WINDHOEK
FROM "OFFICE" WITH A BULK OF 0.4 TO
"INSTITUTIONAL";**

**REZONING OF ERF 1880 WAGNER STREET WINDHOEK
FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO
"INSTITUTIONAL"; AND**

**CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK
INTO ERF X.**

The application dated 20 March 2025 regarding the above subject matter, 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 and consolidation 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



The Gateway to Endless Opportunities

TO : Department of Urban and Transport Planning

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

ENQ : L.T Shifotoka

REF : L/1868_1880/W

DATE : 12 August 2025

Ms. R. Kwenani

RE: APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X.

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. Namgongo

**CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY**

MEMORANDUM



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: APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X.

The Division has no objection to the application and the applicant is not required to comply with environmental requirements for the mentioned land uses.


Kind Regards,



PROOF OF GIVING NOTICE OF APPLICATION

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)

APPLICATION:

AMENDED NOTICE FOR THE REZONING OF ERF 1868 STRAUSS STREET AND ERF 1880 WAGNER STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL" AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

PART 1: NOTIFICATION TO PRESCRIBED PERSONS (NEIGHBOURS)

As per Section 121(1)(a) of the Act and Regulation 10(4)(a)-(c)

1.1 MANDATORY HAND DELIVERY REQUIREMENT RECORD

In accordance with Sections 121(1)(a), 121(1)(b)(i), 121(1)(c)(i) and 121(2)(a) of the Act (read with Section 107 of the Act and Sub regulation 10(4) of the Regulations relating to the Act), the applicants are required to service notice to prescribed persons (being the owners of neighbouring properties) through hand delivery as the first and mandatory method of consultations with the neighbours.

NEIGHBOUR ERF/PORTION / FARM NO.	TOWNSHIP NAME / FARM NO	DATE DELIVERED	PROOF OF RECEIPT UPON SIGNATURE ATTACHED (Yes/No)
Erf 1858	Windhoek	25 November 2025	
Erf 1860	Windhoek	25 November 2025	
Erf 1865	Windhoek	25 November 2025	
Erf 1867	Windhoek	25 November 2025	
Erf 1869	Windhoek	25 November 2025	
Erf 1870	Windhoek	25 November 2025	
Erf 1878	Windhoek	25 November 2025	
Erf 1879	Windhoek	25 November 2025	
Erf 1881	Windhoek	25 November 2025	
Erf 1882	Windhoek	25 November 2025	
Erf 8396	Windhoek	25 November 2025	Sent via email



Details of Neighbors of Erven 1868 and 1880 Windhoek

ERF NO		OWNER	POSTAL ADDRESS	CONTACT NO
1	1858 Windhoek	Van Rooi AM	Po Box 10226 Khomasdal Windhoek	0812511450 annmagdalene.vanrooi@gmail.com
2	1860 Windhoek	A Uusiku- Hangula	Po Box 8237 Bachbrecht	0811279897 ahangula@mweb.com.na
3	1865 Windhoek	MD Williams	Po Box 50046 Bachbrecht	0811002034 zwilliams@mtc.com.na
4	1867 Windhoek	The Afri-Life Property TR	Po Box 90202 Klein Windhoek	0851276173 iwala@iway.na
5	1869 Windhoek	Mupetami VS & AN	Po Box 8858 Bachbrecht	0810373307 festusmp@yahoo.com
6	1870 Windhoek	Hamayulu IL	Po Box 20736 Windhoek Namibia	0813708046 ihamayulu@gmail.com
7	1878 Windhoek	Economical Prop Solutions	Po Box 81566 Olympia Namibia	061 249782 h.w.w.lambrecht@gmail.com
8	1879 Windhoek	Schwarting G	Po Box 136 Omaruru Namibia	0812336282/064570805 omenje@iway.na
9	1881 Windhoek	Sam WR	Po Box 10307 Khomasdal Namibia	0812689131 ridaahsam4699@gmail.com
10	1882 Windhoek	Wallace RM	Po Box 98444 Pelican Square Namibia	0811278867 gerda.wallace@gmail.com
11	8396 Windhoek	Polytechnic of Namibia	P/Bag 13388 Windhoek Namibia	creditors@nust.na



Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

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. N/A

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		
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ 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)
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A
		Registered Mail	☐ E-mail	☐ Fax	N/A



PART 2: NOTIFICATION TO THE GENERAL PUBLIC

As per Regulations 10(1)-(3), 11, and 12 of the Regulations relating to the Act.

2. GOVERNMENT GAZETTE NOTICE

1 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)
14 November 2025	8783	869	04 December 2025	YES

2. NEWSPAPERS NOTICES

2 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)
The Namibian Sun	5 November 2025	12 November 2025	02 December 2025	YES
Die Republikein	5 November 2025	12 November 2025	02 December 2025	YES

2. ONSITE NOTICE (NOTICE ON THE LAND)

3 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)
11 November 2025	02 December 2025	YES

2. LOCAL AUTHORITY NOTICE BOARD NOTICE

4 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)
11 November 2025	02 December 2025	YES

PART 3: COMMENTS AND/OBJECTIONS LODGED

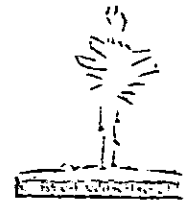
COMMENTER/OBJECTOR ERF, PORTION OR FARM NO.	COMMENTER/OBJECTOR TOWNSHIP NAME / FARM NO	NAME(S) OF COMMENTER/ OBJECTOR	OBJECTIONS OR COMMENTS RECEIVED	EVIDENCE OF COMMENTS/ OBJECTIONS ATTACHED (YES/NO)
			☐ Comments	☐ Objections N/A
			☐ Comments	☐ Objections N/A
			☐ Comments	☐ Objections N/A
			☐ Comments	☐ Objections N/A
			☐ Comments	☐ Objections N/A



DEPARTMENT OF URBAN AND TRANSPORT PLANNING

✉ 59

80 Independence Avenue
WINDHOEK, NAMIBIA



Tel: (+264) 61 290 2482

e-mail: UTP@windhoekcc.org.na

The Gateway to Endless Opportunities
www.cityofwindhoek.org.na

ENQ: R Kwenani

TEL: 061-290 3428

DATE: 25/08/2025

REF: L/1868/1880/W

DUNAMIS CONSULTING
P O BOX 81108
OLYMPIA

Dear Madam

RE: REZONING OF ERF 1868, STRAUSS STREET, WINDHOEK FROM OFFICE WITH A BULK OF 0.4 TO INSTITUTIONAL AND REZONING OF ERF 1880, WAGNER STREET, WINDHOEK FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO INSTITUTIONAL AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

The application was referred back to the applicant by the Town Planning Committee at its meeting held on 12 August 2025 due to the following:

1. The parking layout that was submitted is not accepted.
2. Parking in front of erven 1868 and 1880, Windhoek should be moved to the road kerb. Vehicles may not access parking over the sidewalk. Such parking is subject to the following conditions:
 - 2.1 That the applicant applies for sidewalk lease to the Property Management Division.
 - 2.2 Minimum two (2) meters be retained for pedestrian movements.
 - 2.3 Parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.
 - 2.4 A corresponding plan must be submitted to the Engineer: Traffic Flow for approval prior to submission of the application to property Management for approval.
 - 2.5 Sidewalk parking remains public parking and can not be reserved for exclusive use.
 - 2.6 Council reserves the right to cancel the lease should such land be needed for municipal services.
 - 2.7 Service positions are to be ascertained before excavating since construction is taking place within the road reserve.

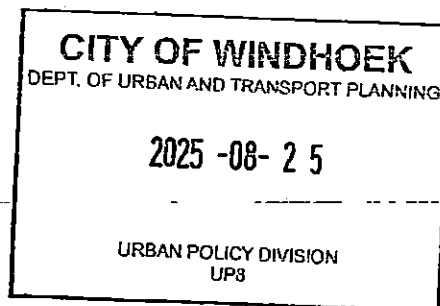
- 2.8 That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.
- 2.9 That the owner remains responsible to provide any shortfall of parking onsite or any other area approved by Council should the lease be cancelled / terminated.
3. That the applicant re-submit a new parking layout by taking the above into consideration.
4. That 50% of the required parking should be located on site.
5. That parking requirements for universities/colleges is minimum 1 parking bay be provided per classroom and or office plus one bay per 5 students, 25% of parking to be allocated to taxis.
6. That the owners of erven 1860 and 1865 be consulted concerning the rezoning application and an amended public participation report be submitted.

Please take note that the current public participation (advertisements) remain valid for a period of 1 year. A totally new application inclusive of new public participation and submission fee will be applicable should the parking layout comments not be resolved within the 1-year validity advertisement period.

Yours faithfully



Ms. R. Kwenani
TOWN PLANNER





PARKING LAYOUT
1276-99

NO	ZONING	USE	MINIMUM NUMBER OF PARKING SPACES TO BE PROVIDED		
1.	INSTITUTIONAL	UNIVERSITY	REQUIRED BAYS	PROVIDED BAYS	
		CLASSES	- 4	4	4
		OFFICES	- 7	7	7
		STUDENTS	- 255	51	51
		TOTAL REQUIRED		62	62
		50% ON SITE		31	34 (30 cars + 24 bicycles)
		25% TAXI BAYS		13	13
		OFF STREET/ PAVEMENT		28	28

Area to be Leased = 1,061.3m²

1 Bay per classroom and or office plus 1 bay per 5 students; 25% of student parking allocated to taxis

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.

NAME

Petrine Ndimuhona Sem

DATE

09/02/2026

SIGNATURE



COMPANY NAME (IF APPLICABLE)

PART 4: FOR OFFICE USE ONLY

CONSULTATIONS ACCEPTED:

YES ☐

NO ☐

OFFICIAL NAME

IF NO, STATE THE REASONS BELOW:

DATE STAMP & SIGNATURE:



035 Registrations Legal Notices

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION - WINDHOEK
CASE NO: HC-MD-CIV-ACT-CON-2024/00170

In the matter between:
BANK WINDHOEK LIMITED
EXECUTION CREDITOR
and
PROPERTY POWER CC 1ST
EXECUTION DEBTOR
FAMILY CHOICE PROPERTIES
NUMBER ONE (PTY) LIMITED
2ND EXECUTION DEBTOR
TRUCKS FOUR AFRICA (PTY)
LIMITED 3RD EXECUTION
DEBTOR

FAMILY CHOICE (PTY) LIMITED
4TH EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION

Pursuant to Judgement of the above Honorable Court granted on 8th July 2025, the following immovable property will be sold without reserve and without the Deputy Sheriff of Tsumeb, at Erf No. 716, Extension No. 4, Tsumeb, Namibia on 17th of November 2025, at 10h00, of the undermentioned property.

Certain: Erf No. 716, Extension No. 4
Situated: In the Municipality of Tsumeb

Registration Division
"B" Ohangwena Region

Measuring: 2313 (Two Thousand Three Hundred and Thirteen) Square Meters
Held By: Deed of Transfer No. T3331/2000

Subject: To All the Conditions Contained Therein

Improvements: Consists of 2 offices, 2 warehouses, flat, parking and boundary walls.

The offices - each consists of kitchenette, with BIC, ablutions, storeroom and toilet.

The flat - consists of an open plan lounge/dining room, kitchen with BIC, pantry, storeroom, 2 bedrooms with BIC and 1 bathroom.

TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff of the Court, Tsumeb, and at the offices of the Execution Creditors' Attorneys.

DATED AT WINDHOEK this 1st day of October 2025.
DR. WEDER, KAUTA & HOVEKAING.

LEGAL PRACTITIONERS FOR THE PLAINTIFF
WIGH HOUSE, 3rd FLOOR JAN JOHNSON ROAD
AUSSPANNPLATZ
WINDHOEK
(Ref: MAT95541/LVS)

DATED 2025/10/01/2345

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION - WINDHOEK
CASE NO: HC-MD-CIV-ACT-CON-2024/00170

In the matter between:
BANK WINDHOEK LIMITED
EXECUTION CREDITOR
and
PROPERTY POWER CC 1ST
EXECUTION DEBTOR
FAMILY CHOICE PROPERTIES
NUMBER ONE (PTY) LIMITED
2ND EXECUTION DEBTOR
TRUCKS FOUR AFRICA (PTY)
LIMITED 3RD EXECUTION
DEBTOR

FAMILY CHOICE (PTY) LIMITED
4TH EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION

Pursuant to Judgement of the above Honorable Court granted on 8th July 2025, the following immovable property will be sold without reserve and without the Deputy Sheriff of Tsumeb, at Erf No. 716, Extension No. 4, Tsumeb, Namibia on 17th of November 2025, at 10h00, of the undermentioned property.

Certain: Erf No. 716, Extension No. 4
Situated: In the Municipality of Tsumeb

Registration Division
"B" Ohangwena Region

Measuring: 3443 (Three Four Four Three) Square Meters
Held By: Deed of Transfer No. T1998/1996

Subject: To All the Conditions Contained Therein

Improvements: Consists of a large warehouse, small office building, storeroom, ablutions, mezzanine floor, lean-to, parking and boundary walls. The office - consists of a reception, kitchenette with BIC, ablutions

and 2 offices.
Other improvements - consists of an alarm system CCTV cameras and air-conditioning.
TERMS 10% of the purchase price and the auctioneer's commission must be paid on the date of the sale. The further terms and conditions of the sale will be read prior to the auction and lie for inspection at the office of the Deputy Sheriff of the Court, Tsumeb, and at the offices of the Execution Creditors' Attorneys.

DATED AT WINDHOEK this 1st day of October 2025.
DR. WEDER, KAUTA & HOVEKAING.

LEGAL PRACTITIONERS FOR THE PLAINTIFF
WIGH HOUSE, 3rd FLOOR JAN JOHNSON ROAD
AUSSPANNPLATZ
WINDHOEK
(Ref: MAT95541/LVS)

DATED 2025/10/01/2345

035 Registrations Legal Notices

NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY IN THE HIGH COURT OF NAMIBIA
(Main Division)
CASE NUMBER: HC-MD-CIV-ACT-CON-2021/02891

In the matter between:
CONTINENTAL (PTY) LTD
PLAINTIFF
and
GENIE MARKETING CONCEPTS NAMIBIA (PTY) LTD
1ST DEFENDANT
ANTOINETTE MOKO 2ND DEFENDANT

BE PLEASED TO TAKE NOTICE that the undermentioned assets, in execution of a judgement granted on the 9th day of September 2021 against the 1st and 2nd Defendants, will be sold in execution by the Deputy Sheriff for the district of SWAKOPMUND, on FRIDAY, the 25TH day of NOVEMBER 2025 at 10:00 to be conducted at ERF 3955, NEWTON STREET, NEW INDUSTRIAL AREA, SWAKOPMUND.

DELAACK CABINET
1x DINING TABLE WITH 7 CHAIRS
1x 3 PIECE LOUNGE SUITE
1x KILN VATOR FRIDGE
1x BLACK LOUNGE SUITE 5 SEATER
1x DEFF GREY DISHWASHING MACHINE
1x TELEVISION
1x TELEVISION STAND
TERMS: VOTESTOOTS AND CASH TO THE HIGHEST BIDDER.

DATED AT WINDHOEK on the 30th day of OCTOBER 2025.
SCHOKERUNG ATTORNEYS
PER: CARLUSCHOKERUNG
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 8 SCHINZ STREET c/o SCHINZ & MERENSKY STREET
AUSSPANNPLATZ
WINDHOEK
(REF: CS/1/CON21/0008)

DATED 2025/10/01/2345

NOTICE Van Rood & Associates
Urban and Regional Planners
on behalf of the corner of Proposed Portion A of the Rehoboth Town and Townlands No. 302 - in line with the terms and stipulations of the Urban and Regional Planning Act, (Act No. 5 of 2018) and of the (SOM31A) of the Local Authorities Act, 1992 (Act No. 23 of 1992) herewith applies to the Rehoboth Town Council and the Urban and Regional Planning Board for the

SUBDIVISION OF THE REHOBOTH TOWN AND TOWNLANDS NO. 302 INTO PORTION A AND THE REMAINDER.
REZONING OF PORTION A OF THE REHOBOTH TOWN AND TOWNLANDS NO. 302 FROM UNDETERMINED TO AGRICULTURE.

CONSENT TO OPERATE TOURISM ACTIVITIES AND RESTAURANT ON PORTION A
CONSENT TO COMMENCE WITH THE DEVELOPMENT WHILE THE APPLICATION IS IN PROGRESS

Proposed Portion A is located within the Rehoboth Town and Townlands No. 302 of which is the jurisdiction of the Rehoboth Town Council. The proposed Portion A will measure approximately 60 000m² (6 Hectares) in extent and is currently vacant and consists of a natural environment.

The owner intends to rezone to "Agriculture" which allows for the tourism activities in the form of a tented camp and other tourism activities such as camping sites, braaispits, walking/hiking trails.

Take note that the intention to subdivide Portion A from Rehoboth Town and Townlands No. 302 and rezone is placed on the Notice Board at the Rehoboth Town Council and advertised in the Government Gazette.

Any person objecting to the proposed subdivision and rezoning of the proposed Portion of the Remainder of Rehoboth Town and Townlands No. 302 as set out above may lodge such objection together with the grounds thereof in writing at the Rehoboth Town Council and the Urban and Regional Planning Board for the

REZONING NOTICE DUNAMIS CONSULTING (PTY) LTD
on behalf of the owner of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board for the following:

Rezoning of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek from "Office" with a bulk of 0.4 to "Institutional" and Consolidation of Erfen 1868 and 1880 Windhoek into Erf X Erven 1868 and 1880 Windhoek.

Further take note that any person objecting to the proposed land use and set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is 02 December 2025.

Call: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhana@dunamis-pln.com

DATED 2025/10/01/2345

IN THE MAGISTRATES COURT FOR THE DISTRICT OF Tsumeb
HELD AT Tsumeb
In the matter between: **ANTON JOACHIM PLAINTEFF**
and
LAVINIA NDALADIPALEKWA
DONGWIST DEFENDANT
JOSEPHIA KONDJENI DONGWIST
2ND DEFENDANT
Case No: M2022

NOTICE OF SALE IN EXECUTION

In Execution of a Judgement against the above named Defendant, by the above Honorable Court on 31 JULY 2023, the following moveable property will be sold by the Messenger of the Court for the district of Tsumeb on 04 DECEMBER 2025 at 15h00 on the premises of the Plaintiff at Erf 1631, KOTJUMANDI CULTURAL TROUPE STREET, Tsumeb, NAMIBIA.

to White Tab (0177-675W)
TERMS OF SALE: Cash and without reserve to the highest bidder.

DATED AT Tsumeb this 27th day of OCTOBER 2025.
F.A. PRETORIUS & CO
Legal Practitioners for Plaintiff
Pretorius Building, Erf 4, Suite 5, Jordan Street
Tsumeb

DATED 2025/10/01/2345

035 Registrations Legal Notices

NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY IN THE HIGH COURT OF NAMIBIA
(Main Division)
CASE NUMBER: HC-MD-CIV-ACT-CON-2021/02891

In the matter between:
CONTINENTAL (PTY) LTD
PLAINTIFF
and
GENIE MARKETING CONCEPTS NAMIBIA (PTY) LTD
1ST DEFENDANT
ANTOINETTE MOKO 2ND DEFENDANT

BE PLEASED TO TAKE NOTICE that the undermentioned assets, in execution of a judgement granted on the 9th day of September 2021 against the 1st and 2nd Defendants, will be sold in execution by the Deputy Sheriff for the district of SWAKOPMUND, on FRIDAY, the 25TH day of NOVEMBER 2025 at 10:00 to be conducted at ERF 3955, NEWTON STREET, NEW INDUSTRIAL AREA, SWAKOPMUND.

DELAACK CABINET
1x DINING TABLE WITH 7 CHAIRS
1x 3 PIECE LOUNGE SUITE
1x KILN VATOR FRIDGE
1x BLACK LOUNGE SUITE 5 SEATER
1x DEFF GREY DISHWASHING MACHINE
1x TELEVISION
1x TELEVISION STAND
TERMS: VOTESTOOTS AND CASH TO THE HIGHEST BIDDER.

DATED AT WINDHOEK on the 30th day of OCTOBER 2025.
SCHOKERUNG ATTORNEYS
PER: CARLUSCHOKERUNG
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 8 SCHINZ STREET c/o SCHINZ & MERENSKY STREET
AUSSPANNPLATZ
WINDHOEK
(REF: CS/1/CON21/0008)

DATED 2025/10/01/2345

NOTICE Van Rood & Associates
Urban and Regional Planners
on behalf of the corner of Proposed Portion A of the Rehoboth Town and Townlands No. 302 - in line with the terms and stipulations of the Urban and Regional Planning Act, (Act No. 5 of 2018) and of the (SOM31A) of the Local Authorities Act, 1992 (Act No. 23 of 1992) herewith applies to the Rehoboth Town Council and the Urban and Regional Planning Board for the

SUBDIVISION OF THE REHOBOTH TOWN AND TOWNLANDS NO. 302 INTO PORTION A AND THE REMAINDER.
REZONING OF PORTION A OF THE REHOBOTH TOWN AND TOWNLANDS NO. 302 FROM UNDETERMINED TO AGRICULTURE.

CONSENT TO OPERATE TOURISM ACTIVITIES AND RESTAURANT ON PORTION A
CONSENT TO COMMENCE WITH THE DEVELOPMENT WHILE THE APPLICATION IS IN PROGRESS

Proposed Portion A is located within the Rehoboth Town and Townlands No. 302 of which is the jurisdiction of the Rehoboth Town Council. The proposed Portion A will measure approximately 60 000m² (6 Hectares) in extent and is currently vacant and consists of a natural environment.

The owner intends to rezone to "Agriculture" which allows for the tourism activities in the form of a tented camp and other tourism activities such as camping sites, braaispits, walking/hiking trails.

Take note that the intention to subdivide Portion A from Rehoboth Town and Townlands No. 302 and rezone is placed on the Notice Board at the Rehoboth Town Council and advertised in the Government Gazette.

Any person objecting to the proposed subdivision and rezoning of the proposed Portion of the Remainder of Rehoboth Town and Townlands No. 302 as set out above may lodge such objection together with the grounds thereof in writing at the Rehoboth Town Council and the Urban and Regional Planning Board for the

REZONING NOTICE DUNAMIS CONSULTING (PTY) LTD
on behalf of the owner of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board for the following:

Rezoning of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek from "Office" with a bulk of 0.4 to "Institutional" and Consolidation of Erfen 1868 and 1880 Windhoek into Erf X Erven 1868 and 1880 Windhoek.

Further take note that any person objecting to the proposed land use and set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is 02 December 2025.

Call: +264 855 512 173
Tel: +264 833 302 241
Email: ndimuhana@dunamis-pln.com

DATED 2025/10/01/2345

IN THE MAGISTRATES COURT FOR THE DISTRICT OF Tsumeb
HELD AT Tsumeb
In the matter between: **ANTON JOACHIM PLAINTEFF**
and
LAVINIA NDALADIPALEKWA
DONGWIST DEFENDANT
JOSEPHIA KONDJENI DONGWIST
2ND DEFENDANT
Case No: M2022

NOTICE OF SALE IN EXECUTION

In Execution of a Judgement against the above named Defendant, by the above Honorable Court on 31 JULY 2023, the following moveable property will be sold by the Messenger of the Court for the district of Tsumeb on 04 DECEMBER 2025 at 15h00 on the premises of the Plaintiff at Erf 1631, KOTJUMANDI CULTURAL TROUPE STREET, Tsumeb, NAMIBIA.

to White Tab (0177-675W)
TERMS OF SALE: Cash and without reserve to the highest bidder.

DATED AT Tsumeb this 27th day of OCTOBER 2025.
F.A. PRETORIUS & CO
Legal Practitioners for Plaintiff
Pretorius Building, Erf 4, Suite 5, Jordan Street
Tsumeb

DATED 2025/10/01/2345

035 Registrations Legal Notices

IN THE HIGH COURT OF NAMIBIA
MAIN DIVISION
Case Number: HC-MD-CIV-ACT-CON-2024/02170

In the matter between:
ALDOIS GARAI NYANDORO
EXECUTION CREDITOR
and
JOAO WALTER PERESTRELO
EXECUTION DEBTOR

NOTICE OF SALE IN EXECUTION

In the EXECUTION of a Writ of Execution granted in the High Court for the district of Windhoek on the 06th day of June 2025 in the above mentioned case, the following movable property listed herein under will be sold at auction at No 422 Independence Avenue, Windhoek on 04 TH of OCTOBER 2025 at 10h00.

The 17th ORD Par Value Shares of Joao Walter Perestrelo in Africa Energy Exploration (Pty) Ltd - 201V0278

CONDITIONS OF SALE: "VOTESTOOTS" CASH TO THE HIGHEST BIDDER.

DATED AT WINDHOEK on this 24 TH day of OCTOBER 2025.
MEYER CAFFE DEUKES ATTORNEYS

For the Execution Creditor
No 33 List Strasse
Windhoek
(REF: NYA2/0001)

DATED 2025/10/01/2345

Multiple Sclerosis
MSA

WHAT IS MULTIPLE SCLEROSIS?

A chronic disease of the brain and central nervous system

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

info@msnamibia.org

Multiple Sclerosis
MSA

ALCOHOLICS ANONYMOUS
AA NAMIBIA
Losing Control?

Windhoek: 081 379 6366
Swakopmund: 081-243 2649
E-mail: alcoholicsanonymousna@gmail.com

Windhoek: 081 379 6366
Swakopmund: 081-243 2649
E-mail: alcoholicsanonymousna@gmail.com

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Roads Contractor Company (RCC) Takes a Major Step Toward Self-Sufficiency: Lease-to-Own Agreement Strengthens Equipment Capacity

In a significant move toward operational independence and national growth, the Roads Contractor Company (RCC) has entered into a Lease-to-Own Agreement that will enable the company to add new road construction equipment and vehicles to its existing fleet.

Melumbu, noted that the agreement represents a renewed chapter for the company.

"This Lease-to-Own initiative reflects RCC's commitment to rebuilding its operational base and ensuring that we have the tools necessary to deliver quality infrastructure projects for Namibia. It is a step forward in positioning RCC as a reliable, self-sustaining state-owned enterprise that supports national development goals."

Adding to this, RCC Head of Business Development, Ms. Rebekka Horaez, highlighted the strategic importance of the initiative for the company's long-term growth.

"This development is not only about expanding our equipment base, but also about strengthening RCC's competitiveness and ability to deliver value-driven solutions. It demonstrates the company's proactive approach to growth and sustainability."

This milestone marks a major step in RCC's ongoing turnaround strategy and its commitment to restoring the company's position as a key player in Namibia's infrastructure development. Through this innovative arrangement, RCC is progressively acquiring critical construction equipment that will enhance its ability to execute projects efficiently and competitively.

The first and second deliveries of the equipment took place between September and October 2025, comprising a range of essential machinery and vehicles needed for road construction and maintenance across the country. RCC will receive the remaining equipment before the end of December 2025, marking the completion of the first phase of the company's capacity revitalization initiative.

Speaking on the development, RCC Interim Chief Executive Officer, Mr. Darius

As RCC continues to rebuild, this milestone sends a strong message to stakeholders, partners, and the public - the RCC brand is on a path of revival, responsibility, and renewed impact.

Board of Directors: Dr. L. Namaloh (Chairperson), Mr. S. Nkomo (Director), Ms. L. Karetz (Director), Mr. R.N. Mbela (Director)

Interim Chief Executive Officer: Mr. D. Melumbu
Registration Number 2000/107

ALCOHOLICS ANONYMOUS
AA NAMIBIA
Losing Control?

Windhoek: 081 379 6366
Swakopmund: 081-243 2649
E-mail: alcoholicsanonymousna@gmail.com

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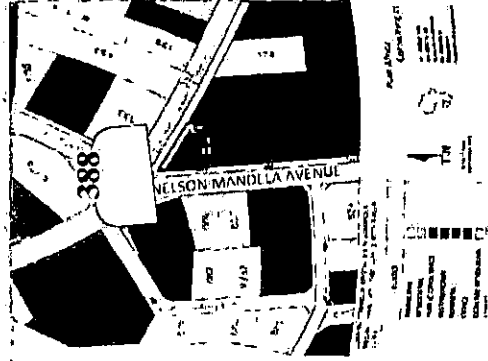
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E-mail: alcoholicsanonymousna@gmail.com

Windhoek: 081 379 6366
Swakopmund: 081-243



REZONING NOTES

QUINCY COUNCIL HAS WITH A 10-0 VOTE APPROVED THE REZONING OF THE 1000 BLOCK OF N. 10TH STREET FROM RESIDENTIAL TO COMMERCIAL. THE REASON FOR THIS REZONING IS THE FACT THAT THE 1000 BLOCK OF N. 10TH STREET IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND THE REZONING IS NECESSARY TO ALLOW FOR FUTURE DEVELOPMENT OF THE AREA.

- Rezoning of the 1000 Block of N. 10th Street from Residential to Commercial.
- Rezoning of the 1000 Block of N. 10th Street from Residential to Commercial.

From 1980 and 1985, the 1000 Block of N. 10th Street was used for commercial purposes. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area.

From 1980 and 1985, the 1000 Block of N. 10th Street was used for commercial purposes. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area.

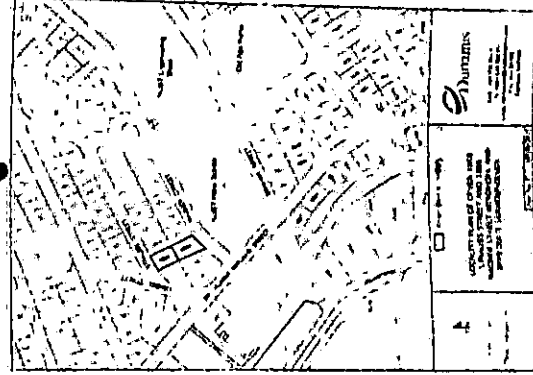
From 1980 and 1985, the 1000 Block of N. 10th Street was used for commercial purposes. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area.

Call 384-4333/177

1st 384-4333/241

Local 384-4333/241

Dynamic



1	2	3
Proposed Development	Existing Development	Proposed Road
Existing Development	Proposed Road	Existing Road
Proposed Lot	Existing Lot	Proposed Right-of-Way
Existing Lot	Proposed Right-of-Way	Existing Right-of-Way
Proposed Easement	Existing Easement	Proposed Encroachment
Existing Encroachment	Proposed Setback	Existing Setback
Proposed Fence	Existing Fence	Proposed Wall
Existing Wall	Proposed Gate	Existing Gate
Proposed Sign	Existing Sign	Proposed Light
Existing Light	Proposed Pole	Existing Pole
Proposed Tower	Existing Tower	Proposed Antenna
Existing Antenna	Proposed Dish	Existing Dish
Proposed Mast	Existing Mast	



From 1980 and 1985, the 1000 Block of N. 10th Street was used for commercial purposes. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area. The rezoning is necessary to allow for future development of the area.

REZONING NOTICE

DUNAMIS CONSULTING (PTY) LTD on behalf of the owner of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board for the following

- ✦ Rezoning of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek from "Office" with a bulk of 0.4 to "Institutional" and
- ✦ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

Erven 1868 and 1880 Windhoek are located in Strauss and Wagner Streets respectively and are zoned "Office" with a bulk of 0.4. These Erven measure ±875m² and ±1019m² respectively and both comprise a main dwelling and outbuilding. It is the intention of the owner to rezone Erven 1868 and 1880 Windhoek from "Office" with a bulk of 0.4 to "Institutional". It is further the intention to consolidate Erven 1868 and 1880 Windhoek into Erf X. The consolidation is meant to achieve more building space allocation. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

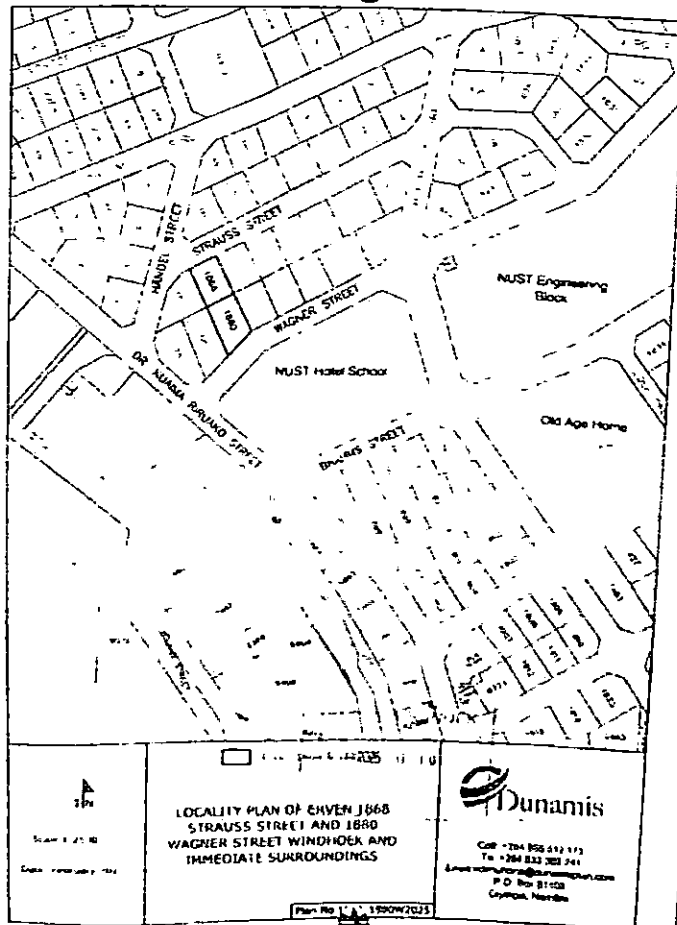
Further take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board 80 Independence Avenue, Windhoek.

Further take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Office Room 519 5th Floor Town House Main Building within 14 days of the last publication of this notice final date for objections is 02 December 2025.

Cell +264 555 512 173

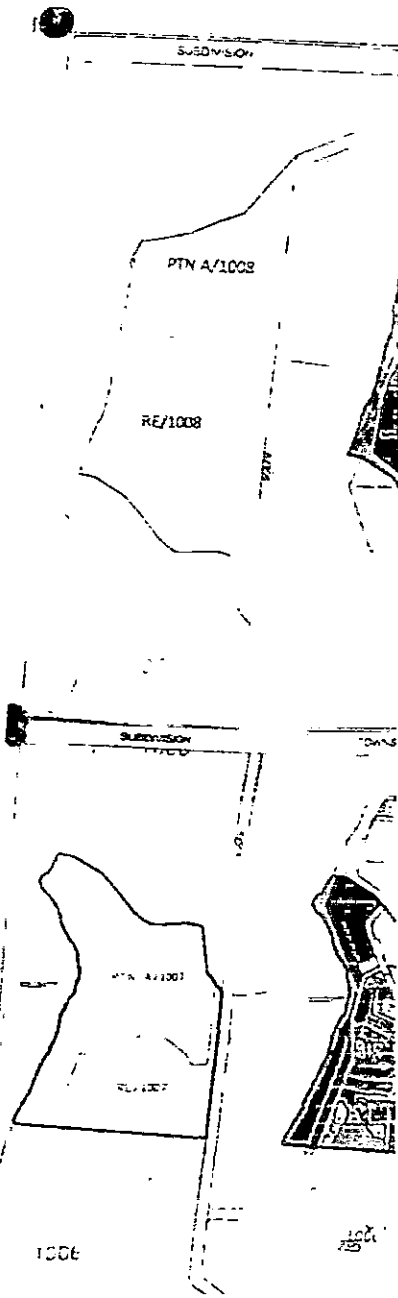
Tel +264 833 302 241

Email ndumutona@dunamisplan.com



SITE PLAN
NOT TO SCALE

PROPOSED RESIDENTIAL





391

STP
HIGHER
N

353A

NOTICE

CONCRETE CONSTRUCTION (PTY) LTD on behalf of the owner of Erf 1868 Strauss Street and Erf 1860 Wagner Street Windhoek intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board for the following:

1. To change the use of Erf 1868 Strauss Street and Erf 1860 Wagner Street Windhoek from "Office" to "Institutional" and

2. To change the use of Erf 1868 and 1860 Windhoek into Erf X

Erf 1868 and 1860 Windhoek are located in Strauss and Wagner Streets respectively and are zoned "Office" with a bulk of 0.4. These Erfen measure 200m by 100m respectively and both comprise a main dwelling and a separate dwelling. The owner of the property intends to rezone Erf 1868 and 1860 Windhoek from "Office" to "Institutional", which is a change of use from "Office" to "Institutional" with a bulk of 0.4 to "Institutional". It is further intended that the property be divided into two separate building plots, each measuring 100m by 100m, and each to be used for a separate building plot. The proposed change of use and the proposed division of the property into two separate building plots are in accordance with the provisions of the Windhoek Zoning Scheme for the City of Windhoek.

The proposed plan of the Erf can be inspected at the Windhoek Municipal Council, Office Town Planning Notice Board, 1st Floor, Windhoek.

The proposed plan of the Erf can be inspected at the Windhoek Municipal Council, Office Town Planning Notice Board, 1st Floor, Windhoek.

18/06/2013

18/06/2013

18/06/2013

18/06/2013

Owner of Erf 1860 Windhoek

Dear Sir/Madam,

APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL"; REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

Our office is currently applying on behalf of Stadio Namibia (Pty) Ltd (formerly known as The Southern Business School of Namibia cc) represented by Brighten Simasiku, the undersigned as the owner of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Municipal Council of Windhoek and the Urban and Regional Planning Board:

- ❖ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ❖ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";
- ❖ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

In terms of the new Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), you as the owner of Erf 1860 Windhoek, located adjacent to the subject Erven are hereby granted the opportunity to provide comments on this proposal. Erven 1868 and 1880 Windhoek are located in Strauss and Wagner Streets respectively. Erf 1868 Windhoek is zoned "Office" with a bulk of 0.4 while Erf 1880 Windhoek is zoned "Residential" with a density of 1:900. These Erven measure $\pm 875\text{m}^2$ and $\pm 1019\text{m}^2$ respectively and both comprise a main dwelling and outbuilding.

The intention of the owner is to rezone Erven 1868 and 1880 Windhoek from "Office" with a bulk of 0.4 and "Residential" with a density of 1:900 to "Institutional". It is further the intention of our client to consolidate Erven 1868 and 1880 Windhoek into one Erf X. The consolidation is meant to achieve more institutional building space allocation. It is worth noting that the students are not full-time. Meaning, they do not come to campus daily. One student may visit once in two months and the only time they may come in big numbers is during examinations. On-site parking as required in terms of the Windhoek Zoning Scheme is provided.

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 24 September 2025, we would assume you do not have any comment or objection.

Yours faithfully,



Petrine Ndimuhona Sem (Pr. TRP/NCTRP No.28)

✉ ndimuhona@dunamisplan.com ☎ +264 83 330 2241, +264 85 551 2173

107 Ondanguara Street, Erf 1042, Cimbebasia, P.O. Box 81108, Olympia, Windhoek, Namibia

APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET
WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL";
REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL"
WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF
ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

Name: D. Alina Mangula

Address: Erf 1868
Strauss Street

Tel/Cell: 0811 279897

Email: alimahangula75@gmail.com

I, the owner of Erf 1860 Windhoek

(Please indicate an "x" in the appropriate box)

☐

Do object to

☒

Do not object to

- ✧ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ✧ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

If objecting, please indicate the reasons:

N/A

.....

.....

.....

.....



Signature

08.09.25

Date

Kindly take note that the comments should reach our office on or before 24 September 2025. You can return the form to the following email address: ndimuhona@dunamisplan.com

APPLICATION FOR THE REZONING OF ERF 1868 STRAUSS STREET
WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4 TO "INSTITUTIONAL";
REZONING OF ERF 1880 WAGNER STREET WINDHOEK FROM "RESIDENTIAL"
WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND CONSOLIDATION OF
ERVEN 1868 AND 1880 WINDHOEK INTO ERF X

Name: T. Z. S. Williams

Address: Handel Street no 3
Windhoek

Tel/Cell: 081100034

Email: zwiliams@ntc.com.na

I, the owner of Erf 1865 Windhoek

(Please indicate an "X" in the appropriate box)

☐

Do object to

☒

Do not object to

- ✧ Rezoning of Erf 1868 Strauss Street Windhoek from "Office" with a bulk of 0.4 to "Institutional";
- ✧ Rezoning of Erf 1880 Wagner Street Windhoek from "Residential" with a density of 1:900 to "Institutional";
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

If objecting, please indicate the reasons:

N/A
.....
.....
.....
.....
.....

T. Z. S. Williams

Signature

8-9-2025

Date

Kindly take note that the comments should reach our office on or before 24 September 2025. You can return the form to the following email address: ndimuhona@dunamisplan.com

AMENDED NOTICE FOR THE REZONING OF ERF 1868 STRAUSS STREET AND
ERF 1880 WAGNER STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4
TO "INSTITUTIONAL" AND CONSOLIDATION OF ERVEN 1868 AND 1880
WINDHOEK INTO ERF X

Name: MURIEL FESHO

Address: 19 Strauss Street

Tel/Cell: 0610375309

Email: ndimuhona@ndimuhona.com

I, the owner of Erf 1869 Windhoek

(Please indicate an "x" in the appropriate box)

☐

Do object to

☒

Do not object to

- ✧ Rezoning of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek from "Office" with a bulk of 0.4 to "Institutional" and
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

If objecting, please indicate the reasons:

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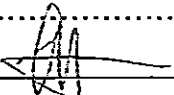
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Signature

15-12-2025

Date

Kindly take note that the comments should reach our office on or before 10 December 2025. You can return the form to the following email address: ndimuhona@dunamisplan.com

AMENDED NOTICE FOR THE REZONING OF ERF 1868 STRAUSS STREET AND
ERF 1880 WAGNER STREET WINDHOEK FROM "OFFICE" WITH A BULK OF 0.4
TO "INSTITUTIONAL" AND CONSOLIDATION OF ERVEN 1868 AND 1880
WINDHOEK INTO ERF X

Name: WILFRED R. SAM

Address: 1881 WAGNER STR
WAK - WEST

Tel/Cell: 08126891131

Email: ridaahsamhwa@gmail.com

I, the owner of Erf 1881 Windhoek

(Please indicate an "x" in the appropriate box)

☐

Do object to

☒

Do not object to

- ✧ Rezoning of Erf 1868 Strauss Street and Erf 1880 Wagner Street Windhoek from "Office" with a bulk of 0.4 to "Institutional" and
- ✧ Consolidation of Erven 1868 and 1880 Windhoek into Erf X

If objecting, please indicate the reasons:

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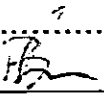
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Signature

09-12-2025

Date

Kindly take note that the comments should reach our office on or before 10 December 2025. You can return the form to the following email address: ndimuhona@dunamisplan.com

realize the envisaged development, an application for the rezoning from "office" with a bulk of 0.4 to "institutional" including, is necessary.

Provision of off-street parking in addition to the on-site parking is made on Brandberg Street which serve as parking and drop off zone.

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

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is **4 December 2025**.

Applicant:

Dunamis Consulting (Pty) Ltd
P.O. Box 81108, Olympia
Tel: +264 833 302 241
Email: ndimuhona@dunamisplan.com

The Chief Executive Officer
Municipal Council of Windhoek
P.O. Box 59, Windhoek
Tel: +264 290 2264

No. 869

2025

REZONING OF ERVEN 1868 AND 1880, WINDHOEK

Dunamis Consulting (Pty) Ltd on behalf of the owner of Erven 1868 and 1880, Strauss and Wagner Streets, Windhoek intends to apply to the Windhoek Municipal Council and the Urban and Regional Planning Board for the following:

- **Rezoning of Erven 1868 and 1880, Strauss and Wagner Streets, Windhoek from "office" with a bulk of 0.4 to "institutional" and**
- **Consolidation of Erven 1868 and 1880 Windhoek into Erf X.**

Erven 1868 and 1880, Windhoek are located in Strauss and Wagner Streets respectively and are zoned "office" with a bulk of 0.4. These erven measure $\pm 875\text{m}^2$ and $\pm 1019\text{m}^2$ respectively and both comprise a main dwelling and outbuilding. It is the intention of the owner to rezone Erven 1868 and 1880, Windhoek from "office" with a bulk of 0.4 to "institutional". It is further the intention to consolidate Erven 1868 and 1880, Windhoek into Erf X. The consolidation is meant to achieve more building space allocation.

Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

The locality plan of the erf can be inspected at the Windhoek Town Council Customer Care Centre, Town Planning Notice Board, 80 Independence Avenue, Windhoek.

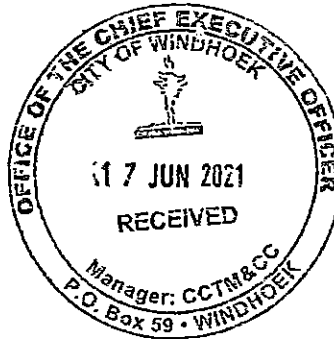
Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Windhoek Urban Policy Offices, Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice final date for objections is **4 December 2025**.

Applicant:

Dunamis Consulting (Pty) Ltd
Email: ndimuhona@dunamisplan.com
P.O. Box 81108, Olympia
Tel: +264 833 302 241

Chief Executive Officer
Municipal Council of Windhoek
P.O. Box 59, Windhoek
Tel: +264 290 2264

16 June 2021
City of Windhoek
PO Box 59
Windhoek
Namibia



Dear Sir / Madam,

**RE: APPLICATION TO PURCHASE EXTRA 10M TO ERF 159 FROM ERF 467 GREEN
OPEN SPACE- AUASBLICK**

I, Marco Scriba, Owner of erf 159 Auasblick (ID: 84020110247 attached) herewith apply to the City of Windhoek to purchase the additional 10m toward the northern as indicated on the site diagram on annex A.

This would be a portion of erf 467 AB that is zoned as green open space.

Attached also find my Title Deed (T5613/2010) for your information

Motivation:

- The land is green open space and cannot be otherwise be utilized by the city of windhoek (up a mountain)
- I would like to extend my garden and landscaping
- Enlarge children's play area

I trust the above will meet with your favorable approval.

Yours faithfully,



Mr. Marco Scriba

Director

Barnard Mutua Scriba Architects

marco@barnardmutuascriba.com

cell: 0816111760

work: 061 240405


CONVEYANCER
BEZUIDENHOUT C

K. 419. 12010 Sted 21 October 2010
Conditions

Municipal Council of Windhoek

6 NOV 2010

Deputy

DEED OF TRANSFER

5613

12010

BE IT HEREBY MADE KNOWN:

THAT ~~CLIFFORD BEZUIDENHOUT~~ HEIKO WILFRIED STRITTER

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

MUNICIPAL COUNCIL OF WINDHOEK

dated the 6 day of October 2010 and signed at Windhoek,



AND the said appearer declared that his said Principal had truly and lawfully sold on 3 August 2010

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

MARCO WILHELM SCRIBA

Identity Number 840201 1024 7

Married out of community of property

His Heirs, Executors, Administrators or Assigns,

CERTAIN ERF NO 159 AUASBLICK

SITUATE IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

EXTENT 2018 (Two Nil One Eight) SQUARE METRES as indicated on Diagram No ~~A489/95~~ General Plan Number A490/95 

AND HELD BY CERTIFICATE OF CONSOLIDATED TITLE NO T5041/1997

(A) SUBJECT to the following conditions in terms of Town Planning Ordinance no 18 of 1954 
as amended namely: -

IN FAVOUR OF THE LOCAL AUTHORITY

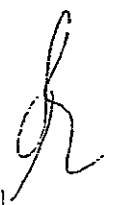
- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

.....



B. FURTHER SUBJECT

that the erf shall be subject to the reservation for the Municipal Council of Windhoek of the right of access and use without compensation of the area 3 metres parallel with any boundary of such erf, for the costs and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.

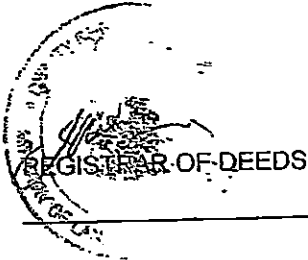


WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, His Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of NS620 000.00, 720 CCF

SIGNED at WINDHOEK, on 09 NOV 2010
together with the appearer, and confirmed with my seal office.

SIGNATURE OF APPEARER

In my presence,



Handwritten signature or mark at the bottom right of the page.

REPUBLIC OF NAMIBIA INLAND REVENUE
DEPARTMENT OF FINANCE
TRANSFER DUTY — FORM B
DECLARATION BY PURCHASER

TRANSFEROR (Seller)

MUNICIPAL COUNCIL OF WINDHOEK

TRANSFeree (Purchaser)

MARCO WILHELM SCRIBA

DESCRIPTION OF PROPERTY

CERTAIN ERF NO 159 AUASBLICK

SITUATE IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

EXTENT 2018 SQUARE METRES

Date of transaction: 3 August 2010

Consideration: -N\$720 000.00

TRANSFER DUTY PAID BY
Postal address:ENGLING STRITTER & PARTNERS
P O Box 43, WINDHOEK

FOR OFFICIAL USE

Transfer duty paid on N\$ 720 000.00
Act under which duty charged

Being

Steel defacing stamp of
Office of issue

1 August 2010
Receiver of Revenue

502

CASH REGISTER RECEIPT

1 15/12

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



840201 1024 7

SCRIBA
MARCO WILHELM



1984-02-01
WINDHOEK
MALE 1,85
2004-07-21
001505

CITIZEN
BLUE



84020110247

407

467

PTN. A=284m²

159

158

157

156

171

161

160

162

154

155

170

LUGANO ST



City of many faces

SUBDIVISION OF A PORTION OF ERF 467, FOR
CONSOLIDATION WITH ERF 159, AUASBLICK

PATH: o:\cad data\groups\geomatics\159AB PLAN NO: 159 AB-1

1 NOVEMBER 2021

SCALE 1:1000



VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 08/01/2026



Erf No.: 467 **Suburb:** Auasblick **Street name:** Sean McBride

Erf size: 225,103 m² **Zoning** Public Open Space **Density:** N/A

Required portion size: ±284 m²

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold for consolidation with Erf 159 Auasblick

Current vacant land going price / m²	N\$ 1602.00	
Size of the portion Required	284 m ²	
Estimated market Value	N\$ 455,000.00	

Comparable portions of land were sold in 2025 by the Council at a rate of N\$ 1548 per square meter. To align the price per square meter attained in 2025 with the current market-related pricing, the aforementioned price was adjusted for a one-year period. Following adjustment, a price of N\$1602.00 per square meter was established.

Therefore, the required portion should be valued at N\$ 1602.00 per square meter.

PP. N. J. G. H.

Valued by: Kaulikufwa Hendjala **Date:** 08/01/2026

[Municipal Council Minutes: 2021-08-31(25)]

10.1.3

FNS.1 [HPH] APPLICATION TO PURCHASE A PORTION OF ERF 878, CIMBEBASIA FOR CONSOLIDATION WITH ERF 792, CIMBEBASIA EXTENSION 2 (13/2/1/1)

On proposal by Councillor Ms N Larandja, it was

RESOLVED

- 1 That Erf 878, Cimbebasia Extension 2, be subdivided into Portion A ($\pm 94 \text{ m}^2$ in extent) and the Remainder, as indicated on Plan CIM 792-1, attached as page 138 to the agenda.
- 2 That Portion A of Erf 878, Cimbebasia Extension 2, be closed as public open space in terms of section 50(1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
 - 2.1 That the City prepare the closure notice and that the owner of Erf 792, Cimbebasia Extension 2, be responsible for inserting the notice in the media, placing a copy on-site and for distribution to affected neighbours and that proof of successful advertising be provided to the Strategic Executive: Housing, Property Management and Human Settlement before a Sales Agreement is signed.
- 3 That the applicant be responsible for the town planning and cadastral procedures, being subdivision into Portion A of Erf 878, Cimbebasia Extension 2, consolidation of Portion A of Erf 878, Cimbebasia with Erf 792, Cimbebasia Extension 2, survey and registration of the new consolidated erf, and the costs involved.
- 4 That, subject to the successful closure and implementation of all town planning and cadastral procedures and obtaining of an Environmental Management Clearance Certificate, Portion A of Erf 878, Cimbebasia ($\pm 94 \text{ m}^2$ in extent) be sold to the owner of Erf 792, Cimbebasia Extension 2, at an upset price of N\$645.00/m² being 50 % of N\$1 290.00 or N\$61 000.00 in total, as indicated on the Valuation Certificate dated 23 June 2021, attached as page 139 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.
 - 4.1 That henceforth, all funds generated from the sale of resulting from the subdivision of public open spaces be used exclusively (unless with consent of Council), for the development of public open spaces into attractive public spaces, e.g., family parks, walking trails, etc.
 - 4.2 That the Strategic Executive: Finance and Customer Services create a dedicated account where proceeds of land sales resulting from the subdivision of public open spaces will be deposited.
 - 4.3 That a report on the utilisation of these funds (how it was dispensed), be provided at the next Management Committee/Council meeting.

- 5 That the applicant appoint a registered professional Engineer at its own cost to determine whether the western and south western boundaries of the proposed Portion A of Erf 878, Cimbebasia Extension 2 require protection against any potential flood damage.
- 6 That the sale of Portion A of Erf 878, Cimbebasia be subject to the following conditions:
 - 6.1 That Portion A of Erf 878, Cimbebasia Extension 2 be consolidated with Erf 792, Cimbebasia Extension 2, simultaneously with transfer.
 - 6.2 That Portion A of Erf 878, Cimbebasia assume the same zoning as the abutting Erf 792, Cimbebasia Extension 2, being 'residential' with a density of 1:250 m², in terms of clause 5(3) of the Windhoek Town Planning Scheme.
 - 6.3 That the existing conditions registered against Portion A of Erf 878, Cimbebasia Extension 2 be replaced by the standard conditions of the title including a minimum building value equal to four (4) times the municipal valuation be registered against the consolidated erven.
 - 6.4 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme stating:
 - 6.4.1 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.
 - 6.4.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 6.5 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.]
- 7 That only one (1) electrical service connection be allowed from the municipal network to the consolidated erf.
- 8 That it be noted that one (1) additional electrical meter can be applied for an approved flat, should it be required.

- 9 That should an upgrade of the electricity supply point be required, the applicant and/or his representative contact the Strategic Executive: Electricity, well in advance, to determine whether the existing network can handle the additional loading and to determine the size and cost for the upgraded supply point.
- 10 That the applicant:
 - 10.1 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement not later than six (6) months from the date of this Council Resolution that the Environmental Management Clearance Certificate has been obtained and the proposed closure, subdivision and consolidation have been submitted to the Urban and Regional Planning Board for consideration.
 - 10.2 Submit proof to the Strategic Executive: Housing, Property Management and Human Settlement within sixty (60) days after the issuing of the Subdivision and Consolidation Certificate that a Surveyor has been appointed.
 - 10.3 Submit draft erf diagrams to the Strategic Executive: Housing, Property Management and Human Settlement within three (3) months after appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
 - 10.4 Sign the Deed of Sale not later than sixty (60) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement and pay the purchase price.
- 11 That should the applicant fail to comply with any of the conditions stipulated in this Council Resolution, or fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, that the allocation of Portion A of Erf 878, Cimbebasia Extension 2 to the owner of Erf 792, Cimbebasia Extension 2, beyond the eighteen (18) months be subject to a price escalation to be determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 12 That should the applicant/owner wish to take occupation of Portion A of Erf 878, Cimbebasia Extension 2 prior to the sale of Portion A of Erf 878, Cimbebasia Extension 2, same be leased to the applicant once the preliminary diagrams are available, pending the sale, at a monthly rental of N\$508.33, further subject to annual escalation in line with the Namibia Inflation Rate.
- 13 That the sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 are 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 intended sale and lease of Portion A of Erf 878, Cimbebasia Extension 2 ($\pm 94 \text{ m}^2$ in extent), be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

- 15 That the Acting Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.
- 16 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Service rendered	Funds required (NS)	Funds available
Advertisements costs	4 000.00	Item 4000/20/1/10/0025

RESOLUTION 183/08/2021

[Municipal Council Minutes: 2001-07-25]

8.3.28

UPG.1 [PLA] POLICY FOR THE DISTRIBUTION AND FUTURE USAGE OF PUBLIC OPEN SPACE IN WINDHOEK (3/1/P) (16/15/1)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

- 1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.
- 2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.
- 3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.
- 4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.
- 5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.
- 6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.
- 7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.
- 8 That the following guidelines be used for assessing applications for portions of public open space:
 - 8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

- 8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:
- Adoption of the 1:100 year flood line where this is available, or
 - Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.
- 8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.
- 8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.
- 8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.
- 8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.
- 8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.
- 8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:
- To assess groundwater vulnerability,
 - To recommend conditions for the development and
 - To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.
- 8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

- 8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:
- The extent of land taken would not undermine the value of the open space to the community;
 - Extraction of a portion will not damage or inhibit access of the public to the open space;
 - Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
 - Neighbours and other affected parties have no valid objection;
 - The new usage would not damage any scenic views of the hillside or any valuable natural features, and
 - Services are not adversely affected.
- 9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.
- 10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.
- 11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately 10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.
- 12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erospark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.
- 13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.
- 14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

developable erven along watercourses and other identified areas of groundwater vulnerability.

- 15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.
- 16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]

NEIGHBOURS' CONSENT

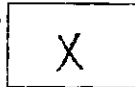
SALE OF A PORTION OF ERF 467, AUASBLICK FOR CONSOLIDATION WITH ERF 159,
AUASBLICK

NAME/S:..... City of Windhoek
 IDENTITY NUMBER/S:..... c/o Reverend & Michael Scott
 PHYSICAL ADDRESS:..... Independence A
 POSTAL ADDRESS:..... 59 W H K

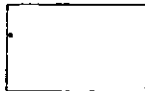
I/We the owners of Erf 158, Auasblick

Indicate [x]

Do not object



Object



If objecting, state reasons for objection

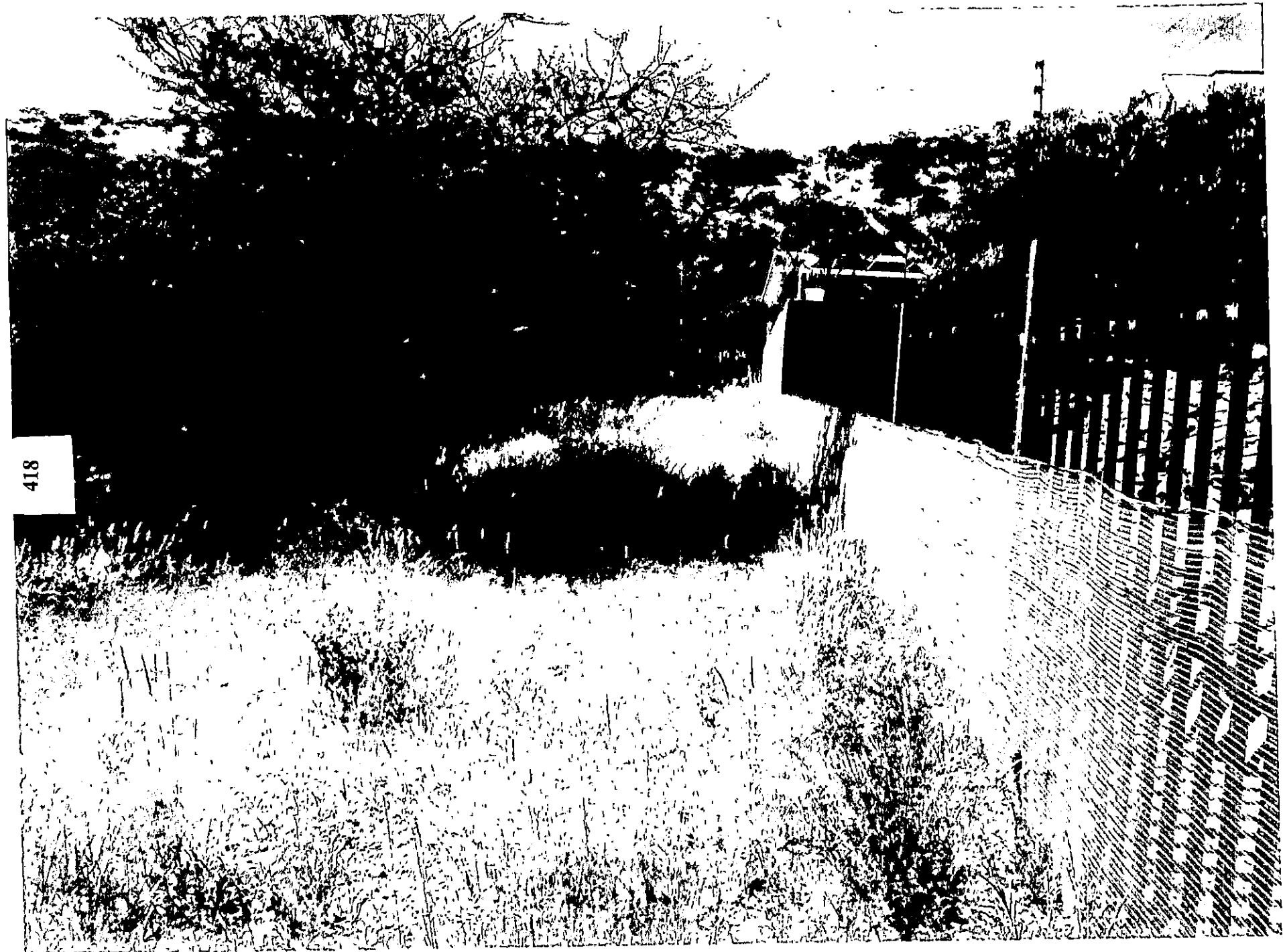
CITY OF WINDHOEK ARCHITECTURE SECTION 2026-01-20 APPROVED NEIGHBOURS CONSENT ONLY Subject to approval/adherence by the other Departments/Divisions comments Signature

Signature

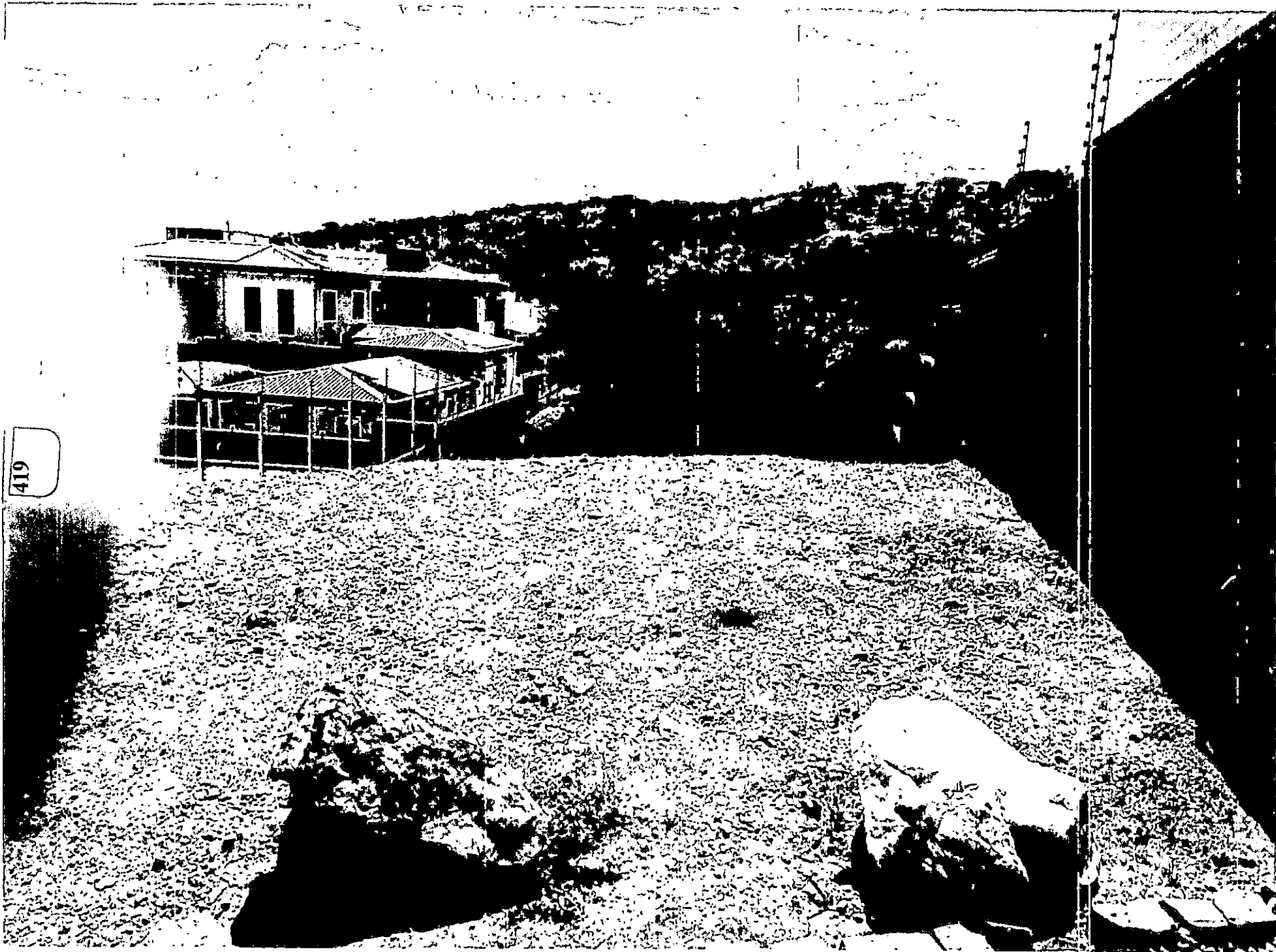
Date

Date

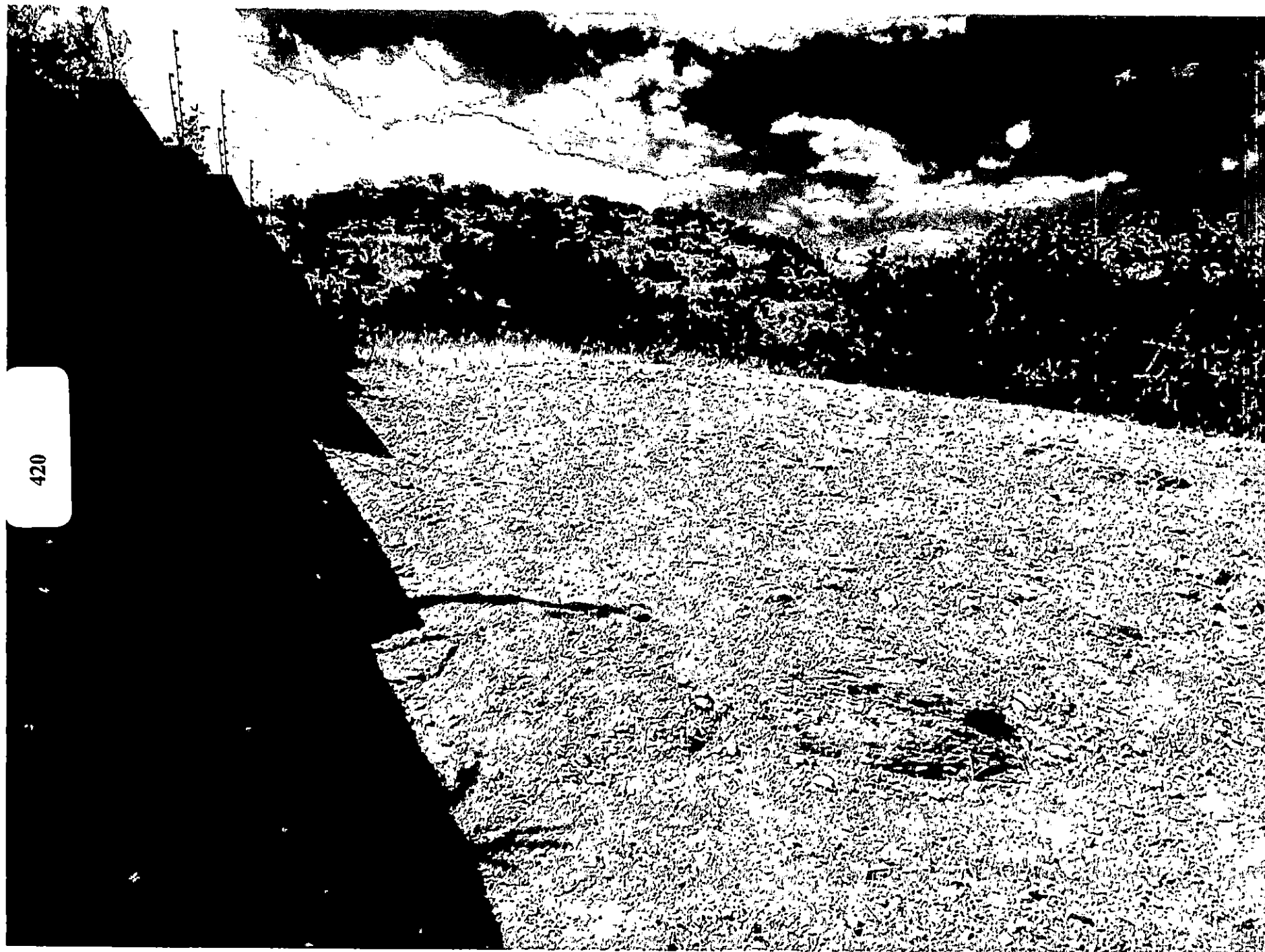
20/01/2026



418



419



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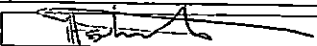
Property No.:	4266
Township/Farm:	Klein Windhoek

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	N/A	
	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	N/A	
	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 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	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:

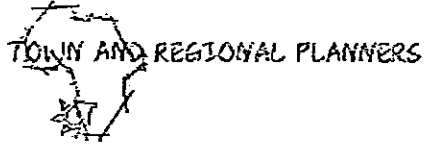
RECEIVED BY: NAME: E. Ashipembe SIGNATURE: 

APPLICATION ACCEPTED: ☒

STAMP:

APPLICATION NOT ACCEPTED: ☐

Reason(s) for not accepting the application:



Enquiries: Carolyn Nghipunduka
carolynnghipunduka@yahoo.com

Date: 10 July 2025

Chief Planner: Urban Policy
Department: Urban and Transportation
Windhoek City Council
PO BOX 59
WINDHOEK

Attention: Miss K. Asino

Dear Madam

- ♦ **CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

1. Appointment and Background

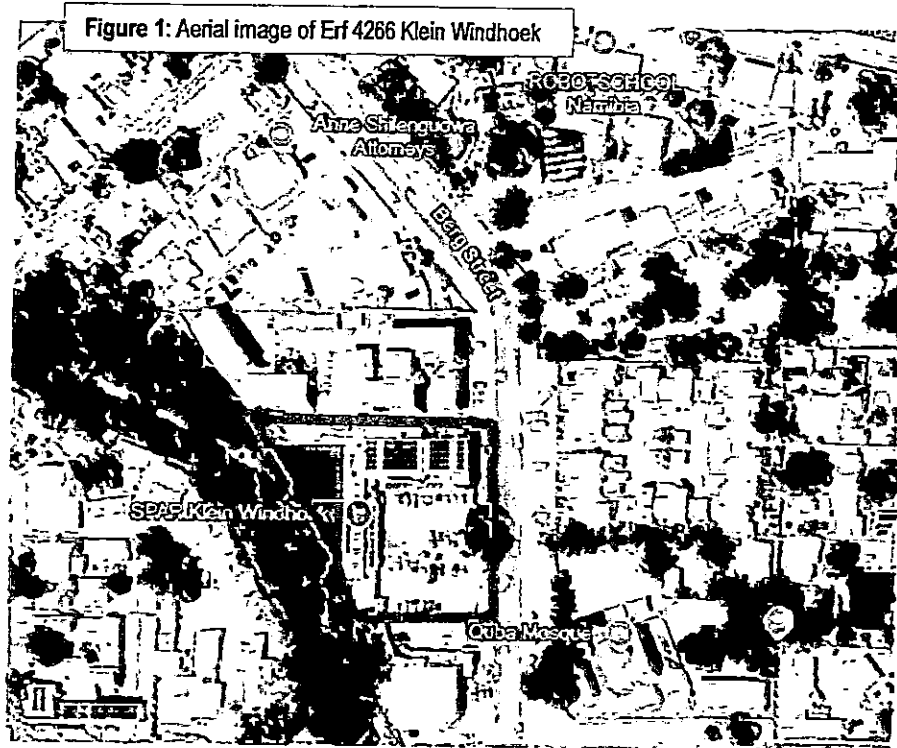
Plan Africa Consulting CC by virtue of the power of attorney attached as an annexure has been appointed by the owner *Paulo Jorge Gomes De Azevedo*, as director of **Forty Two Berg Property Investments (Pty) Ltd** to apply for the:

- *Consent to use Erf 4266 Klein Windhoek, Berg Street for the purpose of a restaurant, coffee shop in terms of Table B of the Windhoek Zoning Scheme*

2. Erf information

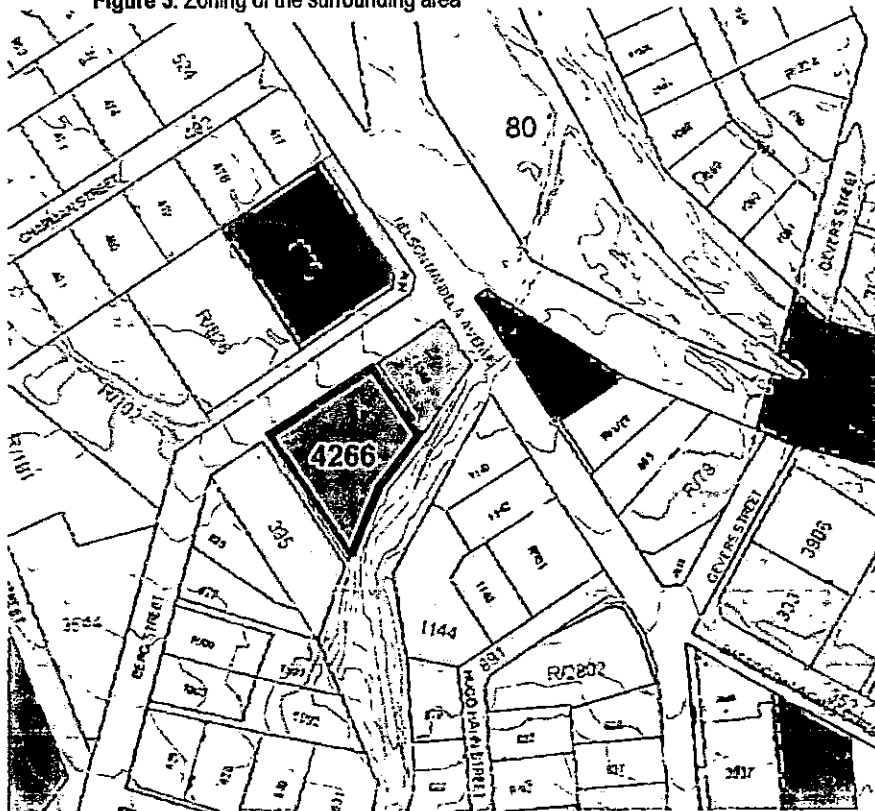
Erf 4266 is located in Klein Windhoek. Klein Windhoek is a residential suburb in Windhoek, which is home to several embassies and diplomatic missions, including Russian Embassy (Christian Street), South African High Commission (in tall prominent building of old Berg Hotel), Embassy of Venezuela and Embassy of Egypt. Klein Windhoek River divides this suburb in two parts.

Windhoek city center is located over a large area in Klein Windhoek. The erf is located in a mixed land use area and the proposed hotel is therefore compatible and would complement with the existing land use. Erf 4266 is zoned "business" with a size of 3566m² respectively. Developments in close proximity to the erf include business buildings, institutional (a church), general residential (apartments), residential and the proposed development is compatible with its surroundings.



Topographically the site is relatively flat, is not affected by storm water, and does not have existing buildings. Erf 4266 has direct access from Berg Street on the eastern side. Erf 4266 is connected to existing municipal services therefore; no extension of services is required.

Figure 3: Zoning of the surrounding area



3. Proposed Development

Erf 4266 Klein Windhoek is zoned business. Consent is required to use the erf for the purpose of a restaurant, coffee shop in terms of the Windhoek Zoning Scheme. The owner of the respective erf intends to make use of the existing building to accommodate the restaurant, coffee shop.

There is currently a coffee shop/restaurant operating on the erf.

Miena's Market

Located at camelthorn-pod, 42 Berg Street, Klein Windhoek, unit 5. Miena's market is a coffee shop that also serves hot and cold beverages as well as culinary dishes such as wraps. On the same erf, you can also find Spar, a pharmacy (Bergdoring Apteek). With easy access to the CBD, and various entertainment facilities, the coffee shop is well located.

According to Table B of the Windhoek Town Planning scheme "business" is defined as follows:

USE ZONE (1)	PRIMARY USE	425 ONSENT USE (3)	PROHIBITED USE (4)
Business	Shops, business buildings, dwelling units, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings

According to the Table B above, of the Windhoek town planning scheme consent uses include *other uses not under columns 2 and 4*. Hence the application for consent to use Erf 4266 for the purpose of a restaurant, coffee shop.

4. Motivation

The proposed consent application will be a benefit to the community and economy of Windhoek. The inclusion of a restaurant and coffee shop in the city's development plan is not merely a commercial addition but a critical component of a vibrant, sustainable, and socially connected community. As cities evolve to meet the changing needs of residents, the importance of accessible, inclusive, and multifunctional spaces becomes increasingly clear. A restaurant and coffee shop, while modest in footprint, offers wide-reaching benefits that align with modern urban planning principles, economic development goals, and social cohesion efforts.

From an economic standpoint, a restaurant and coffee shop stimulate local growth by creating job opportunities and encouraging entrepreneurship. It helps small business owners get started and supports the local economy by buying from nearby suppliers like bakeries, dairies, and farmers. They also increase the property value of a suburb as a whole, create income for the owner, and in turn create revenue for municipality via rates and taxes.

From a planning policy perspective, restaurants and coffee shops are ideally suited to mixed-use developments. They integrate seamlessly into both residential and commercial areas, enhancing land use efficiency without imposing the disruptions associated with heavier commercial infrastructure.

In terms of urban design and placemaking, restaurants and coffee shops contribute to safer and more inviting public spaces. Their presence encourages pedestrian activity and creates "eyes on the street," a well-documented principle in urban planning that can help deter crime and improve perceived safety. Strategically placed, a restaurant and coffee shop can activate an otherwise underutilized corner, bring warmth to transitional zones, and add to the overall vibrancy of the streetscape. A vibrant local dining scene can enhance the attractiveness of the suburb, potentially increasing property values.

In light of the above, restaurants and coffee shops are key to creating complete, connected, and vibrant communities. They support smart growth, promote social cohesion, and contribute to the economic and spatial balance of suburban areas.

5. Public Support

The application for consent for a restaurant or coffee shop will be advertised in terms of Section 43 of the Windhoek Town Planning Scheme. The neighbors will be consulted accordingly.

6. Application

- *Consent to use Erf 4266 Klein Windhoek, Berg Street for the purpose of a restaurant, coffee shop in terms of Table B of the Windhoek Zoning Scheme*

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

1. Locality Plan
2. Power of attorney
3. Title Deed

I trust that my application will receive your positive consideration.

Yours Faithfully

H. A. KRÖHNE



LOCALITY PLAN OF ERF 4266, BERG STREET,
KLEIN WINDHOEK



JUNE.2025

Plan Africa
Consulting cc



Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
Fax : 088614626
8 Defius Street
Email: pafrica@mwweb.com.na

APPROVED

SHEET No. 1

No. A405/2019


 SURVEYOR-GENERAL

THIS DIAGRAM COMPRISES TWO SHEETS.

SIDES Metres		ANGLES OF DIRECTION ° ' "	CO-ORDINATES System 22/17 y x				DESIG.	
AB	65,11	236 35 00	A	-	10 459,00	+	62 799,50	QB2081c
BC	40,73	327 40 30	B	-	10 513,35	+	62 763,64	QB4495
CD	34,33	35 00 00	C	-	10 535,13	+	62 798,06	QB4500
DE	37,98	22 28 30	D	-	10 515,44	+	62 826,18	hb1685
EA	74,66	145 50 30	E	-	10 500,92	+	62 861,28	QB2080
			⊕	-	10 673,03	+	62 893,56	FTSM64
			⊕	-	10 418,44	+	62 811,64	TSM095

COMPONENTS:

1. The figure A f g h D E represents the Remainder of Erf 100, Klein Windhoek vide Diagram No. A188/1920 annexed to C.S.T.No.80/1921 dated 18-02-1921
2. The figure f B C h g represents Erf No.1259, Klein Windhoek vide Diagram No. A735/1957 annexed to C.R.T 92/60 dated 5-2-1960

The figure A B C D E
represents 3566 square metres of land, being

Erf 4266, Klein Windhoek
comprising 1) and 2) above.

situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region

Republic of NAMIBIA

Surveyed in July 2017, by me

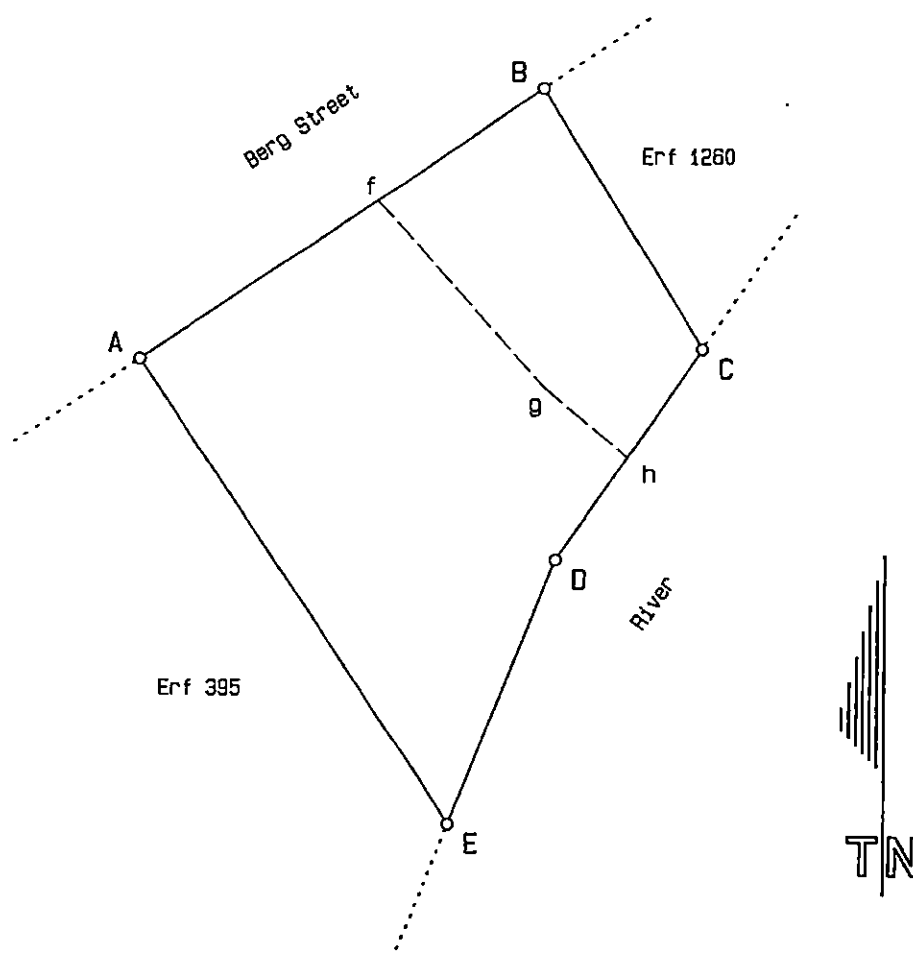

 Land Surveyor
 W. A. Sell (Reg.No.030)

This diagram is annexed to No. dated	The original diagrams are as quoted above.	S.R. No.E199/2017
		Gen. Plan No.
Registrar of Deeds		Noting Plan: MG-5AC/V5
		File No.

T. J. J. THORAN POJ
 SR 4266/2022

DESCRIPTION OF BEACONS

- A, B - Hole on wall.
 C - 16mm iron peg.
 D - 20mm iron peg.
 E - Hole in concrete.



SCALE 1 : 1000

Erf 4266, Klein Windhoek
 comprising 1) and 2) on Sheet 1.

Surveyed in July 2017, by me

W. A. Sell
 Land Surveyor
 W. A. Sell (Reg. No. 030)

IN FAVOUR OF THE LOCAL AUTHORITY

- A. The Erf shall be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least 4 times the prevailing valuation of the erf



"SPECIAL POWER OF ATTORNEY"

I, the undersigned Paulo Jorge Gomes De Azevedo in my capacity as director of Forty Two Berg Property Investments (Pty) Ltd, owner of Erf 4266 Klein Windhoek hereby nominates, constitute and appoint,

PLAN AFRICA CONSULTING CC

8 DELUIS STREET

WINDHOEK WEST

P.O. BOX 4114

WINDHOEK

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

- **CONSENT TO USE ERF 4266 KLEIN WINDHOEK FOR RESTAURANTS, COFFEE SHOPS, IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

at the cost of the applicant and generally for effecting the purpose aforesaid, to do so cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes I might or could do if personally present and acting herein – hereby ratify, 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 this 24th day of June 2025, in the presence of the undersigned witnesses.

.....
Paulo Jorge Gomes De Azevedo
 Forty Two Berg Property Investments (Pty) Ltd

WITNESSES:

1.

2.

**ROUND ROBIN RESOLUTIONS OF THE BOARD OF DIRECTORS OF FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY) LIMITED
(REGISTRATION NUMBER 2020/0481) (THE "COMPANY")**

Having waived the requirement to give notice of a meeting, it is hereby Resolved:

- 1 That Plan Africa Consulting CC be appointed to proceed with the application for the Consent of Erf 4266 Klein Windhoek from *"consent to use erf 4266, Berg Street, Klein Windhoek for the purpose of a restaurant, coffee shop in terms of Table B of the Windhoek Zoning Scheme"*

- 2 That any one of Adam Ivo Dos Santos and/or Stephan Edgar David Harrison and/or Paulo Jorge Gomes De Azevedo ("Authorised Directors"), acting in their capacities as directors of the Company, be and are hereby authorised and empowered to do all such things, sign whatever documents may be required, perform all such actions and take all such steps and to procure the doing of all such things, the performance of all such actions and the taking of all such steps as may be open to them and necessary for and incidental to this and the previous resolutions.

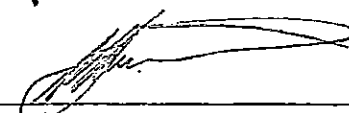
RESOLVED FURTHER --

That this round robin resolution may be signed in several counter parts, each of which shall be deemed, when so executed, to be an original and all of which when taken together shall constitute one and the same resolution.

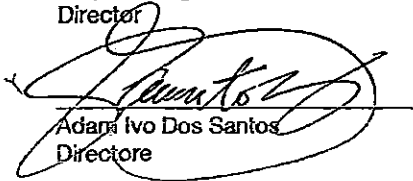
Thus done and signed at WINDHOEK on the 11th day of July 2025



Paulo Jorge Gomes De Azevedo
Director



Stephan Edgar David Harrison
Director



Adam Ivo Dos Santos
Director

2019-09-12

6228

2019

CERTIFICATE OF CONSOLIDATED TITLE NO.

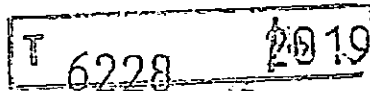
(Issued under the provisions of Section 40 of the Deeds
Registries Act 1937 (No 47 of 1937))

VAN DER MERWE-GREEFF ANDIMA INC. REG. NO. 98/070
LEGAL PRACTITIONERS - NOTARIES - CONVEYANCERS
P O Box 2356, Windhoek, Namibia
28 Church Street
Tel: (++) 264 61 - 225 497
Fax: (++) 264 61 - 228 089
e-mail: jss1@vdmqandima.com
Our ref. JSSrhurnyF50504

Prepared by me

Conveyancer
STEVEN G

VAN DER MERWE-GREEFF ANDIMA INCORPORATED REG. NO. 98/070
LEGAL PRACTITIONERS - NOTARIES - CONVEYANCERS
P O BOX 2356 WINDHOEK NAMIBIA



CERTIFICATE OF CONSOLIDATED TITLE NO.

[Issued under the provisions of Section 40 of the
Deeds Registries Act 1937 (No 47 of 1937)]

WHEREAS

FORTY TWO BERG PROPERTY INVESTMENTS CC
Registration No. CC/94/00310

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds
Registries Act 1937;

Handwritten signatures and initials in the bottom right corner of the page. There are two distinct signatures, one appearing to be 'H' and another more complex one, along with some smaller initials.

AND WHEREAS the said FORTY TWO BERG PROPERTY INVESTMENTS CC, Registration No. CC/94/00310 is the registered owner of:

1. CERTAIN: ERF NO. 1529 (a Portion of Erf No. 100) KLEIN WINDHOEK
 SITUATE in the Municipality of WINDHOEK
 REGISTRATION DIVISION "K", KHOMAS Region
 HELD by Deed of Transfer No. T 3557/1995

2. CERTAIN: Remaining extent of Erf No. 100, KLEIN WINDHOEK
 SITUATE in the Municipality of WINDHOEK
 REGISTRATION DIVISION "K", KHOMAS Region
 HELD by Deed of Transfer No. T 3557/1995

which have been consolidated into the land hereinafter described;

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at WINDHOEK do hereby certify that the said

FORTY TWO BERG PROPERTY INVESTMENTS CC
 Registration No. CC/94/00310

Its Successors in Title or Assigns, is the registered owner of:

CERTAIN ERF NO. 4266 KLEIN WINDHOEK
 SITUATE in the Municipality of WINDHOEK
 REGISTRATION DIVISION "K", KHOMAS Region
 MEASURING 3 566 (THREE FIVE SIX SIX) Square meters as will more fully appear on
 Diagram SG No. A405/2019 hereunto attached

Subject to the following conditions imposed in terms of Section 30(2) of the Townships and Division of Lands Ordinance, 1963 (Ordinance 11 of 1963), namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

- A. The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.



AND THAT by virtue of these presents, the said

FORTY TWO BERG PROPERTY INVESTMENTS CC,
Registration No. CC/94/00310

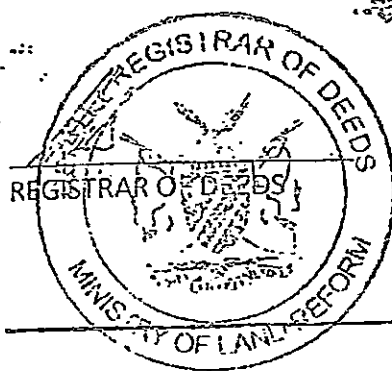
Its Successors in Title or Assigns

now is and henceforth shall be entitled thereto, conformably to local custom, practice, usage, and
rights.

2019-09-19

SIGNED at WINDHOEK on

and confirmed with my Seal of Office



REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPACOMPANIES ACT 2004
(Section 180) (Regulation 38(1))

(to be lodged in duplicate)

CERTIFICATE TO COMMENCE BUSINESS

Registration Number of Company

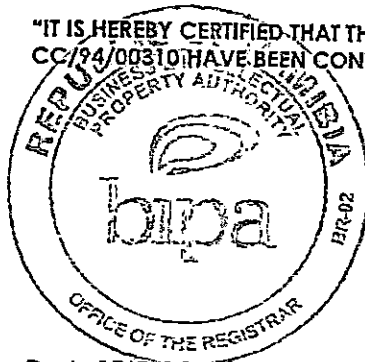
20200481

I hereby certify that:

FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY) LIMITEDwhich was incorporated on the 24 day of August of the year 2020

has complied with the requirements of section 180 of the Companies Act, 2004, and is with effect

from this day entitled to commence business.

Signed and sealed at Klindhoek this 24 day of August of the year 2020.**"IT IS HEREBY CERTIFIED THAT THE CLOSE CORPORATION, FORTY TWO BERG PROPERTY INVESTMENTS CC, REG. NO CC/94/00310 HAVE BEEN CONVERTED INTO A COMPANY"**

Seal of BIPA Companies Registration Office

Registrar of Companies

This certificate is not valid unless sealed by the Seal of BIPA Companies Registration Office.

 EACH YEAR FINANCIAL YEAR ENDING
 LIST February

CERTIFICATE OF INCORPORATION

and

MEMORANDUM AND ARTICLES

of

ASSOCIATION

of

**FOR TWO BERG PROPERTY INVESTMENTS
(PROPRIETARY) LIMITED**

as Sec. Services CC
nia, Windon, ibia
Tel: 2572 Fax: 240

NOTARIAL CERTIFICATE

ELMARIE VISSER

of Windhoek in the Republic of Namibia, Notary Public, hereby certify that the attached documents, being

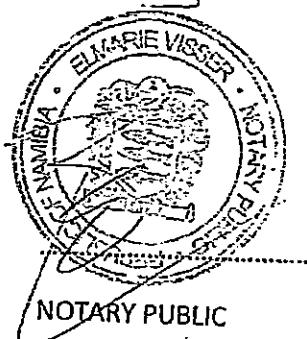
MEMORANDUM OF ASSOCIATION, and
ARTICLES OF ASSOCIATION

of the company named

FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY) LIMITED

Are true and correct copies of the signed originals.

Thus done and signed at WINDHOEK on this 22 day of July 2020



REPUBLIC OF NAMIBIA
BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT, 2004

2 DESCRIBING THE MAIN BUSINESS OF THE COMPANY

The main purpose of the company is to carry on:

"Property investments and related trading activities."

3 OBJECT(S), IF ANY (Section 38)

The main object of the company is :

"Property investments and related trading activities."

4 ANCILLARY OBJECT EXCLUDED

The specific ancillary objects, if any, referred to in section 39(1) of the Act, which are excluded from the ancillary objects of the company

NONE

5 POWERS

- (a) the specific powers or part of any powers of the company, if any, which are excluded from the plenary power are the powers set out in Schedule 2 of the Act.

NONE

- (b) the specific powers or part of any specific powers of the company set out in Schedule 2 of the Act, if any, which are qualified under section 39(2) of the Act.

NONE

6 CONDITIONS

Any special conditions which apply to the company and the requirements, if any

NONE



REPUBLIC OF NAMIBIA
BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT, 2004

7 PRE-INCORPORATION CONTRACT

NONE

8 CAPITAL

The share capital of the company is N\$4 000.00 (Four Thousand Namibia Dollar), divided into:

(a) par value

- (i) 4 000 (Four thousand) ordinary par value shares of N\$1,00 (One Namibia Dollar) each;
- (ii) Nil preference par value shares of Nil Namibia Dollars each;
- (iii) Nil redeemable preference par value shares of Nil Namibia Dollars each.

(b) no par value

- (i) the number of no par value ordinary shares is NIL;
- (ii) the number of no par value preference shares is NIL;
- (iii) the number of redeemable no par value preference shares is NIL.



REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

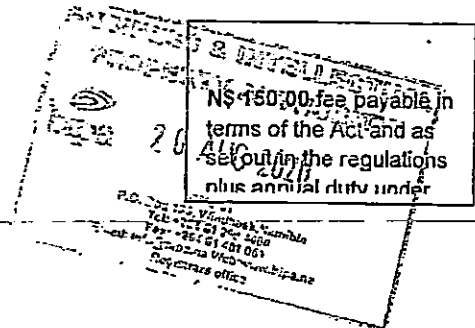
(Section 61(1)) (Regulation 17(1) and 17(2))

Registration Number of Company

20200481

MEMORANDUM OF ASSOCIATION

OF A COMPANY HAVING A SHARE CAPITAL



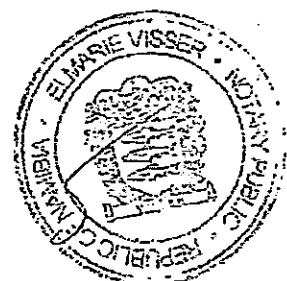
1 NAME OF COMPANY

- (a) The name of the company is

**FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY)
LIMITED**

- (b) The shortened form of the name of the company is

NONE



REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004

(Section 70) (Regulation 17 (1))

Registration Number of Company

- 20200481

CERTIFICATE OF INCORPORATION**OF A COMPANY HAVING A SHARE CAPITAL**

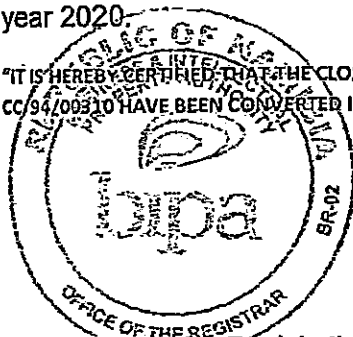
This is to certify that:

FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY) LIMITED

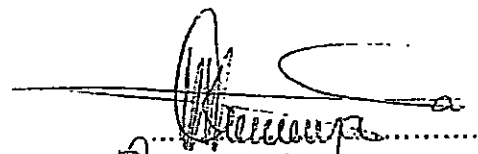
was this day incorporated under the Companies Act, 2004, (Act No. 28 of 2004), and
that the Company is a Company having a share capital.

Signed and sealed at WINDHOEK this 24 day of August of the
year 2020

"IT IS HEREBY CERTIFIED THAT THE CLOSE CORPORATION, FORTY TWO BERG PROPERTY INVESTMENTS CC, REG. NO
CC/94/00310 HAVE BEEN CONVERTED INTO A COMPANY"



Seal of Companies Registration Office


Registrar of Companies

This certificate is not valid unless sealed by the seal of Companies Registration Office

REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

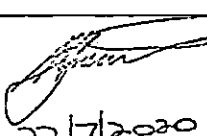
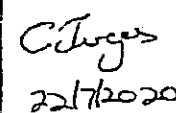
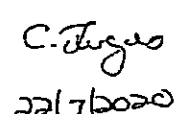
COMPANIES ACT 2004

ASSOCIATION CLAUSE

(a) Where more than one person signs the memorandum

We the several persons whose full names, occupations, residential, business and postal addresses are subscribed, are desirous of being formed into a company in pursuance of this Memorandum of Association and we respectively agree to take up the number of shares in the capital of the Company, as set out opposite our respective names.

We also agree to pay for the par value shares of the Company as determined by this Memorandum and to pay for the number of no par value shares of the Company, that amount determined by the Company when the shares are issued.

Particulars of subscriber	Number in words and type of shares taken	Date and signature of subscriber	Particulars of witness	Date and signature of witness
1. Full names STEPHAN EDGAR DAVID HARRISON Occupation BUILDING CONTRACTOR Residential address 47 KENNETH DAVID KAUNDA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Business address 12 MAXWELL STREET SOUTHERN INDUSTRIAL AREA WINDHOEK NAMIBIA Postal address P O BOX 6177 AUSSPANPLATZ WINDHOEK NAMIBIA Email address Stephan@fourways.com.na	45 (FORTY FIVE) ORDINARY PAR VALUE SHARES	 22/7/2020	1. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA Email address christa@khomas.com.na	 22/7/2020
2. Full names MELANIE HARRISON Occupation AUDITOR Residential address 47 KENNETH DAVID KAUNDA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Business address DELOITTE BUILDING MAERUA MALL COMPLEX JAN JONKER AVENUE WINDHOEK NAMIBIA Postal address P O BOX 6177 AUSSPANPLATZ WINDHOEK NAMIBIA Email address melharrison@deloitte.co.za	15 (FIFTEEN) ORDINARY PAR VALUE SHARES	 22/7/2020	2. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA Email address christa@khomas.com.na	 22/7/2020

Sub-total shares Issues

60 (SIXTY) ORDINARY PAR VALUE SHARES



Particulars of subscriber	of	Number in words and type of shares taken	Date and signature of subscriber	Particulars of witness	Date and signature of witness
3. Full names WOLFGANG SPATH Occupation VETERINARIAN Residential address 18 STAUCH STREET WINDHOEK NAMIBIA Business address 8 LOSSEN STREET WINDHOEK NAMIBIA Postal address P.O BOX 6030 WINDHOEK NAMIBIA Email address spath@iway.na		40 (FORTY) ORDINARY PAR VALUE SHARES	<i>W. Spath</i> 22/7/2020	3. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA Email address christa@khomas.com.na	<i>C. Jurgens</i> 22/7/2020
4. Full names Occupation Residential address Business address Postal address Email address				4. Full names Occupation Residential address Business address Postal address Email address	
TOTAL SHARES ISSUED		100 (ONE HUNDRED) ORDINARY PAR VALUE SHARES			



REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPACOMPANIES ACT 2004
(Section 64) (Regulation 18(1))**ARTICLES OF ASSOCIATION
OF A COMPANY HAVING A SHARE CAPITAL
ADOPTING SCHEDULE 1**

Registration Number of Company

- 20200481

NAME OF COMPANY:

FORTY TWO BERG PROPERTY INVESTMENTS (PROPRIETARY) LIMITED

SCHEDULE 1 - TABLE A/B*

- A. The articles of Table A/B* contained in Schedule 1 to the Companies Act, 2004, shall apply to the Company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

- B. The following articles additional to that contained in Table A/B* are included:
- (a) None
 - (b) None
 - (c) None

OMISSIONS

- C. The following articles contained in Table A/B* are omitted:
- (a) Article 57
 - (b) None
 - (c) None

MODIFICATIONS

- D. The following articles contained in Table A/B* are modified in the manner indicated:
- (a) The proviso to Article 61
 - (b) None
 - (c) None

*Delete whichever is not applicable.

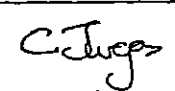
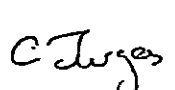


REPUBLIC OF NAMIBIA

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

COMPANIES ACT 2004
(Section 64) (Regulation 18 (1), (2) and (3))

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
1. Full names STEPHAN EDGAR DAVID HARRISON Occupation BUILDING CONTRACTOR Residential address 47 KENNETH DAVID KAUNDA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Business address 12 MAXWELL STREET SOUTHERN INDUSTRIAL AREA WINDHOEK NAMIBIA Postal address P O BOX 6177 AUSSPANNPLATZ WINDHOEK NAMIBIA	 22/7/2020	1. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA	 22/7/2020
2. Full names MELANIE HARRISON Occupation AUDITOR Residential address 47 KENNETH DAVID KAUNDA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA Business address DELOITTE BUILDING MAERUA MALL COMPLEX JAN JONKER AVENUE WINDHOEK NAMIBIA Postal address P O BOX 6177 AUSSPANNPLATZ WINDHOEK NAMIBIA	 22/7/2020	2. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA	 22/7/2020



Form CM 44C (Continue)

SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscriber	Date and signature of subscriber	Particulars of witness	Date and signature of witness
3. Full names WOLFGANG SPÄTH Occupation VETERINARIAN Residential address 18 STAUCH STREET WINDHOEK NAMIBIA Business address 8 LOSSEN STREET WINDHOEK NAMIBIA Postal address P O BOX 5030 WINDHOEK NAMIBIA	<i>W. Späth</i> 22/7/2020	3. Full name CHRISTINA MARIA JURGENS Occupation COMPANY SECRETARY Residential address 13B DUNGARIES STREET, KLEINE KUPPE, WINDHOEK NAMIBIA Business address SHOP 32 BOUGAIN VILLAS 78 SAM NUJOMA DRIVE WINDHOEK NAMIBIA Postal address P O BOX 81905 OLYMPIA WINDHOEK NAMIBIA	<i>C. Jurgens</i> 22/7/2020
4. Full names Occupation Residential address Business address Postal address		4. Full name Occupation Residential address Business address Postal address	



INV2025280375
INV2025280375

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number :	INV2025280375	Date Issued :	6/27/2025
Account Number :	N/A	Vote Number :	5000132050048
Name :	FORTY TWO BERG PROPERTY INVESTMENTS (PTY) LTD	Reference Number :	4266, KLEIN WINDHOEK
Address :	N/A	System Reference :	INV441836
		Issued By :	17304 - HAIKONDA (D)
		Contact Details :	+264 61 290 3517
Description :	CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME		

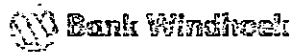
PAYMENT DUE

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

**Transaction Information**

Reference Number	20250709-64535566
Beneficiary Name	City of Windhoek
Bank Name	First National Namibia
Branch Name	H/Office Windhoek Namibia 556
Branch Code	282672
From	Forty Two Berg Property Inv (Pty) Ltd
Recipient Account	62012146115
Amount	2000.00
Action Date	10/07/2025
Transaction Description	INV2025280375
Transaction Status	ENCR Processed
Transaction Type	Quick Payment

Department of Finance
Revenue Management Division
PO Box 39 Windhoek, Namibia

DEBT MANAGEMENT CREDIT CHECK FORM

Surname De Azevedo First name(s) Paulo Jorge Gomes
Erf/stand no 4266 Township Klein Windhoek
If company or registered under oc _____
Namibian I.D. / Passport no: 70091710154
Postal/Private Bag address _____ Township or address _____
Physical Residential or Business address Erf 4266 Klein Windhoek, Windhoek
Tel no _____ (H) _____ Cell _____

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

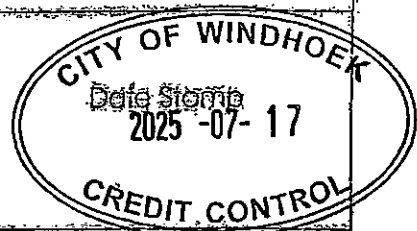
Credit Control Officer Comments:

Acc: 13565338Current

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Credit Control

Jasari KaitaJMKaita

LAND SALES

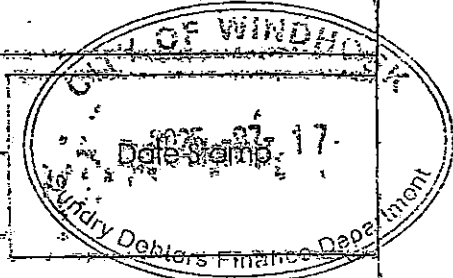
Comments:

City of Windhoek Accounts

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Accountant Land Sales

JhannuJ

MEMORANDUM

SUBJECT:

- 1. CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. IYAMBULA	14/04/2026	Tel: 290 2914	
Section Engineer	.../.../2026		
Chief Engineer	.../.../2026		

TO:	Urban Planning H Rust	DATE:	03 June 2026	
FROM:	Section Engineer: Transport Planning	REF:	L/4266/KW	

REVISED COMMENTS**ROADS PLANNING & TRAFFIC FLOW COMMENTS:**

Reference is made to our previous comments dated 28 October 2025 and subsequently a further clarification with regards to the number of seats the restaurant is offering and previously approved building plans, regarding the above subject matter has reference:

Erf 8794 W is located on Berg Street, Klein Windhoek. Erf 8794 W is 3566m² in extent and zoned "Business" with a bulk of 1.0. Berg Street is a local street with moderate traffic volumes during peak hours. Consent for the Restaurant and Coffee Shop with a seating capacity of 20 seats will not be generating additional trips to the current road network.

1. This Division has no further objections to the proposed Consent to use Erf 4266 Klein Windhoek, Berg Street for the purpose of a restaurant, Coffee shop in terms of Table B of the Windhoek Zoning Scheme; provided:

- 1.1 That parking should be as per approved plan, Drawing No. 097M-102
- 1.2 That consent use only come into effect once adequate parking has been provided for onsite being to the satisfaction of the SE: Urban and Transport Planning.

General Parking requirements:

- That for business use; 1 parking bay be provided for every 33m² utilised bulk
- That for Restaurants and Pubs; 1 parking bays be provided per 3 seats plus loading zone

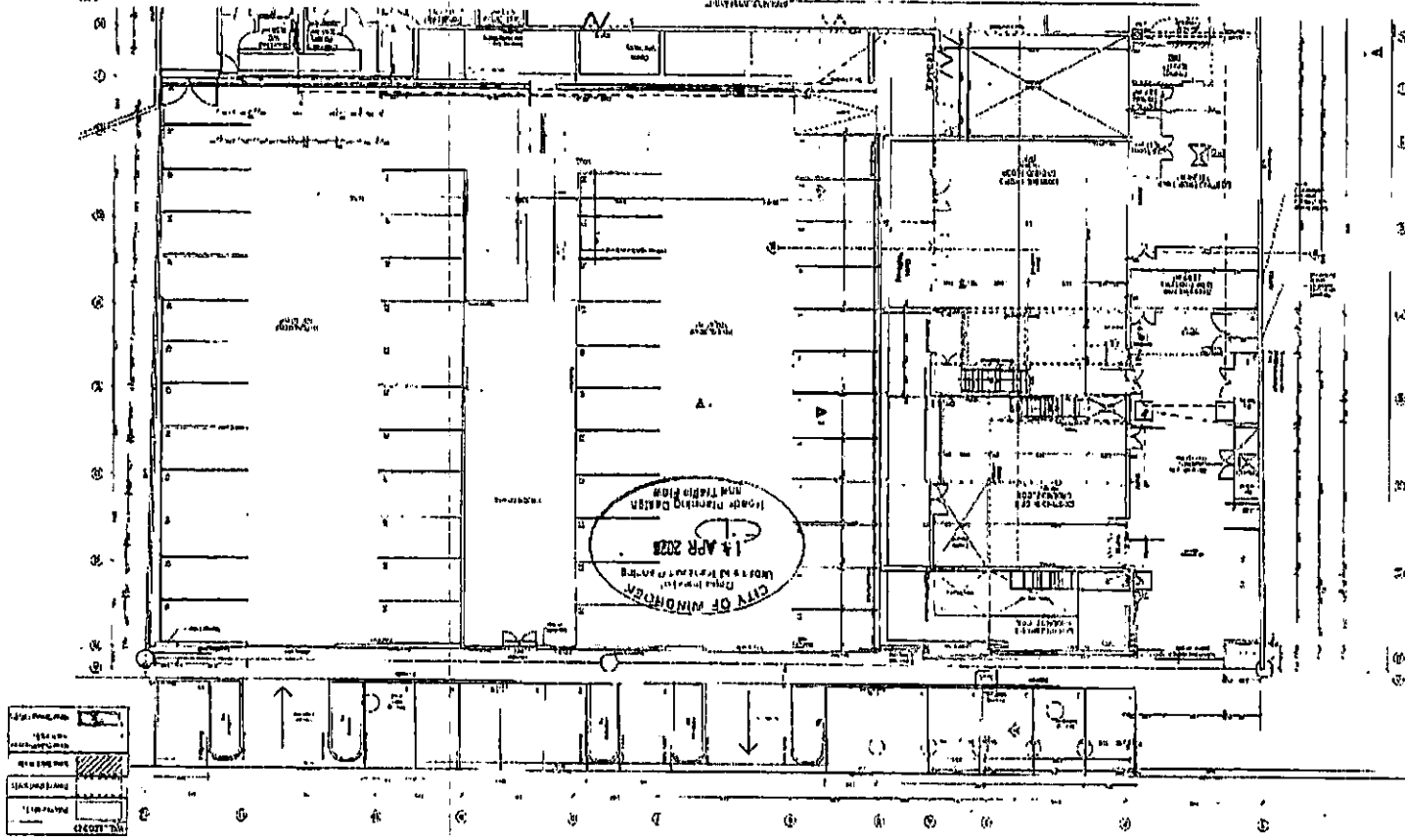
Yours faithfully



M. Shiimi

Roads Planning, Design and Traffic Flow

WCS ARCHITECTS 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017 (614) 233-1100 www.wcsarchitects.com		PROJECT 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017		DATE 14 APR 2023	
CLIENT 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017		ARCHITECT 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017		DATE 14 APR 2023	
PROJECT 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017		ARCHITECT 10000 BOND STREET, SUITE 200, DUBLIN, OHIO 43017		DATE 14 APR 2023	



M E M O R A N D U M

TO: Mr. H. Rust**DATE:** 30 September 2025**FROM:** INF: Engineering Services Division**REF:** L/4266/KW

SUBJECT: CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME.

The application dated 10 July 2025 regarding the Consent to use Erf 4266 Klein Windhoek, Berg Street for the purpose of a Restaurant, Coffee Shop in terms of Table B of The Windhoek Zoning Scheme, 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 consent use 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

456

MEMORANDUM



The Gateway to Endless Opportunities

TO : Mr. Hugo Rust
Section Planner: Urban Policy
Department of Urban & Transport Planning

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

ENQ : Mr. Dawid Pavaza
Engineer: HV & MV Planning and Design
Department of Electricity

DATE : 12/09/2025

RE: CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME]

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 per Erf.
- Service connections may not be routed through any subdivided portion or remainder.
- 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"

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

MEMORANDUM



TO : Department of Urban and Transport Planning

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

ENQ : L. Nambinga

REF : L/4266/KW

DATE : 29 Sep 2025

Mr. H. Rust

RE: CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME.

The Application dated 10 July 2025, for the proposed, Consent to use Erf 4266, Klein Windhoek, Berg Street, for the purpose of a Restaurant, Coffee Shop in terms of Table B of the Windhoek Zoning Scheme, refers.

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

1. The proposed Erf 4266, Klein Windhoek, 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 4266, Klein Windhoek, except for surface stormwater run-off.
3. However, there is a tributary to the Klein Windhoek River, flowing from the south then approximately 8 to 11 meters away from the southeastern boundary of the proposed Erf 4266, flowing into a northeasterly direction.
4. Access to the proposed Erf 4266, Klein Windhoek, is indicated to be obtained from Berg Street.

This Division has no objection to the proposed, Consent to use Erf 4266, Klein Windhoek, Berg Street, for the purpose of a Restaurant, Coffee Shop in terms of Table B of the Windhoek Zoning Scheme, provided:

1. That the applicant appoints a registered professional Engineer to determine whether, the southeastern boundary of the proposed Erf 4266, Klein Windhoek, requires to be protected against any potential flood damage.

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 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.

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

MEMORANDUM

459



The Gateway to Endless Opportunities

TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : MET SHANYENGANGE #3529
CC :
DATE : 23/07/2026

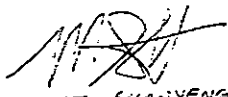
Dear Colleague,

RE: CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME

Reference is made to the above.

The Division is supporting the application. The applicant is required to satisfy the following;

1. Comply with the Municipal Council of Windhoek Noise Control Regulations by ensuring that noise levels generated from the restaurant are within the allowable decibels.


MET SHANYENGANGE

Kind Regards,

MEMORANDUM

TO: H Rust
Town Planner: Urban
Policy

DATE: 18 June 2026

FROM: CK Mouton
SH: Safety, Health &
Environment

ENQ: CK Mouton
Ext: 2125

REF: Consent Erf 4266 KW



CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME

The application for consent for a restaurant/ coffee shop on erf 4266 Berg Street, KW, which was referred back from TPC and received on 17 June 2026, refers.

This Division has no objection to the application for consent; however, the applicant should comply with the following:

1. Applicant to apply for a Certificate of Fitness to operate as a restaurant/ coffee shop in line with the Regulations Relating to the Registration of Businesses, GN 202 of 2006.
2. All efforts must be made to prevent and mitigate causing a health nuisance to the surrounding properties and the environment during operational hours to ensure compliance with the Public & Environmental Health Act, No. 1 of 2015.

Yours faithfully,

[Consider signed]

SECTION HEAD: SAFETY, HEALTH & ENVIRONMENT

29 AUGUST 2025

[illegible]

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Registries/Notices Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS intends to apply to the City of Windhoek for:

- CONSENT TO USE ERF 4266, KLEIN WINDHOEK, 8875 STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERM OF TABLE B OF THE WINDHOEK ZONING SCHEME
- CONSENT TO USE ERVEN 1317 AND 1318 KLEINE KUPPE FRANKIE FREDERICKS DRIVE FOR PURPOSE OF A HOTEL AND RESTAURANT

The owners of the respective erven intend to make use of the existing buildings to accommodate the restaurants, and coffee shops. The inclusion of restaurants and coffee shops in the city's development plan is not merely a commercial addition but a critical component of a vibrant, sustainable, and socially connected community. Erven 1317 and 1318 are zoned "business" with a bulk of 1.0 and 4891 m² and 4715 m² respectively. Consent is required to use the erven for the purpose of a hotel and a restaurant. The erven are notarial link and would be used as a unit. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land asset out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the publication of this notice (final date for objections is 25th September 2025).

PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS
Box 41148 Delius Street
Windhoek (West)
Tel: (061) 212096
Cell: 0812716189
Fax: (061) 212051
Email: palrica@mweb.com.na
DAG022500422633

**HELP FOR
RELATIVES
OF ALCOHOLICS**

**AL-ANON Family
groups offer help
for friends &
relatives of
alcoholics.**

MAIL:
volmar@stelcom.na
Dawntan@gmail.com

VENUE:
on Luderitz
and Kasino Streets
DATE AND TIME:
Thursdays at 19h00

Registries/Notices Legal Notices

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS intends to apply to the Rehoboth Town Council for:

- REZONING OF ERF 182 REHOBOTH, BLOCK F FROM SINGLE RESIDENTIAL WITH A DENSITY OF 1 DWELLING UNIT PER 500 TO GENERAL RESIDENTIAL WITH A DENSITY OF 1 DWELLING UNIT PER 100

• THAT CONSENT BE GRANTED TO USE ERF IN LINE WITH THE NEW DENSITY WHILE THE REZONING IS IN PROCESS ERF 182 Rehoboth is zoned "residential" with a density of 1/500 with a size of 875 m². The owner intends to apply for rezoning to "general residential" with a density of 1 dwelling unit per 100 so increasing the development potential of the erf to 8 dwelling units. Consent is also required to continue using the erf while rezoning is in process. The objective of the proposed rezoning and density is to provide access to affordable accommodation and housing options, since general residential include dwelling houses, flats, and town houses. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land asset out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the publication of this notice (final date for objections is 25th September 2025).

PLAN AFRICA CONSULTING CC TOWN AND REGIONAL PLANNERS
Box 41148 Delius Street
Windhoek (West)
Tel: (061) 212096
Cell: 0812716189 Fax: (061) 212051
Email: palrica@mweb.com.na
DAG022500422633

LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

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

1. Name and postal address of applicant: WRONSKY HAUS TRADING CLOSE CORPORATION, PO BOX 543, ONAARURU.
2. Name of business or proposed business to which application relates: WRONSKY HAUS TRADING CC.
3. Address / location of premises to which application relates: ERF 122, WILHELM ZERRAUA ROAD OMARURU.
4. Nature and details of application: APPLICATION FOR THE GRANT OF A NEW SPECIAL LIQUOR LICENCE.
5. Clerk of the court with whom application will be lodged: CLERK OF THE MAGISTRATES' COURT/DISTRICT SWAKOPMUND.
6. Date on which application will be lodged: MONDAY, 15 SEPTEMBER 2025.
7. Date of meeting of Committee at which application will be heard: WEDNESDAY, 17 SEPTEMBER 2025.

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

AGENSACH LEGAL PRACTITIONERS & MEDIATORS
Legal Practitioners for the Applicant
P.O. Box 2674, Swakopmund
Tel: 064 - 400 999
(Ref: WRO/0001/A)
DAG022500422772

Registries/Notices Legal Notices

APPLICATION: NOTICE OF MOTION (To Registrar and Respondent) IN THE HIGH COURT OF NAMIBIA
(Main Division)
Case Number: HC-MD-CIV-CT-CON-2023/03733

In the matter between: FIRST NATIONAL BANK OF NAMIBIA LTD APPLICANT and YASSER ALPHATHER SHANGADI RESPONDENT

TAKE NOTICE that (hereinafter FIRST NATIONAL BANK OF NAMIBIA LTD) called the applicant, intends to make application to this court for an order 1. An order declaring the following immovable properties, executable:

1. A unit consisting of: a. Section No 24 as shown and more fully described on Sectional Plan No 30/2007 in the building known as Praia De Lagosta, in respect of the land and building or buildings, situate at Langstrand (Extension No 1), in the Municipality of Walvis Bay, Registration Division "T", Erongo Region, of which the floor area, according to the said Sectional Plan is 142 (One Four Two) square meters in extent; and

b. an undivided share in the common property in the land and building or buildings as shown and more fully described on the said sectional plan, apportioned to the said section in accordance with the participation quota of the said section in a schedule endorsed on the said Sectional Plan. Held under Certificate of Registered Sectional Title No 30/2007(24)(Unit) dated 22 May 2007.

2. A unit consisting of: a. Section No 45 as shown and more fully described on Sectional Plan No 71/2012 in the development scheme known as Omenunga Court, in respect of the land and building or buildings, situate at Erf No 3086 Otjomuise (Extension No 8), in the Municipality of Windhoek, Registration Division "K", Khomas Region, of which the floor area, according to the said Sectional Plan is 67 (Six Seven) square meters in extent; and

b. an undivided share in the common property in the development scheme, apportioned to the said section in accordance with the participation quota as endorsed on that Sectional Plan.

Held under Sectional Deed of Transfer No. ST33/2017 and subject to the conditions contained therein and that the accompanying affidavit of STEPHEN MARQUARD will be used in support thereof.

TAKE NOTICE FURTHER that if you intend to oppose this application you are required to 1. notify applicant's legal practitioner in writing within 5 days from date of service of this application, of your intention to oppose this application, by service a copy of your intention to oppose an applicant at the address stated herein and filing the original at the registrar 2. and within 14 days of the service of notice of your intention to oppose, to file your answering affidavits, if any and further that you are required to appoint in such notification an address within a flexible radius from the court, referred to in rule 65(5) at which you will accept notice and service of all documents in these proceedings; if no notice of intention to oppose is given, the application will be moved on the 03rd day of October 2025 at 09:00 AM.

DATED at Windhoek on this 27th day of August 2025.
Christo Potgieter legal practitioner for the applicant
Dr. Wader, Kautz & Hovels Inc. WOH House
Jan Jorker Road
Ausspampplatz
WINDHOEK
KHOMAS
Namibia

Registries/Notices Legal Notices

Office Reference Number: null
Tel: 061-275 551
Fax: 061-220 533
TOYASSER ALPHATHER SHANGADI
SECTION NO 24, PRAIA DE LAGOSTA, ERF 416 ORAN-GE STREET, LANGSTRAND (EXTENSION NO 1), WALVIS BAY AND SECTION NO 45, OMARUNGA COURT, DA ES-SALAAM STREET, ERF 3086 OTJOMUISE (EXTENSION NO 8), WINDHOEK, NAMIBIA

Registrar of the High Court
Main Division
Windhoek
DAG022500422705

NOTICE Take notice that SWIB Trading CC, on behalf of the registered owner of Erf 5144, Ondangwa Extension 25 intends to apply to the Ondangwa Town Council and the Ministry of Urban and Rural Development for the:

Rezoning of Erf RE/5144, Ondangwa Extension 25 from "Single Residential" with a Density of 1:350 m² to "Business" with a bulk of 1.0;

Consent to begin with construction on said application is being considered.

Erf 5144, Ondangwa Extension 25 is located in Ondangwa Extension 25 and measures approximately 1055 m². The erf is currently zoned "Single Residential" with a density of 1 unit per 350 m² and accommodates a single residential dwelling structure. SWIB Trading CC wish to inform the general public that it is our client's intention to rezone Erf 5144, Ondangwa Extension 25, from "Single Residential" with a density of 1.350 m² to "Business" with a bulk of 1.0 in order to operate a car wash. Access to the erf will remain from the existing street.

network and on-site parking will be provided in accordance to the Oshakati Zoning Scheme. Take note that the plan of the erf lies for inspection on the Notice Board of the Ondangwa Town Council property offices and municipal notice board. Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice.

The last day for objections will be Friday, 3th of November 2024.

SWIB Trading CC
P.O. Box 14123
Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
Tobias Newaya
DAG022500422773

NOTICE Take notice that Wilhelm Shepya, on behalf of the registered owner of Erf 164, Oshakati Proper intends to apply to the Oshakati Town Council and the Ministry of Urban and Rural Development for the:

Rezoning of Erf 164, Oshakati Proper from "Single Residential" with a density of 1:600 m² to "General Residential" with a density of 1:100 m².

Erf 164, is located in Oshakati Proper and measures approximately 1268 m².

The erf is currently zoned "Single Residential" with a density of 1 unit per 600 m² and it currently accommodates two residential structures. Wilhelm Shepya wishes to inform the general public that it is our client's intention to rezone Erf 164, Oshakati Proper, to "General Residential" with a density of 1:600 m² in order to establish apartment flats.

However, before construction may commence the erf needs to be rezoned from "Single Residential" to "General Residential". Access to the erf will remain from the existing street network and on-site parking

Registries/Notices Legal Notices

network and on-site parking will be provided in accordance to the Oshakati Zoning Scheme. Take note that the plan of the erf lies for inspection on the Notice Board of the Oshakati Town Council offices. First floor further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice.

The last day for objections will be Friday, 3rd October 2025.

Wilhelm Shepya
P.O. Box 14123
Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
DAG022500422773

NOTICE Take notice that SWIB Trading CC, on behalf of the registered owner of Erf 5491, Ondangwa Extension 25 intends to apply to the Ondangwa Town Council and the Ministry of Urban and Rural Development for the:

SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE ANEW ERF "A" AND THE REMAINDER OF ERF 5491;

CLOSURE OF THE SUBDIVIDED ERF "A" AS PUBLIC OPEN SPACE;

REZONING OF ERF "A" FROM "PUBLIC OPEN SPACE" TO "BUSINESS" WITH A BULK OF 1.0;

SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE ANEW ERF "A" AND THE REMAINDER OF ERF 5491;

Erf 5491, Ondangwa Extension 25, is located in Ondangwa Extension 25 and measures approximately 54904 m². The erf is currently zoned "Public Open Space" and is vacant. SWIB Trading CC wish to inform the general public that it is our client's intention to subdivide Erf 5491

into Erf "A" and Remainder and subsequently rezone the subdivided Erf "A" from Ondangwa Extension 25, from "Public Open Space" to "Business" with a bulk of 1.0 to establish a cruise and supporting businesses. Access to the erven will remain from the existing street network and on-site parking will be provided in accordance to the Ondangwa Planning Scheme. Take note that the plan of the erf lies for inspection on the Notice Board of the Ondangwa Town Council property offices and municipal notice board. Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice.

The last day for objections will be Friday 3rd of October 2025.

SWIB Trading CC
P.O. Box 14123
Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
Tobias Newaya
DAG022500422773

IN THE HIGH COURT OF NAMIBIA
(Main Division - Windhoek)
CASE NO: HC-MD-CIV-CT-CON-2023/03733

In the matter between:

FIRST NATIONAL BANK OF NAMIBIA APPLICANT

and

ASSER ALPHATHER SHANGADI RESPONDENT

AFFIDAVIT IN SUPPORT OF RULE 108(D)(i) APPLICATION

I, the undersigned, STEPHEN MARQUARD

Do hereby make oath and say that:

1. I am

1.1 an adult female, by applicant as Manager: Collections and Recoveries, One Legal Department, at Windhoek;

1.2 I am duly authorised to depose this affidavit and to launch this application. The contents of this affidavit fall within my personal knowledge and are true and correct, unless the context indicates otherwise. Where I make legal submissions, I do so on the advice of the Applicant's legal counsel, which advice I believe to be true and correct.

1.3 The facts contained herein fall within my personal knowledge and are true and correct.

THE PARTIES.

2. The Applicant is First

Registries/Notices Legal Notices

National Bank of Namibia Limited, a public company duly incorporated as such and duly registered as a commercial bank in terms of the applicable laws of the Republic of Namibia with its principal place of business and registered address at the Oshakati Town Council offices, First floor further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice.

The last day for objections will be Friday, 3rd October 2025.

Wilhelm Shepya
P.O. Box 14123
Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
DAG022500422773

NOTICE Take notice that SWIB Trading CC, on behalf of the registered owner of Erf 5491, Ondangwa Extension 25 intends to apply to the Ondangwa Town Council and the Ministry of Urban and Rural Development for the:

SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE ANEW ERF "A" AND THE REMAINDER OF ERF 5491;

CLOSURE OF THE SUBDIVIDED ERF "A" AS PUBLIC OPEN SPACE;

REZONING OF ERF "A" FROM "PUBLIC OPEN SPACE" TO "BUSINESS" WITH A BULK OF 1.0;

SUBDIVISION OF ERF 5491, ONDANGWA EXTENSION 25, TO CREATE ANEW ERF "A" AND THE REMAINDER OF ERF 5491;

Erf 5491, Ondangwa Extension 25, is located in Ondangwa Extension 25 and measures approximately 54904 m². The erf is currently zoned "Public Open Space" and is vacant. SWIB Trading CC wish to inform the general public that it is our client's intention to subdivide Erf 5491

into Erf "A" and Remainder and subsequently rezone the subdivided Erf "A" from Ondangwa Extension 25, from "Public Open Space" to "Business" with a bulk of 1.0 to establish a cruise and supporting businesses. Access to the erven will remain from the existing street network and on-site parking will be provided in accordance to the Ondangwa Planning Scheme. Take note that the plan of the erf lies for inspection on the Notice Board of the Ondangwa Town Council property offices and municipal notice board. Further take note that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof, with Council and with the applicant in writing within 14 days after the appearance of this notice.

The last day for objections will be Friday 3rd of October 2025.

Wilhelm Shepya
P.O. Box 14123
Outapi
Cell: +26481 790 0374
Email: swibtradingcc@gmail.com
Tobias Newaya
DAG022500422773

IN THE HIGH COURT OF NAMIBIA
(Main Division - Windhoek)
CASE NO: HC-MD-CIV-CT-CON-2023/03733

In the matter between:

FIRST NATIONAL BANK OF NAMIBIA APPLICANT

and

ASSER ALPHATHER SHANGADI RESPONDENT

AFFIDAVIT IN SUPPORT OF RULE 108(D)(i) APPLICATION

I, the undersigned, STEPHEN MARQUARD

Do hereby make oath and say that:

1. I am

1.1 an adult female, by applicant as Manager: Collections and Recoveries, One Legal Department, at Windhoek;

1.2 I am duly authorised to depose this affidavit and to launch this application. The contents of this affidavit fall within my personal knowledge and are true and correct, unless the context indicates otherwise. Where I make legal submissions, I do so on the advice of the Applicant's legal counsel, which advice I believe to be true and correct.

1.3 The facts contained herein fall within my personal knowledge and are true and correct.

THE PARTIES.

2. The Applicant is First

Registries/Notices Legal Notices

of Rule 108(2). I am informed that the process which is provided for in this rule only comes into play when the immovable property is the primary home of the judgment debtor.

9. On 11 June 2025 and 17 July 2025, respectively, the deputy sheriff in the district of Windhoek and Walvis Bay furnished the applicant with a writ of execution and a writ of attachment respectively, marked as "E1" and "E2".

10. In the circumstances the Applicant (Execution Creditor) has made out a case to declare the property, as more fully described in the notice of motion, specifically executable.

11. Applicant therefore prays for an order as contemplated in Rule 108(1)(b) of the rules of this Court and as per the notice of motion filed herewith.

STEPHANE MARQUARD
DAG022500422772

NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998

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

1. Name and postal address of applicant: Paul August Loucks, Po Box 97167, Windhoek.

2. Name of business or proposed business to which application relates: Western Saloon Bar/Pub 3.

3. Address/location of premises to which application relates: Erf 3A, SHOP 2, Hildon Hamutunya Road, Karibib 4. Nature and details of application: APPLICATION FOR A SPECIAL LIQUOR LICENCE 5. Clerk of the court with whom application will be lodged: Karibib 6. Date on which application will be lodged: 12 September 2025 7. Date of meeting of Committee at which application will be heard: 12 November 2025

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

DAG022500422773

Multiple Sclerosis

WHAT IS MULTIPLE SCLEROSIS?

OFFICE HOURS:

Monday - Friday:

09h00 - 17h00

info@msnamibia.org

Multiple Sclerosis

DISINTEGRATION

NOTICE

NOTICE

Notice is hereby given that the undersigned, being a duly qualified person, has been appointed by the Board of Directors of the City of New York, to act as the City Engineer, and to perform the duties of that office.

The undersigned is a duly qualified person, and has been appointed by the Board of Directors of the City of New York, to act as the City Engineer, and to perform the duties of that office.

The undersigned is a duly qualified person, and has been appointed by the Board of Directors of the City of New York, to act as the City Engineer, and to perform the duties of that office.

The undersigned is a duly qualified person, and has been appointed by the Board of Directors of the City of New York, to act as the City Engineer, and to perform the duties of that office.

The undersigned is a duly qualified person, and has been appointed by the Board of Directors of the City of New York, to act as the City Engineer, and to perform the duties of that office.

NOTICE

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

- CONSENT TO USE ERF 4266, KLEIN WINDHOEK BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERM OF TABLE B OF THE WINDHOEK ZONING SCHEME
- CONSENT TO USE ERVEN 1331 & 1332, OMBIKA STREET, KLEINE KUPPE FOR THE PURPOSE OF A RESTAURANTS, COFFEE SHOPS IN TERM OF TABLE B OF THE WINDHOEK ZONING SCHEME
- CONSENT TO USE ERVEN 1317 AND 1318 KLEINE KUPPE FRANKIE FREDERICKS DRIVE FOR PURPOSE OF A HOTEL AND RESTUARANT

Erven 1331 and 1332 Kleine Kuppe are zoned "business" bulk of 1.0 with sizes of 6547m² and 3942m² respectively.

Erf 4266 Klein Windhoek is zoned "business" with bulk of 1.0 with a size of 3566m²

Consent is required to continue using all the above-mentioned erven for the purpose of a restaurant or coffee shop in terms of the Windhoek Zoning Scheme. The owners of the respective erven intend to make use of the existing buildings to accommodate the restaurants, and coffee shops. The inclusion of restaurants and coffee shops in the city's development plan is not merely a commercial addition but a critical component of a vibrant, sustainable, and socially connected community

Erven 1317 and 1318 are zoned "business" with a bulk of 1.0 and are 4891m² and 4715m²

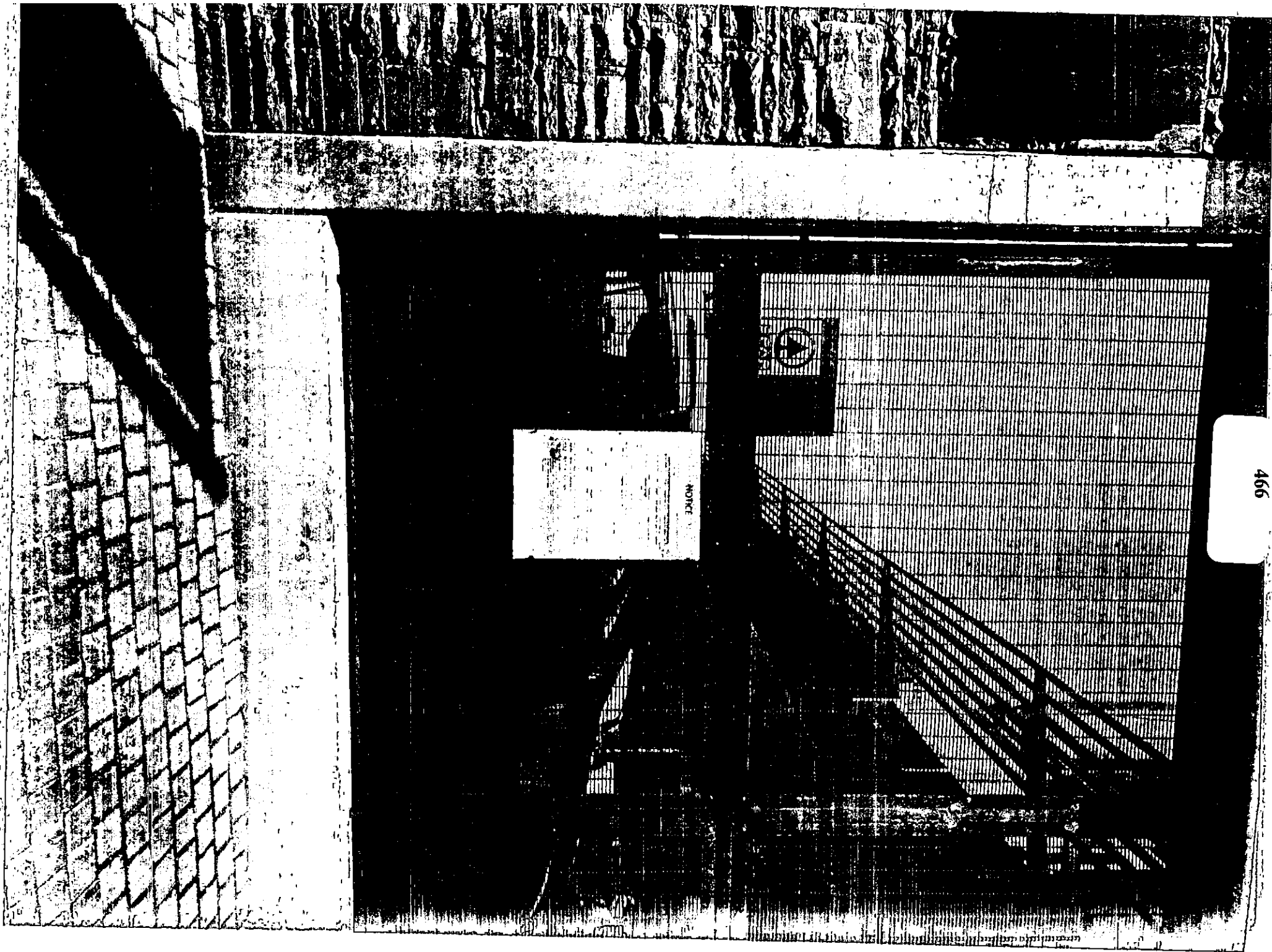
Respectively. Consent is required to use the erven for purpose of a hotel and a restaurant. The erven are notarial link and would be used as a unit.

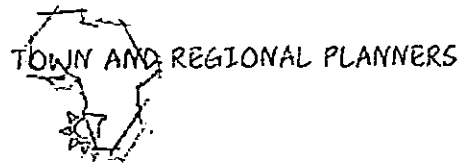
Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at City of Windhoek and at Plan Africa Consulting CC, No. 8 Dellus Street, Windhoek West.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (Final Date for objections is 25th September 2021).

PLAN AFRICA CONSULTING CC

Plan Africa Consulting CC
 8 Dellus Street
 Windhoek West
 Tel: (06) 21 2000 Cell: 081 21 21 21
 Fax: (06) 21 2051
 Email: info@plan-africa.com.na

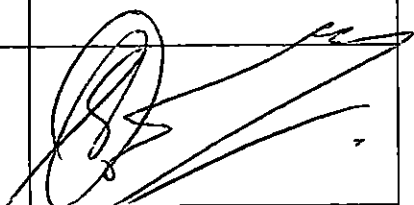




01/12/2025

HAND DELIVERY FORM:

- **CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

ERF. NO	NAME OF OWNER	DATE RECEIVED	SIGNATURE
Erf 1141 KLEIN WINDHOEK		08/12/2025	S.A. Oosthuizen
Erf 1144 KLEIN WINDHOEK	S.A. Oosthuizen	08/12/2025	
Erf 395 KLEIN WINDHOEK			
Erf 1655 KLEIN WINDHOEK			
Erf R/102 KLEIN WINDHOEK			



4266 Klein Windhoek

As per Section 121(1)(a) of the Act and Regulation 10(4)(a)-(c)

In accordance with Sections 121(1)(a), 121(1)(b)(i), 121(1)(c)(i) and 121(2)(a) of the Act (read with Section 107 of the Act and Sub regulation 10(4) of the Regulations relating to the Act), the applicants are required to service notice to prescribed persons (being the owners of neighbouring properties) through hand delivery as the first and mandatory method of consultations with the neighbours.

[illegible]

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		
1655	Klein Whk	19/11	12:00	08/12	11:00	Owners not responsive/ home	☒ Date stamped photos of visit ☒ Date stamped photo of call back notice left ☐ Others
395	Klein Whk	19/11	12:00	08/12	11:00	Can't get hold of owner's, only tenants available	☒ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others

PROOF OF GIVING NOTICE OF APPLICATION

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)

Page 2 of 5



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.

HENRY KROHNE
NAME

15 / 01 / 2026
DATE

SIGNATURE

PLAN AFRICA CONSULTING CC
COMPANY NAME (IF APPLICABLE)

PART 4: FOR OFFICE USE ONLY

CONSULTATIONS ACCEPTED:

YES ☐

NO ☐

OFFICIAL NAME

IF NO, STATE THE REASONS BELOW:

DATE STAMP & SIGNATURE:

PROOF OF GIVING NOTICE OF APPLICATION

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)

Page 5 of 5



PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS



Box 4114

WINDHOEK

8 Debus Street

Windhoek (West)

Tel: (061) 2 2096 Cell: 0812716189

Fax to Mob: 088614626

04/11/2025

OWNER: ERF 1260 KLEIN WINDHOEK

- CONSENT TO USE ERF4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME

I, BODY CORP WESTPHALEN ECKE the owner of Erf 1260 has



no objection

OR



objections

against the consent of Erf 4266, Klein Windhoek for the purpose of a restaurant, coffee shop in terms of Table B of the Windhoek Town Zoning Scheme

Erf 4266 is zoned "business" with a size of 3566m² respectively. The erf has existing buildings. The owner of the respective erf intends to use the site to accommodate the existing restaurant, coffee shop. From an economic standpoint, a restaurant and coffee shop stimulates local growth by creating job opportunities and encouraging entrepreneurship.

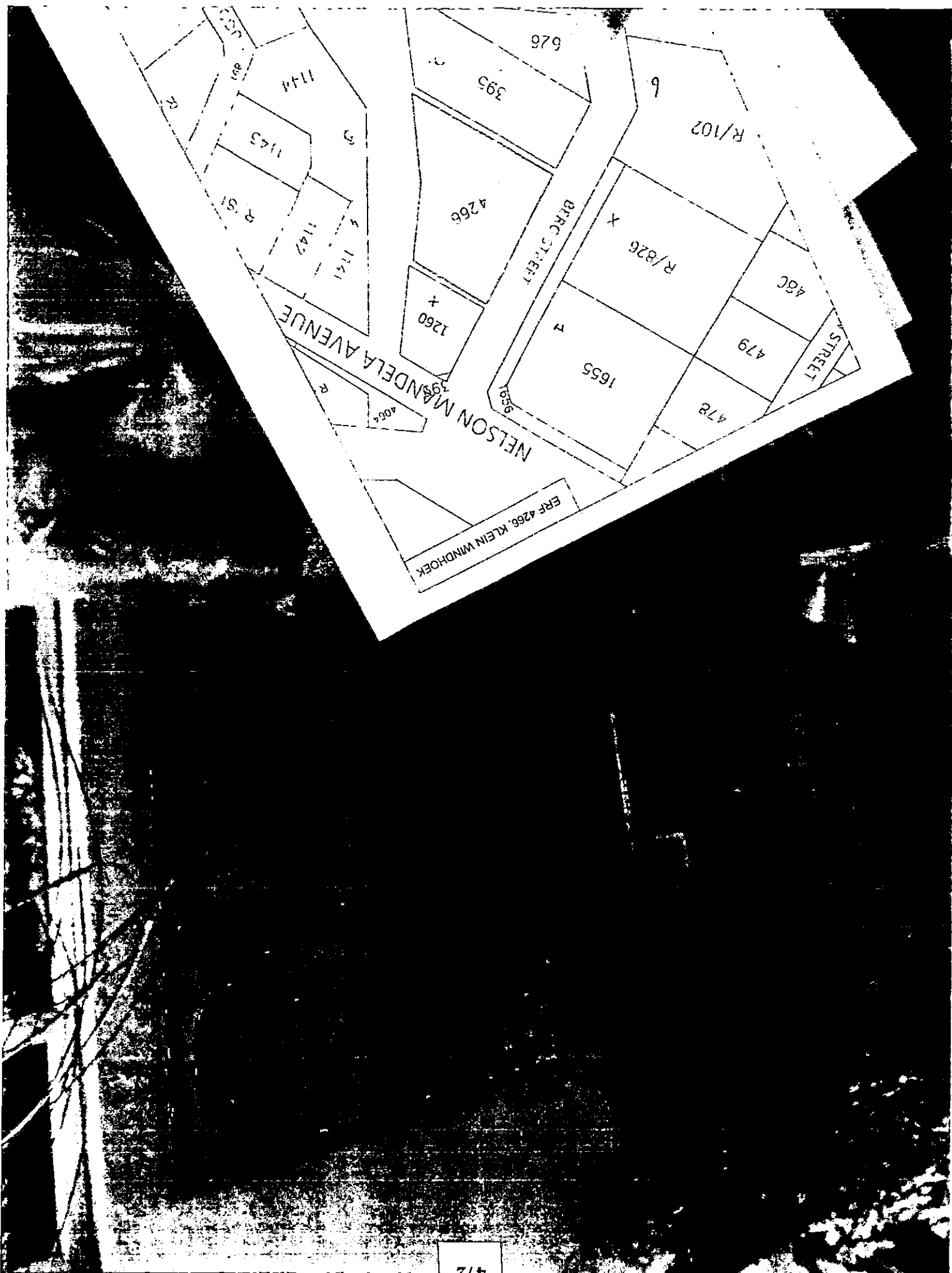
Please provide valid reasons should you have any objections against the proposed consent.

Signed

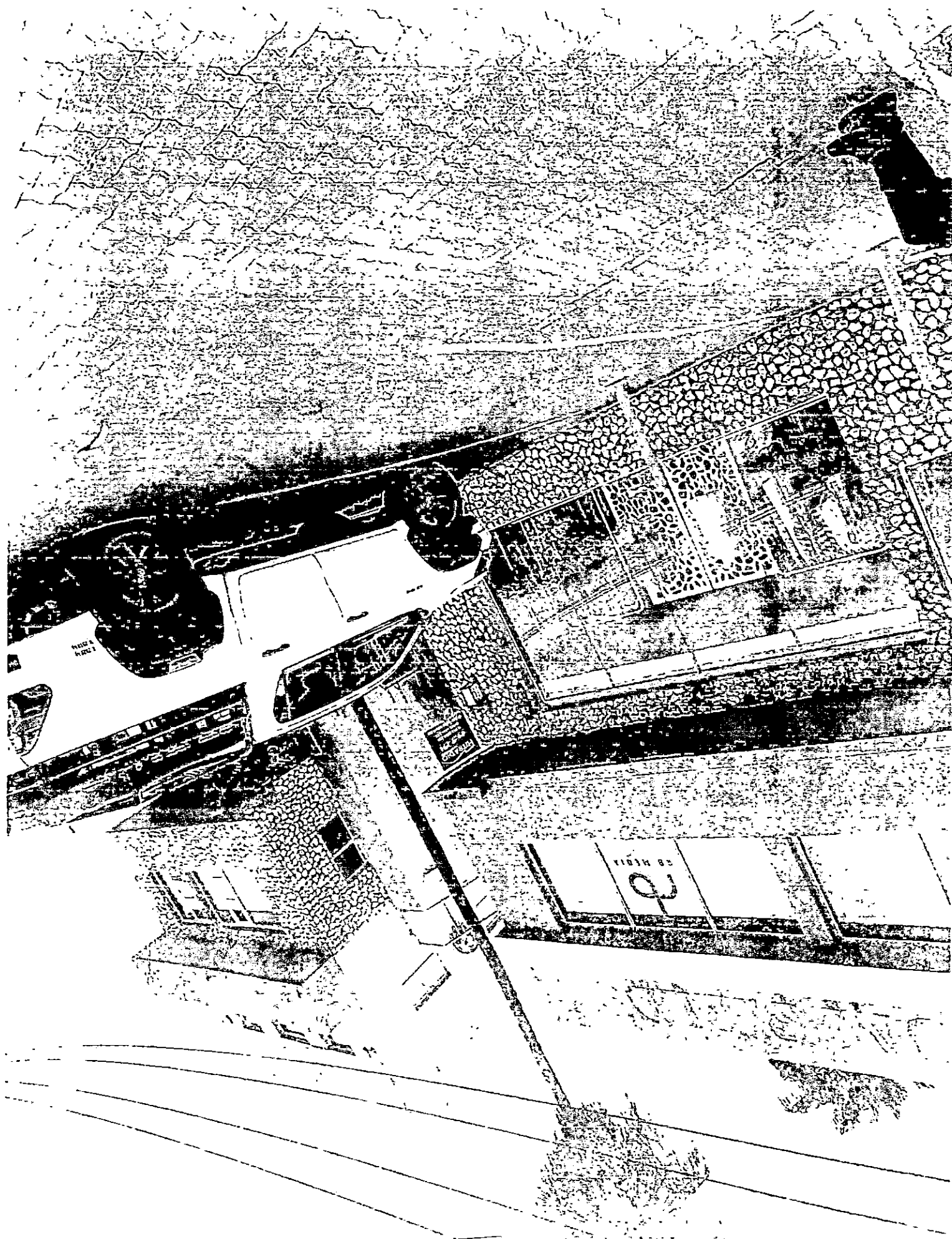
 11/11/25
 Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days. Please contact Henry Krohne at Tel No 212 096, should you need any further information.

472







Good day 😊

I hope you're well. My name is Carolyne, and I'm assisting with a town planning application for Erf 4266, Klein Windhoek (the owner of Spar).

We're applying to the City of Windhoek for consent to use the erf for the purpose of operating a restaurant. As part of the application process, the Council requires that neighboring property owners be consulted and indicate whether they have any objections or concerns.

I would appreciate it if you could please confirm your support or no objection to the proposed consent use.

I attached the neighbor's consent form to sign (either electronically or in person).

Please let me know if you'd like any additional details about the proposal — I'm happy to provide

training)

Plan Africa Consulting CC

Box 4114

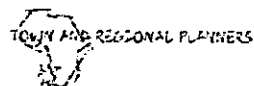
Windhoek (West), Delius Street

Tel: 061 212 096

carolynenghipunduka@yahoo.com

2:28 PM ✓✓

PLAN AFRICA CONSULTING CC



Box 4114

WINDHOEK

Delius Street

Windhoek (West)

Tel: 061 212 096

Fax: 061 212 097

14/10/2025

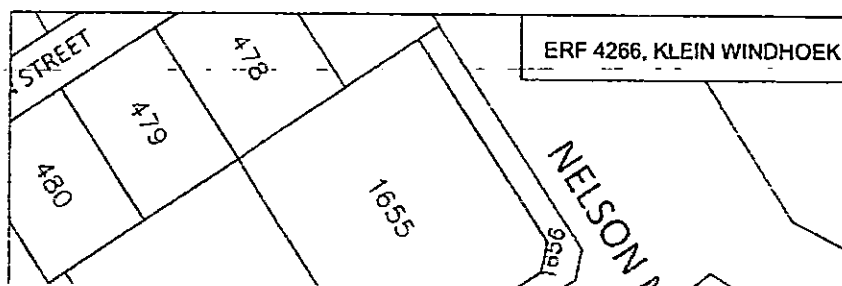
OWNER: ERF 1655 KLEIN WINDHOEK



Neighbour 1655 (Cuba
Mosque Foundation).pdf

1 page • 657 KB • pdf

2:29 PM ✓✓



Neighbouring erven -
4266.pdf

1 page • 390 KB • pdf

Locality map

2:29 PM ✓✓

We also came to deliver the letter
in person but we only found the
cleaning lady and she didn't want
to except it.

2:40 PM ✓✓



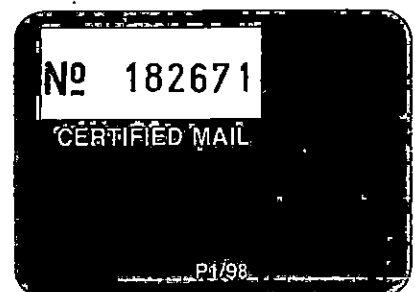
08/12/2025

Certified Mail:

- **CONSENT TO USE ERF 4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

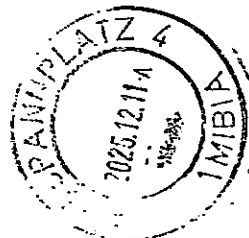
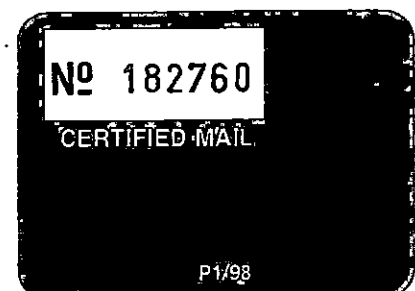
**Erf 395
KLEIN WINDHOEK**

**BODY CORPORATE ELYSIUM FIELDS
P.O. BOX 11697
KLEIN WINDHOEK**



**Erf 1655:
KLEIN WINDHOEK**

**CUBA MOSQUE FOUNDATION
P.O. BOX 6460
AUSSPANNPLATZ**



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.

[illegible]

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)

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)
REPUBLIKAN	29/09	05/09	25 September 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)
08/09 - 30/09	25 September 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)
08/09 - 30/09	25 September 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)
R/836	Klein Wkh	Body Corp	☒ Comments	☒ Objections	Yes
			☐ Comments	☐ Objections	
			☐ Comments	☐ Objections	
			☐ Comments	☐ Objections	
			☐ Comments	☐ Objections	
			☐ Comments	☐ Objections	
			☐ Comments	☐ Objections	

PROOF OF GIVING NOTICE OF APPLICATION

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)



PLAN AFRICA CONSULTING CC



Box 4114
WINDHOEK
8 Delius Street
Windhoek (West)
Tel: (051) 212096 Cell: 0812716189
Fax to Mail: 088514626

04/11/2025

OWNER: ERF R/826 KLEIN WINDHOEK

- **CONSENT TO USE ERF4266 KLEIN WINDHOEK, BERG STREET FOR THE PURPOSE OF A RESTAURANT, COFFEE SHOP IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME**

I, BODY CORP 45 BERGSTR the owner of Erf R/826 has



no objection

OR



objections

against the consent of Erf 4266, Klein Windhoek for the purpose of a restaurant, coffee shop in terms of Table B of the Windhoek Town Zoning Scheme

Erf 4266 is zoned "business" with a size of 3565m² respectively. The erf has existing buildings. The owner of the respective erf intends to use the site to accommodate the existing restaurant, coffee shop. From an economic standpoint, a restaurant and coffee shop stimulates local growth by creating job opportunities and encouraging entrepreneurship.

Please provide valid reasons should you have any objections against the proposed consent.

it has been observed that an excessive number of vehicles are being parked in front of Berg Str 45 premises which is causing congestion & inconvenience.


Signed

4-11-2025
Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days. Please contact Henry Krahne at Tel. No. 212 096, should you need any further information.

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	N/A	
	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	N/A	
	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	N/A	
	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 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	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	

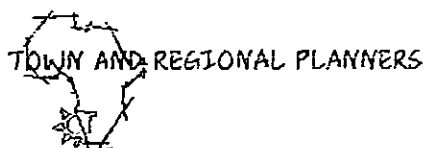
Please Note: All the aforesaid items are mandatory, unless it is mentioned that such item is only applicable to specific application(s). Any required additional documents that are not listed on the Checklist may be attached after No. 15

FOR OFFICE USE:

RECEIVED BY: NAME: SIGNATURE:

APPLICATION ACCEPTED: ☐ STAMP:

APPLICATION NOT ACCEPTED: ☐
Reason(s) for not accepting the application:



Enquiries: Carolyn Nghipunduka
carolynenghipunduka@yahoo.com

Date: 07 December 2023

Chief Planner: Urban Policy
Department: Urban and Transportation
Windhoek City Council
PO BOX 59
WINDHOEK

Attention: Miss K. Asino

Dear Madam

- **CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME**

1. Appointment and Background

Plan Africa Consulting CC on behalf of **Sankara Properties CC, Reg. No CC/2021/05268** hereby applies for the:

- *Consent to use Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential buildings for the purpose of students accommodation and consent for a coffee shop/restaurant in terms of table B of the Windhoek Town Planning Scheme*

2. Erf information

Erf 1689 is located in the area of Windhoek West. Windhoek West is one of the older suburban areas in the city and in relatively close proximity of the City Center and in walking distance. Windhoek West area is already well connected and integrated with the Central Business District and in an advance state of transformation towards an area of mixed land use. Access is obtained directly from Johan Albrecht Street.

The erf is located in a mixed land use area a walking distance of the *Namibia University of Science and Technology*, proximity being the main consideration for the proposed land use. The proposed coffee shop/restaurant is therefore compatible and would compliment the with the proposed land use (student housing). Erf 1689 is zoned "office" with a size of 1858m² and has a bulk of 0.4, and therefore has a development potential of 743.2m² of floor area. Free bulk for residential was approved equal to 371.6 m². The erf is occupied by an existing building.

Other developments in close proximity to the erf include high-density residential buildings, offices, and schools such as the Van Rhyn primary school. The erf is also close to the central business district making it very accessible to most part of the City and conveniently located.

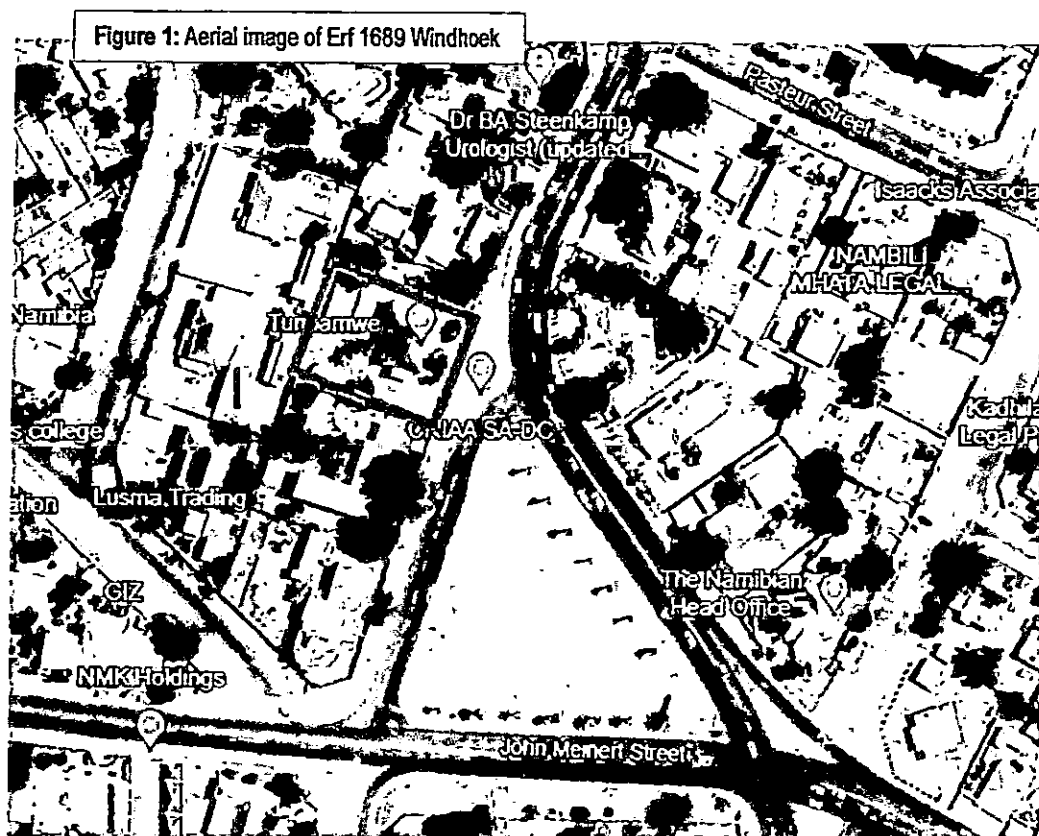


Image indicating Mix Land Use

2.1 Natural Conditions

Topographically the site is relatively flat and is covered with a few trees.

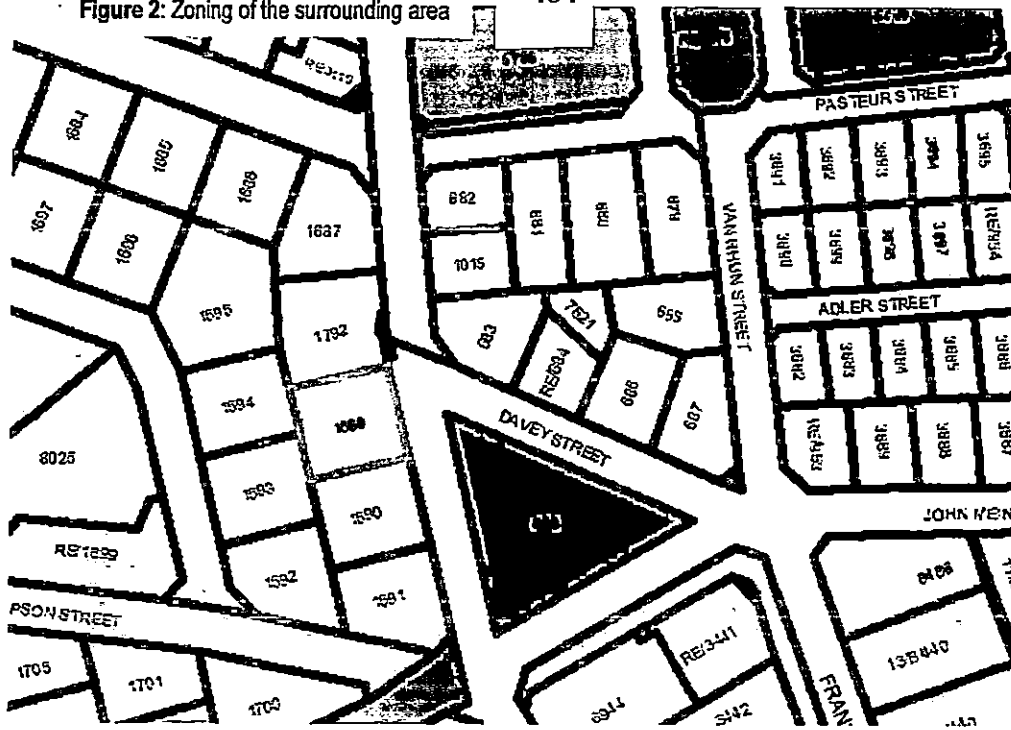
2.2 Access

Erf 1689 has direct access from Johan Albrecht Street on the eastern side. Additionally it is linked to Davey Street.

2.3 Infrastructure

Erf 1689 is connected to the existing municipal services therefore no extension of services is needed.

Figure 2: Zoning of the surrounding area



3. Proposed Development

Erf 1689 Windhoek is zoned 'office'. Consent is needed to use the erf for the purpose of residential buildings for student accommodation and consent for a coffee shop/restaurant in terms of the Windhoek Town Planning Scheme.

The owner intends to use the existing residential building to accommodate students especially since it is in walking distance to the Namibia University of Science and Technology. At least 6 residential buildings are proposed with 5 rooms per residential building. This is good because it provides a high level of convenience and accessibility. Most student accommodations are located within walking distance of university campuses, which means you do not need to worry about transportation costs or time-consuming commutes.

A typical student accommodation includes in addition to the rooms, single or shared, a dedicated study space with comfortable chairs and tables, there should be a reliable internet connection (Wi-Fi) and a social area. Private student accommodation is often found in brand new or recently renovated buildings thus they can come with high quality facilities.

The downside is that students might have to pay higher prices only because they can expect modern facilities and a great location in the centre of the city.

Residential Building as defined in the Windhoek Town Planning Scheme means a building other than a dwelling unit, designed or used for human habitation, consisting of more than one residential unit together with such outbuildings and entertainment areas as are ordinarily used therewith but which does not include:

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

Table B:

USE ZONE (1)	PRIMARY USE (2)	CONSENT USE (3)	PROHIBITED USE (4)
Office	Offices	Dwelling units, Residential buildings , Institutions, Place of public worship, Business buildings, hotels, Restaurants	Other uses not under columns 2 and 3

4. Motivation

The proposed consent application will be a benefit to the community and economy of Windhoek since the need for student accommodation is growing in the City. The proposed development can accommodate approximately 30 students and it will consist of single and double rooms.

Off-campus student accommodation properties are usually situated nearby the university or are easily accessible via public transport. Suburbs with a high density of student accommodation are always equipped with supermarkets, reasonably priced eateries, 24-hour convenience stores, ATMs and other shopping options that cater to students' needs. Among the best things about student accommodation are the social opportunities such living arrangements foster and the network of friendships you will build.

Living in student accommodation is often more cost-effective than renting a flat or staying in a dormitory. Student accommodations are specifically designed to meet the needs of university students, which means they offer competitive prices that are often inclusive of utilities and other amenities.

5. Council's Policy

A policy was adopted by Council already in the early, which makes Windhoek West residential area part of the mixed land use policy area, where the City would allow and actively promote smaller scale office and high residential development.

Council therefore demonstrated that it is in general sympathetic to development and progress and favors development in residential areas that it is not necessarily intrusive of nature, Windhoek West because of its

age and location in close proximity to the C ' is becoming increasingly under pressure for more intensive activities. Consent was also granted for free bulk for residential use, which can include student accommodation. The floor space is just not adequate to make the project feasible, hence the application for residential buildings.

6. Public Support

The application for consent for residential buildings was advertised in terms of Section 43 of the Windhoek Town Planning Scheme and no objection was received thus far. The neighbors will be consulted accordingly. Registered mail was already sent per certified mail. Proof of advertisements is attached.

7. Application

- *Consent to use Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential buildings for the purpose of student's accommodation in terms of Table B of the Windhoek Town Planning Scheme.*
- *That consent be granted for a coffee shop/restaurant in terms of Table B of the Windhoek Town Planning Scheme*

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

1. Locality Plan
2. Power of attorney
3. Title Deed

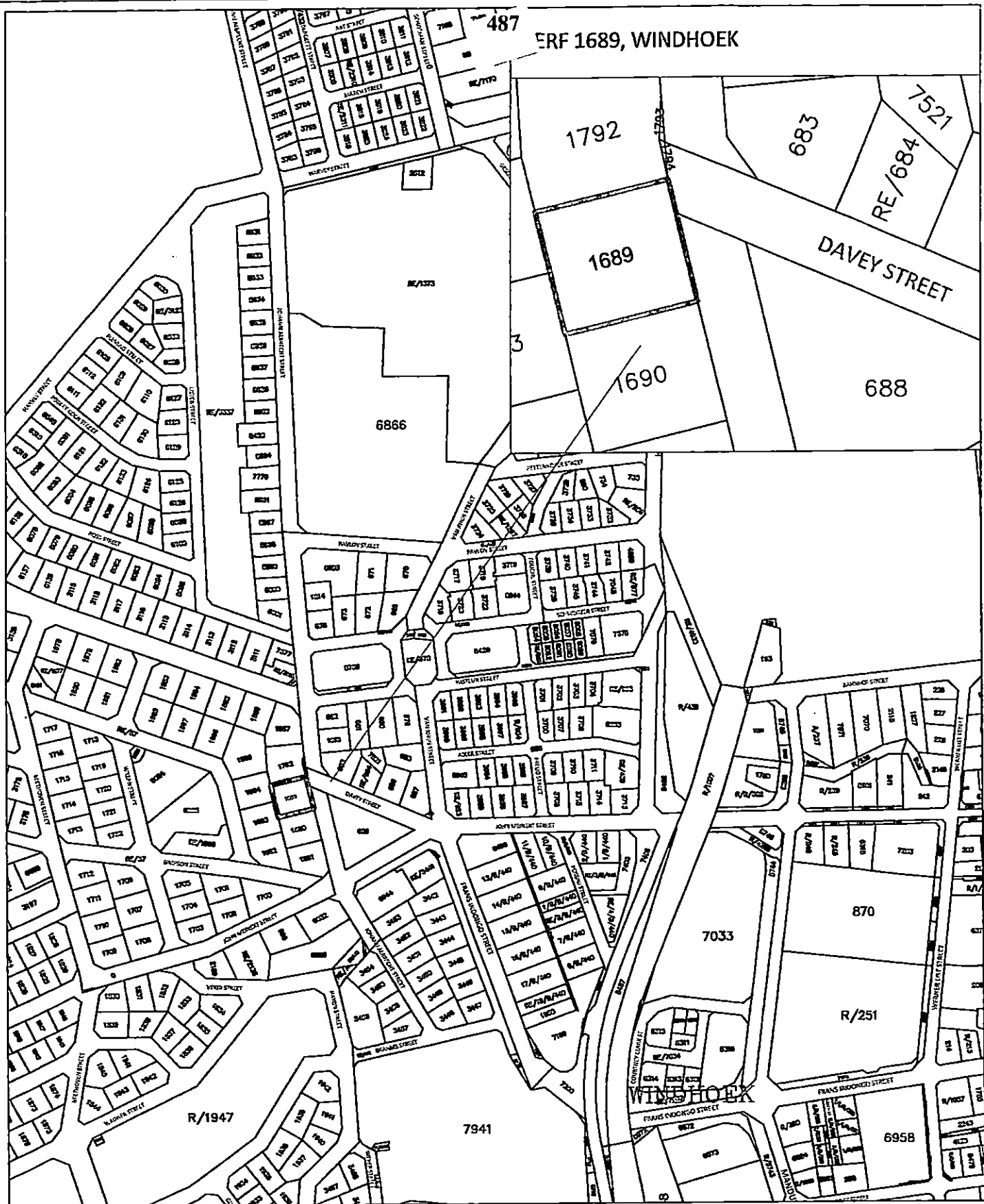
I trust that my application will receive your positive consideration.

Yours Faithfully


.....
H. A. KRÖHNE

487

ERF 1689, WINDHOEK



LOCALITY PLAN OF ERF 1689, JOHAN
ALBRECHT STREET, WINDHOEK



APRIL 2026

Plan Africa
Consulting cc



Tel : (061) 212096
Cell: 0812716189
P.O.Box 4114 Windhoek
Fax: 088614626
8 Debus Street
Email: pafica@mwweb.com.na

488

ERF 1689, WINDHOEK

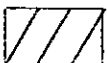
1792

1793
1794

1689

1693

1690



EXISTING BUILDINGS

EXISTING BUILDING ON ERF 1689,
WINDHOEK, JOHAN ALBRECHT STREET

SCALE 1:500

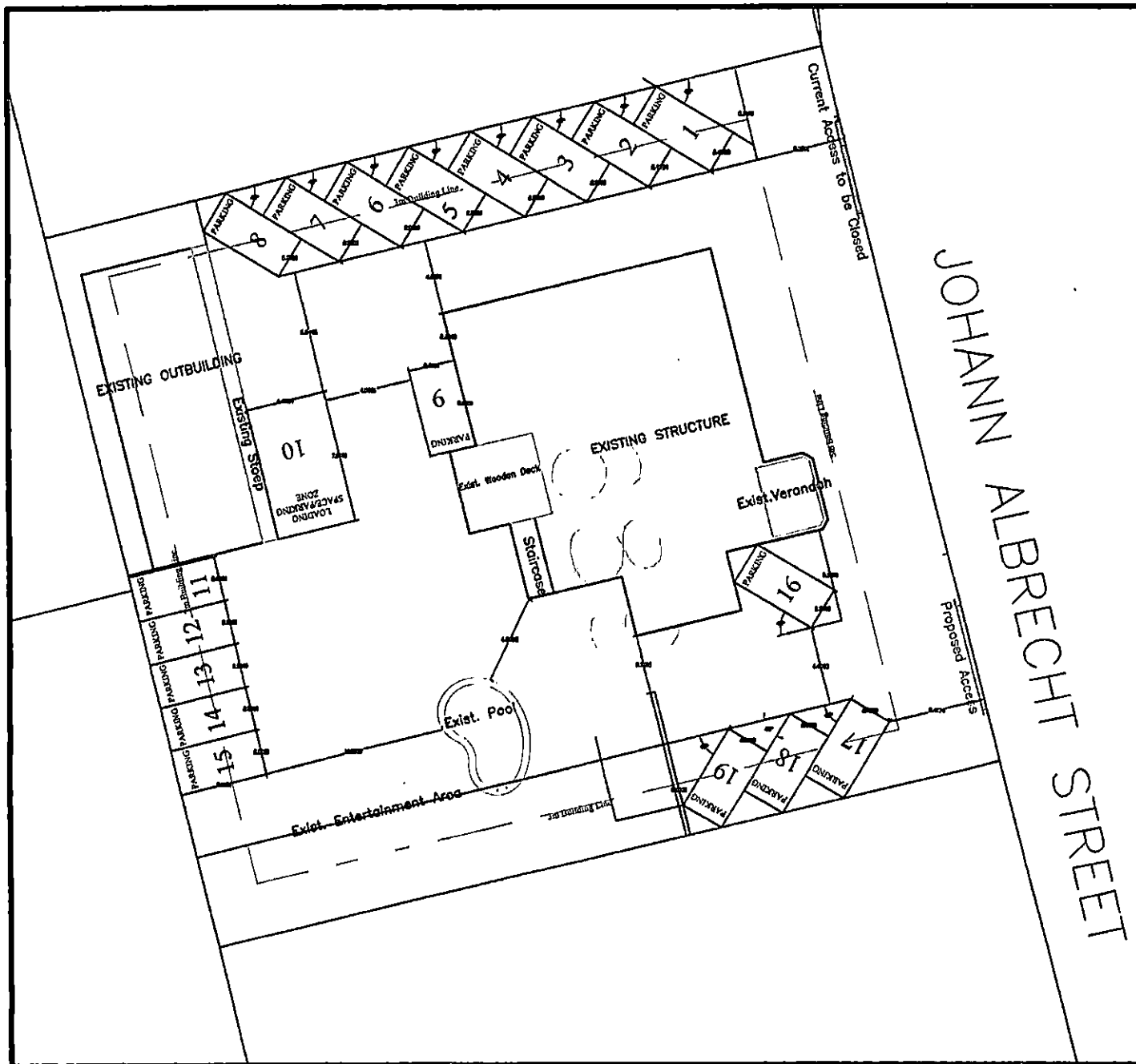


DECEMBER.2023

Plan Africa
Consulting cc



Tel : (061) 212096
Cell : 0812716189
P.O.Box 4114 Windhoek
Fax : 088614626
8 Delius Street
Email: pafrica@mwweb.com.na



PROPOSED PARKING AND ACCESS LAYOUT

CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME

Plan Africa Consulting cc

Tel : (061) 212096
 Cell: 0812716129
 P.O.Box 4114 Windhoek
 Fax: 086624626
 8 De'us Street
 Email: patricia@mvweb.com.na

LOCALITY LEGEND

1 Erf 1689 Proposed Parking (Total 18 Parking Lots and 1 Loading Space)

Dimensions

PARKING LAYOUT CALCULATIONS:

Erf 1689 Windhoek zoned Office (160m²), with a parking requirement of 1 parking bay per 25m² of floor area = 6 bays, Restaurant/Coffee (20 seats) with a parking requirement of 1 bay per 3 seats plus loading space = 7 bays and 1 loading space, and Student Accommodation (12 students/3 Rooms) with a parking requirement of 0.3 bays per bed = 4 bays

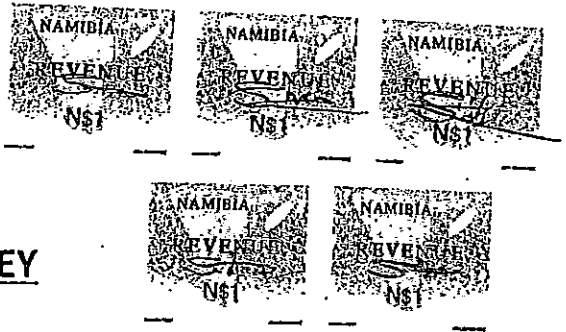
Total Parking Required = 17 Bays and 1 Loading Space
 Provision is made for 18 Parking Bays and 1 Loading Space



JULY 2025
 Scale 1:300

IN FAVOUR OF THE LOCAL AUTHORITY

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



POWER OF ATTORNEY

I, the undersigned **Bruh Ayele Terfie** as **Director of Sankara Properties Proprietary Limited**, **Company Registration No. 2023/0101** owner of Erf 1689, Windhoek hereby nominates, constitutes and appoint,

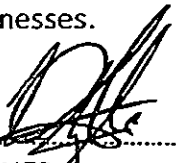
PLAN AFRICA CONSULTING CC
P.O. BOX 4114
WINDHOEK
8 DELUIS STREET
WINDHOEK (West)

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

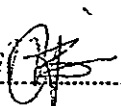
- CONSENT TO USE THE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENT ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME

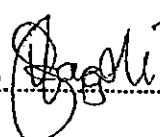
And generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratifying,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

Signed at **WINDHOEK** this 27TH day of **NOVEMBER 2023**, in the presence of the undersigned witnesses.


.....
SIGNED

WITNESSES:

1. 

2. 

23113853

COPY
REPUBLIC OF NAMIBIA

Form CM 29

BUSINESS AND INTELLECTUAL PROPERTY AUTHORITY - BIPA

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

CM29

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Registration Number of Company
2023/0101

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

CM 29-00
NS 20.00 (2023) payable in
terms of the Act and
section 11 of the Companies
Act 2004

Name and postal address of Company SANKARA PROPERTIES (PROPRIETARY) LIMITED
PO BOX 31457, PIONIERSPARK, WINDHOEK, NAMIBIA

Return of particulars as at 18 SEPTEMBER 2023

I, DR WEEER, KAHUTA & HOVEKA INC

(name of director of officer)

DR. WEEER, KAUTA & HOVERA INC.

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

Signed

PO BOX 887, WINDHOEK
Tel: 275550 Fax: 238802

Date 18 SEPTEMBER 2023

A. Directors

KEY TO PERSONAL PARTICULARS REQUIRED		PERSONAL PARTICULARS									
1. Surname	TEKLEMARIAM										
2. Full forenames	ASTER ALEMU										
3. Former surname and forenames											
4. Identity number or, if not, available, date of birth and Passport number	Year	Month	Day								
	5	1	0	1	1	9	1	0	0	3	9
5. (a) Date of appointment	27 JANUARY 2023										
(b) Designation	DIRECTOR										
6. Residential address	33 LA RENE COMPLEX, PETER MWESHEKANGE STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA										
7. Business address	33 LA RENE COMPLEX, PETER MWESHEKANGE STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA										
8. Postal address	PO BOX 50440, KLEIN WINDHOEK, WINDHOEK, NAMIBIA										
9. Email address	Asteralemu@foma										
10. Contact number	+251 944 26 7969										
11. Nationality (if not Namibian)	NAMIBIAN										
12. Occupation	PENSIONER										
13. Resident in Namibia (Yes or No)	YES										
14. Nature of change in 1 to 5 above and date	RESIGNATION: 29 AUGUST 2023										

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2023/0101

1. WOLDEMICHAEL												
2. AYELE TIRFIE												
3. N/A												
4.	Year	Month	Day									
	4	3	0	2	1	0						
5(a) 27 JANUARY 2023												
(b) DIRECTOR												
6. 33 LA RENE COMPLEX, PETER MWESHIHANGE STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA												
7. 33 LA RENE COMPLEX, PETER MWESHIHANGE STREET, KLEINE KUPPE, WINDHOEK, NAMIBIA												
8. PO BOX 90440, KLEIN WINDHOEK, WINDHOEK, NAMIBIA												
9. profavele@yahoo.com												
10. +251 953 95 6464												
11. ETHIOPIAN												
12. PENSIONER												
13. YES												
14. RESIGNATION - 29 AUGUST 2023												

1. NEGUSSE												
2. KALEB GIZAW												
3. N/A												
4.	Year	Month	Day									
	8	4	1	2	0	6						
5(a) 29 AUGUST 2023												
(b) DIRECTOR												
6. 12 JOHANN ALBRECHT STREET, WINDHOEK, NAMIBIA												
7. NAMIBIAN UNIVERSITY OF SCIENCE AND TECHNOLOGY, 12 JACSON KAUJHUA STREET, WINDHOEK, NAMIBIA												
8. PO BOX 25020, WINDHOEK, NAMIBIA												
9. kaleb.gizaw@unamib.com												
10. +26481 359 6313												
11. ETHIOPIAN												
12. LECTURER												
13. YES												
14. NEW APPOINTMENT - 29 AUGUST 2023												

1. TERFIE												
2. BRUH AYELE												
3. N/A												
4.	Year	Month	Day									
	3	8	0	5	1	9	0	0	8	5	5	
5(a) 29 AUGUST 2023												
(b) DIRECTOR												
6. LA RENE, UNIT 33, 11 PETER MWESHIHANGE STREET, WINDHOEK, NAMIBIA												
7. FORTESCUE FUTURE INDUSTRIES, 90 JAMES CICHURE RD, NAIROBI, KENYA												
8. PO BOX 90440, WINDHOEK, NAMIBIA												
9. bruhavele@gmail.com												
10. +26451 140 9033												
11. NAMIBIAN												
12. REGIONAL MANAGER / ENGINEER												
13. YES												
14. NEW APPOINTMENT - 29 AUGUST 2023												

1. NEGUSSE												
2. MENGLIK												
3. N/A												
4.	Year	Month	Day									
	8	2	1	0	1	4	1	0	8	2	6	
5(a) 29 AUGUST 2023												
(b) DIRECTOR												
6. 12 JOHANN ALBRECHT STREET, WINDHOEK, NAMIBIA												
7. FORTESCUE FUTURE INDUSTRIES, 90 JAMES CICHURE RD, NAIROBI, KENYA												
8. PO BOX 25020, WINDHOEK, NAMIBIA												
9. mnegusse2020@gmail.com												
10. +26481 250 6416												
11. NAMIBIAN												
12. CIVIL ENGINEER												
13. YES												
14. NEW APPOINTMENT - 29 AUGUST 2023												

FOR KEY TO PARTICULARS, SEE PAGE 1

Registration Number of Company
2023/0101

1.																		
2.																		
3.																		
4.	Year	Month	Day															
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14.																		

AUDITOR

1. Name WRIGHT REGISTERED ACCOUNTANTS AND AUDITORS2. Date of appointment 27 JANUARY 2023

3. Nature of change in 1 and 2 above and date.

NO CHANGE

Perforated

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

Dated 18 SEPTEMBER 2023Name of company SANKARA PROPERTIES (PTY) LTD
TO BE COLLECTED BY DR WKHPostal address PO BOX 31457, PIONIERSPARK,WINDHOEK, NAMIBIAEmail address sboamah@abutax.com

(To be completed by company)

BUSINESS & INTELLECTUAL
PROPERTY AUTHORITY
CM29

Date received

2023-11-20

Date stamp of Company

Fax: +264 61 431 081

Registration Office

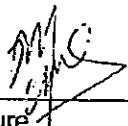
SANKARA PROPERTIES LIMITED REG NO. 2023/0101
RESOLUTION

- At a meeting of the members dated 20 November 2023 held in Windhoek that Plan Africa Consulting CC be appointed to proceed with the application for the consent to use Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential building for the purpose of students accommodation and consent for a coffee shop/restaurant in terms of table B of the Windhoek Town Planning scheme and that Bruh Ayele Terfie in his capacity as Director of Sankara Properties Limited be authorized to sign all documentation pertaining to the above-mentioned development.

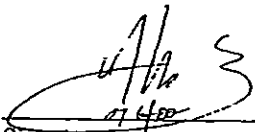
Thus done and signed at WINDHOEK on the 23 day of November 2023


 Signature

23/11/2023
 Bruh Ayele Terfie


 Signature

23 - 11 - 2023
 Menelik Negussie

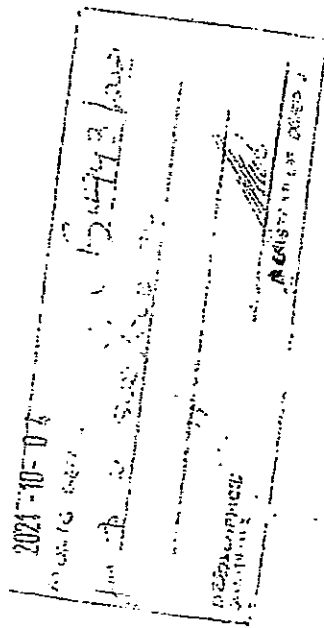

 Signature

23 - 11 - 2023
 Kaleb Gizaw Negussie

PREPARED BY ME:

Linda Erasmus
 CONVEYANCER
 ERASMUS, L

RECEIVED
 AT 10:00 AM
 12 AUG 2021
 DEEDS



6554 / 2021

DEED OF TRANSFER

Be it hereby made known

THAT LINDA ERASMUS

appeared before me, Registrar of Deeds at WINDHOEK she, the Appearer,
 being duly authorized thereto by a Power of Attorney granted to her by the agent of *it*

ELIZABETH RUTH KIRBY

Born on 17 April 1962

Married out of community of property

Herein-represented-by-Pierre Erasmus by virtue of a General Power of

Attorney dated 02 August 2021 No *1221* *it*

Signed at WINDHOEK on 12 AUGUST 2021

Certify a true copy of the original [unclear] record in
this office issued under provisions of regulation [unclear]

2021-11-08

Deeds Office
WINDHOEK

REGISTRAR OF DEEDS

I hereby certify that receipt No. [unclear]

Dated 2021-11-08 has been issued for [unclear]

[unclear] fees received

Date

WINDHOEK

Registrar of Deeds

And the said Appearer declared that her Principal had truly and legally sold on **09 AUGUST 2021**

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

SANKARA PROPERTIES CC

Registration Number: CC/2021/05268

Its Successors in Title or Assigns

CERTAIN: Erf No. 1689 (a Portion of Block LVII) Windhoek

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

MEASURING: 1858 (One Eight Five Eight) Square Metres

~~First transferred by Deed of Transfer No. T527/1952 with Diagram No.~~
A311/51 and held by Deed of Transfer No. T4110/1996

A. SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No. 05 of 2018), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:

- (a) The erf must only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Zoning Scheme prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act No. 05 of 2018).
- (b) The building value of the main building, excluding the outbuildings to be erected on the erf shall be at least four times the prevailing valuation of the erf.

B. FURTHER SUBJECT to the following conditions imposed by the said Council of the Municipality of Windhoek for its benefit, and created in the said Deed of Transfer No. T527/1952, namely:-

1. The said property shall be used for residential purposes only for the housing of one family and not more than one dwelling house with the necessary outbuildings and appurtenances shall be erected thereon.
2. Unless a dwelling house, as described in paragraph 1 hereof, excluding retaining walls and outbuildings, of a building value of at least N\$ 10 000,00 shall be erected on the said property on or before 25th September 1950, and thereafter maintained at the said value, the Council shall have the right at its option and in its entire discretion, to demand payment from the owner annually or half-yearly of an amount equal to such Municipal rates and taxes as would be payable if a dwelling house of the said minimum value were in fact upon the said property.
3. The said Council shall not be liable to the said Transferee or to his or its successors in title for compensation in case any alteration in the levels of any street or streets adjoining the said property or any portion of such streets is effected at any time by the said Council.

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

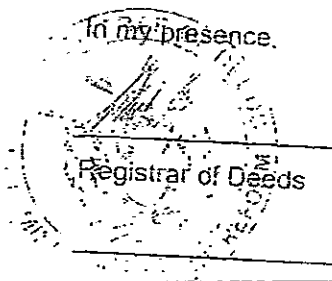
All such retaining walls shall be built in consultation with the said Council and shall be subject to its approval. Should the said Transferee or his or its successor in title fail to comply with the provisions of this clause, the said Council shall be entitled to build any such retaining walls and to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

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR hereto before had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, Its Successors in Title or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N\$ 3 220 000,00.

Signed at WINDHOEK on

2021 -10- 04

together with the Appearer, and confirmed with my seal of office



[Signature]
Signature of Appearer

1. Transfer Duty Receipt No. 0200075921
Issued at WINDHOEK
On 31 AUGUST 2021
for N\$ 386 400,00

Checked: 1. [Signature]
2. [Signature]

2. I, the undersigned, LINDA ERASMUS, Conveyancer hereby certify in terms of section 78 of Act No. 23 of 1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and 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 and a building compliance certificate by the relevant local authority has been issued.

[Signature]
CONVEYANCER

**Standard Bank**

Transaction with transaction id 40990992 submitted
successfully.

NAD 2,000.00

City of whk

FIRST NATIONAL BANK NAMIBIA

62012146115

FIRNNA280174

Transaction ID

40990992

From

CATITO

Date

Dec 12, 2023

Payment Priority

Normal

My Reference

Inv378605

Their Reference

Inv378605



502

Department of Finance
Revenue Management Division

PO Box 59 Windhoek-Norridge

DEBT MANAGEMENT CREDIT CHECK FORM

Surname _____ First name(s) _____
Erf/stand no 1689 Township WINDHOEK
If company or registered under cc SANKARA PROPERTIES CC
Namibian I. D / Passport no. 51011910039
Postal/Private Bag address PO BOX 31457 Township of address WINDHOEK
Physical Residential or Business address ERF 1689 (A PORTION OF BLOCK LVII) WINDHOEK
Tel no _____ (H) _____ Cell _____

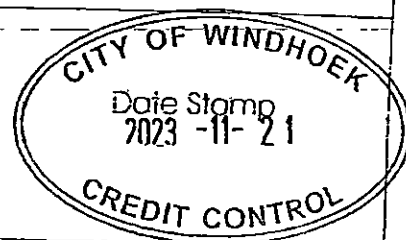
DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

ProceedAcc. Technician Credit Control Guliet C. HertzSignature Acc. Tech Credit Control [Signature]

Accountant Credit Control _____

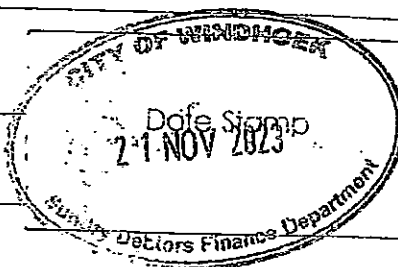


LAND SALES

Comments: _____

Proceed City of WindhoekAcc. Technician Credit Control [Signature]Signature Acc. Tech Credit Control [Signature]

Accountant Land Sales _____



503
M E M O R A N D U M

SUBJECT:

- 1. Consent to use Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential buildings for the purpose of student accommodation and**
- 2. consent for a coffee shop/restaurant in terms of table B of the Windhoek Town Planning Scheme**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical Enquiries: L. Shikongo	17/09/2025	Tel: 290 3359	
Section Engineer: M. Shiimi	.../.../2025		
Chief Engineer	.../.../2025		

TO:	Urban Planning H. Rust	DATE:	17 September 2025	
FROM:	Section Engineer: Transport Planning	REF:	L/1689/W	

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

REVISED COMMENTS:

The application dated 24 January 2024 received from Plan Africa Consulting CC, our comments dated 20 March 2024 and revised parking layout dated July 2025 regarding the above application refers.

Erf 1689 is located in at the corner of Davey and Johann Albrecht Streets in Windhoek West. The erf measures 1858m² and zoned office with a bulk of 0.4. Johann Albrecht Streets is a major collector street and mostly congested during peak hours.

1. This Division has no objections to the proposed use of Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential buildings for student accommodation, 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 thereof explicitly for visitors parking must be provided on site.
- 1.2 For student accommodation, minimum 0.3 bays be provided per bed on site.
- 1.3 A stacking distance of 6 meters is required at the entrance.
- 1.4 Parking for existing building should be provided as per the attached parking layout dated July 2025 and the existing access should be closed as per the layout. Parking for all new buildings is to be submitted with building plans.

2. This Division has no objections to the proposed consent for a coffee shop/restaurant in terms of table B of the Windhoek Town Planning Scheme, Provided that:

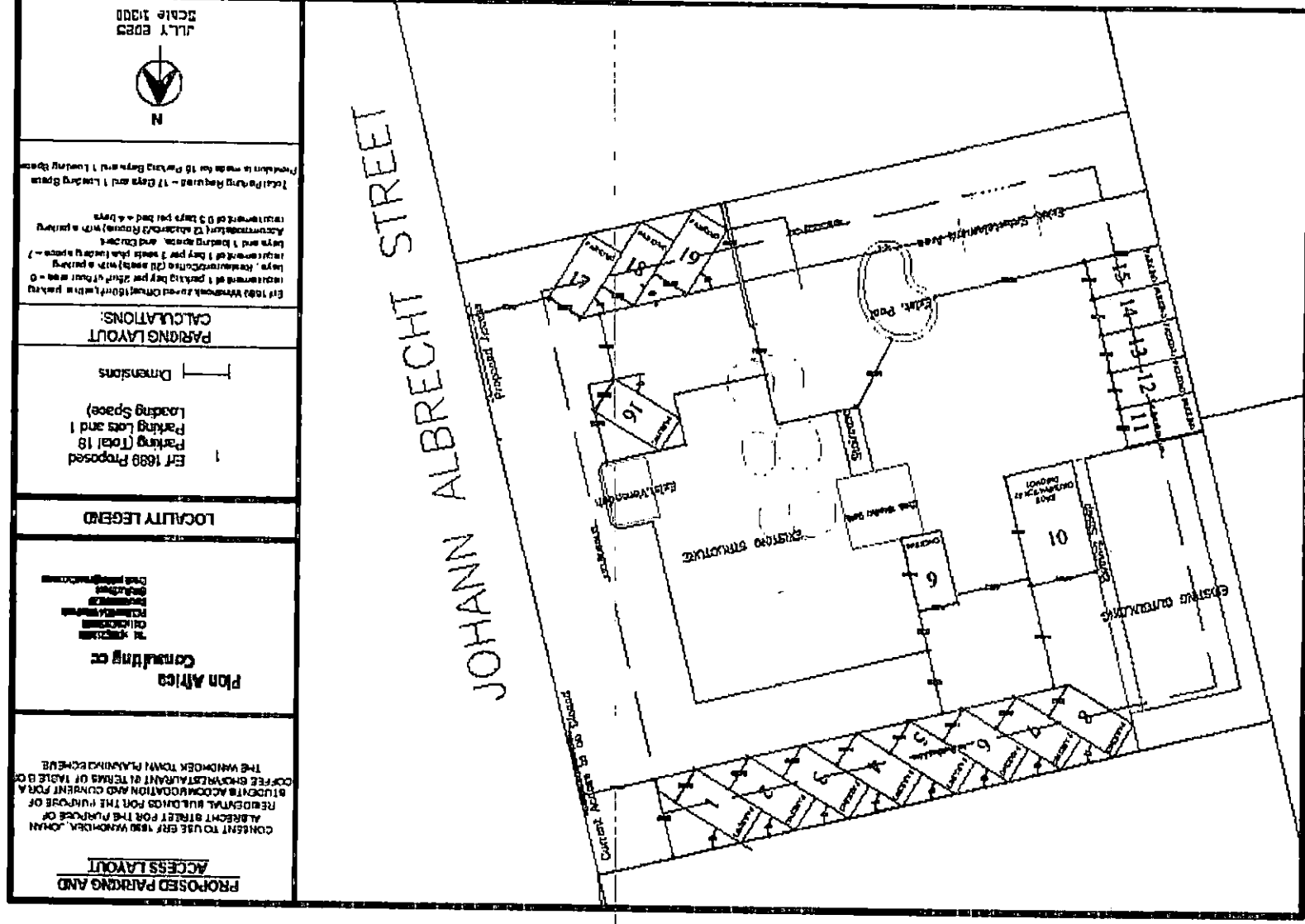
- 2.1 For restaurant, minimum 1 parking bay be provided per 3 seats plus a loading zone.
- 2.2 For Fast food / tea garden/coffee shop, minimum 1 parking bay be provided per 4 seats plus a loading zone.
- 2.3 Parking for all new buildings should be submitted with building plans, with parking calculations.
- 2.4 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

M. Shiimi

Roads Planning & Traffic Flow

*2508



M E M O R A N D U M

TO: Ms. S. Bachler

DATE: 4 June 2024

FROM: INF: Engineering Services Division REF: L/1689/W



SUBJECT: CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME.

The application dated 24 January 2024 regarding the above subject matter, refers.

The application can only be approved under the following conditions:

1. That the total number of residential units not exceed six units.
2. That the total number of bedrooms for residential purposes not exceed twenty bedrooms.
3. That any additional requirements with regard to water and sewer services brought on as a direct consequence of the consent use 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. S Bachler

DATE: 19 March 2024

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

REF: L/1689/WD

SUBJECT: APPLICATION FOR THE CONSENT USE OF ERF 1689 WINDHOEK FOR PURPOSE OF RESIDENTIAL BUILDINGS FOR PURPOSE OF STUDENT ACCOMODATION AND CONSENT FOR A COFFEE SHOP / RESTAURANT

The Application dated February 2024 for the consent use of Erf 1689 Windhoek for purpose of residential buildings for the purpose of student accommodation and consent for a coffee shop, refers.

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

1. Erf 1689 Windhoek is situated in front of the intersection of Johan Albrecht Street into Davey Street.
2. Erf 1689 has a general downward slope from the east into a westerly direction.
3. There is no visible sign of any stormwater course or system flowing across the proposed Erf 1689 Windhoek, except for surface stormwater flow.

This Division has no objection to the proposed consent use of Erf 1689 Windhoek for purpose of residential buildings for the purpose of student accommodation and consent for a coffee shop, 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.

2. That no access be considered over any stormwater system or structure.
3. That the Municipal sidewalk remain to be to the required Municipal sidewalk profile.
4. That should parking be required along the sidewalk, a walking width of at least 2.0 meters wide be provided along the edge of the sidewalk.

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

MEMORANDUM

TO: SK. Bachler

DATE: 19-Mar-2024

FROM: Engineering Services
Electricity Department



REF: L/1689/W

- **CONSENT TO USE ERP 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME**

The Strategic Executive: Electricity has in principle no objection to the application submitted for 1689, Johan Albrecht Street, Windhoek as outlined above, provided that the following be adhered to:

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

Kind regards

.....
VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

511

TO: Urban Policy

Date: 26 March 2024

FROM: Health and Environment Services



Ref: Erf 1689 WHK

SUBJECT: CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME

The above subject matter has reference:

The Division is supporting the application and applicant must comply with the Noise Control Regulations in terms of managing noise levels from the restaurant activities if Council approve the application.

Kindest Regards,

Sustainable Development

The Division has no objection to the proposed development provided that the proposal meets all Council policies and requirements; and comments from all technical departments are considered and adhered to.

Kleinadvertenties • Classifieds

TEL: 061 297 2175 FAX: 061 233 6338
EMAIL: classified2@synergi.com.na

No advertisements will be accepted telephonically.

विज्ञापन

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निष्कर्ष

Registration

12-1-1964

RENTES E DEBITOS

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MINIMUM REQUIRE.

at Plan Africa Corner
Delbert Street, W.C.-2

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Try to apply to the

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Closing Date: 20.4.12

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162

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Principal Council of

DATE: _____



• INFORMATION FROM LONDON AND BIRMINGHAM
INVESTIGATION OF THE LONDON AND BIRMINGHAM
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NOTICE

NOTICE

NOTICE: This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552. It is being released to the public for informational purposes only. It should not be used for official purposes.



- CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION & CONSENT FOR A COFFEE SHOP/RESTAURANT, IN TERMS OF SECTION (43)1 OF THE WINDHOEK TOWN PLANNING SCHEME

Plan Africa Consulting CC, No 8 Delius Street, Windhoek West.

with the publication of the Environmental Impact Statement (EIS) for the proposed project. The EIS is available for public review and comment. The public comment period for the EIS is from 29th April 2026 to 29th May 2026. The public comment period for the EIS is from 29th April 2026 to 29th May 2026.

PLAN AFRICA CONSULTING, CO

TELETYPE UNIT

1992

1. *Chlorophyll a* and *Chlorophyll b* content of the leaves was determined by the method of Arnon and Whistler (1940).

1. *Pharmaceuticals*

10-11-1964

1952

THE UNIVERSITY OF CHICAGO



CONFIRMATION OF NOTICE OF APPLICATION

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 50 OF 1974, THE ACT AND
CONSENSUSES IN TERMS OF THE WIND-ORGANIZATION

APPLICATION:

- **Consent to use Erf 1689 Windhoek, Johan Albrecht Street for the purpose of residential building for the purpose of Student Accommodation & Consent for a Coffee shop/Restaurant, in terms of Section (43)1 of the Windhoek Town Planning Scheme**

PART 1: NOTIFICATION TO PRESCRIBED PERSONS (OWNERS OF NEIGHBOURING & AFFECTED PROPERTIES)

INSTRUCTIONS

SECTIONS (§§) OF THE ACT AND
REGULATION (REG)
PROVISIONS

- | | <u>PROVISIONS</u> |
|--|---|
| 1.1 The applicant is required to serve a notice of the intended application to the owners of neighbouring and affected properties through hand delivery and/or emails or telefax. | — §§121(1)(a)-(b)(i), 121(1)(c)(i), 121(2)(a), 121(1)(d) & 121(2)(c) and REG. 10(4) & 12(c) |
| 1.2 If (and only if) hand, e-mail or telefax delivery methods have been attempted (proof to be provided) and failed, the applicant may proceed with the registered mail. That is, notice by Registered Post will only be accepted in circumstances where the neighbour could not be reached in person or where no physical, email address and/or telefax was nominated by the person | — §§121(1)(b)(ii), 121(1)(c)(ii) and 121(2)(b) and REG 10(4) and 12(c) |
| 1.3 The applicant must provide evidence of all consultations , including hand delivered Neighbour Consent Form; proof of failed hand delivery, e-mail and telefax attempts; proof of registered mail. | — REG 12(c) |
| 1.4 Therefore, please complete this form by indicating the methods used in serving notices to the owners of neighbouring and affected properties: | — REG 12(c) |

[illegible]

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

521

☒ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

WWW.WINDHOEKCC.ORG.NA

PROOF OF GIVING NOTICE OF APPLICATION

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT (NO. 50 OF 2018) (UPA) AND
CONSEQUENCES IN TERMS OF THE WINDHOEK ZONING SCHEME

PART 5: FOR OFFICE USE ONLY

COMPLIANCE CHECKLIST:

COMPLIED
(YES/NO)

COMMENTS ON NON-COMPLIANCE /OUTSTANDING ITEMS

Evidence of all neighbours' consultations

☐

Government Gazette Notice

☐

4 x Newspaper Notices

☐

Onsite Notice

☐

Local Authority Notice Board Notice

☐

Electronic copies provided in PDF/DOC

☐

Objections Received (if applicable)

☐

Comments Received (if applicable)

☐

Response to Objections/Comments (if applicable)

☐

Explanation for using Registered Mail (if applicable)

☐

PROOF OF NOTIFICATION ACCEPTED

☐

ADDITIONAL REASONS OR COMMENTS (if applicable)

NAME OF STAFF:
(Initial/Surname)

DATE STAMP & SIGNATURE:

Signature: _____

Date: _____

PART 2: NOTIFICATION TO THE GENERAL F**2.1 GOVERNMENT GAZETTE & NEWSPAPERS NOTICES**

As per Section 107 of the Act read with Sub regulations 10(1)(a) and 10(2)-(3) of the Regulations relating to the Act.

PUBLICATION NAME (Government Gazette and Newspapers Names)	1 ST PUBLICATION DATE	2 ND PUBLICATION DATE	DEADLINE FOR COMMENTS/OBJECTIONS
Government Gazette	N/A	N/A	N/A
Market Watch	01 April 2026	08 April 2026	29 th April 2026

2.2 ONSITE AND LOCAL AUTHORITY BOARD NOTICES

Section 107 of the Act read with Sub regulation 12(a) and 12(b) of the Regulations relating to the Act.

DISPLAY NOTICE TYPE	NOTICE DISPLAY PERIOD (FROM – TO)	DEADLINE FOR COMMENTS / OBJECTIONS
On Onsite Notice	01/04/2026 – 30/04/2026	29 th April 2026
Local Authority Notice Board Notice	01/04/2026 – 30/04/2026	29 th April 2026

PART 3: COMMENTS AND/OR OBJECTIONS LODGED

COMMENTS AND/OR OBJECTOR'S DETAILS			OBJECTIONS AND/OR COMMENTS RECEIVED	
Erf, Portion/ Farm No	Township/Farm Name	Full Name(s)		
1690	Windhoek	Rita Frank	☐ Comments	☒ Objections
			☐ Comments	☐ Objections
			☐ Comments	☐ Objections
			☐ Comments	☐ Objections
			☐ Comments	☐ Objections
			☐ Comments	☐ Objections
			☐ Comments	☐ Objections

PART 4: DECLARATION

I, the undersigned, do hereby solemnly declare and certify that:

- I have undertaken the mandatory neighbour and public consultation process in strict accordance with the requirements set forth in Section 121 of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act).
- All reasonable and diligent efforts were made to effect service of notices via hand delivery and/or electronic mail, as prescribed by Sections 121(1)(a), 121(1)(b), 121(1)(d), 121(2)(a) and 121(2)(c) of the Act.
- In instances where hand delivery or electronic service was not feasible, notices were dispatched via registered post in full compliance with Sections 121(1)(c) and 121(2)(b) of the Act.
- Notices issued under Sections 121(1)(b), 121(1)(d) and 121(2)(c) of the Act were issued only after the relevant natural person and/or parties had been contacted and nominated in writing their preferred physical address, postal address, e-mail address or telefax number for the purpose of serving the required notice.
- I comply with the public notification requirements stipulated under Regulations 10, 11 and 12, including but not limited to the publication of the notices in the Government Gazette and in two (2) newspapers circulating within the area of jurisdiction of the local authority, as well as the conspicuous placement of notices on the subject property and official notice board of the Local Authority (Municipal Council of Windhoek).
- The information contained in this declaration and the accompanying proof of consultation is true and correct to the best of my knowledge.
- I am cognisant of Section 130(1)(a) of the Act, which stipulates that a person commits a statutory offence if they provide information in respect of an application that is false or misleading, knowing it to be such.

HENRY KROHNE

NAME

21/04/2026

DATE

SIGNATURE

PLAN AFRICA CONSULTING CC

COMPANY NAME (IF APPLICABLE)

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

☒ 59

20 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 200 2378-2379 Fax: (+264) 61 200 2378-2379

NEIGHBOUR CONSENT FORM

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)

Applicant Name: PLAN AFRICA CONSULTING CC
 Erf/Portion/Farm No.: 1689 Township/Farm Name: WINDHOEK
 Postal Address: BOX 4114
 E-mail: pafrica@mweb.com.na
 Tel. No.: 061212096/ 0812716189
 Full Title of Application: CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION & CONSENT FOR A COFFEE SHOP/RESTAURANT, IN TERMS OF SECTION (43)1 OF THE WINDHOEK TOWN PLANNING SCHEME

2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I/we Gerda E. Schuler (full name/s)
 being the owner of Erf 683 (Erf/Portion/Farm No.)
Windhoek (Township/Farm Name)

I declare that I/we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.

Signed at: Windhoek on this 15 day of April 2026
 Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.

Postal Address: P.O. Box 506823, Windhoek E-mail Address: gerda.schuler@windhoekcc.na
 Tel / Cell No.: 0813525202 Telefax:

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X":

Physical Address
for hand deliveryPostal Address
or registered mailEmail Address
for electronic transmissionTelefax
for electronic transmission

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.na is:

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforesaid application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.

Full Name:

Gerda E. Schuler
[Signature]

ID No.:

0482716189
15 April 2026

Request for Neighbour Consent – Erf 1689 Whk Consent Application

From: Carolyné Nghipunduka (carolynenghipunduka@yahoo.com)

To: namwandi064@gmail.com

Cc: pafrika@mweb.com.na

Date: Wednesday, April 15, 2026 at 11:42 AM GMT+2

Good day,

I trust you are well.

I am writing to you in my capacity as the town planner appointed to manage a Consent application on behalf of my client owners of Erf 1689 Windhoek. As part of the statutory public consultation process, we are required to obtain written comments and/or consent from all directly affected neighbouring property owners.

Kindly find attached a formal neighbour consent letter for your review and signature. As well as a locality plan.

We would greatly appreciate it if you could sign and return the attached letter at your earliest convenience to enable us to finalize the public consultation report for submission to Council. Should you require any additional information or clarification regarding the application, I would be pleased to provide some.

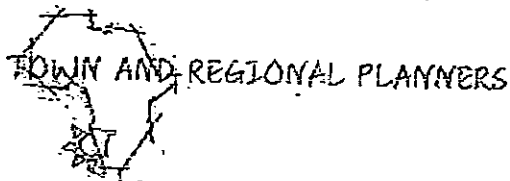
Thank you in advance for your assistance and cooperation

Kind regards,

Carolyné Nghipunduka
Town & Regional Planner (in-training)
Plan Africa Consulting CC
Box 4114
Windhoek (West), Delius Street
Tel: 061 212 096

~~1572~~ 1792

PLAN AFRICA CONSULTING CC



Neighbours form- 1689.docx

356.3 KB

4/20/26, 10:02 AM

Yahoo Mail - Reques **525** your Consent – Erf 1689 Whk Consent Application



1792 WHK.docx
88.3 KB



1689 Locality.pdf
647.5 KB

4/20/26, 10:03 AM

526
Yahoo Mail - Request

ur Consent – Erf 1689 Whk Consent Application

Request for Neighbour Consent – Erf 1689 Whk Consent Application

From: Carolyn Nghipunduka (carolynenghipunduka@yahoo.com)

To: paterovi@yahoo.com

Cc: pafrica@mweb.com.na

Date: Wednesday, April 15, 2026 at 11:21 AM GMT+2

Good day Mr. Pater

I trust you are well.

I am writing to you in my capacity as the town planner appointed to manage a Consent application on behalf of my client owners of Erf 1689 Windhoek. As part of the statutory public consultation process, we are required to obtain written comments and/or consent from all directly affected neighbouring property owners.

Kindly find attached a formal neighbour consent letter for your review and signature. As well as a locality plan.

We would greatly appreciate it if you could sign and return the attached letter at your earliest convenience to enable us to finalize the public consultation report for submission to Council. Should you require any additional information or clarification regarding the application, I would be pleased to provide some.

Thank you in advance for your assistance and cooperation

Kind regards,

Carolyn Nghipunduka
Town & Regional Planner (in-training)
Plan Africa Consulting CC
Box 4114
Windhoek (West), Delius Street
Tel: 061 212 096

1693

PLAN AFRICA CONSULTING CC

TOWN AND REGIONAL PLANNERS



1693 WHK.docx
88.4 KB

4/20/26, 10:03 AM

527
Yahoo Mail - Request

our Consent — Erf 1689 Whk Consent Application



Neighbours form- 1689.docx

356.3 KB



1689 Locality.pdf

647.5 KB

4/20/26, 10:03 AM

528

Yahoo Mail - Request1

ur Consent – Owner of Erf 1693 & 1694 Windhoek

Request for Neighbour Consent – Owner of Erf 1693 & 1694 Windhoek

From: Carolyn Nghipunduka (carolynenghipunduka@yahoo.com)

To: paterovi@yahoo.com

Cc: pafrika@mweb.com.na

Date: Wednesday, April 15, 2026 at 11:37 AM GMT+2

Dear Mr. Pater,

Based on the information we got from City of Windhoek, Erf 1693 Windhoek is under A.C Developers CC but all registered under your email and cellphone no. I have attached a neighbour's form but to make it more convenient for you you can sign on one form for both Erven.

Thank you for your time.

Kind regards,

Carolyn Nghipunduka

Town & Regional Planner (in-training)

Plan Africa Consulting CC

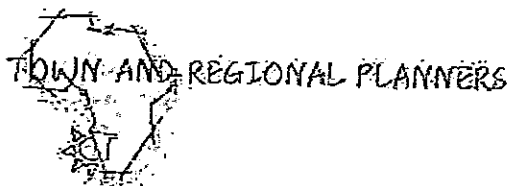
Box 4114

Windhoek (West), Dellus Street

Tel: 061 212 096

1694

PLAN AFRICA CONSULTING CC



Neighbours form- 1689.docx
356.3 KB

DEPARTMENT OF TOWN AND
TRANSPORT PLANNING

50 Independence Avenue
WINDHOEK, NAMIBIA

11-2009-01-2002/17-2428-2012 Application of Windhoek Municipality

NEIGHBOUR CONSENT FORM

1. APPLICANT AND APPLICATION DETAILS

Applicant Name: PLAN AFRICA CONSULTING CC
 Erf/Portion/Farm No.: 1589 Township/Farm Name: WINDHOEK
 Postal Address: BOX 4114
 E-mail: pafrica@mweb.com.na
 Tel. No.: 061212096/ 0812716189
 Full Title of Application: • CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR THE PURPOSE OF STUDENTS ACCOMMODATION & CONSENT FOR A COFFEE SHOP/RESTAURANT, IN TERMS OF SECTION (43)1 OF THE WINDHOEK TOWN PLANNING SCHEME

2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS

I / we Nita Frank (full name/s)
 being the owner of Erf 1690 (Erf/Portion/Farm No.)
WINDHOEK (Township/Farm Name)

declare that I / we (Please mark the applicable box with an "X"):

☐ Do not object to the aforesaid application.

☒ Object to the aforesaid application.

Please provide the reasons for objecting or for other comments by attaching an additional letter to this Form.

Signed at: WINDHOEK on this 15 day of April 2026
 Signature: Nita Frank The neighbour must sign this form, whether objecting or not objecting.
 Postal Address: 2109 Windhoek E-mail Address: trans@pafrica.com.na
 Tel / Cell No.: 081606583 Telefax: _____

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X":

Physical Address
for hand delivery: ☐

Postal Address
for registered mail: ☐

Email Address
for electronic transmission: ☐

Telefax
for electronic transmission: ☐

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Applications@windhoekcc.org.na is: _____

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

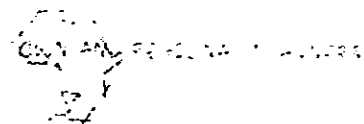
ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.

Full Name: _____
 Signature: _____

ID No.: _____
 Date: _____

PLAN AFRICA CONSULTING CC

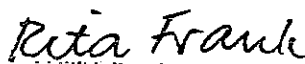


PLAN AFRICA CONSULTING CC
Box 4114 Windhoek West
Tel. No. 212 095

27/02/2024

OWNER: ERF 1690 WINDHOEK

- CONSENT TO USE ERF 1689 WINDHOEK, JOHAN ALBRECHT STREET FOR THE PURPOSE OF RESIDENTIAL BUILDINGS FOR STUDENT ACCOMMODATION AND CONSENT FOR A COFFEE SHOP/RESTAURANT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME



the owner of Erf 1690 Windhoek has

no objection

OR

☒

objections

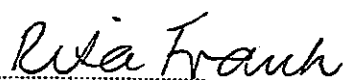
against the consent of Erf 1689 Windhoek for the purpose of residential buildings for student accommodation and consent for a coffee shop/restaurant

Erf 1689 is 1858m² in size. The reason for consent is that the owner intends to use the respective erf for purpose of student housing primarily because of the size, the location with a walking distance of the Namibia University of Science and Technology

Please provide valid reasons should you have any objections against the proposed consent.

= No off site parking in front of Erf 1689.

Parking area in front of my erf 1690 + 1691 (southern neighbour), where parking requirements will increase due to current development, + visitors to Swapo School 1792 (1692?) using it, will be insufficient.



+ Access to Johan Albrecht St.

doesn't exist - from

12/3/2024

Signed

Erf 1689.

Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days. Please contact Henry Krohne at Tel. No. 212 095, should you need any further information

Hugo



CHECKLIST

FOR URBAN PLANNING APPLICATIONS

Property No.:	Portion 134 (a portion of Portion A)
Township/Farm:	Farm Nubuamisi

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	N/A	
	F. Services Plans with Contours (for township establishment)	Annexure C6	N/A	
	G. Parking Layout with Dimensions & Scale (not applicable to township establishment & vacant erven)	Annexure C7	YES	✓
	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 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/Organization)	Annexure K1	YES	✓
	B. Copy of Board/Company Resolution authorizing the PoA signature (for properties registered in the name of Close Corporation/Company/Organization)	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>K. ASINCO</u>	SIGNATURE: <u>[Signature]</u>
APPLICATION ACCEPTED: ☒	STAMP:
APPLICATION NOT ACCEPTED: ☐	
Reason(s) for not accepting the application:	
CITY OF WINDHOEK DEPT. OF URBAN AND TRANSPORT PLANNING 2025 -12- 08 URBAN POLICY DIVISION UP10	



08 December 2025

Our Reference: KHOM/PTN/134.A.37/FARM/NUBUAMIS

The Chief Executive Officer

Department of Urban Planning and Property Management

Municipality of Windhoek

PO Box 59

WINDHOEK

Attention: Mr. D. Haikonda

Re.: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

1. APPLICATION

Urban Green Sustainability Consultants has been appointed by Karee Investments Nine (Proprietary) Limited., the owner of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process

as provided for by the Windhoek Zoning Scheme and Part 3 of the Urban and Regional Planning Act, No. 5 of 2018.

On receipt of this application, please provide our office with the official instruction (on Council letter head) to proceed with the public consultation for the applied rezoning and consent, as required by the promulgated Urban and Regional Planning Act (No. 5 of 2018).

It is the owner's intention to rezone Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 from 'residential' to 'restricted business', with purpose to be in line with compliance of the Windhoek Zoning Scheme.

1.1. Ownership

Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is owned by Karee Investments Nine (Proprietary) Limited. (Company No. 2010/0568), as confirmed by Deed of Transfer No. T6106/2011 (see Annexure L).



2. PORTION / SITE INFORMATION

2.1. *Locality*

Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is situated towards the north-eastern parts of the Windhoek Township area affectionately known as Lafrenz Industrial area (see Annexure C1a). Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is located at the end of Rensburger Street (Annexure C1c).

2.2. *Topography*

The immediate topography of the area surrounding Ptn 134/A/37, Farm Nubuamis, is characterized by a rocky and gently sloping terrain, typical of the Windhoek Township region. The surrounding area to the west, north and east, are situated at a slightly higher elevation, steep slope. The immediate surrounding areas has a flat to moderate topography sloping into the west and easterly direction dry creek draining areas.

Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is not located within close proximity to any rivers.

2.3. *Current Zoning*

In accordance with the Windhoek Zoning Scheme the current zoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is 'residential' with a density of 1:50 000m² (see Annexure C3b).

2.4. *Size*

Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 measures 1,1098 hectares in extent, as indicated by the Deed of Transfer T6106/2011 (see Annexure L), and SG. Diagram (Annexure C8).

2.5. *Existing land use & Buildings*

Portion 134/A/37 Farm Nubuamis, accommodates a warehouse located centrally on the Portion, with designated parking areas located north and southerly on the Portion as indicated by the approved As-Built drawings (see Annexure C7b).

From the aerial photo map, it is evident that the surrounding erven towards the southern parts has been developed (see Annexure C1c).

The surrounding urban area is characterised by a variety of land uses and activities, of which the most prominent is 'industrial', and 'Private Open Spaces', as seen from Annexure C3a. The larger southern area is serviced with an effective road network consisting of different order roads ensuring optimal access throughout the larger neighbourhood.

2.6. *Access*

Access (i.e. vehicle and pedestrian) to Portion 134/A/37 Farm Nubuamis is currently obtained from Rensburger Street, located to the western side of the Portion (see Annexure C1b).

2.7. *Existing Infrastructure Services*

All municipal services (i.e. water, electricity, sewer and storm water) are existing and available.

2.8. Existing Title Deed Conditions

The title conditions registered against Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is listed within the Deed of Transfer No T6106/2011 (see Annexure L).

The conditions to be registered in favour of the local authority against the title deed of the erf are attached as Annexure D.

3. DEVELOPMENT PROPOSAL**3.1. Intended Development**

It is the owner's intention to rezone Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 from 'residential' to 'restricted business', with purpose to comply with the land use status quo, in accordance with the Windhoek Zoning Scheme.

Rezoning of Portion 134/A/37 Farm Nubuamis

The proposed rezoning of Portion 134/A/37 Farm Nubuamis from 'residential' with a density of 1:50 000 to 'restricted business' with a bulk of 1.0 is indicated by Annexure C4.

The size and zoning of Portion 134/A/37 Farm Nubuamis are presented in Table 1.1 below.

Table 1.1 – Rezoning Portion Sizes & Zoning

Portion No.	Size (ha)	Current Zoning	Proposed Zoning
Portion 134/A/37 Farm Nubuamis	1,1098 Ha	Residential with a density of 1:50 000	Restricted Business with a bulk of 1.0

The proposed rezoning brings in conformity, the land use status quo and warehouse development setup on Ptn/134/A/37, Farm Nubuamis. This rezoning is thus necessary to optimize land use and accommodate building compliance.

The zoning of Ptn/134/A/37, Farm Nubuamis from the current 'residential' with a density of 1:50 000 to 'restricted business' with a bulk of 1.0 is to enable conformity with land use compliance.

3.2. Future Access & Parking Provision

Future access for Ptn/134/A/37, Farm Nubuamis would continue to be obtained from Rensburger Street (see Annexure C1b). Parking will be provided in accordance with the requirements set forth in the Windhoek Zoning Scheme.

3.3. Future Infrastructure Services

Future municipal services to Ptn/134/A/37, Farm Nubuamis (i.e. water, electricity, sewer and storm water) would be provided on the Portion in accordance with the requirements of the Windhoek Zoning Scheme.

4. MOTIVATION

4.1. *Need and Desirability*

The need and desirability of the proposed development is based on the intention to ensure the property (Ptn/134/A/37, Farm Nubuamis) conforms with its existing land use and warehouse development setup.

Considering the industrial land usage and coverage of the immediate and larger surroundings, as well as the intended rezoning, the requested rezoning can be considered as necessary and desirable, without having any negative implication on the existing municipal services.

4.2. *City's Policy & Development Framework*

The particular area located north-east of the Windhoek townships, does not form part of any existing City's office & higher density policy framework.

The intended rezoning is in line with the requirements provided for in Table B, for this area by the Windhoek Zoning Scheme, and is supported by the City of Windhoek.

Use of Existing and New Buildings

Ptn/134/A/37, Farm Nubuamis accommodates a warehouse building consisting of a guard house, storerooms, office, restrooms, kitchen, dispatch and loading areas.

The existing warehouse buildings will remain as is to conform with land use compliance as per the as-built drawings of warehouse (Annexure C7b); and enable the provision of future building extensions. No other uses are intended.

5. CONCLUDING REMARKS

Karee Investments Nine (Proprietary) Limited. intent to rezone Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 from 'residential' to 'restricted business', with the purpose to conform with land use and building compliance.

Considering the intention to ensure the property Ptn134/A/37, Farm Nubuamis complies with its existing land use and warehouse building compliance, the rezoning and consent is made possible without any negative impacts and/or implications to any of the surrounding property owners or the municipal services of the City of Windhoek.

Urban Green Sustainability Consultants, on behalf of the owners of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, herewith apply with the City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- **Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and**
- **Consent to use the portion in accordance with the proposed zoning while the rezoning is in process**

as provided for by the Windhoek Zoning Scheme, Part 3 of the Urban and Regional Planning Act, No. 5 of 2018.

Find attached the following documents in support of the above.

- Annexure C1a: Locality Map
- Annexure C1b: Locality Map with Inset
- Annexure C1c: Aerial Photo Map with Contours
- Annexure C3a: Existing Zoning Plan
- Annexure C3b: Zoning Certificate
- Annexure C4 : Intended Zoning Plan
- Annexure C7a: Approved Building Plan with Parking Layout
- Annexure C8 : Copy of SG. Portion Diagram
- Annexure D : Conditions to be Registered
- Annexure E : Special Power of Attorney
- Annexure K1 : Copy of Company Registration 2010/0568
- Annexure K2 : Company Resolution
- Annexure L : Copy of Title Deeds (T6106/2011)
- Annexure N : Proof of Payment of CoW Application Submission Fee
- Annexure O : Debt Management Credit Check

On receipt of this application, please provide our office with the official instruction (on Council letter head) to proceed with the public consultation for the applied rezoning and consent, as required by the promulgated Urban and Regional Planning Act (No. 5 of 2018).

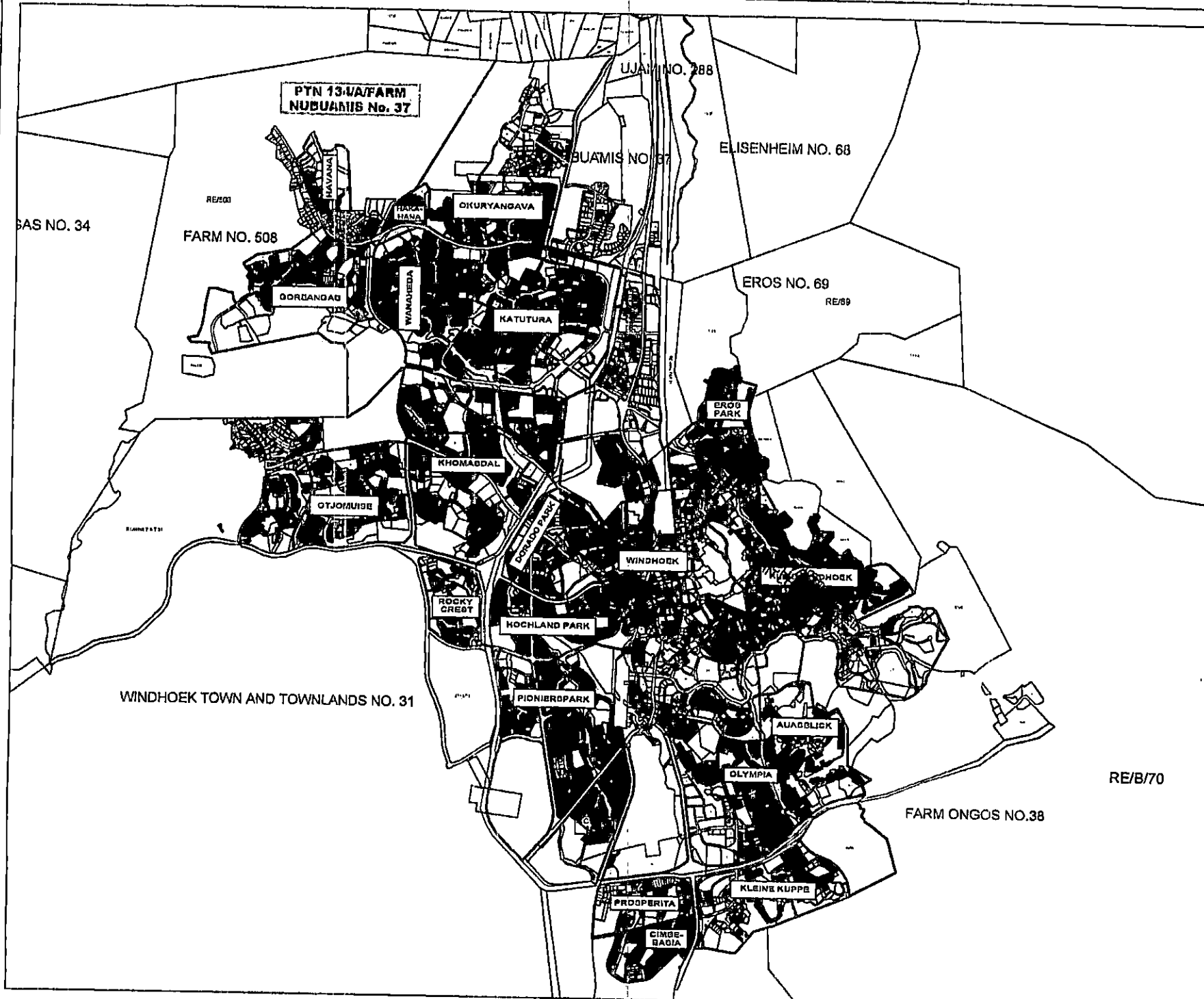
537

Should you require any further information in this regard please contact us.

Yours faithfully,



Brand van Zyl (MNCTRP)



WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37



LEGEND

- Portion 134, (a Portion of A) of Farm Nubuanis No. 37
- Township Boundaries
- Erven/Portions/Farms

538

LOCALITY MAP

NOTES The copyright of this drawing is reserved.

PREPARED BY

PO Box 11923
Klein Windhoek
WINDHOEK
Cell: 081 129 8759
Tel: 061-401230
Fax: 011-401284



SURVEY	DATE
DESIGN URBAN GREEN	October 2020
DRAWN URBAN GREEN	DATE
DRAWING NO. PTN 134/A/37 FARM NUBUAMIS	October 2020
SCALE	1" = 60 000

PTN 134/A/FARM NUBUAMIS
No. 37



☐	Portion 134, (a Portion of A) of Farm Nubunamls No. 37
☐	Township Boundaries
☐	Erven/Portions/Farms

539

LOCALITY MAP

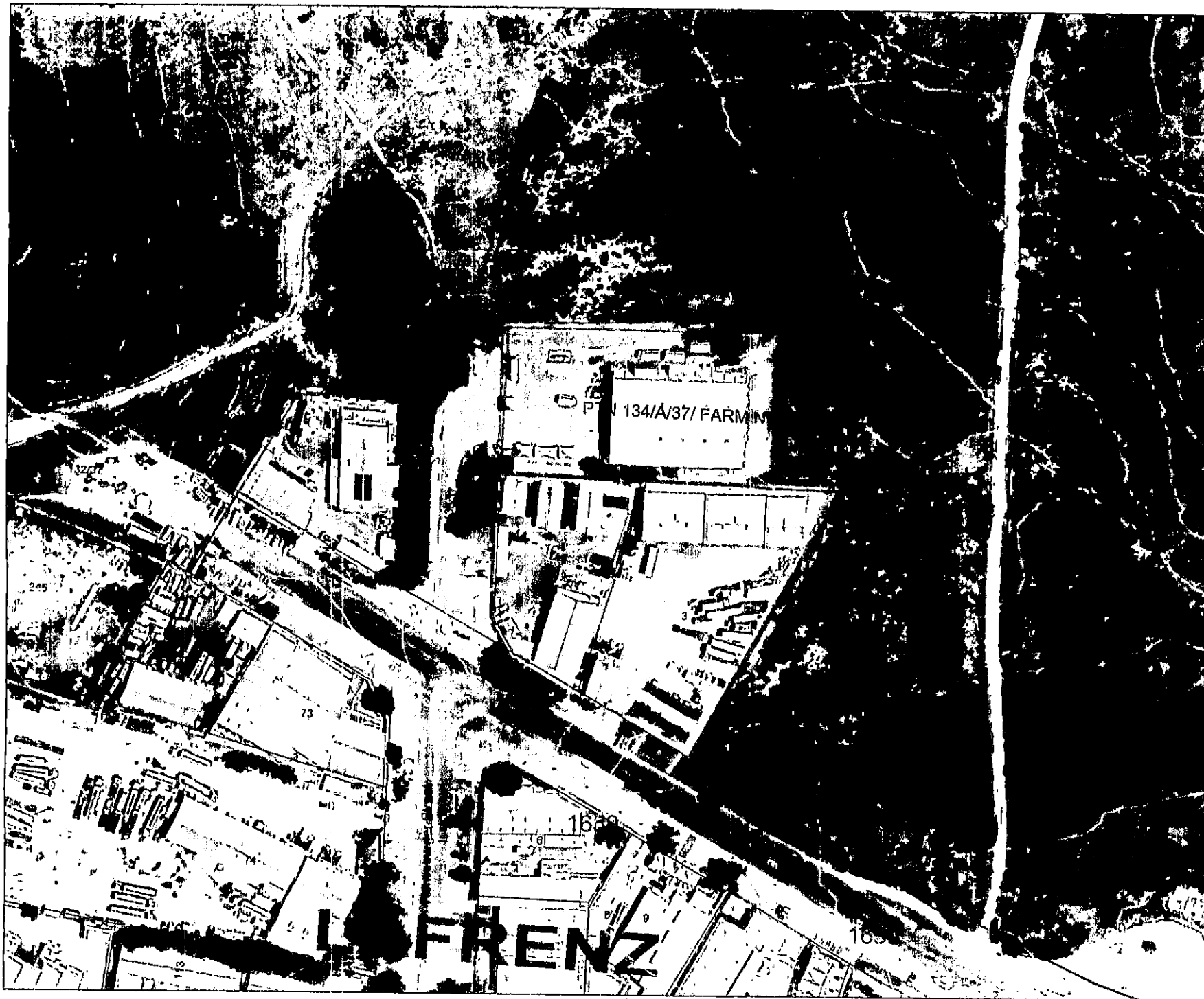
NOTES

PREPARED BY:

PO Box 11929
Klein Windhoek
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Tel: 061-300820
Fax: 061-401294



SURVEY:	DATE: October 2025
DESIGN URBAN GREEN	
DRAWING URBAN GREEN	DATE: October 2025
DRAWING NO: PTN 134037FARM MUDJAMIS	
SCALE	1:100,000



WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37

N

LEGEND

-  Portion 134, (n Portion of A)
of Farm Nubumis No. 37
-  Township Boundaries
-  Erven/Farm Portions
-  Contour Lines (2m Interval)

540

AERIAL MAP

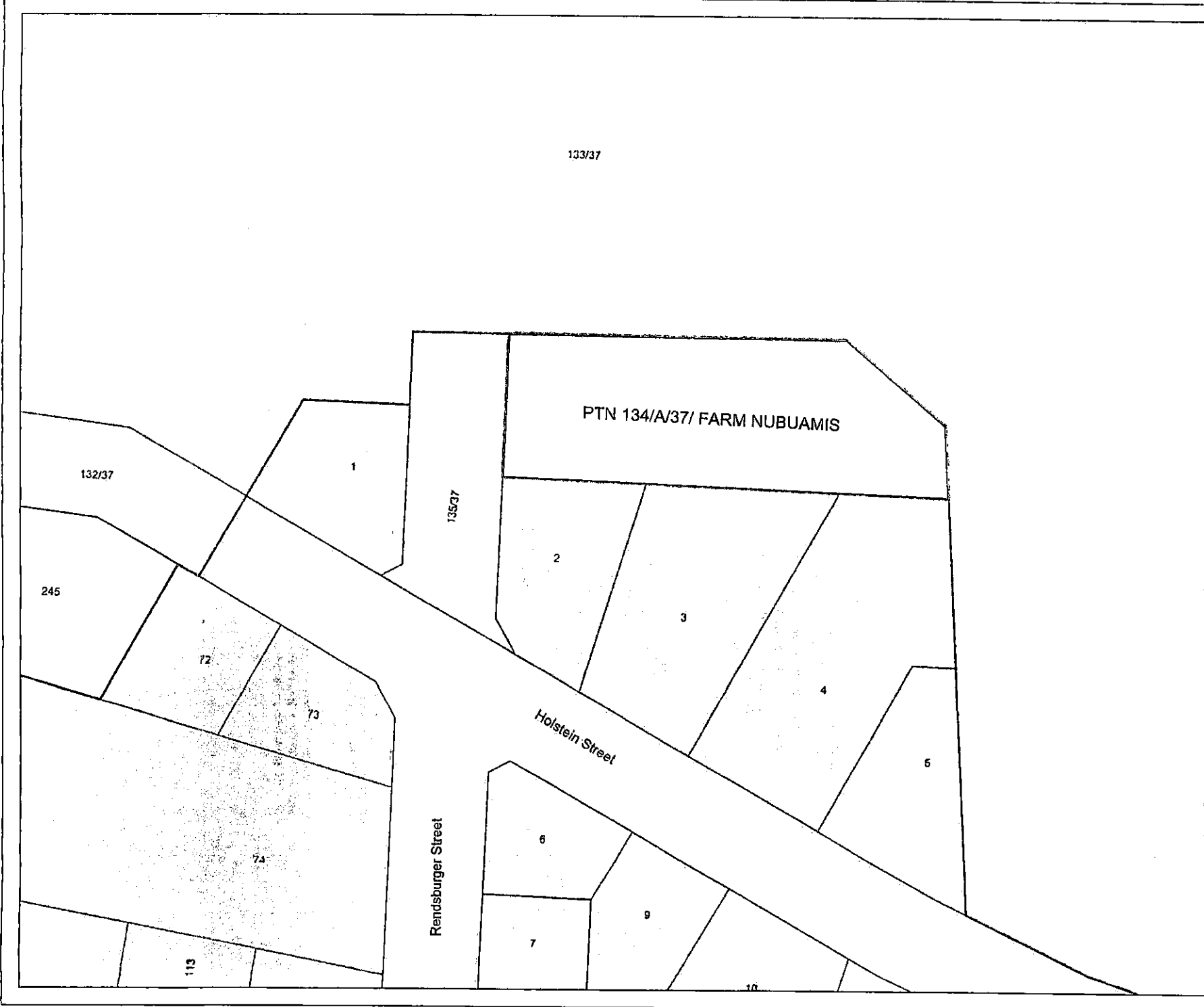
NOTES
The copyright of this drawing is reserved.

PREPARED BY

PO Box 11020
Klan Windhoek
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SURVEY	DATE
DESIGN URBAN GREEN	October 2023
DRAWN URBAN GREEN	DAT
DRAWING NO: PTN 134/A/37/FARM NUBUAMIS	October 2023
SCALE	1:100



WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37



LEGEND

- Portion 134, (a Portion of A) of Farm Nubumia No. 37
- Township Boundaries

ZONING

- Private Open Space
- Residential
- Industrial
- Street

Density: 1 / 50 000m²

541

EXISTING ZONING MAP

NOTES
The copyright of this drawing is reserved.

PREPARED BY

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SURVEY	DATE
DESIGN URBAN GREEN	October 2025
DRAWN URBAN GREEN	DATE
DRAWING NO. PTN 134/A/37/FARM NUBUAMIS	October 2025
SCALE	1 : 100

*The Gateway
to Endless
Opportunities*

542

City of Windhoek

Vision: To be a Sustainable and Caring City by 2027



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 134 of FARM NUBUAMIS NO. 37	
TOWNSHIP EXTENSION:		
STREET NAME:	DISTRICT RD	
STREET ADDRESS:	0 DISTRICT 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:	11098 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.



WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37



LEGEND

-  Portion 134, (a Portion of A) of Farm Nubumamis No. 37
-  Township Boundaries

ZONING

-  Restricted Business
-  Private Open Space
-  Residential
-  Industrial
-  Street

Bulk Factor: 1.0

543

INTENDED ZONING MAP

NOTES
The copyright of this drawing is reserved.

PREPARED BY:

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Windhoek
Cell: 081 120 8759
Tel: 061-000320
Fax: 061-401284



SURVEY	DATE
DESIGN URBAN GREEN	October 2025
DRAWN URBAN GREEN	DATE
DRAWING NO: PTN 134/A/37/FARM NUBUAMIS	October 2025
SCALE	1 : 100

ANNEXURE C4

Page	R1	R2	R3
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Q2	-722.5493	2026.0373	16.6577
Q3	-722.5494	2026.3031	16.6577
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Q40	-722.5531	2036.1133	16.6577
Q41	-722.5532	2036.3791	16.6577
Q42	-722.5533	2036.6449	16.6577
Q43	-722.5534	2036.9107	16.6577
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Q70	-722.5561	2044.0873	16.6577
Q71	-722.5562	2044.3531	16.6577
Q			

1750R & 2nd Ave. Services are
provided in the building at the
address indicated.
DATE: 05/16/87
SIGNED: [Signature]
ENCLOSURE
CITY OF YONKOH

All drawings, specifications and details must be
 carried on 11" x 17" sheets of paper. Drawings
 ordered or building work drawings shall be
 any drawings must be brought under the
 immediately. Copyright is removed on all
 drawings and specifications.
 Drawings dimensions are to take preference
 intended dimensions from drawings are to
 be cleared with Architects before
 putting any work in hand.
 All structural drawings are to be referred to
 engineers drawings and specifications.
 All rooms to have min. 10% floor area/
 glazed and 5% floor area/
 Floor plans are representative and
 do not show the detail of the contract.
 All works to be carried out in
 accordance with regulations as
 the National Building Regulations

74C₃

AS-BUILT DRAWINGS OF
WAREHOUSE FOR
TRUSTCO GROUP INT. PTY. LTD
ON PTN 134/NUBUAMIS 37
WINDHOEK

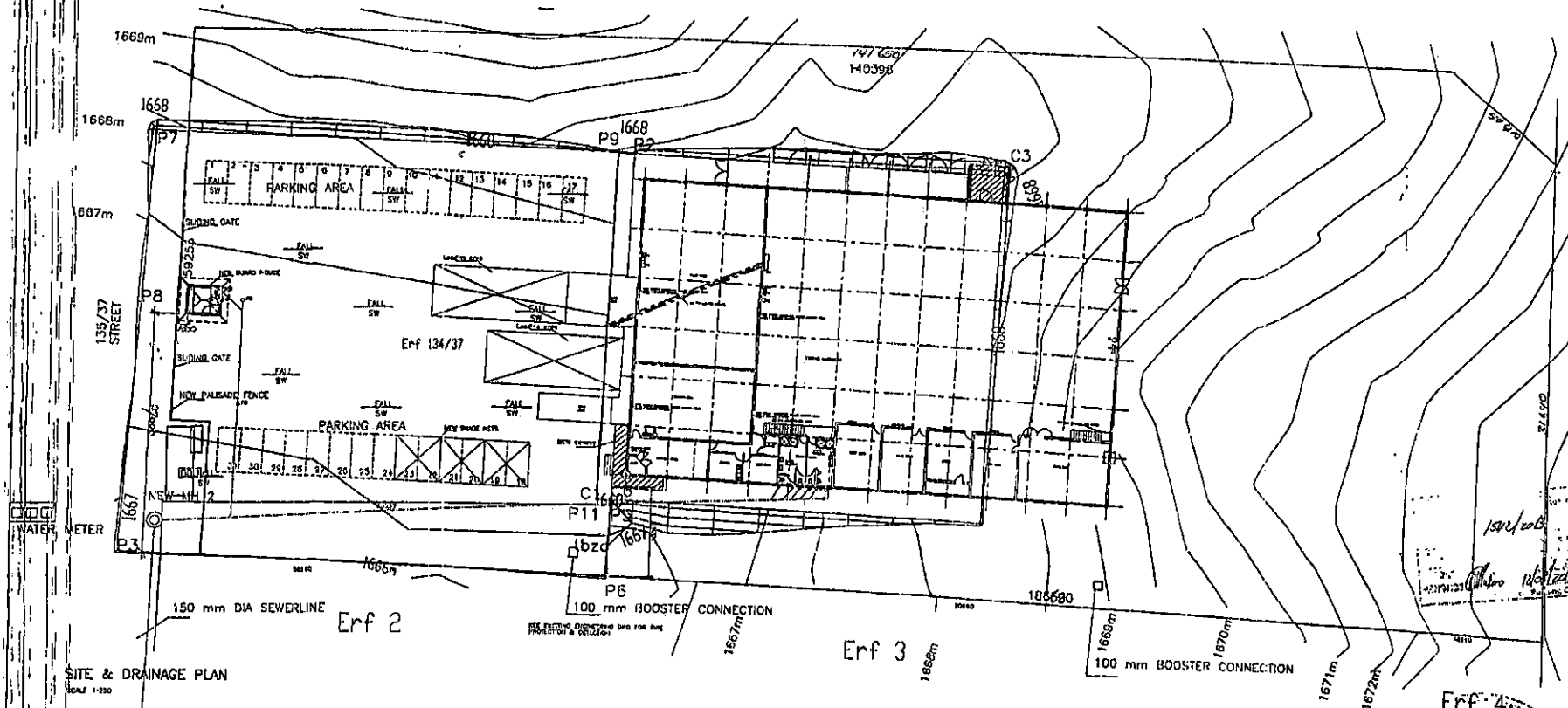
WORKDRAWING

SITE & DRAINAGE PLAN
WATER SUPPLY
DRAINAGE PLAN

OWNER

3000

DATE	SCALE	REV
2013-02-13	AS SHOWN	2
DRAWING No		
0/02/2013/PTN134/NUB' 37 2		



SITE & DRAINAGE PLAN
Scale 1"=250'

Erf-4
200-85-21
1942/2003

545

Approved

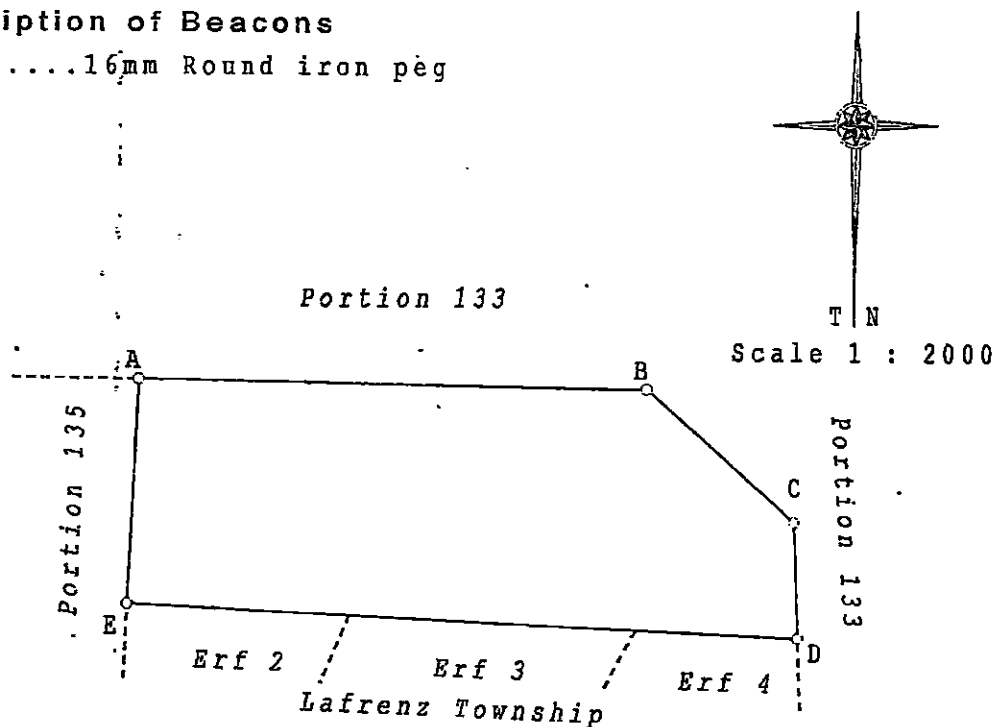
No. A607/2007

Bowditch
Surveyor-General

Sides	metres	Angles of Direction	CO-ORDINATES			Design.
			Y	System:22/17	X	
		Constants		0,00	0,00	
AB	141,65	270 48 20	A	-7 160,88	+55 452,04	SX1
BC	54,41	311 21 00	B	-7 302,52	+55 454,03	SX2
CD	31,64	357 34 40	C	-7 343,36	+55 489,97	SX3
DE	186,68	92 30 20	D	-7 344,70	+55 521,58	A13
EA	61,44	182 30 20	E	-7 158,20	+55 513,42	A10
		Lafrenz	△	-7 637,30	+54 337,18	No.269
		Nubuamisberg	△	-5 533,62	+53 318,30	No.150

Description of Beacons

A - E16mm Round iron peg



The figure A B C D E
represents 1,1098 hectares of land being

**Portion 134 (a portion of Portion A)
of the Farm Nubuamis No. 37**

Situate in Registration Division K,
Khomas Region, Namibia

Surveyed in March 2006 by me

H.L. Strydom
Land Surveyor
H.L. Strydom

This diagram is annexed to
No. T12/2008

The original diagram is
S.G. No.A117/26

Grant: 87/27

SR. No. E212/2007

Gen. Plan :

File No.: K37

Noting Plan: MG5A

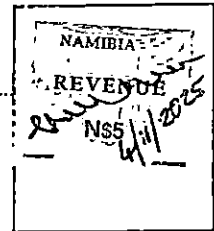
09.01.08 Registrar of deeds

IN FAVOUR OF WINDHOEK MUNICIPALITY**CONDITIONS TO BE REGISTERED AGAINST THE PORTION**

The following conditions shall be registered in favour of the local authority against the title deed of the Portion:

- A. The Portion shall only be used or occupied for the purposes which are in accordance with, and the use or occupation of the Portion 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).

The building value of the main building, excluding the outbuildings, to be erected on the Portion shall be at least **four** times more than the municipal valuation of the Portion.



SPECIAL POWER OF ATTORNEY

I, the undersigned **STEVEN DAVID GOTTSCHALK (RSA ID 58010305134085)** (name & ID)
 in my capacity as **THE MANAGING DIRECTOR** (capacity with company)
 of **KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED. (NO. 2010/0568)** (being the)
 owner of **PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37** (property)
 do hereby nominate, constitute and appoint

URBAN GREEN CC (2004/0898)

PO Box 11929

Klein Windhoek

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

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, from 'residential with a density of 1:50 000' to 'restricted business' with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

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 we might of could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever our said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Johannesburg this 4th day of November 2025, in the presence of the undersigned witnesses.

MEMBER WITH SIGNATORY RIGHTS

STEVEN DAVID GOTTSCHALK (RSA ID 58010305134085)

WITNESS

1.

Ernst Bernhard (van Biljon) - 9107220074086
 Add name, surname & ID number

WITNESS

2.

CRAIG JANKELow - 8209095265087
 Add name, surname & ID number



REPUBLIC OF NAMIBIA

MINISTRY OF FINANCE - INLAND REVENUE

Tel.: (09 264 61) 2099111
Fax: (09 264 61) 2092001

Windhoek Regional Office
Moltke Street
Private Bag 13185
WINDHOEK
NAMIBIA

Enquiries: Mrs.S.N.Haufiku

Karee Investments Nine (pty) ltd
Box 778
Isando
1600
South Africa

Dear Sir / Madam

**NOTIFICATION OF REGISTRATION FOR VALUE ADDED TAX
PURPOSES LETTER IS NOT TRANSFERABLE**

REGISTERED PERSON:Karee Investments Nine (pty) ltd
VAT REGISTRATION NUMBER:5265 927 -015

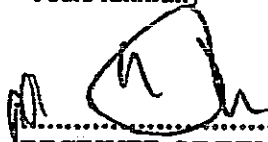
You have been registered in Category B with effect from 01 June 2011. Your first VAT Return, for the period 06/2011 to 08/2011 must be lodged on or before 26-09-2011.
Thereafter, returns will become due at 2 monthly intervals.

**1. THIS LETTER DOES NOT ENTITLE THE REGISTERED PERSON TO MAKE TAX
- FREE PURCHASES OR IMPORTATIONS.**

2. When business is discontinued or transferred as a going concern, the registered person shall notify the Receiver of Revenue within 21 days from discontinuation or transfer of business.

3. Please note that even if there was no supply during the VAT period it is a requirement that VAT returns must be lodged.

Yours faithfully


.....
**RECEIVER OF REVENUE
WINDHOEK REGIONAL OFFICE**

MINISTRY OF FINANCE
INLAND REVENUE NEW BUSINESS 2
15 JUN 2011
PRIVATE BAG 13185 WINDHOEK
REPUBLIC OF NAMIBIA



ORCO MANAGEMENT & FINANCE
(Proprietary) Limited

6 April 2011

Our Ref : ES/TS

Ms Joey Jerling
Value Group Limited
49 Brewery Road
Isando
1600

Dear Madam

Karee Investments Nine (Proprietary) Limited
Namibian Shelf Company

As requested we enclose certified copies of the following company registration documents:

- CM46 Certificate to commence Business
- CM1 Certificate of Incorporation
- CM2 Memorandum and Articles of Association
- CM22 Notice of Registered Office and Postal address
- CM29 Contents of Register of Auditors & Officers
- Income Tax Certificate
- Latest financials of Value Logistics Limited

Should you have any queries regarding the above matters, please do not hesitate to contact Tracey Parker on telephone number (011) 994 4000.

Yours faithfully

ORCO MANAGEMENT & FINANCE
(PROPRIETARY) LIMITED

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

CERTIFICATE TO COMMENCE BUSINESS

[Section 172]

Registration No./of Company

20 100568

CERTIFIED A TRUE COPY

.....
S&A
CHARTERED ACCOUNTANTS (NAMIBIA)

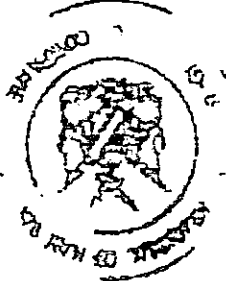
DATE: 4.4.2011

I hereby certify that

**KAREE INVESTMENTS NINE
(PROPRIETARY) LIMITED**

The Company which was incorporated on the 30th day of September Two Thousand and Ten has complied with the requirements of Section 172 of the Act and is with effect from this day entitled to commence business.

Signed and sealed at WINDHOEK this 30th day of September Two Thousand and Ten



Seal of Companies Registration Office


Registrar of Companies

This certificate is not valid unless sealed by the Seal of the Companies Registration Office

last day of
August

Republic of Namibia
Companies Act 1973
(Section 64)

Registration No. of Company

26 100568

CERTIFICATE OF INCORPORATION

of a Company having a share capital

CERTIFIED A TRUE COPY

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

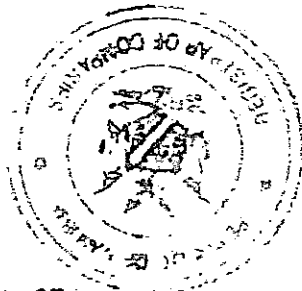
DATE: 4.4.2011

This is to certify that

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED

was this day incorporated under the Companies Act, 1973 (Act 61 of 1973), and that the Company is a Company having a share capital.

Signed at sealed at WINDHOEK this 30th day of September Two Thousand and Ten



Seal of Companies Registration Office


Registrar of Companies

This certificate is not valid unless sealed by the seal of Companies Registration Office

REPUBLIC OF NAMIBIA
COMPANIES, 1973**ARTICLES OF ASSOCIATION****OF A COMPANY HAVING A SHARE CAPITAL****ADOPTING SCHEDULE 1**

[Section 60(1); Regulation 18]

Registration No. of Company

NAME OF COMPANY :

20100568

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED**SCHEDULE 1 - TABLE B**

- A. The articles of Table B contained in Schedule 1 to the Companies Act, 1973 shall apply to the Company, subject to such additions, omissions and modifications as stated below.

ADDITIONS

- B. The following articles additional to that contained in Table B are included :

- (a)
(b)
(c)

OMISSIONS

- C. The following articles contained in Table B are omitted :

- (a) Article 57 shall not apply to the Company
(b)
(c)

MODIFICATIONS

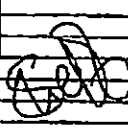
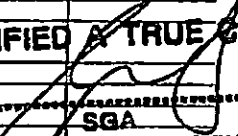
- D. The following articles contained in Table B are modified in the manner indicated :

- (a) The proviso to Article 61 shall not apply to the Company.
(b)
(c)

CERTIFIED A TRUE COPYSGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: 14.11.2011

SIGNATORIES TO AR 553 OF ASSOCIATION

Particulars of subscribers	Date & signature	Particulars of witness	Date and signature
1. Full names <u>Suzanne Loff</u> Occupation <u>Company Secretary</u> Residential address <u>7 Carmel Hills, John Va Otto Street, Avis, Windhoek</u> Business address <u>24 Orhan Street, Klein-Windhoek, Windhoek</u> Postal address <u>P.O. Box 30, Windhoek, Namibia</u>	<u>8 September 2010</u> 	Full names <u>Torala Grunowald</u> Occupation <u>Company Secretary</u> Residential address <u>24 Willemfen Street, Ludwigsdorf, Windhoek</u> Business address <u>24 Orhan Street, Klein-Windhoek, Windhoek</u> Postal address <u>P.O. Box 30, Windhoek, Namibia</u>	<u>8 September 2010</u> 
2. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	
3. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	
4. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	
5. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	
6. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	
7. Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____		Full names _____ Occupation _____ Residential address _____ Business address _____ Postal address _____	CERTIFIED A TRUE COPY  SGA CHARTERED ACCOUNTANTS (NAMIBIA) DATE: 14.4.2011

NOTARIAL CERTIFICATE OF COLLATION

I, the undersigned

of Windhoek, in the Republic of Namibia, Notary Public by lawful authority, duly admitted and sworn, do hereby certify and attest unto all whom it may concern that I have this day collated and compared with the originals the copies hereto annexed, marked "A" and "B" being respectively the

MEMORANDUM AND ARTICLES OF ASSOCIATION

of

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED

AND I, the said Notary, do further certify and attest that the same are true and faithful copies of the originals, and agree therewith in every respect:

AN act whereof being required, I have granted these presents under my Notarial Form and Seal to serve and avail as occasion shall or may require.

THUS DONE and PASSED at WINDHOEK aforesaid on this day
of 2010.

NOTARY PUBLIC

CERTIFIED A TRUE COPY

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: 4.4.2011

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973**MEMORANDUM OF ASSOCIATION****OF A COMPANY HAVING A SHARE CAPITAL**

[Section 54(1); Regulation 17(1) and 17(2)]

Registration No. of Company <i>20</i> 100568

Paste revenue receipt here

or

Affix revenue stamps here

or

Impress revenue franking machine impression here

1. NAME:

- (a) The name of the Company is

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED

- (b) The name of the Company in the other official language of the Republic is

NONE

- (c) The shortened form of the name of the Company is

NONE**CERTIFIED A TRUE COPY**.....
BGA
.....
CHARTERED ACCOUNTANTS (NAMIBIA)DATE: **4.4.2011**
.....

**REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973****2. PURPOSE DESCRIBING THE MAIN BUSINESS**

The main business which the company is to carry on is:

"To manufacture, distribute, produce, construct, trade, import, export and market all commodities, to render services and invest in property, farming, shares, securities and/or equities of any kind and any other business, which may seem directly or indirectly conducive to the business."

3. MAIN OBJECT

The main object of the Company is:

"To manufacture, distribute, produce, construct, trade, import, export and market all commodities, to render services and invest in property, farming, shares, securities and/or equities of any kind and any other business, which may seem directly or indirectly conducive to the business."

4. ANCILLARY OBJECTS EXCLUDED

The specific ancillary objects, if any, referred to in section 33(1) of the Act, which are excluded from the unlimited ancillary objects of the Company.

NONE

5. POWERS

- (a) The specific powers or part of any powers of the Company, if any, which are excluded from the plenary powers or the powers set out in Schedule 2 of the Act;

NONE

- (b) The specific powers or part of any specific powers of the Company set out in Schedule 2 of the Act, if any, which are qualified under section 34 of the Act;

NONE

6. CONDITIONS

Any special conditions which apply to the Company and the requirements, if any, additional to those prescribed in the Act for their alteration

NONE

CERTIFIED A TRUE COPY

.....

SGA

CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: **4.4.2011**

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

7. PRE-INCORPORATION CONTRACTS (if any)

NONE

8. CAPITAL

The share capital of the Company is **N\$4000,00** (NINE Thousand Namibia Dollar) divided into:

(a) Par Value:

- (i) 4000 ordinary par value shares of One Namibia Dollar each;
- (ii) Nil preference par value shares of Nil Namibia Dollar each; and
- (iii) Nil redeemable preference par value shares of Nil Namibia Dollar each.

(b) No Par Value:

- (i) The number of no par value shares is Nil ;
- (ii) The number of no par value preference shares is Nil ; and
- (iii) The number of redeemable no par value preference shares is Nil .

CERTIFIED A TRUE COPY

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: 4.4.2011

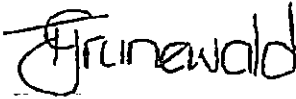
(b) Where one person signs the memorandum

I, **SUZANNE LEFF**, whose occupation is a **Company Secretary**
residing at **7 Carmel Hills, John Ya Otto Street, Avis, Windhoek**
having a business address at **24 Orban Street, Klein Windhoek, Windhoek**
and the following postal address **P O Box 30, Windhoek, Namibia**

am desirous of forming a company in pursuance of this Memorandum of Association and agree to take up the number of shares in the capital of the Company, set opposite my signature below.

I also agree to pay for the par value shares of the Company as determined by this Memorandum and to pay for the number of no par value shares of the Company, that amount determined by the Company when the shares are issued to me.

Date and signature of subscriber	Number, in words, and type of shares taken
08 September 2010 	100 (One Hundred) Ordinary Shares

Date and signature of witness	Particulars of witness
 8 September 2010	Full Names
	Tersia Grunewald
	Occupation
	Company Secretary
	Residential Address
	21 Willemlen Street
	Ludwigsdorf
	Windhoek
	Business Address
	24 Orban Street
	Klein Windhoek
	Windhoek
	Postal Address
P O Box 30	
Windhoek	
Namibia	

CERTIFIED A TRUE COPY

SGA

CHARTERED ACCOUNTANTS (NAMIBIA)

Reproduced under South African Printer's Copyright authority 10284 dated 11 December 1995

DATE: 14.9.2011

REPUBLIC OF NAMIBIA
COMPANIES ACT, 1973

Notice of Registered Office and Postal Address of Company
[Section 170]

(To be lodged in duplicate upon incorporation and prior to change of addresses)

Revenue stamp
or revenue
franking machine
Impression
NS2

Registration No. of company

SG 100568

Name of Company **KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED**

(a) The situation of the registered office and the postal address of the above-mentioned company are as follows:

(i) Registered address **24 ORBAN STREET, KLEIN-WINDHOEK, WINDHOEK, NAMIBIA**

(ii) Postal address **P O BOX 30, WINDHOEK, NAMIBIA**

(b) The date of the intended changes in the addresses is **DATE OF INCORPORATION**

(Both addresses must be furnished at all times)

Date **8 September 2010**

Signature

Director/Secretary/Manager

The changes take effect on _____

REGISTRAR OF COMPANIES

CERTIFIED A TRUE COPY

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: **4.4.2011**

DATE

Name of Company

**KAREE INVESTMENTS NINE
(PROPRIETARY) LIMITED**

Postal address **P O BOX 30**

WINDHOEK

NAMIBIA

OFFICE USE

Data processing

(1) Recorded

Date and initials _____

(2) Corrections

Date and initials _____

Date stamp of Companies Registration Office

R

IBIA

C

2004

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

CONTENTS OF REGISTER OF DIRECTORS, AUDITORS AND OFFICERS

Companies Registration Office
PO Box 21214
WINDHOEK
NAMIBIA

Registration Number of Company

2010/0568

 : or
ig
sion

Name and postal address of Company **KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED**
P O BOX 30, WINDHOEK, NAMIBIA

Return of particulars as at 29 March 2011

I. SGA CHARTERED ACCOUNTANTS & AUDITORS

(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

SGA Chartered Accountants & Auditors

Tel: +264 (061) 276000

Fax: +264 (061) 232309

Box 30, Windhoek

Namibia

CERTIFIED A TRUE COPY

Date 29 March 2011

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

A. Directors

DATE: 4.4.2011

KEY TO PERSONAL PARTICULARS REQUIRED**PERSONAL PARTICULARS**

1. Surname	GOTTSCHALK												
2. Full forenames	STEVEN DAVID												
3. Former surname and forenames													
4. Identity number or, if not, available, date of birth	Year	Month	Day										
	5	8	0	1	0	3	5	1	3	4	0	8	5
5. (a) Date of appointment	17 MARCH 2011												
(b) Designation	DIRECTOR												
6. Residential address	49 BREWERY ROAD, ISANDO 1600, SOUTH AFRICA												
7. Business address	49 BREWERY ROAD, ISANDO 1600, SOUTH AFRICA												
8. Postal address	P O BOX 778, ISANDO 1600, SOUTH AFRICA												
9. Nationality (If not Namibian)	SOUTH AFRICAN												
10. Occupation	GROUP CEO - VALUE LOGISTICS												
11. Resident in Namibia (Yes or No)	NO												
12. Nature of change in 1 to 5 above and date	NEW APPOINTMENT: 17 MARCH 2011												

1.	LEFF																										
2.	SUZANNE																										
3.																											
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(b)	DIRECTOR																										
6.	14 GERALD EVANS STREET, OLYMPIA, WINDHOEK																										
7.	24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK																										
8.	P O BOX 30, WINDHOEK, NAMIBIA																										
9.	SOUTH AFRICAN																										
10.	COMPANY SECRETARY																										
11.	YES																										
12.	RESIGNATION: 17 MARCH 2011																										

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B. AUDITOR

1. Name **SGA CHARTERED ACCOUNTANTS & AUDITORS**

2. Date of appointment **30 SEPTEMBER 2010**

3. Nature of change in 1 and 2 above and date.

NO CHANGE

CERTIFIED A TRUE COPY

.....
SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: **4.4.2011**

Perforated

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

Dated **29 March 2011**

Name of company **KAREE INVESTMENTS NINE**

(PROPRIETARY) LIMITED

Postal address **P O BOX 30**

WINDHOEK

NAMIBIA

CM29

Date received

Date stamp of Companies
Registration Office

C. Officers and Local Managers

563

KEY TO PERSONAL PARTICULARS REQUIRED

PERSONAL PARTICULARS

Registration Number of Company
2010/0568

1. Surname	LEFF
2. Full forenames	SUZANNE
3. Former surname and forenames	
4. Identity number or, if not, available, date of birth	7 8 0 9 0 2 0 1 1 1 0 8 1
5. (a) Date of appointment	30 SEPTEMBER 2010
(b) Designation	PUBLIC OFFICER
6. Address of registered office, and registration number if officer is a corporate body	
7. Residential address	14 GERALD EVANS STREET, OLYMPIA, WINDHOEK
8. Business address	24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK
9. Postal address	P O BOX 30, WINDHOEK, NAMIBIA
10. Nationality (If not Namibian)	SOUTH AFRICAN
11. Occupation	COMPANY SECRETARY
12. Resident in Namibia (Yes or No)	YES
13. Nature of change in 1 to 6 above and date	RESIGNATION: 17 MARCH 2011

FOR KEY TO PARTICULARS, SEE ABOVE

1.																		
2.																		
3.																		
4	Year	Month	Day															
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CERTIFIED A TRUE COPY

SQA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: 4.4.2011

MINISTRY OF FINANCE



6-0/0283

REPUBLIC OF NAMIBIA
MINISTRY OF FINANCE
INLAND REVENUE

CERTIFICATE OF REGISTRATION
AS A TAXPAYER FOR INCOME TAX

This Certificate is NOT transferable

INCOME TAX FILE IDENTIFICATION NUMBER

5265 927 011

ALWAYS MENTION THIS INCOME TAX FILE IDENTIFICATION
NUMBER IN YOUR CORRESPONDENCE AND AT INTERVIEWS

TAXPAYER

Karee Investments Nine (Pty

REGISTRATION/
IDENTITY NUMBER

201010568 Ltd

POSTAL ADDRESS

Box 30
Windhoek
Namibia

1. A certified copy of this certificate;
 - (i) is to be supplied to your employer where applicable,
 - (ii) may be required by the Directorate Customs and Excise and is to be supplied on demand by an authorised official.
2. In the event of a copy being submitted, it is the responsibility of the employer to validate such copy against the original.

Issued by:

Commissioner of Inland Revenue

CERTIFIED A TRUE COPY

SGA
CHARTERED ACCOUNTANTS (NAMIBIA)

DATE: 4. 4. 2011

No of Certificate

2

Share Certificate

No of Shares

100

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED

Registration Number:

This is to certify

that
of

Steven David Gottschalk

PO Box 778, Isando, 1600, South Africa

is the Registered Proprietor of

100 Ordinary

Fully Paid Shares of

N\$

1.00 (One Namibia Dollar)

Distinctive Numbers		Number of Shares
From	To	
Inclusive		
1	100	100

each, numbered as per margin inclusive, in the abovenamed Company,
subject to the Memorandum and Articles of Association and the Rules
and Regulations of the Company.

Given at
day ofWINDHOEK
MARCHthis
2011

17th

Exempt from stamp duty

Subsequent certificate

Secretary

 X SD Gottschalk

595

Directors

Karee Investr⁵⁶⁶; Nine (Pty) Ltd

Registration Number: 2010/0568
Telephone Number: (011) 524 7600

Registered Address: 24 Orban Street, Klein Windhoek, Windhoek, Namibia
Trading Address: 147 North Reef Road, Bedfordview, Johannesburg, Gauteng, 2007

4 November 2025

TO WHOM IT MAY CONCERN

REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000' TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

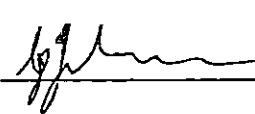
Mr STEVEN DAVID GOTTSCHALK (RSA ID 58010305134085) being the registered proprietor of the Company KAREE INVESTMENTS NINE (PTY) LIMITED (No. 2010/0568) is hereby authorized to sign all documents relating to the above-mentioned rezoning and consent application of Portion 134 (a Portion of Portion A) of the Farm Nubuamis No. 37.

Signed at JOHANNESBURG this the 4TH day of NOVEMBER 2025 in the presence of the undersigned witnesses.


S. GOTTSCHALK

Witnesses:

Name: Etna Barnard (van Biljon) signature 

Name: CRAIG JANKLOW signature 

**RESOLUTION BY THE DIRECTORS OF
KAREE INVESTMENTS NINE (PTY) LTD**

(Registration Number: 2010/0568)

(HEREINAFTER "THE COMPANY")

PASSED AT JOHANNESBURG ON THE 4TH OF NOVEMBER 2025

RESOLVED THAT:

Steven David Gottschalk, with identity number: **580103 5134 086**, in his capacity as Director of the company and;

Urban Green CC, with registration number **2004/0898** in their capacity as representative of the company is hereby authorized and empowered to: -

1. Appear on the Company's behalf in name place and stead and to make any necessary application to the Windhoek City Council and Urban and Regional Planning Board in respect of **Rezoning of Portion 134 (a portion of Portion A) of Farm No.37, from "residential with a density of 1:50 000" to "restricted business" with a bulk of 1.0; and**
2. Appear on the Company's behalf in name place and stead and to make any necessary application to the Windhoek City Council and Urban and Regional Planning Board in respect of **Consent to use the portion in accordance with the proposed zoning while the rezoning is in process with Windhoek City Council in respect of Portion 134 (a portion of Portion A) of Farm No.37.**
3. Permitting Steven David Gottschalk to sign all documents relating to the abovementioned.
4. Generally do everything that may be necessary for and ancillary to the implementation of the above.



S.D. GOTTSCHALK

CHAIRMAN

Erna Barnard
Commissioner of Oaths
147 North Reef Road
Bedfordview
Non-Practising Attorney R.S.A.

**Certified a true copy of the original
The original exhibited to me**

At Johannesburg

On 7 November 2025

Signature 

GEREGISTREERDE WOON- EN POSADRES

1. Bewaar die bewys van u GREGISTREERDE WOON- EN POSADRES in hierdie sakke.

2. Indien u van adres verander het, of indien besonderhede van u huidige adres, bv. straatnaam en/of -nommer, ens. verander het, moet die vorm KENNISGEWING VAN ADRESVERANDERING, wat in die sakke agter in die identiteitsdokument is, gebruik word om die verandering aan te meld en moet dit ingedien word by of gepos word aan die naaste streek-/distrikkantoor van die DEPARTEMENT VAN BINNELANDSE SAKE.

REGISTERED RESIDENTIAL AND POSTAL ADDRESS

1. Keep the proof of your REGISTERED RESIDENTIAL AND POSTAL ADDRESS in this pocket.

2. If you have changed your address, or, if particulars of your present address, e.g. name of street and/or street number, etc., have been changed, the NOTICE OF CHANGE OF ADDRESS form in the pocket at the back of the Identity document must be used to report the change and it must be handed in at or posted to the nearest regional/district office of the DEPARTMENT OF HOME AFFAIRS.

I.D.No. 580103 5134 08 5



S.A. BURGER/S.A. CITIZEN

VAN/SURNAME

GOTTSCHALK

VOORNAME/FORENAMES

STEVEN DAVID

**GEBOORTEDISTRIK OF LAND/
DISTRICT OR COUNTRY OF BIRTH**

SOUTH AFRICA

**GEBOORTEDATUM/
DATE OF BIRTH**

1958-01-03



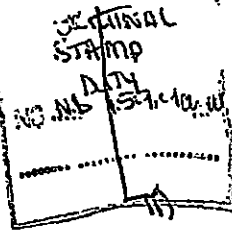
**DATUM UITGEREIK
DATE ISSUED**

2004-02-10

**UITGEREIK OP BELEG VAN DIE
DIREKTEUR-GENERAAL
BINNELANDSE SAKE**

**ISSUED BY AUTHORITY OF THE
DIRECTOR-GENERAL
HOME AFFAIRS**

569



Prepared by me

[Signature]
 CONVEYANCER
 COLEMAN, M.

14 NOV 2011	(No. B 7092, 2011)
MORTGAGED	for R\$ 20 000 000-00 (with preference for
	an additional amount not exceeding R\$ 7 500 000-00
	DEUTS OFFICER, WINDHOEK
	REGISTRAR OF DEEDS

VAN DER MERWE COLEMAN
 Legal Practitioners, Notaries & Conveyancers
 HAUS HARTMANN
 22 ROBERT MUGABE AVENUE
 ON THE CORNER WITH BALLOT STREET
 P O Box 325, WINDHOEK

DEED OF TRANSFER

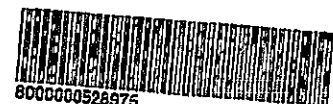
6106 2011

BE IT HEREBY MADE KNOWN:

THAT ~~MARINDA COLEMAN~~ CAREL JACOBUS WICHARD VAN DER MERWE

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

PRINTAS (PROPRIETARY) LIMITED
 COMPANY NUMBER : 2005/0328

(hereinafter styled the **TRANSFEROR**)dated the 12th day of JULY 2011 and signed at WINDHOEK

Certify a true copy of the original filed record in this office issued under provisions of regulation... Act 4711937	
2025-04-23 Deeds Office Windhoek	 REGISTRATION OF DEEDS

I hereby certify that receipt No. _____	
Date _____	has been issued for NS 41.00
office fees received	
2025-04-23	
Date 2025-04-23 WINDHOEK	 Registrar of Deeds

AND THE SAID APPEARER DECLARED THAT his said principal on the 24 JUNE 2011 had truly and legally sold, and that he/she, in his/her capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

KAREE INVESTMENTS NINE (PROPRIETARY) LIMITED
COMPANY NUMBER : 2010/0568

(hereinafter styled the **TRANSFEREE**)

Its successors-in-title or Assigns,

CERTAIN PORTION 134 (a Portion of Portion A) OF FARM
 NUBUAMIS No. 37

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

EXTENT 1,1098 (One Comma One Zero Nine Eight) Hectares

FIRST REGISTERED by Certificate of Registered Title No. T. 12/2008 with Diagram No. A. 607/2007 annexed thereto and held by Deed of Transfer No. T. 1317/2008

- I. SUBJECT to the following conditions imposed by Section 10(4) of the Advertising on Roads and Ribbon Development Ordinance, 1960 (Ordinance 10 of 1960), and enforced against Deed of Transfer No. 2694/1969, namely :-

"That the land shall not be used for business purposes except where such land borders on another proclaimed road, and that no direct access to or from Main Road 1 Section 6 shall be allowed."

- II. AND FURTHER SUBJECT to a Pipeline Servitude 10,00 metres wide, created in Deed of Transfer No. T. 1665/1976 in favour of Portion 75 (a Portion of Portion A) of the Farm Nubuamis 37/K measuring 1,3888 Hectares, the eastern side of which is indicated on Diagram No. A. 651/1974 by the line E.F.G.H.J.K.L.M.N.O.P.Q.R.S.T.

14 up m

- III. AND FURTHER SUBJECT to a servitude area in extent 6984 Square metres indicated on Diagram No. A. 652/1974 by the figure E.A.D.F.G.H.J.K.L.M. created in Deed of Transfer No. T. 1665/1976 in favour of Portion 76 (a Portion of Portion A) of the Farm Nubuamis 37/K measuring 2415 square metres.
- IV. AND FURTHER SUBJECT to a sewer servitude 5,00 metres wide, created in Notarial Deed No. K. 234/2002 in favour of the Municipal Council of Windhoek, the line A.B.C.D.E.F.G.H.J.K.L.M.N.P.Q.R.S.T.U.V.W.X.U.Z. A'B'C'D'E'F'G'H'J'K'L'M' representing a line 2,5 metres from the western boundary and 1,5 metres from the eastern boundary, as indicated on servitude Diagram SG No. A. 242/2001 annexed to the Notarial Deed.
- VI. SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, Ordinance 18 of 1954, as amended, namely :-

IN FAVOUR OF THE LOCAL AUTHORITY

- (a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- (b) The building value of the main building, excluding the outbuilding, to be erected on the erf shall be at least four times the municipal valuation of the erf.

FOR INFORMATION ONLY

up

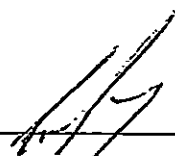
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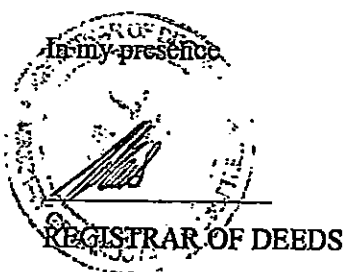
1

WHEREFORE the Appearer, renouncing all the Rights and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR to be entirely dispossessed of and disentitled to, the same, and that, by virtue of these Presents, the said TRANSFEREE, Its successors-in-title or Assigns, now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights; and finally acknowledging the purchase price amounting to the sum of N\$16 000 000,00.

SIGNED at WINDHOEK on 14 NOV 2011

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


SIGNATURE OF APPEARER



FOR INFORMATION ONLY

1. Transfer Duty Receipt No. 113048948
Issued at WINDHOEK
On 3 OCTOBER 2011
For N\$1 920 000,00

Checked : 1. 
2. 

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


COLEMAN, M.
CONVEYANCER



1

13

INV---574---1672

5-4

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number :	INV2025294672	Date Issued :	11/24/2025
Account Number :	N/A	Vote Number :	5000132050048
Name :	URBAN GREEN SUSTAINABILITY CONSULTANTS	Reference Number :	PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37
Address :	N/A	System Reference :	INV457131
		Issued By :	90346 - ASHIPEMBE (EN)
		Contact Details :	N/A
Description :	REZONING APPLICATION: FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000' TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0;		

PAYMENT DUE

Total Amount Excluding VAT	: N\$ 1750.00
Total VAT Amount	: N\$ 262.50
Total Amount Payable	: N\$ 2012.50

INVOICE DETAILS**Department** : 4010 - URBAN 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



Thank You!

Your transaction was successful

Payments From Urban Green Cheque 62066234528
27 Nov 2025

Not Categorised - Recipients paid in the last 3 months

Recipient	Ref	Amount	Reason
City Of Windhoek	CoW-PTN 134/37	N\$ 2,012.50	📄 Your payment was successful NAM01GGDF6RB
62012146115 - First National Bank	INV2025294672		
Total		N\$2,012.50	

576



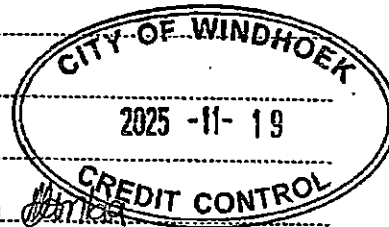
CREDIT CHECK LIST

Surname GOTTSCHEK Full Names STEVEN DAVID
 Erf no. PORTION 134/A FARM NUMBAMIS Township WINDHOEK
 Company/cc KAREE INVESTMENT NINE (PTY) LTD
 Namibian Id. (RSA ID 58010305134085)
 Postal Address _____
 Physical residential or Business address 24 ORBAN STREET, KLEIN WINDHOEK, WINDHOEK
 Telephone (B) (011) 534 7600 (H) _____
 Mobile no. _____

FINANCE DEPARTMENT CREDIT CHECK

Service Accounts (MS)

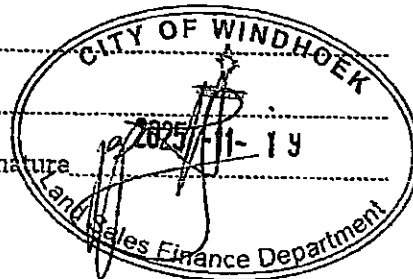
Comments: Acc: 127 59139-105 504.69 (current)
NO Arrears



Accounting Technician Credit Control Hijvire Signature [Signature]
 Date: 19/11/2025

LAND SALES

Comments: No hunting / loan acc.



Accounting Technician Credit Control [Signature] Signature [Signature]
 Date: _____
 Accountant Credit Control _____ Date: _____

URBAN Green Sustainability Consultants

Town & Regional Planning

Environmental Impact Assessment

Water & Wastewater Treatment

577



04 June 2026

Our Reference: KHOM/ERF/534/PP

The Chief Executive Officer

Department of Urban and Transport Planning

Municipality of Windhoek

PO Box 59

WINDHOEK

Attention: Mr. H. Rust

Re.: PUBLIC PARTICIPATION REPORT – REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

Our application dated 08 December 2025 with your office refers.

Following instruction via the attached email from your office dated 12 January 2026, Urban Green Sustainability Consultants conducted the required public consultation for the above mentioned, in line with the requirements of Sections 99 or 107 of the Urban and Regional Planning Act, (Act 5 of 2018) and Section 10 of the Regulations as well as the City of Windhoek Public Consultation Policy for the proposed development.

The public consultation commenced on 30 January 2026 and concluded on 20 February 2026, and is motivated as follows:

Proof of Giving Notice of Application.

Part 1: Notification to Prescribed Persons (Neighbours).

1.1 Mandatory Hand Delivery Requirement

Seven neighbouring properties were identified. Hand deliveries were made to only four (4) of the following neighbouring property owners as the first attempt on 04 February 2026.

Neighbours' Erf/Ptn No.	Township Name
Ptn 133/37	Farm Nubuamis
Ptn 135/37	Farm Nubuamis
Erf 4	Lafrenz
Erf 5	Lafrenz



1.2 Failed Hand Delivery Attempts Record

Neighbours' Erf No.	Township Name	Hand Delivery		Reasons for Failed Hand Delivery
		Attempt 1	Attempt 2	
Erf 1	Lafrenz	04/02/2026		Administered by Broll Namibia
Erf 2	Lafrenz	04/02/2026		Tenants were busy moving out
Erf 3	Lafrenz	04/02/2026		Tenants were busy moving out

1.3 Alternative Methods

Neighbours' Erf No.	Township Name	Alternative Delivery Method		Evidence Attached (Yes/No)
		Registered Mail	Email	
Erf 1	Lafrenz	No	Yes	Yes
Erf 2	Lafrenz	Yes	Yes	Yes
Erf 3	Lafrenz	Yes	Yes	Yes

Part 2: Notification to the General Public.

2.1. Government Gazette Notice

GRN Gazette Date	GRN Gazette Number	Notice Number	Deadline for Comments/Objections	Evidence Attached (Yes/No)
30 January 2026	8835	53	20 February 2026	Yes

2.2. Newspapers Notices.

Newspaper Name	1 ST Publication Date	2 ND Publication Date	Deadline for Comments/Objections	Evidence Attached (Yes/No)
New Era	30/01/2026	06/02/2026	20/02/2026	Yes
The Namibian	30/01/2026	06/02/2026	20/02/2026	Yes

2.3. On-Site Notice (Notice on the Land)

Notice Display Period (From to – To)	Deadline for Comments/Objections	Evidence Attached (Yes/No)
30/01/2026 to 05/03/2026	20/02/2026	Yes

2.4. Local Authority Notice Board Notice

Notice Display Period (From to – To)	Deadline for Comments/Objections	Evidence Attached (Yes/No)
01/02/2026 to 05/03/2026	20/02/2026	Yes

Part 3: Comments and / Objections Lodged.

Commentor Erf No.	Commentor Township Name	Names of Commentor	Name/s of comment		Evidence of Comments Attached (Yes/No)
			Comments	Objections	

During public consultation, no objections and/or concerns were received from the neighbouring property owners.

However, there was a delay experienced in the consultation response from the Ministry of Works and Transport (owners of Erven 4 & 5, Lafrenz), due to their internal processes and structures prior to providing written feedback of this nature.

Find herewith attached, the following documents in support of the public consultation –

- **The Proof of Giving Notice of Application (filled out) Form;**
- **All proof of Notification to the General Public (i.e. Gazette, Newspaper Notices, On-site & LA Notice Board Notices);**
- **Proof of Hand Deliveries made;**
- **Proof of Comments Received; and the**
- **Proof of Email Correspondences.**

In view of the above comment, we believe that the Windhoek City Council will monitor and review the current context of legal and related requirements for the consent use of the proposed development application, in line with the Public Consultation Policy with its supporting legislation, as amended.

Your office is hereby requested to proceed with the necessary submissions to the respective bodies with the Windhoek City Council, where after on approval from the Windhoek City Council an application for the Urban and Regional Planning Board will be submitted.

Should you require any further information in this regard please contact us.

Yours faithfully,



Brand van Zyl (MNCTRP)

Julia Bashir

From: Rust (HJ) <Hugo.Rust@windhoekcc.org.na>
Sent: 12 January 2026 09:24
To: Brand Van Zyl; Julia Bashir
Subject: 134/A/Nubuamisi No 37 Application
Attachments: Proof of Giving Notice of Application Form_v3.pdf

Dear Urban Green Consulting

Your application for the **RESONING OF PORTION 134/A/NUBUAMIS NO 37** has been received during the submission month of JANUARY 2026.

Your application is assigned to Mr. **H Rust** who can be contacted for further inquiries at 290 2378 or Hugo.Rust@windhoekcc.org.na

You may proceed to advertise the application in line with the requirements of Sections 99 or 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 for Proposed Development.

Please take note that the due date for the Public Participation period (including period for comments) is 30 April 2026.

Kindly complete and submit the Proof of Giving Notice of Application Form (attached) with all attachments (proof of neighbour notices, neighbour forms, newspaper and Government Gazette advertisements, on-site and local authority notice board notices as well as any objections received) in PDF FORMAT upon completion of the public participation process.

Given the objective of the public participation process to provide neighbours and the general public with a fair opportunity to provide inputs for consideration on the intended development proposal we wish to bring the following to your attention:

1. The delivery of Neighbour Notices to direct neighbours in terms of Section 121 (1)(a) of the Urban and Regional Planning Act (Act No. 5 of 2018) **by hand is mandatory**.
2. Neighbour Notices served by way of e-mail or by registered post may only proceed after two failed attempts of delivery of said notice by hand (at least one of which must be after official office hours),
3. Advertisements should be scheduled to appear in the media (as per the relevant legal requirements) over a continuous two-week period. The time period for all consultation, irrespective of consultation method (Government Gazette, newspaper adverts, neighbour notices, City of Windhoek's Customer Care Centre notice board or on-site notices), should coincide and may not span a period of more than 2 months in total.
4. In accordance with Section 120 of the Act, the calculation of days does not include Saturdays, Sundays or Public Holidays and the period in question must be calculated as exclusive of the first day and inclusive of the last day.

Applications will only proceed to the Town Planning Committee if the Proof of Giving Notice of Application Form is accepted. Applications with an incomplete/incorrect Proof of Giving Notice of Application Form will be returned to the Consultant for resubmission.

You are further informed that if the subject property is located outside of an approved policy area in the Windhoek Urban Structure Plan the commencement of notification does not infer support from the local authority and shall in no way prejudice the assessment or the local authority's ultimate recommendation or decision on the application. Therefore any costs, liabilities or consequences arising from proceeding with notification prior to final determination shall rest entirely with the applicant.

Regards
Urban Policy Division



Hugo Rust

Section Planner: Urban Policy
Department of Urban and Transport Planning

Office: +264 61 290 2378

Fax: +264 61 290 2111

Mobile:

E-mail: Hugo.Rust@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.



PROOF OF GIVING NOTICE OF APPLICATION

for applications made in terms of the Urban and Regional Planning Act, Act No. 5 of 2018 (the Act)

APPLICATION:

REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

PART 1: NOTIFICATION TO PRESCRIBED PERSONS (NEIGHBOURS)

As per Section 121(1)(a) of the Act and Regulation 10(4)(a)-(c)

1.1 MANDATORY HAND DELIVERY REQUIREMENT RECORD

In accordance with Sections 121(1)(a), 121(1)(b)(i), 121(1)(c)(i) and 121(2)(a) of the Act (read with Section 107 of the Act and Sub regulation 10(4) of the Regulations relating to the Act), the applicants are required to service notice to prescribed persons (being the owners of neighbouring properties) through hand delivery as the first and mandatory method of consultations with the neighbours.

NEIGHBOUR ERF/PORTION / FARM NO.	TOWNSHIP NAME / FARM NO.	DATE DELIVERED	PROOF OF RECEIPT UPON SIGNATURE ATTACHED (Yes/No)
Ptn 133/37	Farm Nubuamis	04/02/2026	YES
Ptn 135/37	Farm Nubuamis	04/02/2026	YES
Erf 4	Lafrenz	04/02/2026	YES
Erf 5	Lafrenz	04/02/2026	YES



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		
Erf 1	Lafrenz	04/02 /2026				Administered by Broll Namibia	☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☒ Others
Erf 2	Lafrenz	04/02 /2026				Tenants were busy moving out	☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☒ Others
Erf 3	Lafrenz	04/02 /2026				Tenants were busy moving out	☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☒ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ Others
							☐ Date stamped photos of visit ☐ Date stamped photo of call back notice left ☐ 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 1	Lafrenz	☐ Registered Mail	☒ E-mail	☐ Fax	YES
ERF 2	Lafrenz	☒ Registered Mail	☒ E-mail	☐ Fax	YES
ERF 3	Lafrenz	☒ Registered Mail	☒ E-mail	☐ Fax	YES
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ Fax	
		☐ Registered Mail	☐ E-mail	☐ 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)
30 January 2026	8835	53	20 February 2026	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	30 Jan 2026	06 Feb 2026	20 Feb 2026	YES
THE NAMIBIAN	30 Jan 2026	06 Feb 2026	20 Feb 2026	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)
30/01/2026 to 05/03/2026	20 February 2026	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)
01/02/2026 to 05/03/2026	20 February 2026	YES

PART 3: COMMENTS AND/OBJECTIONS LODGED

COMMENTS/OBJECTOR ERF, PORTION OR FARM NO.	COMMENTS/ OBJECTOR TOWNSHIP NAME / FARM NO	NAME(S) OF COMMENTS/ OBJECTOR	OBJECTIONS OR COMMENTS RECEIVED	EVIDENCE OF COMMENTS/ OBJECTIONS ATTACHED (YES/NO)
NO OBJECTIONS			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	
			☐ Comments ☐ Objections	



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.

Julia L. Bashir

NAME

04/06/2026

DATE



SIGNATURE

Urban Green Sustainability Consultants

COMPANY NAME (IF APPLICABLE)

PART 4: FOR OFFICE USE ONLY

CONSULTATIONS ACCEPTED:

YES ☐

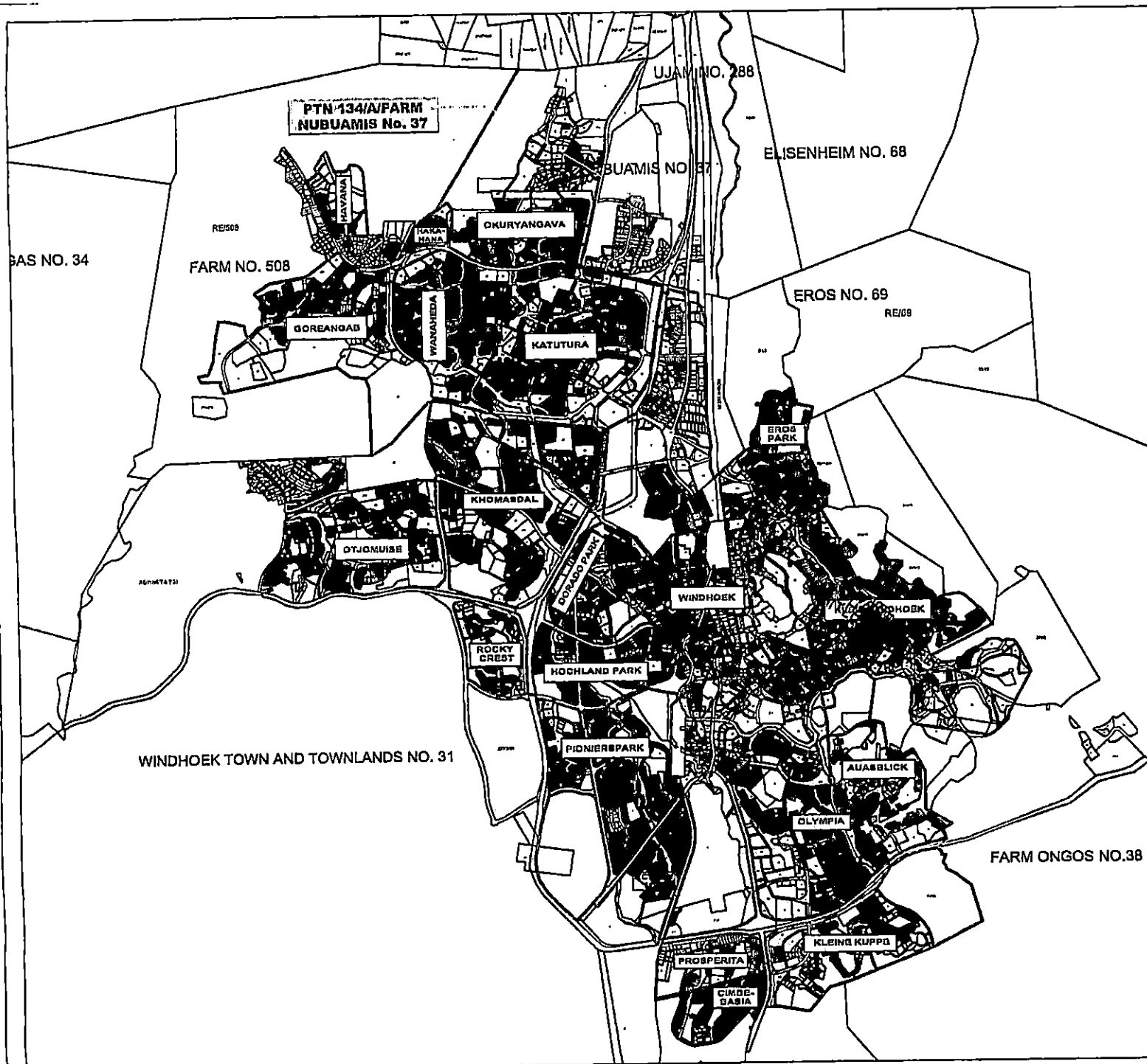
NO ☐

OFFICIAL NAME

IF NO, STATE THE REASONS BELOW:

DATE STAMP & SIGNATURE:





WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37



LEGEND

- Portion 134, (a Portion of A) of Farm Nubumis No. 37
- Township Boundaries
- Erven/Portions/Farms

CITY OF WINDHOEK
DEPT. OF URBAN AND TRANSPORT

2026 -02- 01

M.M.

URBAN POLICY DIVISION
UP1

587

LOCALITY MAP

NOTES: The copyright of this drawing is reserved.

PREPARED BY:

P.O. Box 11823
Karas Street
WINDHOEK
Cell: 081 123 0759
Tel: 054-308855
Fax: 081-401234



SURVEY:	DATE:
DESIGN: URBAN GREEN	October 2025
DRAWING: URBAN GREEN	DATE:
DRAWING NO: PTN 134/A/FARM NUBUAMIS	October 2025
SCALE:	1:100 000

RE/B/70



WINDHOEK

PTN 134/A/FARM NUBUAMIS
No. 37



LEGEND

- Portion 134, (a Portion of A) of Farm Nubumis No. 37
- Township Boundaries
- Erven/Farm Portions
- Contour Lines (2m Interval)

CITY OF WINDHOEK
DEPT. OF URBAN AND TRANSPORT PLANNING

2026 -

M.V.

URBAN POL.

588

IN

AERIAL MAP

NOTES: The copyright of this drawing is reserved.

PREPARED BY:

PO Box 11520
Khan Windhoek
WINDHOEK
Cell: 081 124 8729
Tel: 061-200920
Fax: 061-401264



SURVEY:	DATE:	October 2025
DRAWN BY: URBAN GREEN	DATE:	October 2025
DRAWING FOR: PTN 134/A/FARM NUBUAMIS		
SCALE:		1:100

MEMORANDUM⁵⁸⁹



TO : URBAN POLICY
FROM : ENVIRONMENTAL MANAGEMENT
ENQ : MET SHANYENGANGE #3529
CC :
DATE : 23/07/2026

Dear Colleague,

RE: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

Reference is made to the above.

The Division is supporting the application. The applicant is required to satisfy the following;

1. Apply for an Environmental Clearance Exemption from the Division of Health and Environment Services prior to submitting the application to the Urban and Regional Planning Board.


MET SHANYENGANGE

Kind Regards,

MEMORANDUM

TO: HJ Rust
Town Planner: Urban
Policy

DATE: 25 February 2026

FROM: CK Mouton
SH: Safety, Health &
Environment

ENQ: CK Mouton
Ext: 2125

REF: Rezoning of Ptn 134
Farm Nubuamisi No. 37

To: Planning - Endless Opportunities

REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMISI NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

The rezoning of Ptn 134 of Farm Nubuamisi No. 37, received on 12 January 2026, refers.

This Division has no objection to the application, provided that the applicant complies with the following:

1. Take all necessary measures to ensure that no public health nuisance is caused during normal operations.
2. Ensure that all businesses operating on the erf apply for and annually renew their Certificate of Fitness.

Yours faithfully,


SECTION HEAD: SAFETY, HEALTH & ENVIRONMENT

MEMORANDUM

SUBJECT:

1. REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37 (RENSBURGER STREET) FROM "RESIDENTIAL" WITH DENSITY OF 1:50 000 TO "RESTRICTED BUSINESS" WITH A BULK OF 1.0; AND
2. CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. IYAMBULA	13/03/2026	Tel: 290 2914	
Section Engineer	.../.../2026		
Chief Engineer	.../.../2026		

TO:	Urban Planning H Rust	DATE:	24 July 2026	
FROM:	Section Engineer: Roads Planning & Traffic Flow	REF:	L/PTN/A/37/NUB	

ROADS PLANNING DESIGN AND TRAFFIC FLOW

The application dated 08 December 2025 received from Urban Green Sustainability Consultants regarding the above subject matter has reference:

Portion 134 (a portion of Portion A) of farm Nubuamis No. 37 is located on the northern end of Rensburger Street and measures 11097.9377m² in extent. Rensburger is a Collector Road with moderate traffic volume during peak hours. Rezoning of Portion 134 (a portion of Portion A) of farm Nubuamis No. 37 from "Residential" with density of 1:50 000 to "Restricted Business" with a bulk of 1.0 will be generating 219 additional trips to the current road network.

Majority of the adjacent erven are zoned "Industrial" with a bulk of 1.0. Only Portion 134 (a portion of Portion A) of farm Nubuamis No. 37 is zoned "Residential". Indication is that the structures on the properties for a Warehouse, according to the attached approved Building Permit No. 1542/2013.

1. This Division has no objections to the proposed Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; provided that:
 - 1.1 Parking requirements for 'restricted business' is 1 bay per 50 m².
 - 1.2 That parking is provided as per attached approved Building Permit No. 1542/2013.
2. This Division has no objections to the proposed Consent to use the portion in accordance with the proposed zoning while the rezoning is in process; provided:
 - 2.1 That parking requirements for 'restricted business' is 1 bay per 50 m².
 - 2.2 That parking is provided as per attached approved Building Permit No. 1542/2013.
 - 2.3 The consent use shall only come into effect after meeting parking requirements on-site being to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully



M. Shiimi

Roads Planning, Design and Traffic Flow

MEMORANDUM

TO: Mr. H. Rust

DATE: 25 February 2026

FROM: INF: Engineering Services Division

REF: L/PTN/134/A/37/NUB



SUBJECT:

- **REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37 (RENSBURGER STREET) FROM "RESIDENTIAL" WITH DENSITY OF 1:50 000 TO "RESTRICTED BUSINESS" WITH A BULK OF 1.0; AND**
- **CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS**

The application dated 08 December 2026 regarding the above subject matter, 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 and consent use 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

MEMORANDUM⁵⁹⁶



The Gateway to Endless Opportunities

TO : Mr. Haikonda
Section Planner: Urban Policy
Department of Urban & Transport Planning

FROM : Mrs. Esther Liseli
Town Planner: Sustainable Development
Department of Urban and Transport Planning

REF : L/134/37/NUB

DATE : 26/01/2026

RE: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

This Division has no objection to the proposed, Rezoning of Portion 134 (a portion of Portion A) of Farm Nubumis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and Consent to use the portion in accordance with the proposed zoning while the rezoning is in process, provided:

- That the applicant complies with all the cadastral town planning and statutory applications as required.

Mrs. E. Liseli

**TOWN PLANNER: SUSTAINABLE DEVELOPMENT
DEPARTMENT OF URBAN AND TRANSPORT PLANNING**

MEMORANDUM



The Gateway to Endless Opportunities

TO : Mr. Hugo Rust
Section Planner: Urban Policy
Department of Urban & Transport Planning

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

ENQ : Mr. Michel Haraseb
Engineer: Low Voltage Networks
Department of Electricity

DATE : 14/07/2026

RE: •REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37 (RENSBURGER STREET) FROM “RESIDENTIAL” WITH DENSITY OF 1:50 000 TO “RESTRICTED BUSINESS” WITH A BULK OF 1.0; AND • CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

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”

Mr. V. H. Namgongo

**CHIEF ENGINEER: ENGINEERING SERVICES
DEPARTMENT OF ELECTRICITY**

CLASSIFIEDS

(061) 208 0800/44

(061) 220 584

classifieds@nepc.com.na

NEW ERA

NOTICE LEGAL NOTICE

PUBLIC NOTICE
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 802, Oshakati Extension 2, has applied to the Windhoek Town Council and intends applying to the Urban and Regional Planning Board for the:

- Re-zoning of Erf 802, Oshakati Extension 2 from "Single Residential" with a density of 1:500 to "Business" with a bulk of 1.0.

The intention of the owner to rezone the property is to allow for the construction of a medical health facility on the rezoned property.

The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Town Council: Civic Centre, First Floor, Town Planning Office, Sun Nijima Road, Windhoek West. The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Town Council: Civic Centre, First Floor, Town Planning Office, Sun Nijima Road, Windhoek West. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Town Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 824, Rundu Extension 17 has applied to the Rundu Town Council and intends applying to the Urban and Regional Planning Board for the:

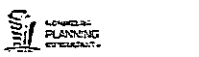
- Re-zoning of Erf 824, Rundu Extension 17 from "Residential" with a density of 1:500 to "Business" with a bulk of 1.0.

The intention of the owner to rezone the property is to allow for the construction of a mini market already constructed on the property.

The locality plans of the Erf for inspection on the town planning notice board of the Rundu Town Council: Civic Centre, Town Planning Office, Main Merveng Street, Rundu and the Applicant: Office no. 3, 64, Jenner Street, Windhoek West. 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 Rundu Town Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 62, Rehoboth Extension 1, has applied to the Rehoboth Town Council and intends applying to the Urban and Regional Planning Board for the:

- Re-zoning of Erf 62, Rehoboth Extension 1 from "General Residential" with a density of 1:100 to "Single Residential" with a density of 1:500.

The intention of the owner to rezone the property is to allow for the subdivision of the property into 12 new "Single Residential" erven and Remainder as a "Street".

The locality plans of the Erf for inspection on the town planning notice board of the Rehoboth Town Council: Town Planning Office, Ntshona Oliver Street, Rehoboth and the Applicant: Office no. 3, 64, Jenner Street, Windhoek West. 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 Rehoboth Town Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



CHANGE OF SURNAME - THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME
I, (1) AMY VICTORIA COURTNEY residing at 17 BROOK STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA and carrying on business / employed as (2) MECHANICAL ENGINEER intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume THE SURNAME KRONING for the reasons that (3) IF MY CURRENT SURNAME AND THE SURNAME I WAS GIVEN AT BIRTH, (previously bore the name) (4) COURTNEY, I intend also applying for authority to change the surname of my wife IVA and minor children (5) N/A. Any person who may object to my assumption of the said surname of KRONING 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, 23 JANUARY 2026.

CHINESE HEALTH CLINIC (ACUPUNCTURE) MOVED TO LIST STREET NO.3 WINDHOEK. CALL: 0813591886 / 0816264240

NOTICE LEGAL NOTICE

PUBLIC NOTICE
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 1031, Outapi Extension 3, has applied to the Outapi Town Council and intends applying to the Urban and Regional Planning Board for the:

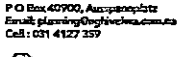
- Re-zoning of Erf 1031, Outapi Extension 3 from "Single Residential" with a density of 1:500 to "Business" with a bulk of 1.0.

The intention of the owner to rezone the property is to allow for the construction of a single residential property on each of the new erven to be created.

The locality plans of the Erf for inspection on the town planning notice board of the Outapi Town Council: Town Planning Office, Outapi - Tandi Main Road, Outapi: Office no. 3, 64, Jenner Street, Windhoek West. 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 Outapi Town Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

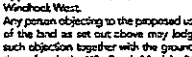
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 1883, Kusima Kusila Street, Windhoek, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

- Re-zoning of Erf 1883, Kusima Kusila Street, Windhoek from "Residential" with a density of 1:500 to "Business" with a bulk of 1.0.

The intention of the owner to rezone the Erf in terms of the Windhoek Zoning Scheme is to allow for the operation of a car wash business on the rezoned property. Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme. The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Municipal Council: Civic Centre, Main Municipal Offices, Rex Michael Scott Street, Windhoek and the Applicant: Office no. 3, 64, Jenner Street, Windhoek West. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

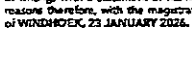
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 802, Grootfontein Street, Oshakati, Town, Oshana Region. Proprietors Phoenix Medical Centre. All ISARs are required to register and state concerns or provide comments and opinions with the consultant. All ISARs will be provided with a background information Document (BID) comprising of detailed information for the intended activity.

Public Meeting: A public meeting about the proposed development will be held on site (Erf 802, Grootfontein Street, Oshakati) on Thursday the 26th of February 2026 at 16:00.

Should you wish to register as an ISAR and receive BID, please contact the applicant on contact information provided at the end of the notice.

The due date for submission of comments is 27th February 2026 at 16:00.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Tel: 081 4127 359



NOTICE TO CREDITORS IN DECEASED ESTATES

All creditors and debtors in estates specified below, are called upon to lodge their claims and / or pay their debts with the administrators of these estates within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate: E 2353/2025

Master's Office: Windhoek
Surname: KALWENYA
First Name: Lukas Nikolaus
Date of Birth: 15 March 1986
ID Number: 86031500043
Last Address: Ohangwena, Eenhana
Date of Death: 22 July 2025
Full Name of the Surviving Spouse: N/A
Date of Birth: N/A
ID Number: N/A
Authorized Agent: Jacobs Amupolo Lawyers & Conveyancers
Office 23-25, Maroela Mall, Ongwediva
Tel: 0811277773
Advertiser and Address: Maria Amupolo
Email: mariaamupolo@jacobsamupolo.com.na
Date: 06 February 2026
Tel: 0811277773
Notice of publication in the Government Gazette on 06 February 2026

PROPERTY WANTED
TWAHARA REAL ESTATE. We are urgently looking for properties to buy for our cash and bank approved clients in WINDHOEK. 0815534337 THE AGENT YOU NEED.

NOTICE LEGAL NOTICE

PUBLIC NOTICE
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 2503, House Kusila Drive, Windhoek has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

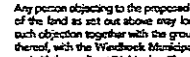
- Re-zoning of Erf 2503 (a portion of Erf 1271, House Kusila Drive, Windhoek from "Residential" with a density of 1:500 to "Office" with a bulk of 0.25.

Erf 2503 is located in House Kusila Drive, and currently measures 1570m² in extent. The Erf is currently zoned for "Residential" purposes. The intention of the owner to rezone the Erf from "Residential" with a density of 1:500 to "Office" with a bulk of 0.25 in terms of Table 8 of the Windhoek Zoning Scheme is to allow for the construction of an office complex on the rezoned property.

Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme. The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Municipality: Civic Centre, Main Municipal Offices, Rex Michael Scott Street, Windhoek and the Applicant: Office no. 3, 64, Jenner Street, Windhoek West. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipality and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

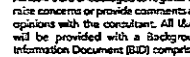
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 1883, Kusima Kusila Street, Windhoek, has applied to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board for the:

- Re-zoning of Erf 1883, Kusima Kusila Street, Windhoek from "Residential" with a density of 1:500 to "Business" with a bulk of 1.0.

The intention of the owner to rezone the Erf in terms of the Windhoek Zoning Scheme is to allow for the operation of a car wash business on the rezoned property. Should this application be successful, the number of vehicles for which parking must be provided on-site will be in accordance with the Windhoek Zoning Scheme. The locality plans of the Erf for inspection on the town planning notice board of the Windhoek Municipal Council: Civic Centre, Main Municipal Offices, Rex Michael Scott Street, Windhoek and the Applicant: Office no. 3, 64, Jenner Street, Windhoek West. Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Windhoek Municipal Council and the Urban and Regional Planning Board for the:

The last date for any objections is: 6th March 2026.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Cell: 081 4127 359



PUBLIC NOTICE

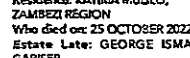
Notice is hereby given that Nkhivela Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 802, Grootfontein Street, Oshakati, Town, Oshana Region. Proprietors Phoenix Medical Centre. All ISARs are required to register and state concerns or provide comments and opinions with the consultant. All ISARs will be provided with a background information Document (BID) comprising of detailed information for the intended activity.

Public Meeting: A public meeting about the proposed development will be held on site (Erf 802, Grootfontein Street, Oshakati) on Thursday the 26th of February 2026 at 16:00.

Should you wish to register as an ISAR and receive BID, please contact the applicant on contact information provided at the end of the notice.

The due date for submission of comments is 27th February 2026 at 16:00.

Applicant: Nkhivela Planning Consultants
P.O. Box 40900, Ausspannplatz
Email: planning@nkhivela.com.na
Tel: 081 4127 359



NOTICE TO CREDITORS IN DECEASED ESTATES

All creditors and debtors in estates specified below, are called upon to lodge their claims and / or pay their debts with the administrators of these estates within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate: E 2353/2025

Master's Office: Windhoek
Surname: KALWENYA
First Name: Lukas Nikolaus
Date of Birth: 15 March 1986
ID Number: 86031500043
Last Address: Ohangwena, Eenhana
Date of Death: 22 July 2025
Full Name of the Surviving Spouse: N/A
Date of Birth: N/A
ID Number: N/A
Authorized Agent: Jacobs Amupolo Lawyers & Conveyancers
Office 23-25, Maroela Mall, Ongwediva
Tel: 0811277773
Advertiser and Address: Maria Amupolo
Email: mariaamupolo@jacobsamupolo.com.na
Date: 06 February 2026
Tel: 0811277773
Notice of publication in the Government Gazette on 06 February 2026

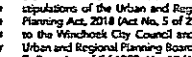
PROPERTY WANTED
TWAHARA REAL ESTATE. We are urgently looking for properties to buy for our cash and bank approved clients in WINDHOEK. 0815534337 THE AGENT YOU NEED.

NOTICE LEGAL NOTICE

NOTICE TO CREDITORS IN DECEASED ESTATES
ESTATE LATE: GABRIEL FESTUS MASTER'S REF NO: E 2074/2025 ID NO: 60320008 URBAN/AMUPULO CONSULTANTS REGION: KAMATI ID NO: 67100400937 DATE OF DEATH: 30 JANUARY 2023 LAST ADDRESS: URBAN/AMUPULO CONSULTANTS REGION: KAMATI ID NO: 67100400937

All Creditors and Debtors of the above Estate are hereby called upon to lodge their claims against and/or pay their debts to the Estate at the undermentioned address within a period of 30 (thirty) days as from date of the publication hereof.

TANGANI P. AUSAJU AGENT OF THE EXECUTOR AUSAJU ATTORNEYS P.O. Box 40900, WINDHOEK 3777 OLDER STREET WINDHOEK NORTH EMAIL: tangani@ausajuattorneys.com Tel: +264 81 215329 1



REZONING OF CONSOLIDATED ERF 7590, EPIKUNO STREET, WINDHOEK FROM "RESIDENTIAL" 1:500m² TO "RESIDENTIAL WITH A DENSITY OF 1:500m²"

Consolidated Erf 7590 is situated on Epikuno Street, to the east of the End Shopping Centre. The property measures 10 111m² in extent and is currently zoned "Residential" with a density of 1:500m² and a bulk of 1.0. The Erf is currently developed and well maintained.

The owner intends to increase the density of the Erf from 1:500 to 1:500m². The proposed increase in residential density from 1:500 to 1:500m² is motivated by a practical housing need. The owner intends to accommodate an additional residential dwelling on the Erf to provide independent living space, while retaining the residential character of the property.

The subject Erf falls within an area identified in the new Windhoek Urban Structure Plan as suitable for a general residential density of up to 1:500m². The Structure Plan explicitly encourages development in this area in order to support efficient land use and sustainable urban growth.

The access to the Erf will remain from Epikuno Street. The parking plan will be submitted with the approval of the new building plans.

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 (Urban and Regional Planning Board) for the:

- Re-zoning of Erf 1053, No. 19 HERST STREET, KLEIN WINDHOEK FROM "RESIDENTIAL" 1:500m² TO "RESIDENTIAL WITH A DENSITY OF 1:500m²"

The subject Erf falls within an area identified in the new Windhoek Urban Structure Plan as suitable for a general residential density of up to 1:500m². The Structure Plan explicitly encourages development in this area in order to support efficient land use and sustainable urban growth.

The access to the Erf will remain from Epikuno Street. The parking plan will be submitted with the approval of the new building plans.

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The access to the Erf will remain from Epikuno Street. The parking plan will be submitted with the approval of the new building plans.

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- Re-zoning of Erf 1053, No. 19 HERST STREET, KLEIN WINDHOEK FROM "RESIDENTIAL" 1:500m² TO "RESIDENTIAL WITH A DENSITY OF 1:500m²"

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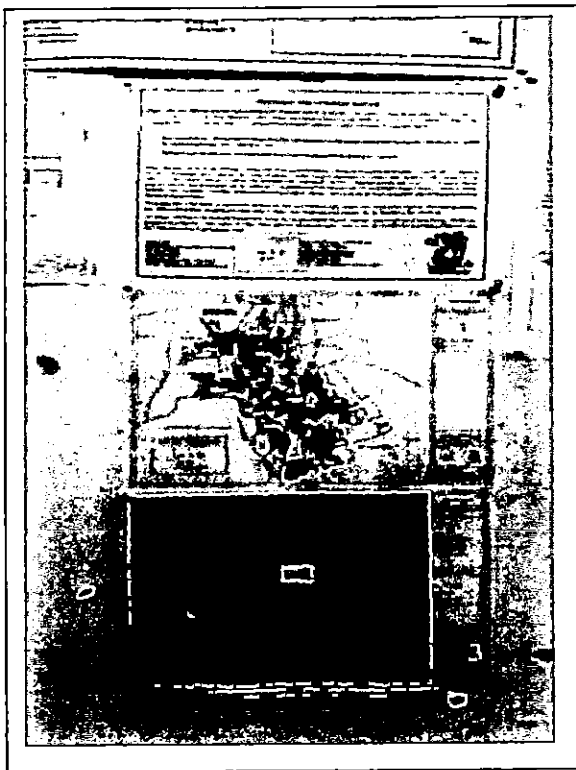
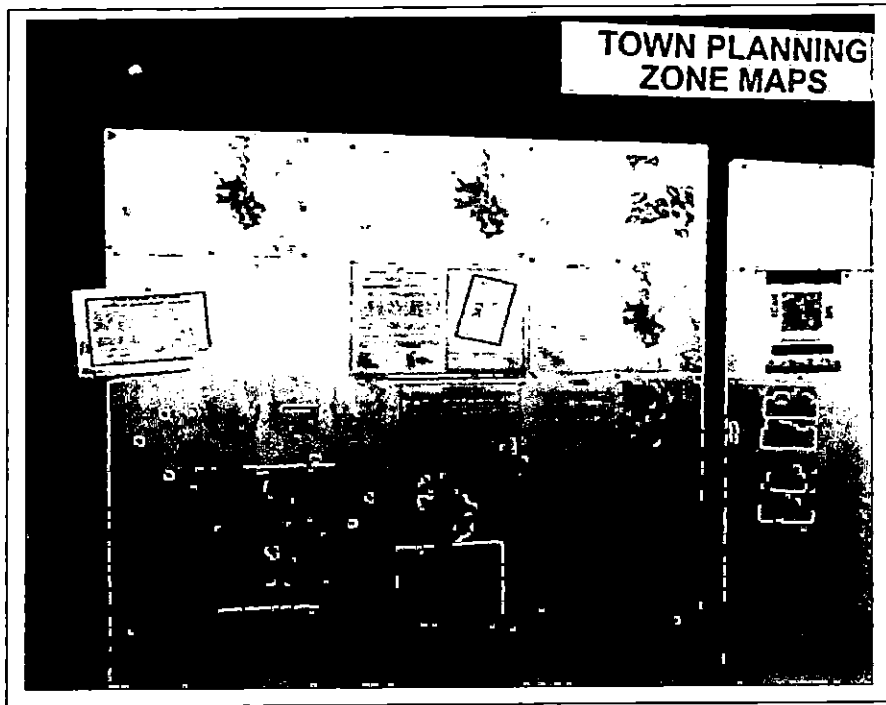
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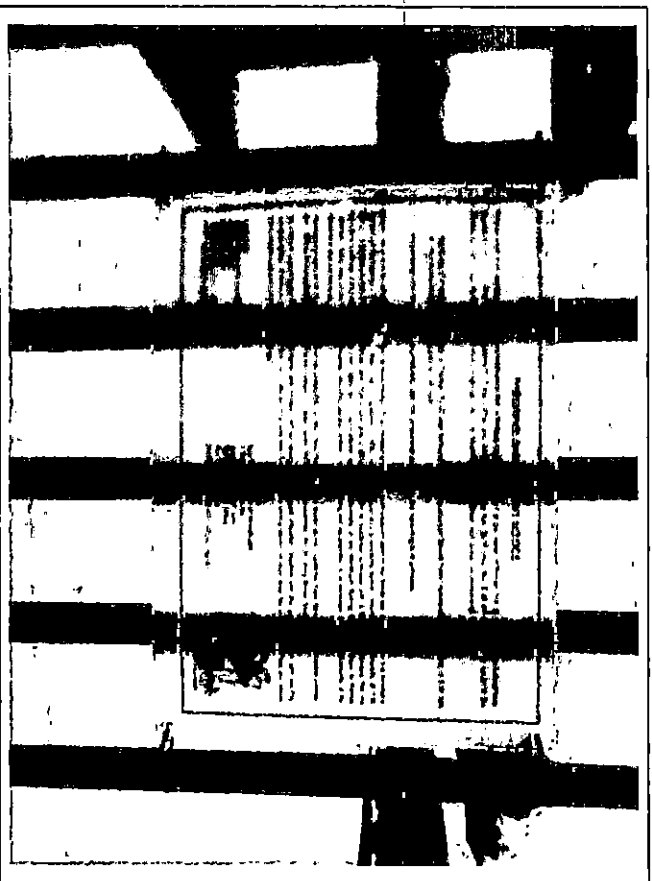
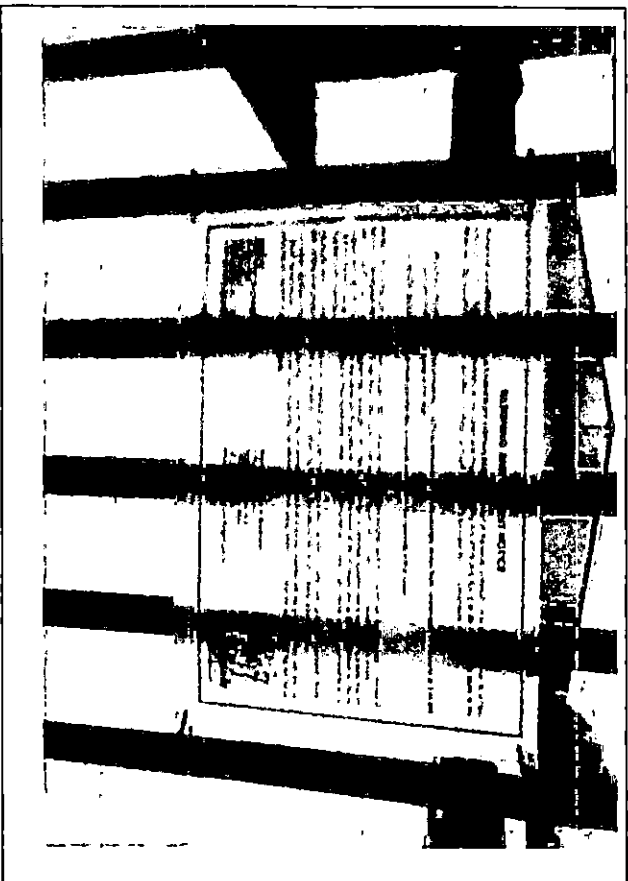
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- Re-zoning of Erf 1053, No. 19 HERST STREET, KLEIN WINDHOEK FROM "RESIDENTIAL" 1:500m²

PORTION 134/A/37, FARM NUBUAMIS – CoW - CUSTOMER CARE NOTICE BOARD



PORTION 134/A/A/37, FARM NUBUAMIS – ON-SITE NOTICE



REZONING AND CONSENT NOTICE

Please note that **URBAN GREEN SUSTAINABILITY CONSULTANTS**, on behalf of the owner of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the –

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from “residential” with density of 1:50 000 to “restricted business” with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

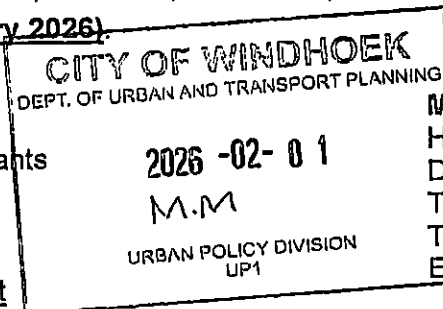
Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 is situated towards the north-eastern parts of the Windhoek Township, and it is located at the end of Rensburger Street, Lafrenz. The Portion measures 1,1098 hectares in extent and is currently zoned “residential” with a density of 1:50 000m². It is the owners’ intentions to rezone from ‘residential’ with a density of 1:50 000 to ‘restricted business’ with a bulk of 1.0 to ensure that the property conforms with the existing land use status quo in accordance with the requirements of the Windhoek Zoning Scheme. Access to Port 134/A/37, Farm Nubuamis is currently obtained from Rensburger Street, Lafrenz. Parking will be provided in accordance with the requirements of Windhoek Zoning Scheme.

The locality plan of the Portion is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning and consent set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is **20 February 2026**).

Applicant:

Urban Green Sustainability Consultants
PO Box 11929
Klein Windhoek
Contact details: 061 – 300 820
Email: admin@urbangreenafrica.net



Municipal Council of Windhoek

H Rust – Town Planner
Department of Urban and
Transport Planning Office
Tel: 061 – 290 2378
Email: Hugo.Rust@windhoekcc.org.na



DEPARTMENT OF URBAN AND TRANSPORT PLANNING

☐ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



CONFIRMATION OF NOTICE OF APPLICATION

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND
CONSENT USES IN TERMS OF THE WINDHOEK ZONING SCHEME

APPLICATION:

REZONING OF PTN 134/A/37, FARM NUBUAMIS FROM RESIDENTIAL WITH A DENSITY
OF 1:50 000 TO RESTRICTED BUSINESS WITH A BULK OF 1.0 AND CONSENT TO USE
PTN WITH PROPOSED ZONING WHILE REZONING IS IN PROCESS.

PART 1: NOTIFICATION TO PRESCRIBED PERSONS (OWNERS OF NEIGHBOURING & AFFECTED PROPERTIES)

INSTRUCTIONS

SECTIONS (§§) OF THE ACT AND REGULATION (REG) PROVISIONS

- 1.1 The applicant is required to serve a notice of the intended application to the owners of neighbouring and affected properties through hand delivery and/or emails or telefax. — §§121(1)(a)-(b)(i), 121(1)(c)(i), 121(2)(a), 121(1)(d) & 121(2)(c) and REG. 10(4) & 12(c)
- 1.2 If (and only if) hand, e-mail or telefax delivery methods have been attempted (proof to be provided) and failed, the applicant may proceed with the registered mail. That is, notice by Registered Post will only be accepted in circumstances where the neighbour could not be reached in person or where no physical, email address and/or telefax was nominated by the person — §§121(1)(b)(ii), 121(1)(c)(ii) and 121(2)(b) and REG 10(4) and 12(c)
- 1.3 The applicant must provide evidence of all consultations, including hand delivered Neighbour Consent Form; proof of failed hand delivery, e-mail and telefax attempts; proof of registered mail. — REG 12(c)
- 1.4 Therefore, please complete this form by indicating the methods used in serving notices to the owners of neighbouring and affected properties: — REG 12(c)

PROPERTY (Erf No/Township, Portion/Farm)	METHODS OF SERVING A NOTICE TO OWNERS OF NEIGHBOURING AND AFFECTED PROPERTIES As per Section 121 of the Urban and Regional Planning Act, 2018				COMMENTS (including confirmation of nomination of delivery method and details and dates of any failed attempts to serve a notice via hand delivery, e-mail and/or telefax)
PTN 133/37/NUB	Hand Delivery ☒	E-mail ☐	Telefax ☐	Registered Mail ☐	4/2/2026 4/2/2026
PTN 135/37/NUB	Hand Delivery ☒	E-mail ☐	Telefax ☐	Registered Mail ☐	4/2/2026 4/2/2026
Erf 1, LAFRENZ	Hand Delivery ☐	E-mail ☒	Telefax ☐	Registered Mail ☐	
Erf 2, LAFRENZ	Hand Delivery ☐	E-mail ☒	Telefax ☐	Registered Mail ☒	
Erf 3, LAFRENZ	Hand Delivery ☐	E-mail ☒	Telefax ☐	Registered Mail ☒	
Erf 4, LAFRENZ	Hand Delivery ☒	E-mail ☐	Telefax ☐	Registered Mail ☐	DW 4/2/2026
Erf 5, LAFRENZ	Hand Delivery ☒	E-mail ☐	Telefax ☐	Registered Mail ☐	— " —
	Hand Delivery ☐	E-mail ☐	Telefax ☐	Registered Mail ☐	
	Hand Delivery ☐	E-mail ☐	Telefax ☐	Registered Mail ☐	
	Hand Delivery ☐	E-mail ☐	Telefax ☐	Registered Mail ☐	
	Hand Delivery ☐	E-mail ☐	Telefax ☐	Registered Mail ☐	
	Hand Delivery ☐	E-mail ☐	Telefax ☐	Registered Mail ☐	

DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

607

59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3423.2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)

Applicant Name: URBAN GREEN SUSTAINABILITY CONSULTANTS
Erf/Portion/Farm No.: ERF 395 Township/Farm Name: KLEIN WINDHOEK
Postal Address: PO BOX 11929, KLEIN WINDHOEK
E-mail: admin@urbangreenafrica.net
Tel. No.: +264 (0) 61 300 820
Full Title of Application: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS.

2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I / we Lizette de Janssen (full name/s)
being the owner of Portion 133 of the Farm, Nubumis No. 37 (Erf/Portion/Farm No.)
Nubumis No. 37 (Township/Farm Name)

declare that I / we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.

☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.

Signed at: Windhoek on this 12 day of February 2026
Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.

Postal Address: _____ E-mail Address: Properties@tgh.na
Tel / Cell No.: 0811428785 Telefax: _____

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X":

Physical Address ☐
for hand delivery:

Postal Address ☐
for registered mail

Email Address ☒
for electronic transmission

Telefax ☐
for electronic transmission

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.org.na is: 20 FEBRUARY 2026

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.

Full Name: _____

ID No.: _____

Signature: _____

Date: _____



30 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofindianrock.org

NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I / we

Luizete da Fonseca

(full name/s)

being the owner of

Portion 133 of the Farm.

77 (Erf/Portion/Farm No.)

Neubornis No. 37

(Township/Farm Name)

declare that I / we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.

☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments below on this additional form.

This image shows a full page of handwriting practice paper. It features ten horizontal dotted lines spaced evenly down the page. Additionally, there are three diagonal dashed lines: one in the top right quadrant, one in the middle left area, and one in the bottom left corner. The rest of the page is blank, providing space for practicing letter formation and alignment.

Signed at: Albuquerque

Signature:

on this 12 day of February 2026

The neighbour must sign this form, whether objecting or not objecting

Postal Address

Tel / Cell No.: 081/428785

E-mail Address: Properties@tqh.na

Telefax:

**DEPARTMENT OF URBAN AND
TRANSPORT PLANNING**

609

☐ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)

Applicant Name: URBAN GREEN SUSTAINABILITY CONSULTANTS
 Erf/Portion/Farm No.: ERF 395 Township/Farm Name: KLEIN WINDHOEK
 Postal Address: PO BOX 11929, KLEIN WINDHOEK
 E-mail: admin@urbangreenafrica.net
 Tel. No.: +264 (0) 61 300 820
 Full Title of Application: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS.

2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I / we Lizette da Fonseca (full name/s)
 being the owner of Portion 135 of the Farm, Nubumis No. 37 (Erf/Portion/Farm No.)
Nubumis No. 37 (Township/Farm Name)

declare that I / we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.

☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.

Signed at: Windhoek on this 12 day of February 2026
 Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.

Postal Address: _____ E-mail Address: Properties@tgh.na
 Tel / Cell No.: 0811428785 Telefax: _____

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X":

Physical Address ☐
 for hand delivery:

Postal Address ☐
 for registered mail

Email Address ☒
 for electronic transmission

Telefax ☐
 for electronic transmission

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.org.na is: 20 FEBRUARY 2026

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.

Full Name: _____
 Signature: _____

ID No.: _____
 Date: _____

**DEPARTMENT OF URBAN AND
TRANSPORT PLANNING**

✉ 59

80 Independence Avenue

WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I/we Lizette da Fonseca (full name/s)
being the owner of Portion 135 of the Farm (Erf/Portion/Farm No.)
Nubunamis No. 37 (Township/Farm Name)

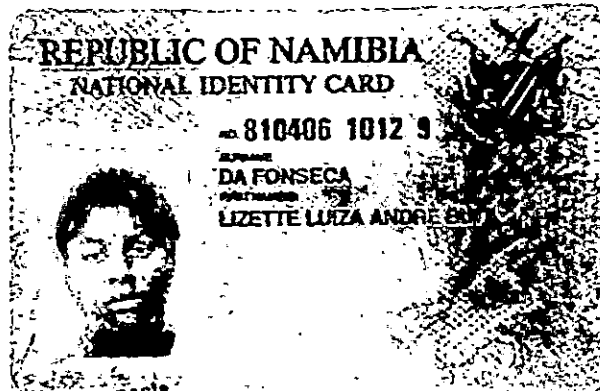
declare that I / we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.

☐ Object to the aforesaid application.

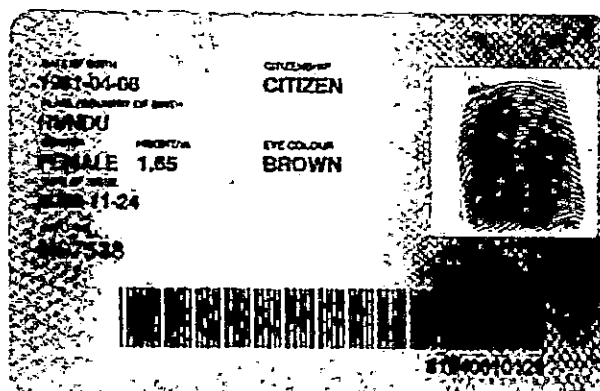
Please provide the reasons for objecting and/or other comments below on this additional form.

Signed at: Windsor on this 12 day of February 2026
 Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.
 Postal Address: _____ E-mail Address: Propertr@tgh.na
 Cell No.: 0811428785 Telefax: _____



Certified a true copy of the original documents

Kevin John Anderson
COMMISSIONER OF OATHS
EX OFFICIO: LEGAL PRACTITIONER
2 Kerner Street, Eros
Windhoek, Namibia
PO Box 11363, Windhoek



DEPARTMENT OF URBAN AND
TRANSPORT PLANNING

☐ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/2439/2332 e-mail: Up.Applications@windhoekcc.org.na



The City of Windhoek
www.cityofwindhoek.org.na

NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)			
Applicant Name:	KAREE INVESTMENTS NINE PTY LTD		
Erf/Portion/Farm No.:	PTN 134/A/37	Township/Farm Name:	FARM NUBIAMIS
Postal Address:	PO Box 11929, KLEIN WINDHOEK		
E-mail:	andre@aca.com.na		
Tel. No.:	+2711 - 646 9541 EMMARENCIA JHB 2195		
Full Title of Application:	REZONING OF PTN 134/A/37 FARM NUBIAMIS (RENSBURGER STR) FROM RESIDENTIAL WITH A DENSITY OF 1:50 000 TO RESTRICTED BUSINESS WITH A BULK OF 1.0 AND CONSENT TO USE THE PTN IN ACCORDANCE WITH THE PROPOSED ZONING		
2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)			
I/we	FRANK KERSTOCK		(full name/s)
being the owner of	KRAATZ (PTY) LTD ERF 1.		(Erf/Portion/Farm No.)
	LAFRENZ		(Township/Farm Name)
declare that I/we (Please mark the applicable box with an "X"):			
☒ Do not object to the aforesaid application.			
☐ Object to the aforesaid application.			
Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.			
Signed at:	WAKUS BAY	on this 13 day of	MAY 2026
Signature:		The neighbour must sign this form, whether objecting or not objecting.	
Postal Address	P.O. Box 555 WB	E-mail Address:	Frank.kerstock@01.na
Tel / Cell No.:	064 215800	Telefax:	
3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)			
In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X":			
Physical Address for hand delivery:	☐	Postal Address for registered mail:	☐
Email Address for electronic transmission:	☒	Telefax for electronic transmission:	☐
Failure to Nominate Preferred Method for Service of Notices (Default Election):			
Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.			
4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)			
The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.org.na is:			
Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.			
ACKNOWLEDGEMENT OF RECEIPT			
I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.			
Full Name:		ID No.:	
Signature:		Date:	

13/05/2026 Date

Your Reference: KHOM/PTN/134/A/37/NUB

Urban Green Sustainability Consultants
 Town and Regional Planning Consultants
 PO Box 11929
 Klein Windhoek
 Windhoek

Sir/Madam

RE.: REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM NUBUAMIS NO. 37, (RENSBURGER STREET), FROM 'RESIDENTIAL WITH A DENSITY OF 1:50 000 TO 'RESTRICTED BUSINESS' WITH A BULK OF 1.0; AND CONSENT TO USE THE PORTION IN ACCORDANCE WITH THE PROPOSED ZONING WHILE THE REZONING IS IN PROCESS

Herewith do I/we (name of erf owner/s) FRANK KERSTOCK

the owner/s of Erf: Erf 1, Lafrenz

declare that I / we (please indicate an X in the appropriate box):

- ☒ Do not object to the intended Rezoning of Portion 134 (a portion of Portion A) of Farm Nubiamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and Consent to use the portion in accordance with the proposed zoning while the rezoning is in process, as indicated in the letter dated 30 January 2026.
- ☐ Do object to the intended rezoning of Portion 134 (a portion of Portion A) of Farm Nubiamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and Consent to use the portion in accordance with the proposed zoning while the rezoning is in process, as indicated in the letter dated 30 January 2026.

If objecting, please indicate the reasons for doing so:

.....

Signed at: WAVIS BAY on this 13 day of MAY 2026.

FRANK KERSTOCK
 Name and signature of Property Owner/s

[Signature]
 Witness

DEPARTMENT OF URBAN AND TRANSPORT PLANNING

☐ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 3378/3428/2333 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT NO 5 OF 2015 (THE ACT) AND WINDHOEK ZONING SCHEME

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)

Applicant Name: KARRE INVESTMENTS NINE PTY LTD
 Erf/Portion/Farm No.: PTN 134/A/37 Township/Farm Name: FARM NUBUAMIS
 Postal Address: P O Box 11929, KLEIN WINDHOEK
 E-mail: andre@qca.com.na
 Tel. No.: +2711 - 646 9541 EMMARENCIA JHB 2195
 Full Title of Application: REZONING OF PTN 134/A/37 FARM NUBUAMIS (RENSBURGER STREET)
FROM RESIDENTIAL WITH A DENSITY OF 1:30 000 TO RESTRICTED
BUSINESS WITH A BULK OF 1.0 AND CONSENT TO USE THE PTN IN
ACCORDANCE WITH THE PROPOSED ZONING WHILE REZONING IS IN PROCESS

NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I/we HELFRICH HULSEL (full name/s)
 being the owner of ERF-NO. 2 + 3 (Erf/Portion/Farm No.)
LAFRENZ (Township/Farm Name)

declare that I/we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.

☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.

Signed at: WINDHOEK on this 27th day of MAY 2026
 Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.

- Postal Address: 80351 WINDHOEK E-mail Address: FREENTER & LAFRENZ
 Tel / Cell No.: 061-561321 Telefax: _____

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X".

Physical Address
for hand delivery: ☐

Postal Address
for registered mail: ☐

Email Address
for electronic transmission: ☒

Telefax
for electronic transmission: ☐

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.org.na is: _____

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.

Full Name: _____

ID No.: _____

Signature: _____

Date: _____

DEPARTMENT OF URBAN AND TRANSPORT PLANNING

☐ 59

80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2378/3428/2332 e-mail: Up.Applications@windhoekcc.org.na

www.cityofwindhoek.org.na



NEIGHBOUR CONSENT FORM

FOR APPLICATIONS MADE IN TERMS OF THE URBAN AND REGIONAL PLANNING ACT, ACT NO. 5 OF 2018 (THE ACT) AND WINDHOEK ZONING SCHEME

1. APPLICANT AND APPLICATION DETAILS (to be completed by Applicant)

Applicant Name: KAREE INVESTMENTS NINE PTY LTD
 Erf/Portion/Farm No.: PTN 134/A/37 Township/Farm Name: FARM NUBUAMIS
 Postal Address: 11929, KLEIN WINDHOEK
 E-mail: andre@aca.com.na
 Tel. No.: +2711-646 9541 EMMARENCIA JHB 2195
 Full Title of Application: REZONING OF PTN 134/A/37 FARM NUBUAMIS (RENSBURGER STREET) FROM RESIDENTIAL WITH A DENSITY OF 1:50 000 TO RESTRICTED BUSINESS WITH A BULK OF 10 AND CONSENT TO USE THE PTN IN ACCORDANCE WITH THE PROPOSED ZONING

2. NEIGHBOUR'S DETAILS AND COMMENTS/OBJECTIONS (to be completed by Neighbour)

I/we Ministry of Works & Transport (full name/s)
 being the owner of Erf 405 L96023 (Erf/Portion/Farm No.)
 (Township/Farm Name)

declare that I/we (Please mark the applicable box with an "X"):

☒ Do not object to the aforesaid application.☐ Object to the aforesaid application.

Please provide the reasons for objecting and/or other comments by attaching an additional letter to this Form.

Signed at: Windhoek on this 02 day of June 2026
 Signature: [Signature] The neighbour must sign this form, whether objecting or not objecting.
 Postal Address: P/Bag 13348 E-mail Address: E1195.HUOKWAS@munib.gov.na
 Tel / Cell No.: 0811664966 Telefax: _____

3. NEIGHBOUR'S NOMINATION OF PREFERRED METHOD FOR SERVICE OF NOTICES (to be completed by Neighbour)

In accordance with Sections 121(1)(b)(i), 121(1)(b)(ii), 121(1)(d) and 121(2)(c) of the Urban and Regional Planning Act, you are hereby requested to formally nominate which of the above addresses shall be used for the formal service of notices and documents related to this application by marking the applicable box with an "X".

Physical Address
for hand delivery: ☒Postal Address
for registered mail: ☐Email Address
for electronic transmission: ☐Telefax
for electronic transmission: ☐

Failure to Nominate Preferred Method for Service of Notices (Default Election):

Take notice that in the event you fail to return this form or provide a written nomination of a preferred method before the deadline set out below (in No. 4 of this form), it shall be recorded that you have defaulted to the method by which this current notice was delivered to you. This method will be deemed your nominated preference for the purposes of all subsequent service of documents in terms of Section 120 of the Act.

4. DEADLINE FOR COMMENTS AND OBJECTIONS (to be completed by Applicant)

The deadline to submit this completed form as well as to lodge the comments and/or objections to the applicant and the City of Windhoek via Up.Applications@windhoekcc.org.na is: 30 APRIL 2026

Should this form not be returned to the applicant or the City of Windhoek by the abovementioned date, it will be assumed that there are no objections against the aforesaid application.

ACKNOWLEDGEMENT OF RECEIPT

I hereby acknowledge that I have received the official notice for the aforementioned application. I understand that this signature confirms receipt only and does not signify any approval or objection to the application.Full Name: Ministry of Works & Transport
Signature: [Signature]ID No.: -
Date: 02 June

Julia Bashir

From: Julia Bashir
Sent: 27 April 2026 10:32
To: 'Jade Olivier'
Cc: Admin
Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Tracking:	Recipient	Delivery	Read
	'Jade Olivier'		
	Admin	Delivered: 27/04/2026 10:32	Read: 27/04/2026 10:41

Good morning, Jade,

The below email regarding the above-mentioned subject refers.

A friendly reminder for the requested neighbours` feedback forms please? Thank you.

Kind regards

Julia L. Bashir

Urban **Green cc**
 Town and Regional Planners
 Environmental Management Consultants
 PO Box 11929, Klein Windhoek, Windhoek
 Tel.: +264 61 300 820 Fax.: +264 61 401 294

"The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Urban Green cc is neither liable for the proper, complete transmission of the information contained in this communication nor any delay in its receipt."

♻️ Please consider the environment before printing this e-mail / attachments

From: Julia Bashir
Sent: 20 April 2026 10:28
To: Jade Olivier <jade.olivier@brollnamibia.com.na>
Cc: Admin <admin@urbangreenafrica.net>
Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz
Importance: High

Dear Jade,

Good morning. The below email regarding the above-mentioned subject refers.

Do you have feedback on the public consultation documents send for the rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamnis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0?

We are currently compiling the Public Consultation Report, and it is required that we submit all neighbours feedback forms as proof of consultation before 27 April 2026 please. Thank you.

Kind regards

Julia L. Bashir

Urban **Green cc**
 Town and Regional Planners
 Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek
Tel.: +264 61 300 820 Fax.: +264 61 401 294

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 Please consider the environment before printing this e-mail / attachments

From: Julia Bashir
Sent: 13 April 2026 08:00
To: Jade Olivier <jade.olivier@brollnamibia.com.na>
Cc: Admin <admin@urbangreenafrica.net>
Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Dear Jade,

Good morning. the above-mentioned subject refers.

Given that Broll Namibia is the Managing Agent, it is usually acceptable if the Managing Agent could forward the documents to the property owner (i.e. Kraatz Marine (Proprietary) Limited.) for signature and/or comments in this regard. Thank you.

Kind regards

Julia L. Bashir
Urban Green cc
Town and Regional Planners
Environmental Management Consultants
PO Box 11929, Klein Windhoek, Windhoek
Tel.: +264 61 300 820 Fax.: +264 61 401 294

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 Please consider the environment before printing this e-mail / attachments

From: Jade Olivier <jade.olivier@brollnamibia.com.na>
Sent: 10 April 2026 14:08
To: Julia Bashir <julia@urbangreenafrica.net>
Cc: Admin <admin@urbangreenafrica.net>
Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Dear Julia,

I have forwarded your email to Jost. However, we first need to consult with our legal team to confirm whether we, as the Managing Agent, are permitted to complete the forms or if it must be completed by Kraatz.

Once this has been clarified, we will provide you with the completed documentation.

Warm regards,

Jade Olivier
Property Administrator

T: +264 61 374 500
 C: +264 85 715 3423
 E: jade.olivier@brollnamibia.com.na
 A: Shop 25-27 | Upper Level | Town Square Building |
 Post Street Mall Windhoek



www.brollnamibia.com.na



PROUD TO BE PART OF

From: Julia Bashir <julia@urbangreenafrica.net>
 Sent: Thursday, 9 April 2026 10:32 am
 To: Jade Olivier <jade.olivier@brollnamibia.com.na>
 Cc: Admin <admin@urbangreenafrica.net>
 Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Caution: This email was sent from outside the organisation. Verify the sender before clicking any links or opening attachments.

Dear Jade,

Thank you very much, it is appreciated.

Kind regards

Julia L. Bashir
 Urban Green cc
 Town and Regional Planners
 Environmental Management Consultants
 PO Box 11929, Klein Windhoek, Windhoek
 Tel.: +264 61 300 820 Fax.: +264 61 401 294

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⚠ Please consider the environment before printing this e-mail / attachments

From: Jade Olivier <jade.olivier@brollnamibia.com.na>
 Sent: 08 April 2026 14:56
 To: Julia Bashir <julia@urbangreenafrica.net>
 Cc: Admin <admin@urbangreenafrica.net>
 Subject: RE: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Dear Julia,

I have forwarded your email to Jost, our General Manager. He will touch base with you.

Warm regards,

Jade Olivier
 Property Administrator

T: +264 61 374 500
 C: +264 85 715 3423
 E: jade.olivier@brollnamibia.com.na
 A: Shop 25-27 | Upper Level | Town Square Building | Post Street Mall Windhoek

www.brollnamibia.com.na

From: Julia Bashir <julia@urbangreenafrica.net>
Sent: Wednesday, 8 April 2026 2:42 pm
To: Jade Olivier <jade.olivier@brollnamibia.com.na>
Cc: Admin <admin@urbangreenafrica.net>
Subject: FW: Portion 134/A/37, Farm Nubuamamis - Letters to the Neighbour of Erf 1, Lafrenz

Caution: This email was sent from outside the organisation. Verify the sender before clicking any links or opening attachments.

Dear Jade,

The below email with regards to the above-mentioned subject refers.

As communicated telephonically, see in the below email and find attached the applicable maps and documents in relation to the rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0.

Kindly take note of the attached neighbours' notification compliance form and feedback form which should be completed and returned with ID copy of the property's representative please.

Should you require further information or clarity, please contact us. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax: +264 61 401 294

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 Please consider the environment before printing this e-mail / attachments

From: Julia Bashir
Sent: 23 March 2026 14:21
To: 'Janine.Smith@ol.na' <Janine.Smith@ol.na>
Cc: Admin <admin@urbangreenafrica.net>
Subject: Portion 134/A/37, Farm Nubuamamis - Letters to the Neighbour of Erf 1, Lafrenz

Dear Sir/Madam,

The above-mentioned subject refers.

Urban Green Sustainability Consultants has been appointed by the owner of Portion 134 (a portion of Portion A) of Farm Nubuamamis No. 37, to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

The Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), along with Section 10 of the Regulations and the City of Windhoek Public Consultation Policy for Proposed Development prescribes that all neighbouring property owners to the property for which the rezoning and consent is being applied for, need to be informed of the intention and given the opportunity to comment.

In view of the above and as part of public consultation, the attached notification letter was hand delivered on 04 February 2026, to notify you as the **registered neighbouring owner/s of Erf 1, Lafrenz** regarding the intended consent application. The final date for comments/objections was on 20 February 2026, however, kindly fill out the attached feedback form and sent it back to our office for consideration during the evaluation of the rezoning and consent use application.

Kindly find attached hereto, the following:

- Rezoning and consent notification letter;
- Feedback Form;
- Locality Map (Annexure A); and the
- Aerial Map (Annexure B); and the
- Site Layout Plan.

Please confirm receipt of this communication.

Should you need any further information, kindly contact our office. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

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Julia Bashir

From: Jost Pfafferott <Jost.Pfafferott@brollnamibia.com.na>
Sent: 13 May 2026 15:17
To: Julia Bashir
Cc: Jade Olivier; Admin
Subject: RE: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 1, Lafrenz
Attachments: 20260513144749289.pdf; 20260513144755762.pdf

Hi Julia,

Sorry for the delay.
Please see attached the completed forms, as per your request.

I hope this is in order.

Kind Regards,

Jost Pfafferott
General Manager

T: +264 61 296 4567
C: +264 81 165 3850
E: Jost.Pfafferott@brollnamibia.com.na
A: Shop 25-27 | Upper Level | Town Square Building |
Post Street Mall Windhoek
www.brollnamibia.com.na



BROLL TO BE PART OF



From: Jost Pfafferott
Sent: Monday, 20 April 2026 2:24 pm
To: Jade Olivier <jade.olivier@brollnamibia.com.na>
Subject: RE: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 1, Lafrenz

Hi Jade,

Thanks for follow up.
I have not received feedback from Legal.

I checked in again.

Kind Regards,

From: Jade Olivier <jade.olivier@brollnamibia.com.na>
Sent: Monday, 20 April 2026 2:08 pm
To: Jost Pfafferott <Jost.Pfafferott@brollnamibia.com.na>
Subject: FW: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 1, Lafrenz
Importance: High

Jade Olivier
Property Administrator

T: +264 61 374 500
 C: +264 85 715 3423
 E: jade.olivier@brollnamibia.com.na
 A: Shop 25-27 | Upper Level | Town Square Building | Post Street Mall Windhoek
 www.brollnamibia.com.na

From: Julia Bashir <julia@urbangreenafrica.net>
 Sent: Monday, 20 April 2026 10:28 am
 To: Jade Olivier <jade.olivier@brollnamibia.com.na>
 Cc: Admin <admin@urbangreenafrica.net>
 Subject: RE: Portion 134/A/37, Farm Nubuamisi - Letters to the Neighbour of Erf 1, Lafrenz
 Importance: High

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Dear Jade,

Good morning. The below email regarding the above-mentioned subject refers.

Do you have feedback on the public consultation documents send for the rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamisi No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0?

We are currently compiling the Public Consultation Report, and it is required that we submit all neighbours feedback forms as proof of consultation before 27 April 2026 please. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

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From: Julia Bashir
 Sent: 13 April 2026 08:00
 To: Jade Olivier <jade.olivier@brollnamibia.com.na>
 Cc: Admin <admin@urbangreenafrica.net>
 Subject: RE: Portion 134/A/37, Farm Nubuamisi - Letters to the Neighbour of Erf 1, Lafrenz

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Good morning, the above-mentioned subject refers.

Given that Broll Namibia is the Managing Agent, it is usually acceptable if the Managing Agent could forward the documents to the property owner (i.e. Kraatz Marine (Proprietary) Limited.) for signature and/or comments in this regard. Thank you.

Kind regards

Julia L. Bashir

Urban **Green cc**

Town and Regional Planners

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From: Jade Olivier <jade.olivier@brollnamibia.com.na>

Sent: 10 April 2026 14:08

To: Julia Bashir <julia@urbangreenafrica.net>

Cc: Admin <admin@urbangreenafrica.net>

Subject: RE: Portion 134/A/37, Farm Nubuamias - Letters to the Neighbour of Erf 1, Lafrenz

Dear Julia,

I have forwarded your email to Jost. However, we first need to consult with our legal team to confirm whether we, as the Managing Agent, are permitted to complete the forms or if it must be completed by Kraatz.

Once this has been clarified, we will provide you with the completed documentation.

Warm regards,

Jade Olivier

Property Administrator

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C: +264 85 715 3423

E: jade.olivier@brollnamibia.com.na

A: Shop 25-27 | Upper Level | Town Square Building | Post Street Mall Windhoek

www.brollnamibia.com.na

From: Julia Bashir <julia@urbangreenafrica.net>

Sent: Thursday, 9 April 2026 10:32 am

To: Jade Olivier <jade.olivier@brollnamibia.com.na>

Cc: Admin <admin@urbangreenafrica.net>

Subject: RE: Portion 134/A/37, Farm Nubuamias - Letters to the Neighbour of Erf 1, Lafrenz

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Dear Jade,

Thank you very much, it is appreciated.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

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From: Jade Olivier <jade.olivier@brollnamibia.com.na>

Sent: 08 April 2026 14:56

To: Julia Bashir <julia@urbangreenafrica.net>

Cc: Admin <admin@urbangreenafrica.net>

Subject: RE: Portion 134/A/37, Farm Nubuamias - Letters to the Neighbour of Erf 1, Lafrenz

Dear Julia,

I have forwarded your email to Jost, our General Manager. He will touch base with you.

Warm regards,

Jade Olivier

Property Administrator

T: +264 61 374 500

C: +264 85 715 3423

E: jade.olivier@brollnamibia.com.na

A: Shop 25-27 | Upper Level | Town Square Building | Post Street Mall Windhoek

www.brollnamibia.com.na

From: Julia Bashir <julia@urbangreenafrica.net>

Sent: Wednesday, 8 April 2026 2:42 pm

To: Jade Olivier <jade.olivier@brollnamibia.com.na>

Cc: Admin <admin@urbangreenafrica.net>

Subject: FW: Portion 134/A/37, Farm Nubuamias - Letters to the Neighbour of Erf 1, Lafrenz

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Dear Jade,

The below email with regards to the above-mentioned subject refers.

As communicated telephonically, see in the below email and find attached the applicable maps and documents in relation to the rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamias No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0.

Kindly take note of the attached neighbours' notification compliance form and feedback form which should be completed and returned with ID copy of the property's representative please.

Should you require further information or clarity, please contact us. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

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From: Julia Bashir

Sent: 23 March 2026 14:21

To: 'Janine.Smith@ol.na' <Janine.Smith@ol.na>

Cc: Admin <admin@urbangreenafrica.net>

Subject: Portion 134/A/37, Farm Nubuamnis - Letters to the Neighbour of Erf 1, Lafrenz

Dear Sir/Madam,

The above-mentioned subject refers.

Urban Green Sustainability Consultants has been appointed by the owner of Portion 134 (a portion of Portion A) of Farm Nubuamnis No. 37, to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamnis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

The Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), along with Section 10 of the Regulations and the City of Windhoek Public Consultation Policy for Proposed Development prescribes that all neighbouring property owners to the property for which the rezoning and consent is being applied for, need to be informed of the intention and given the opportunity to comment.

In view of the above and as part of public consultation, the attached notification letter was hand delivered on 04 February 2026, to notify you as the registered neighbouring owner/s of Erf 1, Lafrenz regarding the intended consent application. The final date for comments/objections was on 20 February 2026, however, kindly fill out the attached feedback form and sent it back to our office for consideration during the evaluation of the rezoning and consent use application.

Kindly find attached hereto, the following:

- Rezoning and consent notification letter;
- Feedback Form;
- Locality Map (Annexure A); and the
- Aerial Map (Annexure B); and the
- Site Layout Plan.

Please confirm receipt of this communication.

Should you need any further information, kindly contact our office. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

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Erf 2 and 3, Lafrenz (1)

Julia Bashir

From: Julia Bashir
Sent: 08 May 2026 13:08
To: Pieter Louw
Cc: Admin; Mnr Herfried Hussel
Subject: RE: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 2 & Erf 3, Lafrenz

Tracking:	Recipient	Delivery	Read
	Pieter Louw		
	Admin	Delivered: 08/05/2026 13:08	Read: 08/05/2026 13:58
	Mnr Herfried Hussel		

Dear Mr Pieter,

Thank you very much for the feedback.
We will definitely reach out to the owner. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

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♻️ Please consider the environment before printing this e-mail / attachments

From: Pieter Louw <pieter.commercial@icloud.com>
Sent: 08 May 2026 12:59
To: Julia Bashir <julia@urbangreenafrica.net>
Cc: Admin <admin@urbangreenafrica.net>; Mnr Herfried Hussel <freenter@iway.na>
Subject: Fwd: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 2 & Erf 3, Lafrenz

Dear Julia

Yes that email was wrong, I have not received it.

The owner is Mr Herfried Hussel, freenter@iway.na +264 61261321, whom I have copied in this mail. I suggest you package everything and make an appointment to go see him and work through it with him.

I do not have the authority to assist you with this.

Kind Regards,

Pieter Louw

PROPERTY BROKERS**Commercial Agent****B. Com Economics**

Cell: +264 81 215 1205

Begin forwarded message:

From: Julia Bashir <julia@urbangreenafrica.net>
Date: 8 May 2026 at 12:43:35 PM CAT
To: pieter.commercial@icloud.com
Cc: Admin <admin@urbangreenafrica.net>
Subject: FW: Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 2 & Erf 3, Lafrenz

Dear Mr Pieter,

Our below email dated 23 March 2026 refers.

It has come to our attention that the email we were sending the attached neighbouring properties information to has been incorrect all along!

We spoke to Mr Phillip Jacobs and he was able to assist with your corrected email address.

Please read through the proposed rezoning of Ptn 134/A/37, Farm Nubuamis, and fill out the attached feedback form which can be send back via email, to enable the submission of the Public Consultation Report with Urban Planning (City of Whk) please.

Your feedback is highly appreciated and valued in this regard. Thank you.

Kind regards

Julia L. Bashir**Urban Green cc****Town and Regional Planners****Environmental Management Consultants****PO Box 11929, Klein Windhoek, Windhoek****Tel.: +264 61 300 820 Fax: +264 61 401 294**

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♻️ Please consider the environment before printing this e-mail / attachments

From: Julia Bashir**Sent:** 23 March 2026 14:16**To:** Pietr.Commercial@icloud.com**Cc:** Admin <admin@urbangreenafrica.net>**Subject:** Portion 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 2 & Erf 3, Lafrenz

Dear Sir/Madam,

The above-mentioned subject refers.

Urban Green Sustainability Consultants has been appointed by the owner of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

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Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

The Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), along with Section 10 of the Regulations and the City of Windhoek Public Consultation Policy for Proposed Development prescribes that all neighbouring property owners to the property for which the rezoning and consent is being applied for, need to be informed of the intention and given the opportunity to comment.

In view of the above and as part of public consultation, the attached notification letter was hand delivered on 04 February 2026, to notify you as the real estate agent representing the **registered neighbouring owner/s of Erf 2 and Erf 3, Lafrenz** regarding the intended consent application. The final date for comments/objections was on 20 February 2026, however, kindly fill out the attached feedback form and sent it back to our office for consideration during the evaluation of the rezoning and consent use application.

Kindly find attached hereto, the following:

- Rezoning and consent notification letter;
- Feedback Form;
- Locality Map (Annexure A); and the
- Aerial Map (Annexure B); and the
- Site Layout Plan.

Please confirm receipt of this communication.

Should you need any further information, kindly contact our office. Thank you.

Kind regards

Julia L. Bashir

Urban **Green cc**

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

"The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Urban Green cc is neither liable for the proper, complete transmission of the information contained in this communication nor any delay in its receipt."

♻️ Please consider the environment before printing this e-mail / attachments

Erf 2 and 3, Lafrenz (2)

Julia Bashir

From: Julia Bashir
Sent: 19 May 2026 13:28
To: 'freenter@iway.na'
Cc: Admin
Subject: 134/A/37, Farm Nubuamis - Letters to the Neighbour of Erf 2 & Erf 3, Lafrenz
Attachments: PTN 134 (A), Nubuamis 37 - Letter to Neighbour Erf 2, Lafrenz.pdf; Feedback form to Erf 2, Lafrenz.pdf; PTN 134 (A), Nubuamis 37 - Letter to Neighbour Erf 3, Lafrenz.pdf; Feedback form to Erf 3, Lafrenz.pdf; Neighbours and Public Notification Compliance Form.pdf; Annexure A - Locality Map with Inset.pdf; Annexure B - Aerial Map.pdf; Annexure C - Site Layout Plan.pdf

Importance: High

Tracking:	Recipient	Delivery	Read
	'freenter@iway.na'		
	Admin	Delivered: 19/05/2026 13:29	Read: 19/05/2026 15:51

Dear Mr Hussel,

Previous communication with Mr Pieter regarding the above-mentioned subject refers.

Urban Green Sustainability Consultants has been appointed by the owner of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37, to apply with the Windhoek City Council and the Urban and Regional Planning Board (Ministry of Urban and Rural Development) for the:

- Rezoning of Portion 134 (a portion of Portion A) of Farm Nubuamis No. 37 (Rensburger Street) from "residential" with density of 1:50 000 to "restricted business" with a bulk of 1.0; and
- Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.

The Urban and Regional Planning Act, 2018 (Act. No. 5 of 2018), along with Section 10 of the Regulations and the City of Windhoek Public Consultation Policy for Proposed Development prescribes that all neighbouring property owners to the property for which the rezoning and consent is being applied for, need to be informed of the intention and given the opportunity to comment.

In view of the above and as part of public consultation, the attached notification letter was hand delivered on 04 February 2026, to notify you as the real estate agent representing the **registered neighbouring owner/s of Erf 2 and Erf 3, Lafrenz** regarding the intended consent application. The final date for comments/objections was on 20 February 2026, however, kindly fill out the attached feedback form and sent it back to our office for consideration during the evaluation of the rezoning and consent use application.

Kindly find attached hereto, the following:

- Rezoning and consent notification letter;
- Feedback Form;
- Locality Map (Annexure A); and the
- Aerial Map (Annexure B); and the
- Site Layout Plan.

Please confirm receipt of this communication.
Should you need any further information, kindly contact our office. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

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 Please consider the environment before printing this e-mail / attachments

Julia Bashir

From: Herfried Hussei <freenter@iway.na>
Sent: 27 May 2026 10:28
To: Julia Bashir
Subject: Rezoning Portion 134,Farm Nubuamis
Attachments: Scan.pdf

Dear Madam.

As regards the above,please find the Consent Form.

H. Hussei

Erf 2 and 3, Lot⁶³³ 2 (3)

Julia Bashir

From: Julia Bashir
Sent: 27 May 2026 10:41
To: Herfried Hussel
Subject: RE: Rezoning Portion 134, Farm Nubuamisi

Dear Mr Hussel,

The feedback form has been well received. Thank you.

Kind regards

Julia L. Bashir

Urban Green cc

Town and Regional Planners

Environmental Management Consultants

PO Box 11929, Klein Windhoek, Windhoek

Tel.: +264 61 300 820 Fax.: +264 61 401 294

"The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed and others authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Urban Green cc is neither liable for the proper, complete transmission of the information contained in this communication nor any delay in its receipt."

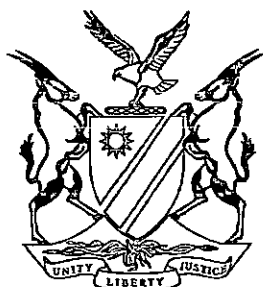
 Please consider the environment before printing this e-mail / attachments

From: Herfried Hussel <freenter@iway.na>
Sent: 27 May 2026 10:28
To: Julia Bashir <julia@urbangreenafrica.net>
Subject: Rezoning Portion 134, Farm Nubuamisi

Dear Madam.

As regards the above, please find the Consent Form.

H. Hussel



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$20.00

WINDHOEK - 30 January 2026

No. 8835

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MINISTRY OF JUSTICE AND LABOUR RELATIONS

No. 7 2026

DECLARATION OF OPERATIONS OF UIS TIN MINING COMPANY (PTY) LTD AT UIS TIN MINE TO BE CONTINUOUS OPERATIONS: LABOUR ACT, 2007

Under section 15(1) of the Labour Act, 2007 (Act No. 11 of 2007), I declare the operations of Uis Tin Mining Company (Pty) Ltd at Uis Tin Mine to be continuous operations and permit the working of continuous shifts in respect of those operations, with effect from 12 November 2025 until 11 May 2026.

FILLEMONT W. IMMANUEL
MINISTER OF JUSTICE AND LABOUR RELATIONS

Windhoek, 16 January 2026

Applicant:

Ritta Khiba Planning Consultants cc
P.O. Box 22543, Windhoek
Tel: 061 225062
Mobile: 0815788154 /0812505559
Email: rkhiba@rkpc.com.na

Municipality of Windhoek
Town Planner, Department of
Urban and Transport Planning
Office: +264 61 290 2264
Email: Kristofina.Asino@windhoekcc.org.na

No. 53

2026

**REZONING OF PORTION 134 (A PORTION OF PORTION A) OF FARM
 NUBUAMIS NO. 37**

Urban Green Sustainability Consultants, on behalf of the owner in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for the:

- **Rezoning of Portion 134 (a portion of Portion A) of Farm Nubumamis No. 37 (Rensburger Street) from “residential” with density of 1:50000 to “restricted business” with a bulk of 1.0; and**
- **Consent to use the portion in accordance with the proposed zoning while the rezoning is in process.**

Portion 134 (a portion of Portion A) of Farm Nubumamis No. 37 is situated towards the north-eastern parts of the Windhoek Township, and it is located at the end of Rensburger Street, Lafrenz. The Portion measures 1,1098 hectares in extent and is currently zoned “residential” with a density of 1:50000. It is the owners’ intentions to rezone from ‘residential’ with a density of 1:50000 to ‘restricted business’ with a bulk of 1.0 to ensure that the property conforms with the existing land use status quo in accordance with the requirements of the Windhoek Zoning Scheme.

Access to Portion 134/A/37 Farm Nubumamis is currently obtained from Rensburger Street, Lafrenz.

~~Parking will be provided in accordance with the requirements of the Windhoek Zoning Scheme.~~

The locality plan of the portion is available for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Urban Green Sustainability Consultants, No. 40, Berg Street, Klein Windhoek.

Any person objecting to the proposed rezoning and consent set out above may lodge such objection, together with the grounds thereof, with the City Council (Urban Planner – Town House, 5th Floor, Room 516) and with the applicant in writing within 14 days after the appearance of the last notice (final date for objection is **20 February 2026**).

Applicant:

Urban Green Sustainability Consultants
P.O. Box 11929, Klein Windhoek
Contact details: 061 – 300 820
Email: admin@urbangreenafrica.net

Municipality of Windhoek
Town Planner, Department of
Urban and Transport Planning
Tel: 061 – 290 2378
Email: Hugo.Rust@windhoekcc.org.na

[Management Committee Minutes: 2025-05-06]

FNS.2

**[HPH] REPORT ON OBJECTION RECEIVED
ON THE LEASE OF PORTION A OF ERF 331,
PORTION B OF ERF 331 AND PORTION A OF
ERF 332, KLEINE KUPPE - NOTICE NO. 13/2023
(L/Objections Notice 13/2023)**

It was

RESOLVED

- 1 That this matter be referred back in order for the Strategic Executive: Housing, Property Management and Human Settlement, in consultation with the Chief Executive Officer (Manager: Operations and Committee Services), arrange a familiarisation visit to Portion A of Erf 331, Duwisib Street, Kleine Kuppe and Portion A of Erf 332, Kleine Kuppe, whereafter it be resubmitted to Management Committee, for consideration.
 - 1.1 That the Strategic Executive: Housing, Property Management and Human Settlement, in consultation with the Manager: Operations and Committee Services, through the Office of the Mayor arrange an audience/session for the Council Members of Management Committee and the seventeen (17) Objectors before the above-mentioned site visit.
 - 2 That the comments from the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Valuations) on page 43 in the body of the item, in particular, wording,... *'appeared to be based on personal opinions'* be removed/rephrased with the resubmission of the item.
 - 3 That the resolution be implemented prior to approval of the minutes.
-

ATTENDANCE REGISTER: COUNCIL MEMBERS

Workshop/Presentation/Meeting Title:

Audience / Session for MC Members and 17 Objectors, followed by a familiarisation visit to Portion A of Erf 331, Duwisib Street, Kleine Kuppe and Portion A of Erf 332, Kleine Kuppe [Reference MC: 06/05/2025 – FNS.2]

Venue:

Alderman Matheus Shikongo Committee Room

Date of Workshop/Presentation/Meeting:

Wednesday, 01 April 2026

Commencement Time:

14:30

Closing Time:

15:38

Date Submitted

2/4/2026

NAME	SIGNATURE
Council Member Austin Kwenani Kwenani Chairperson of Management Committee	<i>Apology</i>
Alderwoman Fransina N Kahungu Member of Management Committee	<i>FNC</i>
Council Member Queen O Kamati Member of Management Committee	<i>Virtually</i>
Council Member Matheus A Shoongo Member of Management Committee	<i>Apology</i>
Council Member Demetreo R Beukes Member of Management Committee	<i>[Signature]</i>
Council Member Sakarias Uunona Mayor	<i>[Signature]</i>
Council Member Nangula A Amutenya Deputy Mayor	<i>[Signature]</i>

ATTENDANCE REGISTER: OFFICIALS



Workshop/Presentation/Meeting Title: Audience / Session for MC Members and 17 Objectors, followed by a familiarisation visit to Portion A of Erf 331, Duwisib Street, Kleine Kuppe and Portion A of Erf 332, Kleine Kuppe
[Reference MC: 06/05/2025 – FNS.2]

Venue: Alderman Matheus Shikongo
Committee Room

Date of Workshop/Presentation/Meeting: Wednesday, 01 April 2026

Commencement Time: 14:30

Closing Time: 15:38

Date Submitted 2/4/2026

NAME	DESIGNATION	PAY NUMBER	SIGNATURE	DEPARTMENT (please circle)
S Simpson	Manager: Properties	16241	<i>S Simpson</i>	OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
U.M. Campbell	SES: HPH	16788	<i>U.M. Campbell</i>	OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
H. Visagie	Admin Assistant	17350	<i>H Visagie</i>	OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
G.O. Mosimane	Snr. Property Administrator	14176	<i>G.O. Mosimane</i>	OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP
F.I. Manda	SE: HPH	14391		OCEO/CIT/EDC/ELE/FCS/ HCC/HPH/ICT/INF/UTP

T. Edward OCEO 15093 *T. Edward*

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

Audience / Session for MC Members and 17 Objectors, followed by a familiarisation visit to Portion A of Erf 331, Duwisib Street, Kleine Kuppe and Portion A of Erf 332, Kleine Kuppe [Reference MC: 06/05/2025 – FNS.2]

Alderman Matheus Shikongo
Committee Room

Wednesday, 01 April 2026

14:30

15:38

2/4/2026

[illegible]

City of Windhoek

NOTICE FOR OBJECTIONS

ALLOCATION OF VARIOUS ERYEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2)(i) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992 AS AMENDED

The City of Windhoek intends to sell / lease properties or portions thereof as indicated in the table below by way of private treaty in terms of Section 36(7)(c) read together with Section 63(2)(i) of the Local Authorities Act, Act 23 of 1992 as amended. Plans with all the relevant information with regard to the layout of portions thereof are available free of charge at the Customer Care Centre, Independence Avenue for inspection.

All interested parties are called upon to lodge their written objections, if any, in a sealed envelope in the GLASS BOX marked "OBJECTIONS TO THE SALE / LEASE OF VARIOUS UNAPPROVED PROPERTIES, NOTICE NO 13/2023" or no later than 10 October 2023 at 11:00. The objections will be removed on 10 October 2023 at 11:00 and those submitted after the stipulated time will not be considered.

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Purchase Price (Excluding 15% VAT)	Purchaser
Portion M of Remainder of Erf 1042 for consolidation with Erf 111	Westland Park	± 280	Rosenweg	Undetermined	29/08/98	N\$105,000.00	AS Appara
Portion 22/10 portion of Portion B of the Farm Windhoek and Windhoek Town Land No.31	Windhoek	20,3469 hectares	None	Undetermined	24/10/2015	N\$4,792,900.00	Ministry of Trade and Industry
Erf 5443	Komaggas	± 466	Buzard	Business	34/04/2023	N\$600,000.00	CFC Farming, Investment and Trading
Erf 10312	Kaibura	± 27,243	Clayton, Kharararu	Business	20/08/2022	N\$21,000,000.00	Motor Vehicle Accident Fund
Erf 902 5 portion of Erf 359	Windhoek	± 1,390	Petebosher	Street	18/06/2022	N\$1,662,440.00	Safari Hotel (Pty) Ltd
Erf 9016 portion of Erf 593	Windhoek	± 266	Petebosher	Street	18/06/2022	N\$342,100.00	Safari Hotel (Pty) Ltd
Erf 9017 portion of Erf 3345	Windhoek	± 525	Petebosher	Street	18/06/2022	N\$747,500.00	Safari Hotel (Pty) Ltd
Erf 9018 portion of Erf 5543	Windhoek	± 483	Petebosher	Street	18/06/2022	N\$777,500.00	Safari Hotel (Pty) Ltd
Portion A of Erf 1033 for consolidation with Erf 879	Komaggas	± 71	Torndorf	Undetermined	38/04/2023	N\$29,400.00	Hendrika Nydas
Portion A of Erf 3065 for consolidation with Erf 3061	Chomusa Extension 2	± 159	Sani	Public Open Space	33/04/2023	N\$27,850.00	Juda Amuwaya
Portion A of Erf 4206 for consolidation with Erf 3970	Chomusa Extension 2	± 160	Safo	Public Open Space	39/04/2023	N\$54,000.00	Loise Nalala
Portion A of Erf 1153 for consolidation with Erf 1129	Academia Extension 1	± 262	Kathemba Ngwava	Public Open Space	39/04/2023	N\$164,300.00	Regina Sathana
Portion 3 of Erf 1153 for consolidation with Erf 1130	Academia Extension 1	± 246	Kathemba Ngwava	Public Open Space	39/04/2023	N\$154,000.00	Rena Somene
Portion D of Erf 1153 for consolidation with Erf 1132	Academia Extension 1	± 335	Kathemba Ngwava	Public Open Space	39/04/2023	N\$118,000.00	Sani Mashera
Erf 721	Academia Extension 1	± 7,777	Samuel Mwanetsa	General residential	12/07/2023	N\$4,601,250.00	Satula Ngila Investments (Pty) Ltd /o Aapaa Investments
Erf 725	Academia Extension 1	± 8,579	Samuel Mwanetsa	General residential	16/07/2023	N\$5,381,500.00	Satula Ngila Investments (Pty) Ltd /o Aapaa Investments
Erf 693	Academia Extension 1	± 6,944	Samuel Mwanetsa	Business	16/07/2023	N\$4,861,250.00	Satula Ngila Investments (Pty) Ltd /o Aapaa Investments

Erf No.	Township	Size	Street	Zoning	Council Resolution	Purchaser
A portion of Erf 344	Kaibura	± 300	Wilhelm Kuperene	Public Open Space	31/07/2020	Namoo

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Rental Price (Excluding 18% VAT)	Lessee
Portion 3 of Erf 731	Mavona	± 2,029	Ways Bay	Public Open Space	19/07/2023	N\$4,227.50	Family of Hope Services
Remainder of Erf 79 for consolidation with Erf R/78	Ken Windhoek	± 1,131	Nelson Mandela Avenue	Street	19/06/2012	N\$6,403.00	Gonawana Travel Centre (Pty) Ltd
Erf 6297	Kaibura	± 2,591	Rus Namwela & Namutoni	Undetermined	49/04/2023	N\$5,687.60	Busy Land Kindergarten
Portion of Remainder of Erf 3081	Windhoek	± 734	Coovoor Street	Public Open Space	13/05/2013	N\$7,083.10	Marionnes Succes College
Portion A of Erf 331	Ken Kuppe	± 6,500	Duweb Street	Public Open Space	31/04/2023	N\$1,698.00	Dauma Investments cc
Portion B of Erf 331	Ken Kuppe	± 6,308	Duweb Street	Public Open Space	31/04/2023	N\$25,149.00	Dauma Investments cc
Portion A of Erf 332	Ken Kuppe	± 4,900	Duweb Street	Public Open Space	31/04/2023	N\$14,874.00	Dauma Investments cc
Erf 5453	Komaggas	± 364	Shawster	Business	34/04/2023	N\$4,700.00	Gonawana Construction

Sales:
Mr E. T. Shapara
Section Head: Property Sales and Acquisitions
Property Management Division
Tel: +264 51 - 290 3354

Leases:
Mrs. JA Nengoma
Section Head: Leases and Servicing
Property Management Division
Tel: +264 51 - 290 3304

Issued By:
Mrs. S. Sison
Manager: Property Management Division
Department of Housing, Property Management and Human Settlement

Notice No. 13/2023

City of Windhoek

Office of the Chief Executive Officer, City of Windhoek

NOTICE FOR OBJECTIONS

ALLOCATION OF VARIOUS ERYEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2)(3) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992, AS AMENDED.

The City of Windhoek intends to sell, lease or otherwise dispose of the properties listed in the table below by way of private treaty in terms of Section 63(2)(3) of the Local Authorities Act, Act 23 of 1992, as amended. Mark with the relevant information and submit to the Chief Executive Officer, City of Windhoek, for consideration.

All interested parties are invited to lodge their written objections to the sale/lease of various unimproved properties, NOTICE NO. 13/2023, by no later than 10 October 2023 at 11:00. The objections will be received on 10 October 2023 at 11:00 and those submitted after the stipulated time will not be considered.

LIST OF VARIOUS UNIMPROVED PROPERTIES

Er	Site/Address	Area (m ²)	Owner	Property	Current Use	Proposed Use	Purchase Price	Purchaser
Portion M of Remainder of Er 1042 for consolidation with Er 111	Windhoek park	250	Rechenweg	Undetermined	29/08/98	N\$100,000.00	AS Aspire	
Portion 327 (a portion of Portion 3) of the farm Windhoek and Windhoek, Total Land No. 31	Windhoek	20,049 hectares	N/A	Undetermined	24/12/2015	N\$4,992,900.00	Ministry of Trade and Industry	
Er 5446	Kharas	468	Buzzard	Business	04/04/2023	N\$500,000.00	CR1 Farming Investments and Trading	
Er 10612	Karurua	27,243	Chabula Nondawo	Business	20/08/2022	N\$21,000,000.00	Motor Vehicle Accident Fund	
Er 9015 portion of Er 993	Windhoek	1,370	Rehaboth	Street	18/08/2022	N\$1,662,440.00	Sofari Hotel (Pty) Ltd	
Er 9016	Windhoek	296	Rehaboth	Street	18/08/2022	N\$342,100.00	Sofari Hotel (Pty) Ltd	
Er 9017	Windhoek	625	Rehaboth	Street	18/08/2022	N\$747,500.00	Sofari Hotel (Pty) Ltd	
Er 9018	Windhoek	483	Rehaboth	Street	18/08/2022	N\$777,700.00	Sofari Hotel (Pty) Ltd	
Portion A of Er 1063 for consolidation with Er 876	Kharas	71	Rehaboth	Undetermined	30/04/2023	N\$29,400.00	Monika Snyder	
Portion A of Er 3066 for consolidation with Er 3051	Oranjemund Extension 2	159	Born	Public Open Space	03/05/2023	N\$27,850.00	Juno Amukoye	
Portion A of Er 4008 for consolidation with Er 3970	Oranjemund Extension 2	180	Born	Public Open Space	09/11/2023	N\$54,000.00	Linda Nobile	
Portion A of Er 1153 for consolidation with Er 1129	Academia Extension 1	262	Karimemba Ngwauwa	Public Open Space	30/04/2023	N\$164,000.00	Peggy Stanton	
Portion B of Er 1153 for consolidation with Er 1130	Academia Extension 1	246	Karimemba Ngwauwa	Public Open Space	30/04/2023	N\$154,000.00	Fans Karmenjo	
Portion D of Er 1153 for consolidation with Er 1132	Academia Extension 1	335	Karimemba Ngwauwa	Public Open Space	30/04/2023	N\$418,000.00	Sem Machebe	
Er 721	Academia Extension 1	7,777	Samuel Manahero	General residential	16/07/2023	N\$4,861,250.00	Setulo Nigra Investments (Pty) Ltd via Acadia Investments	
Er 725	Academia Extension 1	8,579	Samuel Manahero	General residential	16/07/2023	N\$5,381,600.00	Setulo Nigra Investments (Pty) Ltd via Acadia Investments	
Er 693	Academia Extension 1	8,944	Samuel Manahero	Business	16/07/2023	N\$4,861,250.00	Setulo Nigra Investments (Pty) Ltd via Acadia Investments	

LIST OF VARIOUS UNIMPROVED PROPERTIES

Portion A of Er 344	Karurua	300	Wabed Kapwene	Public Open Space	31/02/2020	L. Momo
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LIST OF VARIOUS UNIMPROVED PROPERTIES

Er	Location	Area (m²)	Owner	Property	Current Use	Purchase Price	Purchaser
Portion 3 of Er 731	Kharas	2,029	Wabed Kapwene	Public Open Space	19/07/2023	N\$4,227.50	Family of Hope Services
Remainder of Er 79 for consolidation with Er R/178	Kharas	1,131	Wabed Kapwene	Street	19/07/2023	N\$6,400.00	Gondwana Travel Centre (Pty) Ltd
Er 6287	Kharas	2,891	Plus Namwapa & Namwapa	Undetermined	48/04/2023	N\$5,687.00	Buy Land Kindergarten
Portion of Remainder of Er 3031	Windhoek	734	Oswald Street	Public Open Space	13/06/2013	N\$7,083.10	Montessori Success College
Portion A of Er 331	Kharas	1,600	Oswald Street	Public Open Space	31/04/2023	N\$16,968.00	Daluma Investments cc
Portion B of Er 331	Kharas	8,300	Oswald Street	Public Open Space	31/04/2023	N\$25,149.00	Waggon Leisure & Recreation Resort
Portion A of Er 332	Kharas	4,900	Oswald Street	Public Open Space	31/04/2023	N\$14,874.00	Daluma Investments cc
Er 6453	Kharas	384	Oswald Street	Business	04/04/2023	N\$4,000.00	Global Construction

Sales:
Mr. E. T. Shabalal
Section Head: Property Sales and Acquisitions
Property Management Division
Tel: +264 61 - 290 3354

Leases:
Mrs. CA Nangoma
Section Head: Leases and Settlements
Property Management Division
Tel: +264 61 - 290 3334

Issued By:
Mrs. S. Simson
Manager: Property Management Division
Department of Housing, Property Management and Human Settlements

Notice No. 13/2023

SC000 by

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13/09/23

Portion B of Erf 1153 for consolidation with Erf 1130	Academia Extension 1	±246	Kahimemua Nguvauva	Public Open Space	39/04/2023	N\$154,000.00	Frans Kamenye
Portion D of Erf 1153 for consolidation with Erf 1132	Academia Extension 1	±335	Kahimemua Nguvauva	Public Open Space	39/04/2023	N\$418 000.00	Sem Hasheela
Erf 721	Academia Extension 1	±7,777	Samuel Mahahero	General residential	162/07/2023	N\$4,861,250.00	Belula Nigra Investments (Pty) Ltd t/a Acacia Investments
Erf 725	Academia Extension 1	±8,579	Samuel Mahahero	General residential	162/07/2023	N\$5,381,600.00	Belula Nigra Investments (Pty) Ltd t/a Acacia Investments
Erf 693	Academia Extension 1	±6,944	Samuel Mahahero	Business	162/07/2023	N\$4,861,250.00	Belula Nigra Investments (Pty) Ltd t/a Acacia Investments

Erf No:	Township	Size	Street	Zoning	Council Resolution	Purchaser
A portion of Erf 344	Katutura	±300	Wilibald Kapuenene	Public Open Space	51/02/2020	L Mambo

Erf	Township	Size (m²)	Street	Zoning	Council Resolution	Rental Price (Excluding 15% VAT)	Lessee
Portion 3 of Erf 791	Havana	±2,029	Walvis Bay	Public Open Space	193/07/2023	N\$4,227.50	Family of Hope Services
Remainder of Erf 79 for consolidation with Erf R/1/78	Klein Windhoek	±1,131	Nelson Mandela Avenue	Street	192/06/2012	N\$6,400.00	Gondwana Travel Centre (Pty) Ltd
Erf 6287	Katutura	±2,891	Titus Namuela & Namuton!	Undetermined	48/04/2023	N\$5,687.60	Busy Land Kindergarten
Portion of Remainder of Erf 3081	Windhoek	±734	Oolevaar street	Public Open Space	130/05/2013	N\$7,083.10	Monitronics Succes
Portion A of Erf 331	Kleine Kuppe	±5,600	Duwisib Street	Public Open Space	51/04/2023	N\$16,968.00	Datura Investments cc
Portion B of Erf 331	Kleine Kuppe	±8,300	Duwisib Street	Public Open Space	51/04/2023	N\$25,149.00	IAI/Gams Leisure & Recreation Resort
Portion A of Erf 332	Kleine Kuppe	±4,900	Duwisib Street	Public Open Space	51/04/2023	N\$14,874.00	Datura Investments cc
Erf 5453	Khomasdal	±384	Shoveller	Business	84/04/2023	N\$4,100.00	Gravitas Construction

Sales:

Mr. E. T. Shapopi
Section Head: Property Sales and Acquisitions
Property Management Division

Tel: +264 61 – 290 3354

Leases:

Mrs. DA Negonga
Section Head: Leaseholds and Settlements
Property Management Division

Tel: +264 61 – 290 3304

Issued By:

Mrs. S. Simpson
Manager: Property Management Division
Department of Housing, Property Management and Human Settlement

Notice No. 13/2023

Issued By:

S. S. Simpson

[Municipal Council Minutes: 2023-04-03(3003)]

13.1.19 FNS.15 [HPH] APPLICATIONS TO LEASE PORTIONS OF ERVEN 332 AND 331, KLEINE KUPPE FOR RECREATIONAL PURPOSES (L/331/KK) (L/332/KK)

On proposal by Councillor SS Nujoma, it was

RESOLVED

- 1 That the applications received from !Ai/Gams Leisure & Recreational Resort; and Datuma Investment CC, be noted and supported.
- 2 That Erf 331, Kleine Kuppe be subdivided at the applicant's cost into Portion A ($\pm 5\,600\text{ m}^2$ in extent), Portion B ($\pm 8\,300\text{ m}^2$ in extent) and the Remainder.
- 3 That Erf 332, Kleine Kuppe be subdivided at the applicant's cost into Portion A ($\pm 4\,900\text{ m}^2$ in extent) and the Remainder.
- 4 That Portion A of Erf 331, Duwisib Street, Kleine Kuppe ($\pm 5\,600\text{ m}^2$ in extent) and Portion A of Erf 332, Kleine Kuppe ($\pm 4\,900\text{ m}^2$ in extent), be leased to Datuma Investment CC for a period of fifteen (15) years at the monthly rental of N\$16 968.00 and N\$14 847.00 respectively, subject thereto that the rental escalate annually with the Namibia Inflation Rate, but not exceeding 10 %.
- 5 That Portion B of Erf 331, Otjivero Road, Kleine Kuppe ($\pm 8\,300\text{ m}^2$ in extent), be leased to !Ai/Gams Leisure & Recreational Resort for a period of fifteen (15) years at a monthly rental of N\$25 149.00, subject thereto that the rental escalate annually with the Namibia Inflation Rate, but not exceeding 10 %.
- 6 That Portion A of Erf 331, Duwisib Street, Kleine Kuppe ($\pm 5\,600\text{ m}^2$ in extent), Portion A of Erf 332, Kleine Kuppe ($\pm 4\,900\text{ m}^2$ in extent) and Portion B of Erf 331, Otjivero Road, Kleine Kuppe ($\pm 8\,300\text{ m}^2$ in extent), be rezoned to 'business' at the applicants' cost.
- 7 That in the event the any of the applicants fail to conclude their respective Lease Agreements within the given time that the rental be revised prior to concluding the Lease Agreements.
- 8 That !Ai/Gams Leisure & Recreational Resort only use the lease portion for recreational facilities such as a mini golf course, an indigenous landscape park, an electronic gaming centre, a restaurant, a courtyard as well as a mini-artificial rock climbing arena.
- 9 That Datuma Investment CC only use the lease portions for a suburban park, a community centre, small conference facility and restaurant with a garden café.
- 10 That subject to the provisions as per paragraphs 4 and 5 above, the applicants first submit urban design concepts to both the Strategic

Executives: Housing, Property Management and Human Settlement; and the Economic Development and Community Services for approval which should guide development on the lease areas.

- 11 That the applicants at their cost be responsible to advertise the closure of the respective lease portions of Erven 331 and 332, Kleine Kuppe per clause 50 of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 12 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 applicants' accounts.
- 13 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 14 That only one (1) additional meter point be allowed for an approved flat on erven that is zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
- 15 That the applicant and/or his/her electrical Engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 16 That it be noted that no water or sewer connections are available for Portions A and B of Erf 331, Kleine Kuppe.
- 17 That it be noted that no sewer connection is available for Portion A of Erf 332, Kleine Kuppe.
- 18 That the applicants appoint a registered professional Engineer to design the water and sewer connections for Portions A and B of Erf 331, Kleine Kuppe as well as for a sewer connection for Portion A of Erf 332, Kleine Kuppe.
- 19 That the designs for the water and sewer connections be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before any work start.
- 20 That after approval of the water and sewer designs the applicants appoints a Contractor to construct the water and sewer connections.
- 21 That the supervision of the construction of the water and sewer connections be done by a registered Engineer.
- 22 That all costs involved for the provision of water and sewer connection be for the applicants' accounts.
- 23 That no permanent structures be erected within 2.5 metres from the water line in Duwisib Street.

- 24 That the conditions, as proposed by Datuma Investments CC, for free access to the facilities to the general public, the development of a natural park for the public such as (namely picnic facilities, children playground; benches, tables, litter bins and pathways), be incorporated into the Lease Agreement as proposed by the applicants.
- 25 That the applicants note that Duwisib Street cannot be leased for exclusive use.
- 26 That the applicants at their own cost provide needed access to the respective lease portions.
- 27 That no access or off-street parking be provided 15 metres of any intersection.
- 28 That the recreational activities be confined to the lease area and not spill over into the road reserve.
- 29 That as part of the urban design concepts, foot paths be clearly defined and traffic calming be incorporated to provide for enhanced pedestrian movement to ensure secure passage of pedestrians between developments if warranted.
- 30 That the applicants integrate public transport facilities (bus and taxi drop-off facilities) as part of the development.
- 31 That building plans be submitted for approval for all improvements within the lease areas.
- 32 That parking be provided for as follows and incorporated as part of the urban design concept:
 - 32.1 Play parks - one (1) parking bay per 100 m² of erf area;
 - 32.2 Restaurant - one (1) parking bay per three (3) seats plus a loading zone;
 - 32.3 Garden café - one (1) parking bay per four (4) seats plus a loading zone; and
 - 32.4 Conference facilities - one (1) parking bay for every four (4) seats up to forty (40) seats and one (1) parking bay for every five (5) seats above forty (40) seats.
- 33 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 33.1 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.
- 33.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 34 That the signing of the Lease Agreements be subject to the submission of the environmental clearance in line with the Environmental Management Act, 2007 (Act 7 of 2007).
- 35 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 36 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).
- 37 That the Chief Executive Officer (Corporate Legal Adviser) draft the respective Lease Agreements.
- 38 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 51/04/2023

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – Portion A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.

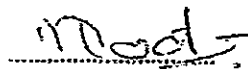
With the above-mentioned intention to develop what is known as a Leisure and Recreational Resort I Paul Loots would like to object in my capacity as resident in the affiliated area.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street. Gamsa street is already a high risk area with robberies due to the mountains at the back and this will only create more problems in this area

There is a recreational area just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards



Melody Loots

Gamsa street

Kleine Kuppe

LOUISE AND ALTUS NEL
88 GAMSAL STREET
KLEINE KUPPE

8 OCTOBER 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No 13/2023 with reference to intended lease of unimproved properties being and there for noted - Portion A of Erf No 331, Portion B of Erf No 31 and Portion A of Erf No 331 located in Duwisib Street, Kleine Kuppe, Windhoek.

With reference to the intended above-mentioned development we would like to formally object to the application based on the following;

The intended development is a mere kilometer from Fairy Windhoek in Otjivero street. This beautiful recreational area has a coffee shop, walking trails, bike trails and more providing enough recreation in this neighborhood. Further more there are a vast number of other sport and recreation facilities in the area as well as a number of restaurants. This area's infrastructure cannot handle more development in terms of the roads and water and economics.

The intended development will negatively impact our animal life (both domestic and wild).

The intended development will negatively affect the current property valuations and prices in an already difficult market economic environment.

The intended development will disturb and disrupt the current peace and quiet left in the neighborhood.

We trust that you will seriously take our objections in to consideration.

Kind regards,



Louise and Altus Nel
Property owners and residents - 88 Gamsa street, Kleine Kuppe, Windhoek.

HERMIAS CORNELIUS LOUW
HERMAN LOUW'S INVESTMENTS CC
GRAHAM TOWN 114 CC
P.O.BOX 40258 AUSSPANNPLATZ
69B GAMSAS STREET
KLEINE KUPPE
louw_herman@yahoo.com +26481 336208

9 October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

Re: Objection notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – Portion A or Erf No 331, Portion B or Erf No 331 and Portion A or Erf No 331 Located in Duwisib street, Kleine Kuppe, Windhoek

With the above-mentioned intention to develop what is known as a Leisure en Recreational Resort, I would like to object in my capacity as resident and business owner of property in the immediate area.

I believe that there has not been sufficient information given to the public relating to said intention to development.

The intended development will have a significant impact on the wild life in the area as it currently the home to many nesting bird species.

The intended development will have a huge impact on the safety and security in this area (with numerous incidences in the past).

Development of that nature will diminish the value of properties adjacent to it.

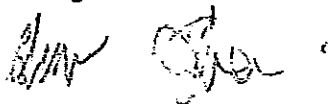
Said intended development will bring additional burden to traffic and water services.

The peace and quiet in the area will be disturbed.

Currently there are numerous well established recreational facilities in the Kleine Kuppe and Olympia area. An additional facility is not only unnecessary but will also burden the existing facilities.

I trust that you will carefully consider all objections and come to a fair and positive decision.

Kind regards.



H.C and E. Louw
Residents and business owner
Gamsa street
Kleine Kuppe

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.

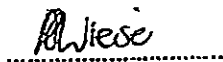
With the above-mentioned intention to develop what is know as a Leisure ad Recreational Resort I Alieta Wiese would like to object in my capacity as resident in the affiliated aria.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street.

There is a recreational are just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards



Alieta Wiese

Gamsa street

Kleine Kuppe

9th October 2023

To: The City of Windhoek
 Section Head Leaseholds and Settlements
 Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – **Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Kleine Kuppe, Windhoek.**

With the above-mentioned intention to develop what is known as a Leisure and Recreational Resort I Werner Wiese Strongly Object in my capacity as resident opposite the said property.

1. I see that the said property is being advertised for sale @ N\$ 30mil. I want to know how this is possible if this land is Public Open Space. Please see attached documents.
2. Public Open spaces are created for good reason and should be kept as such for the general well being of the residents of Windhoek.
3. Farm Windhoek which is a recreational area, is just down the street and offers several facilities to the general public. There is sufficient parking, security etc...
4. This is a residential area and making a recreational area there will cause a lot of nuisance, noise, traffic, disturbance.
5. As it stands currently we are really experiencing a lot of disturbance, nuisance, traffic, Noise with people parking on the vacant plots and having parties, the recreational park will just invite more of the same and make the situation even worse...
6. When we bought our plots from the City of Windhoek this was indicated as Public Open Space, this is still the case. If we knew a recreational park will be created here we would never have bought these plots and spent millions of dollars building our dream homes here.
7. There is no services, sewer, water, electricity currently.
8. This will negatively impact our property values and I want to know who will compensate the residents/property owners.
9. There are plenty of newly developed areas currently available. There is also the very nearby areas around the Municipal swimming pool in Olympia that are planned for recreational activities. These areas are further away from residential plots to minimize noise, nuisance, traffic and disturbance
10. I am also of the opinion that the said lease will be converted into a sale at some point, this will enable the land to be resold. I am not convinced that the intended proposal is true and transparent.

I trust that the COW will take our objections seriously. We as residents request the outcome to be communicated in writing. Hope you find the above notice of objection in order.

Kind Regards



A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a cursive, somewhat abstract shape. The signature is positioned above the printed name 'Werner Wiese'.

Werner Wiese

Gamsa street

Kleine Kuppe

e-mail: werner@wcr.com.na

Cell: 08812415759

N\$ 30 000 000 | Vacant Land / Plot for Sale in Kleine Kuppe

654

Windhoek Kleine Kuppe

Gallery



Erf Size: 10 000 m²

10000m² Vacant Land General Residential For Sale in Kleine Kuppe.



Contact Number

Normandie Dentlinger

0812810607

0816201358

Email Address

Normandie Dentlinger

normandie.dentlinger@realocean.com



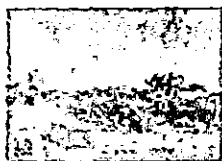
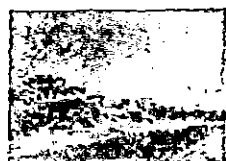
A message will be sent to the .

Name

Email

Mobile Number

Please contact me regarding



Erf Size. 10 000 m²

10000m² Vacant Land General Residential For Sale in Kleine Kuppe.

The possibilities are endless for this vacant land with spectacular views of the mountains. For construction.

Zoning: General Residential

Density: 1:250m²

Size: 10 000m²

Property Overview

Listing Number	112849153
Type of Property	Vacant Land / Plot
List Date	30 June 2023
Erf Size	10 000 m ²

Please contact me re



Normandie
[View Agent](#)

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[Share](#)

8th October 2023

To: The City of Windhoek
Mrs. DA Negonga
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No 13/2023 with reference to the intended lease of unimproved properties being and there for noted - Portion A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 332 Located in Duwisib Street, Kleine Kuppe, Windhoek

Dear Sir/ Ma'am

With the above mentioned intention to develop what is known as a Leisure and Recreational Resort I Richard Warren would like to object in my capacity as resident in the affiliated area.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib Street

Hope you find the above notion of objection in order

Kind Regards



Richard Warren
Gamsa Street
Kleine Kuppe

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.

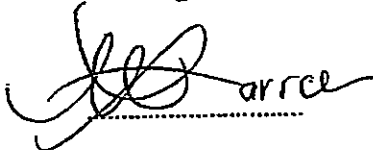
With the above-mentioned intention to develop what is know as a Leisure ad Recreational Resort I Zelda Warren would like to object in my capacity as resident in the affiliated aria.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street.

There is a recreational are just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards

A handwritten signature in black ink, appearing to read 'Zelda Warren', written over a horizontal dotted line.

Zelda Warren

Gamsa street

Kleine Kuppe

LEON ENGELBRECHT

Windhoek

+264 (0)81 251 2169

leon@leonengelbrecht.com

CITY OF WINDHOEK
SECTION HEAD LEASEHOLDS AND SETTLEMENTS
PROPERTIES MANAGEMENT DIVISION

10 October 2023

Dear Sir / Madam

RE: OBJECTION NOTICE 13/2023 – INTENDED LEASE OF UNIMPROVED PROPERTIES: PORTION A & B OF ERF 331 AND PORTION A OF ERF 332, DUWISEB STREET, KLEINE KUPPE, WINDHOEK

With reference to Objection Notice 13/2023 as published by the City of Windhoek with the intention to develop/lease out Portions A & B of Erf 331 and Portion A of 332 for an Entertainment / Leisure and Recreational Resort, I Mr. Leon Johan Engelbrecht would like to strongly object to this in my capacity as resident and owner of residential properties in the immediate area.

The area in question already attracts unwanted visitors parking their cars, drinking, playing music, littering all hours of the day. Allowing such a development will increase unwanted traffic, add to the littering problem, increase noise pollution and could also increase problems like unwanted bush fires and increased crime due the increase in traffic and people. Gamsa street is one of Kleine Kuppe most pristine streets boasting some of the most incredible views over Windhoek, and allowing this type of development to continue would be detrimental to this area, for all the reasons mentioned above.

Furthermore, such a development will diminish the property value of the dwellings in the surrounding area making it even more difficult to safeguard one's property investment.

Within the perimeter of Kleine Kuppe and Olympia there are enough entertainment and recreational facilities ranging from clubs, bars, shopping malls and sport grounds already catering to a wide variety of needs.

I trust you will find the objection in order.

Yours truly,


.....
L. J. ENGELBRECHT

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: **Objection Notice No13/2023** with reference to intended lease of unimproved properties being and there for noted – **Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.**

With the above-mentioned intention to develop what is known as a Leisure and Recreational Resort I Anandi Sowden would like to object in my capacity as resident in the affiliated area.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street.

There is a recreational area just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards

A Sowden
.....

Anandi Sowden

Gamsa street

Kleine Kuppe

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: **Objection Notice No13/2023** with reference to intended lease of unimproved properties being and there for noted – **Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.**

With the above-mentioned intention to develop what is know as a Leisure ad Recreational Resort I E Du Plessis would like to object in my capacity as resident in the affiliated aria.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street.

There is a recreational are just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards



E Du Plessis

Gamsa street

Kleine Kuppe

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted – Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.

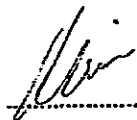
With the above-mentioned intention to develop what is know as a Leisure ad Recreational Resort I RJ Visser would like to object in my capacity as resident in the affiliated aria.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street.

There is a recreational are just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards


.....

RJ Visser

Gamsa street

Kleine Kuppe

09/10/2023

To: The City of Windhoek
Section Head Leaseholds and
Settlements Properties
Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted — Portion A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib Street, Kleine Kuppe, Windhoek.

With the above-mentioned intention to develop what is known as a Leisure and Recreational Resort, I Ms. Wiltrud Rugheimer would like to object in my capacity as resident, shareholder, and owner of residential property in the immediate area.

I believe that by allowing such development in Duwisib Street, it will contribute to multiple diminishing factors, noise and also to the safety of the neighbourhood.

There is a recreational area just below this area, named Farm Windhoek. This is well situated and does not disturb the peace; there is also more than enough space for everyone.

Hope you find the above notice of objection in order.



Kind Regards

Ms. W. Rugheimer

Zack Pienaar
20 Serenity Burger Road
Kleine Kuppe, Windhoek

08 October 2023

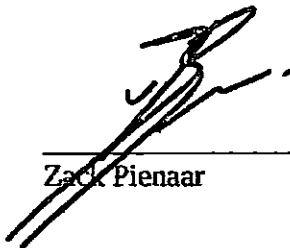
To: City Of Windhoek

Herewith an objection to the planned development of a recreational resort on Duwisib Street:

- Erf 331 Portion A
- Erf 331 Portion B
- Erf 332 Portion A

This will have a negative impact on the neighbourhood in term of Safety and Security and will cause widespread disruption in a calm and peaceful neighbourhood.

Kind regards



Zack Pienaar

STEFAN BOTHA

Windhoek

+264 81 122 3662

stefan@botha-consult.com

CITY OF WINDHOEK
SECTION HEAD LEASEHOLDS AND SETTLEMENTS
PROPERTIES MANAGEMENT DIVISION

10 October 2023

Dear Sir / Madam

RE: OBJECTION NOTICE 13/2023 – INTENDED LEASE OF UNIMPROVED PROPERTIES: PORTION A & B OF ERF 331 AND PORTION A OF ERF 332, DUWISEB STREET, KLEINE KUPPE, WINDHOEK

With reference to Objection Notice 13/2023 as published by the City of Windhoek with the intention to develop/lease out Portions A & B of Erf 331 and Portion A of 332 for an Entertainment / Leisure and Recreational Resort, I Mr. Stefan Botha would like to strongly object to this in my capacity as resident and owner of residential properties in the immediate area.

The area in question already attracts unwanted visitors parking their cars, drinking, playing music, littering all hours of the day. Allowing such a development will increase vehicular traffic, the amount of people frequenting the area and an increase in noise pollution in what is to be a quiet residential neighbourhood.

Furthermore, such a development will diminish the property value of the dwellings in the surrounding area making it even more difficult to safeguard one's property investment.

Within the perimeter of Kleine Kuppe and Olympia there are enough entertainment and recreational facilities ranging from clubs, bars, shopping malls and sport grounds already catering to a wide variety of needs.

I trust you will find the objection in order.

Yours truly,



S. BOTHA - Pr. Eng (PE28009)

RONEL DU TOIT
No 3 GAMSAS 35 COMPLEX
KLEINE KUPPE

8 OCTOBER 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No 13/2023 with reference to intended lease of unimproved properties being and there for noted - Portion A of Erf No 331, Portion B of Erf No 31 and Portion A of Erf No 331 located in Duwisib Street, Kleine Kuppe, Windhoek.

With reference to the intended above-mentioned development I would like to formally object to the application based on the following:

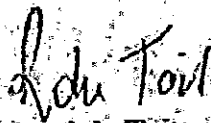
Currently there is a beautiful, huge recreational area (Farm Windhoek) just below Duwisib street in Otjivero road. That (besides all the other facilities in Olympia) is more than sufficient for a city already under financial constraints.

The intended development will negatively affect the current property valuations and prices in an already difficult market economic environment.

The intended development will disturb and disrupt the current peace and quiet left in the neighborhood.

We trust that you will listen to and take all of our objections in to consideration.

Kind regards,



Ronel du Toit
Property owner and resident - 35 Gamsa street, Kleine Kuppe, Windhoek.

EJP FRESH MARKETING (PTY) LTD

Registration number: 2018/0566

PO BOX 81985, OLYMPIA, WINDHOEK, NAMIBIA TEL: (+264) 812435351

E-MAIL: peenshome@africaonline.com.na

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: Objection Notice No13/2023 with reference to intended lease of unimproved properties being and there for noted –
Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Kleine Kuppe,
Windhoek.

With the above-mentioned intention to develop what is know as a Leisure and Recreational Resort, I Mrs. Esther J. Peens would like to object in my capacity as resident, shareholder, and owner of residential property in the Immediate area.

I believe that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectrum of the current peaceful neighbourhood of Kleine Kuppe, Duwisib street.

There is a recreational area just below – Farm Windhoek, this is well situated and does not disturb the peace, there is also more than enough space for everyone.

Hope you find the above notice of objection in order.

Kind Regards



Mrs. Esther J. Peens

Director

8th October 2023

To: The City of Windhoek
Section Head Leaseholds and Settlements
Properties Management Division

RE: **Objection Notice No13/2023** with reference to intended lease of unimproved properties being and there for noted – Portio A of Erf No 331, Portion B of Erf No 331 and Portion A of Erf No 331 Located in Duwisib street, Klene Kuppe, Windhoek.

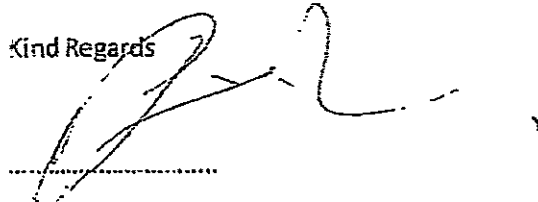
With the above-mentioned intention to develop what is know as a Leisure ad Recreational Resort I Aliteta Wiese would like to object in my capacity as resident in the affiliated area.

I am of the opinion that by allowing such development it will partake in multiple diminishing factors when it comes to property value and overall spectra of the current peaceful suburb of Kleine Kuppe, Duwisib street. Gamsa street is already a high risk area with robberies due to the mountains at the back and this will only create more problems in this area

There is a recreational are just below – Farm Windhoek, this is well.situated and does not disturb the peace, there is also plenty of space for everyone.

Hope you find the above notice of objection in order.

Kind Regards



Paul Loots

Gamsa street

Kleine Kuppe

[Municipal Council Minutes: 2022-11-17]

**10.2.14 FNS.4 [HPH] APPLICATION TO LEASE
PORTION A (WESTERN PORTION) OF ERF 6352,
WINDHOEK FOR THE ESTABLISHMENT OF A
CRICKET STADIUM
(L/6352/W) (7/2/2)**

On proposal by Councillor Ms I Keister, it was

RESOLVED

- 1 That the applications by the Namibia Hockey Union and Saints Sport Club in respect of a portion of Erf 6352, Windhoek, be noted.
- 2 That it be noted that the Namibia Hockey Union and Cricket Namibia holds joint Lease Agreement under Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek but has since 1992 become two (2) separate entities.
- 3 That Council mediate the dissolution of the existing Lease Agreement of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek, whereafter they may enter into separate Lease Agreements.
- 4 That Council consider giving the Namibia Hockey Union a bigger lease portion than Cricket Namibia during the mediation of dissolving their joint Lease Agreement based on current arrangements.
- 5 That the dissolution of Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad (Joint Hockey and Cricket Development) in respect of portions of Erven 6352, 6351 and 6350, Windhoek be dealt with in a separate submission.
- 6 That Portion A (western portion) of Erf 6352, Windhoek ($\pm 25\,092\text{ m}^2$ in extent) be leased to Cricket Namibia for a period of twenty (20) years at a monthly rental of N\$13 340.00, subject that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.
- 7 That the applicant submit a survey diagram, to the satisfaction of the Strategic Executive: Housing, Property Management and Human Settlement before concluding the Lease Agreement.
- 8 That in the event the applicant fail to conclude the Lease Agreement within the given time, the rental be revised prior to concluding the Lease Agreement.
- 9 That the lease be notarially registered by the applicant, at their cost.

- 10 That only the development and operation of cricket sports ground (stadium) and complementary activities like a clubhouse, be allowed.
- 11 That should there be any failure to host the 2027 Cricket World Cup or develop the envisaged cricket stadium, that the lease period be terminated.
- 12 That the Electrical Consultant or Contractor obtain approval for all related electrical drawings for electrification indicating connection to the grid of the Municipal Council of Windhoek.
- 13 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- 14 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 15 That only one (1) additional metre point be allowed for an approved flat on erven that are zoned 'single residential', and for more metre points, the erf be rezoned to 'general residential'.
- 16 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her Electrical Engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 17 That it be noted that a connection charge will be payable at the cost of the applicant and the applicant be advised to review the Department of Electricity's Connection Charge Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Strategic Executive: Electricity for information on connection charges.
- 18 That for erven that are rezoned to 'general residential', 'business', 'office', 'institutional' or 'industrial', the applicant/owner or his/her registered Electrical Contractor contact the Strategic Executive: Electricity to determine whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.
- 19 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

- 19.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 19.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 20 That no access be allowed over or onto any stormwater catchpit or structure.
- 21 That it be noted that the development is close to a major arterial which has heavy traffic volumes, and that no direct access be allowed from Auas Road.
- 22 That parking for this kind of development be limited to the parking available for the current stadiums.
- 23 That as part of the development, that the applicant conduct a Traffic Impact Assessment (TIA) to verify impact and circulation between the available parking to make informed decision during planning and management of traffic during such events.
- 24 That during the planning stages, that the outcome of the Traffic Impact Assessment (TIA) be discussed with the Strategic Executive: Urban and Transport Planning.
- 25 That provision be made for a public transport facility as a sub-transit centre in this area as this will manifest itself within such a major development. [Normally bus and taxi activities must be confined to a certain area, in combination of making provision for informal trading and/or souvenirs. Subsequently same needs to be planned and incorporated within the development and making adequate provision for turnaround movements.]
- 26 That no access be allowed 20 metre from any intersection, measured from the intersecting kerbs.
- 27 That bollards or other measures be provided to prohibit unwarranted and dangerous access directly from Auas Road.
- 28 That should the development realise before Auas Road is upgraded, and the Traffic Impact Assessment (TIA) verify that a traffic light is required, the upgrade be done at the Developer's account.

- 28.1 That in such instance, the Developer sign a Development Agreement with Council for the design and supervision of the construction work.
- 29 That a stacking distance of 18 metre be required before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 30 That activities be restricted to the site to prevent spillage into the roadway of Auas Road, as it is foreseen that this will realise should there be lack of control.
- 31 That for business, three (3) parking bays per 100 m² area plus loading zone be applicable.
- 32 That for a stadium, one (1) parking bay for every four (4) seats for sitting capacity up to sixty (60) and in bay for every six (6) seats or part thereof be applicable.
- 33 That for restaurants and pubs, one (1) parking bay per three (3) seats plus a loading zone be applicable.
- 34 That for fast foods, one (1) parking bay per four (4) seats plus a loading zone be applicable.
- 35 That 25 % of overall parking be allocated to public transport.
- 36 That each provided taxi bay within a lay-by be the equivalent of five (5) normal parking bays: Provided that the parking requirement can be relaxed up to 25 % of the initial provisions and the taxi bay be constructed to municipal standards.
- 37 That for every six (6) bicycle parking spaces provided, a credit of one (1) parking bay be given towards the parking requirements: Provided that the total credit not exceed 20 % of the parking bays required and the minimum dimension for a bicycle space be 2 metre in length and 0.6 metre in width.
- 38 That the applicant note that the Municipal Council of Windhoek no longer has the intention to develop Ball Street.
- 39 That Netball Street be upgraded to bitumen standards to aid trading and access to this property, as further outlined in the Traffic Impact Assessment (TIA).
- 40 That Cricket Street be upgraded to improve accessibility and dust prevention.
- 41 That building plans be submitted for approval for any improvements to the lease area.

- 42 That no indigenous trees be removed or damaged, irrespective of the size of the trees.
- 43 That protected tree species on the erf only be removed after obtaining permission from the Municipal Council of Windhoek.
- 44 That all health and hygiene requirements in terms of lighting, ventilation, sanitation, access to potable water and food safety measures be adhered to and of which building plans must be submitted for scrutiny and approval.
- 45 That all relevant environmental laws be taken into consideration during the development of the facilities.
- 46 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 47 That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 48 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.
- 49 That the Strategic Executive: Housing, Property Management and Human Settlement, in consultation with the Strategic Executive: Economic Development and Community Services, submit the item on the development of the craft/wood carvers market to the special Council meeting scheduled to be held on Tuesday, 22 November 2022, for consideration.
- 50 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 331/11/2022

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[Municipal Council Minutes: 2024-07-02(06-27)]

10.3.11

**FNS.4 [HPH] DISSOLUTION OF EXISTING
LEASE AGREEMENT OF 'DIE GESAMENTLIKE
HOKKIE AND KRIEKET ONTWIKKELINGSRAAD'
(JOINT HOCKEY AND CRICKET DEVELOPMENT
BOARD) IN RESPECT TO ERVEN 6350, 6351
AND A PORTION OF ERF 6352, WINDHOEK
(L/6350/W)**

On proposal by Council Member Bernardus Araeb, it was

RESOLVED

- 1 That it be noted that 'Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad' (Joint Hockey and Cricket Development Board) transformed into two (2) separate legal entities, Cricket Namibia and the Hockey Union Namibia.
- 2 That the Lease Agreement entered into with 'Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad' (Joint Hockey and Cricket Development Board) in respect of Erven 6350, 6351 and a Portion of Erf 6352, Windhoek, be dissolved.
- 3 That in realisation of the separation of the management of two (2) sports codes, separate Lease Agreements for the remainder of the lease period, being 30 November 2057, be entered into with Cricket Namibia and the Hockey Union Namibia respectively.
- 3.1 That the eastern Portion of Erf 6352, Windhoek ($\pm 20\,561\text{ m}^2$ in extent), be leased to Cricket Namibia from date of this Council Resolution until 30 November 2057 at a monthly rental of N\$13 376.66, subject thereto that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.
- 3.2 That Erf 6351, Windhoek ($\pm 50\,445\text{ m}^2$ in extent), be leased to the Hockey Union Namibia) from date of this Council Resolution until 30 November 2057 at a monthly rental of N\$32 821.66, subject thereto that the rental escalate annually in line with the Namibia Inflation Rate, but not exceeding 10 %.
- 4 That it be noted that these erven are close to a major arterial road with heavy traffic volumes, therefore no direct access should be allowed from Auas Road.
- 5 That it be noted that parking is limited to the parking available for the current stadiums.

- 6 That the movement of traffic be aligned/integrated with public transport and non-motorised traffic around the erven, and such be defined during further development of each property.
- 7 That provision be made for a public transport facility as a sub-transit centre and turn around movement planning be incorporated within the development.
- 8 That no access be allowed 20 metres from any intersection, measured from the intersecting kerbs.
- 9 That it be noted that a stacking distance of 18 metre is required before access to any drop-off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 10 That activities be restricted to the site to prevent spillage into the roadway of Auas Road.
- 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.
- 12 That it be noted that a bulk water line and a bulk semi-purified water line is running through the eastern portion of **Erf 6351, Windhoek**.
 - 12.1 That no permanent structures be erected within 2.5 metres of the bulk water line and the bulk semi-purified water line.
 - 12.2 That it be noted that water and semi-purified water services are available for the erf.
 - 12.3 That it be noted that no sewer connection is available for the portion of Erf 6351, Windhoek.

- 12.4 That any requirements regarding water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 13 That it be noted that a bulk water line and a bulk semi-purified water line is running through the eastern portion of **Erf 6352, Windhoek**.
- 13.1 That no permanent structures be erected within 2.5 meters of the bulk water line and the bulk semi-purified water line.
- 13.2 That it be noted that water and semi-purified water services are available for the erf.
- 13.3 That it be noted that no sewer connection is available for the erf.
- 13.4 That any requirements regarding water or sewer services be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 14 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreements separately for Cricket Namibia and the Hockey Union Namibia.
- 15 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 138/07/2024

LEASE AGREEMENT

MEMORANDUM OF AGREEMENT entered into by and between

THE MUNICIPAL COUNCIL OF WINDHOEK

herein represented by **SHERIDAN SIMPSON** as the Manager: Property Management acting on behalf of the Chief Executive Officer in terms of section 27(5) of the Local Authorities Act 23 of 1992 and **DAVID ANANIAS NEGONGA** Section Head: Leaseholds & Settlements acting on behalf of the Chairperson of the Management Committee in terms of section 31A (a) of Act 23 of 1992 (hereinafter referred to as the "LESSOR")

AND

CRICKET NAMIBIA
(Registration Number: 2016/15145)
(Hereinafter referred to as the "LESSEE")

P.O. Box 457
WINDHOEK
email: ceo@cricketnamibia.com
Cell phone:
0811266560

The LESSEE herein represented by **Mr Johan Muller** in her capacity as **Chief Executive Officer** of the aforesaid LESSEE, being duly authorised hereto by a resolution, a certified copy which is attached hereto and initialled by the parties for purposes of identification. It is hereby further certified in favour of the LESSOR that the aforesaid Resolution is intra vires the Powers of the LESSEE.

WHEREAS

The LESSOR is the owner of certain immovable property as described under clause 1

The LESSOR entered into a lease agreement with 'Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad' (Joint Hockey and Cricket Development Board) on 5 December 1986.

The LESSOR was informed that 'Die Gesamentlike Hokkie en Krieket Ontwikkelingsraad' (Joint Hockey and Cricket Development Board) has dissolved and operates as two separate legal entities.

The LESSOR as per Council resolution 138/07/2024 resolved that separate lease agreements be entered into with the two entities for the remainder of the lease period as per the lease agreement entered into on 5 December 1986. The remainder of the lease period shall end on 30 November 2057.

The LESSOR is prepared to let the PROPERTY to the LESSEE under this agreement,

The LESSEE is prepared to rent the PROPERTY from the LESSOR,

The LESSOR and the LESSEE have reached an agreement as to the terms upon which such

Handwritten signatures and initials: JWE, G.O., and other illegible marks.

letting and allocation shall be made, subject to such terms being recorded in writing:

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. LETTING AND HIRING

The LESSOR hereby lets and the LESSEE hereby hires, as is, certain immovable PROPERTY described hereunder namely:

CERTAIN	Eastern portion of Erf 6352
TOWNSHIP	Windhoek
SITUATED	in the Municipal area of Windhoek;
MEASURING	20 561m ² (Twenty Thousand Five Hundred and Ninety-Two Square meters)
HELD	on the plan in possession of the LESSOR in extent as will more fully appear from a Diagram in possession of the LESSOR.

(hereinafter referred to as the "Property")

2. DURATION

- 2.1 This Lease shall commence on 01 August 2024 until 30 November 2057 and will, subject to the right of the parties in terms of the provisions of clause 14, to terminate the agreement with a Three (3) month written notice and subject further to the provisions of clause 16 hereof.
- 2.2 Subject to the provisions of clause 2.1 and at the termination of this lease through effluxion of time, the Property shall revert to the LESSOR without the LESSOR having to recompense the LESSEE therefore on any grounds whatsoever, including that of enrichment.

3. RENT AND CHARGES

- 3.1 A rental of N\$13 376.66 (Thirteen Thousand Three Hundred and Seventy-Six Namibian Dollars and Sixty-Six Cents) per month excluding Value Added Tax, subject to a rental escalation annually in line with the Namibia Inflation Rate, but not exceeding 10% which shall be payable on or before the first of each month: Provided that the rental shall be increased annually in accordance with the Namibian inflation rate, but not exceeding 10
- 3.2 Such rent shall be payable:
- 3.2.1 to the LESSOR at the Municipal Building, Independence Avenue, Windhoek or at such other address as the LESSOR may indicate in writing to the LESSEE.

[Handwritten signatures and initials]

- 3.2.2 On commencement of this lease, the LESSEE undertakes to pay the LESSOR an amount equal to the first month's rental in clause 3.1 for Eventuality Cover, and such amount shall be deemed to be included in the definition of money as described in clause 3.1 hereof to provide for any damage for which the LESSOR may be responsible in terms of clause 5 of this agreement. Should there be no such damage or should the damage amount be less than the paid eventuality covers the full amount or the balance thereof, as the case may be, shall be refunded to the LESSEE
- 3.3 The lease consideration shall be paid free of bank exchange, and the LESSEE shall not withhold, defer, set-off, or make any deduction due to the LESSOR, whether or not the LESSOR is indebted to the LESSEE or in breach of any obligation to the LESSEE.
- 3.4 The LESSEE acknowledges that acceptance of any cheque by the LESSOR shall not be regarded or interpreted as allowing credit to the LESSEE.
- 3.5 The LESSEE shall be liable for interest on all overdue amounts payable under this Agreement at a rate of 20% per annum, reckoned from the date the amount became due until the amount is paid.
- 3.6 All charges in respect of the supply to the PROPERTY of electricity, water and other services shall be paid by the LESSEE regularly and in accordance with Municipal Regulations and tariffs from time to time in force. The provisions of clauses 3.2 to 3.4 shall be applicable on payments made in terms of this clause. It will be the responsibility of the LESSEE to apply for the services at the offices of the LESSOR.
- 3.7 The above rental amount does not include VAT.

4. USE OF THE PROPERTY

The PROPERTY must only be used by the LESSEE for the development and operation of cricket sports ground (stadium).

5. IMPROVEMENTS, MAINTENANCE AND DAMAGES

- 5.1 The LESSEE shall, subject to the provisions of clause 16, be entitled at its expense to erect structures and temporary improvements as may be necessary for use of the PROPERTY.
- The LESSEE shall not be entitled to claim any compensation for such improvements on cancellation or expiration of this lease save as is hereinafter provided for.
- 5.2 The LESSEE shall before erecting the structures, improvements and safeguarding of the embankment in terms of clause 5.1 submit plans for same to the Strategic Executive: Urban and Transport Planning of the LESSOR for its approval. The LESSEE may not start with or effect any excavations or ground works on the PROPERTY without the approval of the Strategic Executive: Urban and Transport Planning of the LESSOR. The LESSEE must comply with the Health and Building Regulations before any of the improvements may be used.
- 5.3 The LESSEE must take note that the LESSOR will not contribute to or financially assist the LESSEE to erect, renovate, maintain or repair fencing, structures and proposed

DNE GO
S. J. M. R.

improvements.

- 5.4 Upon the termination of this Lease by effluxion of time the LESSEE shall be entitled to remove from the said PROPERTY any temporary improvements effected by it at its own cost provided that the said PROPERTY is not thereby damaged, and any improvements not removed shall accrue to the LESSOR, and if so required by the LESSOR, the LESSEE shall, at its own cost and charge, remove all or any structures or other erections or garbage from the PROPERTY, and fill in or cover any excavations thereon and remedy any damage caused to the PROPERTY.
- 5.5 The LESSEE shall after erection of any improvements or any renovation or upgrading to the same during the existence of the lease, not damage or cause to damage or allow anybody to damage the structures erected on the PROPERTY and shall be liable for any damage and depreciation which may result from factors other than reasonable wear and tear and which can be attributed to any act or omission of the LESSEE, his/its servants, animals and any act or omission of other persons for whom it is legally responsible.
- 5.6 In the event of the structures on the PROPERTY being damaged as contemplated herein the LESSOR has the right to through its officials, to enter the PROPERTY and to repair the structures as deemed necessary at cost of the LESSEE.
- 5.7 The LESSEE shall be liable for the maintenance of weed and pest control. The LESSEE shall further be liable at own expense, subject to fair wear and tear, for maintaining the PROPERTY, including temporary structures of the PROPERTY as well as the ground in front of the PROPERTY and to keep the same in a neat and tidy condition and the LESSEE hereby acknowledges, without detracting from the validity of any other provision of this lease, that this stipulation is a material condition of this Agreement.
- 5.8 Should the LESSEE fail to carry out the above-mentioned maintenance on its own account, the LESSOR shall, without any written notice, be entitled to cause the necessary maintenance to be done on the account of the LESSEE and any amount or amounts which are due shall be deemed to be included in the definition of "rental" as described in clause 3.1 hereof.
- 5.9 On the termination of this lease for whatever reason, the LESSEE undertakes to refund the LESSOR for any damage for which the LESSEE may be responsible in terms of clause 5 of this Agreement. Should the LESSEE fail to pay the said damages, the LESSOR shall be entitled to charge the account of the LESSEE referred to in clause 3.1 with such an amount and the same shall be deemed to be a liquid debt against the LESSEE.
- 5.10 The LESSEE shall, when vacating the PROPERTY hand it to the LESSOR in a good state of order and any costs necessarily incurred by the LESSOR after the termination or cancellation of the lease in order to restore the PROPERTY, shall be borne by the LESSEE.

6. EXCLUSION FROM WARRANTIES

- 6.1 The PROPERTY is leased "as is" and the LESSOR is not liable on remeasurement of the PROPERTY for any shortfall, nor does it wish to benefit from any excess.
- 6.2 The LESSOR does not warrant that the PROPERTY is suitable for the purpose for which it

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is leased or that the extent of the PROPERTY stipulated in the documents, diagrams, notices, tender conditions or this Agreement is in fact the extent of the PROPERTY.

- 6.3 The LESSEE herewith expressly acknowledges that no guarantee, presentations or undertakings were given or made to it in respect of any attributes of the PROPERTY, or otherwise.
- 6.4 The LESSOR hereby explicitly states and the LESSEE accepts the fact that no compensation will be payable for patent or latent defects and no reduction of the rental will be considered or effected to cover the same nor would the LESSEE be allowed to cancel this Agreement after discovery of the same.

7. TOTAL OR PARTIAL DESTRUCTION OF PROPERTY

- 7.1 In the event of the PROPERTY (including renovations or repairs or improvements erected by the LESSEE) being damaged or partly destroyed as a result of fire, rain, hail, wind, an act of God, revolts, disturbances, riots, strikes, civil wars or hostility against the LESSEE, the Government or against the local authorities, the PARTIES hereby undertake not to institute legal proceedings against each other and the PARTIES accept no responsibility whatsoever for the injury or death of, or any damage thus caused or suffered and the LESSOR shall not be responsible for any damage done to the LESSEE'S stock, books, papers, et cetera: Provided that the LESSEE shall insure the PROPERTY against such events, which insurance policy shall be provided for inspection to the LESSOR if so requested: Provided further that the LESSEE shall also be entitled at its expense to insure the PROPERTY against theft, housebreaking et cetera.

In the event of the LESSEE failing to effect such insurance the LESSEE shall at its expense be liable for any damage caused or suffered.

- 7.2 In the event of the PROPERTY or any part thereof being damaged or destroyed as stated in clause 7.1, the LESSEE shall give immediate notice thereof to the LESSOR and this Agreement shall continue in full force and effect except as hereinafter set forth:
- 7.2.1 If the PROPERTY is partially damaged or rendered or rendered partially unusable by fire or an act of God and in the event of the insurance company of the LESSEE undertaking to disburse the costs of such damage, the LESSEE undertakes to repair such damages, except that, should the damage be substantial or should the insurance company default in the disbursement of such damage, the PARTIES shall have the option to terminate the Lease.
- 7.2.2 If the PROPERTY is totally damaged or rendered wholly unusable by fire or act of God, then the rent shall be paid up to the time of the occurrence and henceforth shall cease until the date when the PROPERTY shall have been repaired and restored by the LESSEE: Provided that the reparation and restoration period not exceed twelve months.

8. INSPECTIONS

The LESSOR, its employees or its representatives shall have the right to enter the PROPERTY at any reasonable time in order to inspect its condition and/or to effect repairs therein: Provided that, however, notice of at least 24 hours is given to the LESSEE.

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9. COMPLIANCE WITH THE LAW

- 9.1 Throughout the currency of this Lease and at the LESSEE'S expense the LESSEE shall comply with all applicable laws, regulations and by-laws and all requirements, directions as well as conditions which might be imposed by the LESSOR, the Local Government or other Central Government in connection with the use and lease of the PROPERTY.
- 9.2 The PROPERTY is let subject to the conditions appertaining thereto and all such conditions and limitations as the Government has or may impose by virtue of the provisions of the Urban and Regional Planning Act, 2018 (Act no 5 of 2018).
- 9.3 Without prejudice to the foregoing this Lease shall further be subject to the conditions of the Town Planning Scheme of Windhoek promulgated in terms of the Urban and Regional Planning Act, 2018 (Act no 5 of 2018).
- 9.4 For the purposes hereof, the LESSEE acknowledges that it is aware of and understands the restrictions and conditions imposed in terms of the aforesaid Ordinances.

10. CARRYING ON OF BUSINESS

- 10.1 The LESSEE shall carry on its operations on the PROPERTY in accordance with all statutes, Ordinances, municipal laws and regulations.
- 10.2 The LESSEE acknowledges that whenever some form of mismanagement, mal-administration is reported and such report is justified after investigation thereof in the discretion of the LESSOR, such misconduct may lead to cancellation in terms of clause 14 hereof.
- 10.3 The LESSEE shall not use or store or allow to be stored on the PROPERTY any liquid or other article of a dangerous or inflammable nature which may endanger the PROPERTY.
- 10.4 The LESSEE shall be obliged at its own cost to provide reasonable safety precautions for the protection of the public using the PROPERTY, the reasonableness of the precautions to be judged against the general safety situation as it exists at time of the institution thereof or review thereof, as the case may be.

11. SUBLETTING

The LESSEE shall not have the right to cede or assign this lease or any portion thereof, or any of its rights hereunder, nor shall it be entitled to sublet the property or any portion thereof.

12. INDEMNITY

- 12.1 The LESSEE shall be responsible for any damage to public or private property, which may result during the term of the lease that may arise as a result of Lease.

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- 12.2 The LESSEE hereby indemnifies and undertakes to keep the LESSOR indemnified against any claim for loss or damages of property or person or any claim whatsoever which may be made against the LESSOR by any person or by any member of the public making use of the PROPERTY or any conduct or omission occurring on the PROPERTY or as a result of any conditions present on the PROPERTY irrespective of whether such act was committed or omission occasioned by the LESSEE, any person or animal for whose action it is in law liable for, or by any other party whatsoever or any claim made against the LESSOR due to the fact that earthworks were effected or will be effected on the PROPERTY
- 12.3 The LESSEE undertakes to, upon receipt of any such claim, defend such claim diligently, faithfully and to the best of its ability and at its own cost and expense on behalf of and in the name of the LESSOR.
- 12.4 This indemnity extends to any order, expense or cost, which may be given against or incurred by the LESSOR in relation to any such claim in respect of this lease.
- 12.5 For the purpose hereof the LESSOR undertakes to provide the LESSEE with such written claims as soon as reasonably possible after receipt of such claims.
- 12.6 The LESSEE shall take out a suitable public liability policy as cover against the perils aforesaid. Such policy shall be taken out and proof thereof provided to the LESSOR prior to commencement of the notarial lease

13. COSTS

When the LESSOR is obliged to take legal action against the LESSEE in connection with this Agreement, the LESSEE hereby undertakes to pay such legal expenses incurred (including collection charges) on an attorney and client basis which costs shall be payable on demand.

14. CANCELLATION

- 14.1 In the event of non-payment of rental or any portion thereof, on or before due date, or should the LESSEE fail or refuse to comply with any term or condition of this Agreement, or should the LESSEE act in breach in any term or condition of this Agreement, the LESSOR shall have the right forthwith to cancel this Agreement with thirty (30) days written notice addressed to the LESSEE, personally or per registered post.
- 14.2 Upon the expiration of such notice the LESSEE shall immediately vacate the PROPERTY and give the LESSOR peaceful and legal possession thereof.
- 14.3 In the event of such cancellation the period of thirty (30) days shall be calculated from the date of posting of the written notice, and such cancellation shall be without prejudice to the LESSOR'S rights to claim arrear rental, interest or any damages arising out of this Agreement, or cancellation thereof, on the ground set out above, from the LESSEE: Provided that should the LESSEE not proceed with the Lease, the LESSEE shall notify the LESSOR

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with Three (3) months' notice in advance.

15. DOMICILIUM

15.1 All Communications by the LESSEE to the Lessor must be in writing and addressed to:

Chief Executive Officer
City of Windhoek
PO Box 59
WINDHOEK
Tel: 290-3307
Fax: 290-2111

It shall be the sole responsibility of the LESSEE to amend his or her domicile address as stated in this Agreement. Should the LESSEE fail to do so and the LESSEE is untraceable at the domicile as provided, the LESSOR shall be entitled to accept the addresses provided in the preamble of the Agreement or alternatively the PROPERTY as domicile of the LESSEE.

15.2 All communications by the LESSOR to the LESSEE must be in writing and addressed to:

P.O. Box 457
WINDHOEK
email: ceo@cricketnamibia.com
Cell phone:
0811266560

15.2 The Parties choose the addresses set out in sub-clauses 15.1 and 15.2 above as *domicilia citandi et executandi* ("domicile address") for all purposes under this Agreement whether in respect of the service or delivery of court or arbitration processes, communications or other documents or any other communication.

15.3 Any Party may by notice to the other change its domicile address to another address, such change to become effective on the 5th (fifth) Business Day from the deemed receipt of the notice by the other Party, provided that the domicile address must at all times include a physical address, telefax, postal address and telephone number within Windhoek or, with the prior approval of the other Party, which approval shall not unreasonably be withheld, any other place within Namibia.

15.4 Any communication to a Party sent by prepaid registered post (by airmail if appropriate) in a correctly addressed envelope to it at its domicile address will be deemed to have been received on the 14th (fourteenth) Business Day after posting (unless the contrary is proved).

15.5 Any communication to a Party delivered by hand to a responsible person during ordinary business hours at its domicile address will be deemed to have been received on the day

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of delivery (unless the contrary is proved).

- 15.6 Any communication to a Party sent by telefax to its chosen telefax address or e-mail address, will be deemed to have been provided, unless the contrary is proved at 12h00 noon of the 1st (first) Business Day following the issuance, by the transmitting telefax machine, of a report confirming correct transmission of all the pages of the document containing the communication.
- 15.7 Notwithstanding anything to the contrary herein contained, a communication actually received by a Party will be an adequate communication to it notwithstanding that it was not sent to or delivered at its chosen domicilium address.

16. SPECIAL CONDITIONS

The special conditions referred to hereinafter shall be applicable to the PROPERTY and for purposes hereof, the LESSEE acknowledges in favour of the LESSOR that it has satisfied itself of the nature, consequences and effect thereof prior to signing hereof, failing which it hereby agrees that it shall be irrebuttably presumed to have satisfied itself so.

16.1 The LESSEE takes note:

16.1.1 That the PROPERTY only be used for CRICKET SPORTS GROUND purposes.

16.1 That surface stormwater run-off must be accommodated as follows in terms of clause 35 of the Town Planning Scheme:

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

- The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
- The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.

16.2.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the LESSEE.

16.2.3 That it be noted that a bulk water line and a bulk semi-purified water line are running through the property. That no permanent structures be erected within 2.5 metres of the and bulk semi-purified water line.

16.2.4 That no sewer connection is available for the PROPERTY. That any requirements regarding water or sewer services be for the LESSEE'S account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

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16.2.5 The LESSEE should note:

- 16.2.5.1 That any height differences must be accommodated, and the road fill or side walk must not be disturbed or lowered for access purposes since this may lead to a damage of underground services which must be repaired at the LESSEE'S costs in the event of damage.
- 16.2.5.2 That the accesses to the PROPERTY must be affected at the costs of the LESSEE to the satisfaction of the Strategic Executive: Urban and Transport Planning, ramps must be constructed on the erven and ways to overcome the same are to be submitted together with building plans.
- 16.2.5.3 That provision be made for a public transport facility as a sub-transit centre in the area and turnaround movement planning be incorporated within the development.
- 16.2.5.4 That is be noted that the property is close to a major arterial road with heavy traffic and that no access be allowed from Auas Road.
- 16.2.5.5 That movement of traffic be aligned/integrated with public transport and non-motorised traffic around the property, and such be defined during further development of the property.
- 16.2.5.6 That no access be allowed twenty (20) metres from any intersection, measuring from the intersecting kerb.
- 16.2.5.7 That a stacking distance of eighteen (18) metres be required before access to any drop off area or parking facility, being to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- 16.2.5.8 That activities be restricted to the site to prevent spillage into the roadway of Auas Road as it is foreseen that this will realise should there be a lack of control.
- 16.2.5.9 That parking is limited to the parking available for the current stadiums.
- 16.2.5.10 That no access be allowed over or onto any stormwater catchpit or structure.
- 16.2.5.11 The LESSEE accepts the fact that the LESSEE must make arrangements during the planning stage with the Strategic Executive: Electricity with regard to the provision of electricity and costs related to such provision. Electricity supply will be limited to 3x60 amps. Should more than 3 x 60 amps electricity be required, the LESSEE should in that event provide at own cost an electricity substation building or make alternative arrangements to the reasonable satisfaction of the Chief Electrical Engineer: Distribution.
- 16.2.5.12 That the LESSEE appoints an Electrical Engineer, registered with the Engineering Council of Namibia (ECN), who should contact the Strategic Executive: Electricity well in advance, during the planning stage, with the electricity distribution design proposals and load requirements so as to plan for the integration of the new electrical network into the existing electricity distribution network.

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16.2.5.13 That it be noted that electricity is available subject to the following conditions: That only one (1) electrical service connection from the municipal electrical network be allowed per erf. That only one (1) additional electrical meter point be allowed for an approved flat or erven zoned 'single residential'. That for more meter points the erf be rezoned to 'general residential. Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the LESSEE, all costs involved shall be for the LESSEE'S account.

16.2.6 Should the lease be cancelled for whatever reason, all the permanent structures on the property reverts to the LESSOR.

17. LAW TO APPLY AND JURISDICTION

- 17.1 This Agreement is in all respects governed and construed in accordance with the laws of Namibia.
- 17.2 The LESSEE hereby consents to the jurisdiction of the Magistrate's Court having jurisdiction over it, him or her in respect of all legal proceedings connected with this Agreement, notwithstanding the fact that the value of the matter in dispute exceeds the jurisdiction of the Magistrate's Court.

18. WHOLE AGREEMENT

- 18.1 This Agreement, Council Resolution 138/07/2024 and any Annexure to the Agreement and Documents constitute the entire Agreement between the parties.
- 18.2 Neither party relies in entering into this Agreement on any warranty, representation or expression of opinion which have not been incorporated into this Agreement as a warranty or undertaking.
- 18.3 No variation or consensual cancellation of this Agreement shall be of any effect unless reduced to writing and signed by both parties.

19. WARRANTY OF AUTHORITY

The person signing this agreement on behalf of the LESSEE and the person signing the Agreement on behalf of the LESSOR expressly warrant their authority to do so.

20. PARTIAL INVALIDITY

The invalidity of one provision of this Agreement shall not affect the validity of the other provisions. Any discrepancy resulting as a consequence shall be filled by a provision consistent with the purpose of this Agreement, as agreed to in writing by the Parties.

21. INTERPRETATION

- 21.1 Headings to clauses are for convenience only and not to be used in interpreting the clauses.

Handwritten signatures and initials:
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 C.H.
 K.H.
 G.O.
 J.M.

21.2 The rule of interpretation requiring an interpretation against the Party causing the document to be drafted shall not apply in the case of this Undertaking.

THUS DONE and SIGNED at WINDHOEK on this 19th day of
December 2024 in the presence of the undersigned witnesses.

AS WITNESSES

1. [Signature]
 2. [Signature]

[Signature]
 on behalf of the Chief Executive Officer
[Signature]
 on behalf of the Chairperson of the
 Management Committee
 (Certified to be in accordance with Council
 Resolution 138/07/2024)

THUS DONE and SIGNED at WINDHOEK on this 18 day of
December 2024 in the presence of the undersigned witnesses:

AS WITNESSES

1. [Signature]

2. [Signature]

[Signature]
 LESSEE

INSTITUTIONAL LAND POLICY



As approved in terms of Council Resolution 224/07/2018

CITY OF WINDHOEK

Authored by: Property Management Division

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1. Objective

The objective of the Institutional Land Policy is to provide guidelines for the sale of institutional land and sports grounds which are alienated to prospective purchasers at subsidized purchase price. Such subsidies are part of Council's Grant Policy which is both in the best interest of the City and the communities. The Policy's objective is to uplift communities by addressing their social needs, granting favourably circumstances and rebates in acquiring land at affordable rates to advance their noble causes.

2 Windhoek Town Planning Scheme (Table B)

In terms of the Windhoek Town Planning Scheme "institutional" and "private open space" land uses are as follow.

Use zone	Primary uses	Consent use	Prohibited uses
Institutional	Places of instruction, social halls and places of public worship	Institutions, special buildings, shops, industrial buildings and business buildings	Other uses not under columns 2 and 3
Private Open Space	Private open space, social hall, gymnasium, the provision of food and drink to club members and bona fide guests of club members (guests are taken to include visiting sports teams and sports players and bona fide spectators).	Other uses not under columns 2 and 4, as long as they remain secondary and subordinate to the primary uses	Noxious industrial buildings

3. Definitions

Term	Definition
Place of instruction	Means a building designed and/or used for educational and cultural purposes, administrative activities related therewith, and board and lodging.
Social hall	Means a building designed and/or used for social meetings, gatherings and recreation and includes a non-residential club but does not include a "place of amusement".
Place of public worship	Means a building, designed and/or used as a place of public devotion and related administrative activities but excluding a funeral chapel and includes other buildings designed for social gathering or

	recreation which are associated with and on the same site as the place of public worship.”
Constitution	A composition of fundamental principles by which a body or institution is established and governed, stating the following: • Institution is a legal person. • Institution is a non-profitable organisation. • Institution has the power to acquire or lease immovable property. • Indication of what will happen to the property in case of dissolution of the organisation/ institution

4. Categories of land becoming available

Institutional/sport or recreational ground that becomes available could be categorized as follows:

- 4.1 Individual registered “institutional” or “undetermined” zoned erven that are identified by an institution or organization and became available. After investigation the property can be sold to such an applicant, as they initiated the sale.
- 4.2 Council could initiate an investigation to identify land that could be used for institutional, sport or recreational purposes.
- 4.3 Erven could also become available through cancellation via credit control procedures or via the standard reverting clause.
- 4.4 “Institutional” or “Private Open Space” zoned Erven that are created in new townships for sale by Council.

5. Qualification requirements for subsidy

The following principles should be applied, to determine if an applicant qualifies for a subsidised purchase price:

- 5.1 Only institutions, which are a legal person and non-profit making, will qualify for subsidized purchase prices.
 - 5.1.1 Proof of the above will be the constitution as defined in paragraph 3 above.
- 5.2 Qualification for a subsidy will also depend on the submission of the documents required as indicated under the various types of institutions.

6. Required Documents for various ~~types~~ of institutions

The following documents mentioned below are required for various types of institutions and should be submitted to the City prior to any commencement of technical investigations of the application for land for such an institution.

6.1 Welfare organization

In the case where the applicant is a **welfare organization** the following information should be submitted:

6.1.2 A constitution of the institution

6.1.3 A certified copy of the Registration Certificate stating the Welfare Organization (WO) number from the Ministry of Home Affairs/Health and Social Services where in the case of a welfare organization.

6.1.4 Power of Attorney granted by the institution to a particular person/s that he/she/they have the authority to sign on behalf of the institution.

6.1.5 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice.

6.1.6 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other organizations/institutions.

6.2 Crèche

In the case where the applicant is a **crèche** the following information should be submitted:

6.2.1 A signed constitution.

6.2.2 A certified copy of the Registration Certificate at the Ministry of Gender, Equality and Child Welfare under the Early Childhood Development Program.

6.2.3 A certified copy of a fitness certificate from the City of Windhoek.

6.2.4 A letter indicating the Power of Attorney granted by the institution to a particular person/s that he/she/they has the authority to sign on behalf of the institution.

6.2.5 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice.

6.2.6 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other organizations/institutions.

6.3 School or College

In the case where the applicant is a **school or college** the following information should be submitted:

- 6.3.1 A signed constitution
- 6.3.2 A certified copy of the Registration Certificate from the Ministry of Education, Arts and Culture where the applicant is a Primary or Secondary School.
- 6.3.3 A certified copy of the Registration Certificate from the Ministry of Higher Education, Training and Innovation where the applicant is a College, University or Vocational Training Provider.
- 6.3.4 A certified copy indicating that a primary or secondary school's syllabus is recognized by the Ministry of Education, Arts and Culture
- 6.3.5 A certified copy indicating that the college, university or training provider is recognized by the Namibia Training Authority (NTA)/Namibia Qualification Authority (NQA).
- 6.3.6 A Power of Attorney granted by the institution to a particular person/s that he/she/they has the authority to sign on behalf of the institution.
- 6.3.7 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice.
- 6.3.8 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other organizations/institutions.

6.4 Sport and Recreational clubs

In the case where the applicants are **sport and recreational clubs** the following information should be submitted:

- 6.4.1 A signed constitution
- 6.4.2 Proof of affiliation with the National Sports Commission or any other relevant controlling body.
- 6.4.3 A Power of Attorney granted by the institution to a particular person/s that he/she/they has the authority to sign on behalf of the institution.
- 6.4.4 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice.
- 6.4.5 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other organizations/institutions.

6.5 Places of Worship

Where the applicant is a *place of worship*, the following information should be submitted:

- 6.5.1 A signed constitution of the institution.
- 6.5.2 Proof of a governing council, a synodical commission or a similar governing body within Namibia with which the place of worship affiliates.
- 6.5.3 In case of foreign pastors and/or priests being the Founding or Senior Pastor or Priest, submit a working permit.
- 6.5.4 A Power of Attorney granted by the institution to a particular person/s that he/she/they has the authority to sign on behalf of the institution.
- 6.5.5 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice if newly established.
- 6.5.6 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other congregations.

It should be noted that it is accepted that for every 500 dwellings one institutional zoned site for religious purposes be sold.

6.6 Regional Council, Constituencies and Government Ministries

Regional Council and Constituencies should apply through the Khomas Regional Council and Government Ministries should apply through the relevant Ministry.

6.7 Traditional Authorities

Where the applicant is a **Traditional Authority**, the following information should be submitted.

- 6.7.1 Proof of registration under the Traditional Authorities Act 17 of 1995.
- 6.7.2 Proof that the organization is in existence for one year.
- 6.7.3 A Power of Attorney granted by the institution to a particular person/s that he/she/they has the authority to sign on behalf of the institution.
- 6.7.4 Copy of Financial statements in case of already established institution; and or proof of financing from a financial institution or donor will suffice.
- 6.7.5 Information regarding all immovable property in the municipal area of Windhoek in possession of the applicant with indications for what it is used, whether it is improved or not and whether the facilities are shared with other organizations/institutions.

7. General rules for all applicants

- 7.1 No applications should be investigated unless all the above information pertaining to the applicant has been submitted.

- 7.2 The applicant notes that a period of (30) days will be given to submit all the required documents.
- 7.3 The applicant should further note that no extension will be granted for the submission of such documentation.
- 7.5 Where the applicant is a place of worship, crèche or welfare organization applications for Erven bigger than 3,000 m² should be substantially motivated in terms of financial ability to develop and the submission of development plans.
- 7.6 Note that Council will not allocate more than two properties in the whole of Windhoek per institution.
- 8 Purchase price
- 8.1 All institutional land and private open spaces are sold at a subsidized purchase price upon submission of the required documents, unless Council resolves otherwise.
- 8.2 The prices should be revised on a yearly basis.

9 In case of partial development

In terms of the Deed of Sale, the purchaser binds him-, her-, itself to erect a building or buildings on the property not later than 5 (**five**) years from date of sale. This condition shall be incorporated at all times in the Deed of Sale whenever institutional land is sold.

If the institution fails to develop the additional facilities with regard to properties larger than 3,000 m² as indicated in their motivation within 5 years from the date of sale, the portion not developed shall be subdivided, surveyed and transferred back to Council on the expense of the purchaser."

10. Subdivision and Rezoning

It should be noted that a only a consent use with a ratio of 70:30, is allowed for use for commercial activities. This however, shall still be subject to the Windhoek Town Planning Scheme.

11. Securing land for institutional uses other than places of worship

To ensure that after the reservation of institutional land for school purposes the remaining institutional land is equally distributed between the different uses it is accepted that for every 500 dwellings one institutional zoned site for religious purposes be sold and all the other institutional sites in that vicinity of the 500 dwellings be reserved for other institutional uses, for example, crèches, clinics, welfare organizations, etc.

12. Reverting clause

A reverting clause which reads as follows will be registered against the Deed of Transfer of all land sold at a subsidized price.

12.1 NOTARIAL REGISTRATION

12.1.1 Subject to the provisions of this Agreement, the PURCHASER notes that it shall not be entitled to cede, assign or in any other manner make over its rights, title and interest in this Agreement or any of its liabilities, responsibilities, duties or obligations hereunder, to any other third party, without the prior written consent of the SELLER, which consent shall not be unreasonably withheld: Provided that the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), duly complied or guaranteed compliance with all conditions under this Agreement as well as with the conditions to be registered notarially in favour of the SELLER. The restrictive resale condition provided for in this clause shall not restrict the rights of the bank, or other financial institution in whose favour a the mortgage bond has been registered in the event that the mortgagee has to call up the mortgage bond or to sell the Property in execution in order to recover monies owing to it thereunder.

12.1.2 The PURCHASER and/or its approved successor-in-title or successors-in-name or in shareholding or membership and/or its assigns, (whichever may be applicable, agree to the registration against the Title Deed of the PROPERTY, of the following conditions imposed for the benefit of and enforceable by the SELLER, or its assigns, namely:

12.1.2.1 The PROPERTY shall revert to the SELLER in the event of the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), not complying with the following conditions:

12.1.2.1.1 If the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), fail to develop and erect within **five years** from date of sale improvements on the PROPERTY (not including outbuildings) to the value **equal to** the municipal valuation of the PROPERTY as determined by the Strategic Executive: Housing, Property Management and Human Settlement from time to time, then

(i) the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), shall retransfer the PROPERTY to the SELLER at the PURCHASER's and/or approved its successor's-in-title and/or successors'-in-name and/or in shareholding' and/or members' or assigns' s, (whichever may be applicable) cost, and the SELLER shall not be liable to pay the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), any compensation for the improvements on the PROPERTY;

or alternatively, to the choice of the SELLER,

(ii) the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), shall pay the SELLER within thirty days from having been requested to do so, the difference between the purchase price as set out in clause 2 and the market valuation of the

unimproved property based on the _____ t land use of the PROPERTY on date the reverting clause shall apply.

- 12.2 The PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), shall not use the PROPERTY for any other purpose than for which it was bought or sell, sublease or donate the PROPERTY without the consent of the SELLER, for a period of 30 (thirty) years from date of sale. Should the SELLER at its sole option consent to a different use or the sale, sublease or donation of the PROPERTY to a third party, the PURCHASER and/or approved its successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), undertakes to pay to the SELLER the difference between the purchase price set out in clause 2 and the market valuation of the unimproved property based on the highest land use of the PROPERTY or portion thereof, on date of approval of the different use or the sale, lease or donation to a third party.
- 12.3 The PURCHASER undertakes to effect at its own cost the registration of the conditions contained in clauses 19.6 by way of a Notarial Deed of Imposition of Conditions against the Title Deed of the PROPERTY, the wording of such Notarial Deed to be determined by the Notary of the SELLER to reflect the intention of the PURCHASER or its successor-in-title or its assigns and SELLER contained in the said clauses.”

13. Requirements for Institutional Land

- 1 That all previous Council Resolutions for the sale and lease of Institutional land are rescinded and replaced with the amended policy.
- 2 That the following requirements be approved as part of the Institutional Land Policy:
 - 2.1 That Institutional entities or organizations that buys business zoned Erven buys them at the full purchase price through the tender process and that no preference be given as business zoned Erven are sold on tender.
 - 2.2 That the applicant institution/organization be operational for at least one year before applying for institutional land.
 - 2.3 That all applications for extension for the finalization of Deed of Sale in respect of Institutional land be given a time period of ninety (90) days only, where after no further extension be granted.
 - 2.4 That only a maximum of two years extension of development period be granted to applicants that failed to develop such properties in the stipulated time frame.
- 3 That applicants take note that no applications for rezoning on 'institutional' land be allowed, provided:
 - 3.1 That only a consent use with a ratio of 70:30 be allowed and in terms of the Windhoek Town Planning Scheme, the 30 % consent use will only be applied for land uses such as institutions, special buildings, shops, industrial buildings and business buildings.

- 4 That it be noted that subsidized price will only be applicable to nonprofit making organisations, and that State Owned Enterprises do not qualify to purchase land at subsidized prices and that they will not be allowed to use institutional land, unless land is utilized for institutional purposes.
- 5 That it be noted that Constituencies and Government Ministries or agencies who apply in their own capacity must submit their applications through the Regional Council and/or line Ministries be submitted through the relevant channels before the City can consider their applications.
- 6 That Council takes note that there is no Law that requires that a place of worship be registered with a Governing Body such as the Council for Churches in Namibia or any other recognized body.
- 6.1 That Council nevertheless requires Places of worship to submit proof of a governing council, a synodical commission or a similar governing body within Namibia with which the places of worship affiliates.
- 7 That all institutional land be sold at a subsidized purchase *price* only for institutional and sports or recreational usage.
- 8 That these prices be revised on a yearly basis.(Inflationary)
- 9 That all institutional zoned land, to be sold to welfare organizations, places of worship, crèches, colleges and private schools or any other institutions only be sold only in cash, cash or through bank guarantee.
- 10 That places of worship and religious organisations be encouraged to apply for land for crèches and after school Day Care Centres to help government with Early Childhood Development
- 11 That when applications for institutional land for lease is received, the following be applicable:
 - 11.1 That institutional land only be leased to institutions who met the requirements of the Institutional Land Policy but who cannot afford to pay cash.
 - 11.3 That an 'institutional' zoned erf or portion of land only be leased at a full and market related purchase price for a period of five (5) years.
 - 11.4 That should the lease be cancelled for whatever reason, all the permanent structures on the property revert to Council.
 - 11.5 That should an institution leasing an institutional Erf not be able to purchase the property within 5 years of lease that the lease be cancelled, after a notice as indicated in Paragraph 11.6 bellow.
 - 11.6 That a six (6) month cancellation notice period be incorporated into the Deed of Lease.
 - 11.7 That no renewal of lease be considered, unless fully motivated to Management Committee.

- 12 That all the applications received for institutional land, that the applicants be informed of the new policy and that they all adhere to the new requirements before their applications are submitted to Council for considerations.
- 12.1 When institutional land is to be leased, the following shall be applicable:
 - 12.1.2 The Lessee shall develop the erf within a period of two (2) years from the date of signing the Deed of Lease.
 - 12.1.3 Non-compliance to paragraph 12.1.2 above shall result in the lease being cancelled.
 - 12.1.4 Should the lease be cancelled, for whatever reason, the erf with all the permanent structures will revert to Council. .
 - 12.1.6 No renewal of lease will be considered, unless fully motivated to Management Committee.

ADOPTED IN TERMS OF COUNCIL RESOLUTION: 224/07/2018

[Municipal Council Minutes. 2018-07-26]

**9.4.2 GOV.2 [HPH] SUBMISSION OF REVISED
INSTITUTIONAL LAND POLICY
(L/Institutional Land Policy)**

On proposal by Councillor MJ Amadhila, it was

RESOLVED

- 1 That all previous Council Resolutions for the sale and lease of institutional land be rescinded and replaced with the amended Institutional Land Policy, attached as pages 1064 - 1075 to the agenda.
- 2 That the Institutional Land Policy as per paragraph 1 above, be noted, adopted and that it be applicable to all future applications dealing with the purchase and lease of 'institutional' zoned land for institutional purposes.
- 3 That the Moratorium placed on the sale of institutional land to places of worship be lifted.
- 4 That the following be approved and made part of the Institutional Land Policy:
 - 4.1 That institutional entities or organisations that buy 'business' zoned erven, buy them at the full purchase price through the tender process and that no preference be given as all 'business' zoned erven are sold on tender.
 - 4.2 That all applications for extension for the finalisation of their respective Deed of Sale be given a time period of ninety (90) days only, whereafter no further extensions be granted.

- 4.3 That only a maximum of two (2) years exemption of the development period be granted to applicants that failed to develop such properties in the stipulated period.
- 5 That the institution/organisation be operational for at least one (1) year before applying for institutional land.
- 6 That applicants take note that no applications for rezoning on 'institutional' zoned land be allowed: Provided:
 - 6.1 That only a consent to use with a ratio of 70:30 be allowed, of the 30 % of such land for other usage can be supported on formal written application and subject to consideration by Council.
 - 6.2 That where such consent is granted, the applicant(s) will forfeit any exemption on rates and taxes and will be taxed according to the consent use for the entire property where such consent is granted.
- 7 That it be noted that a subsidised price will only be applicable to non-profit making organisations, and that Government owned enterprises do not qualify to purchase institutional land at subsidised prices and that they not be allowed to use 'institutional' zoned land, unless the land is utilised for institutional purposes.
- 8 That it be noted that Constituencies and Government Ministries or agencies who apply in their own capacity must submit their applications through the Regional Council and/or line Ministries and Constituency offices, and be submitted through the relevant channels before the City can consider their applications.
- 9 That Council nevertheless require places of worship to submit proof of a Governing Council, a Synodical Commission or a similar Governing Body in Namibia with which the place of worship affiliate.
- 10 That all institutional land be sold at a subsidised purchase price only for institutional and sport or recreational usage.
 - 10.1 That these prices be revised on a yearly basis.
 - 10.2 That all 'institutional' zoned land, to be sold to welfare organisations, place of worship, crèches, colleges and private schools only be cash or through a Bank Guarantee.
- 11 That places of worship and religious organisations be encouraged to apply for land for crèches and after school day care centres to help the Government with early childhood development.
- 12 That when applications for institutional land for lease are received, the following be applicable:
 - 12.1 That institutional land only be leased to institutions who have met the requirements of the Institutional Land Policy but who cannot afford to pay cash.
 - 12.2 That an 'institutional' zoned erf or portion of land only be leased at a full market related price for a period of five (5) years.
 - 12.2.1 That should the lease be cancelled for whatever reason, all the permanent structures on the property revert to Council.

- 12.3 That should an institution leasing an institutional erf not be able to purchase the property within five (5) years of lease that the lease be cancelled, after a notice as indicated in paragraph 11.4.
- 12.4 That a six (6) month cancellation notice period be incorporated into the Deed of Lease.
- 12.5 That the rental paid not be set off against the purchase price.
- 13 That the Institutional Land Policy not have a retrospective application on applications received prior to its enactment.
- 14 That for all the applications received for institutional land, the applicants be informed of the new Institutional Land Policy and that they should all adhere to the new requirements before their applications are submitted to Council for considerations.
- 15 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 224/07/2018

[Municipal Council Minutes: 2019-11-21]

2.19 FNS.10 [UTP] AUGUST 2019 APPLICATIONS - NON-POLICY ZONE APPLICATIONS WHICH CAN BE SUPPORTED (6/1/9/5/4)

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

- 1 That after consideration, the following applications be approved, subject to the technical requirements and conditions contained in each application:
 - 1.1 Rezoning of Portion 505, Brakwater from 'residential' with a density of 1:50 000 to 'special' with a bulk of 0.1;
 - 1.2 Rezoning of Erf 1560, Khomasdal Extension 14 from 'institutional' to 'general residential' with a density of 1:100 m² not be supported as it is not in line with the Institutional Land Policy;
 - 1.2.1 That consent to only use 30% of Erf 1560, Khomasdal Extension 14 for general residential with a density of 1:250 m², be granted in line with Council's Institutional Land Policy and the remaining 70% of the erf is remain institutional.
 - 1.3 Incorporation of Portion 5 of the Farm Otjihavera No.62 into the municipal area of the City of Windhoek and extension of the municipal boundaries of the Municipality of Windhoek

- 1.3.1 That the applicant submit the incorporation of Portion 5 of the Farm Otjihavera No. 62 (as per cadastral diagram a3/2011) and the extension of the municipal boundaries of the Municipality of Windhoek to the Minister Of Urban and Rural Development as per section 4(l)(b) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 2 That paragraph 6 of Council Resolution 224/07/20 18 (Institutional Land Policy), be rescinded.
- 3 That the rezoning of 'institutional' erven be submitted to Council for consideration, subject to the following condition:
 - 3.1 That the owner of such institutional property be responsible to pay the difference between the value of the property (prior to rezoning) and the value of the property (with the new zoning) at the time of approval & of the rezoning in addition to the normal endowment/ betterment/ development charges prior to the zoning being included into an Amendment Scheme
- 4 That betterment fees in line with Council Resolution 387/10/2009 be determined by the Acting Strategic Executive: Housing, Property Management and Human Settlement, Ms S Simpson, and be included in Council Resolution notices for all approved rezonings.
- 5 That the applicants and any Objectors be informed of this Council Resolution, in writing, and that the Objectors may lodge an appeal to the Minister of Urban and Rural Development against this Council Resolutions in terms of section 51 (1) of the Windhoek Town Planning Scheme.
- 6 That a written notice of an appeal against the decision of Council be given to Council within twenty eight (28) days from the date of the service of the appellant of the notice of Council's decision in terms of section 51(3) of the Windhoek Town Planning Scheme.
- 7 That the applicants note that in terms of section 43(4) of the Windhoek Town Planning Scheme the decision of Council shall not take effect until the expiration of twenty eight (28) days from the date on which the applicant and the Objectors, if any, are notified thereof, or if an appeal has been made, until such appeal is disposed of.
- 8 That the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 294/11/2019

[Municipal Council Minutes: 2025-03-31(27)]

GOV.12 [HPH] AMENDMENT TO THE INSTITUTIONAL LAND POLICY (17/P)

On proposal by Council Member Illse Keister, it was

RESOLVED

- 1 That the difficulty in implementing clause 12.2 (Notarial Conditions) of the Institutional Land Policy as set out in the item, be noted.
- 2 That, in order to resolve the difficulty in implementing clause 12.2 of the Institutional Land Policy, the clause be amended as follows:

12.2 The PURCHASER and/or its approved successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), shall not use the PROPERTY for any other purpose than for which it was bought or sold, sublease or donate the PROPERTY without the consent of the SELLER, for a period of 30 (thirty) years from date of transfer. Should the SELLER at its sole option consent to a different use or the sale, sublease or donation of the PROPERTY to a third party, the PURCHASER and/or its approved successor-in-title and/or successors-in-name and/or in shareholding and/or members or assigns, (whichever may be applicable), undertakes to pay to the SELLER a penalty amount of the difference between the present value of the PURCHASE PRICE paid at the time of sale and the current market valuation of the unimproved property, or in the event of a land use or zoning change, the difference between the present value of the purchase price and the market value of the proposed land use or zoning on date of approval or prior to the transfer of the PROPERTY to the third party.

12.2.1 That consent for transfer to a third party only be considered if the property is improved as per the Windhoek Town Planning Scheme and to the minimum building value required OR when there is a court order for the sale of the property in execution;

12.2.2 That should the property not be improved or is not a subject of a court order for the sale in execution, that the SELLER will consider buying back the property at the purchase price of half the market valuation of the PROPERTY at the time.

- 3 That the amendments above apply to all new sales and existing sales where Notarial Conditions are still active.

- 4 That the Strategic Executive: Housing, Property Management and Human Settlement be authorised to amend existing conditions with the new conditions contained in this resolution subject to an application from the buyer (land-owner).

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

RESOLUTION 82/03/2025

Application Circular 704 d on 22/05/2025



The Honourable Mayor, the Chief Executive Officer, and Council Members
City of Windhoek
Windhoek, Namibia

6 February 2025

Application to purchase ERF 6352 (Both portions)

Dear CEO and Council Members

I am writing on behalf of Cricket Namibia to formally express Cricket Namibia's intention and desire to purchase the land located at Erf 6352 Cricket Street, Olympia which is currently under lease with the City of Windhoek. This purchase aligns with the guidelines of the City's Institutional Land Policy, which seeks to ensure strategic, sustainable, and equitable land use in support of national development.

1. Compliance with Institutional Land Policy :

We respectfully submit that, with reference to paragraphs 5 and 6 of the Institutional Land Policy, Cricket Namibia qualifies to purchase institutional land/sport ground on the basis that :

- (i) Cricket Namibia is the custodian of all cricket in Namibia;
- (ii) Cricket Namibia is a legal persona and non-profit organisation;
- (iii) Cricket Namibia's constitution is attached, marked "A";
- (iv) Cricket Namibia is a registered sport code recognized by the Namibian Sports Commission. Proof of membership is attached, marked "B"
- (v) A power of attorney is attached, marked "C", granting authority to the undersigned to sign all purchase agreements on behalf of Cricket Namibia.
- (vi) Cricket Namibia has been in operation as a registered sporting code in Namibia since 1992 when it became an Associate Member of the International Cricket Council.
- (vii) The audited financial statements of Cricket Namibia for the year ended 31 December 2023 are attached, marked "D".
- (viii) Both portions of ERF 6352 are under valid lease agreements with the City of Windhoek, which were signed on 16 February 2024 and 19 December 2024 respectively. Construction on both portions have started and have progressed according to building timelines for completion by the 20th of August 2025. We are thus within development timeframes with reference to paragraph 13.2.4 (page 10) of the Policy. See attached diagrams of the intended development, marked "E1 – E10".
- (ix) Save for its occupation of Erf 6352 Cricket Namibia possesses no other immovable property in the municipal area of Windhoek.

2. Purchase price :

CN offers to purchase Portion A (western portion) of Erf 6352 ("Property A"), as well as Eastern portion of Erf 6352 ("Property B"), each at the subsidized purchase price referred to in the Institutional Land

Policy. During a previous meeting with COW Management, CN was informed that the subsidized purchase price referred to in the Institutional Land Policy is determined by dividing the sum of 12 months' gross rental paid for a property, by a property capitalisation rate of 10%. Based on this valuation methodology, the subsidized purchase price for Property A amounts to N\$1,600,800 and the subsidized purchase price for Property B amounts to N\$1,605,120, calculated as follows:

- 2.1 Property A gross monthly rental = N\$13,340
Property A gross annual rental = N\$160,080
Divided by property capitalisation rate of 10% = N\$1,600,800
- 2.2 Property B gross monthly rental = N\$13,376
Property B gross annual rental = N\$160,512
Divided by property capitalisation rate of 10% = N\$1,605,120
- 2.3 Cricket Namibia therefore offers a total of N\$3,205,920.00 for both portions.

3. Rationale for Land Purchase and Project Investment:

- a) Economic impact of hosting ICC Cricket World Cups
The ICC tournaments will generate significant economic activity, directly benefiting Windhoek and surrounding areas through visitor spending on hotels, restaurants, transportation, and entertainment. These events align with the Institutional Land Policy's goals to maximize the productive use of land and will generate hundreds of jobs during the construction and hosting phases, benefiting both local businesses and the broader economy. See annexure "F", which outlines statistics and potential benefits for Windhoek and Namibia.
- b) International Exposure and Tourism
The World Cup's global viewership will showcase Windhoek and Namibia to an international audience, establishing it as a prime tourism destination. The long-term land ownership will allow us to position the facility as a lasting feature for future events, maximizing Namibia's visibility and drawing more international tourism over time. We again refer to annexure "F".
- c) Growth of Cricket Namibia Development Programs and international teams has led to more than 160,000 Namibian children receiving access to structured cricket programs annually, while conducting various youth programs and festivals, junior and senior club structures, while building capacity of Namibians through international courses in umpiring, scoring, coaching, groundsman ship and administration. Our national teams play in regular international tournaments and numerous tournaments are facilitated on home soil.
- d) Social Impact and Community Development
By creating this world-class facility, Cricket Namibia supports the Institutional Land Policy's focus on fostering social development. The venue will serve as a community hub, offering young people opportunities to engage in sports, skill-building, and positive social activities. Additionally, it will be available to promote community events, contributing to social cohesion and an improved quality of life for Namibians.
- e) Support for Local SMEs and Infrastructure Growth
Our long-term ownership will allow for consistent, strategic support for local SMEs through contracts and partnerships related to the facility's ongoing operations. This aligns with the policy's commitment to optimizing land for sustainable local development and ensures that Namibian businesses directly benefit from these mega events.
- f) Accelerating Social Development Goals (SDGs)
Hosting the World Cup fast-tracks Namibia's progress toward several Social Development Goals,

including quality education, decent work opportunities, reduced inequalities, and sustainable community development. In line with the Institutional Land Policy, the project will mobilize resources and stimulate sustainable practices to advance Namibia's social and economic priorities.

g) Legacy Impact and Future Hosting Potential

The 2026 ICC World Cup and the 2027 ICC Men's World Cup will mark the first mega sports events of this kind in Namibia, setting a standard for future events. With secure tenure, we can position Namibia as a regular ICC host nation as well as hosts for bilateral creating an enduring legacy of sports tourism, national pride, and social impact.

In summary, our intent to purchase the leased land supports both the goals of the Institutional Land Policy and the broader development objectives of the City of Windhoek and that of Namibia in general. The benefits of securing this land for world-class facilities extend far beyond the events themselves, generating sustained social, economic, and developmental impacts for the country.

Thank you for considering this application. We look forward to discussing how this strategic land acquisition can support shared goals of sustainable growth, community engagement, and international visibility for Namibia.

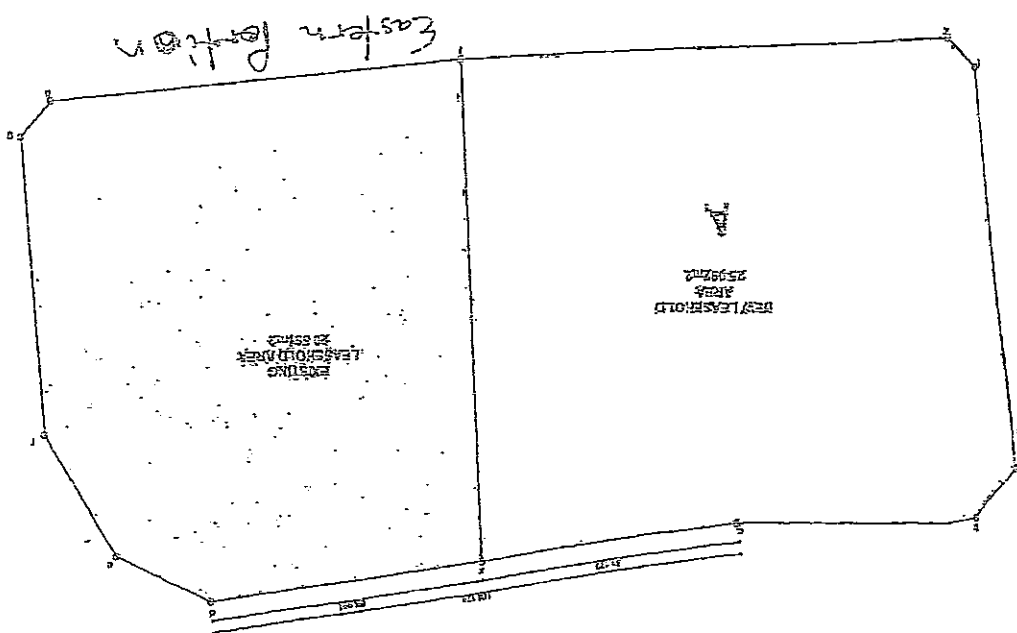
Warm regards,

Sincerely



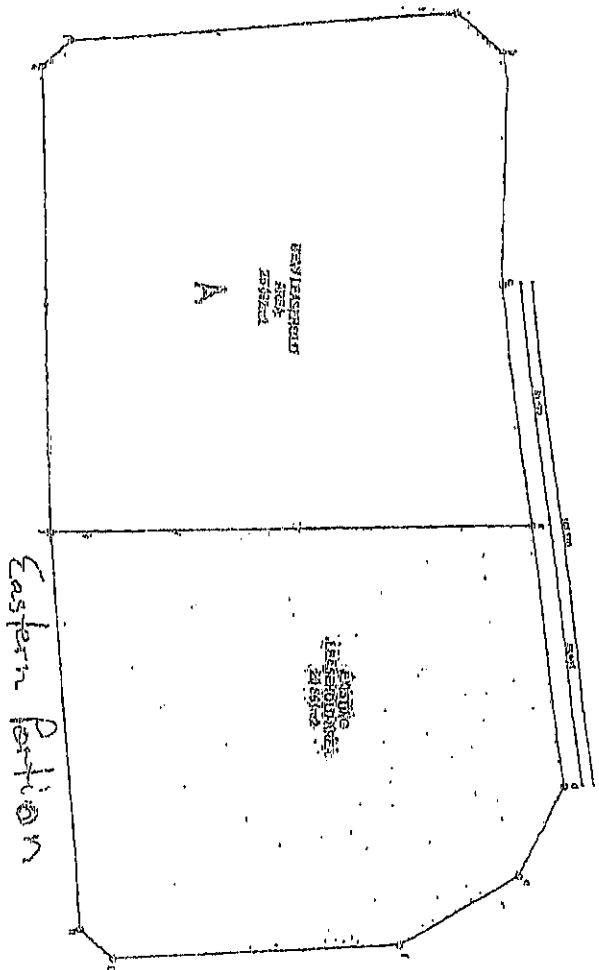
Johan Muller
CEO: Cricket Namibia

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 2149



CF 6352-M

CF 6352-11



ONE
1/2

[Municipal Council Minutes: 2025-11-10(06)(10-30)]

10.2.31

**SOP.1 [HPH] ACQUISITION OF OWNERSHIP OF
ERF 340, KATUTURA - NAMIBIA FOOTBALL
ASSOCIATION (NFA) TECHNICAL CENTRE
(L/340/Kat)**

On proposal by Council Member Ivan Skrywer, it was

RESOLVED

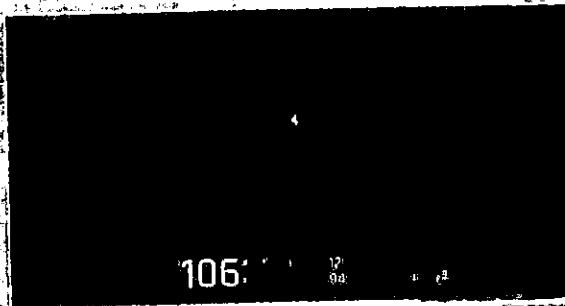
- 1 That the application from the Namibian Football Association (NFA) to purchase Erf 340, Katutura, be noted and supported.
- 1.1 That the request for the donation of Erf 340, Katutura to the Namibia Football Association (NFA), be noted but not be supported.
- 2 That Erf 340, Katutura be sold to the Namibia Football Association (NFA) at a purchase price of N\$2 958 000.00, indicated on the Valuation Certificate, attached as page 680 to the agenda, as determined by the Strategic Executive: Housing, Property Management and Human Settlement.
- 2.1 That should the Namibia Football Association (NFA) not be able settle the purchase price at once, given the importance of the expected development, that the Namibia Football Association (NFA) settle the purchase price of Erf 340, Katutura in twelve (12) or twenty four (24) interest free monthly instalments.
- 2.2 That the first instalment be paid prior to signing the Deed of Sale.
- 3 That the sale of Erf 340, Katutura, be subject to the following conditions:
 - 3.1 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all costs related thereto be for the applicant's account.
 - 3.2 That only one (1) service connection from the municipal electrical network be allowed per erf.
 - 3.3 That only one (1) additional meter point be allowed for an approved flat on erven that is zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.

- 3.4 That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation; and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.
- 4 That any additional requirements about water services brought on as a direct consequence of the sale of Erf 340, Katutura or subsequent activities be for the applicant's, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 5 That any additional requirements about sewer services brought on as a direct consequence of the sale of Erf 340, Katutura or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 6 That the following condition be registered against Erf 340, Katutura in favour of the Municipal Council of Windhoek:
- 6.1 That the use or occupation of the erf at all times be in accordance with and subject to the provisions of the Windhoek Town Planning Scheme, prepared and approved in terms of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) and other relevant regulations.
- 7 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Zoning Scheme, *inter alia* stating as follows:
- 7.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
- The flow of stormwater from 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.
- 7.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.

- 7.3 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.
- 7.4 That no development be considered over or onto any stormwater system or structure.
- 7.5 That no building plans be approved until the stormwater conditions are met.
- 7.6 That the Engineer verify any stormwater related work upon completion thereof.
- 7.7 That engineering drawings of the platforms be submitted for municipal consideration, and that the stormwater flow of the erf be indicated in detail if the accommodation of the stormwater on the erf is contemplated.
- 7.8 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 approval of the Municipal Council of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 8 That during the planning phase, the applicant incorporate public transport facilities such as drop-off zones, taxi and bus bays and non-motorised traffic on and around the property.
- 9 That the applicant submit a Development Plan for discussion with the Strategic Executive: Urban and Transport Planning, clarifying access, traffic circulation and parking before commencement of construction of any features.
- 10 That the Development Plan clearly state the type of services to be provided on the property and intended facilities to ensure adequate parking and access provision are included in the Development Plan.
- 11 That parking be provided in accordance with municipal requirements to be discussed with the Strategic Executive: Urban and Transport Planning during the planning stage.
- 12 That access be provided a minimum of 20 metre from any intersection, with a stacking distance. [The actual length of stacking distances is determined from the number of parking bays to be provided on the premises.]
- 13 That the applicant sign the Deed of Sale and pay the purchase price and 15 % VAT in line with the Municipal Council of Windhoek's Policy, not later than ninety (90) days after having been requested to do so by the Strategic Executive: Housing, Property Management and Human Settlement.

- 14 That should the Namibia Football Associations (NFA) fail to finalise the sale within ninety (90) days as indicated in paragraph 13 above, the allocation of Erf 340, Katutura, be cancelled.
- 15 That the Standard Reverting Clause and Restrictive Resale Conditions as per the Institutional Land Policy be registered against the Title Deed in favour of the Municipal Council of Windhoek.
- 16 That the intended sale of Erf 340, Katutura be subject Ministerial approval being obtained in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 17 That the Chief Executive Officer (Corporate Legal Adviser) draft the Deed of Sale.
- 18 That the intended sale of Erf 340, Katutura, be advertised for public objections in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).
- 19 That the resolution be implemented prior to confirmation of the minutes.

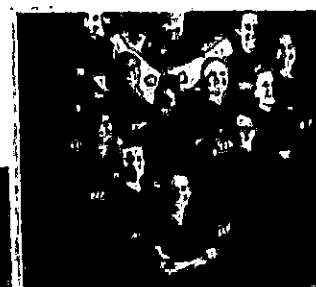
RESOLUTION 277/11/2025



**ICC World
Cup**



Impact



Cricket Namibia

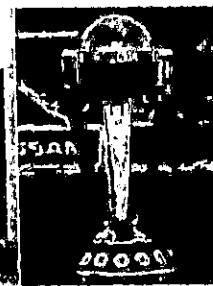


Who we are?

Why host?



Venue



What is the ICC World Cup

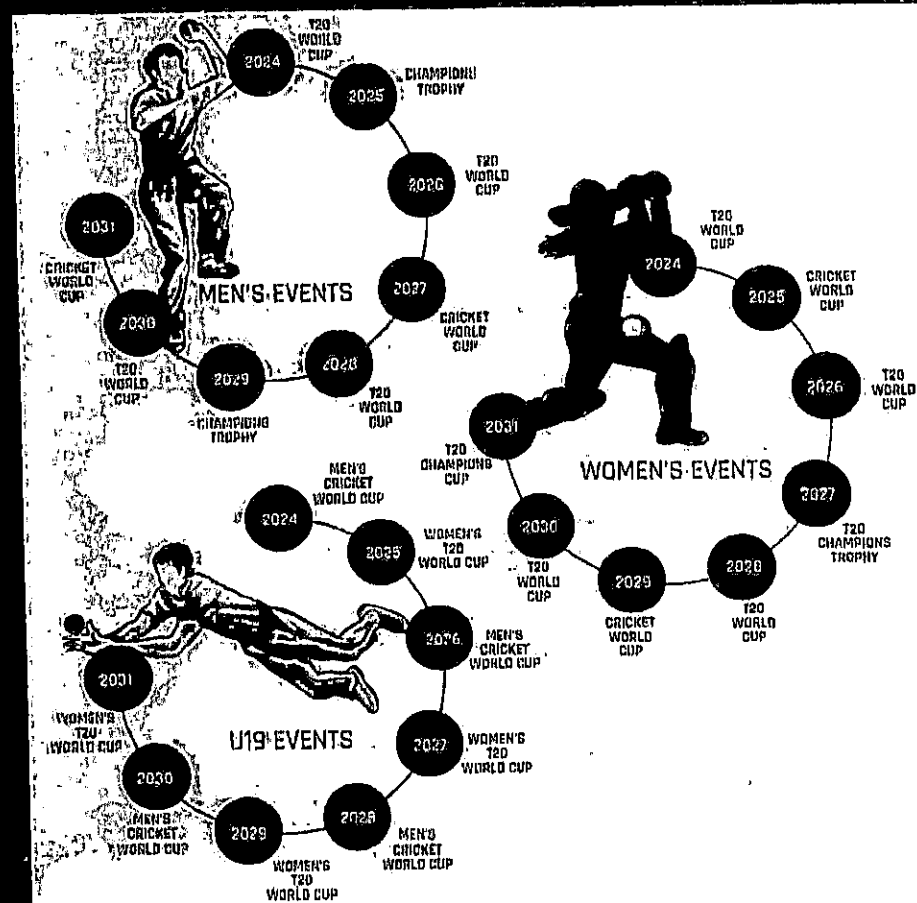
ICC MEN'S CRICKET WORLD CUP

The ICC Men's Cricket World Cup is a global showcase of the international game, contested by its finest players and most storied nations in a six-week celebration of the sport at its thrilling and dramatic best.

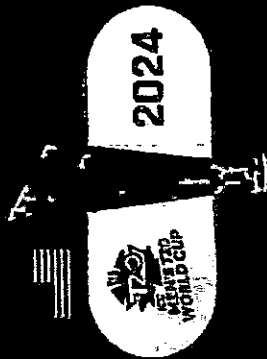
First contested in England in 1975 and staged every four years since, the event's honours board is a who's-who of cricketing greats: Sachin Tendulkar is its leading run scorer with an astonishing 2,278; Glenn McGrath the leading wicket taker with 71; and Australia have lifted the trophy in five of the 11 editions held to date.

In 2024-2031, the ICC Men's Cricket World Cup will be played in the 50-over ODI format and is proposed to be expanded to 14 teams. The proposed format is similar to the one used in the 2003 World Cup, with the 14 teams divided into two groups of seven, and the top three from each group qualifying for the Super Sixes stage, carrying forward the results they had achieved against other teams from their group. The top four teams in the Super Sixes with the most points then go through to the knockout stage, in which the semi-finals and final decide the champions of the world.

ICC Tournaments



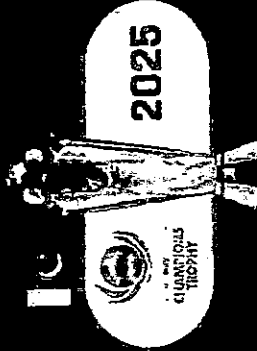
Confirmation of hosting



2024

ICC
CRICKET
WORLD CUP

USA & WEST INDIES



2025

ICC
CRICKET
WORLD CUP

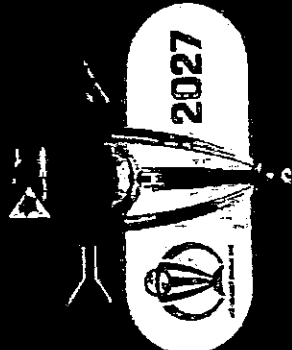
PAKISTAN



2026

ICC
CRICKET
WORLD CUP

INDIA & SRI LANKA



2027

ICC
CRICKET
WORLD CUP

SOUTH AFRICA, ZIMBABWE
& NAMIBIA

Hosting and Tournament structure

KEY INFORMATION

EVENT YEARS	2027, 2031
NUMBER OF COMPETING TEAMS	14
LENGTH OF EVENT	47 days
NUMBER OF MATCHES	54
NUMBER OF SPECTATORS	750,000+ dependent on size of venues
NUMBER OF ACCREDITED INDIVIDUALS	3,000+
VENUES	10

106

ICC World
Cup

Impact

Venue

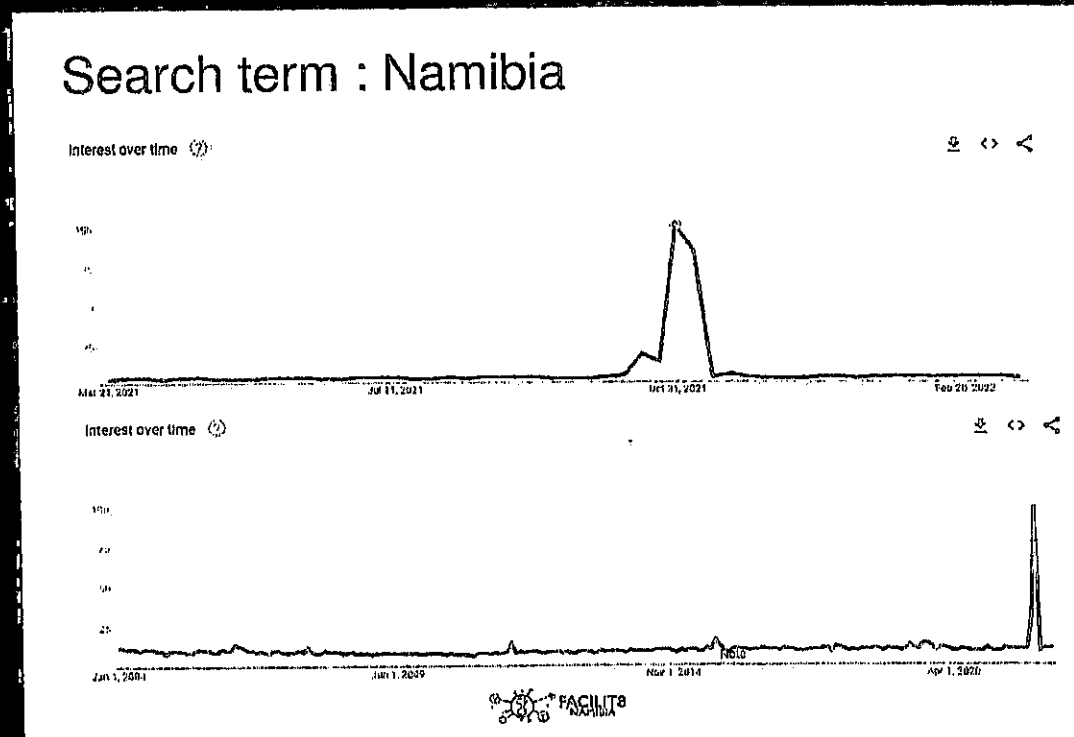
Cricket Namibia

Who we are?

Why host?

Google analytics:

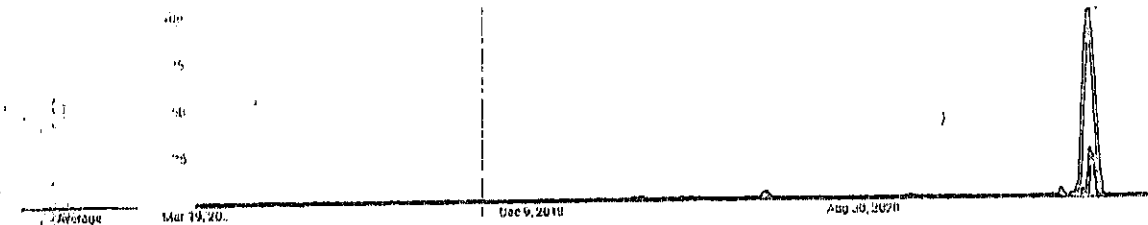
Exposure at T20 Cricket World Cup for Namibia and tourism



Search terms : Namibia & T20 World Cup

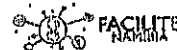
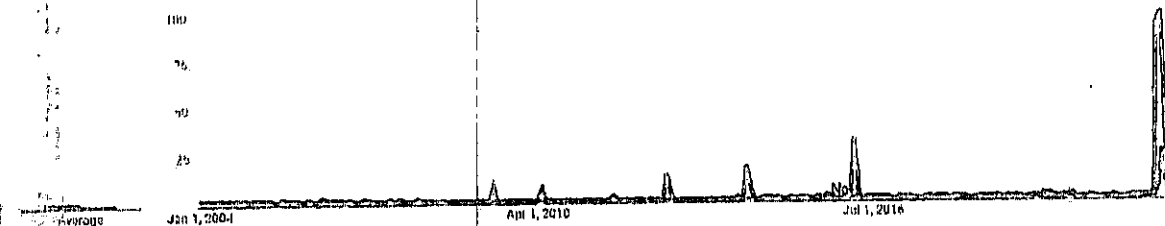
Interest over time ⑦

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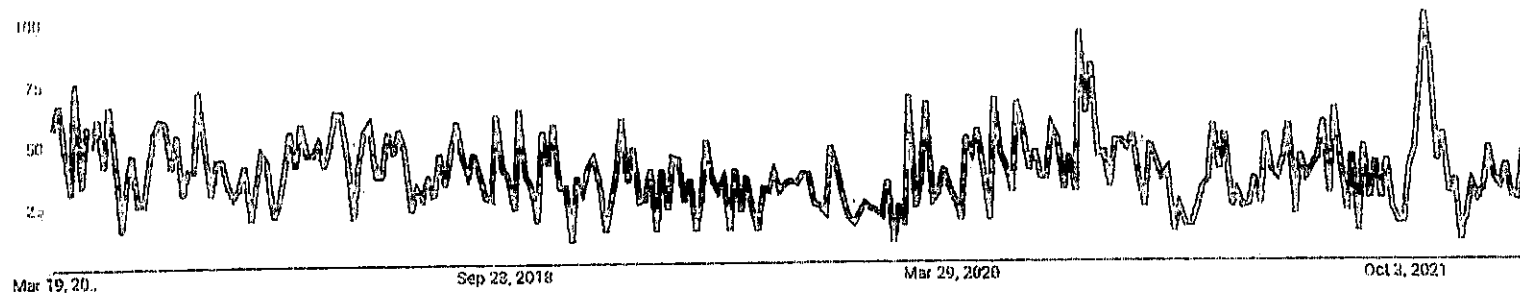
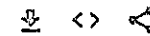
Interest over time ⑦

± < >



Search term : Namibia Tourism

Interest over time



Introduction

Hosting a global ICC Event provides the following opportunity for Government & people of Namibia

1. Economic benefits
2. Sport tourism
3. Non sport infrastructure investment and development
4. Fast tracking of NDP initiatives
5. Other legacy opportunities
6. Regional development opportunity

Economic benefits – increased revenues & GDP growth, tax revenues, job creation

Global sporting events contribute significantly to economic growth including:

Job creation & skills transfer – stimulated by increased resourcing needs to deliver on a global scale

Economic catalyst – Mega events require key stakeholders (event organisers, broadcasters, sponsors, teams, spectators etc) to spend vast sums of money across various sectors of economy.

Growing the capacity of local economies & host cities by expanding the customer base, the investors, range of markets & triggering new sectors to grow or emerge

Sport Tourism

- Is a growing global phenomenon & significant niche tourism market
- Driven by increased interest in global events & expansion in digital & tv coverage
- Sport is the trigger for travelling - visitors then partake in broader tourism activities & visit multiple destinations

Impact of T20 World Cup or Cricket World Cup on tourism & hospitality industries

- T20 tournament period is Feb – **increased volumes in peak season**
- Large influx from **UK and India** due to favourable time zones & travel times - key markets for future business and tourism growth

Fast tracking of NDP initiatives – social cohesion & nation building

Evidence shows that hosting (or winning) an international event has a positive social & cultural impact

- NDP vision underpinned by **social cohesion & nation building**
- Nation building & social cohesion plans call for a commitment to work together & promote a countrywide awareness of being **Proudly Namibian**
- Hosting a global event **fosters a sense of hope, pride & opportunity to demonstrate a winning and capable nation** - this plays a significant role in being Proudly Namibian.
- Hosting an ICC event is a **catalyst to drive a diverse, socially cohesive society**, with a common national identity

Other benefits

Brand equity and Image benefits

Opportunity for positive impact on international perceptions of Namibia, its governance & role on the global stage

Enhanced sporting legacy

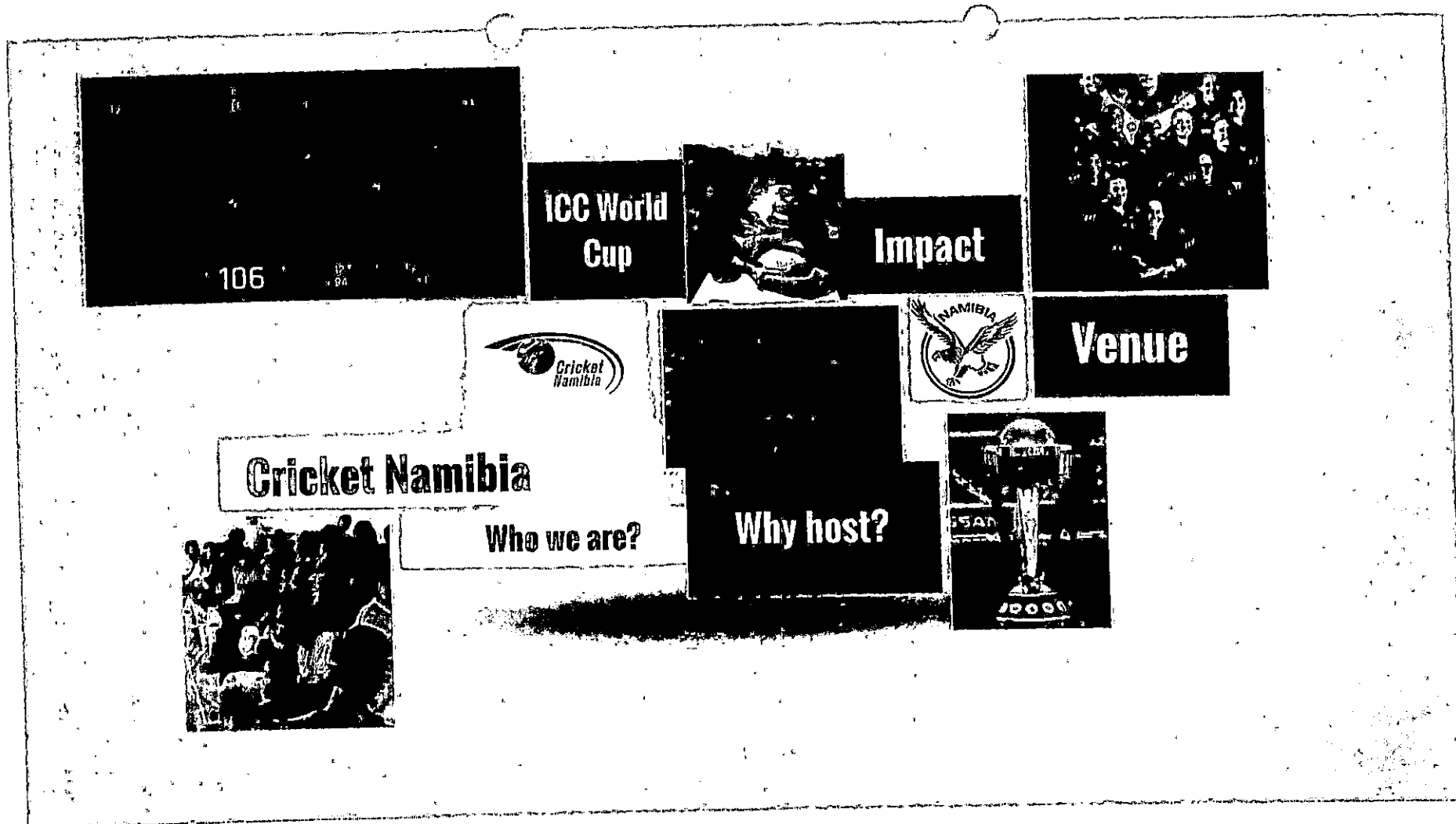
Legacy funding generated will be used to provide opportunities for Namibians in all 14 Regions to participate in cricket and carry the development of cricket in communities for many years after the event.

An active society

Promotes participation in sport and active citizens through volunteering and other civic engagement

Volunteer programme

A Volunteer Programme provides the opportunity to upskill the youth of Namibia



ICC statistics of previous tournaments

THE HOSTS WITH THE MOST: INTEREST. IMPACT. INCIDENT. INTRIGUE

The ICC Men's Cricket World Cup 2019 was the biggest cricket event in history – and the most dramatic too.

752,000 fans packed stadiums across England and Wales and over 3.7 billion more watched broadcast coverage worldwide as the hosts won their first title on boundaries scored in a thrilling final against New Zealand in which even a nerve-shredding tie-break Super Over could not separate the teams.

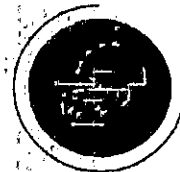
Almost 130,000 tickets to the event were bought by international visitors to the UK which helped to generate **USD\$450m** of additional spending in the 10 host cities as a result of the event.

And off the field, the event set new standards for social impact and growing the game too: **320,000 tickets** were sold to South Asian communities and 40% of all spectators were new to the game, while the event's engagement programme saw it connect with more than **a million children** nationwide.

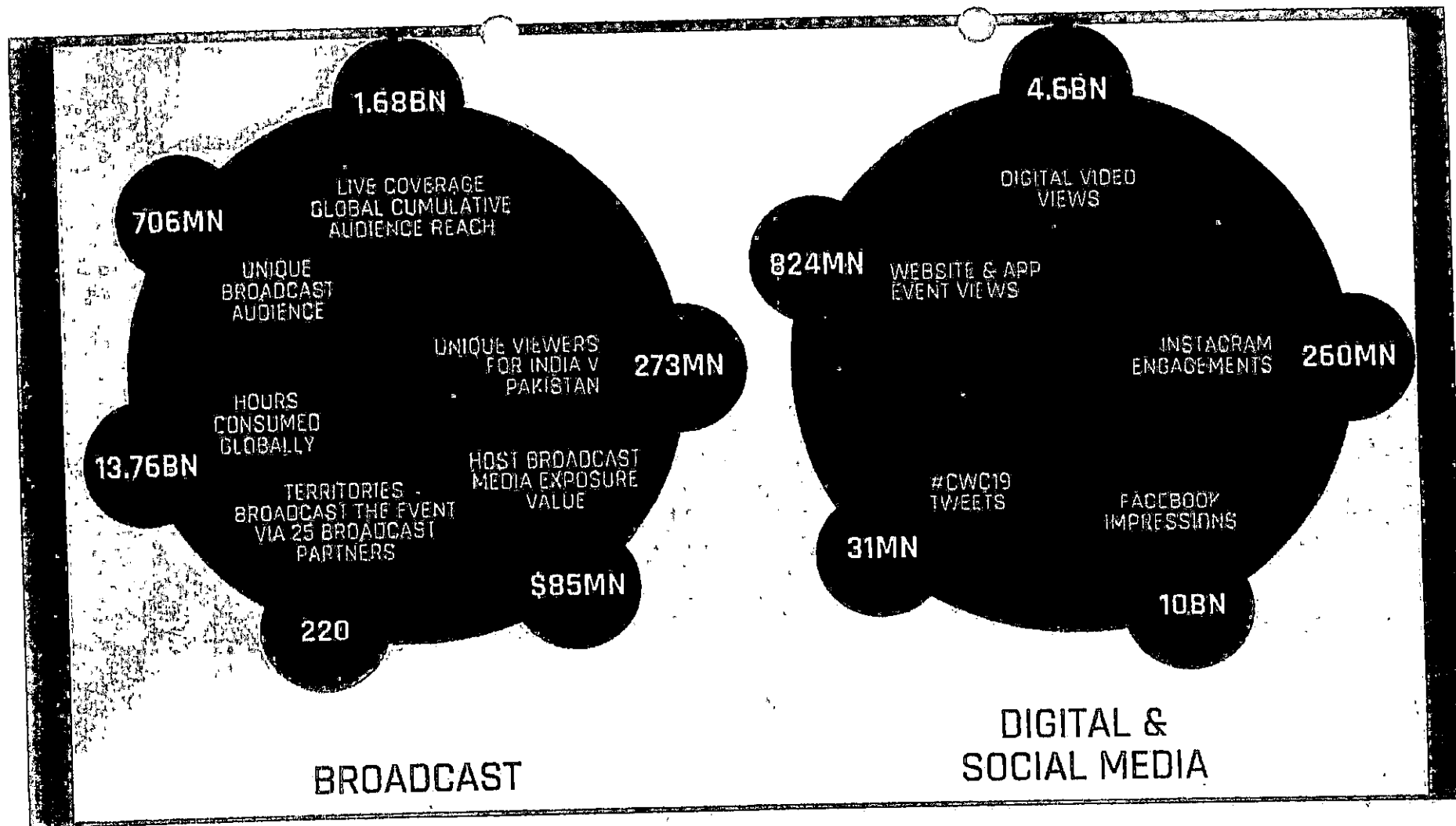
GLOBAL CRICKET FOOTPRINT

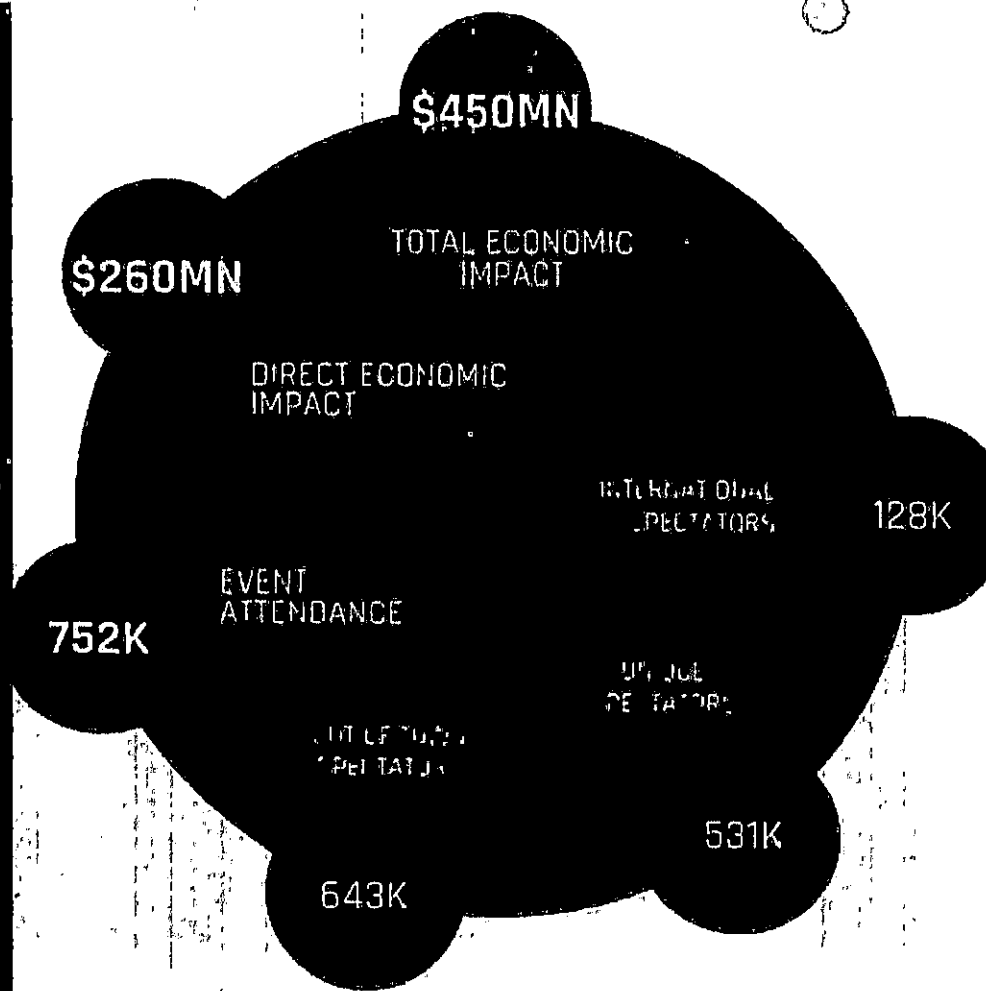


1 BILLION FANS

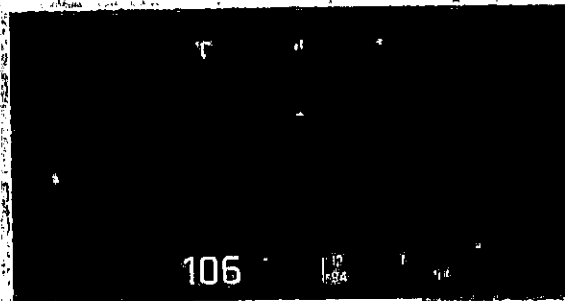


300 MILLION PARTICIPANTS





730



ICC World
Cup



Impact



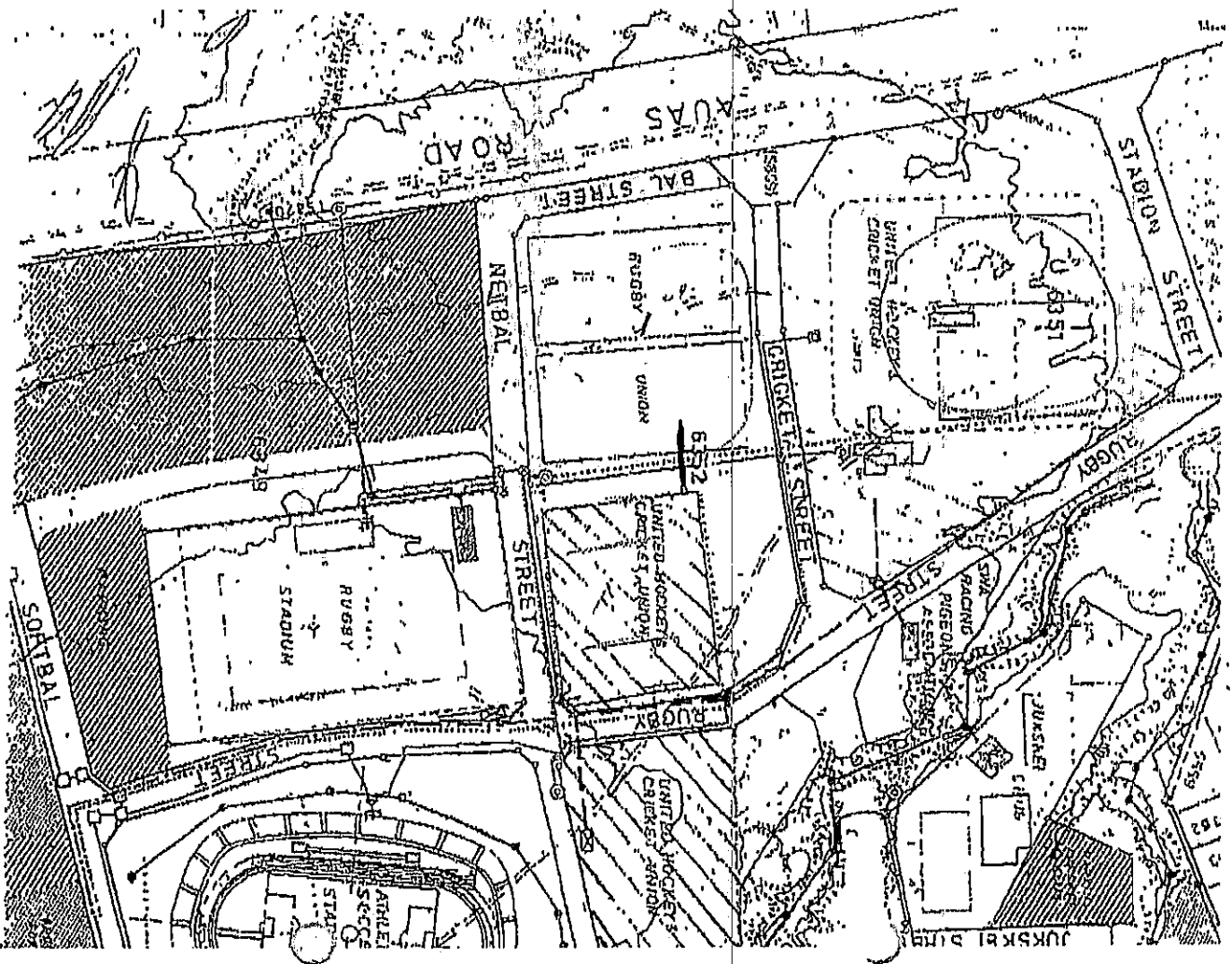
Venue

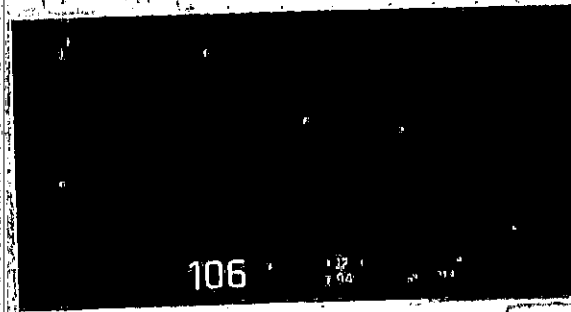
Cricket Namibia

Who we are?

Why host?



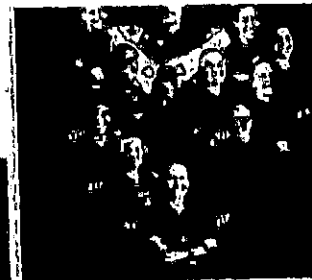




ICC World
Cup



Impact



Cricket Namibia



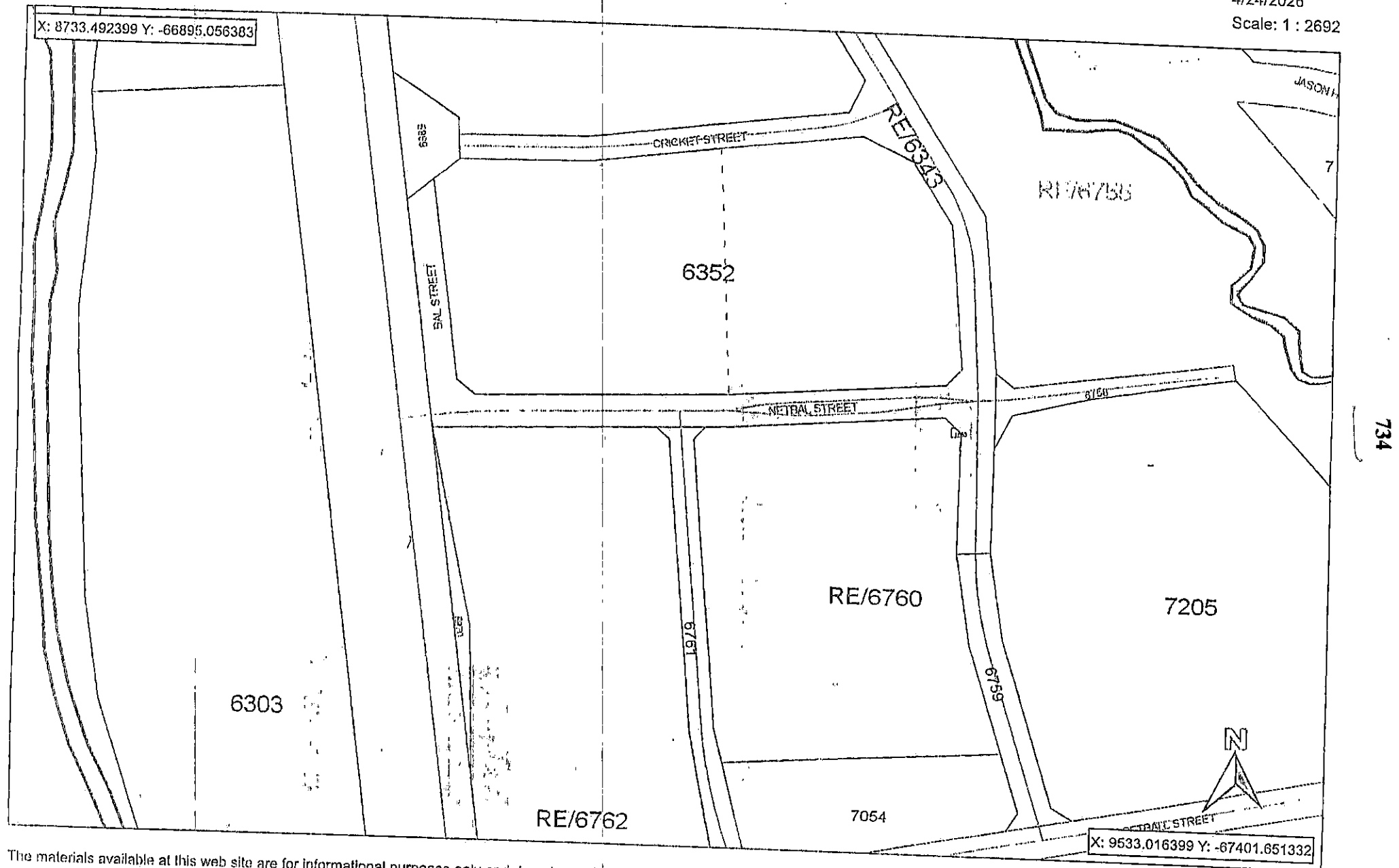
Who we are?

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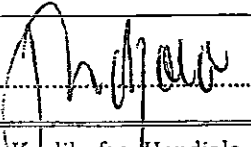


Venue





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VALUATION CERTIFICATE DIVISION: VALUATION SERVICES DATE OF VALUATION: 23/02/2026			
Erf No.:	6352	Suburb:	Windhoek
Street name:	Rugby		
Erf size:	45,653 m ²	Zoning	Private Open Space
Density:	N/A		
Required portion size:	Whole		
Current use of the portion under consideration:	Vacant		
Acquisition purpose:	To be sold for the establishment of a cricket stadium		
Current vacant land going price/ m²	N\$ 83.87		
Size of the portion Required	45,653 m ²		
Estimated market Value	N\$ 3,829,000.00		
Similar portions of land were valued at N\$ 78.07/m² in 2024. The aforementioned price per square meter was escalated from 2024-2025 to arrive at what could be the current price. Following adjustments, a price of N\$ 83.87 per square meter was established. Therefore, the required portion should be valued at N\$ 83.87 per square meter.			
			
Valued by:	Kaulikufwa Hendjala		Date: 23/02/2026