NOTE

*** **Pages 332 - 688 and 766 - 908 attached hereto** should be read with the agenda of the monthly meeting of the Municipal Council of Windhoek, scheduled to be held on **Thursday, 30 May 2024 at 17:30**, in the new Council Chambers, Windhoek.

Compiled by: Ms MF Gous

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments, No. 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6971, Ausspannplatz, Windhoek, Phone: +264 61 248010, Fax: +264 61 248503, Mobile: +264 81 281 0838, Email: elmarie@dutoitplan.com

SUBMISSION: 18 Apr 2023

RE-SUBMISSION: rezoning of Erf 3024, Windhoek from 'residential' 1:900m² to 'hospitality' for a guest house - 9 rooms

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	✓ + Email of 12 Nov. 2021
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	✓
	B) **Portion Number (s) or Erf number (s) from** Surveyor General's Office	n/a
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	✓
	E) **Parking Layout**	✓
3	**Conditions to be registered** *(if applicable)*	n/a
4	**Special Power of Attorney including Revenue Stamps with relevant initials**	✓
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	n/a
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	n/a
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	n/a
8	A) **Copy of Founding Statement (CC 1/2)** *(if registered in the name of Close Corporation)*	n/a
	B) **Copy of Company Resolution** *(if registered in the name of a Company)*	n/a
9	**Copy of Title Deed or Certificate of Registered Title**	✓
10	**Conditions of Establishment attached to all copies** *(if applicable)*	n/a
11	**Copy of Erf diagram at time of application**	✓
12	**Proof of Payment of CoW submission Fee**	✓
13	**Credit Clearance Certificate**	✓

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

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Du Toit
TOWN PLANNING CONSULTANTS

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

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: WHK/3024

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

18 April 2023

For Attention: Ms K. Asino

Dear Ms. Asino

RE-SUBMISSION : REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m² TO HOSPITALITY (FOR A GUEST HOUSE – 9 ROOMS) AND CONSENT TO USE ERF 3024, WINDHOEK EXTENSION 2 IN ACCORDANCE WITH THE PROPOSED ZONING

The correspondence received from your department per email dated 12 November 2021 (as attached) refers.

The re-submission of the application herewith serves to address the reasons listed in the letter:

- Number of rooms per correct as-built plans
- Parking layout per the number of rooms
- Re-advertisement/notification

1. **New as-built plans**

The owner obtained new as-built plans. The new set of as-built plans is submitted simultaneous with this application for approval. The current 9 rooms are now indicated on the new plans as per the attached site plan.

2. **Parking**

The parking as provided is also in line with the requirements of the City of Windhoek. A total of 8 parking bays are provided.

The calculations were made as follow:

- 9 x 0.66 = 5,94 bays
- 1/25m² (or 5 bays per 100m²) open floor space = 2,06 bays
- The establishment does not receive regular deliveries from any service providers. Should deliveries be made, one of the parking bays would be sufficient.

The necessary dimensions are indicated on the attached plan and are according to the requirements of the Draft Parking Policy.

3. Re-advertisement

Since this is a re-submission, notices were done in September 2021 but are not in the validity period of 1 year any longer. No objections were received at the time.

Please indicate whether it would be necessary to re-advertise completely.

4. Credit Clearance and application fee

A new Credit Clearance were done, and the account is in good standing.

As per the requirements, a 50% re-submission application fee was paid. Proof is attached.

5. Conclusion

The owner of Erf 3024, Windhoek wish to bring the use in line with the Windhoek Zoning Scheme. The new as-built plans show the current structures and indicate all 9 bedrooms of the establishment. The parking was also addressed and are in line with the requirements of the City of Windhoek.

The rezoning of Erf 3024 Windhoek Extension 2 to 'hospitality' for an accommodation establishment (Guesthouse with 9 rooms) will allow for a more formal and permanent zoning reflecting the current use of Guest House. The area further falls within the Windhoek North Interim Policy Area for higher densities of 1:250m² and it is thus expected that support for the application will not negatively influence the character of the neighbourhood.

1. Application

On behalf of the owner of Erf 3024, Windhoek (Rheinhold Ndemuweda Ndoya) application is herewith made for:

- Rezoning of Erf 3024, Windhoek Extension 2 from Residential with a density of 1:900m² to Hospitality for an accommodation establishment (Guest House with 9 rooms)
- Consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning while the rezoning is in process

The Power of Attorney from the owner, Mr. Rheinhold Ndemudweda Ndaoya and Title Deed T3651/2009 is attached to the application.

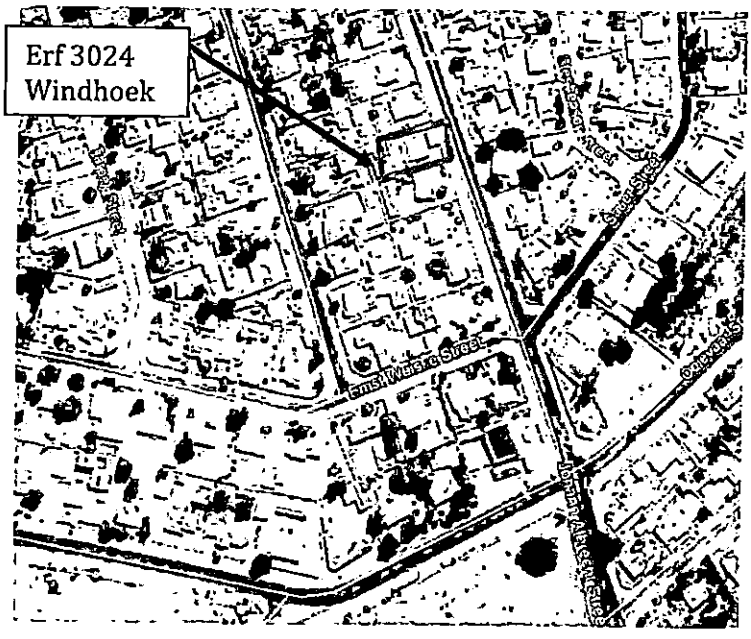
2. Erf information

2.1 Locality, ownership, size and zoning

Erf 3024, Windhoek Extension 2 is situated in Johann Albrecht Street, Windhoek North. It is also quite close to the Windhoek Central Hospital and to Rhino Park Private Hospital and its related medical facilities. It is situated mid-block within the newly extended Windhoek Office and High Density Policy Area (Residential density 1:250m²) as indicated below.

The neighbourhood is an old, established one, characterised by single residential erven as well as some institutional, business, transport and public open space zoned erven.

The erf measures 1125m^2 in extent and is currently zoned Residential with a density of 1:900m^2. The consent that was granted in 2014 (letter is attached) under the resident occupation policy, allowed for 6 leasable rooms or a maximum of 12. The parking is provided on site and the building covers at least 50% of the erf. Some of the building lines have been relaxed.



Picture 1: Aerial image of Erf 3024 Windhoek

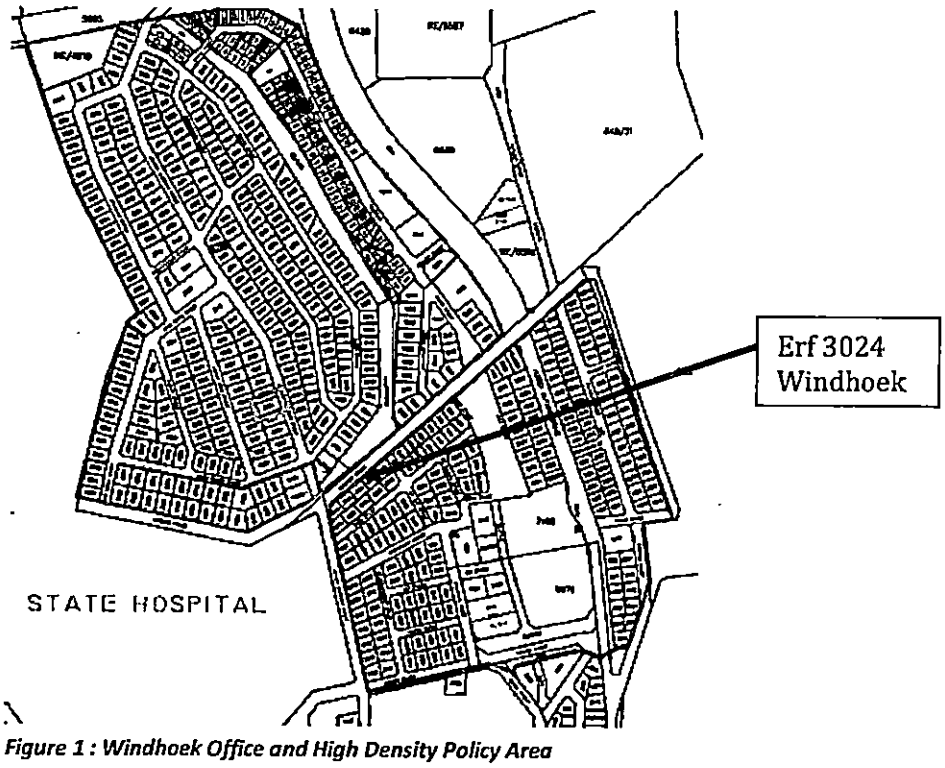


Figure 1 : Windhoek Office and High Density Policy Area

Registered Conditions

The conditions registered against Erf 3024, No. 99 Johann Albrecht Street, Windhoek are contained in the Deed of Transfer T3651/2009- see copy attached. It is the standard Town Planning Scheme conditions that include the erection of a building value of at least four times the municipal valuation of the erf.

3. Development Proposal

It is the intention of the owner of the erf to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning.

The owner needs the formal zoning to bring the use in line with the Windhoek Zoning Scheme to obtain a fitness certificate as well as the necessary registration at the Namibia Tourism Board.

4. Motivation for rezoning

As mentioned, Erf 3024, Windhoek is within an existing Interim Policy area of higher density of 1:250m^2, which indicates that there is a demand in this area for higher density development. The erf is also located within the Central Hospital precinct/ area where there is a demand for accommodation establishments close to the hospital for families and friends of patients hospitalised in the hospital. The Windhoek North area is slowly changing character from low density residential to higher residential and office use.

It is thus expected that this area of Windhoek North will see an increase in higher density development and office spaces to complement the hospital land use. It is not foreseen that the formalisation of the use on Erf 3024, Windhoek will have any negative effect on the neighbourhood as the activities have been established before.

4.1 New Hospitality zoning category

A new zoning category called 'hospitality' has recently been approved by Council per Resolution 401/11/2020. The definition of Hospitality, accommodation establishment and guesthouse are now based on the following definitions as contained in the DRAFT Amendment Scheme as well as the Table B inclusion. The Draft scheme definitions reads as follows:

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

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

*"**Guest House** refers to an accommodation establishment as per the Tourism Board Act, 2000 (Act 21 of 2000) and its regulations where accommodation and breakfast is provided to guests comprising of at least*

5 but not more than 10 bedrooms and meets the requirements as stipulated in the Tourism Board Act and its regulations. "

The specific creation of a definition of Guest House (and other accommodation establishments) where the number of rooms are specified will also remove the uncertainty surrounding the number of rooms and will assist the City of Windhoek and the neighbours knowing the exact scale of the development, rather than having to work on a specific area. The impact of accommodation establishments can be better established with the more specific definitions and regulating of the number of rooms.

The new zoning category is also included in Table B as follows:

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	Owner's consent (4)	PROHIBITED USES (5)
Hospitality	Any accommodation establishment (applicant to specify the intended use and number of rooms)	Restaurant; Events and Functions; Conference facility, Office, Shop, Tourist facility	Resident Occupation	Other uses not under columns 2 and 3

Application will thus be made for a Hospitality zoning with the type of accommodation establishment specified. The type of accommodation establishment can then be cross-referenced to the definition for that particular use, as in the case of Erf 3024, Windhoek where the owner wishes to rezone to Hospitality for an Accommodation Establishment (Guest House), which will not have more than 10 rooms as per the draft definition.

It is believed that the new zoning and Table B will provide more transparency in the regulation of accommodation establishments within Windhoek.

5. Access and Parking

Access to Erf 3024, Windhoek Extension 2 is obtained from Johann Albrecht Street. The revised parking layout was discussed in the first section.

6. Services

Erf 3024, Windhoek is already connected to the municipal network.

7. Advertising procedure and comments

If necessary, new advertisements will be made upon instruction. The previous advertisements were placed on 24 September and 1 October 2021. No objections were received at the time.

8. Application

Application is herewith made for:

8.1 Rezoning of Erf 3024, Windhoek Extension 2 from Residential with a density of 1:900m² to Hospitality for an Accommodation Establishment (Guest House for 9 rooms);

8.2 Consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning for 9 rooms while the rezoning is in process; and

8.3 That the parking layout as attached is approved

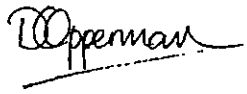
9. Attachments

Attached 5 copies of the following documents

1	**Application by Consultant or Owner of the Erf/ Portion/ Farm on the prescribed form.**	Attached Email dated 12 Nov 2021
2	A) **Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made)	Attached
	B) **Portion Number (s) or Erf number (s)** from Surveyor General's Office	**Not applicable**
	C) **Existing Zoning Plan/Zoning Certificate** D) **Intended Zoning Plan**	Zoning Plans and Zoning Certificate attached
	E) **Parking Layout**	Attached
3	**Conditions to be registered** *(if applicable)*	**Not applicable**
4	**Special Power of Attorney** including Revenue Stamps with relevant initials	Attached
5	**Closure Certificate and Environmental Clearance Certificate** *(if applicable)*	**Not applicable**
6	**Previous Board approvals (Townships Board or NAMPAB)** *(if applicable)*	**Not applicable**
7	**Road Authority approval together with the sketch plan indicating the access point (s)** *(if applicable)*	**Not applicable**
8	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	**Not applicable**
	B) Copy of Company Resolution (*if registered in the name of a Company*)	**Not applicable**
9	**Copy of Title Deed or Certificate of Registered Title**	Deed of Transfer T3651/2009
10	**Conditions of Establishment** attached to all copies *(if applicable)*	**Not applicable**
11	**Copy of Erf diagram at time of application**	Attached
12	**Proof of Payment of CoW submission Fee**	Attached
13	**Credit Clearance Certificate**	Attached

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

Kind regards



Dorette Opperman

FORM 1 OF ANNEXURE 4

MINISTRY OF URBAN AND RURAL DEVELOPMENT

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

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

intends to apply to the local authority of City of Windhoek and/or the Board* to rezone Erf 3024 (erf number) No. 99 Johan Albrecht Street (street address) Windhoek

(township area or other area) ~~for~~ from 'Residential' 1:900 to 'hospitality' for guesthouse accommodation establishment
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at room ..... of the offices of the authorised planning authority or other local authority or the Board;*

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the authorised planning authority or other local authority or the Board* ,and with the applicant within 14 days of the last publication of this notice.

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

.....
.....

..... 18 April 2023
Signature of applicant Date

Address of applicant: 1st Floor, Bridgeview building, Dr. Kwame Nkrumah Ave Klein WHK

* Delete whichever is not applicable.

Dorette Opperman

From:	Elmarie du Toit <elmarie@dutoitplan.com>
Sent:	Friday, November 12, 2021 9:40 AM
To:	'Dorette Opperman'
Subject:	FW: REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m2 TO HOSPITALITY (FOR A GUEST HOUSE – 10 ROOMS)
Attachments:	3024 W B&B Establishment 171005.pdf
Importance:	High

From: Kwenani (RM) [mailto:Ruth.Kwenani@windhoekcc.org.na]
Sent: Friday, November 12, 2021 9:01 AM
To: 'Elmarie du Toit'
Cc: Rust (H.J); De Klerk (G.F)
Subject: REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m2 TO HOSPITALITY (FOR A GUEST HOUSE – 10 ROOMS)
Importance: High

Good morning Dorette

With regards to the above, the application does not correlate with situation on ground.

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

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

Hotel Pension means an accommodation establishment comprising of at least 10 but not more than 20 bedrooms for accommodation of guests and which complies with the provisions of the Namibian Tourism Board Act, 2000 (No. 21 of 2000) and its regulations and the Liquor Act, Act No. 6 of 1998, but excludes any off-sales department. A Restaurant, Place of amusement, place of entertainment and functions and events may only be undertaken with consent of Council as per Table B.

You advertised for hospitality not exceeding 12 rooms but the site inspection revealed there are 14 rooms. According to the definitions above, a guesthouse can only have 10 rooms.

Also, please take note that the last approved resident occupation consent was for 6 rooms, but there 14 rooms onsite, please see attachment (non-compliance issue).

Building permit number 691/2014 indicates a servants quarter on the Erf which according to municipal laws should consist of a room and bathroom but the inspection revealed there are 3 rooms. And this plan does have a floor plan of the flat and servants quarter.

Therefore, may you please clarify the above discrepancies before end of today or the application will be turned down at the next TPC meeting (15 November 2021)

All future resubmissions for this Erf must be accompanied with approved building plans inclusive of floor plans for all structures on the Erf.

Kind regards

Department of Urban, Planning342
and Property Management

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2482 • Fax. (+264) 61 290 2060 •

Enq: C. Kavikairiua
Tel: 290 2042

Ref: L/3024/W
Date: 19 March 2014

Reinhold Ndaoya
P. O. Box 62852
Wanaheda

Dear Madam,

CONSENT FOR AN ACCOMMODATION ESTABLISHMENT ON ERF 3024 JOHANN ALBRECHT STREET, WINDHOEK

Your application for consent for Self-Catering Accommodation refers.

In terms of the delegation of authority applicable to the granting of consent for the operation of an accommodation establishment, by virtue of Council Resolution No. 43/01/94, consent is hereby granted for a Self-Catering Accommodation establishment subject to the following conditions:

1. That a maximum floor area of 50% of the floor area of the main building will be permitted for the bed and breakfast accommodation.

2. That **6 leasable** rooms be permitted.

3. That a maximum of **12 beds** will be permitted.

4. That the owner or manager reside on the premises.

5. That the parking on the premises be supplied to the satisfaction of the Manager: Transportation, Policy Development & Co-ordination to the order of 1,5 parking bays per room.

6. A maximum of two employees (excluding the resident owner) may be employed on the premises.

7. Only information boards, indicating the name and details relevant to the accommodation establishment may be displayed and may not exceed one square metre in size. Please take note that no signage may be erected on, overlapping, or in any way encroaching on to the sidewalk.

8. Advertisements for commercial products are not allowed.

9. That should a liquor licence be required in terms of the Liquor Ordinance (Ord. 2 of 1969, as amended) only an on site consumption licence, being a special liquor licence, may be considered in terms of the consent use.

10. That neither the buildings nor the ground be used for an entertainment hall or an amusement area, as defined in the Scheme.

11. That meals and liquor only be supplied to the residents and their bona fide guests on consumption and not to the general public.

12. That Council reserves the right to cancel the consent should any of the above- mentioned conditions not be complied with or should the bed and breakfast prove to constitute a nuisance in terms of the Local Authorities Act 1992 (Act 23 of 1992).

13. That the consent granted is not transferable to a third party or a successor-in-title.

14. That the applicant register the proposed bed and breakfast in terms of Section 20 of the Namibia Tourism Board Act, 2000 (Act No. 21, 2000) at the Ministry of Wildlife, Conservation and Tourism.

Please take note that business registration should be renewed annually.

Yours faithfully

TOWN PLANNER

I...Reinhold Ndaeyo...**accept the above-imposed conditions and agree to abide to thereby:**

..... 09-06-2014

Signature of applicant **Date**

cc:

1. Mr D Hoon
   Chief Building Inspector
2. The Permanent Secretary
   Ministry of Finance
   Directorate: Inland Revenue
   Private Bag 13185
   WINDHOEK
   Att: Mr W Mouton
3. Manager Billing:
   Mrs A I Xaba

Town Planning Certificate No. 1:
Town Planning Scheme Information 344

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 3024

Township : WINDHOEK/WINDHOEK BLOCKS

Street : JOHANN ALBRECHT STR

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

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 900M² — Refer to Table E.
3. Bulk Factor : 0 10 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,125 m²
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 : 99 JOHANN ALBRECHT STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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

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

Department of Economic Development 345 **Community Services**

PO Box 59
80 Independence Avenue
WINDHOEK, NAMIBIA

Fax: (+264) 61 - 290 2331 ▫ **Tel:** (+264) 61 - 290 2496 / 2603

The Gateway to Endless Opportunities

CERTIFICATE OF FITNESS / REGISTRATION

REF NO: 2018/005560/206547

This is to certify that the premises as described hereunder is registered in terms of the General Health Regulations (G.N. 121 of 1969 as amended), Regulations Relating to the Registration of Businesses GN 202 of 2006, the Informal Trading Regulations 200 of 2007 and The Liquor Act, 1998 (Act No. 6 of 1998) for carrying on a business as stipulated.

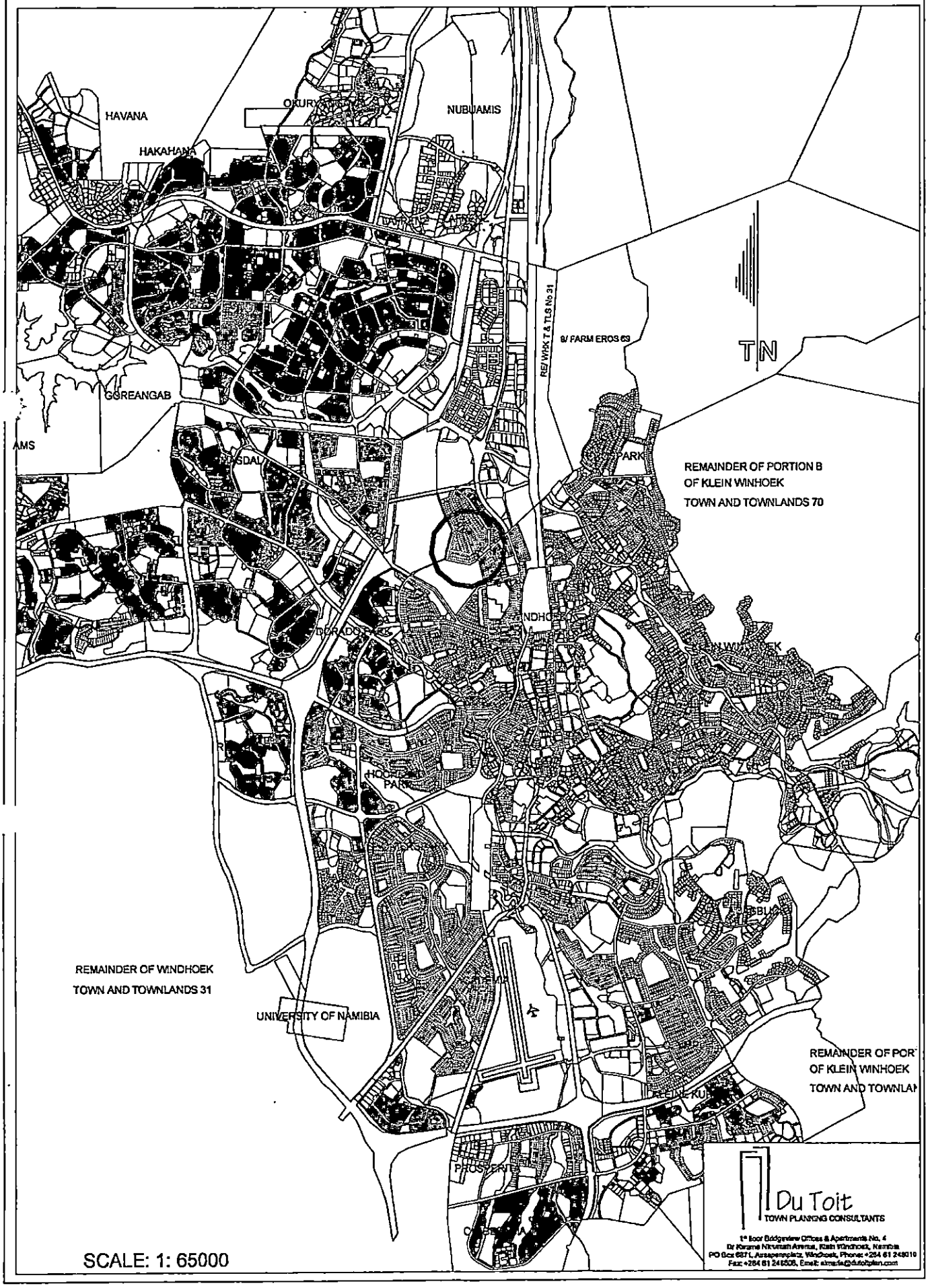
TRADE NAME:	REO GUEST HOUSE CC
ERF NO:	3024
TOWNSHIP:	WINDHOEK/WINDHOEK BLOCKS
STREET NAME:	JOHANN ALBRECHT STR
OWNER/MANAGER:	NDAOYA, REINHOLD ID: 73020600022
PO BOX:	62852 WINDHOEK
TELEPHONE:	061 400024
CITY:	WINDHOEK
MEDICALS:	3
NATURE:	GUEST HOUSE
RESTRICTED TO:	SELLING LIQUOR WITH LICENSE

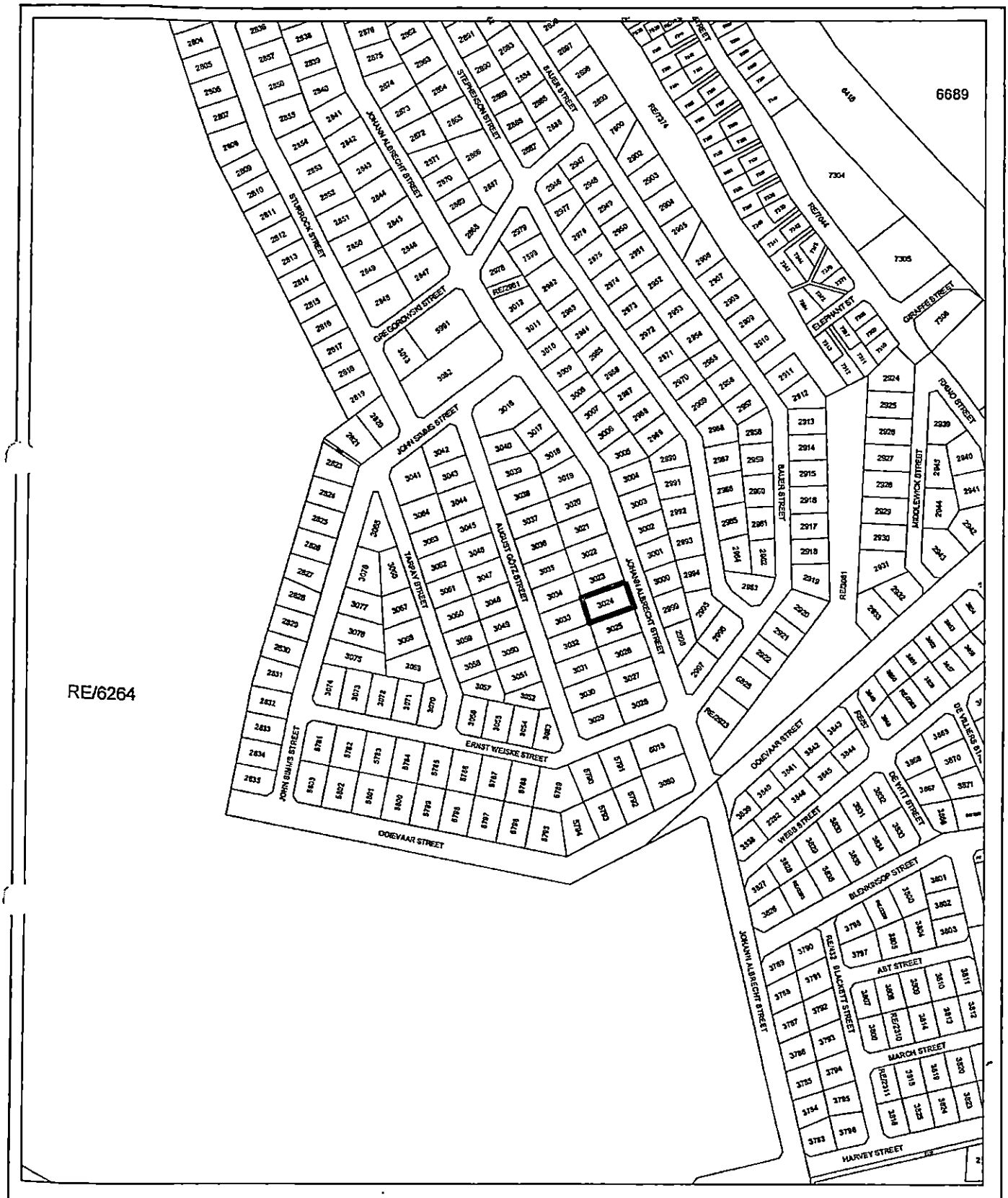
THIS CERTIFICATE EXPIRES ON: 2019-08-05

SECTION HEAD: BUSINESS REGISTRATION
DATE: 2018-10-04

CHIEF HEALTH SERVICES
DATE: 2018-10-04

LOCALITY PLAN : ERF 30244 JOHAN ALBRECHT STREET, WINDHOEK





Scale: 1/5000

DATE: JUNE 2020

PLAN NO. 3024WW

TN

LOCALITY PLAN OF ERF 3024
JOHAN ALBRECHT STREET
WINDHOEK

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248502, Email: elmarie@dutoitplan.com



Scale: 1/2000

DATE: JUNE 2020

PLAN NO. 3024WW

TN

REZONING OF ERF 3024 WINDHOEK
FROM "RESIDENTIAL" WITH A DENSITY
OF 1:900m² TO "HOSPITALITY"

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkumah Avenue, Klein Windhoek, Namibia
PO Box 6571, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: elmarie@dutoitpln.com



Scale: 1/2000

DATE: JUNE 2020

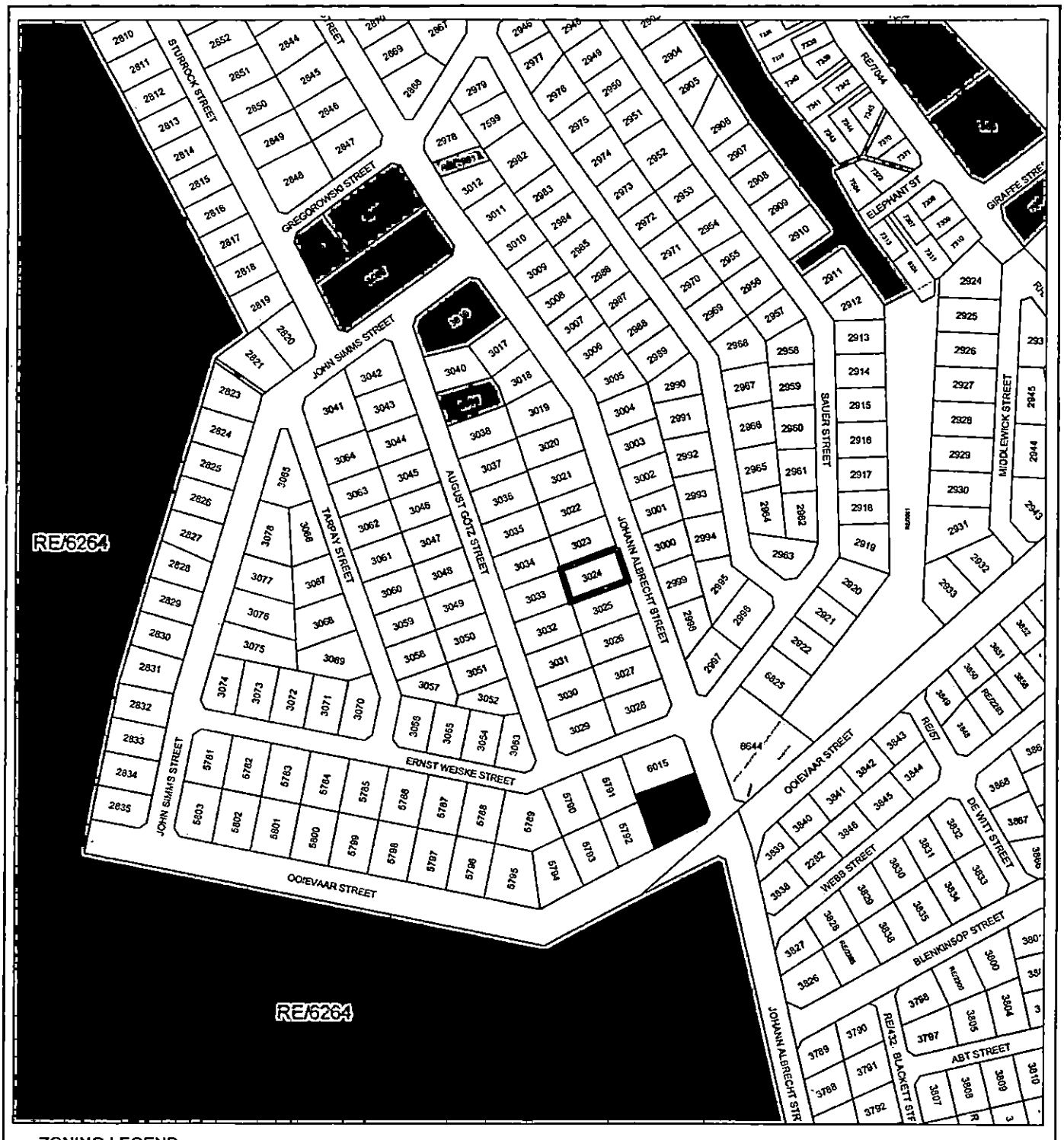
PLAN NO. 3024WW

TN

REZONING OF ERF 3024 WINDHOEK
FROM "RESIDENTIAL" WITH A DENSITY
OF 1:900m² TO "HOSPITALITY"

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248568, Email: almarie@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	INSTITUTIONAL	HOSPITALITY	PUBLIC OPEN SPACE
MUNICIPAL	BUSINESS	UNDETERMINED	TRANSPORT

CURRENT ZONING OF ERF 3024,
JOHANN ALBRECHT STREET
WINDHOEK

(' RESIDENTIAL' WITH A DENSITY OF 1:900m²)

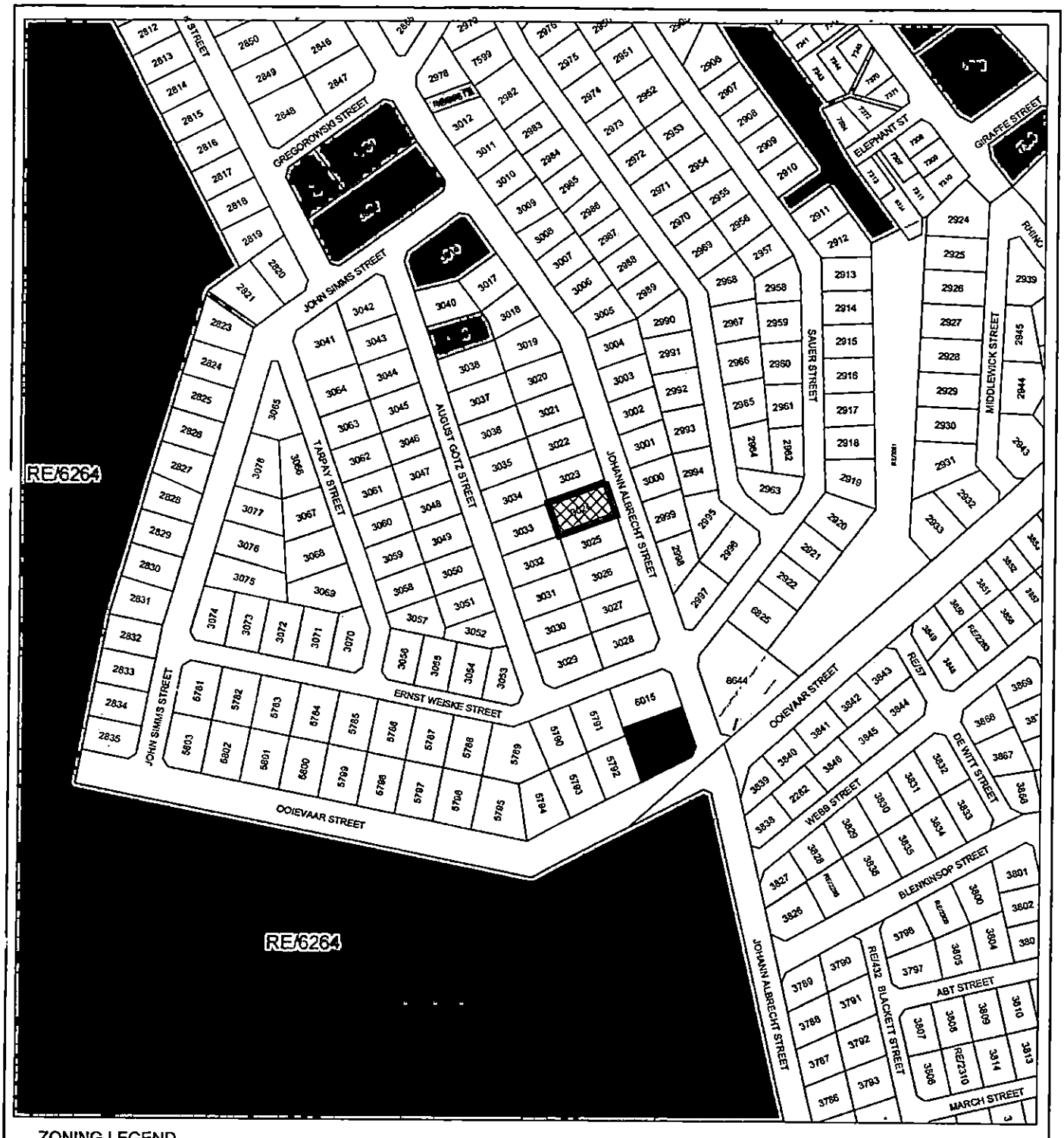
TN

DATE: JULY 2020

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 3871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248608, Email: omarie@dutoitplan.com



ZONING LEGEND

RESIDENTIAL	INSTITUTIONAL	HOSPITALITY	PUBLIC OPEN SPACE
MUNICIPAL	BUSINESS	UNDETERMINED	TRANSPORT

REZONING OF ERF 3024 WINDHOEK
FROM "RESIDENTIAL" WITH A DENSITY
OF 1:900m² TO "HOSPITALITY"

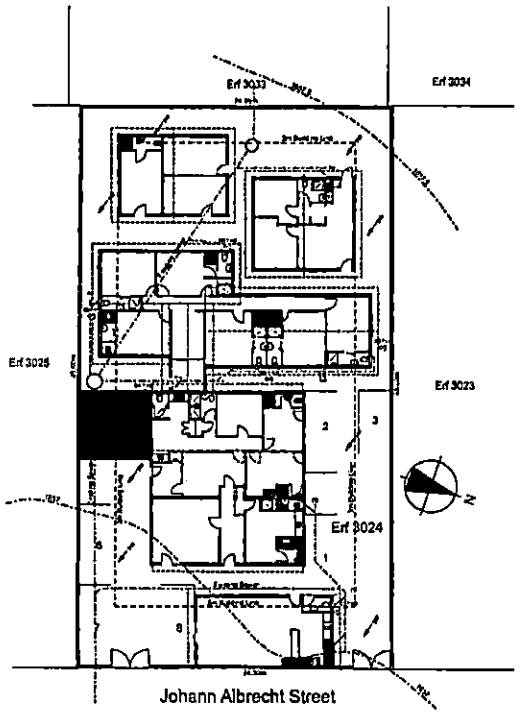
TN

DATE: JULY 2020

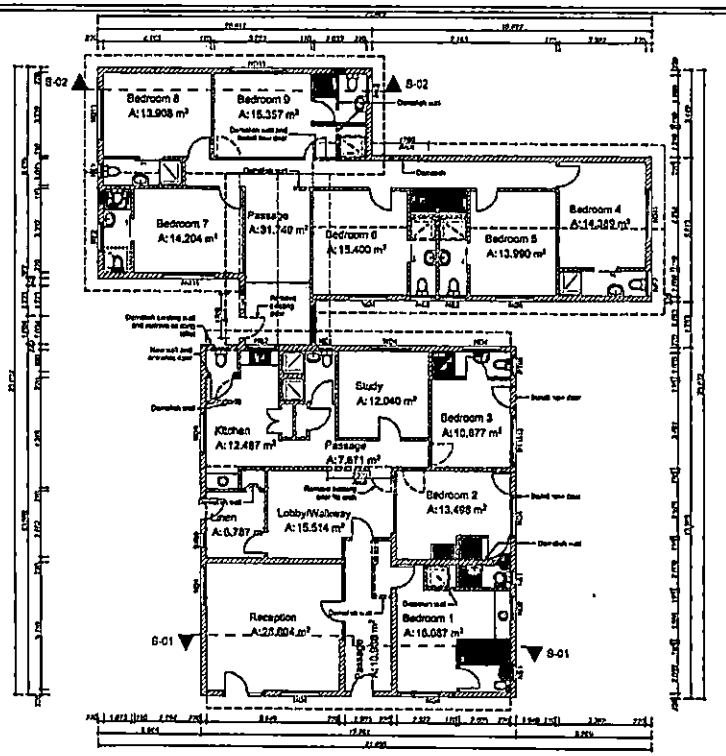
SCALE: 1/4000

PLAN NO. AMS

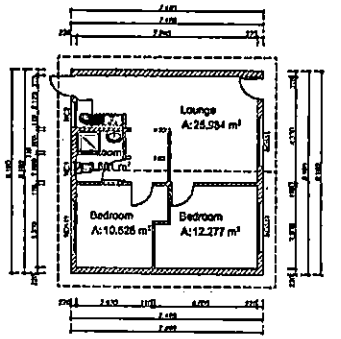
Du Toit
TOWN PLANNING CONSULTANTS
1st floor Bridgeview Offices & Apartments No. 4
Dr Kwame Nkrumah Avenue Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone: +264 61 248010
Fax: +264 61 248508, Email: amaric@dutoitplan.com



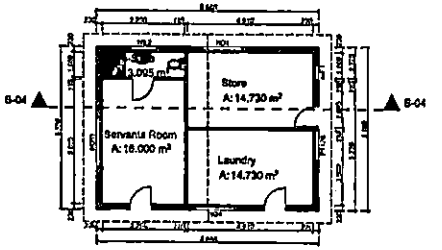
Site Plan 1:200



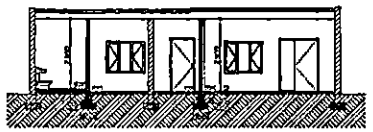
Plan View Main Building 1:100



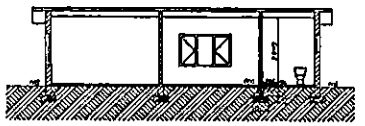
Plan View Caretaker's Flat 1:100



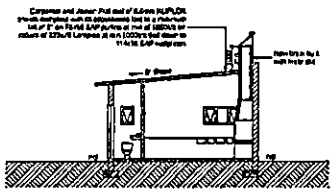
Plan View Outbuilding 1:100



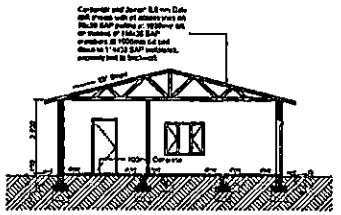
S-01 Building Section 1:100



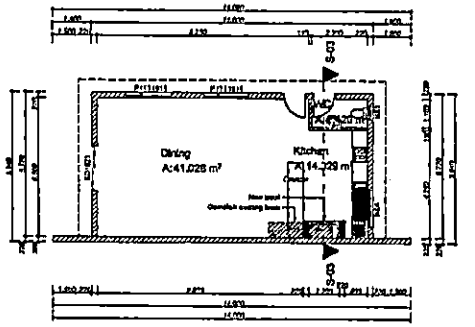
S-02 Building Section 1:100



S-03 Building Section 1:100



S-04 Building Section 1:100



Plan View Dining Room 1:100

ALL DRAWINGS & DIMENSIONS MUST BE CORRELATED BEFORE:
- ANY MATERIALS ARE ORDERED
- ANY CONSTRUCTION WORK COMMENCES.
ANY DISCREPENCIES MUST BE BROUGHT UNDER OUR IMMEDIATE ATTENTION.
COPYRIGHT IS RESERVED ON ALL DRAWINGS ISSUED.

PARKING LAYOUT

352

Area Calculation:
Erf Area: 1115m²
Existing Area: 433.76m²
New: 81.2m²
Total Footprint: 514.96m²
% Built Up: 46.36%

Deductions as per town planning scheme : 207.868m²

Guesthouse parking as per municipal requirements
0.66 parking per bedroom:9x0.66=5.94
Parking Required: 5.94
Parking Provided: 5.94
Usable Area:
5 Parking per 100m²usable area:
(Excluding Reception) 41.28m²= 2.063
Parking Required: 2.063
Parking Provided: 1.06
Total Parking Required: 8.003
Total Parking Provided: 8

Architectural Draughting Services
Johan Kinnear
email id@telkomsa.net
cell 081 1287756

Client: Roo Guesthouse
Tel: 081

ADDIONS AND ALTERATIONS TO GUESTHOUSE ON ERF 3024 WINDHOEK

Municipal Submission:

SITE PLAN, PLAN VIEWS AND SECTIONS

Sheet 1 of 2

ERF-3024

SPECIAL POWER OF ATTORNEY

I, the undersigned

Rheinhold Ndemuweda Ndaoya

in my capacity as

owner of Erf 3024, Windhoek, Extension 2

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be my lawful Agent in my name, place and stead, to make the necessary application to the relevant authorities for:

rezoning of Erf 3024, Windhoek, Extension 2

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

Signed at WINDHOEK this 20 day of July 2020, in the presence of the undersigned witnesses

WITNESSES:

1. N.L. Ndhingengedha

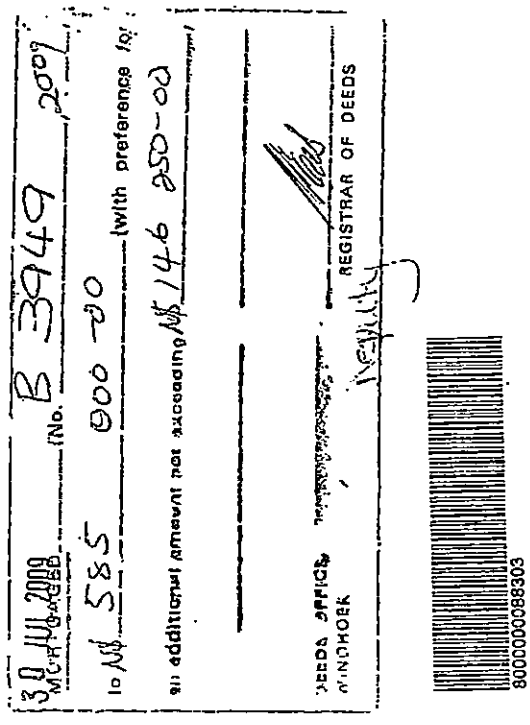
SUBSCRIBER

2. M Ndjeendo

Prepared by me:

CONVEYANCER
VAN DEN BERG L T

ORIGINAL
STAMPED
DUTY N$ 6400-00
FEES /



DEED OF TRANSFER

3651 / 2009

Be it hereby made known :

THAT LIANA THERESA VAN DEN BERG

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

JACQUELINE BERNADETTE PLATT
IDENTITY NUMBER 660405 0067 0
MARRIED OUT OF COMMUNITY OF PROPERTY

dated the **12TH** day of **JUNE 2009**, and signed at **WINDHOEK**

And the said Appearer declared that his Principal truly and lawfully sold the within mentioned property on **26 MAY 2009**

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

RHEINHOLD NDEMUWEDA NDAYOA
IDENTITY NUMBER 730206 11 0002 8
UNMARRIED

His Heirs, Executors, Administrators or Assigns,

CERTAIN	**Erf No. 3024, WINDHOEK EXTENSION NO. 2**
SITUATE	**in the Municipality of WINDHOEK**
	Registration Division "K" Khomas Region
MEASURING	**1125 (One One Two Five) Square Metres**
FIRST TRANSFERRED	**by Deed of Transfer No T 182/1975 with General Plan No A 767/59 relating thereto and held by Deed of Transfer No T 8951/2008**
SUBJECT	**to the following conditions in terms of The Town Planning Ordinance No. 18 of 1954 as amended, namely:**

FOR INFORMATION ONLY

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 Plan Scheme, and approved in terms of the Town Planning Ordi 1954 (Ordinance 18 of 1954) as amended.

B. The building value of the main building, excluding th be erected on the erf shall be at least four times th valuation of the erf.

WHEREFORE the Appearer, renouncing all the Right and Title which the said Transferor heretofore had to the premises, did, in consequence also acknowledge the said Transferor to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said Transferee

His Heirs, Executors, Administrators or Assigns or now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledge that the purchase price is N$650 000-00.

ISSUED FOR INFORMATION ONLY
FOR INFORMATION ONLY

Signed at WINDHOEK, on 30 JUL 2009, together with the appearer, and confirmed with my seal of office

SIGNATURE OF APPEARER

In my Presence,

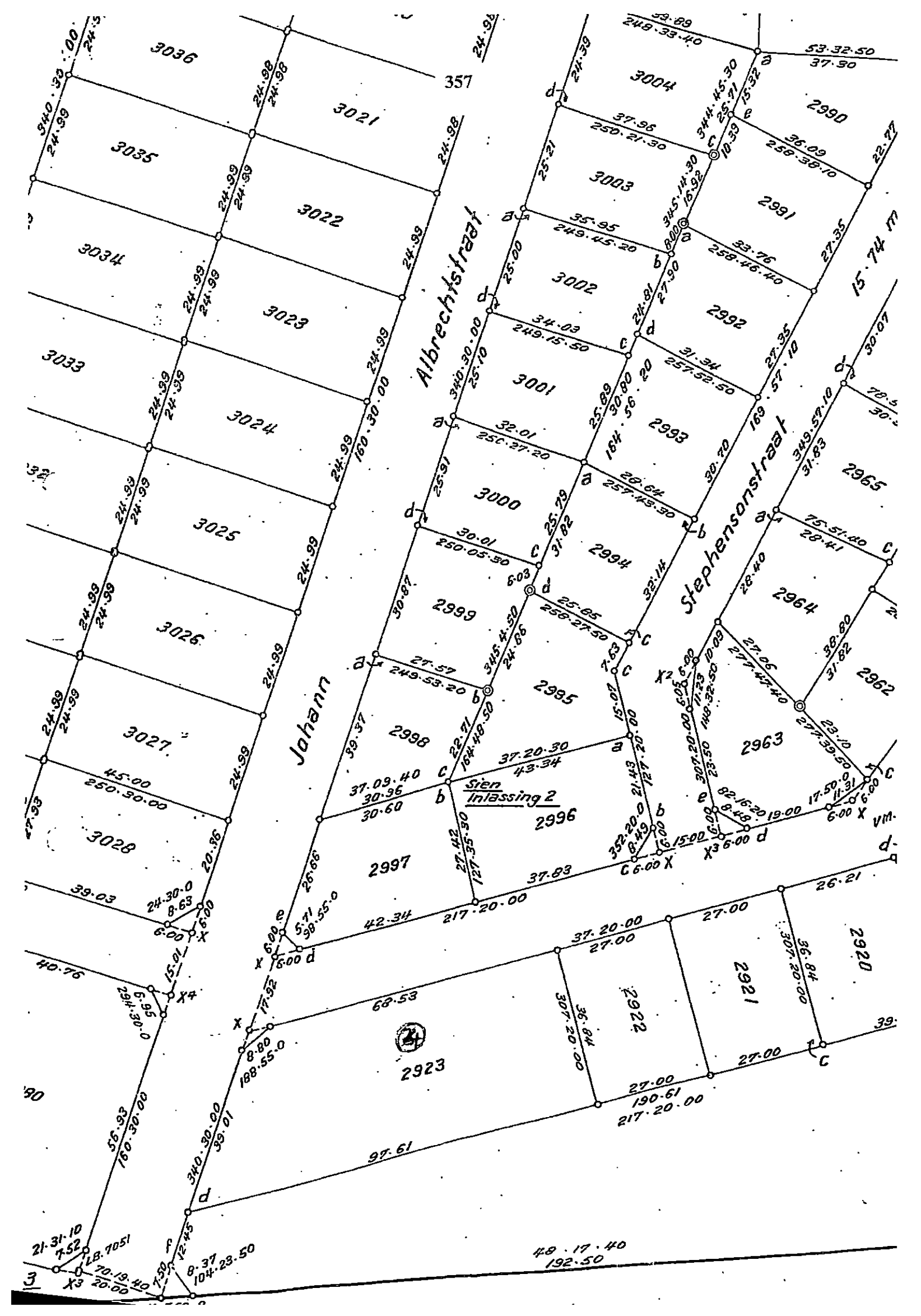
REGISTRAR OF DEEDS

Transfer Duty Receipt No. 108128540 for N$31 000-00 issued by the Receiver of Revenue at WINDHOEK on 29 June 2009.

(checked)1.....2.....

I, the undersigned, LIANA THERESA VAN DEN BERG, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and 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 include the date of registration hereof.

CONVEYANCER


357
Albrechtstraat
Johann
Stephensonstraat
3036
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INV202 9

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2022180869	**Date Issued :** 2022/06/03
Account Number : N/A	**Vote Number :** 5000132050048
Name : MR R. NDAOYA	**Reference Number :** 3024, WINDHOEK
Address : N/A	**System Reference :** INV322250
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517

Description : RE-SUBMISSION - REZONING OF ERF 3024, WINDHOEK FROM 'RESIDENTIAL' 1:900 TO 'HOSPITALITY'

PAYMENT DUE

Total Amount Excluding VAT	: N$ 1750.00
Total VAT Amount	: N$ 262.50
Total Amount Payable	: N$ 2012.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 1750.00
Tariff Amount Excluding VAT	: N$ 1750.00
Tariff VAT Amount	: N$ 262.50
Tariff Total Amount	: N$ 2012.50
Service Code	: N/A

Standard Bank

Receipt

Standard Bank

Transaction with transaction id 36040769 submitted successfully.

NAD **2,012.50**

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA

62012146115

Transaction ID
36040769

From
DU TOIT

Date
Apr 19, 2023

Payment Priority
Normal

My Reference
Erf 3024 Whk COW App Fee

Their Reference
3024 WHK rezoning

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Ndaoya First name(s) Rheinhold

Erf/Stand no 3024 Township Windhoek Ext 2

If company or registered under CC

Namibian I. D / Passport no. 730206 1100 01 28

Postal address 62852 Township of address Katutura

Physical Residential or Business address

Tel no (H) Cell 081124 6270

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Please note date stamp incorrect - was done 10 Jan 2023

Credit Control Officer Comments:

Approved

CITY OF WINDHOEK
10 JAN 2022
CREDIT CONTROL

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Approved

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK
Date stamp 10 JAN 2023
Land Sales Finance Department

ACCOUNTANT LAND SALES:

City of MANY faces

MEMO 361 NDUM

SUBJECT: **1. Rezoning of Erf 3024, Windhoek Extension 2 from Residential with a density of 1:900m² to Hospitality for an accommodation establishment (Guest House – 9 rooms)**

2. Consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning while the rezoning is in process

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	02/11/2023	Tel: 290 3359	
Section Engineer	..../..../2023		
Chief Engineer	..../..../2023		

TO:	Urban Planning R. Kwenani	**DATE:**	28 November 2023
FROM:	Section Engineer: Transport Planning	**REF:**	L/3024/W

RE-SUBMISSION – REVISED COMMENTS

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

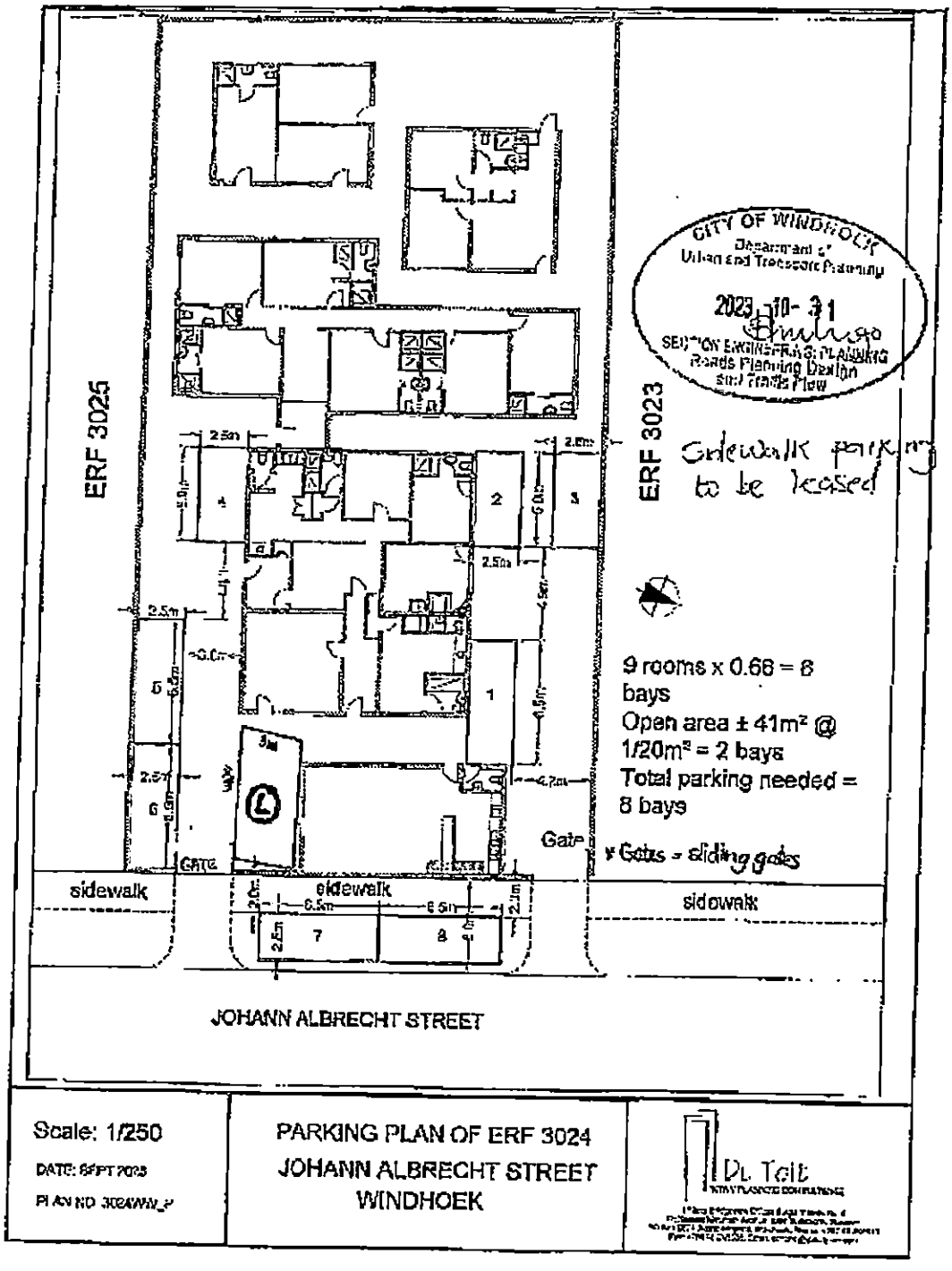
The application for resubmission dated 18 April 2023 received from Du Toit Town Planning Consultants, our comments dated 26 June 2023 and revised parking layout received 30 October 2023 regarding the above application has reference.

Erf 3024 is situated in Johann Albrecht Street. The erf measures 1125m² in extent and is currently zoned Residential with a density of 1:900m². The street carries moderate traffic volumes and no traffic flow problems are experiences during peak hours. The rezoning to hospitality with 9 leasable rooms will generate about 4 vehicular trips to the current road network.

1. This Division has no objections to the proposed Rezoning of Erf 3024, Windhoek Extension 2 from Residential with a density of 1:900m² to Hospitality for an accommodation establishment (Guest House – 9 rooms), provided that:
    1.1 0.66 bays be provided per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone on site.
2. This Division has no further objections to the proposed Consent to use Erf 3024, Windhoek Extension 2 in accordance with the proposed zoning while the rezoning is in process, provided that:
    2.1 Parking be provided as per the attached parking layout Plan No. 3024WW_P dated SEPT 2023.
    2.2 The applicant submits a lease application for the parking located on the sidewalk to the City's Property management division
    2.3 Sidewalk parking is further subject to the following:
        a. Parking be properly constructed with kerb stones making distinction between parking and pedestrian movement.
        b. Service positions are to be ascertained before excavating since construction is taking place within the road reserve.
        c. Council reserves the right to cancel the lease should such land be needed for municipal services.
        d. That Council not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.

e. That the owner remains respo to provide any shortfall of parking onsite or any other area approved by C..... should the lease be cancelled / terminated.
f. That such parking on Council land remains public parking and may not be reserved for exclusive use

3 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

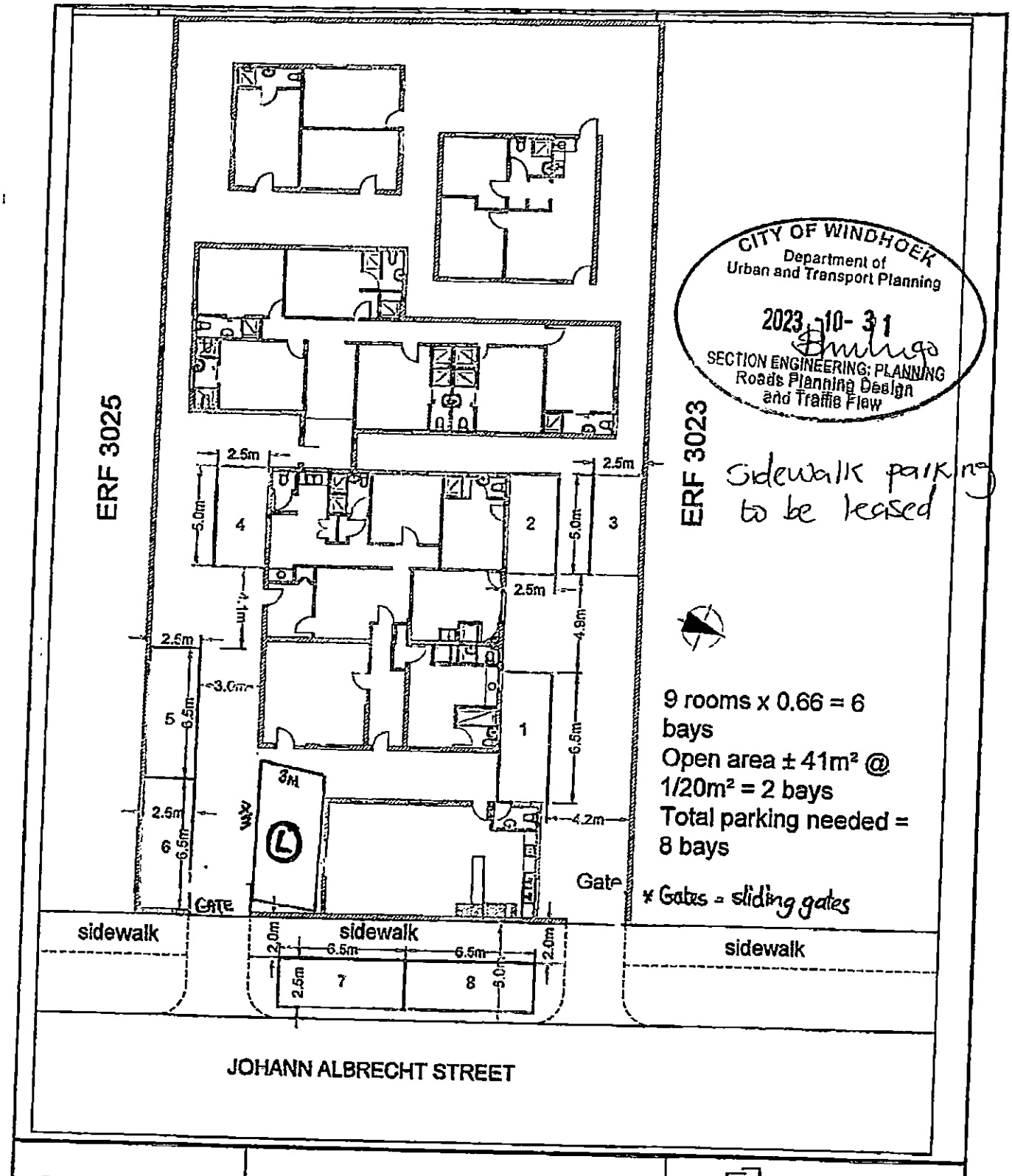


Yours faithfully

M Shiimi

Roads Planning, Design and Traffic Flow

*2508



Scale: 1/250 DATE: SEPT.2023 PLAN NO. 3024WW_P	PARKING PLAN OF ERF 3024 JOHANN ALBRECHT STREET WINDHOEK	Du Toit TOWN PLANNING CONSULTANTS

MEMORANDUM

TO:	Mrs R. Kwenani	**DATE:**	07 July 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/3024/W

SUBJECT: **REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m² TO HOSPITALITY (FOR A GUEST HOUSE – 9 ROOMS) AND CONSENT TO USE ERF 3024, WINDHOEK EXTENSION 2 IN ACCORDANCE WITH THE PROPOSED ZONING.**

The application dated 18 April 2023, for the proposed, rezoning of Erf 3024, (no 99 Johann Albrecht Street), Windhoek Extension 2 from Residential with a Density of 1 per 900m² to hospitality (for a Guest House – 9 rooms); and Consent to use Erf 3024, Windhoek Extension 2, in accordance with the proposed zoning, refers.

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

1. Erf 3024 has a general downward slope from the southwest into a northeasterly direction.
2. There is no visible stormwater course or system flowing across the proposed Erf 3024, except for surface stormwater run-off.

3. Access to the proposed Erf 3024, is indicated to be obtained from Johan Albrecht Street.

This Division has no objection to the proposed, rezoning of Erf 3024, (no 99 Johann Albrecht Street), Windhoek Extension 2 from Residential with a Density of 1 per 900m² to hospitality (for a Guest House – 9 rooms); and Consent to use Erf 3024, Windhoek Extension 2, in accordance with the proposed zoning, 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 canalised) is or can be changed, canalised or impeded.
    (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.

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

MEMORANDUM

TO:	Ms. R. Kwenani	**DATE:**	21 July 2023
FROM:	INF: Engineering Services Division	**REF:**	L/3024/W

SUBJECT: **REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m² TO HOSPITALITY (FOR A GUEST HOUSE – 9 ROOMS).**

CONSENT TO USE ERF 3024, WINDHOEK EXTENSION 2 IN ACCORDANCE WITH THE PROPOSED ZONING.

The application dated 18 April 2023 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, 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: Kwenani (RM)

DATE: 23-June-2023

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/3024/W

REZONING OF ERF 3024, WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m2 TO HOSPITALITY (FOR A GUEST HOUSE – 9 ROOMS) AND CONSENT TO USE ERF 3024, IN ACCORDANCE WITH THE PROPOSED ZONING

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 3024, Windhoek, Extension 2 from Residential with a density of 1 per 900 m² to Hospitality (Guest House – 9 rooms) and consent use of Erf 3024, in accordance with the proposed zoning, provided that the following be adhered to:

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

- ***Kindly note that a Connection Charge may be payable 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 369

TO: Urban Policy

Date: 29 February 2024

FROM: Health and Environment Services

Ref: Erf 3024 W

SUBJECT: REZONING OF ERF 3024, (NO 99 JOHANN ALBRECHT STREET), WINDHOEK EXTENSION 2 FROM RESIDENTIAL WITH A DENSITY OF 1 PER 900m² TO HOSPITALITY (FOR A GUEST HOUSE – 9 ROOMS) AND CONSENT TO USE ERF 3024, WINDHOEK EXTENSION 2 IN ACCORDANCE WITH THE PROPOSED ZONING

The above subject matter has reference:

The Division has no objection to the rezoning of Erf 3024 Johann Albrecht Street, Windhoek Extension 2 from residential to hospitality. Upon Council approving the application, the applicant will be issued with an Environmental Clearance Exemption because hospitality is a commercial activity and the rezoning is taking place in a built up area.

Regards,

Sustainable Development

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

CLASSIFIEDS

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

Services | Employments | Employment | Notice | Notice | Notice | Notice

CLASSIFIEDS

Rates and Deadlines

- To avoid disappointment of an advertisement not appearing on the date you want, please book timeously
- Classifieds emails and notices 12:00 two working days prior to placing
- Cancellations and alterations 14:00, two days before date of publication in writing only

Rates
(VAT Inclusive)

Legal Notices from N$461.00
Lost Land Title N$575.00
Liquor Licence N$461.00
Name Change N$461.00
Estates Form N$200.00
Death Notices Form N$200.00
To Inform Unveiling from N$200.00
Thank You Messages from N$200.00

Terms and Conditions Apply.

Employment

Ondangwa Private Hospital Practitioners cc is an equal opportunity employer and invites proactive, professional, caring, ethical person to apply for the following positions:

1. Position: Obstetrician-Gynaecologist

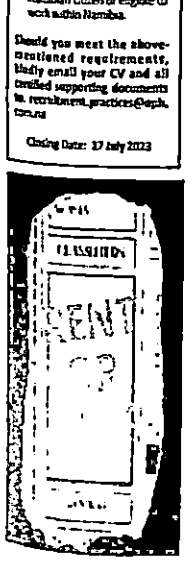
Qualifications and Experience Requirements:
- MBChB Degree and MMed in Obs/Gynaecology
- Minimum of 5 years' experience as a Gynaecologist.
- Valid license to practice the profession, must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia.

2. Position: General Practitioner

Qualifications and Experience Requirements:
- MBChB Degree
- Minimum of 5 years' experience as a GP
- Valid license to practice the profession, must be registered with HPCNA.
- Namibian citizen or eligible to work within Namibia.

Should you meet the above-mentioned requirements, kindly email your CV and all certified supporting documents to: recruitment.practices@oph.com.na

Closing Date: 17 July 2023



Vacancy

Halitosis Practitioner/ Trichologist

Major Responsibilities
- Ability to diagnose types of hair loss issues
- Ability to operate bulk hair plants as per customer needs
- Ability to create and implement plans with procedures that help customers
- Ability to find the root cause of hair loss
- Ability to diagnose causes from blood test results

Requirements:
- Certificate/ Diploma in Trichology
- Certified micro needling hair loss treatment certificate
- Excellent customer care skills, honesty, charisma
- Ability to work under pressure
- Trustworthy team player who can work with minimum supervision
- Computer/ email/ cell use will be an added advantage
- Should be ready to travel at any given time within Namibia and regionally

Send Applications to Allaboutyou@yahoo.com
Closing date: 28 June 2023

Windhoek Family Practice

We are looking for a General Practitioner.

The candidate should have minimum 5 years post internship experience in Obstetrics/ Gynaecology with ability to do Obs/Gyn operations. Proof of authorisation to operate in private hospital facilities a necessity. Additional qualifications an advantage. Namibian citizen preferred.

Send CVs to:
drpilmon.karina@iway.na
Deadline: 10 July 2023

Zala Construction cc is looking for candidates for the following open posts

Site Manager

Requirements:
- Diploma in the corresponding fields
- 5 years work experience in the corresponding field

Please send your cv and credentials to the following email address:
zalaconstruction5688@gmail.com

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DUNAMIS

VACANCY
AGRICULTURAL ENGINEER/TECHNOLOGIST

PURPOSE: TO MANAGE AGRICULTURAL PROJECTS AND PROPOSALS FOR DUNAMIS CONSULTING ENGINEERS & PROJECT MANAGERS (PTY) LTD

REPORTING LINE: DUNAMIS HEAD OFFICE IN WINDHOEK

DUTY STATION: VARIOUS SITES AROUND NAMIBIA

KEY PERFORMANCE AREAS:
- DESIGN AND SUPERVISE SUITABLE IRRIGATION SYSTEMS
- DESIGN AND SUPERVISE SUITABLE FARMING STRUCTURES REQUIRED AT VARIOUS SITES
- PREPARE PROPOSALS AND BUDGETS FOR PROPOSED SITES
- TEST AND COMMISSION AGRICULTURAL MACHINERY AND EQUIPMENT
- COORDINATE PROJECTS WITH PROJECT STAKEHOLDERS

JOB SPECIFICATIONS:
- MINIMUM REQUIREMENT OF A BACHELOR OF SCIENCE OR NATIONAL DIPLOMA IN AGRICULTURAL ENGINEERING
- AT LEAST 5 YEARS RELEVANT EXPERIENCE IN IN MANAGING AGRICULTURAL PROJECTS
- GOOD COMMUNICATION SKILLS
- VALID CODE B DRIVERS LICENSE

GENERAL FRINGE BENEFITS INCLUDES
- HOUSING ALLOWANCE
- TRANSPORT ALLOWANCE

INTERESTED CANDIDATES SHOULD EMAIL THEIR CVS AND SUPPORTING DOCUMENTS TO [illegible]
(TEL: 061-236 911)

ONLY SHORTLISTED CANDIDATES WILL BE CONTACTED

STANDARD NOTICE: THREE STOREY DWELLING UNIT

Take notice that the owner, Dr. Salma Jona, of ERF 735 intends applying to the Windhoek Municipal Council for the construction of a three-storey dwelling unit on ERF 735 Sean McBride Street, Auasblick.

The proposed construction will allow the owner to erect a three- storey dwelling unit on ERF 735.

The owner's current intentions are to erect and use the building solely for private residential purposes.

Further take notice that the plan of the ERF lies for inspection with the Town Planning notice board in the Customer Care Centre, Main Municipal Offices, Rev Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, fifth floor, office 524 and with the applicant/consultant in writing within 14 days of the last publication of this notice.

Dated at Windhoek: 26 June 2023,

Last date for any objection is 17 July 2023

Owner name: Dr Salma Jona
Postal Address
P.O. Box 51035 Windhoek
Contact Details 081 424 9008

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to Interested and Affected Parties (IAAPs) that an application will be made to the Environmental Commissioner for an Environmental Clearance Certificate in terms of the Environmental Management Act (7 of 2007) and the Environmental Impact Assessment Regulations (GN No 30 of 6 February 2012) as follows:

Proponent: Hermanus Cornelius Coetzee
Project Name: Townvillo Estate (Owner on Portion 56 (a portion of Portion B) of Swakopmund Town and Townlands No 41
Project Description: Portion 56 currently measures 9 999 sqm in extent. The property is located immediately north of the Rossmund Golf Estate. The land currently accommodates a number of structures that is being used for Residential purposes. The property is zoned "Undetermined" in terms of the Swakopmund Town Planning Scheme. It is the intension to apply to the Municipal Council of Swakopmund for Township Establishment on the said Portion 56. The development will consist of approximately 14 Erven of mixed use, being mainly large residential plots ranging from 4 364m² to 9539m². Provision was also made for two Business erven and Public Open Spaces.
Registration of IAAP's and Submission of Comments: In line with the above mentioned legislation, all IAAP's are hereby invited to register and submit their comments / concerns / questions (in writing) to the office of Van Der Westhuizen Town Planning and Properties CC using the details below. Information on the proposed project is available from the Van Der Westhuizen Town Planning and Properties CC offices. A public meeting will be held on site on 11 July 2023 from 11:00 - 11:30 to address any questions or concerns from the general public.
It is herewith requested that you submit your comments/ objections in writing to the Chief Executive Officer of the Swakopmund Municipality and a copy thereof to the applicant during normal business hours. Closing date for registration and submission of comments is on 24 July 2023.
Applicant: Van Der Westhuizen Town Planning & Properties cc
Contact Persons: Arnie van der Westhuizen
Cell: 0811224861
Email: andrew@vdwtp.com
P.O. Box: 1535, Swakopmund, Namibia

REZONING OF ERF 2397, NO. 11, SIPRES STREET, WINDHOEK EXTENSION 1 FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900m² TO "OFFICE" WITH A BULK OF 0.4, CONSENT FOR A "BUSINESS BUILDING ON ERF 2397, WINDHOEK EXTENSION 1 AND FREE RESIDENTIAL BULK

DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the Erf 2397, No 11 Sipres Street Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 2397, No. 11 Sipres Street, Windhoek Extension 1 from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4
- Consent in terms of Table B of the Windhoek Town Planning Scheme for a "business building on Erf 2397, Windhoek Ext 1 for medical consulting rooms and a salon
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be donated solely to residential use in the form of dwelling units
- Consent to use the erf in accordance with the new zoning while the rezoning is formally being completed since the erven is located in an approved policy area

Erf 2397 is located in Sipres Street in the Suiderhof suburb south of Windhoek Central in the vicinity of Suiderhof Business Centre, which comprises of some shops and offices and also within the Suiderhof Office and High Density Policy Area.

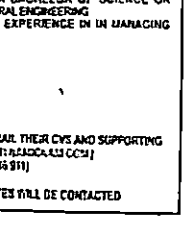
The erf is still zoned 'residential' with a density of 1 dwelling per 900m² and is 1250m² in extent. The dwelling house on Erf 2397 will be renovated to accommodate the intended uses. Access will remain from Sipres Street. Upon approval of the rezoning, an office building of 500m² may be developed together with 250m² residential floor area as per the 50% free residential bulk policy of Council. All parking will have to be provided for on-site and as per the City of Windhoek requirements.

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

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 July 2023).

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

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email: planner1@dutoitplan.com



REZONING ERF 3024 NO.99 JOHANN ALBRECHT STREET, WINDHOEK, EXTENSION 2 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (GUESTHOUSE WITH 9 ROOMS) AND CONSENT TO USE ERF 3024 IN ACCORDANCE WITH THE PROPOSED ZONING.

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, Rheinhold Ndemuweda Ndaoya, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), intends to re-apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' for a Guesthouse with 9 rooms.
- Consent to use Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2 in accordance with the new zoning while the rezoning is formally being completed

Erf 3024, No 99 Johann Albrecht Street, Windhoek, Extension 2 is situated on Johann Albrecht Street No 99, Windhoek North. It is close to the Central Hospital and to Rhino Park Private Hospital. It is situated mid- block within the newly extended Windhoek Office and High Density Policy Area.

The erf measures at 1125m² and zoned 'Residential' with a density of 1 900m.

There is currently a Resident Occupation approval for the erf for a Bed and Breakfast establishment of 6 leasable units and all parking is provided onsite. It is the intention of the owner of the erf to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. To be able to do this, application will be made for the formal zoning of 'hospitality' for a Guesthouse with 9 rooms.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on-site as per the City of Windhoek requirements. The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections/comments is 21 July 2023).

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6872
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email: planner1@dutoitplan.com



RE-ADVERTISMENT FOR CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE PORTION A OF ERF 641, NO. 34 SIMEON SHIXUNGILENI STREET (previous Bismarck Street) FOR A BUSINESS BUILDING FOR A SHOP AND FOR A SMALL NURSERY AND HERITAGE CONSENT TO USE THE LISTED BUILDING FOR OFFICE PURPOSES

DU TOIT TOWN PLANNING CONSULTANTS, have applied on behalf of the owner of Portion A of Erf 641, No 34 Simeon Shixungileni Street (previous Bismarck Street), in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

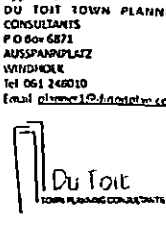
- Consent in terms of Table B of the Windhoek Zoning Scheme to use Portion A/Erf 641, No. 34 Simeon Shixungileni Street (previously Bismarck Street), Windhoek for a "business building" for a shop and a small nursery under the "institutional" zoning; and
- Heritage consent to use the listed building for "office" purposes

Erf A/641 is located opposite the Suzanne Grauheen O'd Age Home on the previously known Bismarck Street, now Simeon Shixungileni Street. It measures 978m² and is zoned "institutional". The building on Erf A/641 used to be a church and administrative building for the Christian Science Society and is listed in table H of the Windhoek Zoning Scheme. It has a C3 Heritage grading. The Christian Scientific Society has very limited functions anymore and took a resolution to rent out the building on Erf A/641, Windhoek. The main tenant is an Estate Agent who want to establish their offices in the building. The Society will still use the outbuilding for storage of books and other furniture.

In order to successfully rent the building, application needs to be made for additional consent uses to allow the use of the erf for other purposes such as 'shop' purposes and consent for a small nursery business. Both shop and 'office' functions are listed as consent uses under the 'institutional' zoning in the Windhoek Zoning Scheme, with the 'office' function included in the definition of 'business building'. As Erf A/641, Windhoek is also listed as a heritage building, the granting of the heritage consent can allow for the building to be used for 'office' purposes. All parking will be provided on-site and in terms of the requirements of City of Windhoek. Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 July 2023).

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

Applicant.
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061 248010
Email planner1@dutoitplan.com



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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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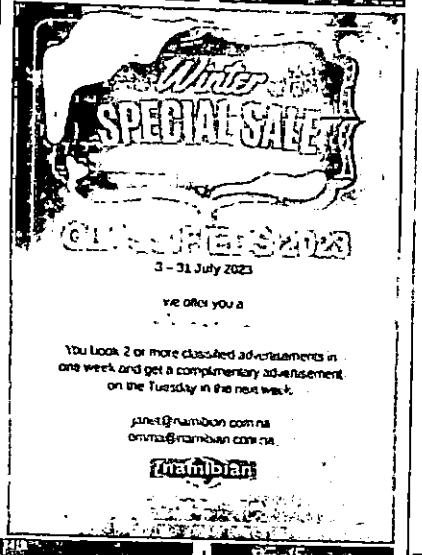
Travel & Tourism
7620 Travel & Tourism

Rates and Deadlines

Ads: TUES 2023

Personal

• Special Messages •



Business & Finance

• Opportunities •

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Business & Finance

• Taxi Licenses •

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Education & Training

• Education & Training •

Jazzy Driving School is having winter special N$1400 working N$1200 students. Contact us on 0812611747
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Grade 11 and 12AS tutorial classes for final exam preparation. Register now at EEOC 53 Schanzen Street, Windhoek West
For more information contact 0812620763
CLAO2300002636

Employment

• Offered •

Vacancies
Position (2)
Apprentice Automotive Mechanic (1)
Requirement -
Grade 8 and above
Mathematics and Science subjects
Minimum Duration of 3 years
Age 18 to 35 Please forward your updated CV copy of ID and qualification to stateview@gmail.com or Hand drop to Star Trans Trading cc PO Box 3322 Otjomuise. Women and people with disability are encouraged to apply. For more information call / SMS +264855530000
Closing date for submission 07 July 2023
CLAO2300002647

Johanna Jacobs Vocational Training Centre (JJVTC), Otjiwa, Karibib Region
Seeking suitable candidates to fill the vacancies at the Johanna Jacobs Vocational Training Centre (JJVTC), Otjiwa, Karibib Region
Post Establishment:
1 x Diploma in Early Childhood Development (ECD) Level 6
1 x Skills Development and Production Level 3
1 x Office Administration Level 5
Requirements:
- Level 3 Qualification for the relevant position you are applying for required, and a minimum of 3 years experience in vocational education.
- Valid Police Clearance
Closing Date: 07 July 2023
email application to jjvtc@gmail.com
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Register: www.namibtravelpool.com
CLAO2300002652

Employment

• Wanted •

Looking for a taxi to drive in Windhoek. Call 081 645 4719
CLAO2300002660

Looking for a taxi to drive in Windhoek. Call 081 452 2034
CLAO2300002658

Looking for a taxi to drive in Windhoek. Call 081 617 2228
CLAO2300002657

Employment

• Wanted •

Hairdressing lady is looking for domestic work in Windhoek. Call 081 677 0039
CLAO2300002663

Looking for domestic work 3 days per week or office cleaning. Call 081 833 4819
CLAO2300002680

Looking for office assistance, office administration work, clerk in Windhoek. Call 081 651 2745
CLAO2300002681

Looking for a sweet sister to drive in Windhoek. Call 081 271 1437
CLAO2300002661

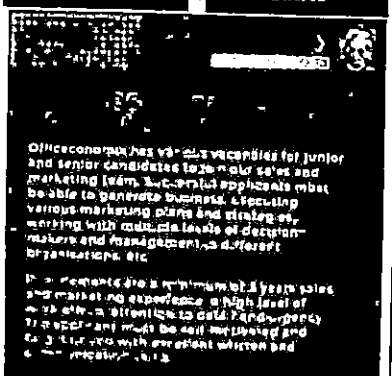
Health & Beauty

• Health & Beauty •

Jazzy Salon and Boutique situated in Eros Mall is looking for the following service:
Nails Technician
Combo Coach (Hair) Lady
Hairy Tasia Technician
For our experienced please contact us on 081 276 7737
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Employment

• Offered •



Employment

• Offered •



SENIOR SALES EXECUTIVE

Position available!

Description

[illegible]

Requirements

- [illegible]
- [illegible]
- [illegible]

[illegible]

- [illegible]
- [illegible]
- [illegible]
- [illegible]

OFFICECONOMIC

Please email a condensed CV and cover letter confirming the requirements to hr@officeconomix.com

Employment

• Offered •

HOUSE CORRECT PROPERTIES, invites grade 11/12 applicants to submit their CVs and forms and at least 10 points to join Home Correct Properties. Successful applicants progress to be a Real Estate Agent. Level 8 Grade 12/AS, Fidelity Fund Certificate to be registered as

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CLASSIFIEDS

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- Cancellations and alterations, 14:00 two days before date of publication in writing only

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Death Notices from N$230.00
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Livestock

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TOP 10 BONSMARA AUCTION – digital & on-site

FRIDAY 14 July 2023

Agra Auction Farm - Otjiararongo 11:00

OFFER: ± 30 Top Bonsmara bulls

BREEDERS:
Hochfeldstroek Bonsmaras
Endalela Farming
Emvit Bonsmaras
Okamata Bonsmaras
Wagner Bonsmaras
Tzaras Bonsmaras

ENQUIRIES:
Paul Klein
081 128 6731
Hella Coetzee
081 203 6484

AGRA Auctions

Employment Offered

COMFORT TOURS AND SAFARIS CC

Senior Travel Consultant
10 years of experience in Tourism industry; fluent in both Chinese and English; Deep understanding of the Chinese tourist market. Effectively train Namibian tour guides who are proficient in Chinese and English.

Chinesenamibia@gmail.com



Vacancy Advertisement: Director of Green Charcoal Namibia

Green Charcoal Namibia, a subsidiary of European holding Tolati Group, produces and distributes environmentally friendly charcoal products made from encroachment bush found in Namibia.

Requirements:
- Master's degree in a relevant field such as Computer Science, Economics, Business Analytics or Business Administration. Advanced degree preferred
- Minimum of 5 years of progressive experience in a leadership role
- Excellent spoken and written communication in French and English is a must
- Expertise in charcoal production, including biomass valorization, carbonization, and quality control
- Strong knowledge of biomass conversion technologies, such as pyrolysis, gasification, or related processes
- Proven track record in strategic planning, business development, and market expansion within the biomass industry
- Solid understanding of environmental sustainability practices, carbon footprint reduction, and compliance with relevant regulations
- Exceptional leadership and team management skills, with the ability to inspire and drive innovation
- Excellent negotiation, and stakeholder management abilities.
- Willingness to relocate to Namibia and commit long-term to Green Charcoal Namibia's success

To apply, submit your resume, cover letter, and supporting documents to michelle.somsas@greencharcoalnamibia.com
Application deadline is 24 June 2023

DOMESTIC WORKER
KAPWEYA is looking for washing and ironing week in Windhoek
Contact:
0812884741

DOMESTIC WORKER
LAINA is looking for domestic work of cleaning, washing and ironing for 2 or 3 days per week.
Contact:
0813868030

Notices Legal Notice

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 25 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OMUSATI
1 Name and postal address of applicant
EKANDJO MICHAEL EKANDJO
P.O. BOX 1038, OUTAPI
2 Name of business or proposed business to which applicant relates
JP MINI MARKET
3 Address/Location of premises to which Application relates
ERF NO: 2217 EXTENSION 8 OUTAPI
4 Nature and details of application
GROCERY LIQUOR LICENSE
5 Clerk of the court with whom Application will be lodged
OUTAPI MAGISTRATE
6 Date on which application will be Lodged
19-28 JUNE 2023
7 Date of meeting of Committee at Which application will be heard
03 AUGUST 2023
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 25 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region OSHIKOTO
1 Name and postal address of applicant
PAULINA NDEAPO NTOMI
P.O BOX 15312, OLUNO – ONDANGWA
2 Name of business or proposed Business to which applicant relates
SNP PUB
3 Address/Location of premises to which Application relates
ETUNDA LOCATION, OKEEKE VILLAGE, OMUNTELE CONSTITUENCY
4 Nature and details of application
LIGHT LIQUOR LICENSE
5 Clerk of the court with whom Application will be lodged
ONDANGWA MAGISTRATE
6 Date on which application will be Lodged
28 JUNE 2023
7 Date of meeting of Committee at Which application will be heard
09 AUGUST 2023
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 25 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region KAVANGO WEST
1 Name and postal address of applicant
ONYA HAPUNKSU MAHOYA
P.O BOX 8283, NKURENKURU
2 Name of business or proposed Business to which applicant relates
PAHUKENI RIVER VIEW BAR
3 Address/Location of premises to which Application relates
ERF 4,5 &6 NKURENKURU TOWN
4 Nature and details of application
HOTEL LIQUOR LICENSE
5 Clerk of the court with whom Application will be lodged
RUNDU MAGISTRATE
6 Date on which application will be Lodged 28 JUNE 2023
7 Date of meeting of Committee at Which application will be heard
09 AUGUST 2023
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

Notices Legal Notice

STANDARD NOTICE:
THREE STOREY DWELLING UNIT
Take notice that the owner, Dr. Salma Jona, of ERF 735 intends applying to the Windhoek Municipal Council for the construction of a three-storey dwelling unit on ERF 735 Sean McBride Street, Auasblick.
The proposed construction will allow the owner to erect a three- storey dwelling unit on ERF 735.
The owner's current intentions are to erect and use the building solely for private residential purposes.
Further take notice that the plan of the ERF lies for inspection with the Town Planning notice board in the Customer Care Centre, Main Municipal Offices, Rev Michael Scott Street, Windhoek.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek, fifth floor, office 524 and with the applicant/consultant in writing within 14 days of the last publication of this notice.
Dated at Windhoek: 26 June 2023,
Last date for any objection is 17 July 2023
Owner name: Dr. Salma Jona
Postal Address:
P.O. Box 51036 Windhoek
Contact Details: 081 424 9008

REZORING OF ERF 2397, NO. 11, SIPRES STREET, WINDHOEK EXTENSION 1 FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 900m² TO 'OFFICE' WITH A BULK OF 0.4, CONSENT FOR A 'BUSINESS BUILDING ON ERF 2397, WINDHOEK EXTENSION 1 AND FREE RESIDENTIAL BULK
DU TOIT TOWN PLANNING CONSULTANTS, are applying on behalf of the owners of the Erf 2397, No. 11 Sipres Street Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
- Rezoning of Erf 2397, No. 11 Sipres Street, Windhoek Extension 1 from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4
- Consent in terms of Table B of the Windhoek Town Planning Scheme for a 'business building on Erf 2397, Windhoek Ext 1 for medical consulting rooms and a salon
- Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use in the form of dwelling units
- Consent to use the erf in accordance with the new zoning while the rezoning is formally being completed since the erven is located in an approved policy area

Erf 2397 is located in Sipres Street in the Suiderhof suburb south of Windhoek Central in the vicinity of Suiderhof Business Centre, which comprises of some shops and offices and also within the Suiderhof Office and High Density Policy Area. The erf is still zoned 'residential' with a density of 1 dwelling per 900m² and is 1250m² in extent. The dwelling house on Erf 2397 will be renovated to accommodate the intended uses. Access will remain from Sipres Street. Upon approval of the rezoning, an office building of 500m² may be developed together with 250m² residential floor area as per the 50% free residential bulk policy of Council. All parking will have to be provided for on-site and as per the City of Windhoek requirements.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 July 2023).
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel. 061-248010
Email planner1@dutoitplan.com

REZONING ERF 3024 NO.99 JOHANN-ALBRECHT STREET, WINDHOEK, EXTENSION 2 FROM 'RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 900m² TO 'HOSPITALITY' (GUESTHOUSE WITH 9 ROOMS) AND CONSENT TO USE ERF 3024 IN ACCORDANCE WITH THE PROPOSED ZONING.
Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, Rheinhold Ndemuweda Ndaoya, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to re-apply to the Windhoek City Council and the Urban and Regional Planning Board for:
- Rezoning of Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' for a Guesthouse with 9 rooms.
- Consent to use Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2 in accordance with the new zoning while the rezoning is formally being completed

Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2 is situated in Johann Albrecht Street No. 99, Windhoek North. It is close to the Central Hospital and to Rhino Park Private Hospital. It is situated mid- block within the newly extended Windhoek Office and High-Density Policy Area. The erf measures ± 1125m² and zoned 'Residential' with a density of 1:900m
There is currently a Resident Occupation approval for the erf for a Bed and Breakfast establishment of 6 leasable units and all parking is provided onsite. It is the intention of the owner of the erf to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning To be able to do this, application will be made for the formal zoning of 'hospitality' for a Guesthouse with 9 rooms.
The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on-site as per the City of Windhoek requirements. The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.
Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections/comments is 21 July 2023).
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email planner1@dutoitplan.com

RE-ADVERTISEMENT FOR CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE PORTION A OF ERF 641, NO. 34 SIMEON SHIXUNGILENI STREET (previous Bismarck Street) FOR A BUSINESS BUILDING FOR A SHOP AND FOR A SMALL NURSERY AND HERITAGE CONSENT TO USE THE LISTED BUILDING FOR OFFICE PURPOSES
DU TOIT TOWN PLANNING CONSULTANTS, have applied on behalf of the owner of Portion A of Erf 641, No 34 Simeon Shixungileni Street (previous Bismarck Street), in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:
- Consent in terms of Table B of the Windhoek Zoning Scheme to use Portion A/Erf 641, No. 34 Simeon Shixungileni Street (previously Bismarck Street), Windhoek for a 'business building' for a shop and a small nursery under the 'institutional' zoning; and
- Heritage consent to use the listed building for 'office' purposes

Erf A/641 is located opposite the Suzanne Grauheim Old Age Home in the previously known Bismarck Street, now Simeon Shixungileni Street. It measures 978m² and is zoned "Institutional". The building on Erf A/641 used to be a church and administrative building for the Christian Science Society and is listed in Table H of the Windhoek Zoning Scheme. It has a C34 heritage grading. The Christian Scientific Society has very limited functions anymore and took a resolution to rent out the building on Erf A/641, Windhoek. The main tenant is an Estate Agent which want to establish their offices in the building. The Society will still use the outbuilding for storage of books and other furniture.
In order to successfully rent the building, application needs to be made for additional consent uses to allow the use of the erf for other purposes such as 'shop' purposes and consent for a small nursery business. Both shop and 'office functions are listed as consent uses under the 'Institutional' zoning in the Windhoek Zoning Scheme, with the 'office' function included in the definition of 'business building' As Erf A/641, Windhoek is also listed as a heritage building, the granting of the heritage consent can allow for the building to be used for 'office' purposes. All parking will be provided on-site and in terms of the requirements of City of Windhoek.
Further take notice that the locality plan of the site lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 21 July 2023).
Should you require additional information you are welcome to contact our office.
Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email planner1@dutoitplan.com





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DEADLINE 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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Rates and Deadlines

• Opportunities •

DO YOU URGENTLY NEED CASH? Are you employed to earn 6% of its value? Cash in your account! Worry No more! Application form obtained, just be at A Secure Building to get cash!
CLAC02300[illegible]

AUTO EQUITY LOANS Need cash? No worries. Don't sell your vehicle the traditional way - use it to get a life of convenience. Pick up up to 3 months of fully insured & affordable warehouse storage - whenever you need it! Additional payout & other terms apply. Contact Capital Bridge (pty) Ltd Cell: +2[illegible]
CLAC02300[illegible]

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CLAC02300[illegible]

• Education & Training •

Jacoy Driving school have a learning course special N$10 for working class and N$700 for students. Contact us on 08[illegible] Windhoek only
CLAC02300[illegible]

We offer holiday classes English Reading & Writing skills and Mathematics Grade 1-7. Contact us at 08[illegible]
CLAC02300[illegible]

• Wanted •

I am looking for a 2 seater to drive in Windhoek or outside. Freedom seeker. 0[illegible]
CLAC02300[illegible]

Looking for a taxi driver in Windhoek. Hope to find one very soon! 08[illegible]
CLAC02300[illegible]

I'm looking for a taxi to drive in Windhoek. Contact 08[illegible]
CLAC02300[illegible]

• Offered •



AFRICA MOTTO FOOTBALL CLUB

6X VACANCIES FOR FOREIGN PLAYERS IN ACCORDANCE WITH NFA GUIDELINES

POSITION REQUIRED:

1 GOAL KEEPER(PLAYER R) 2 POSITIONS
2 CENTRE BACK 1 POSITION
3 DEFENSIVE MIDDLE FIELDER 1 POSITION
4 STRIKERS 3 POSITIONS

APPLY ON WHATSAPP TO

CEO ALEX ITUMBA +264812595792
MARKETING MANAGER DA SILVA +264812988317
COACH BONGANI +264814747243
DIRECTOR T MUTI +264813189365

• Hospitality •

Good hospitality and Bartender. Previously Lively. Send cv to [illegible] Windhoek. Only serious applicants. Closing date [illegible]
CLAC02300[illegible]

• Offered •



Bonfide Marketing Manager

Responsibilities:

- Develop, evaluate, optimize and execute marketing and pricing strategies
- Analyzing market trends and preparing forecasts
- Generating new business leads
- Increasing brand awareness and market share
- Coordinating marketing strategies with the sales, internal, public relations, and production departments
- Developing and managing the marketing department's budget
- Overseeing branding, advertising, and promotional materials and campaigns
- Managing the marketing department's staff
- Preparing and presenting quarterly and annual reports to senior management
- Build strategic relationships and partner with key industry players, agencies and vendors
- Keeping informed of marketing strategies and trends

Marketing Manager Requirements

- Bachelor's degree in marketing, finance, business administration, or similar
- Numerical or quasi- comfort and working with numbers, making sense of metrics and processing figures with ease necessary
- A sense of aesthetics and a keen for great copy and witty communication
- At least three years experience as a marketing manager
- Existence knowledge of marketing strategies, channels and branding
- Superb leadership, communication, and collaboration abilities
- Exceptional analytical and problem solving skills
- Strong time management and organizational abilities

Send CV to cv@bonfide.com Closing Date: 30 June 2023

• For Rent •

Klein[illegible] EXT 16: Newly built double storey, three bedroom house with full[illegible] Price N$10,000.00 available 1 July 2023. Call[illegible]
CLAC02300[illegible]

Freestanding house to let in Otjomuise[illegible] 2 bedroom, 1 bathroom, lounge/open plan kitchen & dining area included. Available 1 July 2023. Rent N$8,500 per month. Contact John at 8[illegible]
CLAC02300[illegible]

Kleinkuppe, Erf[illegible] 2 Bedroom house with built in braai, BC, secure shaded parking, N$4,000 negotiable and water. Contact[illegible]
CLAC02300[illegible]

To Let in Windhoek Pioneerspark, Dolomite Villa 1 bedroom bedsitter and 1 bathroom, parking space for 1 car, other amenities = Lukas Supermarket and Engen. Water and electricity included. N$3,000 deposit, N$3,000 monthly rent. Contact[illegible]
CLAC02300[illegible]

• For Sale •

[illegible]

• For Sale •

Lafrenzburg: 3 Bedroom house, plus 2 bedroom flat, plus similar 2 bedroom flat for sale N$1.1 million. Available Erf[illegible] 3 Bedroom brand new house, office, double garage N$3.1 million. 0[illegible]
CLAC02300[illegible]

• Legal •

REZONING ERF 3324 (NO 99 JOHNSON CRESCENT) STREET, WINDHOEK EXTENSION 7 FROM "RESIDENTIAL" WITH A DENSITY OF 1 DWELLING PER 300sm² TO "HOSPITALITY" (GUESTHOUSE WITH 8 ROOMS) AND CONSENT TO USE ERF 3324 IN ACCORDANCE WITH THE PROPOSED ZONING

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner of the erf, Reginald Kapenambwa Mbahuka in terms of the stipulations of the Khomas Land Regions Planning Act, 2018 (Act No 5 of 2018), intends to re-apply to the Windhoek City Council and the Urban and Regional Planning Board for:

• Rezoning of Erf 3324, No. 99 Johann Albrecht Street, Windhoek, Extension 7, from "residential" with a density of 1 dwelling per 300sm² to "hospitality" for a Guesthouse with 8 rooms.

• Consent to use Erf 3324, No. 99 Johann Albrecht Street, Windhoek, Extension 7 in accordance with the new zoning while the rezoning is formally being completed

Erf 3324 No. 99 Johann Albrecht Street, Windhoek, Extension 7 (hereinafter referred to as "the Property") is situated in Johann Albrecht Street No. 99. Its nearest landmark is the access to the Central Hospital and its Private Park Private Hospital. It is situated next block within the newly established Windhoek Office and High Density Policy Area. The erf measures 914 square meters and zoned "residential" with a density of 1 dwelling per 300sm² as "hospitality" for a Guesthouse with 8 rooms.

• Consent to use Erf 3324, No. 99 Johann Albrecht Street, Windhoek, Extension 7 in accordance with the new zoning while the rezoning is formally being completed

Erf 3324 No. 99 Johann Albrecht Street, Windhoek, Extension 7 (hereinafter referred to as "the Property") is situated in Johann Albrecht Street No. 99. Its nearest landmark is the access to the Central Hospital and its Private Park Private Hospital. It is situated next block within the newly established Windhoek Office and High Density Policy Area. The erf measures 914 square meters and is zoned "residential" with a density of 1 dwelling per 300sm² as "hospitality" for a Guesthouse with 8 rooms.

The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on site as per the City of Windhoek requirements. The proposed Zoning will be in line with the Windhoek Structure plan and sufficient parking is provided for on site as per the City of Windhoek requirements. The intended application is in line with the Windhoek Structure plan and sufficient parking is provided for on site as per the City of Windhoek requirements.

The relevant documents will be open for inspection during normal office hours at the office of the Urban and Regional Planning Board, Ground Floor, Block A, Government Office Park, Luther Street, Windhoek, from the date of first publication of this notice, for a period of 21 days.

Objections to or representations in respect of the application must be lodged with or made in writing to the Secretary: Urban and Regional Planning Board, Private Bag 13289, Windhoek, within 21 days after the last publication of this notice.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6879, AUSSENKEHRPLATZ WINDHOEK, Tel: 061-248810, Email: planner@dutoit.com

CLAC02300[illegible]

• Legal •

RE-ADVERTISEMENT FOR CONSENT IN TERMS OF TABLE B OF THE WINDHOEK ZONING SCHEME TO USE PORTION A OF ERF 661, NO 34 GERTRUDE SNEDDON-BALFOUR STREET, Dorrington Extension 3 FOR A BUSINESS BUILDING FOR A SHOP AND FOR A SMALL NURSERY AND HERITAGE CONSENT TO USE THE LISTED BUILDING FOR OFFICE PURPOSES: DU TOIT TOWN PLANNING CONSULTANTS have applied on behalf of the owner of Portion A of Erf 661, No 34 Gertrude Sneddon-Balfour Street, Dorrington Extension 3 in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018) to the Windhoek City Council and the Urban and Regional Planning Board for:

• Consent, in terms of Table B of the Windhoek Zoning Scheme for Portion A of Erf 661, No 34 Gertrude Sneddon-Balfour Street, Dorrington Extension 3 for a business building for a shop and a small nursery under the "institutional" zoning and

• Heritage consent to use the listed building for "office" purposes.

Erf 661 is located opposite the Dutch Reformed Church on the corner of Gertrude Sneddon-Balfour Street and Dr Agostinho Neto Street. The building on Erf 661 was used to be a Church and part of the first building for the Christian Science Society and is listed in future that the Windhoek Zoning Scheme. It has a GIA front age of 1 [illegible] square meters and the building on the property. The Society is not using the building for worship or books and other literature and is considering to sell the building. Modification needs to be made for the proposed changes and to allow the use of the erf for other purposes such as shop, business and consulting rooms. Ample parking will be provided on site as per the City of Windhoek requirements. Both shop and office facilities are limited to certain areas within the building. Zoning Scheme with the other facilities and the protection of the historic character of the building. Windhoek is also listed as a Heritage Centre. The proposed use of the building will not change the character of the building. The proposed use of the building will not change the character of the building.

The relevant documents will be open for inspection during normal office hours at the office of the Urban and Regional Planning Board, Ground Floor, Block A, Government Office Park, Luther Street, Windhoek, from the date of first publication of this notice, for a period of 21 days.

Objections to or representations in respect of the application must be lodged with or made in writing to the Secretary: Urban and Regional Planning Board, Private Bag 13289, Windhoek within 21 days after the last publication of this notice.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6879, AUSSENKEHRPLATZ WINDHOEK, Tel: 061-248810, Email: planner@dutoit.com

CLAC02300[illegible]

• Legal •

RE-ZONING OF ERF 2284, NO. 11, BERGER STREET, WINDHOEK EXTENSION 1 FROM RESIDENTIAL WITH A DENSITY OF 1 DWELLING PER 300sm² TO OFFICE WITH A RIGHT OF 8:1, CON-SENT FOR A BUSINESS BUILDING ON ERF 2284, WINDHOEK EXTENSION 1 AND FREE RESIDENTIAL RULE BY DU TOIT TOWN PLANNING CONSULTANTS are applying on behalf of the owners of the Erf 2284 No. 11 Berger Street Windhoek Extension 1 in terms of the stipulations of the Urban and Regional Planning Act 2018 (Act No 5 of 2018) to the Windhoek City Council and the Urban and Regional Planning Board for:

• Re-zoning of Erf 2284, No. 11 Berger Street, Windhoek Extension 1 from "residential" with a density of 1 dwelling per 300sm² to "office" with a right of 8:1

• Consent in terms of Table B of the Windhoek Town Planning Scheme for a Business Building on Erf 2284 Windhoek Ext 1 for consent consulting rooms and a salon

• Consent in terms of Section 23(1) of the Windhoek Town Planning Scheme for all-floor for an additional floor area in excess of Council's Policy which would be allowed, as viable to consider on the basis of developing area

• Consent to use the erf in accordance with the new zoning while the rezoning is formally being completed since the erf is located in an approved policy area

Erf 2284 is located in Berger Street in the Suburban Extension of Windhoek Central in the vicinity of Suburban Business Centre, which comprises of some shops, and offices and also within the Residential Office and High Density Policy Area. The erf is of zoned "residential" with a density of 1 dwelling per 300sm² and is 1 [illegible] sqm's. The planning house on Erf 2284 will be retained to accommodate the new zoning and uses. Access will be from Berger Street. Upon approval of the rezoning an office building of 500sm² may be developed together with [illegible] consulting rooms on the Erf. The Scheme requirements. Further uses include the following uses of the erf: Application for inspection of the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Ben Mulongeni Street, Windhoek, and at the offices of Du Toit Town Planning, 9 Dr Kwame Nkrumah Avenue, Klein Windhoek. Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council of the Urban Planner Town Planner, 5th Floor, Room 519, and the applicant within 14 days of the last publication of this notice. Applicant: DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6879, AUSSENKEHRPLATZ WINDHOEK, Tel: 061-248810, Email: planner@dutoit.com

CLAC02300[illegible]

• Legal •

The last publication of this notice shall be on the closing on 21 July 2023. Should you require any further information you are welcome to contact our office.

Applicant: DU TOIT TOWN PLANNING CONSULTANTS, P O Box 6879, AUSSENKEHRPLATZ WINDHOEK, Tel: 061-248810, Email: planner@dutoit.com

CLAC02300[illegible]

STANDARD NOTICE. THREE STOREY DWELLING UNIT. Town Hotel Zoning. We, on behalf of the owner of Erf [illegible] Extension [illegible], Windhoek, intend to apply to the Windhoek City Council for the rezoning of Erf [illegible] Extension [illegible], Windhoek, from "Residential" to "Residential" with a density of 1 dwelling per [illegible] sqm. Should any person object to the proposed rezoning, he/she must lodge such objection together with the grounds thereof, with the City Council of Windhoek, P/Bag [illegible], within 21 days from the last publication of this notice. Date of first publication: [illegible] 2023. Date of last publication: [illegible] 2023. Name of Agent: [illegible]. Postal Address: P/O [illegible], Windhoek. Contact Details: [illegible]

CLAC02300[illegible]

• Legal •

The owners of certain properties are to erect and use the existing sidings for railway purposes. Kindly take notice that the plans of the DTP are for inspection at the Town Planning notice board at the Customer Care Centre, Municipal Offices, Ben Mulongeni Street, Windhoek. Further objections, if any, should be addressed to the proposed use of the land and as set out above. Any objection together with the grounds thereof must be lodged with the City of Windhoek, P/Bag [illegible], within 21 days from the last publication of this notice. Date of first publication: [illegible] 2023. Date of last publication: [illegible] 2023. Name of Agent: [illegible]. Postal Address: P/O [illegible], Windhoek. Contact Details: [illegible]

CLAC02300[illegible]

MARIPOSA MEDICAL PRACTICE

WE ARE RECRUITING

1 x GENERAL PRACTIONER

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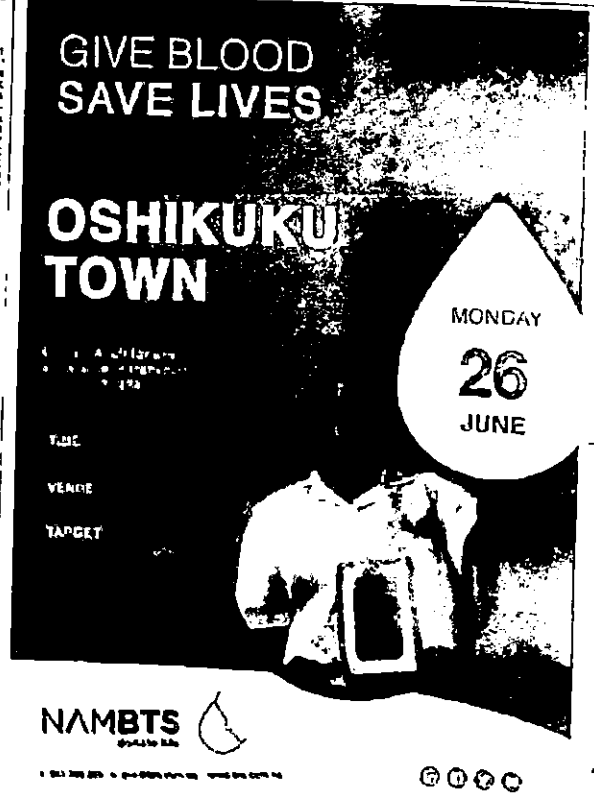
QUALIFICATION & WORK EXPERIENCE

- MBCHB (any adoional qualification in the medical field will be an added advantage)
- Minimum two (2) years as a medical practitioner
- Must be registered with the Medical and Dental Council of Namibia

Preference will be given to Namibian citizens and permanent residence.

FOR FURTHER ENQUIRIES AND TO SUBMIT YOUR CV CONTACT mariposamc01@gmail.com

Closing date for application 31 July 2023



DISCLAIMER

Erf 3024, Unit 375, Albrecht St, Windhoek

LIST OF REGISTERED ITEMS POSTED

by Du Toit Town Planning Consultants

NAMPOST

Sender's reference no.	Addressee's name and address	Registration no.
Erf 2999 1	B L Williams P O Box 50394 Bachbrecht	BA 000 440 705 NA
Erf 3026 2	S Lusala P O Box 22161 Windhoek	BA 000 440 719 NA
Erf 3021 3	E E N Penus P O Box 50182 Bachbrecht	BA 000 440 722 NA
Erf 3023 4	Guangxi International Corporation P O Box 27070 Eros	BA 000 440 736 NA
Erf 3234 5	Lena Manuel P O Box 2716 Bachbrecht	BA 000 440 740 NA
Erf 3033 6	A A C Afrique P O Box 24718 Windhoek	BA 000 440 753 NA
Erf 3032 7	T P Shivyenge P O Box 25558 Windhoek	BA 000 440 767 NA
Erf 3025 8	J M Ukule P O Box 50360 Bachbrecht	BA 000 440 775 NA

studio print 13647

Number of items 8 Received by J-L

Date stamp

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

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GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$18.40 WINDHOEK - 30 June 2023 No. 8122

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No. 323	Rezoning of Erf 3409 (portion of Erf 39), Okuryangava	20
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Government Notices

MINISTRY OF JUSTICE

No. 179 2023

AMENDMENT OF GOVERNMENT NOTICE NO. 92 OF 20 MAY 2009: RECOGNITION OF KAI-//KHAUBEN CUSTOMARY COURT AS A COMMUNITY COURT AND APPOINTMENT OF ASSESSORS AND JUSTICES: COMMUNITY COURTS ACT, 2003

In terms of section 7(3), read with section 8(1), of the Community Courts Act, 2003 (Act No. 10 of 2003), I amend Government Notice No. 92 of 20 May 2009 as set out in the Schedule.

Y. DAUSAB
MINISTER OF JUSTICE

Windhoek, 9 June 2023

SCHEDULE

The Schedule to Government No. 92 of 20 May 2009 is amended by -

(a) the addition of the following name to Part II of the Schedule: "Silvia Skrywer"; and

(b) the addition of the following name to Part III of the Schedule: "Simon Gerhadus Kooper".

No. 320 2023

REZONING OF ERF 3024, NO. 99 JOHANN ALBRECHT STREET, WINDHOEK EXTENSION 2

Du Toit Town Planning Consultants, on behalf of the owner of the erf, Rheinhold Ndemuweda Ndaoya, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to re-apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- **Rezoning of Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2, from 'residential' with a density of 1 dwelling per 900m² to 'hospitality' for a Guesthouse with 9 rooms; and**

- **Consent to use Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2 in accordance with the new zoning while the rezoning is formally being completed.**

Erf 3024, No. 99 Johann Albrecht Street, Windhoek, Extension 2 is situated in Johann Albrecht Street No. 99, Windhoek North. It is close to Central Hospital and Rhino Park Private Hospital. It is situated mid-block within the newly extended Windhoek Office and High-Density Policy area. The erf measures at 1125m² and is zoned 'Residential' with a density of 1:900m².

There is currently a Resident Occupation approval for the erf for a Bed and Breakfast establishment of 6 leasable units and all parking is provided onsite. It is the intention of the owner of the erf to continue operating the guesthouse formally on the specific designated zoning of 'hospitality' instead of the tedious annual renewal of a resident occupation under the current zoning. To be able to do this, application will be made for the formal zoning of 'hospitality' for a Guesthouse with 9 rooms.

Sufficient parking can be provided for on-site as per the City of Windhoek requirements. The locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek and at the offices of Du Toit Town Planning, 4 Dr. Kwame Nkrumah Avenue, Klein Windhoek.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice **(final date for objections/ comments is 14 July 2023).**

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

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

No. 321 2023

REZONING OF ERF 2397, NO. 11 SIPRES STREET, WINDHOEK EXTENSION 1

Du Toit Town Planning Consultants, are applying on behalf of the owners of the Erf 2397, No. 11 Sipres Street Windhoek, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), to the Windhoek City Council and the Urban and Regional Planning Board for:

Du Toit
TOWN PLANNING CONSULTANTS

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

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

July 28, 2020

For attention: Mr Hugo Rust

Dear Mr Rust

REZONING OF ERF 543 (A PORTION OF ERF 209), HELIODOOR STREET, EROSPARK FROM 'OFFICE' WITH A BULK OF 0.4 TO 'OFFICE' WITH A BULK OF 0.75;

REZONING OF ERF 542 (A PORTION OF ERF 209), ANDRADIET STREET, EROSPARK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1 DWELLING PER 250m² TO 'OFFICE' WITH A BULK OF 0.75;

CONSOLIDATION OF ERVEN 542 AND 543 (PORTIONS OF ERF 209), EROSPARK INTO ONE ERF;

CONSENT IN TERMS OF TABLE B OF THE TOWN PLANNING SCHEME TO USE THE ERVEN FOR A 'BUSINESS BUILDING' FOR MEDICAL CONSULTING ROOMS AND A KINDNEY DIALYSIS CENTRE AND RELATED USES;

CONSENT IN TERMS OF SECTION 23 (1) OF THE TOWN PLANNING SCHEME AND COUNCIL POLICY TO ALLOW FOR ADDITIONAL FLOOR AREA WHICH SHALL BE DEVOTED SOLELY TO RESIDENTIAL USE (FREE RESIDENTIAL BULK)

Application is herewith submitted on behalf of the owners of the erven, Jary Enterprises and Messrs van Rooyen, Volker, Petkar, le Roux, Murphy, van der Merwe and Hollick for the:

- rezoning of Erf 543 (a Portion of Erf 209), Heliodoor Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542 (a Portion of Erf 209), Andradiet Street, Erospark from 'general residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consolidation of Erven 542 and 543 (Portions of Erf 209), Erospark into one erf;

- consent in terms of Table B of the Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms and a kidney dialysis centre and related uses and

- consent in terms of Section 23 (1) of the Town Planning Scheme and Council Policy to allow for additional floor area which shall be devoted solely to residential use (Free Residential Bulk)

The locality of the erven, zonings and consolidation is shown on the attached plans. The diagrams are attached. Power of Attorney and Amended Founding Statement of the CC is also attached.

1. Previous application

Following a previous application for the above, the application was turned down by the City per letter dated January 14, 2019 (CR 351/11/2018) for the reason that the erven are located outside the interim office policy area.

The policy area was in the meantime extended under Council Resolution 204/09/2019, and the application is now herewith resubmitted in terms of this amended policy area.

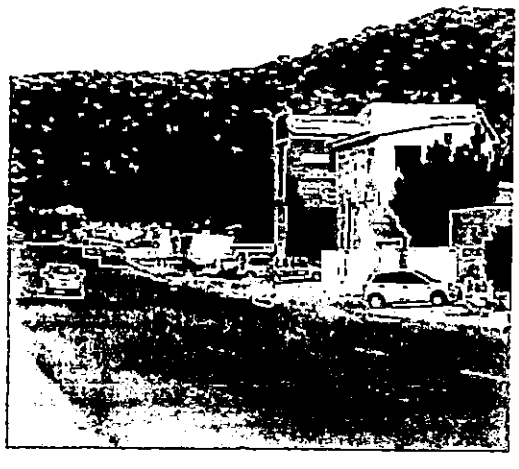
2. Erf information

Erven 543 and 542 are located next to each other on the southern side of Heliodoor Street opposite the MediCity Hospital. Erf 543 lies directly adjacent to Heliodoor Street, and Erf 542 adjacent and to the south of Erf 543.

Erf 543 is zoned 'office' with a bulk of 0.4 and is 604m² in extent. The Windhoek Kidney Dialysis Centre was established on the erf.

Kidney Dialysis Centre on Erf 543:





Erf 542 is zoned 'general residential' with a density of 1 dwelling per 250m². There is a dwelling house on the erf.

Various medical consulting rooms as well as specialized medical centers already establish along Heliodoor Street and the character of the neighbourhood has changed from a residential nature to a business orientated area.

Access to Erf 543 is from both Heliodoor and Andradiet Streets, and access to Erf 542 is from Andradiet Street, which is a short cul-de-sac.

3. Proposal

The Kidney and Dialysis Centre was constructed on Erf 543. As it is the only private dialysis Centre in the City, it has become too small to accommodate all patients who require dialysis and the need for such a service is still growing. It is estimated that there are more than 200 people in Namibia in need of regular dialysis. The public health service provides dialysis services on a very small scale, putting more pressure on private facilities to provide the necessary service and treatments.

- The centre offers a very specialized service and treatments and needs to be located close to medical doctors and hospitals. The current location of the Centre is ideal as it is close to many medical consulting rooms, two hospitals and the Cancer Hospital, all located in Heliodoor Street

- The facility and medical service now urgently needs to expand.

- The only way the facility can be extended, is by increasing the bulk to allow for a larger building floor area, and to add additional land to the current site (Erf 543).

- The owners then purchase the adjacent Erf 542 with the intention to consolidate it with Erf 543 to create a larger site to accommodate the intended additions to the building.

- To be able to consolidate the two erven, Erf 542 also needs to be rezoned to 'office', as erven with different zonings cannot be consolidated.

Application: Application is now herewith made to increase the bulk of Erf 543 from 0.4 to 0.75 and to rezone Erf 542 to 'office' with a bulk of 0.75 in order to create enough floor area for the planned extensions and to be able to consolidate the two erven.

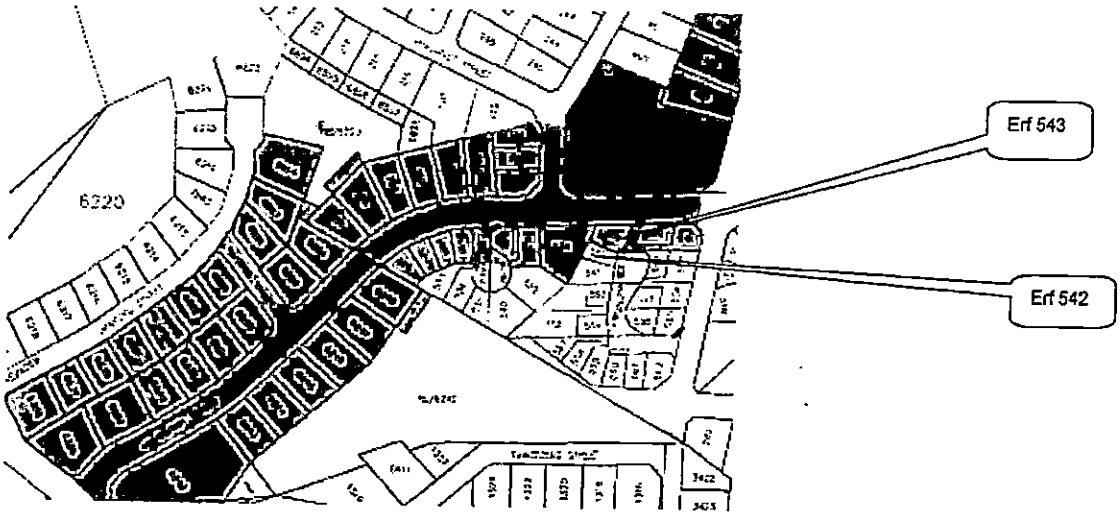
As it is also the intention of the owners to include a residential component, consent is applied for in terms of Section 23 (1) of the Town Planning Scheme and Council's policy on 'free residential bulk' to allow for additional floor area for dwelling units.

4. Demarcated Interim Eros Medical policy Area

The City, under Council Resolution 204/09/2019 extended various policy development areas to guide development in Windhoek.

The Eros Policy Area (extended and amended under paragraph 1.6 of said resolution), now allows for rezonings of erven inter alia along Heliodoor Street to rezone to 'office' with a bulk of 0.75.

Eros Interim Policy Zone:



Erf 543 falls within this interim policy zone and a bulk of 0.75 is in line with the bulk allocation in this zone.

The adjacent Erf 542 is not located within this interim policy area as it is not located directly adjacent to Heliodoor Street.

As it is the intention to consolidate the two erven, the consolidated erf will face Heliodoor Street and as the erven cannot be consolidated if the zonings differ, Erf 542 also needs to be rezoned to 'office'.

With the demarcation of the extended policy area which was done by our office together with the CoW, it was the understanding that if the erven located in the Granaat and Andradiet Street area, are to be consolidated with one of the Heliodoor Street erven, such rezoning can also be considered.

Conclusion: Due to the location of Erf 543, Windhoek within this newly approved Interim Policy Zone with a bulk of 0.75, the rezoning of Erf 543, Windhoek can be supported.

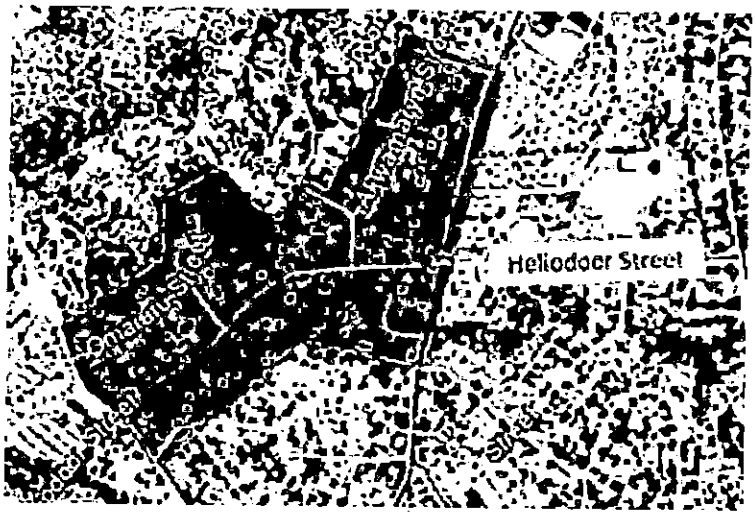
And due to the fact that Erf 542 needs to be consolidated with Erf 543, the rezoning of Erf 432 is also required.

5. Infrastructure Study

With the submission of an application for the increase in bulk of Erf 6225, Heliodoor Street, Windhoek, an Infrastructure Study was carried out by Element Consulting Engineers to provide an overview of existing infrastructure capacity and future demands (such as electricity, water, sewer discharge, traffic, solid waste and public transport) for the entire Interim Eros Policy Area.

The study, findings and recommendations were already submitted to and evaluated by the CoW and new applications in the extended demarcated policy area can now be submitted based on the outcome of the infrastructure study.

The infrastructure Study also included the entire area on the corner of Heliodoor Street and Eros Road (the Granaat and Andradiet Street area). The area covered by the study is shown in the figure below:



6. Impact of development on the existing neighbourhood

Erven 542 and 543, Erospark are ideally located for a Kidney and Dialysis Centre, due to the location in Heliodoor Street, which area is increasingly becoming a medical care orientated area. This was triggered mainly by the location of the 2 hospitals located in Heliodoor Street: MediCity and Paramount Hospitals.

These hospitals already provide multiple medical services, and with the establishment of specialized medical centers, such as the Oncology Centre can future Cardiac Hospital, another specialized medical service, will add to much needed dedicated expert medical facilities.

Since all the erven along Heliodoor Street up to Eros Road can now obtain a bulk of 0.75, it is inevitable that the 'face' of Heliodoor Street will change to more high rising buildings.

Higher bulk factors already exist (eg MediCity, Oncology Center, Paramount Hospital) resulting already in some high rising buildings.

Conclusion: Due to the existence of already high rise buildings (hospital, consulting rooms, flats etc), it is anticipated that the rezoning of Erven 542 and 543 to increase the bulk to 0.75 will not have an adverse impact on the appearance of Heliodoor Street.

Existing image of Heliodoor Street



7. Free Residential Bulk

There is a need for accommodation for visiting specialist and medical practitioners and personnel employed at the Kidney and Dialysis Centre or other nearby facilities in the form of flats close to the workplace.

With the various office policies all over town, the opportunity was created for erf owners of residential zoned land to convert the residential property to offices. This resulted in many houses being replaced with offices. To address the shortage of housing and limited land, and to encourage erf owners to also provide housing, provision was made in the Town Planning Scheme in terms of Section 23 (1) so as to provide for housing as a development option additional to office rights.

Council therefore accepted a policy to encourage developers to create a more integrated, mixed and functional City, by adopting the 'free residential bulk' policy. This policy was introduced to enhance the vibrancy of Office Areas and to make these areas more active during the night by keeping people in the office areas at night.

Council confirmed this policy per resolution 167/06/2011 and inter alia resolved:

1 *That the free Residential Bulk Policy continue to be implemented as an effective means to promote urban densification.*

2 *That free residential bulk consent be granted, subject to the following conditions:*

2.1 .....

2.2 *That free residential bulk be limited in the office areas to only 50 % of the approved bulk factor for office use. [In the Central Business District (CBD) the free residential bulk consent shall be limited to a floor area equal to the approved office bulk factor.]*

....."

Application is also made in terms of the above provisions for Free Residential Bulk which will allow for 50% of the allowable bulk as flats.

8. Parking and access

Access to the consolidated erf will be from both Heliodoor and Andradiet Streets, the two adjacent streets from where the current access is taken.

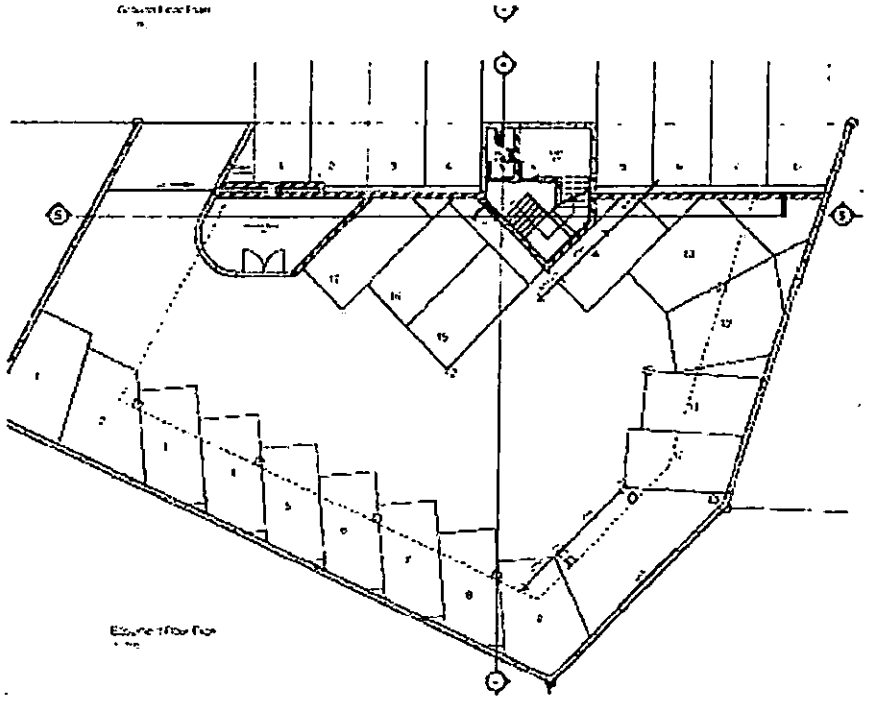
<u>Erf 543:</u>

- With the approval of the rezoning of Erf 543 to 'office' with a bulk of 0.4 in 2014, CoW also under CR 167/06/2014 paragraph 7 granted permission to the owner to lease a portion of the sidewalk for parking.

- Approval was also granted for Free Residential Bulk.

- The building plan makes provision for 3 consulting rooms and two flats, for which 17 parking bays are required.

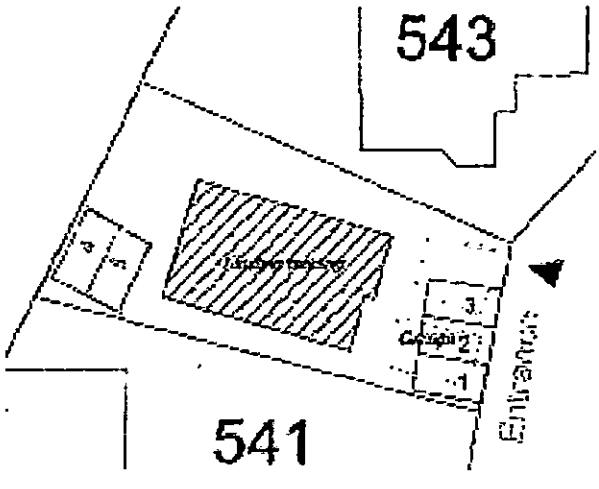
- Basement parking is provided as well as some bays on the Heliodoor Street sidewalk



Erf 542:

- The existing building is approximately 110m² in extent, for which 5 bays are required.

- The garage in front of the house needs to be demolished.



Please take note that a new building is planned on the erven, should this application be approved. Building plans, including final parking plans will be submitted to the City for approval.

9. Registered conditions

The conditions registered against Erf 542 per Deed of Transfer T4284/2017 are the standard Town Planning Scheme conditions, while the old Title conditions are registered against Erf 543 per Deed of Transfer T8362/2002.

The standard Town Planning Scheme conditions should be registered against the consolidated Erf X.

10. Advertising procedures and comments

The proposed rezoning and development on Erven 542 and 53, Erospark was advertised as required in terms of the Town Planning Scheme on 10 and 17 June 2020 in the New Era and Namibian newspapers respectively. The relevant newspaper adverts are attached.

A notice was placed on the erven (see photos attached) as well as on the notice board of the Customer Care Centre of the City of Windhoek. The comments of the surrounding neighbours were also requested in writing. Please refer to the attached list of registered letters as proof.

The final date for objections/comments was July 1, 2020.

The owners of Erven Re/458, 538 and 546 returned their forms indicating no objections.

The owner of Erf 541 (Ms Rogers), located adjacent to Erf 542 to the south, objected – see copy attached.

The objections are:

- It will block her winter sunlight
- The area is rapidly turning into a business area
- The development will lower the value of her house

Counter arguments:

◊ The direct sunlight in Windhoek emerges from a northeastern direction during wintertime. As the buildings will not be erected to the northeastern side of Erf 541, a large part of Erf 541 will still receive sunlight during winter times. Erven 543 and 542 are located to the north of Erf 541. With the design of the new buildings, this issue can be taken into account to limit a possible impact

◊ It is true that the area is rapidly turning into a business area. With this comment, the owner acknowledges that the area is changing and is not a purely residential area anymore. The area was demarcated for office use and more and more changes will happen in the future.

◊ The devaluation of property due to the establishment of higher value uses has not been proven. The opposite is more likely to happen since the value might rather increase as there will probably be a need for supporting services in the future and the quality and value of a building on the consolidated property is substantially higher than that of the residential properties.

11. Credit Check and payment of application fee

A Credit Clearance was conducted and the accounts were in good standing.

Proof of payment of the application fee is herewith attached.

12. Conclusion

Due to the location of Erf 543 in the new extended policy area and the fact that Erf 542 needs to be consolidated with Erf 543, it is concluded the proposal is in line with the City's vision for this neighbourhood.

Council is herewith kindly requested to support the application.

13. Application

Application is herewith made

13.1 That Erf 543 (a Portion of Erf 209), Heliodoor Street, Erospark be rezoned from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75

13.2 That Erf 542 (a Portion of Erf 209), Andradiet Street, Erospark be rezoned from 'general residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75

13.3 That consent be granted in terms of Table B of the Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms and a kidney dialysis centre and related uses

13.4 That consent be granted in terms of Section 23 (1) of the Town Planning Scheme and Council Policy to allow for additional floor area which shall be devoted solely to residential use (Free Residential Bulk)

13.5 That Erven 542 and 543 (Portions of Erf 209), Erospark be consolidated into one erf

13.6 That the conditions registered against Erven 542 and 543 (Portions of Erf 209), Erospark be cancelled and that the standard conditions, including a minimum building value of 4 times the Municipal valuation of the erf, be registered against the consolidated erf.

14. Attachments

Attached 3 copies of the following documents:

- Application
- Council letter dated January 14, 2019 (CR 351/11/2018)
- Locality, zoning and consolidation maps
- diagrams
- Parking plans
- Zoning certificates

- Council Resolution 167/06/2014
- CoW letter dated June 26, 2017 - approval of FRB
- Power of Attorneys
- Amended Founding Statement
- Deed of Transfer T4284/2017
- Deed of Transfer T8362/2002
- Copies of newspaper notices
- Proof of notice on sites
- Proof of notice on Municipal notice board
- Copy of letter to neighbours
- Proof of registered letters
- Copies of returned forms
- 1 objection form
- Credit Check Clearance Certificate from City of Windhoek
- Proof of payment of application fee

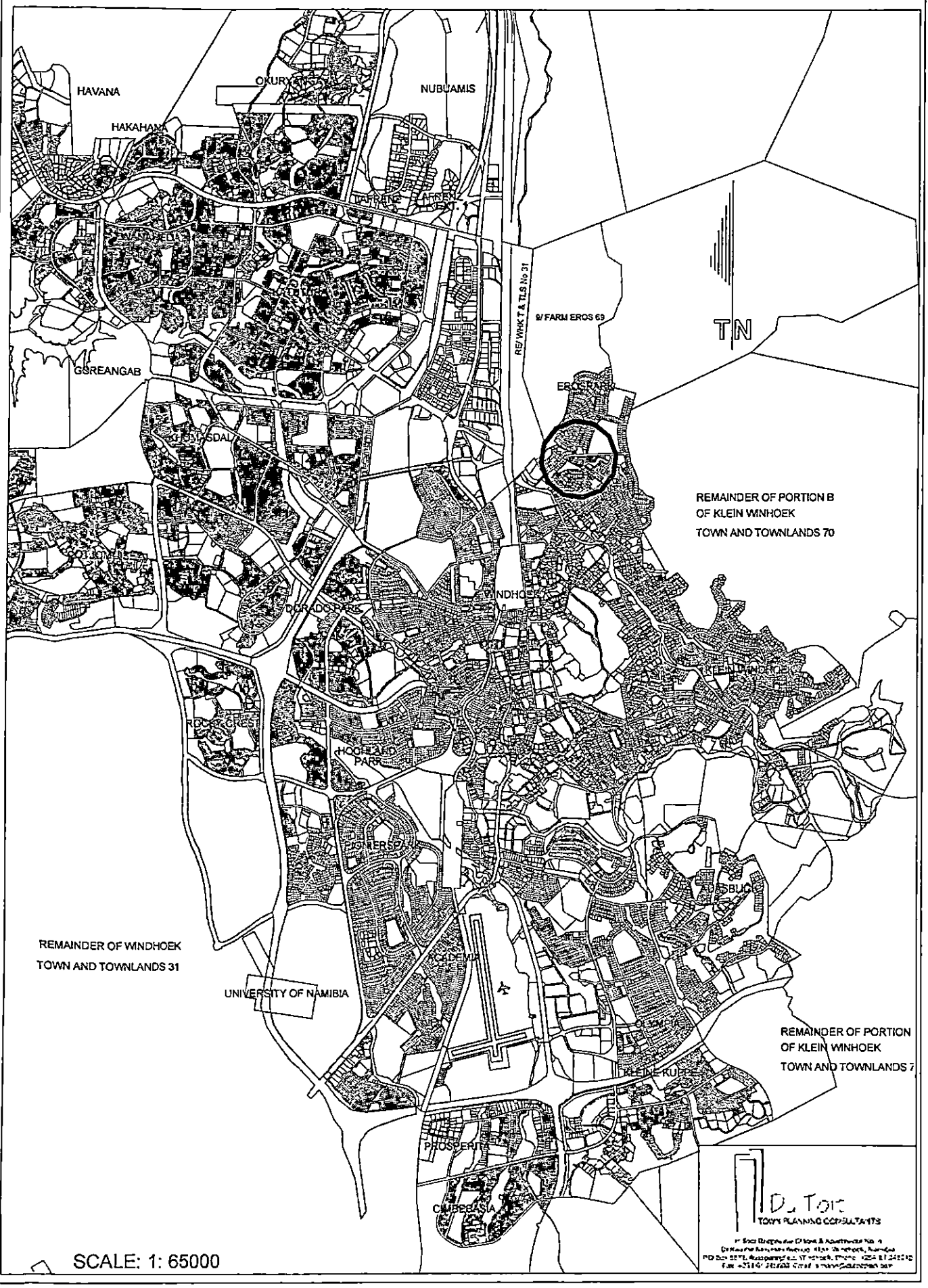
Based on the above motivation and supportive documents, it is trusted that the application will favourable considered by Council. Should you need additional information, do not hesitate to contact our office.

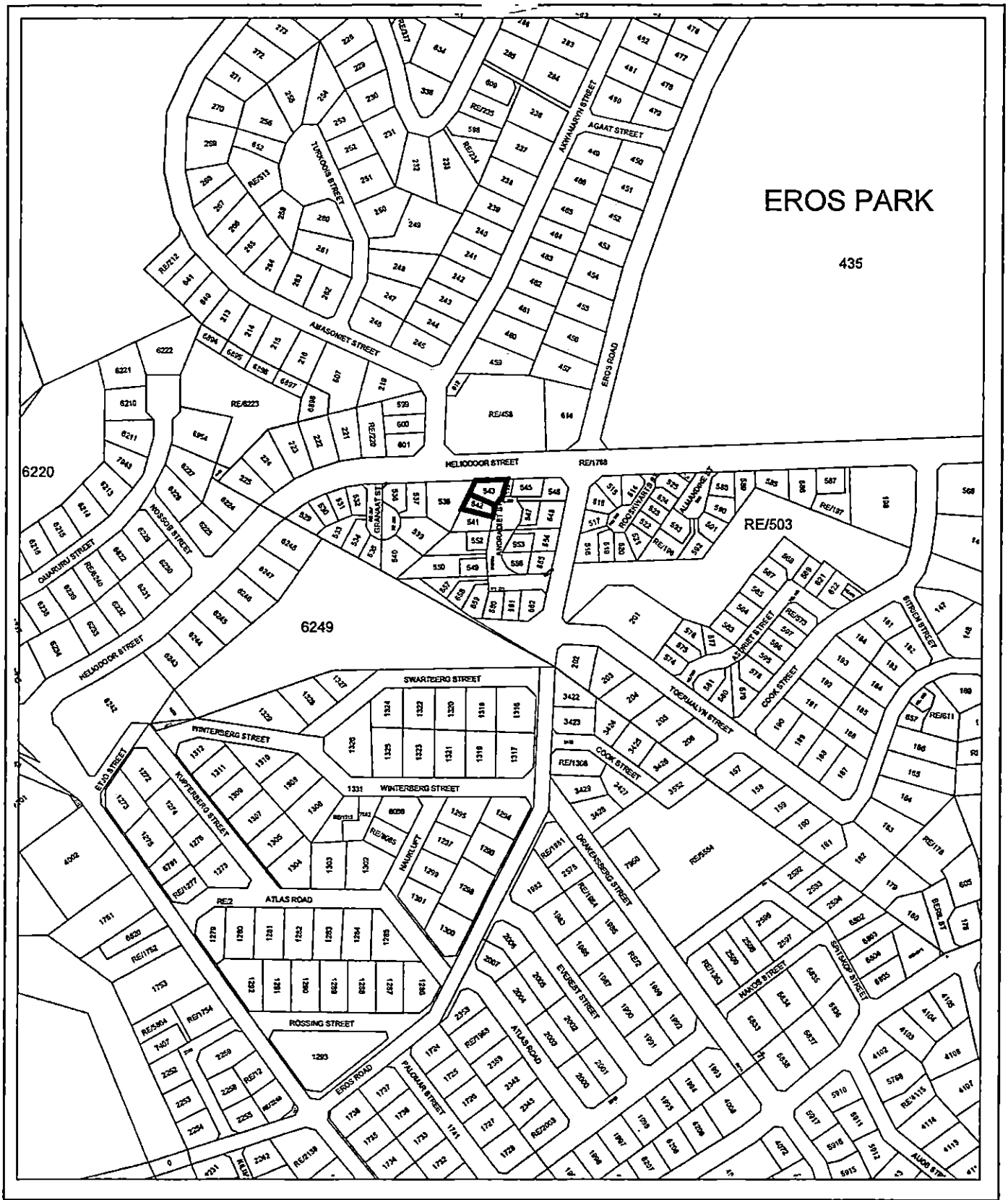
Kind regards



Elmarie du Toit

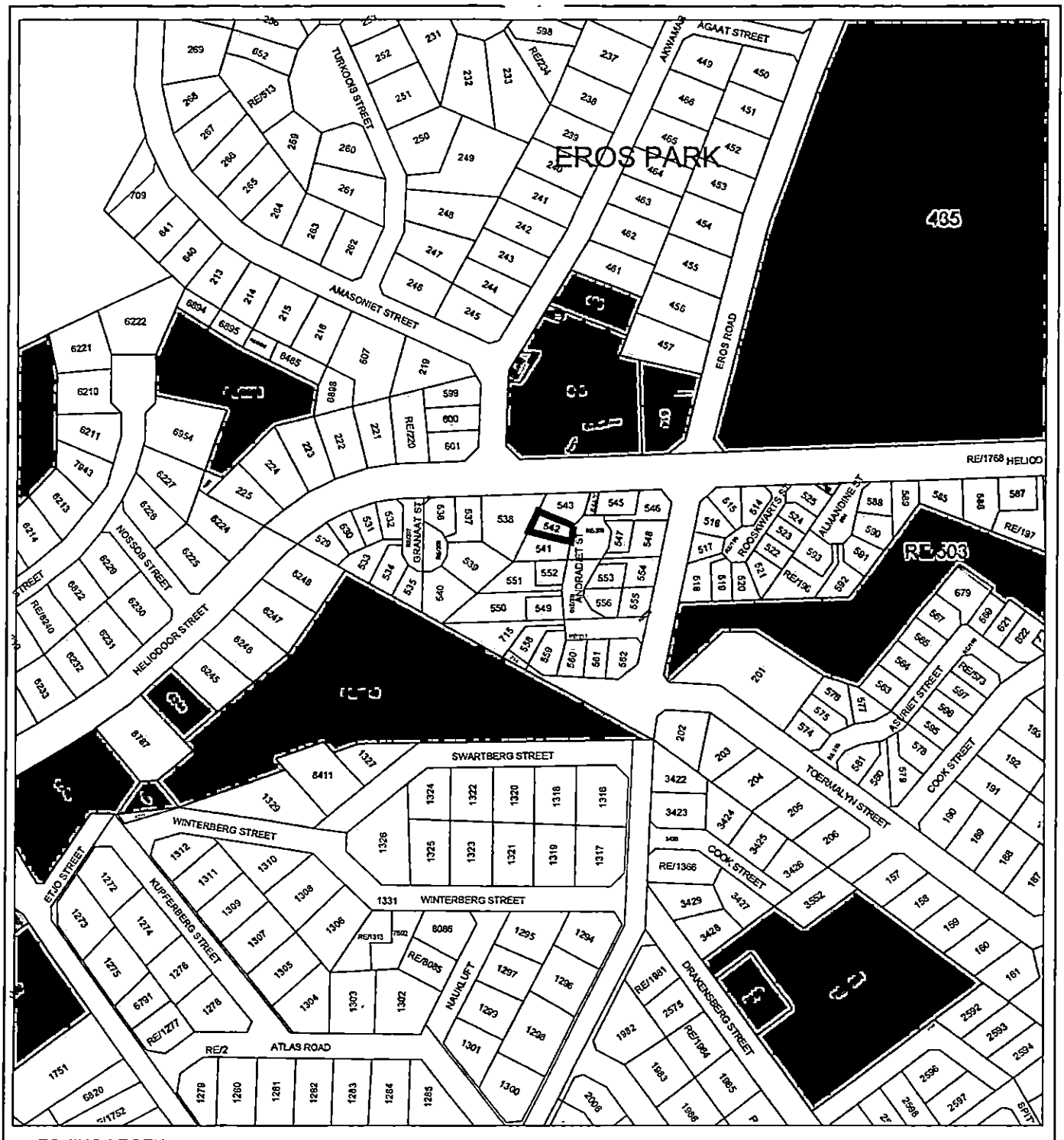
LOCALITY PLAN : ERVEN 542 & 543 ANDRADIET STREET, EROSPARK.





Scale: 1/5000 DATE: JUNE 2018 PLAN NO. 543WW_L	TN	LOCALITY PLAN OF ERVEN 542 & 543 ANDRADIET STREET EROSPARK

DE TOIT
TOWN PLANNING CONSULTANTS



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

CURRENT ZONING OF ERF 542 ANDRADIET STREET EROSPARK, WINDHOEK

('GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250m²)

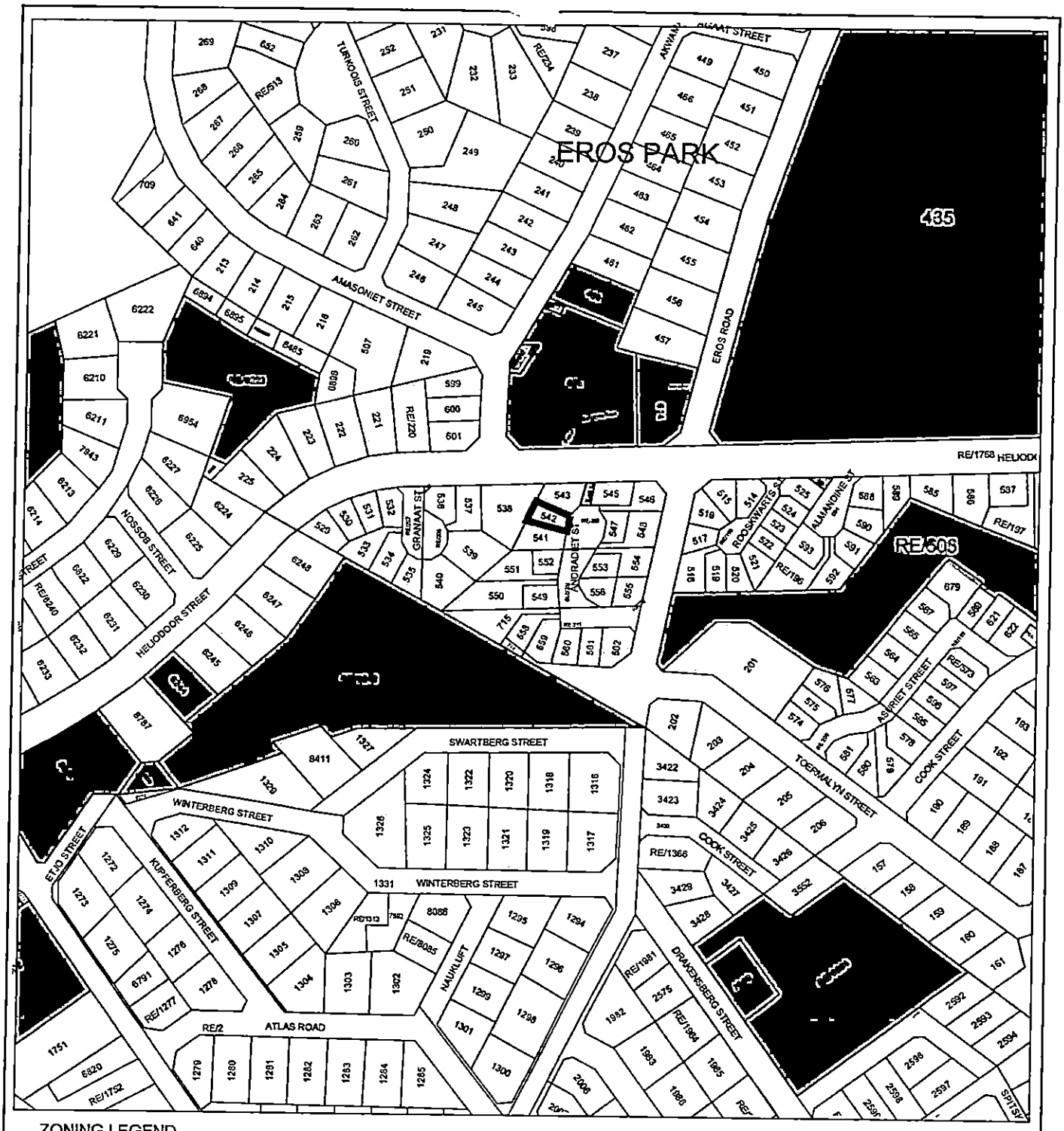
TN

DATE: June 2018

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

REZONING OF ERF 542 EROSPARK
FROM 'GENERAL RESIDENTIAL' WITH A DENSITY
OF 1:250m² TO 'OFFICE' WITH A
BULK OF 0,75

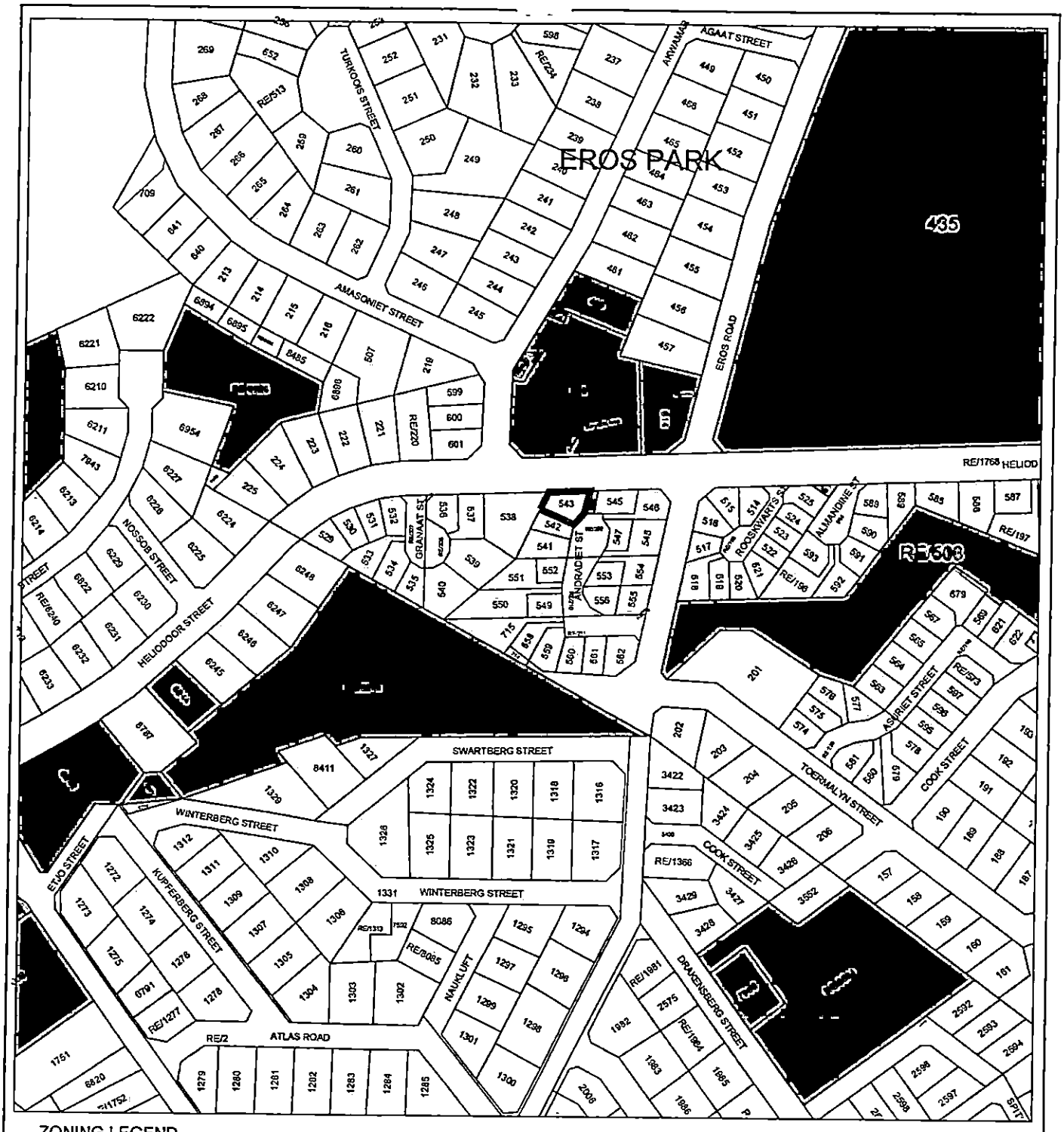
TN

DATE: SEPT.2016

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS



ZONING LEGEND

RESIDENTIAL	BUSINESS	PUBLIC OPEN SPACE	MUNICIPAL
GENERAL RESIDENTIAL	OFFICE	INSTITUTIONAL	UNDETERMINED

CURRENT ZONING OF ERF 543 ANDRADIET STREET EROSPARK, WINDHOEK

('OFFICE' WITH A BULK OF 0,4)

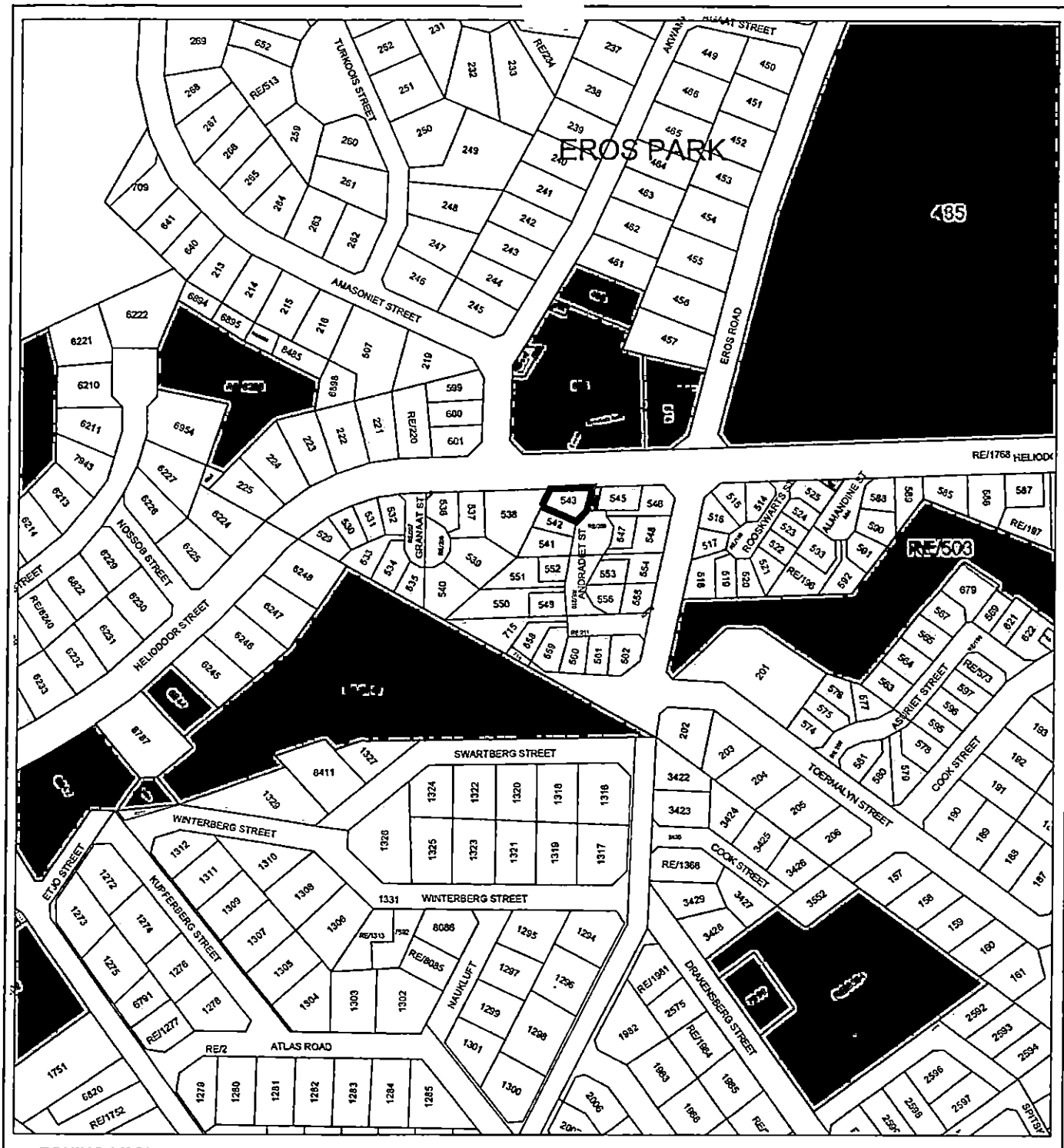
TN

DATE: June 2018

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS
7 Four Seasons Office & Apartments No 4
Dr Kenneth Kaunda Avenue Klein Windhoek, Namibia
PO Box 6171, Auasblick, Windhoek, Phone +264 61 240313
Fax +264 61 248501 Email



REZONING OF ERF 543 EROSPARK
FROM 'OFFICE' WITH A BULK OF 0,4 TO
'OFFICE' WITH A BULK OF 0,75

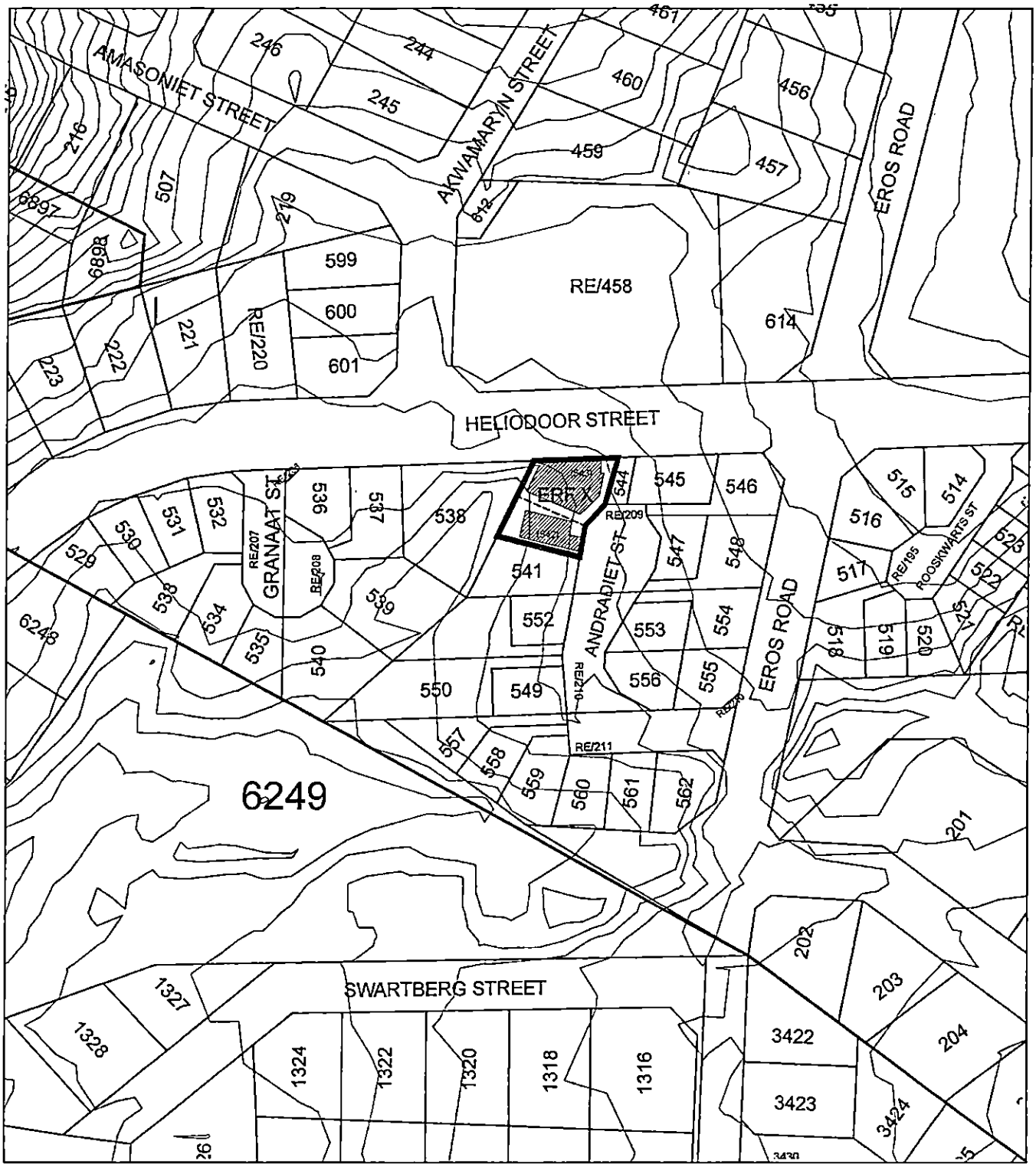
TN

DATE: JUNE 2018

SCALE: 1/4000

PLAN NO. AMS

Du Toit
TOWN PLANNING CONSULTANTS



Scale: 1/2000

DATE: JUNE 2018

PLAN NO. 543WW_C

CONSOLIDATION OF ERVEN 542 & 543
EROSPARK INTO CONSOLIDATED
ERF X

Du Toit
TOWN PLANNING CONSULTANTS

CITY OF WINDHOEK

Office of the CEO
Customer Care Centre

Application Submission Receipt

397

REF NO:

AP/

Name of applicant: Du Toit Town Planning Consultants

Contact number: 0818352021 Date:

Erf No: RE/1768 Street: Suburb: Klein Windhoek

This note serves to acknowledge receipt of your application/request. Follow-up on your application can be done at this counter, three (3) months after the date of submission.

Please indicate by X

Description of application:

- Purchase [ ]
  (Special Project, Private Treaty [ ]
- Leasehold [X]
- Rezoning [ ]
- Consolidation [ ]
- PPP [ ]

Other

- Water & Sewer Related [ ]
- Electricity Related [ ]
- Finance Related [ ]
- Economic Development [ ]
- Community Services [ ]
- Crime Prevention & Traffic Related [ ]
- Roads & Stormwater [ ]

OFFICE OF THE CHIEF EXECUTIVE OFFICER CITY OF WINDHOEK 24 JUN 2021 Manager: CCTWKCC P.O. Box WINDHOEK

By Order

City of Windhoek Customer Care Centre

Contact Numbers: 290 2568

Date Stamp

Received By
398 kte

Du Toit
TOWN PLANNING CONSULTANTS

1st floor Bridgeview Offices & Apartments, No 4 Dr Kwame Nkrumah Avenue, Klein Windhoek, Namibia
PO Box 6871, Ausspannplatz, Windhoek, Phone. +264 61 248010, Fax +264 61 246608, Mobile. +264 81 281 0836, Email elmarie@dutoitplan.com

Enquiries: D Opperman
Tel: +264 81 835 2021
Ref: 542 & 543/Erospark

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

21 June 2021

For attention: Mrs S. Simpson

Dear Mrs Simpson

APPLICATION TO LEASE A PORTION OF HELIODOOR STREET (ERF RE/1768, KLEIN WINDHOEK) FOR PARKING IN SUPPORT OF THE APPLICATION FOR THE REZONING, CONSOLIDATION AND CONSENT OF ERVEN 542 AND 543, HELIODOOR STREET, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Application is herewith submitted on behalf of the owners of Erven 542 and 543, Erospark:

- To lease a portion of ± 6,51m² of Erf Re/1768, Erospark (Heliodoor Street) to be used for parking for Erf 543, Erospark

The date stamped parking layout is attached to this application.

1. Background

This application follow consultation with the Roads Planning Design and Traffic Flow after the Department of Urban and Transportation Planning have informed our office in a letter dated 11 December 2020 (attached) that the application can be considered provided that certain issues related to parking be solved

It should further be note that with the first application for the rezoning of Erf 543 to 'office' with a bulk of 0.4, Council resolved per Resolution 167/06/2014 that the applicant be granted permission to lease the sidewalk for parking purposes. Below is an extract from the resolution and complete resolution is attached.

> 3 That the applicant be granted permission to lease the side walk [illegible] purposes, subject to the following
>
> 3.1 That a sidewalk width of at least 2 metres be retained for pedestrian movement
>
> 3.2 That the parking bays in Heliodoor Street be strictly for public use and not be reserved for exclusive use

CHIEF EXECUTIVE OFFICER
CITY OF WINDHOEK
24 JUN 2021

It is thus believed that the application to lease the ± 6,51m² of sidewalk do not need to go to Council again.

Department of Urban & Transport Planning

59
60 Independence Avenue
WINDHOEK, NAMIBIA
tel: [illegible] fax: [illegible]

Enq : Mr G F De Klerk
Tel : 290 2104

Ref : L 542 & 543 EP
Date : 14 January 2019

Du Toit Town Planning Consultancy
P. O. Box 6871
Ausspannplatz
Windhoek

Dear Sir,

REZONING OF ERVEN 542 AND 543, ANDRADIET STREET, EROSPARK FROM 'OFFICE' AND 'GENERAL RESIDENTIAL' RESPECTIVELY TO 'OFFICE' WITH A BULK OF 0.75, CONSENT FOR 'BUSINESS' BUILDING FOR MEDICAL CONSULTING ROOMS, CONSENT FOR FREE RESIDENTIAL BULK AND CONSOLIDATION

In accordance with Council Resolution No 351 11 2018, the application has been resolved as follow:

1. That the application for the rezoning of erven 542 and 543, Erospark from 'office' and 'general residential' respectively to 'office' with a bulk of 0.75, consent for 'business' building for medical consulting rooms and consent for free residential bulk not be supported as it is located outside the Erospark Interim Office Policy Area.

2. That subsequently no consolidation can be supported.

3. That the objectors be informed on this Council Resolution to respond within 28 days of receipt.

4. That the applicant acknowledges receipt of this Delegated Authority approval and accepts the conditions thereof in writing.

Yours Faithfully

P Van Rensburg
STRATEGIC EXECUTIVE

8 That the new Lease Agreement under Special Conditions include the following:

8.1 That no business activities be permitted to spill into the road reserve

8.2 That the Strategic Executive: Economic Development and Community Services notify the Lessee to rectify activities along the Western Bypass road reserve within one (1) month from Council resolving on this matter and to oversee the rectification.

9 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.

10 That in terms of section 30 (1)(c) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), prior to Ministerial approval being obtained.

11 That the lease be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended).

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

RESOLUTION 350 11/2018

[Municipal Council Minutes: 2018-11-28(22)]

9.2.5 **FNS.3 [UTP] 2018 APPLICATIONS – BULK REZONING OF ERVEN TO OTHER ZONINGS NOT IN TABLE I THAT CANNOT BE SUPPORTED**
(16/15/2/1/5)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That after consideration, the following applications **not be supported:**

1.1 Application for consent to use Erf 3903, c/o Metje Street and Nelson Mandela Avenue, Klein Windhoek for a hotel and restaurant;

1.2 Application for the rezoning of Erven 542 and 543, Andradiet Street, Erospark from 'office' and 'general residential' respectively to 'office' with a bulk of 0.75, consent for 'business' building for medical consulting rooms and consent for free residential bulk and consolidation;

1.3 Application for the rezoning of Erf 1 A 29, 48, Promenaden Road, Klein Windhoek from 'residential' with a density of 1:150 m² to 'general residential' with a density of 1:100 m²; and

1.3 Application for the rezoning of Erf 3523, Klein Windhoek from 'residential' with a density of 1:411 m² to 'general residential' with a density of 1:250 m²

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

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

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

RESOLUTION 351/11/2018

[Municipal Council Minutes: 2018-11-28(22)]

9.2.6 **FNS.4 [UTP] 2017 APPLICATIONS – BULK REZONING OF ERVEN TO OTHER ZONINGS NOT IN TABLE 1 THAT CAN BE SUPPORTED**
(16/15/2.1/5)

On proposal by Councillor M Shilikwa, it was

RESOLVED

1 That after consideration, the following applications, be approved:

1.1 Application for the consolidation and rezoning of Erven 5471 and 6535, Greenshank Street, Khomasdal from 'undetermined' to 'business' with a bulk of 1.0;

1.2 Application for the rezoning of Erf 6336, c/o Liszt and Kerby Streets, Windhoek from 'residential' with a density of 1:900 m² to 'business' with bulk of 1.0, the rezoning of Erf 6337, Kerby Street, Windhoek from 'office' with a bulk of 0.4 to 'business' with a bulk of 2.0 and consolidation of Erven 6336 and 6337, Windhoek into Erf 'X';

1.3 Application for the subdivision and rezoning of Portion A of Portion 138/137 48, Brakwater from 'residential' with a density of 1:500 m² to 'special for a NamPower substation' and consent use while the rezoning is in process;

1.4 Application for the rezoning of Erf 8960, Auas Road, Windhoek from 'undetermined' to 'office' with a bulk of 1.0; and

Department of Urban Planning and Property Management
59
80 Independence Avenue
WINDHOEK, NAMIBIA
Tel [illegible] • Fax [illegible] • [illegible]

Enq: H. Hamata
Tel: 290 2375

Ref: L/543/ER
Date: 26 June 2017

Messrs.Elmarie Du Toit Town Planning Consultant
P.O. Box 6871
Ausspannplatz
Windhoek

Dear Madam,

APPLICATION FOR FREE RESIDENTIAL BULK ON ERF 543, CORNER OF ANDRADIET AND HELIODOOR STREET, EROSPARK

In accordance with the delegation of authority applicable to the granting of free residential bulk in line with the Free Residential Bulk Policy (as resolved per Council Resolution No. 167/6/2011 and 410/11/2012), the proposed consents are approved as follows:

1. That consent for free residential bulk of a total floor area of 121m² which is 50 % of the total bulk factor of 0.4 be granted on erf 543 Erospark.

2. Consent approval is subject to the following conditions:

2.1 That consent use only comes into effect once corresponding parking bays have been provided on site being to the satisfaction of the Strategic Executive: Urban Planning and Property Management.

2.2 That no building plan for residential unit be approved until the applicant provides sufficient parking on site.

3. That surface stormwater run-off be accommodated as follows in terms of clause 35 of the Town Planning Scheme:

3.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works 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:

3.2 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

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

3.4 That the maintenance of such storm water pipe. channel or work be the responsibility of the owner of the concerned property.

4. That sewer and water services are available. That any additional requirements in this regard or relocation of services brought on as a direct consequence of the rezoning or subsequent activities will be for the cost of the owner subject to approval by the Strategic Executive Infrastructure Water and Technical Services.

5. That should any municipal electrical infrastructure on the sidewalk need to be relocated to accommodate a new access to the Erf. all cost related thereto will be for the applicant's account.

6. That only one service connection from the municipal electrical network will be allowed.

7. That only one additional meter point will be allowed for an approved flat on erven that is zoned "Single Residential". For more meter points. the erf must be rezoned to "General Residential". Should a service connection larger than 3x60 Amp is required, the applicant and or their representatives must contact the Strategic Executive: Electricity well in advance to determine whether the existing electrical network can handle the additional loading and also to determine the financial contribution.

8. That the applicant acknowledges receipt of this Council approval in writing.

Yours faithfully

.....
STRATEGIC EXECUTIVE:
LUDWIG NARIB

27/07/2017
.....
DATE

[Municipal Council Minutes: 2014-06-26]

8.3.2 **BRB.2 [PLA] APPLICATION FOR REZONING OF ERF 543, HELIODOOR AND 26 ANDRADIET STREETS, EROSPARK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'OFFICE' WITH A BULK OF 0.4**
(L/543/EP)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That Erf 543, Heliodoor and 26 Andradiet Streets, Erospark be rezoned from 'residential' with a density of 1:250 m² to 'office' with a bulk of 0.4, subject to the following conditions:

1.1 That it be noted that no betterment fee is payable because the current value of Erf 543, Erospark is higher than the proposed value of the said erf.

1.2 That the number of medical consulting rooms on-site be restricted to three (3) practitioners only.

2 That consent be granted in terms of clause 9(5) of the Town Planning Scheme to use the buildings on Erf 543, Erospark for three (3) medical consulting rooms with a bulk of 0.4 once the rezoning has been approved in an Amendment Scheme.

3 That only an existing (one) medical consulting room be allowed to continue operating on-site as per the Resident Occupation Policy until the rezoning has been promulgated in an Amendment Scheme.

4 That the applicant take note that the payment of the deposit, should not create the expectation or would bind the Minister of Regional and Local Government, Housing and Rural Development to consider and approve the Amendment Scheme and that provisions of the Town Planning Ordinance 18 of 1954 still apply.

5 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme, stating:

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

- The flow of stormwater from 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.

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

6 That the parking requirement be five (5) parking bays per medical practitioner or one (1) parking bay per 25 m² utilised office bulk on-site, whatever is the greatest.

7 That the applicant be granted permission to lease the side walk for parking purposes, subject to the following:

7.1 That a sidewalk width of at least 2 metres be retained for pedestrian movement.

7.2 That the parking bays in Heliodoor Street be strictly for public use and not be reserved for exclusive use.

7.3 That the applicant provides parking bays for the doctors and staff members on-site.

7.4 That the City reserve the right to revoke the consent for medical consulting rooms, should there be more medical practitioners operating on-site than the approved ones and insufficient parking bays provided as per the City's parking regulations.

7.5 That the applicant remains liable to replace any shortfall or parking, should the lease be cancelled or terminated.

7.6 That Council reserve the right to cancel the lease, should such land be needed.

7.7 That Council not be responsible to replace any parking or to compensate for subsequent improvement, should the lease be cancelled or terminated.

7.8 That a plan be submitted for approval prior to construction.

7.9 That the applicant note that Council, from time to time, repair or replace its infrastructure along side walks and therefore the resultant reinstatement would be according to Council's approved materials, standards and specifications.

8 That the applicant enter into a Lease Agreement with the City of Windhoek to lease a road reserve of 62 m² at a rate of NS7 618.56 annually or N$634.88 monthly, subject to annual escalation in line with the Namibia Inflation Rate, and that the lease be on a long term basis, unless the area is required for municipal purposes.

9 That the Chief Executive Officer (Corporate Legal Adviser) draft the Lease Agreement.

10 That the applicant accepts the resolution in writing.

RESOLUTION 167/06/2014

SPECIAL POWER OF ATTORNEY

We, the undersigned

Johannes Albertus van Rooyen
married to Sophia Magritha van Rooyen which marriage is governed by the laws of the Republic of South Africa,

Pierre Ellard le Roux
married to Catherine le Roux which marriage is governed by the laws of the Republic of South Africa,

Johan Hendrik Venter
married to Hope Melody Venter which marriage is governed by the laws of the Republic of South Africa,

Ryan Damon Volker
married to Adele Volker which marriage is governed by the laws of the Republic of South Africa,

Marco van der Merwe
married to Melanie van der Merwe which marriage is governed by the laws of the Republic of South Africa,

Faiz Yusuf Petkar
married to Sumaya Petkar which marriage is governed by the laws of the Republic of South Africa,

Patrick Ignatius Murphy
married to Heather L Murphy which marriage is governed by the laws of the Republic of South Africa,

Andre Jacques le Roux

and

Brian George Hollick

in our capacity as

owners of Erf 542 (a Portion of Erf 209), Erospark

do hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be our lawful Agent our name, place and stead, to make the necessary application to the relevant authorities and Townships Board (Ministry of Urban and Rural Development) for the:

consolidation of Erf 542 (a Portion of Erf 209), Erospark with Erf 543 (a Portion of Erf 209) Erospark

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

Signed at Vanderbijlpark this 25th day of JULY 2018, in the presence of the undersigned witnesses

WITNESSES:

1. _____

2. _____

Johannes Albertus van Rooyen

1. _____

2. _____

Sophia Magritha van Rooyen (as proof that marriage still subsists)

1. _____

2. _____

Pierre Ellard le Roux

1. _____

2. _____

Catherine le Roux (as proof that marriage still subsists)

1. _____

2. _____

Johan Hendrik Venter

1. _____

2. _____

Hope Melody Venter (as proof that marriage still subsists)

1. _____

2. _____

Ryan Damon Volker

1. _____

2. _____

Adele Volker (as proof that marriage still subsists)

1. _____

2. _____

Marco van der Merwe

1. _____

2. _____

Melanie van der Merwe (as proof that marriage still subsists)

1. _____

2. _____

Faiz Yusuf Petkar

1. _____

2. _____

Sumaya Petkar (as proof that marriage still subsists)

1. _____

2. _____

1. _____

2. _____

1. _____

2. _____

1. _____

2. _____

_____

Patrick Ignatius Murphy

_____

Heather L Murphy (as proof that marriage still subsists)

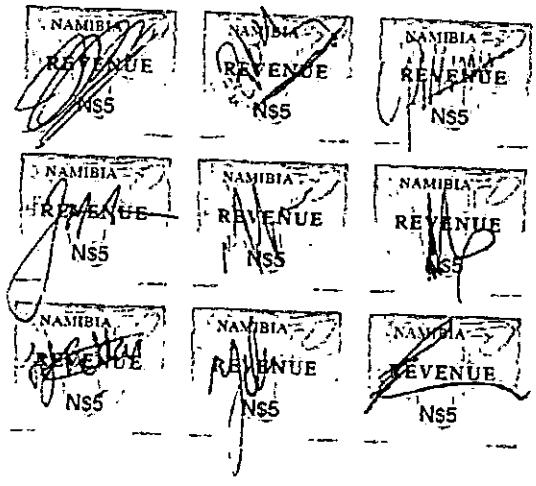
_____

Andre Jacques le Roux

_____

Brian George Hollick

SPECIAL POWER OF ATTORNEY



We, the undersigned

Johannes Albertus van Rooyen,

Ryan Damon Volker,

Faiz Petkar,

Pierre Ellard le Roux,

Patrick Ignatius Murphy,

Marco van der Merwe,

Brian George Hollick,

Andre Jacques le Roux

and

Johan Hendrik Venter

duly authorized thereto and acting on behalf of

Jary Enterprises One Hundred and Twenty Five Close Corporation owner of Erf 543 (a Portion of Erf 209), Erospark

hereby nominate, constitute and appoint

Du Toit Town Planning Consultants

with power of Substitution, to be our lawful Agent in our name, place and stead, to make the necessary application to the relevant authorities and Townships Board (Ministry of Urban and Rural Development) for the:

consolidation of Erf 543 (a Portion of Erf 209), Erospark with Erf 542 (a Portion of Erf 209) Erospark

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

Signed at Windhoek this 25th day of JULY 2018, in the presence of the undersigned witnesses

WITNESSES:

1. _____

2. _____

SUBSCRIBER

WITNESSES:

1. _____

2. _____

SUBSCRIBER

WITNESSES

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SUBSCRIBER

WITNESSES.

1. _____

2. _____

SUBSCRIBER

WITNESSES

1. _____

2. _____

SUBSCRIBER

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT,1988
(Sections 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3 and 13)

CC 2

Amended Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION	DATE OF RECEIPT
CC/2002/2234	

PART A

	Dates of commencement of change
Full name of corporation JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC	*
Previous name of corporation (if applicable)* N/A	*
Literal translation of name (if applicable)* N/A	*
Shortened form of name (if applicable)* N/A	*
Description of principal business* SEE ANNEXURE	*
Date of end of financial year* LAST DAY OF FEBRUARY OF EACH YEAR	*

PART B

Postal address* P O BOX 2184, WINDHOEK NAMIBIA	*
Address of registered office (not post office box)* 61 BISMARCK STREET, WINDHOEK	*
Name and address of accounting officer* BDO, P. O. BOX 2184 WINDHOEK NAMIBIA	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member INSTITUTE OF CHARTERED ACCOUNTANTS OF NAMIBIA

Membership/Practice No. 9402

* See note 2 on page 2

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CC 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

PART C

		Date of Change
MEMBERS 9 (NINE)		
Full names and surname	JOHANNES ALBERTUS VAN ROOYEN	
Identity number or date of birth	(i) Year 58 Month 06 Day 09 00 44 7	
Registration number	(ii)	
Percentage of interest	11.11%	
Particulars of contribution	N$11.11-00 in cash	
Residential address	THE SPRINGS, 3 SCHWABE STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA	
Postal address	P. O. BOX 8832, BACHBRECHT, WINDHOEK, NAMIBIA	03-12-26
Signature of member or representative		

Full names and surname	RYAN DAMON VOLKER	
Identity number or date of birth	(i) Year 75 Month 11 Day 24 50 02 83	
Registration number	(ii)	
Percentage of interest	11.11%	
Particulars of contribution	N$11.11-00 in cash	
Residential address	21 MONTREUX STREET, AUASBLICK, WINDHOEK, NAMIBIA	
Postal address	P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA	
Signature of member or representative		

Witness Signature _____ Date of signature 23-12-2012

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET, KHOMASDAL WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

CC 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

PART C

Date of Change

MEMBERS 9 (NINE)

Full names and surname FAIZ PETKAR

		Year	Month	Day
Identity number or date of birth	(i)	77	01	24
Registration number	(ii)			

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 14 RAUTENBURG ESTATE, RAUTENBACH STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative

Full names and surname PIERRE ELLARD LE ROUX

		Year	Month	Day
Identity number or date of birth	(i)	61	02	03
Registration number	(ii)			

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 28 JAN JONKER ROAD, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative

Witness Signature Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

CC 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

PART C

Date of Change

MEMBERS 9 (NINE)

Full names and surname PATRICK IGNATIUS MURPHY

		Year	Month	Day
Identity number or date of birth	(i)	61 1 2	17	10026
Registration number	(ii)			

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 14 STRAUCH STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative

Full names and surname MARCO VAN DER MERWE

		Year	Month	Day
Identity number or date of birth	(i)	68	01	20
Registration number	(ii)			

Percentage of interest 11.11%

Particulars of contribution NS11.11-00 in cash

Residential address 7 SCHAFER STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA

Signature of member or representative

Witness Signature Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET, KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

PART C

		Date of Change
MEMBERS 9 (NINE)		
Full names and surname BRIAN GEORGE HOLLICK		
Identity number or date of birth	(i) Year 57 Month 07 Day 17 01 14 8	
Registration number	(ii)	
Percentage of interest 11.12%		
Particulars of contribution NS11.12-00 in cash		
Residential address 121 JOSEPH MUKWAYA ITHANA STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA		
Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA		
Signature of member or representative		

Full names and surname ANDRE JACQUES LE ROUX		
Identity number or date of birth	(i) Year 80 Month 08 Day 21 15 05 00 8 2	
Registration number	(ii)	
Percentage of interest 11.11%		
Particulars of contribution NS11.11-00 in cash		
Residential address ERF 1106, 59 OLOF PALME STREET, WINDHOEK, NAMIBIA		02-03-06
Postal address P. O. BOX 9471, EROS, WINDHOEK, NAMIBIA		
Signature of member or representative		

Witness Signature _____ Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET,KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

CC 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

PART C

		Date of Change
MEMBERS 9 (NINE)		
Full names and surname JOHAN HENDRIK VENTER		
Identity number or date of birth	(i) Year 61 Month 01 Day 30 50 25 08 2	
Registration number	(ii)	
Percentage of interest 11.11%		
Particulars of contribution N$11,11-00 in cash		
Residential address 33 (A) BABS STREET, KLEIN WINDHOEK, WINDHOEK, NAMIBIA		
Postal address P. O. BOX 9272, WINDHOEK, NAMIBIA		DEC -04- 26
Signature of member or representative		
Full names and surname		
Identity number or date of birth	(i) Year Month Day	
Registration number	(ii)	
Percentage of interest		
Particulars of contribution		
Residential address		
Postal address		
Signature of member or representative		

Witness Signature _____ Date of signature 23-02-2018

Full names CLAUDIA LOUW

Residential address ERF 4493 EDSEL STREET,KHOMASDAL, WINDHOEK, NAMIBIA

Business address 61 BISMARCK STREET, WINDHOEK, NAMIBIA

Postal address P. O. BOX 2184, WINDHOEK, NAMIBIA

CC 2

NAME OF CORPORATION JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC

REGISTRATION NUMBER	CC/2002/2234

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature _____ Date of signature _____

Full names _____

Residential address _____

Business address _____

Postal address _____

FOR OFFICE USE

Amended Founding Statement registered

Registrar of Close Corporations

Date 26-03-2013

Data Processing

Classification _____

Recorded

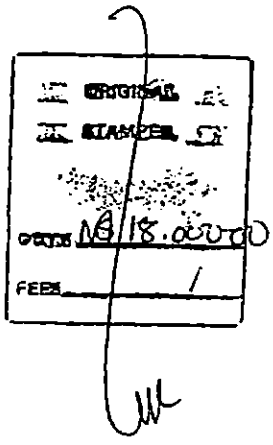
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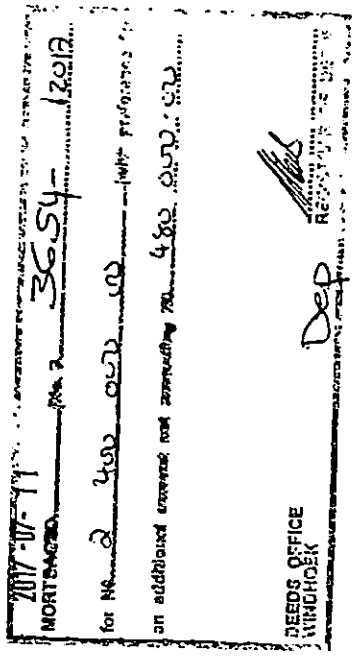
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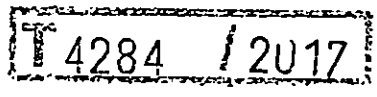
N$ 30,00

Prepared by me

Conveyancer
WESSELS, M







ISSUED FOR INFORMATION ONLY

FRANCOIS ERASMUS AND PARTNERS
LEGAL PRACTITIONERS/CONVEYANCERS/ESTATE ADMINISTRATORS
NO. 5 CONRADIE STREET, WINDHOEK
P O Box 6202, WINDHOEK, NAMIBIA

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

That **MARLE WESSELS** appeared before me the Registrar of Deeds, at WINDHOEK, she, the said Appearer being duly authorised thereto by a Power of Attorney granted to her by:



PETRUS JOHANNES DU PLESSIS
Identity Number: 630206 0036 7
Married out of community of property

dated the 8TH day of **MAY 2017** and signed at **WINDHOEK**;

AND THE SAID APPEARER declared that her said Principal on **28 APRIL 2017** had truly and lawfully sold and that she, in her aforesaid capacity did, by these presents, cede and transfer, in full and free property, to and on behalf of:

1. **JOHANNES ALBERTUS VAN ROOYEN**
   Identity Number: 580609 0044 7
   Married to SOPHIA MAGRITHA VAN ROOYEN, which marriage is governed by the Laws of the Republic of South Africa

2. **PIERRE ELLARD LE ROUX**
   Born on: 3 FEBRUARY 1961
   Married to CATHERINE LE ROUX, which marriage is governed by the Laws of the Republic of South Africa

3. **JOHAN HENDRIK VENTER**
   Born on: 30 JANUARY 1961
   Married to HOPE MELODY VENTER, which marriage is governed by the Laws of the Republic of South Africa

4. **RYAN DAMON VOLKER**
   Born on: 24 NOVEMBER 1975
   Married to ADELE VOLKER, which marriage is governed by the Laws of the Republic of South Africa

5. **MARCO VAN DER MERWE**
   Born on: 20 JANUARY 1968
   Married to MELANIE VAN DER MERWE, which marriage is governed by the Laws of the Republic of South Africa

6. **FAIZ YUSUF PETKAR**
   Born on: 24 JANUARY 1977
   Married to SUMAYA PETKAR, which marriage is governed by the Laws of the Republic of South Africa

7. **ANDRE JACQUES LE ROUX**
   Born on: 21 AUGUST 1980
   Unmarried

8. **PATRICK IGNATIUS MURPHY**
   Identity Number: 611217 1002 6
   Married to HEATHER L MURPHY, which marriage is governed by the Laws of the Republic of South Africa

9. **BRIAN GEORGE HOLLICK**
   Identity Number: 570717 0114 8
   Married out of community of property

Their Heirs, Executors, Administrators or Assigns

ISSUED FOR INFORMATION ONLY

CERTAIN	Erf No. 542 (a Portion of Erf No. 209), Erospark
SITUATE	in the Municipality of WINDHOEK
REGISTRATION DIVISION	"K", Khomas Region
MEASURING	395 (Three Nine Five) Square Metres
FIRST TRANSFERRED BY	Deed of Transfer No. T1445/1985 with Diagram No. A116/1985 relating thereto; and
HELD BY	Deed of Transfer No. T6311/2004

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

IN FAVOUR OF THE LOCAL AUTHORITY:

ISSUED FOR INFORMATION ONLY

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

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

WHEREFORE THE APPEARER, renouncing all the right and title which the said **TRANSFEROR** heretofore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR**, to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said **TRANSFEREES**, Their Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be **N$2 400 000,00**.

SIGNED at **WINDHOEK**, on 2017 -07- 11 2017
together with the Appearer, and confirmed with my seal of office.

Signature of Appearer

ISSUED FOR INFORMATION ONLY

In my presence:

REGISTRAR OF DEEDS

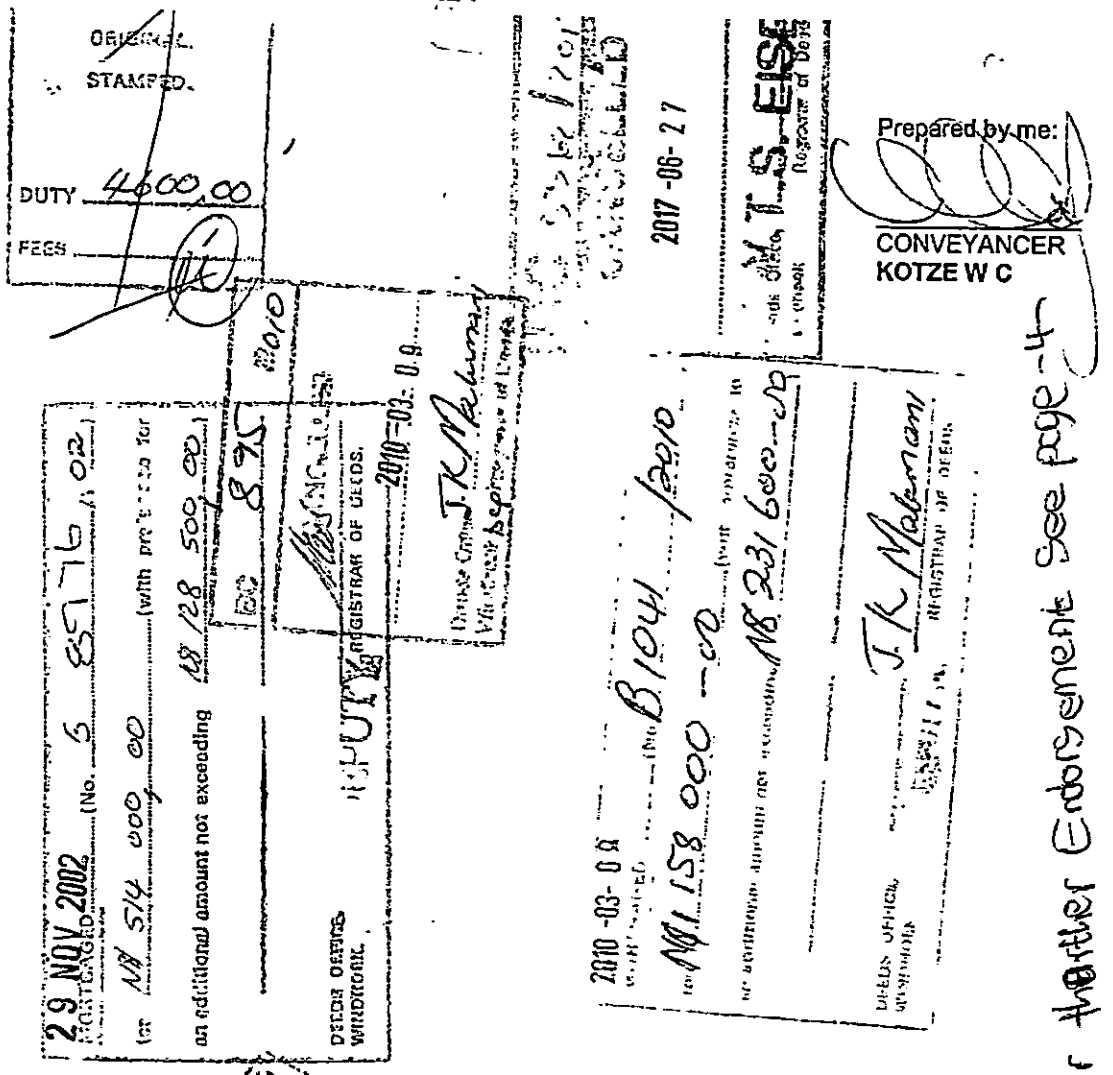
1. Transfer Duty receipt No. **105270266** issued at **WINDHOEK** on **31 MAY 2017** for **N$86 000,00.**

Checked

1. ..... 2. .....)

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

.....
CONVEYANCER



DEED OF TRANSFER

Be it hereby made known:

T 8362 / 2002

THAT **WILLEM CAREL KOTZE**

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

BONNY HAUFIKU

(Born on: 28 FEBRUARY 1957)

AND

SARAH GISELLA HAUFIKU

(Born on: 21 JANUARY 1969)

MARRIED IN COMMUNITY OF PROPERTY TO EACH OTHER

dated the 23rd day of OCTOBER 2002, and signed at WINDHOEK

1000000022588

And the said Appearer declared that his Principal had truly and legally sold on the 1st day of SEPTEMBER 2002

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

JARY ENTERPRISES ONE HUNDRED AND TWENTY FIVE CC
(Registration Number: CC/2002/2234)

its Successors in Title or Assigns,

CERTAIN: ERF NO. 543 (A PORTION OF ERF 209) EROSPARK

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

MEASURING: 604 (SIX HUNDRED AND FOUR) SQUARE METRES

ISSUED FOR INFORMATION

FIRST TRANSFERRED by Deed of Transfer No. T 1242/1985 with Diagram No. A 117/1985 relating thereto and held by Deed of Transfer No. T 4697/1991.

SUBJECT to the following conditions imposed in terms of Section 19 of Ordinance 11 of 1963, and created in the said Deed of Transfer No. T 1242/1985, namely :

IN FAVOUR OF THE LOCAL AUTHORITY

1. Die erf mag slegs gebruik word vir doeleindes wat strook met, en onderworpe aan, die bepalings van die Dorpsbeplanningskema van Windhoek wat ingevolge die bepalings van die Dorpsbeplanningsordonnansie (Ordonnansie 18 van 1954) soos gewysig, goedgekeur is.

2. Geen boom wat behoort tot die Prosopis-spesies mag op die erf geplant word of toegelaat word om daarop te groei nie.

3. Die minimum bouwaarde van die hoofgebou, buitegeboue uitgesluit, sal minstens vier keer die heersende munisipale waardasie van die erf wees.

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N$470 000.00.

ISSUED FOR INFORMATION ONLY

Signed at WINDHOEK on 29 NOV 2002

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

In my presence,

DEPUTY REGISTRAR OF DEEDS * MINISTRY OF LANDS, RESETTLEMENT AND REHABILITATION *

Registrar of Deeds.

Signature of Appearer

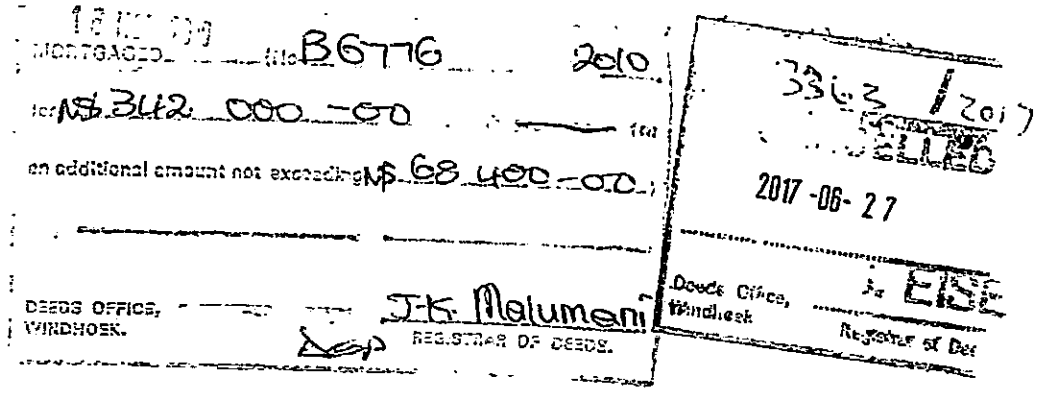
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OR Exemption Certificate: **107049884**
Issued at WINDHOEK
On **20 NOVEMBER 2002**
for **N$27 700.00**

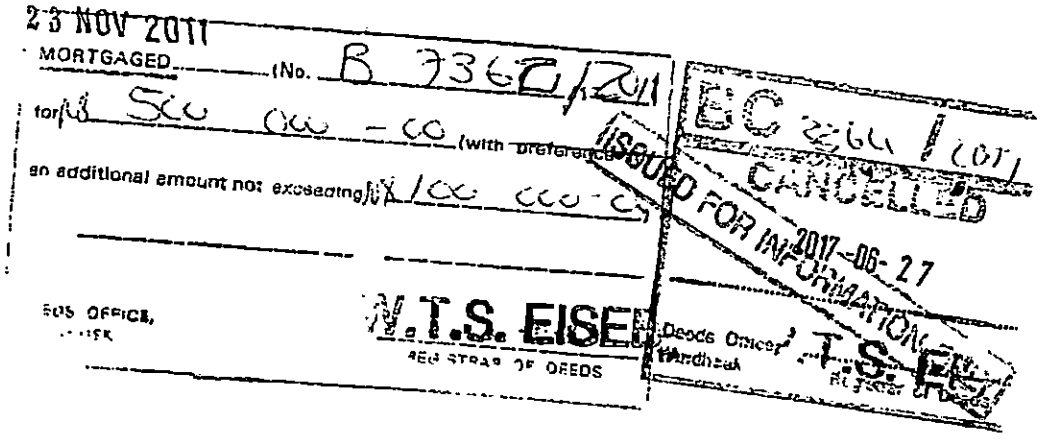
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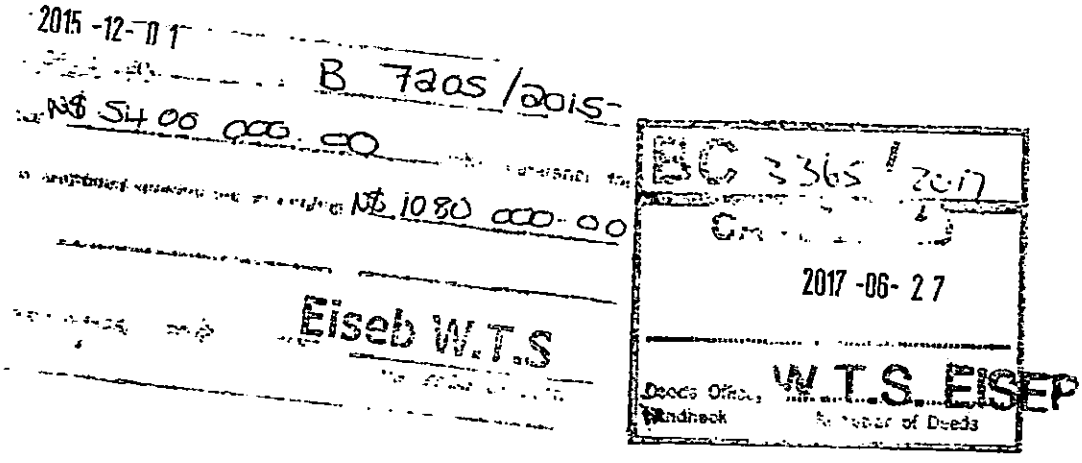
2. .....

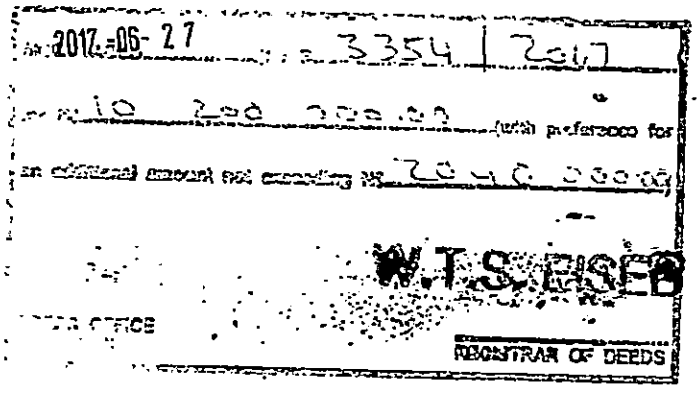
2. I, the undersigned, WILLEM CAREL KOTZE hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity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

CONVEYANCER


MORTGAGED
B6776
2010
for N$ 342 000 -00
an additional amount not exceeding N$ 68 400 -00
DEEDS OFFICE,
WINDHOEK.
REGISTRAR OF DEEDS.
3363 / 2017
2017 -06- 27
Deeds Office,
Windhoek
Registrar of Deeds


23 NOV 2011
MORTGAGED
(No. B 7362/2011
for N$ 500 000 - 00 (with preference
an additional amount not exceeding N$ 100 000 -00
DEEDS OFFICE,
REGISTRAR OF DEEDS
BC 2264 / 2017
CANCELLED
2017 -06- 27
ISSUED FOR INFORMATION
Deeds Office,
Windhoek
Registrar of Deeds


2015 -12- 01
B 7205/2015
N$ 5400 000.00
N$ 1080 000-00
Eiseb W.T.S
BC 3365 / 2017
2017 -06- 27
Deeds Office,
Windhoek
W.T.S. EISEB
Registrar of Deeds


2017-06- 27
3354 / 2017
N$ 10 200 000.00 (with preference for
W.T.S. EISEB
REGISTRAR OF DEEDS

Town Planning Certificate No. 1:
Town Planning Scheme Information

Ref : 542 EP
Enq : Marks
Tel : 290 2294
Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 542
Township : EROS PARK
Street : ANDRADIET STR

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

1. ə Zone : GENERAL RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 250M² — Refer to Table E.
3. Bulk Factor : 0 10 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 395 m²
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 ANDRADIET STR
10. Flood Line : _____
11 əight Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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

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

Town Planning Certificate No. 1:
Town Planning Scheme Information

Ref : 543 EP
Enq : Marks
Tel : 23022254
Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 543
Township : EROS PARK
Street : ANDRADIET STR

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

1. . e Zone : OFFICE Refer to Table B.
2. Density : 1 DWELLING / 250M² Refer to Table E.
3. Bulk Factor : 0.4 08 Refer to Table F.
4. Coverage : 70 % Refer to Table G.
5. Erf Size : 604 m²
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 : 26 ANDRADIET STR
10. Flood Line : _____
11 eight Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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

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

DEBT MANAGEMENT CREDIT CHECK FORM

Surname HOLLICK First name(s) BRIAN GEORGE HOLLICK

Erf/stand no 542 Township Erospark

If company or registered under cc n.a.

Namibian I. D / Passport no. 570717 01148

Postal/Private Bag address 9471 Township of address EROS WINDHOEK

Physical Residential or Business address 124 JOSEPH MUKWAYA (MAIN) STR. K. WITH

Tel no (H) Cell 081 124 9157.

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Please connect services

CITY OF WINDHOEK 22 JUL 2020

Acc. Technician Credit Control N/A

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

CITY OF WINDHOEK Date stamp 22 JUL 2020 Land Sales Finance Department

ACCOUNTANT LAND SALES:

City of many faces

DEBT MANAGEMENT CREDIT CHECK FORM

Surname HOLLICK First name(s) BRIAN G

Erf/Stand no 543 Township EROSPARK

If company or registered under CC Medical Imaging / JARY ENTERPRISES 125 CC

Namibian I. D / Passport no. 570717 01148

Postal address PO BOX 9471 Township of address WINDHOEK

Physical Residential or Business address 124 JOSEPH MUKWAYA INANA STR. Ludwig

Tel no (H) Cell 081 124 9157

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

Proceed.

Acc. Technician Credit Control Vivian el.

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments:

Proceed

Acc. Technician Land Sales L Kanguee

Signature Acc. Technician Land Sales

CITY OF WINDHOEK 22 JUL 2020 Date stamp Lands Finance Department

ACCOUNTANT LAND SALES:

City of Many Days

INV2018051922

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2018051922	**Date Issued :** 2018/07/11
Account Number : N/A	**Vote Number :** 5000132050048
Name : MEDICAL IMAGING	**Reference Number :** 542 & 543, EROS PARK
Address : N/A	**System Reference :** INV168512
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING, CONSENT & CONSOLIDATION OF ERVEN 542 AND 543, EROS PARK FROM OFFICE 0.4 & GENERAL RES 1/250 TO OFFICE 0.75	

PAYMENT DUE

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

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

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

Standard Bank

Receipt

Transaction with transaction id
12780483 processed successfully.

NAD 4,025.00

City of Windhoek

FIRST NATIONAL BANK NAMIBIA -
62012146115

Transaction ID
12780483

From
DU TOIT C

Date
17 July 2018

Their reference
542 & 543, Eros Park

Payment priority
Normal

Disclaimer

[illegible]

Standard Bank

Receipt

Transaction with transaction id 20938037 processed successfully.

NAD 6,095.00

CITY OF WINDHOEK

FIRST NATIONAL BANK NAMIBIA - 62012146115

Transaction ID
20938037

From
DU TOIT C

Date
04 August 2020

Their reference
542 & 543 EP Rez & Con

Payment priority
Normal

Disclaimer

Any confirmation of a transaction must not be constructed as a confirmation of credit into a beneficiary's account
Due to the nature of the internet, transactions may be subjected to interruption, transmission blockout, delayed transmission and incorrect data transmission.
The Bank is not liable for malfunctions in communication facilities not within its control that may affect the accuracy of timeliness of messages and transactions you send.
All transactions are subject to our verification and our normal fraud checks.

435

INFRASTRUCTURE STUDY: EROS, WINDHOEK

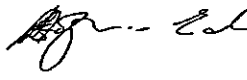
A FIFTH DIMENSION TO ENGINEERING

ELEMENT
Consulting Engineers

For:
DR SIMON I. BESHIR
Consultant Cardiologist
MD. FRCP. FACC. FESC.
+ 264 (0) 818 764 807
NAMIBIA HEART CENTRE
Roman Catholic (RCH) & Windhoek Central (WCH) Hospitals
Consulting Room 5, RCH, 3rd Floor, Windhoek

February 2020

Approval Page

		Signature	Date
Compiled by:	L MULLER		2019-09-12
Approved by:	AB LOFTIE-EATON		2020-02-19

Amendment History

Issue	Date	Amendment Section / Chapter / Page	Issued By: (Initial)
Rev 0	2019-09-12	-	-
Rev 1	2020-02-19		

Distribution Page

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PDF COPIES TO	Dr. SI Beshir	simon.beshir@gmail.com
	E du Toit	elmarie@dutoitplan.com

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3. Future Zonings and Bulk 5
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1. Background

Subject to municipal requirements as specified by the City of Windhoek (CoW), a study providing an overview of the existing infrastructure capacity with that which may be required for the study area should be submitted for consideration, prior to the approval of any subdivisions and/or changes in zoning categories for the study area.

Eros has seen quite substantial development in the focus area of the study. The erven identified by the representatives of the CoW to be included as part of the study include existing applications for re-zoning and sub-division as well as erven that are deemed likely to be developed in future.

2. Current Study Area

The study area consists approximately 113 properties with different zonings ranging from residential, general residential, office, business, institutional, municipal and public open space.

Of these properties, about half are currently zoned as residential. The effect of re-zoning the majority of the properties in the study area to office use with a bulk factor as specified by the representative of the CoW will be investigated in this study.

The main collector roads in the area consist of Heliodoor Street, General Murtala Muhamad Road and Eros Road. The intersections between the aforementioned formed the basis of the traffic impact study.

3. Future Zonings and Bulk

Zonings and bulk factors are indicated in Annexure A. The resulting maximum floor space for office use as well as the associated residential floor space was calculated based on the following formula:

$$OFA = A_{Erf} \times F_{Bulk}$$

Where:

OFA = Office Floor Area (m²)

A_{Erf} = Area of Erf (m²)

F_{Bulk} = Bulk Factor

$$RFA = OFA \times F_{FreeRes}$$

Where:

RFA = Residential Floor Area (m²)

OFA = Office Floor Area (m²)

$F_{FreeRes}$ = Free Residential Bulk Factor

Based on the preceding equations, Table 1 was compiled as a summary of the data contained in Annexure A (ANNEXURE A: Zoning Data and Future Office and Residential Floor Areas **for Individual Erven**).

Table 1: Summary of Future Office and Residential Floor Space

Row Labels	Sum of Area (m²)	Sum of OFA (m²)	Sum of RFA (m²)
BUSINESS	12,601	11,537	284
GENERAL RESIDENTIAL	18,830	11,041	4,417
INSTITUTIONAL	1,457	1,093	437
MUNICIPAL	500	91	36
OFFICE	23,383	16,365	6,546
PUBLIC OPEN SPACE	12,645	0	0
RESIDENTIAL	76,313	42,969	17,188
Grand Total	**145,730**	**83,097**	**28,907**

Calculations pertaining to the sizing and evaluation of existing infrastructure will be based on the data contained in Table 1.

4. Infrastructure

a. Water

i. Existing Infrastructure

Water infrastructure in the area mainly consists of UPVC and AC pipes as far as could be determined. General information regarding infrastructure is mostly limited to artisans' knowledge and available GIS data for the areas. By utilising various sources, the existing infrastructure map as depicted in Figure 1, was compiled as an overview. The latter is by no means deemed exhaustive; however, it is considered sufficient for the purposes of this study.

As can be seen in Figure 1, the main supply points originate from three connections from main supply/distribution lines.

Residual pressures in excess of 600kPa were encountered during monitoring conducted for the study. Pressures were monitored from 06:00 – 08:00 in the morning at erf 450 which is located in the mid-topographic regions of the study area.

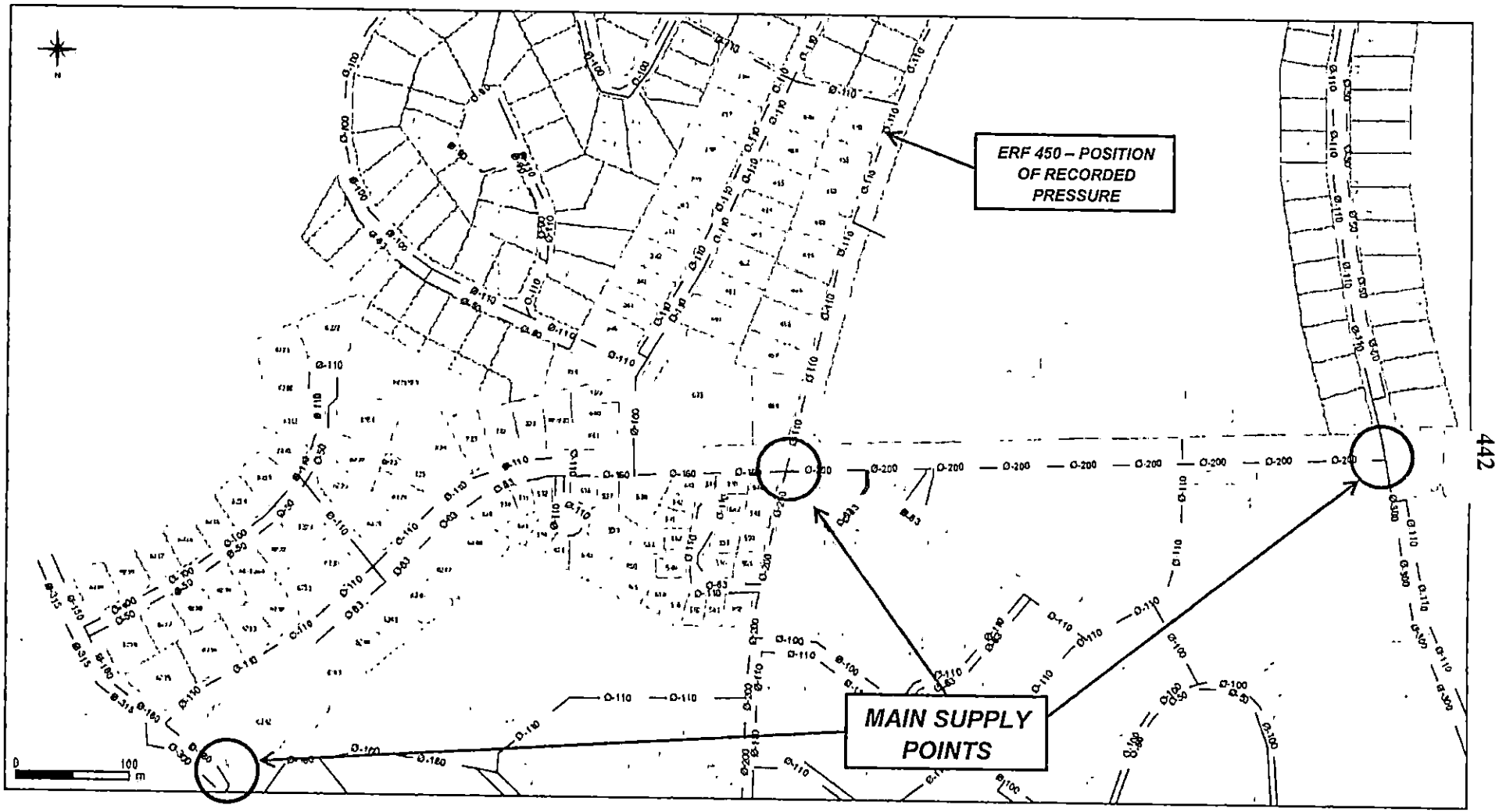


Figure 1: Water Supply Infrastructure for Eros Study Area

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ii. Future Demands

Projected water demands were based on the *Guidelines for Human Settlement Planning and Design*. Water consumption for office buildings is specified as 400 l/day/100m² of gross floor area (*Table 9.14, Water Demand for Developed Areas, Guidelines for Human Settlement Planning and Design)*. The residential demand was calculated by assuming occupation of 1 person per 40m² of residential floor area at daily water consumption of 120 l/c/d (*Table 9.11, Guidelines for Human Settlement Planning and Design).*

With regard to the hospital consumption figures, future demands were based on extrapolated data from current consumption figures. The current figures are based on 120 beds and were extrapolated to a total of 200 beds at 300 l/bed/day.

Table 2: Study Area Future Demands

[illegible]	[illegible]	[illegible]	[illegible] Demand (l/day)
0.4	87 496	26 249	113 745
0.75	201 579	60 474	262 053
1	69 379	0	69 379
Grand Total	**358 453**	**86 722**	**445 176**

The demands of remainder of the erven served by the three main connection points were calculated based on the lower limit of *Figure 9.9* (*Guidelines for Human Settlement Planning and Design).*

Table 3: Water Demand for remainder of erven served by three main connection points

[illegible]	[illegible] Demand (l/day)
GENERAL RESIDENTIAL	1 586
GOVERNMENT	3 875
INSTITUTIONAL	192 709
MUNICIPAL	0
OFFICE	1 081
PUBLIC OPEN SPACE	0
RESIDENTIAL	475 073
UNDETERMINED	0
UNKNOWN ZONING	0
Grand Total	**674 324**

The resulting future water demand was calculated by adding the grand totals of the preceding tables. The future consumption (AADD) projected to be supplied from the three main lines totals to 1 119 500 l/day.

iii. Analysis of Water Infrastructure

The equivalent erven for the future AADD is 1120 and a peak factor of 4.75 was obtained according to *Figure 9.11 (Guidelines for Human Settlement Planning and Design).*

To determine whether the supply lines will be sufficiently sized for the future demand, the AADD total is divided by 86 400 to obtain a l/s value which is subsequently multiplied by the peak factor:

$$Demand_{Peak} = \frac{AADD}{86\ 400} \times Peak_{Factor}$$

$$= \frac{1\ 119\ 500}{86\ 400} \times 4.75$$

$$= 61.55\ l/s$$

The capacity of a single 300mmØ water line, based on a maximum velocity of 2.5m/s totals to ±177 l/s, far exceeding the peak future demand of 61.55 l/s. As for internal supply lines, the existing infrastructure consists of 200mmØ and 160mmØ lines that connect to the main supply lines have maximum delivery capacities of ±70 l/s and 44 l/s respectively.

As for water required for fire-fighting purposes, the classification of the larger area will fall in the low-risk group 1 with the majority of the buildings will consist of dwellings and outbuilding footprints exceeding 200m² in area. With regard to 113 erven identified for the purpose of the study, the zoning to "office" may affect the localised area to fall in a different category in future.

Reference is made to the passage as quoted from the Guidelines for Human Settlement Planning and Design:

> *In the case of existing developed areas. a survey of the fire hazards of the area should be made at intervals of not more than three years. Such a survey should take account of the height, the type of construction, the occupancy of the buildings, the means of approach to buildings, the water supply available and any other feature affecting the fire risk. Should such a survey indicate the need for reclassification of an area into a higher risk category, then the area should be re-classified accordingly, and the chief fire officer, in conjunction with the local authority engineer, must prepare a report for submission to the controlling authority, requesting that the fire service be upgraded according to the new classification.*

Based on the aforementioned, the services in terms of fire water provision are deemed sufficient for the proposed re-zonings of the erven; however, the types of buildings and features affecting fire risk should be monitored by the responsible officers of the CoW upon submission of building plans.

iv. Required Infrastructure

At this stage in time, no upgrades are deemed to be required for the water infrastructure to accommodate the re-zoning of erven in the study area.

b. Sewer

i. Existing Infrastructure

Existing sewer infrastructure consists of varying diameters from 110mmØ to 160mmØ for the internal reticulation lines and up to 215mmØ for the bulk sewer lines. Theoretically, based on the future zoning projections, no additional sewer inflows of significant volumes during peak hours are envisaged. The major reason behind this is due to the different times at which peaks occur between different zonings.

No issues pertaining to sewer infrastructure due to insufficient capacity were identified and is further confirmed by the accompanying calculations of the future effluent runoff.

ii. Future Effluent Runoff

Sewer effluent volumes were calculated for the current zonings to establish a baseline for comparative analysis purposes.

An important aspect to take note of is contained in the statement as per the *Guidelines for Human Settlement Planning and Design:*

> *The discharge from day schools and business sites need not be taken into account, since these are relatively minor flows that do not peak at the same time as the main residential flow.*

Keeping in consideration that the aim of the study is to determine whether the future re-zoning of the properties will necessitate the upgrading of existing infrastructure due to additional loading, the aforementioned statement is very important. Although the majority zonings are considered as "Office" for the purpose of this study, the free residential bulk component should not be discarded.

Table 4: Current and Projected Sewer Effluent Rates

Current Zoning	Sum of Current Sewer Effluent (l/day)	Sum of Projected Sewer Effluent (l/day)
BUSINESS	0	766
GENERAL RESIDENTIAL	56490	11925
INSTITUTIONAL	0	1180
MUNICIPAL	0	98
OFFICE	0	17674
PUBLIC OPEN SPACE	0	0
RESIDENTIAL	42000	46407
Grand Total (l/day)	**98490**	**78050**

The results contained in Table 3 are based on the following assumptions:

- Residential properties produce 750 l/day
- General residential at 600 l/day for every 100m² of floor space

Based on the aforementioned assumptions, the total future daily inflows for peak flows (i.e. residential and general residential) are less than that of the current estimated flows based on the same parameters.

iii. Required Infrastructure

No additional infrastructure or upgrades to existing infrastructure is deemed required for the study area as a result of the re-zoning of the erven under consideration. Standard maintenance procedures and replacements due to infrastructure reaching end of design life will be applicable as normal.

c. Electricity

i. Existing Infrastructure

The proposed re-zoning area electrical supply is mainly fed from the Akwamaryn Substation in Akwamaryn road. The electrical cable feeding the Akwamaryn Substation is a 185mm² x 3c high voltage cable with load capacity of 7,700 kVA. From the Akwamaryn Substation there is a high voltage ring created to supply the local area with electricity. The internal high voltage ring is being supplied with a 70mm² x 3c high voltage cable with the load capacity of 4,500 kVA. On this ring there are three miniature substations feeding the current proposed re-zoning area

with a combined capacity of 800 kVA. There is an additional 300 kVA miniature substation in Winterberg street which can be utilized with the load, this miniature substation is being fed from Kuiseb Substation on an high volatge electrical ring.

These combined miniature substations provide the proposed re-zoning area with an current electrical capacity of 1,100 kVA. The 1,100 kVA infrastructure is currently loaded at 65% which result in spare capacity of 385 kVA which is available for immediate upgrades.

ii. Future Demands

Projected electrical demands were based on existing City of Windhoek data on residential and business users. Residential electrical loads are determined by the residential area and an estimate income range by the owners. Business electrical loads are based on VA/m² with current load data of local business users.

Table 5 below shows the estimated electrical loads after the re-zoning proses of the entire proposed area.

Table 5: Estimated Electrical Loads

Future Zoning	Power usage (kVA)
BUSINESS	4,500
RESIDENTIAL	240
TOTAL	4,740

iii. Required Infrastructure

Low Voltage connections will be the only immediate upgrade to each erven if the building on the property requires it. No immediate infrastructure or upgrades to the existing electrical infrastructure is required until the point has been reached where the existing infrastructure becomes saturated. The first mayor required upgrades will only be to add additional internal miniature substations to the existing Akwamaryn 70mm² x 3c high voltage ring. This high voltage ring still has a spare electrical capacity of 1,200 kVA and a total capacity of 4,500 kVA. Once the electrical saturation point has been reached on this ring, upgrades will have to made the the Akwamaryn substation to add an additional high voltage ring to accommodate the rest of the load and still allow for future upgrades. The cable feeding the Akwamaryn

substation is sufficient and won't require any upgrades to increase the load of the Akwamaryn Substation.

d. Streets and Transport

A complete traffic impact study is attached as Annexure B.

e. Solid Waste

i. Existing waste generation

The area covered under this study was originally mainly zoned as residential. However, rezoning and consent use to some of the erven in the study area were approved by the City of Windhoek in the past. During a consultation meeting with officials from the Solid Waste department of the City of Windhoek on 9 September 2019 it was established that waste generated from the study area currently mainly consists of:

- Domestic and household waste
  - Foodstuffs, garden waste, old clothing, packing material such as plastic, glass, paper and cardboard
- Business and commercial waste
  - Limited quantities of foodstuffs, packaging materials such as plastic, glass, paper and cardboard
- Construction waste
  - Inert materials such as rubble and construction debris
- Hospital and medical waste
  - General refuse
  - Medical component such as body tissue, discarded syringes, swabs and contaminated materials.

ii. Expected Future waste generation

Apart from the types of waste currently generated as mentioned above it is not foreseen that other types of waste will be generated as a result of the approval of current rezoning and subdivision applications. However, with the possibility of densification and the result of the free residential bulk component the volumes of waste generated might increase.

iii. Waste removal

Domestic and household waste

Domestic and household waste is currently removed and managed by the City of Windhoek and approved private sector services providers and delivered to designated solid waste dump sites. The operation capacity of the City of Windhoek is closely monitored by the Solid Waste Division according to the details contained in the Waste Management Plan submitted to the Ministry of Health and Social Services on an annual basis. During a consultation meeting with officials from the Solid Waste department of the City of Windhoek on 9 September 2019 it was confirmed that any fluctuation in the volumes of solid waste can easily be accommodated through a chance in sequence and intervals of waste collection.

Business and commercial waste

Business and commercial waste is collected through the same program than domestic and household waste and therefore any fluctuations in the volumes will be handled similar as described above.

Construction waste

Construction waste of the study area is mainly disposed at the Eros landfill site in close proximity. Construction waste is collected and hauled by the City of Windhoek (on pre-arrangement), building contractors and private sector service providers. Any fluctuations in these volumes can be absorbed by the service providers.

Hospital and medical waste

Waste from hospitals and medical consulting rooms are generally separated at source. The general component is collected with normal domestic refuse. The medical component is removed by the City of Windhoek (after registration and arrangement with City of Windhoek) or by private service providers that collect and deliver to the municipal incinerator. Any fluctuations in volumes can be absorbed by the service providers.

5. Conclusions

a. Water

From the analysis done on the water infrastructure and the calculated future demands it is clear that no upgrades are deemed to be required for the water infrastructure to accommodate the rezoning of erven in the study area. Standard maintenance procedures and replacements due to infrastructure reaching end of design life will be applicable as normal. With the existing infrastructure sufficient to accommodate the demands future densification ***no costs*** are foreseen.

b. Sewer

From the analysis done on the sewer infrastructure and the calculated future effluent no additional infrastructure or upgrades to existing infrastructure is deemed required for the study area as a result of the rezoning of the erven under consideration. Standard maintenance procedures and replacements due to infrastructure reaching end of design life will be applicable as normal. With the existing infrastructure sufficient to accommodate the future peak flows after densification ***no costs*** are foreseen.

c. Electricity

The current electrical infrastructure allows for re-zoning to begin without any mayor electrical infrastructure upgrades. The only upgrades that will be immediately required is the low voltage cables to the buildings from the miniature substations. As the electrical network becomes saturated, the electrical network will be systematically upgraded.

Should all upgrades be done within the next two years, ***the estimate construction value is ±N$ 8 mil.*** However, this cost will be spread out of the duration of the project and escalation only be implemented if all growth factors are known.

d. Roads & Transport

For the existing traffic operations on an acceptable LOS the upgrade of Heliodoor Street / General Murtala Muhammed Avenue intersection to a roundabout intersection with one circulating lane is required. For the traffic operations under

circumstances with expected traffic volumes under the full densification scenario the upgrade of the Eros Road / Heliodoor Street and Eros Road / General Murtala Muhammed Avenue intersections to mini-roundabout intersections. Under the full densification scenario taxi embayments along Heliodoor Street will have to be provided. ***The estimated construction costs to the proposed upgrades is valued at ±N$2.5 mil.***

e. Solid waste

The current solid waste system do have some spare capacity and is flexible enough to accommodate the gradual growth in volumes of the different categories of waste which is expected due to the possible future rezoning of properties within the study area.

ANNEXURE A: Zoning Data and Future Office and Residential Floor Areas for Individual Erven

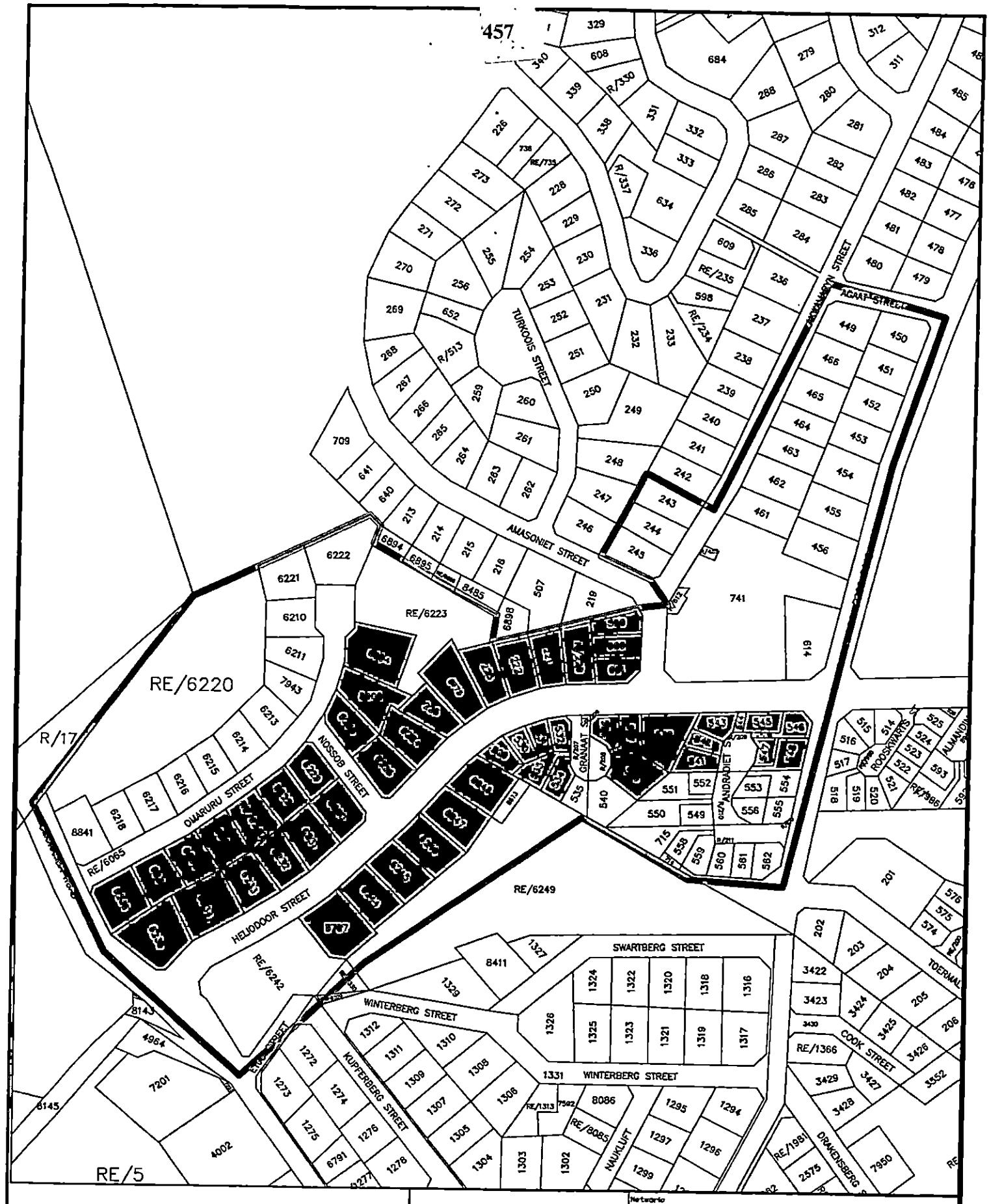
NAME	Area	CURRENT ZONING	FUTUREBULK	OFA (m^2)	RFA (m^2)
219	1447.447	RESIDENTIAL	0.4	579	232
221	1157.142	RESIDENTIAL	0.75	868	347
222	1279.712	RESIDENTIAL	0.75	960	384
223	1259.598	OFFICE	0.75	945	378
224	1854.379	OFFICE	0.75	1391	556
225	1156.578	OFFICE	0.75	867	347
236	1849.898	RESIDENTIAL	0.4	740	296
237	1918.993	RESIDENTIAL	0.4	768	307
238	1575.767	RESIDENTIAL	0.4	630	252
239	1386.169	RESIDENTIAL	0.4	554	222
240	1324.068	RESIDENTIAL	0.4	530	212
241	1363.167	RESIDENTIAL	0.4	545	218
242	1359.474	RESIDENTIAL	0.4	544	218
243	1329.495	RESIDENTIAL	0.4	532	213
244	1217.147	RESIDENTIAL	0.4	487	195
245	1354.538	RESIDENTIAL	0.4	542	217
449	1390.23	RESIDENTIAL	0.4	556	222
450	1340.661	RESIDENTIAL	0.75	1005	402
451	1275.988	RESIDENTIAL	0.75	957	383
452	1394.62	RESIDENTIAL	0.75	1046	418
453	1239.876	RESIDENTIAL	0.75	930	372
454	1600.722	RESIDENTIAL	0.75	1201	480
455	1613.738	RESIDENTIAL	0.75	1210	484
456	1812.892	RESIDENTIAL	0.75	1360	544
457	1718.301	RESIDENTIAL	0.75	1289	515
460	1773.414	BUSINESS	0.4	709	284
461	1359.874	RESIDENTIAL	0.4	544	218
462	1524.02	RESIDENTIAL	0.4	610	244
463	1194.564	RESIDENTIAL	0.4	478	191
464	1064.627	RESIDENTIAL	0.4	426	170
465	1406.054	RESIDENTIAL	0.4	562	225
466	1441.099	RESIDENTIAL	0.4	576	231
529	580.8258	GENERAL RESIDENTIAL	0.75	436	174
530	480.5116	GENERAL RESIDENTIAL	0.75	360	144
531	457.5901	GENERAL RESIDENTIAL	0.75	343	137
532	482.5225	GENERAL RESIDENTIAL	0.75	362	145
533	624.7912	GENERAL	0.75	469	187

NAME	Area	CURRENT ZONING	FUTUREBULK	OFA (m^2)	RFA (m^2)
		RESIDENTIAL			
534	600.5474	GENERAL RESIDENTIAL	0.75	450	180
535	465.8928	GENERAL RESIDENTIAL	0.4	186	75
536	549.0707	GENERAL RESIDENTIAL	0.75	412	165
537	672.6679	GENERAL RESIDENTIAL	0.75	505	202
538	1537.803	GENERAL RESIDENTIAL	0.75	1153	461
539	1179.599	GENERAL RESIDENTIAL	0.75	885	354
540	1046.753	GENERAL RESIDENTIAL	0.4	419	167
541	633.3188	GENERAL RESIDENTIAL	0.75	475	190
542	399.1648	OFFICE	0.75	299	120
543	610.0043	OFFICE	0.75	458	183
544	121.4203	MUNICIPAL	0.75	91	36
545	520.483	GENERAL RESIDENTIAL	0.75	390	156
546	600.1811	GENERAL RESIDENTIAL	0.75	450	180
547	389.819	GENERAL RESIDENTIAL	0.75	292	117
548	716.9052	GENERAL RESIDENTIAL	0.75	538	215
549	454.9479	GENERAL RESIDENTIAL	0.4	182	73
550	1134.991	GENERAL RESIDENTIAL	0.4	454	182
551	722.9494	GENERAL RESIDENTIAL	0.4	289	116
552	379.7329	GENERAL RESIDENTIAL	0.4	152	61
553	438.3173	GENERAL RESIDENTIAL	0.4	175	70
554	591.0186	GENERAL RESIDENTIAL	0.4	236	95
555	481.4523	GENERAL RESIDENTIAL	0.4	193	77
556	478.6856	GENERAL RESIDENTIAL	0.4	191	77

NAME	Area	CURRENT ZONING	FUTUREBULK	OFA (m²)	RFA (m²)
558	481.1152	GENERAL RESIDENTIAL	0.4	192	77
559	574.8862	GENERAL RESIDENTIAL	0.4	230	92
560	468.5943	GENERAL RESIDENTIAL	0.4	187	75
561	467.3325	GENERAL RESIDENTIAL	0.4	187	75
562	616.7365	GENERAL RESIDENTIAL	0.4	247	99
599	759.4017	OFFICE	0.75	570	228
600	706.7746	OFFICE	0.75	530	212
601	770.1924	OFFICE	0.75	578	231
614	2344.638	BUSINESS	1	2345	0
675	8483.339	BUSINESS	1	8483	0
715	937.5354	RESIDENTIAL	0.4	375	150
6210	1259.001	RESIDENTIAL	0.4	504	201
6211	1282.715	RESIDENTIAL	0.4	513	205
6213	1249.997	RESIDENTIAL	0.4	500	200
6214	1194.009	RESIDENTIAL	0.4	478	191
6215	1056.846	RESIDENTIAL	0.4	423	169
6216	1109.641	RESIDENTIAL	0.4	444	178
6217	1181.114	RESIDENTIAL	0.4	472	189
6218	1177.162	RESIDENTIAL	0.4	471	188
6219	1222.249	OFFICE	0.4	489	196
6221	1483.36	RESIDENTIAL	0.4	593	237
6222	2250.463	RESIDENTIAL	0.4	900	360
6224	1435.271	OFFICE	0.75	1076	431
6225	1468.85	OFFICE	0.75	1102	441
6226	1252.181	RESIDENTIAL	0.75	939	376
6227	1421.774	RESIDENTIAL	0.75	1066	427
6229	1142.103	RESIDENTIAL	0.75	857	343
6230	1355.757	RESIDENTIAL	0.75	1017	407
6231	1376.908	OFFICE	0.75	1033	413
6232	1199.527	OFFICE	0.75	900	360
6233	1281.141	RESIDENTIAL	0.75	961	384
6234	1882.472	OFFICE	0.75	1412	565
6235	2116.186	RESIDENTIAL	0.75	1587	635
6236	1586.831	OFFICE	0.75	1190	476
6237	1167.438	RESIDENTIAL	0.75	876	350
6238	1119.453	RESIDENTIAL	0.75	840	336
6239	1168.63	RESIDENTIAL	0.75	876	351
6242	6235.914	PUBLIC OPEN SPACE	0	0	0

NAME	Area	CURRENT ZONING	FUTUREBULK	OFA (m^2)	RFA (m^2)
6243	2318.175	OFFICE	0.75	1739	695
6244	1456.915	INSTITUTIONAL	0.75	1093	437
6245	1493.918	RESIDENTIAL	0.75	1120	448
6246	1568.425	RESIDENTIAL	0.75	1176	471
6247	1595.536	RESIDENTIAL	0.75	1197	479
6248	1968.869	RESIDENTIAL	0.75	1477	591
6822	1132.476	RESIDENTIAL	0.75	849	340
6900	155.7857	RESIDENTIAL	0.75	117	47
6954	2126.84	OFFICE	0.4	851	340
7943	1070.532	RESIDENTIAL	0.4	428	171
RE/220	1249.676	OFFICE	0.75	937	375
RE/6223	6408.977	PUBLIC OPEN SPACE	0	0	0
RE/6240	1180.93	RESIDENTIAL	0.75	886	354
	107.5985	MUNICIPAL	0	0	0
	271.2168	MUNICIPAL	0	0	0

ANNEXURE B: Traffic Impact Study



Interim Office 0.4/1250m²

Interim Office 0.75/250m²

File L/

CITY OF WINDHOEK

Designed		Date
Drawn		Date
Checked		Date
Divisional Head		
2022		

Networkio
D:\Cad\Groups\LS\YJ3\OfficePolicyZoneEros2022

EROSPARK

Interim Policy Zones: 2022

PG2022-01

REV

[Municipal Council Minutes: 2019-09-05]

10.3.11 FNS.9 [UTP] PROPOSED ADDITIONAL POLICY AREAS TO GUIDE DEVELOPMENT IN WINDHOEK (13/2/20))

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

1 That the following additional areas be approved as Council Policy Areas (as defined on the maps attached as pages 1112 - 1120 to the agenda) and that bulk and density factors be restricted as indicated until such time as a formal Policy Area study has been completed:

1.1 Okuryangava: Southern portion of Ongava Street (Business Corridor with bulk of 0.4);

1.2 Havana: Erven abutting Outapi Street up to the intersection with Zambia Street (Business Corridor with a bulk of 0.4);

1.3 Katutura: Business Corridor with a bulk of 0.4 on erven abutting Abraham Mashego Street from the intersection with Claudius Kandovazu Street southwards up to the intersection with Ceasar/Mungunda Streets;

1.4 Otjomuise (erven abutting Frankfurt and Cassamba Streets and Erven 2949 to 2961 along Bonn Street);

1.5 Goreangab: Business Corridor with a bulk of 0.4 (western part of Green Mountain Dam Road and erven abutting Matshitshi Street up to Monte Christo Road and up to the intersection with Green Mountain Dam Road);

1.6 Eros Medical Policy Area (Heliodoor Corridor);

1.7 Kenneth Kaunda/Sam Nujoma Policy Area (Klein Windhoek); and

1.8 Hans Dietrich Genscher/Florence Nightingale Policy Area (Khomasdal).

2 That land use changes be restricted to official policy areas as included in Table I of the Windhoek Town Planning Scheme as well as additional policy areas approved until the new Policy Areas have been formally re-designed and approved.

3 That the applicants be responsible for the execution of the necessary infrastructure studies pursuant to the implementation of any Policy Area to ensure that adequate infrastructure is available to support the intended development. [Studies executed to the benefit of Council will be off-set against betterment fees to be recovered from future beneficiaries. The same principle to apply to infrastructure upgrading requirements.]

4 That due to the current outstanding development proposal approvals, the resolution be implemented prior to confirmation of the minutes.

RESOLUTION 204/09/2019

AUAS MOTORS

2016 OPEL ASTRA 1.6 ESSENTIA H/BACK 33 000 KM N$ 179 900

2016 HYUNDAI ACCENT 1.6 GL MOTION 150 000 KM N$ 97 750

2015 ISUZU KB 240 KTR D/CAB LE 60 500 KM N$ 254 900

2015 ISUZU KB 250 HO D/CAB LE 231 000 KM N$ 244 900

2014 ISUZU KB 300 4X4 D/CAB LX 304 000 KM N$ 269 900

2017 ISUZU KB 300 4X4 D/CAB LX 82 000 KM N$ 389 900

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Notices

Legal

Notice Take Notice That Du Toit Town Planning Consultants, on behalf of the owner, intends to apply to the Windhoek City Council for a rezoning of Erf 6096, No 33 Schmerenbeck Street, Windhoek from "residential" with a density of 1 dwelling per 900m² to "office" with a bulk of 0,4; +consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use in the form of dwelling units, and + consent to use the erf for "office" purposes while the rezoning is formally being completed. Erf 6096, No 33 Schmerenbeck Street, Windhoek is 912m² in extent and zoned residential with density of 1 dwelling per 900m². The Erf is currently used for residential purposes. It is the intension of the owner to use the erf for office and residential purposes. To be able to use the erf for office and residential purposes it must be rezoned to "office" with a bulk of 0.4 and Council must grant consent for an additional floor area to be used for residential purposes. If approved by Council an office floor area of 365m² and an additional floor area of 182m², to be used for residential purposes, may be constructed. Enough parking as required in terms of the Town Planning Scheme will be provided. Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the first publication of this notice, final date for objections is July 1, 2020. Applicant: Du Toit Town Planning Consultants P O Box 6871 Auasblommetjie Windhoek Tel: 061 245010 Email: office@dutoitplan.com

CLA02000002906

Notices

Legal

Notice Take notice that Du Toit Town Planning Consultants, on behalf of the owners intends to apply to the Windhoek City Council for, + rezoning of Erf 543, No. 25 Andradist Street, Erospark from "office" with a bulk of 0.4 to "office" with a bulk of 0.75, + rezoning of Erf 542, No 24 Andradist Street, Erospark from "residential" with a density of 1 dwelling per 250m² to "office" with a bulk of 0.75, + consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a "business building for medical consulting rooms" + consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy which shall be devoted solely to resident at use of "dwelling units". Erf 543, No 25 Andradist Street, Erospark is 454m² in extent and zoned "office" with

Legal

used for medical purposes. Erf 542, No 24 Andradist Street, Erospark is 385m² in extent and zoned "residential" with a density of 1 dwelling per 250m². The erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543 Erospark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to "office" with a bulk of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 518m² and a residential floor of 385m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal requirements. Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek. Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the first publication of this notice, final date for objections is July 1, 2020. Applicant: Du Toit Town Planning Consultants P O Box 6871 Auasblommetjie Windhoek Tel: 061 245010 Email: office@dutoitplan.com

CLA02000002906

Notices

Legal

Notice Of Lost Land Title Deed NO 852 Notice is hereby given that I Okuta Stanley intends to apply for a certified copy of Certain Farm: Arbeid No. 668 Measuring 1321.1268 Hectares Situated Registrar Division M (Rehoboth) The property of the widow A C Stanley Regina Christina) All persons who object to the issue of such copy are hereby required to lodge their objections in writing with the registrar within two weeks from the first publication of this notice Dated 03 June 2020 Box 10370 Windhoek Cell: 0812797315

CLA02000003039

Municipality Of Henties Bay Notice Intention To Alienate Serviced Immovable Property Erf 2935 Measuring In Extent 912 M2 And Zoned Residential By Way Of Private Transaction By virtue of Council Resolution CO8/17/10/2019/9TH/2019 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 30 (1)(b) of the Local Authorities Act 1992 (Act 23 of 1992) as amended notice is hereby given that the Municipal Council of Henties Bay intends to alienate Erf 2935 Henties Bay Extension 12 measuring in extent 912 m2 at a purchase price of N$ 106 932.00 (One Hundred and Ninety Six Thousand Nine Hundred and Ninety Two Namibian Dollars) only, by way of private treaty to Mrs. Sonya Esterhuizen, a Staff Member of the Municipal Council of Henties Bay for Housing purposes. Further take note that the locality and the layout plan of the property has been for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Mickey Iyambo Avenue. Any person (s) having objection (s) to the intended alienation of the property may lodge such objection (s) fully motivated thereof to the undersigned, within fourteen (14) days after the second placement of the advert. The Acting Chief Executive Officer P O Box 61 Henties Bay sacorporate@hbaymun.com.na

CLA02000003714

Notice Stutenwasch Planning Consultants cc on behalf of the owner of Portion 16 of the Farm Orangemund Townlands No. 165, hereby inform you that we intend to apply for the following: • Rezoning of Portion 16 of the Farm Orangemund Townlands No. 165 from "Private Open Space" to "Undetermined" for Township Establishment purposes. Portion 16 is situated south of Orangemund along the Orange River and

Legal

cording to the Orangemund Town Planning Scheme, Portion 16, is currently zoned as "Private Open Space". It is the intension of the Owner to subdivide Portion 16 of the Farm Orangemund Townlands No. 165 into Portion A and Remainder. The proposed subdivision will enable the rezoning of Portion A from "Private Open Space" to "Undetermined" for the purpose of Township Establishment. According to the Orangemund Town Planning Amendment Scheme, Undetermined use refers to "means land reserved for future urban development, further provided that any consent, inclusive of uses by Council and the Competent Authority, on an erf shall be subject to the regulations of Clause 7 of this scheme". Take note that the locality map of the erf lies for inspection during normal working hours on the town planning notice board of the Orangemund Town Council and SPC Office, 45 Feld Street, Windhoek. Further take note that any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Orangemund Town Council and the applicant in writing on or before Friday, 26 June 2020. Applicant: Stutenwasch Planning Consultants CC PO Box 41404 Windhoek Tel. (061) 25 1139 Our Ref: W20017

CLA 20000003653

In Memoriam



EUAKIM EKELA SIMON
Sunrise 11-05-1979
Sunset 10-05-2019

Today mark exactly 1 years since God took you away from us

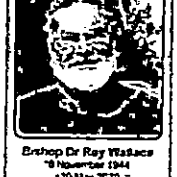
Your life was a blessing, your memory a treasure and wherever you are remembered you are loved beyond words

Deeply missed by your mother Mechilde, brothers, sister, children and friends

May your soul continue resting in peace

Deaths

Death & Funeral Notice



Bishop Dr Ray Wallace
*18 November 1944
+30 May 2020 +

Memorial Services:
Wednesday 13 June 2020
@ 18h30
Friday 12 June 2020 @ 18h30
Venue: Gospel Outreach Church, Corner of Osprey and Gerbera Street, Hochlandpark

Funeral Services:
Saturday 13 June 2020
@ 10h00
Venue: Gospel Outreach Church, Corner of Osprey and Gerbera Street, Hochlandpark

Enquiries:
James: 081 231 8739
081 127 8382
Gerda: 081 447 5277
Anda: 081 525 6648

HUAWEI

Growing with Huawei
Realize Your Potential

VACANCY

Huawei Telecommunication Technologies Namibia is a subsidiary of Huawei Technologies, a leader in providing next generation telecommunication networks for operators around the world. The company is committed to providing more life and customers-oriented solutions to enable long term value and potential growth for its customers.

Huawei would like to fill the following positions with vibrant, hands-on and result oriented individuals who meet the criteria and will have an immediate contribution to the continuous success of the company.

Job Description
Key Responsibilities:
- As an Account Director, member of the direct sales team of Huawei Namibia
- The team Leader of the key account client, responsible for key account operation and achievement
- Report to the MD and assume the solution design role in the Sales perform area of the company
- Be responsible for customer management and best solution design
- Directly responsible for developing and implementing strategy of company building customer relations, project operation, talent on and so on

Qualifications, Experiences and Competencies:
- Master degree or above in telecommunication engineering or computer science
- Familiar with at least two of the following industries: telecommunication, enterprise network, government, internet, e-games, e-commerce, e-mobile, etc
- Open mind, keen to learn, and team work
- Candidates have to work with telecommunication industry and with certain network infrastructure implementation experience

Interested and suitable candidates meeting the requirements are invited to submit their CV to

Chris Feng
4th Floor Millennium Court Building, Auasblommetjie Drive Robert Mugabe & Dr Agostinho Neto Road

Closing date:

Please put the title of the position in the subject line

Only short listed candidates will be contacted and no documents will be returned

CLOSING DATE: 19 June 2020



Your death will always remain a blurry memory.

But your life will always be a vivid one the epitome of greatness and sacrifice.

May our Lord grand eternal peace to your soul to live happily in his divine paradise.

We shall never forget you Daddy.

Deeply missed by your Wife, only children Wapota, Selma, Rosy and Pandu, family, friends and comrades.

Dr Sackey Himuurite Bob Schikwambi

D.O.D: 10 JUNE 2014

KEETMANSHOOP MUNICIPALITY

EXPRESSION OF INTEREST

CREATE AND REVIEW JOB DESCRIPTIONS ON THE STRUCTURE OF COUNCIL

A call is hereby given to qualified individuals and reputable organizations to express interest in offering service as a consultant to create job descriptions and review existing job descriptions on the structure of the Keetmanshoop Municipality.

ACTIVITY	CHIEF EXCUTIVE OFFICER	STARTEGIC EXECUTIVE	MIDDLE MANAGEMENT	OPERATIONAL EMPLOYEE	TOTAL
Review job descriptions	1	4	5	143	153
Create job descriptions			2	30	32

Details of the terms of reference can be obtained on our website

The Expression of Interest, with detailed activities to be carried out and budget in a sealed envelope, clearly marked Expression of Interest, reference: Human Resources MUST be hand delivered to the reception area of the Municipal Head Office, for the attention of the Strategic Executive: Human Resources

Closing date: 19 June 2020 at 16h00 pm

Enquiries
Mr Elvis Mukaya

CLASSIFIEDS

Tel: (061 2080800 Fax (061) 220584 Email: lmeroro@nepc.com.na

CLASSIFIEDS

• To avoid disappointment all re-advertisements not appearing on the date you wish, please book timeously
• Cancellations and alterations 15:00 two days before date of publication in writing only

Notices
(VAT Inclusive)
Legal Notice N$450.00
Lost Land Title N$402.50
Liquor Licence N$402.50
Name Change N$402.50
Birthdays from N$200.00
Death Notices from N$200.00
Tombstone Unveiling from N$200.00
Thank You Messages from N$200.00

Terms and Conditions Apply.

TO LET

MONDESA VIEW SECURITY ESTATE, OKAHANDJA

Brand New 2 Bed & 1 Bath apartments from N$ 8500 pm available for rental at Mondesa View Security Estate Okahandja

Apply now and get your first month's rent for Free!
Contact: 081 4455 735

TO LET

BRIDGE PARK SECURITY ESTATE OKAHANDJA

Brand New 2 Bed & 1 Bath apartments from N$ 3700 pm available for rental at Bridge Park Security Estate, Okahandja

Apply now and get your first month's rent for Free!

Contact:
Wilbard 081 418 9369

Public Notice

Notice is hereby given that Liquor Licence Advertising fee, will increase to N$ 402.50 including VAT, as from 1 January 2020.

Liquor Licence

Vacancy at ESPOSITO NAMIBIA TRUST
Position: Fundraising Development Manager

Minimum Requirements:
• Bachelor's Degree in Humanities
• Fluent in written and spoken English and German
• 5+ years of work experience related to social/community development and donor relations, specific to orphanages
• Experience in new and existing fundraising disciplines and donor networks
• Excellent communication skills, both written and oral, ability to influence and engage Germen, donors and build long-term relationships
• Excellent marketing and project management skills
• Exceptional understanding of philanthropy in relation with the NGO
• Wide and deep knowledge of fundamental disciplines of resource development
• Prior experience in a corporate management role as well as knowledge of CRM database required
• Advanced computer literacy and expert proficiency in Microsoft Office
• Knowledge of Human Development life stages and basic understanding of human psychology
• Be a holder of a valid driver's license

Key Performance Areas:
• Design, document, and implement a systematic and integrated donor relations program
• Develop and manage information tracking processes regarding on-going communications and continued cultivation of past and current donors and members to enhance their relationship with Esposito Namibian Trust and increase the likelihood of recurrent contributions
• Develop donor campaigns, corporate social responsibility and identify opportunities the mission statement
• Identify monitoring and reporting of evaluation systems
• Oversee the management of digital marketing, driving traffic and conversion through SEO and Google Grant Management
• Oversee and direct all media relations, social media communication, media production and general licensing in support of donor campaigns
• Develop and implement a comprehensive written annual resource development plan with strategies for donors in Germany

Email detailed copy of passport, CV with references and educational

NOTICE FOR PUBLIC MEETING WLOTZKASBAKEN

WINPLAN herewith notifies all interested parties of public meetings for the following projects:

PROJECT NAME:
• Wlotzkasbaken Structure Plan
• Wlotzkasbaken Town Planning Scheme
• Township Establishment of Wlotzkasbaken Extension 1

PURPOSE OF THE MEETINGS: The purpose of the meetings is to inform the public on the above projects and to have general discussions in this regard.

In order to adhere to the amended National State of Emergency Covid-19 Regulations, which stipulates that a public gathering may not constitute of more than 50 persons, the following dates and time slots for the public meetings will apply:

WINDHOEK MEETINGS:
Date: Wednesday, 17 June 2020
Time: Meeting 1 – 18:00 to 19:45
Meeting 2 – 20:00 to 21:45
Venue: HAMPOWER Convention Centre

Date: Thursday, 18 June 2020
Time: Meeting 1 – 18:00 to 19:45
Meeting 2 – 20:00 to 21:45
Venue: HAMPOWER Convention Centre

All those interested to attend a meeting will be required to register per e-mail. This procedure will enable us to allocate time slots to individuals in line with the amended National State of Emergency Covid-19 Regulations. This also aims to avoid possible inconveniences at the venue for those attending said meetings.

Kindly e-mail your confirmation of attendance, together with a preferred date and time slot. The time slots will be reserved upon receipt of confirmation e-mail. You will automatically be allocated the alternate time slot on your preferred date once the 50 person limit has been reached.
You will receive a confirmation e-mail with your time slot and registration form attached. This compulsory form must please be returned via e-mail to ensure attendance.

All correspondence and enquiries can be addressed to Louis Esterhuizen of WINPLAN.
E-mail: winplan@winplan.com.na
Tel: 061-245761

WINPLAN

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE OR TO ANY OF THE LIQUOR ACT, 1998 (Regulations 14, 28 & 33)

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

1. Name and postal address of applicant: SHYAPATA CHARLES PUWULO, P O BOX 841 KATIMA
2. Name of business or premises: CLEVY INVESTMENT BIKEREW
3. Address/Location of premises to which application relates: OMEGA 8
4. Nature and details of application: LIQUOR AND GROCERIES LICENCE
5. Date on which application will be heard: 15 JULY 2020

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.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE OR TO ANY OF THE LIQUOR ACT, 1998 (Regulations 14, 28 & 33)

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

1. Name and postal address of applicant: KANGUNDU P O BOX 2223, MONGUA
2. Name of business or premises: KANGUNDU INVESTMENT ENTERPRISE
3. Address/Location of premises to which application relates: OMEGA 8
4. Nature and details of application: LIQUOR AND GROCERIES LICENCE
5. Date on which application will be heard: 15 JULY 2020

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.



NOTICE

Stubenrauch Planning Consultants cc on behalf of the owner of Portion 16 of the Farm Oranjemund Townlands No 165, herewith inform you that we intend to apply for the following:

• Rezoning of Portion 16 of the Farm Oranjemund Townlands No 165 from "Private Open Space" to "Undetermined" for Township Establishment purposes.

Portion 16 is situated south of Oranjemund along the Orange River and Atlantic Ocean. Portion 16 measures 227.1657 ha in extent. According to the Oranjemund Town Planning Scheme, Portion 16, is currently zoned as "Private Open Space". It is the intension of the Owner to subdivide Portion 16 of the Farm Oranjemund Townlands No. 165 into Portion A and Remainder. The proposed subdivision will enable the rezoning of Portion A from "Private Open Space" to "Undetermined" for the purpose of Township Establishments.

According to the Oranjemund Town Planning Amendment Scheme, *Undetermined use refers to "means land reserved for future urban development, further provided that any consent, inclusive of uses by Council and the Competent Authority, on an erf shall be subject to the regulations of Clause 7 of this scheme"*

Take note that the locality map of the erf lies for inspection during normal working hours on the town planning notice board of the Oranjemund Town Council and SPC Office, 45 Feld Street Windhoek.

Further take note that any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Oranjemund Town Council and the applicant in writing on or before Friday, 26 June 2020.

Applicant:
Stubenrauch Planning Consultants cc
P O Box 41404
Windhoek
Tel: (061) 25 1169
Our Ref: WP20017

NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for:

• rezoning of Erf 6056, Schmerenbeck Street Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a built of 0.4
• consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use in the form of dwelling units; and
• consent to use the erf for 'office' purposes while the rezoning is formally being completed.

Erf 6056 Schmerenbeck Street, Windhoek is 912m² in extent and zoned residential with density of 1 dwelling per 900m². It is the intension of the owner to use the erf for office and residential purposes. To be able to use the erf for office and residential purposes it must be rezoned to 'office' with a built of 0.4 and Council must grant consent for an additional floor area to be used for residential purposes. If approved by Council an office floor area of 365m² and an additional floor area of 152m², to be used for residential purposes, may be constructed. Enough parking as required in terms of the Town Planning Scheme will be provided.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Res. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6371
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: office@dutoitplan.com



NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, intends to apply to the Windhoek City Council for:

• rezoning of Erf 543, No. 26 Andradist Street, Erospark from 'office' with a built of 0.4 to 'office' with a built of 0.75;
• rezoning of Erf 542, No. 24 Andradist Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a built of 0.75;
• consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
• consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of dwelling units.

Erf 543, No. 26 Andradist Street, Erospark is 604m² in extent and zoned 'office' with a built of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradist Street, Erospark is 395m² in extent and zoned 'residential' with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erospark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to 'office' with a built of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 518m² and a residential floor of 383m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Res. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6371
AUSSPANNPLATZ
WINDHOEK
Tel: 061-248010
Email: office@dutoitplan.com

• For Rent •

N$20 01-June 103 m² 4 on-site reception bathroom kitchenette 2 rooms 1221 520 •N$20 Sheet 130 m² flow shop office kitchenette •N$12 000 •Kuisebmond 3 bedroom house 1 bathroom Pool •Extension, open area double garage 1 000m² •N$14 000 water included •Extension Flats 3 bedroom house 2 bedroom 2 bedrooms pool entertainment area 1 bedroom flat to, double garage 122m² N$15 000 •N$9 77 001 Freestanding 2 bedroom apartment bathroom N$8 000 •Khomasdal 4 bedroom house 2 bathrooms garage N$11 500 •Otjomuise 3 bedroom House N$5 800 •Otjomuise 2 bedroom apartment N$5 500 •Klein Kuppe, 4 bedroom house all ensuite, entertainment area 200 , view + more N$30 000 •Dorado Acacia 3 bedroom house, garage N$13 000 •Klein Kuppe 3 bedroom House N$8 500 •Brakwater 4 bedroom house 2 bathrooms garage, N$11 500 •Otjomuise 3 bedroom House N$5 800 •Otjomuise 2 bedroom apartment N$5 500 •Klein Kuppe, 4 bedroom house all ensuite, entertainment area 200 , view + more N$30 000 •Dorado Acacia 3 bedroom house, garage N$13 000 •Klein Kuppe 3 bedroom House N$8 500 •Brakwater 4 bedroom House 2 bathrooms, pool, Bedroom House N$5 000 Call 081 623 8474 / 061 207 9317

Rocky Crest 3 bedroom house, lounge kitchen 2 bedroom Brc B/S garage, boundary wall N$10 500, deposit N$5 000 WEB included Call 081 553 1201 / 061 442 2255

Rent Stand Handmade, Borders, Half tone stairs, sports betting (bedsit) boutique pantry shop Stock 081 514 6555 Mr. 9-11 Open or viewing

Business & Property

• For Sale •

Omaps Real Estate
Otjomuise Allen Street, 2 bedroom apartment N$720 000 •Immediate Extension not required and size 1 x 1m for N$25 each
Call 081 758 5212

Exterior Real Estate is Really proud to add a new listing in Ongwediva, Ondangwa, Oshakati Oluno Oluno Channels And Swakopmund. This property is in a very good condition. Property size is 1 x 1m for N$25 each. For more information or you behalf on a better time communication a negotiable Contact Us At 081

Uniquely Photographic Spacious 2 bedroom flat 2 bathrooms to be shared, N$325 000
Eleni-Namibian Guest Chalets Inc N$275 000
Klein Kuppe Gorgeous 3 bedroom townhouse, N$715 000
Call 081 755 9225

Avail 3 bedroom house situated 2.5 kilometres, clarendon kosher school 3 living room, garage, entertainment + private fenced 3 bedrooms for office use House 1 Flat/ Garage with storage N$ 1 Rent N$41 000 - deposit house exclusive, this data exclusively Available from 01 July 2020 Size N$2 250 000 Be the first one Contact 081 122 8452 or 061 310 3417 or 061 322 5023

• For Sale •

Erf Real Estate
"During this time of COVID-19 don't lose sight of your 2020 goals" Homes now at the lowest
Short rate ever!!!
"Otjebekeke House, 3 bedrooms, 2 bathrooms, kitchen, TV Room, dining + living, storage N$1 750 000
"Khomasdal House 3 bedroom, 3 bathroom, 2 living area, garage, flat outside for extra income N$1 850 000
"Klein Kuppe House 2 bedroom, 2 bathroom, guest toilet, kitchen, lounge, garage N$1 840 million, Free Pool
"Eros House 1 432m² close to WAP, 4 bedrooms, 2 bathrooms, kitchen, lounge, dining, huge braai and pool, storage, extra parking N$3.5 million
Transfer costs included location and security is the best. For viewing please contact Raymond at 081 218 3787 / 061 232 4005
raymondsmart7@gmail.com

Ongwediva Village Development Trust has now available 2 bedroom houses, brackets and ready for moving in. 3 bedroom flat also now available at our new place with free accomodations in the main bedroom. Erf Size From 370m² TO 440m² N$ We plan good income commission to the buyer and you will be welcome Contact For more Erf 014 02 1 or visit us On Erf 1 right in Ondangwa for viewing

• For Sale •

Hostel For Sale In Arandis, Rental Stock: 5 bedrooms, two double bathrooms Asking Price N$550 000 Negotiable Contact Mr Simeon on 081 233 12 2 or 081 633 1345

•Khomasdal Pompie Alberta Court, 3 bedroom, 2 bathroom fine kitchen with Open Plan Kitchen Garage, Brai area, N$ 1 250 000
•Rocky Crest Arterial Court 3 Bedroom, 2 bathroom townhouse Lounge Built in Braai N$1 200 000
•Otjomuise Logan Court, Brand new 2 bedroom & 3 bedroom flats starting price N$1 100 000
•De-aar Park Ismael Court, 2 bedroom Townhouse N$1 000 000
Call Hein's 081 179 5533

Khomasdal Walvisvel Road Complex Price reduced!!!Investors opportunity Flash facing unit with 2 bedrooms 1 bathroom, kitchen kitchen Built-in-cupboards on the patio overlooking the mountains, Undercover carport Complex close to popular restaurants & the Grove Mall Price N$1 050 000
Contact Rene at 081 124 0703

LOMS Property Real Estate CC
Elandsdoss House 4bedroom, 2 bathrooms lounge kitchen, garage N$3 800 000
Eldoraus (Ext 3) Vacant plot N$350 00 Sqm 439m²
Olalentgras House 3 bedroom, bathroom lounge kitchen, double garage with 2x bedroom flats N$3 000 000
Jacksdale Complex consist of 2 bedroom house bathroom, open plan kitchen and 3 outside rooms, 3 rooms with en-suite Size 615m² N$253 000
Rykaneredorps house 2 bedroom 2 bathroom open lounge kitchen single lock up and N$620 000
Dorneburg

CLASSIFIEDS

Tel: (061 2080800 Fax (061) 220584 Email: Lmeroro@nepc.com.na

Services Notice Notice Notice Notice Notice Notice



- To avoid disappointment on an advertisement appearing on the date you wish, please speak timeously
- Cancellations strictly before 12:00, two working days prior to placing
- Cancellations and alterations 15:00 two days before date of publication in writing only

Rates
(VAT Inclusive)
Legal Notices N$50.00
Land Title N$40.50
Liquor Licences N$40.50
Name Change N$40.50
Estate Notices N$200.00
Deceased Estate from N$200.00
Insolvency Meeting from N$200.00
Thank You / Memoriam from N$200.00

Terms and Conditions Apply.

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
OSHIKOTO
1 Name and postal address of applicant
HAGWA AMUTENYA
P.O. BOX 473 ONDANGWA
2 Name of business or proposed business to which applicant relates
CATTLE POST SHEBEEN
3 Address/Location of premises to which Application relates
OMATOPE
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the Court with whom Application will be lodged
OSHAKATI
6 Date on which application will be Lodged
30 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region
ZAMBEZI
1 Name and postal address of applicant
SITOYO ASAVA LIMITED
P.O BOX 8043, KATIMA
2 Name of business or proposed business to which applicant relates
AMANYU ENTERTAINMENT BAR
3 Address/Location of premises to which Application relates
MAFUTA, KONGOLA AREA
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged
KATIMA MULILO
6 Date on which application will be Lodged
15 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 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

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
OMUSATI
1 Name and postal address of applicant
JOSEF JASON
P.O BOX 10326, OSHTHIVA
2 Name of business or proposed business to which applicant relates
TAUKO CHEGEEDH
3 Address/Location of premises to which Application relates
OMAKASHO VILLAGE, OMUTHIYA CONSTITUENCY
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged
OSHAKATI
6 Date on which application will be Lodged
30 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
OMUSATI
1 Name and postal address of applicant
JOHANNES HUFILIKA
P.O.BOX 2391, OUTAPI
2 Name of business or proposed business to which applicant relates
LEGEND CHEEGEEN
3 Address/Location of premises to which Application relates
OUTAPI/OMUTHIYA OMUANDJERA, OKAHAO CONSTITUENCY,
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged
OUTAPI
6 Date on which application will be Lodged
15 – 30 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 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

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
OMUSATI
1 Name and postal address of applicant
TWOFENI SHIKUKU
P O BOX 271 OKAHAO
2 Name of business or proposed business to which applicant relates
TWO SISTERS
3 Address/Location of premises to which Application relates
OLUKWA OMUWATA – OKGAHUKURA, OKAHAO CONSTITUENCY
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged
OUTAPI
6 Date on which application will be Lodged
15 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region
OMUSATI
1 Name and postal address of applicant
ANNA TAMA KATHINDO
P.O BOX 493, OKAHAO
2 Name of business or proposed business to which applicant relates
LIZETTE
3 Address/Location of premises to which Application relates
OKAHAO – EXTENSION NO 1, OKAHAO CONSTITUENCY
4 Nature and details of application
RESTAURANT WITH PUBLIC BAR
5 Clerk of the court with whom Application will be lodged
OUTAPI
6 Date on which application will be Lodged
15-30 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY
LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 28 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below will be made to the Regional Liquor Licensing Committee, Region
OMUSATI
1 Name and postal address of applicant
TEKELA EPANDE ELEKA
P.O BOX 271 OKAHAO
2 Name of business or proposed business to which applicant relates
OKOHUNGWA ELEKA T/A MONYATA
3 Address/Location of premises to which Application relates
OMAHENGELA OVALUDE OMUANDJERA OKAHAO CONSTITUENCY
4 Nature and details of application
SHEBEEN LIQUOR LICENCE
5 Clerk of the court with whom Application will be lodged
OUTAPI
6 Date on which application will be Lodged 15 – 30 JUNE 2020
7 Date of meeting of Committee at which application will be heard
12 AUGUST 2020
Any objection or written submission in terms of section 29 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

NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, intends to apply to the Windhoek City Council for

- rezoning of Erf 6056, Sommerbeck Street, Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use in the form of dwelling units, and
- consent to use the erf for 'office' purposes while the rezoning is formally being completed

Erf 6056, Sommerbeck Street, Windhoek is 912m² in extent and zoned residential with density of 1 dwelling per 900m². It is the intension of the owner to use the erf for office and residential purposes. To be able to use the erf for office and residential purposes it must be rezoned to 'office' with a bulk of 0.4 and Council must grant consent for an additional floor area to be used for residential purposes. If approved by Council an office floor area of 365m² and an additional floor area of 182m², to be used for residential purposes may be constructed. Enough parking as required in terms of the Town Planning Scheme will be provided.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is July 1, 2020).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6371, AUSSPANNPLATZ
WINDHOEK
Tel: 061-240310
Email: office@dutoitplan.com

Charlie du Toit

TO LET

BRIDGE PARK SECURITY ESTATE OKAHANDJA

Brand New 2 Bed & 1 Bath apartments from N$3700 pm available for rental at Bridge Park Security Estate, Okahandja

Do not miss out

Apply now and get your First month's rent for Free!

NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, intends to apply to the Windhoek City Council for

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75,
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75,
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy which shall be devoted solely to residential use of dwelling units.

Erf 543, No. 26 Andradiet Street, Erospark is 634m² in extent and zoned 'office' with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradiet Street, Erospark is 395m² in extent and zoned 'residential' with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erospark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to 'office' with a bulk of 0.75. This new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 513m² and a residential floor of 338m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6371
AUSSPANNPLATZ
WINDHOEK
Tel: 061-240310
Email: office@dutoitplan.com

NOTICE FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

AN ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED SAMARERA AGRICULTURAL PRODUCE AT SAMARERA VILLAGE, KAVANGO WEST REGION

Notice is hereby given to all Interested & Affected parties (I & APs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management act (No 7 of 2007) and its regulations of 2012 for the following:

Project Name: SAMARERA AGRICULTURAL PRODUCE

Project location: SAMARERA VILLAGE, KAVANGO WEST REGION

Proponent: SAMARERA AGRICULTURAL PRODUCE PTY LTD

Project description: The proposed development entails the establishment of an irrigation scheme.

Samarera Agricultural Produce Pty Ltd has appointed Enviroplan Consulting cc to conduct an Environmental Impact Assessment and Environmental Management Plan.

All interested & Affected parties (I & APs) are encouraged to register and raise their concerns or provide comments and opinions. Background Information Document (BID) will be provided upon indication as I & APs.

A community meeting is planned and will be conducted on the 27th of June 2020 at Samarera Village, Kavango West, Namibia.

Should you wish to register as an I & Aps, please contact Enviroplan Consulting cc at +264812550794, Email: enviroplanadm2@gmail.com

Deadline of comments and /or registration is 15 July 2020

NOTICE OF INTENTION TO APPLY FOR ELECTRICAL CONTRACTOR'S LICENSE

I, Nangongo Tuyaamena FARADAYZ INVESTMENTS CC of (address) ERF 16 VAN ASWAGEN STREET, PIONIERSPARK, WINDHOEK hereby give notice of my intention to apply to the CITY OF WINDHOEK for a contractor's license in terms of paragraph 57 Part 8 of the Electricity Supply Regulations.

Any person having just and valid objection to the issue of such license is called upon to lodge such objection, in writing on or before 11 MAY 2020 (a date at least seven days from the date of the last publication of this notice) with the Steering Engineer, Planning

NOTICE

Stubenrauch Planning Consultants cc were appointed by Dr. Jonathan Jolla, the registered owner of Erf 1135, Olympia to apply on his behalf to the City of Windhoek for the following:

- CONSENT IN TERMS OF TABLE B OF THE WINDHOEK TOWN PLANNING SCHEME TO OPERATE A "BUSINESS BUILDING" IN THE FORM OF A COFFEE SHOP AND TAKE AWAY ON ERF 1135, OLYMPIA.

Erf 1135 is located at the corner of Esther Brand and David Carstens Street in the neighbourhood of Olympia and measures 2327m² in extent. According to the Windhoek Town Planning Amendment Scheme Erf 1135, Olympia is zoned as "Office" with a bulk of 0.4 and is currently used for an eye clinic. It is the intension of our client to apply for consent to operate a "business building" in the form of a coffee shop and take away on Erf 1135 Olympia.

In terms of Table B of the Windhoek Town Planning Scheme, one can, with consent from the City, have a business building on an erf zoned for "Office" purposes. Our client was previously issued with a fitness certificate by the City of Windhoek to operate a coffee from a section of the subject erf. Our client is formalising the existing coffee shop by applying for the subject consent use.

According to the City of Windhoek Town Planning Amendment Scheme, "business building" refers to a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes ...".

Sufficient parking will be provided in line with the City of Windhoek Town Planning Scheme.

Take notice that the locality map of the erf lies for inspection during normal office hours on the town planning notice board at the Customer Care Centre of the City of Windhoek, (Town House Office, Independence Avenue) and SPC Office, 45 Feld Street, Windhoek.

Further take notice that any person objecting to the proposed change in land use as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek (Town House Office, Independence Avenue, 5TH Floor, Office No 515) and with the applicant in writing before Friday, 10 July 2020

Applicant
Stubenrauch Planning Consultants
PO Box 41404
Windhoek
Tel. (061) 251189
Our Ref.: Wi18049

Stubenrauch SPC

76B Pastour 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 in writing within 14 days of the last publication of this notice (final date for objections is Friday, 26th June 2020).

Contact: Harold Asting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P O Box 3216 Windhoek
Cell 081 127 2570 / 061 - 238450
Fax 0866406401

HARMONIC

NOTICE

Take notice that **DU TOIT TOWN PLANNING CONSULTANTS**, on behalf of the owners intends to apply to the Windhoek City Council for

- rezoning of Erf 543, No 26 Andradiet Street, Erospark from office with a bulk of 0.4 to office with a bulk of 0.75
- rezoning of Erf 542, No 24 Andradiet Street, Erospark from residential with a density of 1 dwelling per 250m² to office with a bulk of 0.75
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a business building for medical consulting rooms
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area in terms of Council's Policy, which shall be devoted solely to residential use of dwelling units

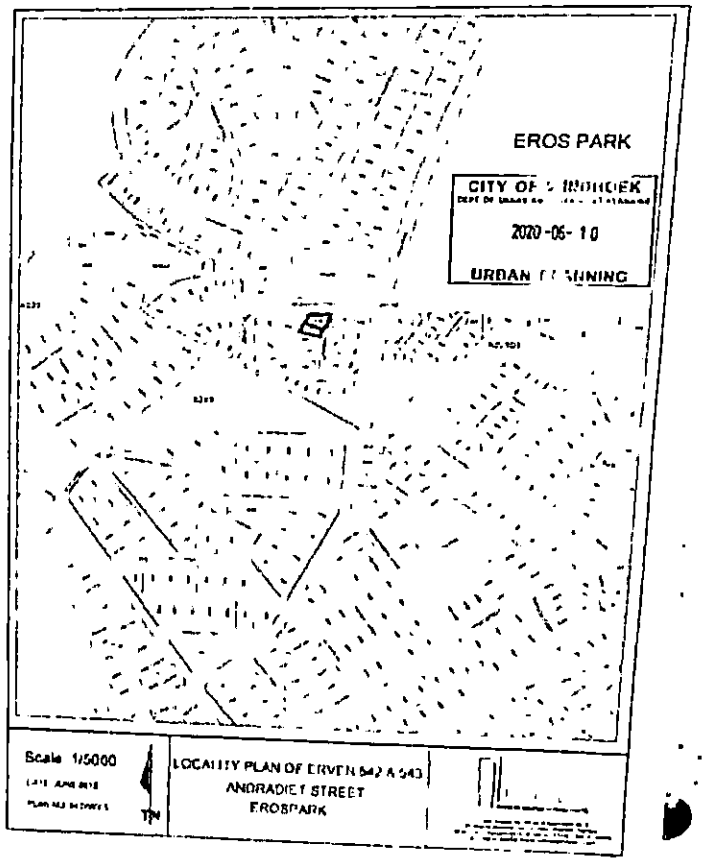
Erf 543, No 26 Andradiet Street, Erospark is 604m² in extent and zoned office with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No 24 Andradiet Street, Erospark is 395m² in extent and zoned residential with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erospark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses both erven must be rezoned to office with a bulk of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 518m² and a residential flat of 38m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

Further take notice that the locality plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the City Council and the applicant in writing within 14 days of the last publication of this (final date for objections is July 1, 2020).

Applicant
DU TOIT TOWN PLANNING CONSULTANTS
P O Box 6871
AUSSPANNPLATZ
WINDHOEK
Tel 061-248010
Email office@dutoitplan.com

CITY OF WINDHOEK
2020 -05- 19
URBAN PLANNING



2020).

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Further take notic
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within 14 days of t

Applicant
DU TOIT TOW
P O Box 6871
AUSSPANNPL
WINDHOEK
Tel 061-248
Email office@

Notice is hereby given to all Interested and Affected Parties (I & AP's) that an application will be made to the Environmental Commissioner for the Environmental Clearance in t
Environmental Management Act (No. 7 of 2007) and Environmental Impact Assessment Regulations (GN No. 30 of 6 February 2012) for the following intended activity.

Project Name: Closure of the Remainder of Erf 87, Lafrenz as a "Public Open Space" and subsequent subdivision and rezoning

Project Location: Within the City of Windhoek, Lafrenz Township, Tobias Hainyeko Constituency, Khomas Region, Namibia

Project Description: The proposed development will entail the following activities:

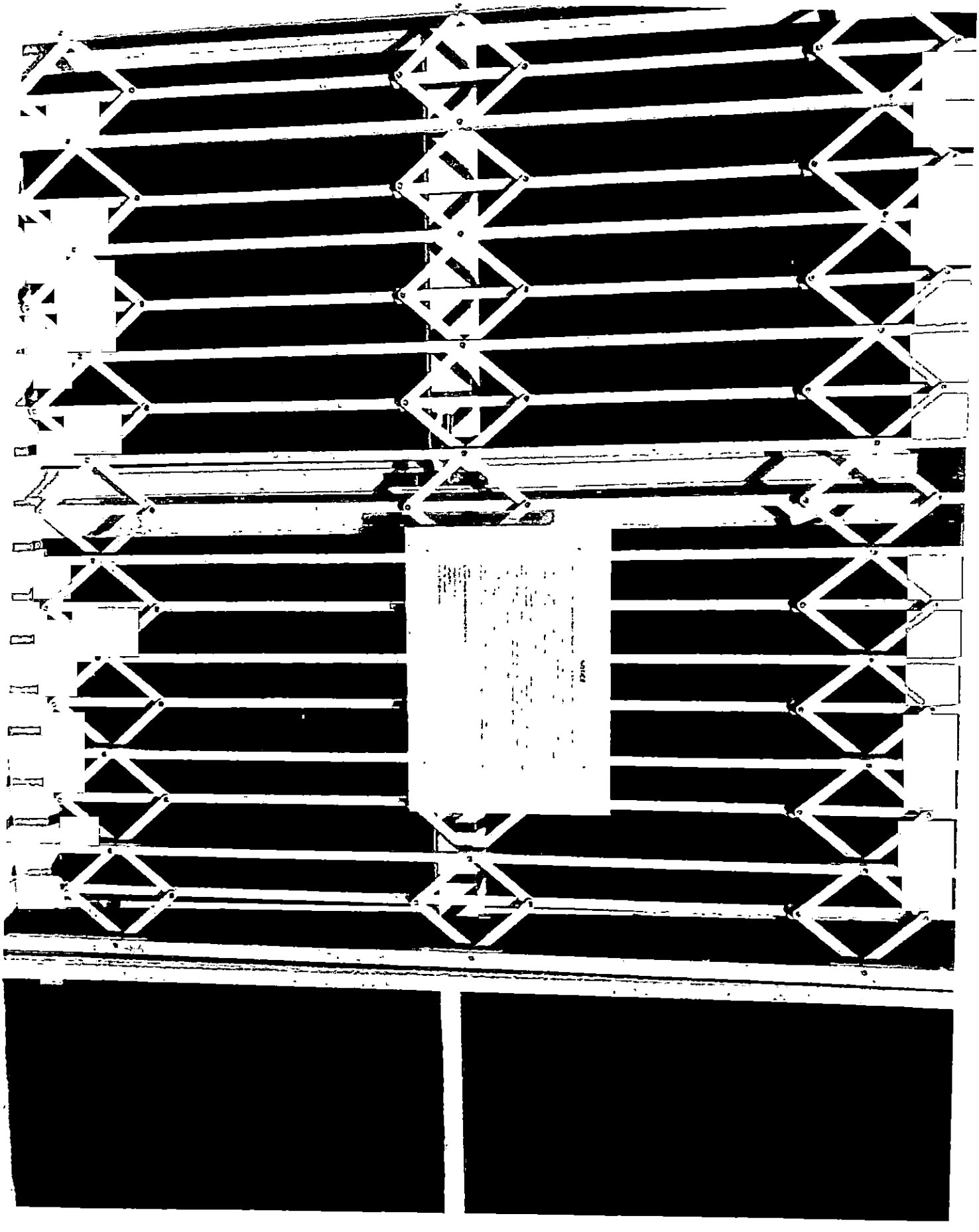
- Subdivision of Erf 87, Lafrenz into Portion A and Remainder;
- Closure of the Remainder of Erf 87, Lafrenz as a Public Open Space, and
- Rezoning of the Remainder of Erf 87, Lafrenz

Tak
lens

ERF 542



ERF 543



Du Toit
TOWN PLANNING CONSULTANTS

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

AVL CC
PO Box 86763
EROS

11 June 2020

Dear Sir/Madam

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

It is my intention to apply, on behalf of the owners, to the City Council of Windhoek for:

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

Erf 543, No. 26 Andradiet Street, Erospark is 604m² in extent and zoned 'office' with a bulk of 0.4. The erf is currently used for medical purposes. Erf 542, No. 24 Andradiet Street, Erospark is 395m² in extent and zoned 'residential' with a density of 1 dwelling per 250m². This erf is currently used for residential purposes. It is the intension of the owners of both erven to consolidate the erven into one erf and to enlarge the current medical facilities on Erf 543, Erospark and to include residential uses. To be able to consolidate the erven, accommodate the proposed medical offices and residential uses, both erven must be rezoned to 'office' with a bulk of 0.75. The new zoning and consent, if supported by Windhoek City Council, will allow the owners to construct an office building of 518m² and a residential floor of 388m² and to use the office floor area for medical consulting rooms. Enough onsite parking will be provided in accordance with Municipal regulations.

The locality of the erf is shown on the attached plan.

Before the application is submitted to the City Council, you, as the owner of Erf 541, Andradiet Street, Erospark, situated next to the erf, are herewith given the opportunity to comment on the above proposal.

Kindly provide us with your comments not later than 1 July 2020. All comments received by this date will be included in the application to the City.

Kind regards

Elmarie du Toit

LIST OF REGISTERED ITEMS POSTED

NAM POST

by Du Tait Town Planning Consultants

Sender's reference no.	Addressee's name and address	Registration no.
1	Winthrop Medi-Clinic E 544 EP Box 9811 Eros.	RR 010786581 NA
2	AVL cc E 541 EP Box 86763 Eros	RR 010786913 NA
3	C J Marais E 545 EP Box 6118 Ausspannplatz.	RR 010786927 NA
4	Pick'n Pay E 546 EP Box 9471 Eros.	RR 010786935 NA
5	T. Gericke E 547 EP Box 9511 Eros.	RR 010786944 NA
6	SK Kail E 548 EP Box 1355 Nimrinark	RR 010786958 NA

studio print 13647

Number of items 6/SIX

Received by

Date-stamp

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

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: DR. P.E. le Roux

Address: 13 ANDRADIET St

EROS

Telephone: 416501

I the owner of Erf 542 & 543 Erospark

(Please indicated with "x" in appropriate box)

[✓] **do not object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

[ ] **do object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

.....

.....

.....

.....

Signature

Date

Kindly take note that comments should reach our office by 1 July 2020

1

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: Elmarie Vink for Medi-clinic Windhoek

Address: Heliodoor Street

.....

Telephone 433 1533

I, the owner of Erf RE 458, Erospark

(Please indicated with "x" in appropriate box)

[X] **do not object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

[ ] **do object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

.....

.....

.....

.....

Signature

1/07/2020

Date

Kindly take note that comments should reach our office by 1 July 2020

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: Feli Sheet Invest 36-10 CC

Address: Box 6871

Ausspannplatz

Telephone : 061-248010

I, the owner of Erf 538, Erospark

(Please indicated with "x" in appropriate box)

[X] **do not object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

[ ] **do object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
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- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

.....

.....

.....

.....

....

Signature Date

Kindly take note that comments should reach our office by 1 July 2020

REZONING AND CONSENT OF ERVEN 542 AND 543, EROSPARK TO 'OFFICE' WITH A BULK OF 0.75

Name: S.M. Rogers

Address: 22 Andradiet St

Erospark

Telephone : 081 366 3103

I, the owner of Erf 541, Erospark

(Please indicated with "x" in appropriate box)

[ ] **do not object to**

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

[X] **do object to** very, very strongly it will ruin my whole standard of living.

- rezoning of Erf 543, No. 26 Andradiet Street, Erospark from 'office' with a bulk of 0.4 to 'office' with a bulk of 0.75;
- rezoning of Erf 542, No. 24 Andradiet Street, Erospark from 'residential' with a density of 1 dwelling per 250m² to 'office' with a bulk of 0.75;
- consent in terms of Table B of the Windhoek Town Planning Scheme to use the erven for a 'business building' for medical consulting rooms;
- consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for additional floor area, in terms of Council's Policy, which shall be devoted solely to residential use of 'dwelling units'.

If objecting, please state the reasons:

I strongly object as the building is very close to my property. It will block all my winter sunlight & make my home dark. This is supposed to be a quiet residential cul de sac & it is rapidly turning into a business area. This construction will seriously lower the value of my house. Would I receive any compensation for this?

Signature S M Rogers 081 366 3103 Date 21/7/2020

Kindly take note that comments should reach our office by 1 July 2020

Please let me know if you have received this

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax 2 email +088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: info@rkpc.com.na/rkhiba@gmail.com
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/3246/W **29 September 2022**

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

Department of Urban and Transportation Planning

Attention: Mr. H. Rust

Dear Sir,

AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

1. APPLICATION

The above subject matter refers to Ritta Khiba Planning Consultants cc on behalf of owner (Travelers Rest Guesthouse) represented by Mrs Hilda Bone of Erf 3246, Windhoek, Dr. Kuaima Riruako Street No. 108, Windhoek hereby submits this application detailing the following;

- Amendment of the zoning of Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek from 'General Residential' with a density of 1:250 m² to 'Hospitality', to allow 15 Bedrooms (Hotel Pension), known as Travelers Rest Guesthouse and consent for an Office.

The amendment of the zoning of Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek from 'General Residential' with a density of 1:250 m² to 'Hospitality', to allow 15 Bedrooms (Hotel Pension), known as Travelers Rest Guesthouse and consent for an Office is submitted in line

with the new policy as provided for in Amendment Scheme no. 103 which was approved during December 2021.

This submission is made after a meeting that took place between Mr. Rust and Ms. Khiba on amending an already proclaimed zoning of 'General Residential' for Erf 3246, Windhoek. This erf is solely used for hospitality activities and the zoning of hospitality is found to be more compatible. Since the general residential zoning with a density of 1:250 m is equal to hospitality in terms of the land use value it offers, there is no need to have advertised. It was resolved in that meeting that the adjacent erf owners consent be obtained to than amend the zoning from general residential to hospitality.

2. ERF/ SITE INFORMATION

Erf 3246 is located in Dr. Kuaima Riruako Street No. 108, Windhoek West area. The topography is a bit hilly but since it is an already developed erf, the terrain has been modified to accommodate the development. The erf is currently zoned as 'General Residential' with a density of 1:250 m² and is approximately 905 m² in extent. The erf is currently being used for a guesthouse and there are 3 buildings on the erf with an entertainment area for the guests. Access to the erf is obtained via Dr. Kuaima Riruako Street. The erf is already connected to the existing municipal infrastructure.

2.1 Existing Title Deed Conditions

The existing conditions of title reads as follows"

1. "Outbuildings and/or servants quarters erected on this erf may not be occupied by anyone except the bona fine domestic servants of the registered owner or his tenant."
2. "In the event of the Municipality laying out and constructing the street at a level; differing from the average level of any of the erven, the owner or his successor in title, shall construct at own cost a retaining wall at any street boundary, of sufficient height and strength to prevent any portion of the erf falling into the street or vice versa. All such retaining walls shall be built in consultation with the Municipality and shall be subject to its approval."

3. "No new buildings or structures or any portions thereof, except the boundary walls or fences shall be erected nearer than 5 meters to the street line which forms a boundary of this erf, nor within 3 meters of any lateral or rear boundary common to an adjoining erf."
4. "This erf shall be used for residential purposes only and not more than one dwelling house, for a single family together with the necessary outbuildings and appurtenances, shall be erected on this erf."
5. "No semi-detached houses, flats or maisonettes shall be erected on this erf."
6. "The value of the dwelling house, excluding outbuildings, to be on this this erf shall not be less than N$6000.00."

3. DEVELOPMENT PROPOSAL

The owner of Erf 3246, Windhoek wishes to continue using the property for accommodation establishment purposes with a total of 15 Bedrooms on the erf. The proposed amendment of zoning will ensure that the accommodation establishment activities are best accommodated on a 'Hospitality' zoning. As a result, the amendment of zoning is sought after hence a request to amend it and that there is therefore need for a statutory amendment to accommodate the existing development.

4. MOTIVATION

Hospitality as the newly created zoning in the Municipality of Windhoek and has created opportunities for erf owners to now apply for a larger accommodation of tourist activities. This came as a result of the uncertainties created under the zoning of General Residential in terms of the number of rooms, parking as well as the difficulties the Municipality of Windhoek is faced with to determine an appropriate formula for such activities.

To enable all parties affected and those benefiting from this, secondary uses as oppose to the primary uses, are now able to utilised 100% of the erf for such as a result of the zoning. The Hospitality zoning will now be able to widen the economic choices in hospitality. This has come at the most opportune time as most accommodation establishments are only limited to 9 residential leasable rooms in residential areas. Since Covid-19 started, this had a negative effect

on the tourism industry and the mixture of tourist activities will contribute to the revival of the local tourism industry as this zoning will not only attract international guests but will also give the erf owners opportunities to engage in local tourist activities and accommodate more of the local people.

The surrounding area within the vicinity is of a residential nature as well as guesthouses in its vicinity. Nothing is changing in terms of building use. Only the zoning will be amended to suit the current usage of existing buildings to be utilised for hospitality purposes.

Since the activities will remain the same related to tourism, it will have no negative effect on the surrounding area.

This application is in line with the recent approved hospitality zoning included in Amendment Scheme No. 103 by the line Ministry of Urban and Rural Development. The application should therefore be subjected to an assessment of just amending the zoning to accommodate the existing tourist activities.

5. TRAFFIC ANALYSIS

The proposed amendment of zoning will not change the current development. Therefore, it will not attract a large volume of traffic since there will not be any amendment to the existing development which is of residential by nature. Furthermore, the erf is only utilised by booking depending on the availability of rooms for the guests.

6. PUBLIC CONSULTATION AND OBJECTIONS

The notice of the proposed amendment of zoning was placed on the site and at the Customer Care Centre, on the town planning notice board at the Municipality of Windhoek according to what was discussed between Mr. Hugo Rust and Ms. Ritta Khiba.

All the neighbours within the 50m radius were served with notices, that were hand delivered on the 03 August 2022 and no objections were received. The neighbours that were served with notices are for Erven 3245, 3222, 3224, 3244, 3219, 3247 Windhoek. Erven 3342 and 4913 belongs to the City of Windhoek, therefore those two erven were not served with a notice.

Figure 2 below shows the proof of the notices placed on the Windhoek Municipal Council's notice board and the site indicative of the proposed amendment of zoning.

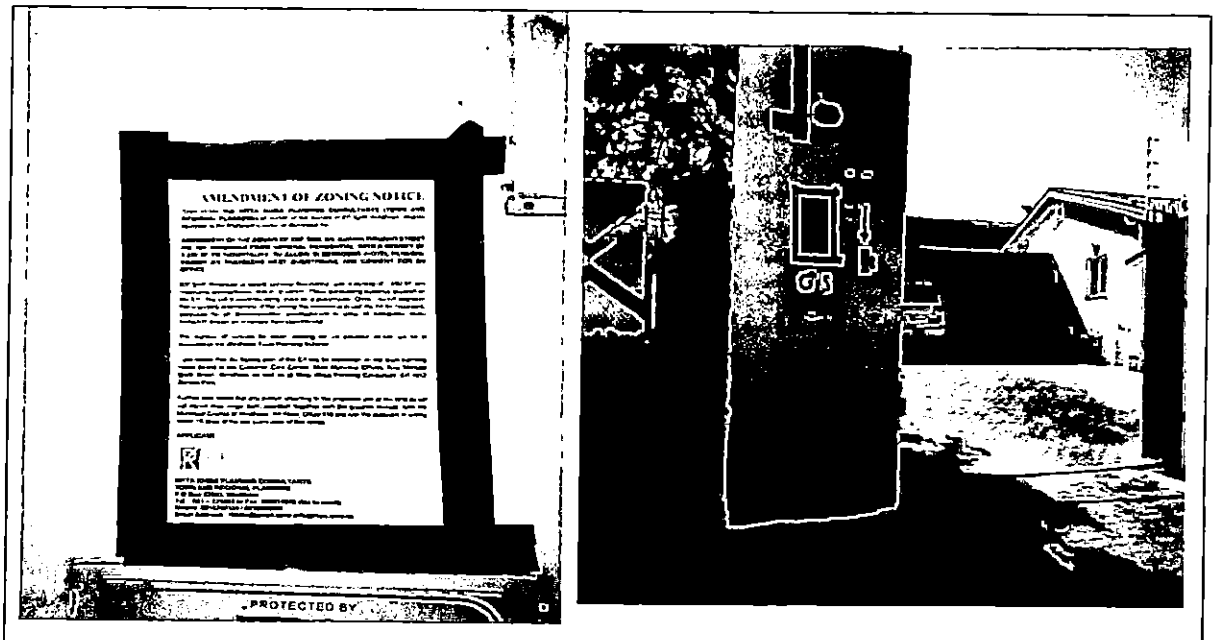


Figure 2: *Shows the proof of the notices placed on the Windhoek Municipal Council's notice board and the site indicative of the proposed amendment of zoning*

7. CLOSING REMARKS

It is against this background that an application is made for the following:

- Amendment of the zoning of Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek from 'General Residential' with a density of 1:250 m² to 'Hospitality', to allow 15 Bedrooms (Hotel Pension), known as Travelers Rest Guesthouse and consent for an Office.

Attached to this application, please find ten (4) copies and the relevant documents in support of the application:

- Locality plan.
- Town Planning Certificate
- Proof of Neighbours Notice
- Power of Attorney.
- Deed of Transfer.

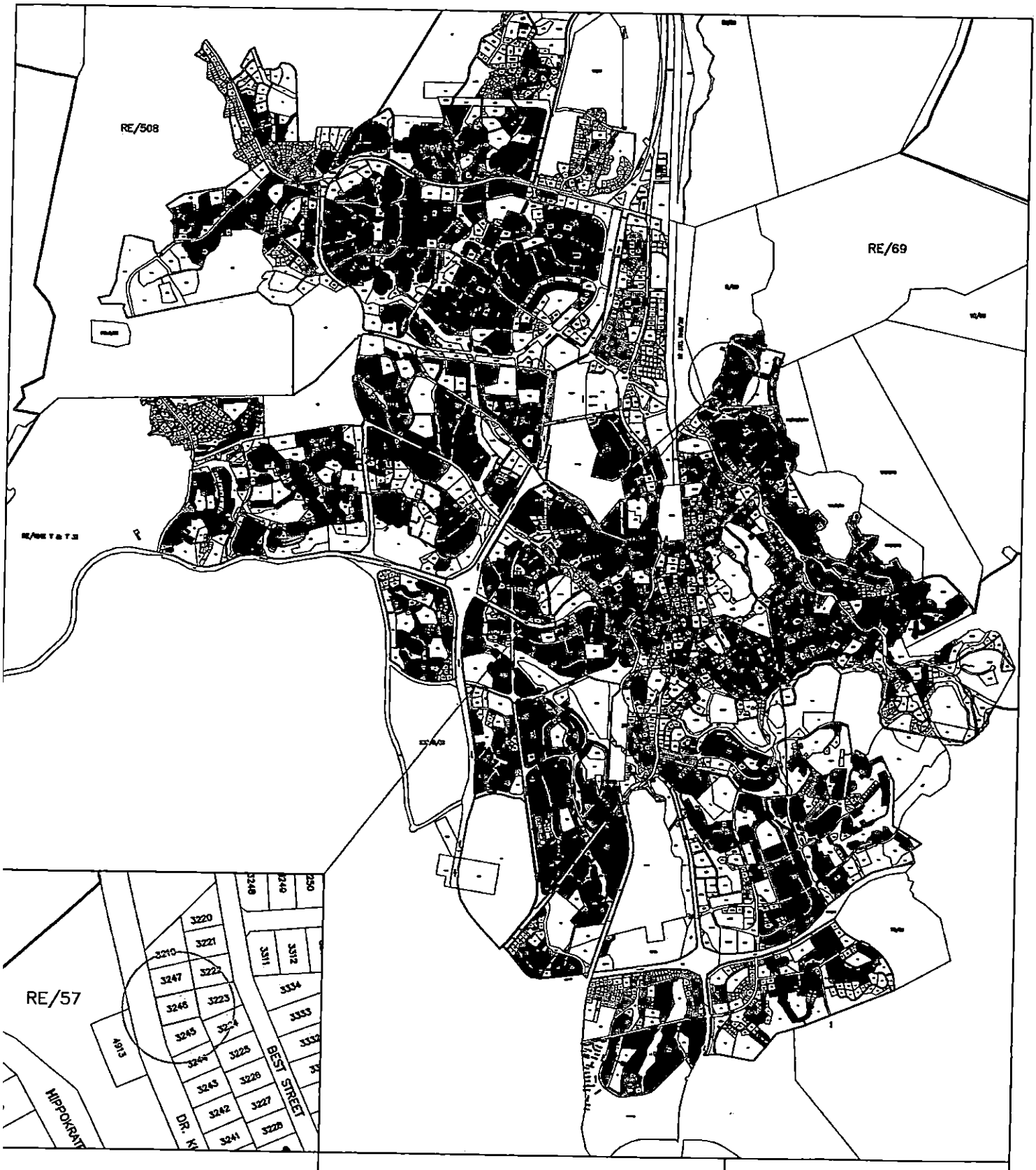
Trust that this application will favourably be considered and should you need further information, kindly contact us at one of the above numbers.

Yours sincerely,

RITTA KHIBA

PRINCIPAL MEMBER

4785



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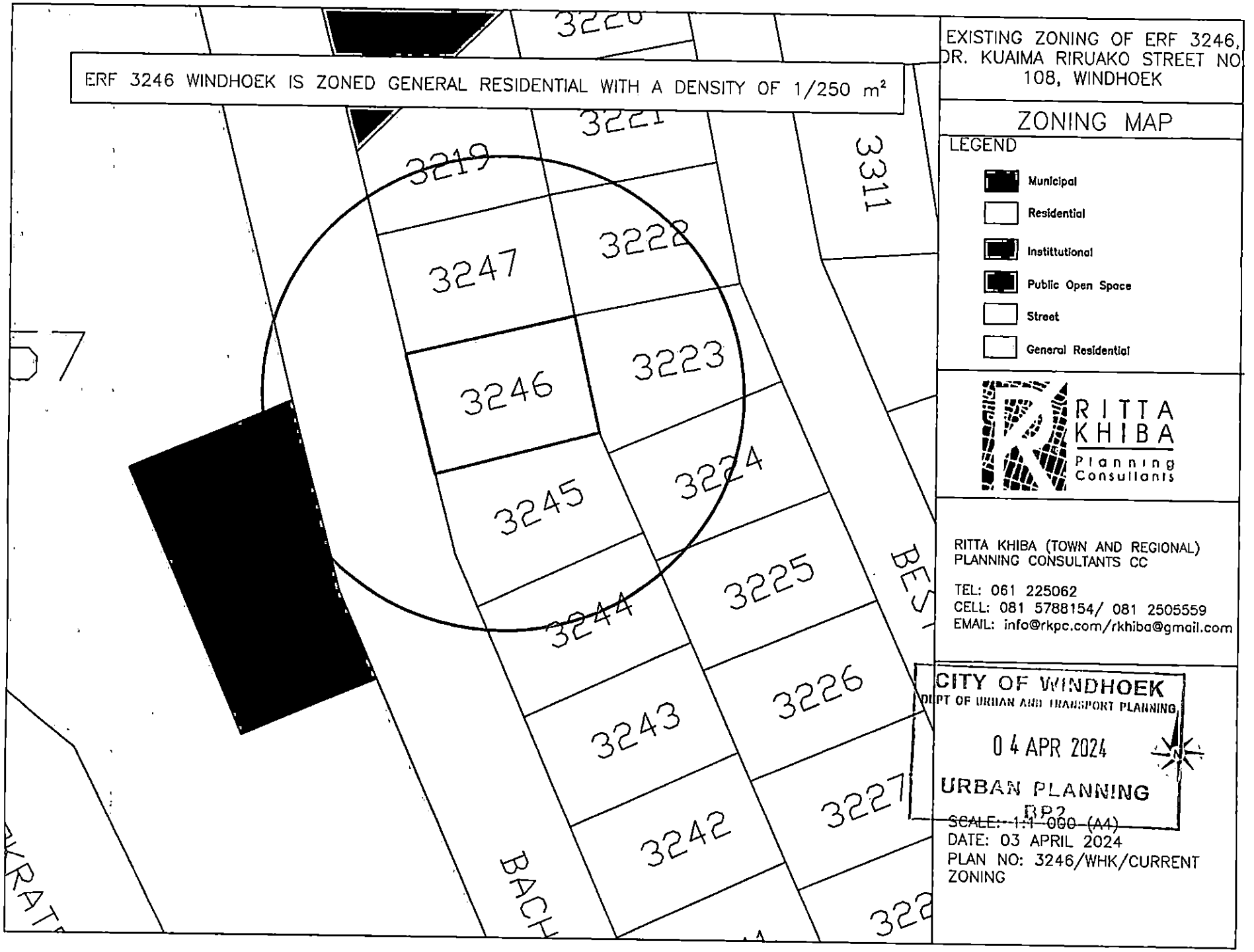
LOCALITY MAP OF ERF 3246, DR. KUAIMA RIRUAKO STREET, WINDHOEK

ERF 3246 = ±906 m²

DATE: 29 SEPTEMBER 2021
PLAN NO: 3246/WHK/LOCALITY

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225082
CELL: 081 5788154/ 081 2505559
EMAIL: rkhiba@gmail.com/info@rkpc.com.na



EXISTING ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO 108, WINDHOEK

ZONING MAP

LEGEND

- Municipal
- Residential
- Institutional
- Public Open Space
- Street
- General Residential

RITTA KHIBA Planning Consultants

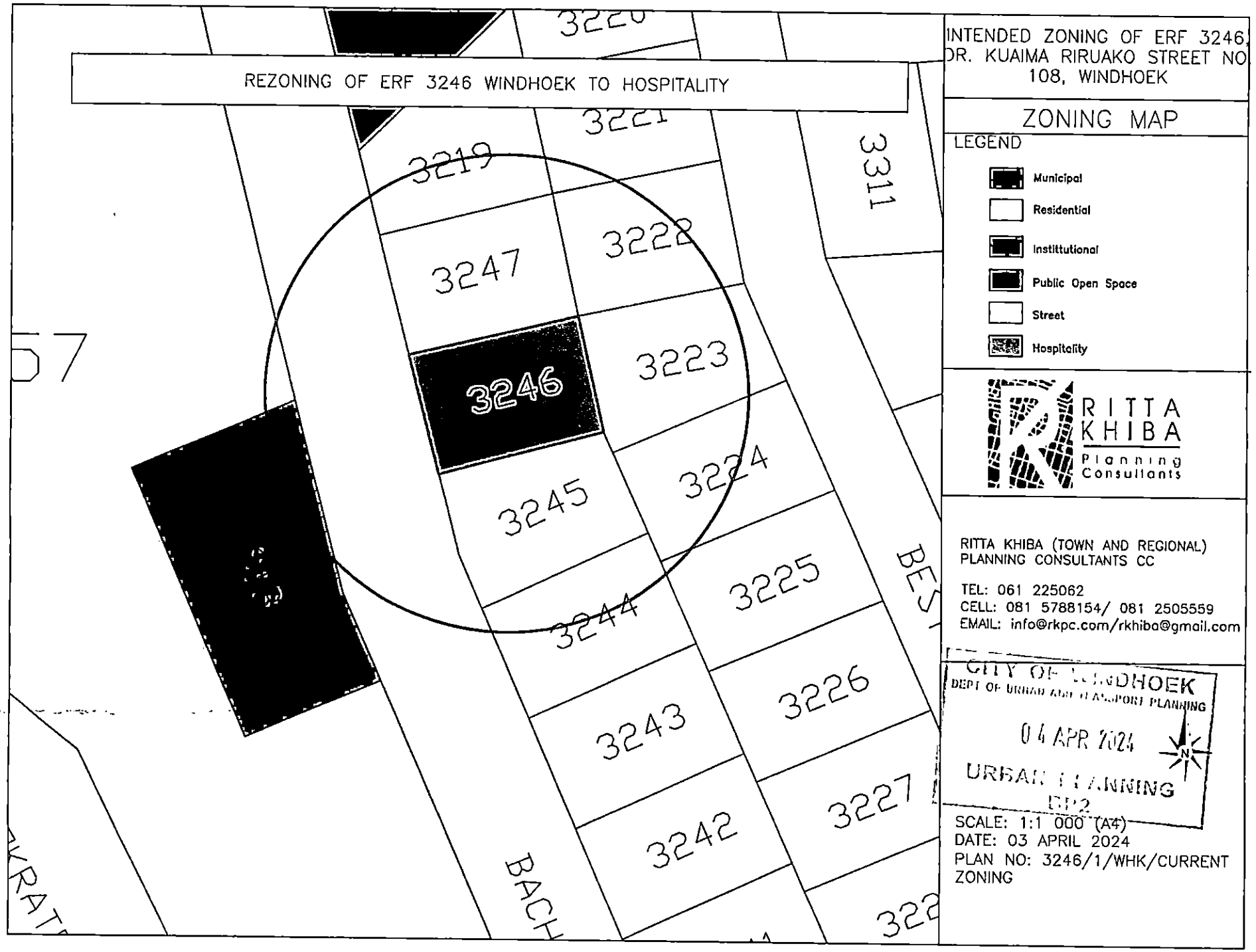
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

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

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
04 APR 2024
URBAN PLANNING
RP2

SCALE: ~~1:1 000 (A4)~~
DATE: 03 APRIL 2024
PLAN NO: 3246/WHK/CURRENT ZONING

(47)


REZONING OF ERF 3246 WINDHOEK TO HOSPITALITY
3220
3221
3219
3247
3222
3246
3223
3245
3224
3244
3225
3243
3226
3242
3227
3311
BACH
INTENDED ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO 108, WINDHOEK
ZONING MAP
LEGEND
Municipal
Residential
Institutional
Public Open Space
Street
Hospitality
RITTA KHIBA Planning Consultants
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC
TEL: 061 225062
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EMAIL: info@rkpc.com/rkhiba@gmail.com
CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
04 APR 2024
URBAN PLANNING
DP2
N
SCALE: 1:1 000 (A4)
DATE: 03 APRIL 2024
PLAN NO: 3246/1/WHK/CURRENT ZONING

NAMIBIA REVENUE N$5

SPECIAL POWER OF ATTORNEY

I/We the undersigned HILDA NUBANE BONE ..... in my/our capacity as owner(s) of **Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek** do hereby nominate, constitute and appoint,

RITTA KHIBA PLANNING CONSULTANTS CC
P O BOX 22543
WINDHOEK

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

AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 M² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

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

Signed at **Windhoek** this 21.. day of **September 2022** in the presence of the undersigned witnesses.

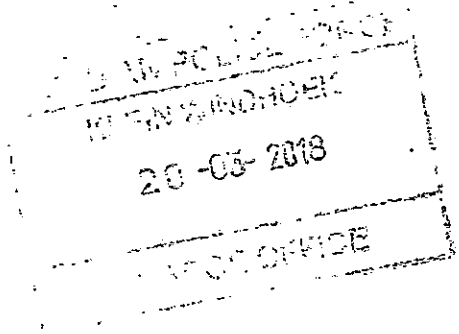
.....
Subscriber

WITNESSES:

1. .....

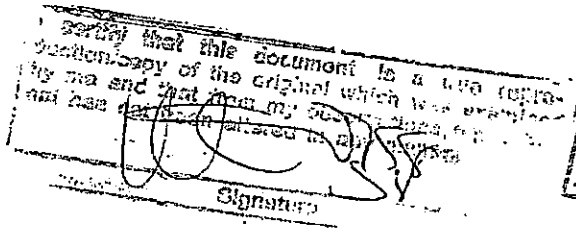
2. .....

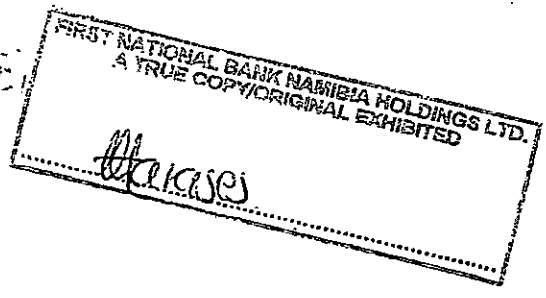
01 DEC 2003



DEED OF TRANSFER

NUMBER T 6689 /2003





Prepared by:

DR. WEDER, KRUGER & HARTMANN
LEGAL PRACTITIONERS, NOTARIES and CONVEYANCERS
Ground Floor - Nimrod Building - Casino Street

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

LIGTHELM/js

PREPARED BY ME

CONVEYANCER
LIGTHELM G J

NAMIBIA REVENUE N$1000
NAMIBIA REVENUE N$50
NAMIBIA REVENUE N$1000
NAMIBIA REVENUE N$20
NAMIBIA REVENUE N$1000
NAMIBIA REVENUE N$10
NAMIBIA REVENUE N$500
NAMIBIA REVENUE N$200
NAMIBIA REVENUE N$100

REGISTRAR OF DEEDS WINDHOEK

MORTGAGED 2003 (No. B 7486/2003)
for N$ 485 000-00
DEEDS OFFICE, WINDHOEK. Deputy REGISTRAR OF DEEDS.

04 JUL 2005
MORTGAGED (No. B 4240/2005)
for N$ 85 000 - 00
DEEDS OFFICE, WINDHOEK. Deputy REGISTRAR OF DEEDS.

DR WEDER, KRUGER & HARTMANN
ATTORNEYS, NOTARIES AND CONVEYANCERS
P O BOX 864
WINDHOEK
9000

I certify that this document is a true reproduction/copy of the original which was examined by me and that from my observation, the original has not been altered in any manner.
Signature

DEED OF TRANSFER NO T 6689 2003

BE IT HEREBY MADE KNOWN

THAT ~~GYSBERTUS JOHANNES LIGTHELM~~ Deputy ANDRE SWANEPOEL

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

AUNE AMUSHENDJE
Born on 7 SEPTEMBER 1957
Unmarried

FIRST NATIONAL BANK NAMIBIA HOLDINGS LTD.
A TRUE COPY/ORIGINAL EXHIBITED

dated the 21st OCTOBER 2003

signed at WINDHOEK

AND THE SAID APPEARER declared that his Principal had truly and legally sold on the **21ST OCTOBER 2003;**

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

HILDA NUBAHE KHOESES
Born on 16 SEPTEMBER 1955
Unmarried

FIRST NATIONAL BANK NAMIBIA HOLDINGS LTD.
A TRUE COPY/ORIGINAL EXHIBITED

Her Heirs, Executors, Administrators or Assigns.

CERTAIN ERF NO 3246 (a Portion of Consolidated Erf 3150) WINDHOEK

SITUATE In the Municipality of WINDHOEK
Registration Division "K"

MEASURING 905 (Nine Hundred and Five) Square Metres

FIRST REGISTERED by Certificate of Registered Title no T.684/1978 with General Plan no A.464/58 relating thereto and held by Deed of Transfer no T.3685/1995

SUBJECT to the following conditions imposed by virtue of Section 22 of the Town Ordinance 1928 (Ordinance 11 of 1928) and created in the said Certificate of Registered Title no T.684/1978 namely:-

A. **IN FAVOUR OF THE CHAIRMAN OF THE EXECUTIVE COMMITTEE:**

This erf shall not be further subdivided without the consent of the Chairman of the Executive Committee and subject to such conditions as it may wish to impose.

B. **IN FAVOUR OF THE MUNICIPALITY:**

1. Outbuildings and/or servants quarters erected on this erf may not be occupied by anyone except the bona fide domestic servants of the registered owner or his tenant.

2. In the event of the Municipality laying out and constructing the street at a level differing from the average level of any of the erven, the owner or his successor in title, shall construct at own cost a retaining wall at any street boundary, of sufficient height and strength to prevent any portion of the erf falling into the street or vice versa. All such retaining walls shall be built in consultation with the Municipality and shall be subject to its approval.

3. No new buildings or structures or any portions thereof, except the boundary walls or fences shall be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of any lateral or rear boundary common to an adjoining erf.

4. This erf shall be used for residential purpose only and nt more than one dwelling house, for a single family together with the necessary outbuildings and appurtenances, shall be erected on this erf.

5. No semi detached houses, flats or maisonettes shall be erected on this erf.

6. The value of the dwelling house, excluding outbuildings, to be erected on this erf shall not be less than N$6 000,00.

FIRST NATIONAL BANK NAMIBIA HOLDINGS LTD.
A TRUE COPY/ORIGINAL EXHIBITED

WHEREFORE the Appearer, renouncing all the Right and title the

TRANSFEROR

heretofore had to the Premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the said Transferee Her Heirs, Executors, Administrators or Assigns now is and henceforth shall be entitled thereto, conformably to local custom; State, however, reserving its rights, and finally acknowledging the purchase price to be **N$397 250,00**

FIRST NATIONAL BANK NAMIBIA HOLDINGS LTD.
A TRUE COPY/ORIGINAL EXHIBITED

0 8 DEC 2003

Signed at Windhoek on together with the appearer, and confirmed with my seal of office.

Signature of Appearer

In my presence

DEPUTY REGISTRAR OF DEEDS ★ MINISTRY OF LANDS, RESETTLEMENT AND REHABILITATION ★

REGISTRAR OF DEEDS

REPUBLIC OF NAMIBIA - MINISTRY OF FINANCE
INLAND REVENUE
TRANSFER DUTY - FORM B

Part I

DECLARATION BY PURCHASER

TRANSFEROR (Seller)

JUNE AMUSHENDJE

FIRST NATIONAL BANK NAMIBIA HOLDINGS LTD.
A TRUE COPY/ORIGINAL EXHIBITED

TRANSFEREE (Purchaser)

HILDA NUBAHE KHOESES

DESCRIPTION OF PROPERTY

CERTAIN **ERF NO 3246 (a Portion of Consolidated Erf 3150) WINDHOEK**

SITUATE **in the Municipality of WINDHOEK**
Registration Division "K"

NAMIBIA POLICE FORCE
KLEIN WINDHOEK
20-03-2006

Date of transaction: **21st OCTOBER 2003**

Consideration: **N$397 250,00**

TRANSFER DUTY PAID BY **DR WEDER KRUGER & HARTMANN**
Postal address: **P O Box 864, WINDHOEK**

FOR OFFICIAL USE

Transfer Duty paid on 397250-00.

Being the Purchaser Price accepted for Stamp Duty purposes

Law under which duty charged

Steel defacing stamp of office of issue

INLAND REVENUE RECEIVED NAMIBIA 28.11.2003

26839

2003/11/28
Receiver of Revenue

CASH REGISTER RECEIPT

281103 109036085 000021820.00

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax 2 email +088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: tpl@rkpc.com.na/info@rkpc.com.na
TOWN, AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/3246/W

Enquiries: Ms. Delisia Gowases

10 July 2023

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

Department of Urban and Transportation Planning

Attention: Mrs. Ruth Kwenani,

Dear madam,

PUBLIC NOTIFICATION PROCESS: REZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

1. Application

Ritta Khiba Planning Consultants has been appointed by the owner of Erf 3246 Windhoek to apply for the rezoning their erf. The rezoning application for Erf 3246 Windhoek from 'General Residential' with a density of 1:250 m² to 'Hospitality' and consent to for an office was submitted in accordance with Section 105(1) (a) of the Urban and Regional Planning Act, Act No. 5 of 2018 on 29 September 2022. The Department of Urban and Transportation Planning requested that the Public Notification in adherance to Section 107 and Regulations 10-12 of the Urban and Regional Planning Act, 2018 and the City of Windhoek Public Particiaption Policy be advertised.

Herewith we are submitting proof of public notification:

2. Public Notification

The rezoning of Erf 3246, Windhoek, was advertised in the following prescribed manner:

- The notices appeared in the 'SUN' and the 'Republikein' newspapers on the 16 and 23 June 2023.
- A notice appeared once in the government gazette on the 15 June 2023.

- A notice was placed on site as well as on the notice board of the Municipality of Windhoek for public notification on the intended rezoning on 15 June 2023.
- Personal particulars of the adjacent erf owners were obtained from the Municipality of Windhoek and all the neighbours were served with notices via registered mail on June 2023.
- These are owners of Erven 3219, 3247, 3245, 3244, 3222, 3223 and 3224 Windhoek.
  No objections or comments were received during the public partication period of 21 days, which lapsed on 07 July 2023.

Attached to this application, please find copies and the relevant documents in support of the application:

- Proof of Neighbours consultation via registered mail
- Image of notice on site and municipal notice board
- Copy of Newspaper notices
- Government Gazette notice

Trust that this application will favorably be considered and should you need further information, kindly contact us at one of the above numbers.

Yours sincerely,

RITTA KHIBA
PRINCIPAL MEMBER

MEMORANDUM

SUBJECT: 1. **Amendment of the zoning of Erf 3246 Windhoek from 'General Residential' with a density of 1:250 to 'Hospitality to allow 15 bedrooms (Hotel Pension), known as Travellers Guesthouse**

2. **Consent for an office**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	05/12/2023	Tel: 290 3359	
Section Engineer: M. SHIIMI	..../..../2023		
Chief Engineer	..../..../2023		

TO:	Urban Planning R. Kwenani	**DATE:**	05 February 2024
FROM:	Section Engineer: Transport Planning	**REF:**	L/3246/W

REVISED COMMENTS:

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

Your application dated 29 September 2022, our comments dated 25 July 2023 and parking layout No.: PRK-001, dated 9/2023 regarding the above application has refers.

Erf 3246 is located in Dr. Kuama Riruako Street in Windhoek West. The erf measures 906m² in extend it was rezoned to General Residential with a density of 1:250. The street carries moderate to high traffic volumes and is normally congested during peak hours. The amendment to rezone to hospitality will not have major effects on the current road network. The erf is located in the Windhoek West High Density Policy Area.

1. This Division has no objections to the proposed Amendment of the zoning of Erf 3246 Windhoek from 'General Residential' with a density of 1:250 to 'Hospitality" to allow 15 bedrooms (Hotel Pension), known as Travellers Guesthouse, Provided that:
   - 1.1 Parking requirements for hotel is minimum 0.66 bays be provided per leasable room plus 5 bays per 100m² open floor space (excluding reception area), plus loading zone on site.
   - 1.2 Parking be provided as per the submitted parking layout No.: PRK-001, REV 1 dated 09/2023, attached.
   - 1.3 Parking allocated on the sidewalk is further subject to the following:
     a. Sidewalk area is subject to lease with Property Management.
     b. Parking be properly constructed with kerb stones making distinction between parking and pedestrian movements.
     c. Sidewalk parking remains public parking and can not be reserved for exclusive use.
     d. Council reserves the right to cancel the lease should such land be needed for municipal services.

e. Service positions are to be ascer[illegible]efore excavating since construction is taking place within the road reserve.

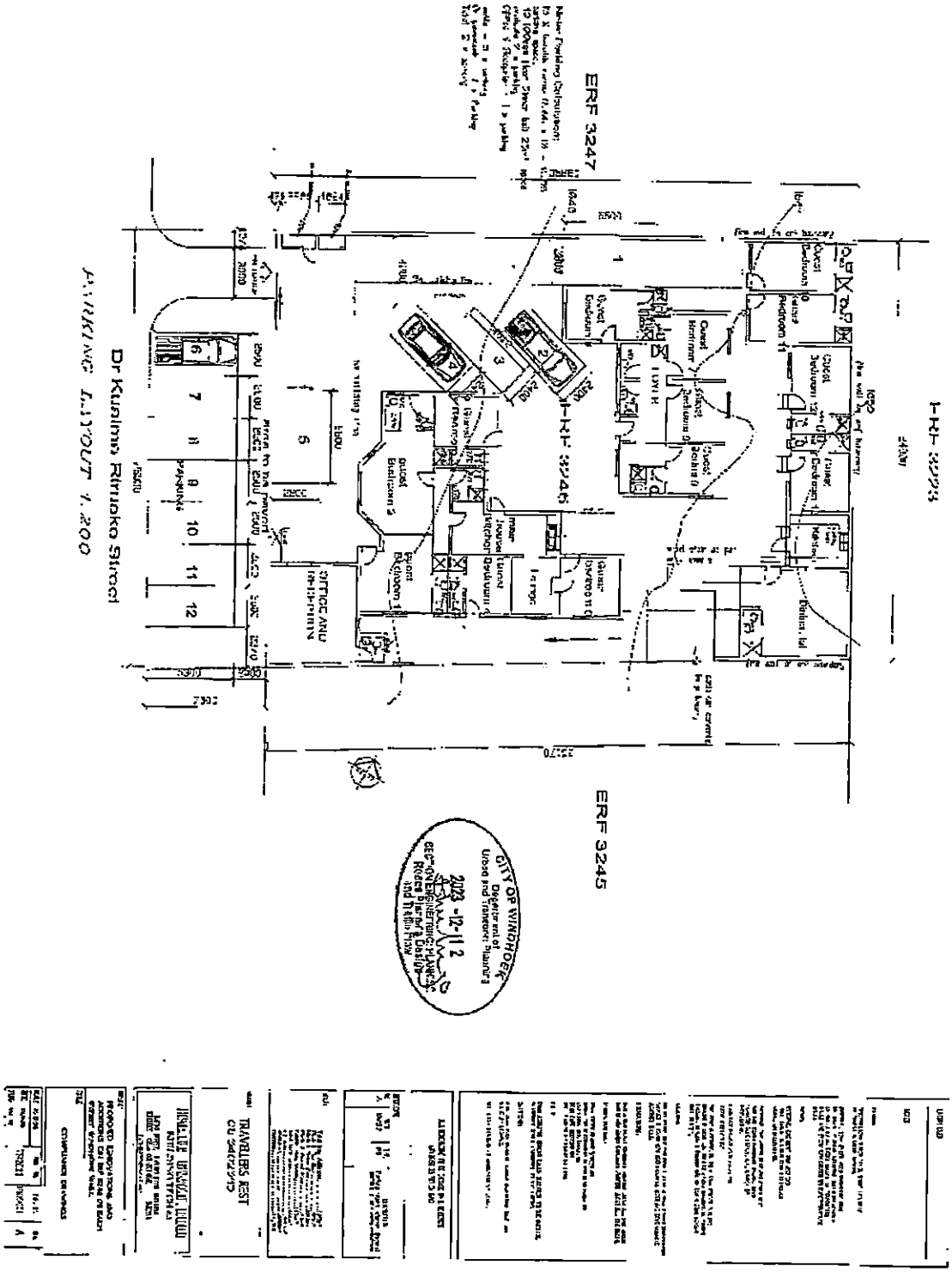
f. That Council will not be held liable to reinstate any parking or compensate the owner for any improvements should the lease/ parking be terminated.

g. 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.

2. This Division has no objections to the Consent for an office, provided that:

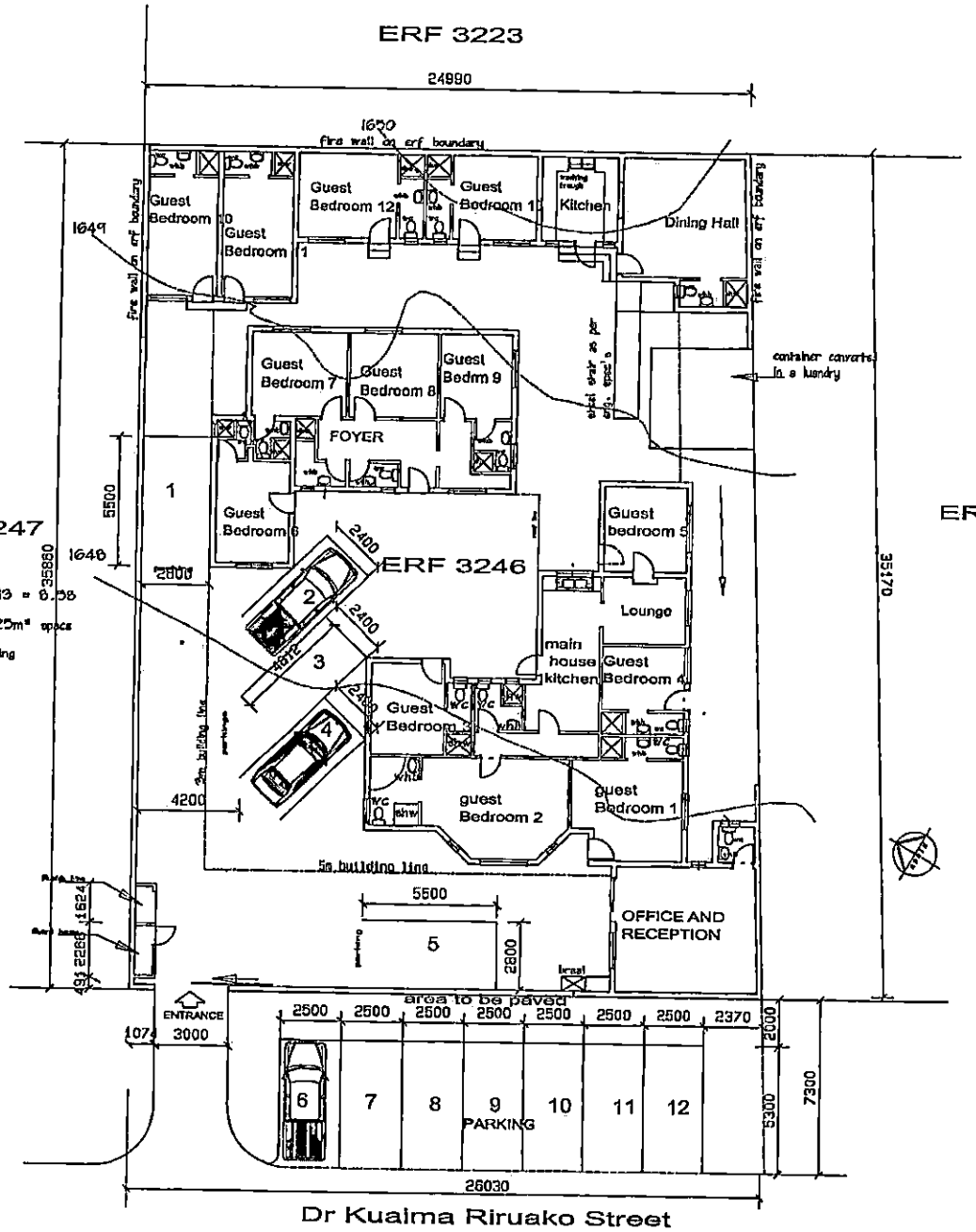
   2.1 Minimum 1 parking bay per 25m² utilised bulk to be provided on site for office use.

3. 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 Design and Traffic Flow
*2508



PARKING LAYOUT 1:200

Note: Parking Calculation:
13 X leasable rooms 0.66 x 13 = 8.58 parking space.
NO 100sqm floor Dinner hall 25m² space available 2 x parking
Office & Reception = 1 x parking

Inside = 5 x parking
On pavement = 7 x Parking
Total 12 x parking

CITY OF WINDHOEK
Department of Urban and Transport Planning
2023 -12- 11 2
SECTION ENGINEERING: PLANNING
Roads Planning Design and Traffic Flow

494

REVISIONS			
NO.	DATE	INIT.	DESCRIPTION
A	10/23		Parking layout change request parking in the back driveway

CLIENT: TRAVELLERS REST
0813402395

HALLIE SWARTBOOI BUILDING TECH cc

PROJECT: PROPOSED RENOVATIONS AND ADDITIONS ON ERF 3246 IN DAGH STREET WINDHOEK WEST.

TITLE: COMPLIANCE DRAWINGS

SCALE	FILE NO.	DRG. NO.	REV.
AS SHOWN	TR2021	PRK-001	A
DATE 09/2023			
DRAWN HALLIE			

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	02 February 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/3246/W

SUBJECT: **APPLICATION FOR THE AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 TO HOSPITALITY TO ALLOW 15 ROOMS (HOTEL PENSION) AND CONSENT FOR AN OFFICE**

An application dated 29 September 2022 for Amendment of The Zoning of Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek from 'General Residential' With A Density Of 1:250 to Hospitality to allow 15 rooms (Hotel Pension) and Consent for an Office, received on 17 January 2022, refers.

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

1. The proposed Erf 3246 has general downward slope from the northeast into a southwesterly direction.

2. There is no visible stormwater course or system flowing across the proposed Erf 3246, except for surface stormwater run-off.

3. Access to the proposed Erf 3246 is indicated to be obtained from Dr. Kuaima Riruako street

This Division has no objection to the proposed Amendment of the Zoning of Erf 3246, Dr. Kuaima Riruako Street no. 108, Windhoek from 'General Residential' with a Density of 1:250 to hospitality to allow 15 rooms (Hotel Pension) and Consent for an office, provided:

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

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

   (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
   (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.

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

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

MEMORANDUM

TO: Mr. H. Rust **DATE:** 01 February 2023

FROM: INF: Engineering Services Division **REF:** L/3246/W

SUBJECT:

- **AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET, WINDHOEK FROM GENERAL RESIDENTIAL 1:250 TO HOSPITALITY TO ALLOW 15 ROOMS (HOTEL PENSION) AND CONSENT FOR AN OFFICE**

  The application dated 29 September 2022 for the amendment of the zoning of erf 3246, Windhoek from general residential 1:250 to hospitality to allow 15 rooms (hotel pension) and consent for an office, refers.

The application can only be approved under the following conditions:

That any additional requirements with regard to water or sewer services 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: Kwenani (RM)

DATE: 19th January 2023

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/3246/W

AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET, WINDHOEK FROM GENERAL RESIDENTIAL 1:250 TO HOSPITALITY TO ALLOW 15 ROOMS (HOTEL PENSION) AND CONSENT FOR AN OFFICE

The SE: Electricity has in principle no objection to the application submitted for the amendment of the zoning of erf 3246, Dr. Kuaima Riruako Street, Windhoek, from 'General Residential' with a density of 1/250 to 'Hospitality' to allow 15 rooms (Hotel Pension), and consent for an Office, provided that the following be adhered to:

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

Kind regards

.....
VH Namgongo
Chief Engineer: Engineering Services

MEMORANDUM

499

TO: Urban Policy

Date: 25 April 2023

FROM: Health and Environment Services

Ref: Erf 3246 W

SUBJECT: REZONING OF ERF 3246 WINDHOEK FROM GENERAL RESIDENTIAL TO HOSPITALITY

The above subject matter has reference:

The Division has no objection to the rezoning. Rezoning of residential to commercial use is a listed activity that requires an environmental clearance certificate prior to commencement. However, the applicant is exempted from carrying out an environmental assessment as per Environmental Commissioner Delegated Authority to the Municipal Council of Windhoek. In addition, the rezoning of Erf 3246 will have no significant impact on the environment.

The applicant will be issued with an Environmental Exemption from the Department of Economic Development and Community Services.

Regards,

Sustainable Development

The Division supports the application

029 Besighede Businesses

INVESTOR / BUSINESS PARTNER WANTED with cash for an established business. Security offered and good returns. Contact Michael: 081-4130571

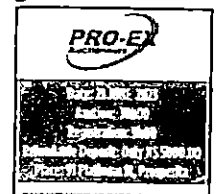
DM0202300410379

031 Plase te koop Farms for Sale

KARIBIB PRIMELAND: Residential / Business. Total 15 000 m². Call: 081-3440424.

DM0202300410362

032 Veilings Auctions



PUPKEWITZ 'REJECT' BUILDING MATERIAL ON AUCTION

20L PAINT TINS
PALISADE MACHINE
PINE PERLINE PACKS
LOTS PRECAST / BRICKS
CEILING / RHINO BOARDS
ROOF SHEETING / ZINC SHEETS
LOOSE BUILDING MATERIAL
CONCRETE LINTELS
2-SEATER JACUZZI
& MUCH MUCH MORE !!!

Come and view these items on Monday & Tuesday, 19 & 20 June 2023 from 8h00 till 16h00. For any further information please call: (061) 228 901

035 Regskennisgewings Legal Notices

NOTICE
LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION IN TERMS OF SECTION 35(5) OF ACT 66 OF 1965
ESTATE OF THE LATE
HEDWICH ILEKA
LD: 421125 0005 2
Last address: KHOMAS REGION
ESTATE NO: E1848/2020

NOTICE is hereby given that the First Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek for a period of twenty one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period the executor will proceed to make payments in accordance with the accounts.

R. B STRAUSS AGENT OF EXECUTOR FOR THE ESTATE, c/o DR. WEDER, KAUTA & HOVERA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD AUSSPANNPLATZ, WINDHOEK
P.O. BOX 864, WINDHOEK
REF: EIAT/1447/19

NOTICE TO CREDITORS IN DECEASED ESTATES: In the Estate of the late Johanna Petro Nel.
Estate Number: E 973/2023.
Master's Office: Windhoek.
Magistrates Office: Swakopmund.
Date of Death: 04 December 2022.
Date of Birth: 16 June 1954.
Last address: 13 Fritz Lange Street, Walvis Bay.
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
PLATINUM TRUST
PO Box 4630
Walvis Bay
Tel: 064-204671
Ref: GMC Bergh.

DM0202300410314

Market Watch
To advertise, call:
The Classifieds
t: 061-297 2055

035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owners of Erf 3246 Windhoek, intends applying to the Municipal Council of Windhoek for:
REZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'HOSPITALITY' TO ALLOW 15 BEDROOM (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.
Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed rezoning, the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Travellers Rest Guesthouse.
The number of vehicles for which parking will be provided on-site will be according to the Windhoek Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant CC, Erf 1012 Doradopark.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing within 14 days of the last publication of this notice on,07 July 2023.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 / Email Address: rkhiba@gmail.com
MUNICIPALITY OF WINDHOEK:
MS. RUTH KWENANI
TOWN PLANNER
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
OFFICE: +264 61 290 3428
E-MAIL: RUTH.KWENANI@WINDHOEKCC.ORG.NA

DM0202300410376

NOTICE
LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION IN TERMS OF SECTION 35(5) OF ACT 66 OF 1965
ESTATE OF THE LATE
GEORGE MALETSKY
LD: 520813002214
Last address: KHOMAS REGION
ESTATE NO: E1848/2020

NOTICE is hereby given that the First Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek for a period of twenty one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period the executor will proceed to make payments in accordance with the accounts.

R. B STRAUSS AGENT OF EXECUTOR FOR THE ESTATE c/o DR. WEDER, KAUTA & HOVERA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD AUSSPANNPLATZ, WINDHOEK
P.O. BOX 864, WINDHOEK
REF: EIAT/1447/19

FISHER, QUARMBY & PFEIFER ATTORNEYS

ESTATE OF THE LATE
HILDEGARD ANNA LÖHNERT
LD: 27032300349
OCCUPATION: PENSIONER
LAST ADDRESS: THE TERRACE, UNIT NO. 9, KLEIN-WINDHOEK, WINDHOEK.
MARITAL STATUS: WIDOWED
Date of Death: 21/04/2023
NUMBER: E 975/2023

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

AJ VAN DER MERWE
FISHER, QUARMBY & PFEIFER
P.O. Box 37, WINDHOEK
AJVDM/sly/251734

035 Regskennisgewings Legal Notices

IN THE HIGH COURT OF NAMIBIA
(Main Division - Windhoek)
CASE NO: HC-MD-CIV-ACT-CON-2022/00381
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Execution Creditor and
OSHIPYA TRADING ENTERPRISES CC, 1st Execution Debtor
JACKSON AMAKALI, 2nd EXECUTION DEBTOR
NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY
IN EXECUTION OF COURT ORDER of THE HIGH COURT OF NAMIBIA, given on 17th of MAY 2022, in the abovementioned case, a judicial sale by public auction will beheld on the 20th of JUNE 2023 at 10h00at Erf 340, EXT NO.1 ONETHINDI, ONIIPA, ONDANGWA of the following:
CERTAIN: Erf No. 340 Onthindi (Extension No.1)
SITUATED: In the Town of Oniipa, Registration Division "A", Oshikoto Region
MEASURING: 707 (SEVEN HUNDRED AND SEVEN) square meters
HELD BY: Deed of Transfer T1633/2020
SUBJECT: To all conditions contained therein
CONDITIONS OF SALE:
1. A refundable deposit of N$5,000.00 is payable by either cash of Eft into the auctioneer's trust account in order to participate in this auction.
2. The Purchaser shall pay a deposit of TEN PERCENT of the purchase price IN CASH ON THE DAY OF SALE, the balance against transfer to be secured by a bank or building society guarantee.
3. The complete conditions of sale may be inspected at the office of the Deputy Sheriff, Ondangwa (Tel no: 264-67-221 886/7) and at the Plaintiffs' Attorneys office at the undermentioned address.
Dated at Windhoek this 3rd day of May 2023.
ANGULACO. INCORPORATED
PER: KAUNAPAWA ANGULA
Legal Practitioner for Judgement Creditor/Plaintiff
11 SCHUSTER STREET
WINDHOEK
(Ref: DEB 1763/EPH)

DM0202300410385

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
WINNIE VAN ZYL
ID No.: 46100700212
OCCUPATION: PENSIONER
D.O.D: 18 AUGUST 2021
Last Address: MARIENTAL
No.: E 232/2022

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK, and the Magistrate MARIENTAL for a period of 21 days from the publication thereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA

035 Regskennisgewings Legal Notices

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
HENDRIK DAWID LEWIN
ID No.: 60052800164
OCCUPATION: BUSINESS OWNER
D.O.D: 19 JUNE 2021
Last Address: WINDHOEK
Last Address:
FRANCINA LEWIN
ID No.: 62080100491
No.: E 2527/2021

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK, and the Magistrate REHOBOTH for a period of 21 days from the publication thereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA
N. TEEGA

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
BARABARA JUNE SCHOEMAN
ID No.: 330630000094
OCCUPATION: PENSIONER
D.O.D: 01 MARCH 2023
Last Address: OMARURU
No.: E 805/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA
N. TEEGA

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
HEINRICH WILLEM PLAATJIE
I.D: 4505130018 9
Date of Death: 13 January 2022
PENSIONER OF KEETMANSHOOP
NUMBER: E 1388/2022

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Keetmanshoop for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
N. DAMENS

Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
HENDRIK JACOBUS MARE
I.D: 521025000 29
BROKER OF WINDHOEK
NUMBER: E 2542/2021

Notice is hereby served that the Supplementary First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK AND THE MAGISTRATE for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
S Fortuin

Bank Windhoek

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
JACOBUS WILHELMUS KOTZE COETZER
I.D: 58082500816
PENSIONER OF FARM DEI GRATIA -OTJIWARONGO
NUMBER: E555/2023

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

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
Sonya Fortuin

Bank Windhoek

035 Regskennisgewings Legal Notices

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
WILLIE ENGELBRECHT
ID No.: 71052200567
OCCUPATION: EXAMINER
D.O.D: 26 JUNE 2021
Last Address: REHOBOTH
Last Address: ROSINA JOHANNA ENGEBRECHT
ID No.: 80091510759
No.: E 1739/2021

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK, and the Magistrate REHOBOTH for a period of 21 days from the publication thereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
HELLENA MWANDI
I.D: 740507 0024 7
UNEMPLOYED OF WINDHOEK
DATE OF DEATH: 3 DECEMBER 2020
NUMBER: E84/2021

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
I. HANSEN

Bank Windhoek

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
MAGDALENA MARIA FREYER
ID No.: 31071100297
OCCUPATION: PENSIONER
D.O.D: 01 DECEMBER 2022
Last Address: GROOTFONTEIN
SURVIVING SPOUSE:
ALBRECHT SIEGFRIED FREYER
ID No.: 31030800022
No.: E 790/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA
N. TEEGA

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
GRANT BAGLEY
I.D: 710223000252
Date of Death: 22/04/2021
SELF EMPLOYED OF REHOBOTH
NUMBER: E 1603/2021
Surviving Spouse:
Melanie Bagley

Notice is hereby served that the Amended First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court and at the Rehoboth Magistrate's office for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
SONJA HENDOU

Bank Windhoek

035 Regskennisgewings Legal Notices

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE
INGEBURG MÜLLER
ID No.: 28072600036
OCCUPATION: PENSIONER
D.O.D: 17 DECEMBER 2022
Last Address: WINDHOEK
No.: E 686/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA
N. TEEGA

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
MARA JANSE VAN RENSBURG
I.D: 55031500468
PENSIONER OF WALVISBAY
NUMBER: E3380/2021

First and final liquidation Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK AND THE MAGISTRATE WALVISBAY for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
S Fortuin

Bank Windhoek

FNB

Estate of the Late
ELIZABETH MUDI KUDUMO
Identity Number: 78120800134
RETIRED TEACHER OF RUNDU
DATE OF DEATH: 5/03/2023
ESTATE NO: E1000/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK, NAMIBIA

035 Regskennisgewings Legal Notices

FNB

Estate of the Late
HORST FRIEDRICH KUCHEMANN
Identity Number: 48122800211
PENSIONER OF SWAKOPMUND
DATE OF DEATH: 11/02/2023
ESTATE NO: E972/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK, NAMIBIA

FNB

Estate of the Late
REHABEAM KATENGELA AUALA
Identity Number: 47091100530
PENSIONER OF WINDHOEK
ESTATE NO: E329/2023

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a duplicate thereof at the Office of the Magistrate at WINDHOEK for a period of 21 days from the publication thereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK, NAMIBIA

FNB

Estate of the Late
HENRIETTE MAASDORP
Identity Number: 49082200139
PENSIONER OF MARIENTAL
DATE OF DEATH: 22/03/2023
ESTATE NO: E1017/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448, WINDHOEK, NAMIBIA

ESTATE OF THE LATE
ANDRIES LUBBE
ID: 370103 0014 3
a resident of Walvis Bay, Namibia.
ESTATE NO: E2023 / 2019

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and Magistrates office of Walvis Bay, for a period of 21 days from the publication thereof.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223600
Klein-Windhoek
11009

ESTATE OF THE LATE
P.KRISHNA
ID: 59080410073

Married in community of Property to ANITA SANDRA KRISHNA,
ID: 59081200844
and resident of Swakopmund in the Republic of Namibia.
ESTATE NO: E342/2022

Notice is hereby given that the Liquidation and Distribution Account in the above estate will lie for inspection at the June 2023.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223680
Klein-Windhoek
11009

AL-ANON Family groups offer help for friends and relatives of alcoholics.
They provide assistance for people who live with alcoholics.
Help for relatives of Alcoholics
AL-ANON
Dawnnam@gmail.com
VENUE: cnr Lüderitz and Kasino Street
DATE AND TIME: Thursdays at 19H00

035 Regskennisgewings Legal Notices

Standard Bank EXECUTORS AND TRUSTEES NAMIBIA

ESTATE OF THE LATE ALBERT MARION MUNDT
ID No. 37050100145
OCCUPATION: PENSIONER
D.O.D: 18 NOVEMBER 2022
Last Address: HENTIES BAY
Surviving Spouse:
CHRISSIE MUNDT
ID No.: 39040500290
No: E 764/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

STANDARD EXECUTORS & TRUSTEES, PO BOX 2164, WINDHOEK, NAMIBIA
N. TEEGA

ESTATE OF THE LATE MIENTJIE VAN STADEN
ID: 460328 01 0004 5
a Widow & Resident of Henties Bay, Namibia.
ESTATE NO: E537 / 2020

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court Windhoek and Magistrates office of Swakopmund, for a period of 21 days from the publication thereof.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223580
Klein-Windhoek
11009

ESTATE OF THE LATE
JACOBUS JOHANNES SWANEPOEL
Identity Number: 420602 0028 3
Date of Death: 25 SEP 2022
PENSIONER of 18 OMARURU STREET, WINDHOEK
ESTATE NUMBER:
No.: E 854/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

DANIEL & JOHAN SWANEPOEL
AGENTS FOR EXECUTRIX
PO BOX 733,
WINDHOEK
TEL: 081 452 2197

IN THE High Court of Namibia
Main Division
Windhoek
Case Number: HC-MD-CIV-ACT-CON-2022/00966
In the matter between:
AUTO-SUECO (NAMIBIA) (PTY) LTD, Plaintiff and
Q E CONSTRUCTION (PTY) LTD, 1ST Defendant
Q CRETE READYMIX (PTY) LTD, 2ND Defendant
NOTICE OF SALE IN EXECUTION
In the execution of a Writ of Execution issued out of the High Court of Namibia, signed by the Registrar of the High Court on 7 November 2022, the following movable property will be sold on auction, which auction starts on-line on Monday 17 July 2023 at 10h00 and ends on Wednesday 19 July 2023 at 13h00, at the premises of Aucor Namibia, Corner of 3rd Street East and 14th Road, Industrial Area, Walvis Bay, the Republic of Namibia
A: ASSETS TO BE SOLD IN EXECUTION
Volvo Horse FM400, Licence No N 14389 S, Vin No. YV-2JSGOD89A681743, Engine NoD13181437
B: CONDITIONS OF SALE: "Voetstoots" Cash to the highest bidder.
DATED at WINDHOEK on this 29th day of MAY 2023
DELPORT LEGAL PRACTITIONERS
LEGAL PRACTITIONERS FOR PLAINTIFF
Unit 5, Bismarck Village
Cnr Bismarck & Church Street
WINDHOEK
Ref: D10220

DM0202300410435

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035 Regskennisgewings Legal Notices

NOTICE IN TERMS OF SECTION 34 of the Insolvency Act, 1936 of the Transfer of the Gaslt Business of Triple J Energies (Proprietary) Limited as a Going Concern, take notice that Triple J Energies (Proprietary) Limited, registration number 2011/0091, intends to alienate and dispose of the business being conducted by it under the name and style of "Gaslt" at various premises situated at – (1) Erf No. 727, Oshifo (Extension No. 2) Ruacana; (2) Erf 4371 (a portion of Erf 1310), Oshakati Extension No. 4, Oshakati; and (3) Erf 961, Southern Industrial, Windhoek, to and in favour of Vivo Energy Namibia Limited, registration number FOR/75/14 (1214315), as a going concern, who shall carry on such business under the name and style of "Vivo Energy Namibia Limited" at the premises located at the above-named addresses and that this publication shall serve as due notice in terms of Section 34 of the Insolvency Act, 1926 (Act No. 24 of 1936).

DM0202300410496

IN THE High Court of Namibia
Main Division – Windhoek
Case Number: HC-MD-CIV-ACT-CON-2022/02324
DEVELOPMENT BANK OF NAMIBIA LIMITED, Judgment Creditor and
IURS SAFARI LODGE (PTY) LTD, 1st Judgment Debtor
GAVIN JONK, 2nd Judgment Debtor
MARIA MELISSA JONK, 3rd Judgment Debtor
NOTICE OF SALE IN EXECUTION
IN EXECUTION of order of the High Court of Namibia, given on 12 May 2023 in the above mentioned case, a judicial sale by Public Auction will be held on 7 July 2023 at 10h00 at Farm Uris, No. 481, Tsumeb District Republic of Namibia:
PROPERTY:
CERTAIN: FARM URIS NO 481
SITUATED: IN THE DISTRICT OF TSUMEB,
MEASURING: 60,6813 (six nil comma six eight one three hectares)
HELD: Deed of Transfer No. T 1526/2017
The "Conditions of Sale in Execution" will lie for Inspection at the office of the Deputy Sheriff in TSUMEB and at the Office of the Judgment Creditor's Legal Practitioners of Record in Windhoek situated at KÖPLINGER BOLTMAN at the undermentioned address.
Dated at Windhoek this day of 2023.
KOPPLINGER BOLTMAN
LEGAL PRACTITIONER
FOR JUDGMENT CREDITOR
PER: S. GERSTNER
NO. 10 JAKARANDA STREET
WINDHOEK
(W22020)

DM0202300410439

ESTATE LATE WESSEL STEYN PRETORIUS NO. E 998/2023
Identity Number: 33011300097
Estate Number: E 998/2023
Creditors and Debtors are hereby called upon to file their claims and pay their debts to the undersigned within 30 days from date of publication hereof.
VAN DER WESTHUIZEN & GREEFF
EXECUTORS/AGENTS
PO BOX 47
OTJIWARONGO
TEL: 067-304156

DM0202300410505

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
WILLEM FREDRICK BEUKES
I.D: 55022000458
PENSIONER OF REHOBOTH
SURVIVING SPOUSE:
ALBERTA JOHANNA BEUKES
I.D: 54051900053
NUMBER: E 2582/2022

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

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
N. DAMENS

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035 Regskennisgewings Legal Notices

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
HILDE KARUMBU NDUMBA
I.D: 65050501337
TEACHER OF RUNDU
DATE OF DEATH: 22/02/2021
NUMBER: E 1835/2022

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK and at the Magistrate's office at RUNDU for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
WILBUR H

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
CHRISTOFFEL JOHANNES TERBLANCHE PRINSLOO
I.D: 44112100124
PENSIONER OF OKAHANDJA
DATE OF DEATH: 16 AUGUST 2022
NUMBER: E 1686/2020

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court Windhoek and at the Magistrate's office at Okahandja for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
N. DAMENS

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
ANNA HELENA LOFTIE OLIVIER
I.D: 310519 0010 7
PENSIONER OF KEETMANSHOOP
DATE OF DEATH: 25 JULY 2021
NUMBER: E31/2022

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK and at the Magistrate's office at KEETMANSHOOP for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
I. HANSEN

NOTICE
EXECUTORS AND TRUSTEES NAMIBIA
Estate of the late:
JEANETTE BRONKHORST
I.D: 46091500384
PENSIONER OF PRETORIA, RSA
DATE OF DEATH: 25 JULY 2022
NUMBER: E 95/2023

Notice is hereby served that the First and Final Liquidation and Distribution Account in the above estate is lying for inspection at the office of the Master of the High Court WINDHOEK for a period of twenty-one days from date of publication of this notice.

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
WILBUR H

ESTATE LATE KAIJERE HUMAJUVA NO. E 976/2023
Identity Number: 61082200549
Estate Number: E 976/2023
Creditors and Debtors are hereby called upon to file their claims and to pay their debts to the undersigned within 30 days from date of publication hereof.
VAN DER WESTHUIZEN & GREEFF
EXECUTORS/AGENTS
PO BOX 47
OTJIWARONGO
TEL: 067-304156

DM0202300410506

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035 Regskennisgewings Legal Notices

NOTICE OF [illegible]502[illegible]RS IN DECEASED ESTATES All persons having claims against the estate specified below, are called upon to lodge their claims with the executor concerned within a period of 30 days from the date of publication hereof.
Registered number of estate: E 867/2023
Surname: HORN
First Names: FRANCOIS
Date of Birth: 16.011962
Identity Number: 620116 00111
Last Address: FARM VALENCIA, KARIBIB DISTRICT
Date of death: 20.02.2023
Name and address of executors: R. P. BEHRENS, P. O. BOX 97121 WINDHOEK, NAMIBIA.
Dated at WINDHOEK Thursday, 15 June 2023.
ATTORNEYS BEHRENS & PFEIFFER
PER: R. P. BEHRENS
LEGAL PRACTITIONERS FOR EXECUTOR
UNIT 141, MAERUA PARK
CENTAURUS ROAD
WINDHOEK

DM0202300410421

NOTICE OF LOST LAND TITLE NO A546 Notice is hereby given that I, CHRISTOFFEL FERIS, intend to apply for a certified copy of:
CERTAIN: Block A Erf 546 in Rehoboth
MEASURING: 1174 m²
SITUATED: IN Rehoboth District, Hardap Region
DATED: 10 February 1978
THE PROPERTY OF: CHRISTOFFEL FERIS
All persons who object to the issue of such copy are hereby required to lodge their objections with the Registrar within three weeks from the last publication of this notice
Dated at Windhoek on this 12th day of January 2023.
Name OF APPLICANT: CHRISTOFFEL FERIS
P.O. BOX 21133
Windhoek
NAMIBIA
TEL NO. 061-212508
cell: 081 124 9639

DM0202300410352

NOTICE CONSENT USES, ERECTION OF BUILDING AND USE OF LAND IN TERMS OF TOWN PLANNING SCHEME REGULATIONS
Notice is hereby given in terms of Clause 6 of the Swakopmund Town Planning Scheme Regulations that the Municipal Council considers the following consent uses, erection of buildings and use of land details of which are obtainable from the General Manager: Engineering & Planning services.
RENT agent and Happy Homes herewith intends to apply to the Municipality of Swakopmund for special consent to operate an Administrative Office on the premises of Erf 3069 (No 10 Vygie Street) Swakopmund Extension 9.
Any person having any objection against such should lodge such objection/s in writing and within 4 days of the last Publication to the Swakopmund Municipality and the applicant, during normal business hours
Closing date for objections is 6th July 223
Contact Person: Reinett Hoon
Cell:081 2937107
Email: Reinett@rentagentcom.na
Mr J. Heita (Manager: Town planning
Tel +264 (64)410 4403

DM0202300410356

ESTATE OF THE LATE SAREL JOHANNES LOUW
No.: E 1229/2019
Identity Number: 39102010038, a pensioner of Farm Randis No. 193 Outjo, Namibia. Married out of community of property to **Maryna Louw**, ID number 6011060053.

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection in the office of the Master of the High Court, Windhoek and a duplicate thereof at the Magistrate's Office Swakopmund for a period of twenty-one days from the publication hereof

M. COLEMAN
MARINDA COLEMAN
ATTORNEYS
PO Box 325, Windhoek
MCA/mS19112

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035 Regskennisgewings Legal Notices

REZONING NOTICE Take notice that -RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owners of Erf 3246 Windhoek, intends applying to the Municipal Council of Windhoek for:
REZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERALRESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'HOSPITALITY" TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.
Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed rezoning, the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Travellers Rest Guesthouse.
The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant CC, Erf 1012 Dorado Park.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing within 14 days of the last publication of this notice on,07 July 2023.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 / Email Address: rkhiba@gmail.com
MUNICIPALITY OF WINDHOEK:
MS. RUTH KWENANI
TOWN PLANNER
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
OFFICE: +264 61 290 3428
E-MAIL: RUTH.KWENANI@WINDHOEKCC.ORG.NA

DM0202300410376

LOST LAND TITLE NO. 379 REHOBOTH Notice is hereby given that the Chris Smith Property Trust intend to apply for a certified copy of Land Title No. 379 Rehoboth dated 18 November 1997 passed in favour of the
CHRIS SMITH PROPERTY TRUST
Registration number: T 255/2003
in respect of:
CERTAIN: Portion 5 of the Farm ZARACHAIBES No. 379, Registration Division "M", HARDAP Region
MEASURING: 1301,4469 (One Three Zero One comma Four Four Six Nine) Hectares
HELD: by Land Titled No. 379 Rehoboth dated 18 November 1997
All persons, who object to the issue of such copy, are hereby required to lodge their objection in writing with the Registrar of Deeds at Rehoboth, within three weeks from the last publication of this notice.
DATED at WINDHOEK on this 7th day of June 2023
AS WITNESSES:
SIGNED
I SMITH
P O BOX 30731
PIONIERSPARK
WINDHOEK
DATED at WINDHOEK on this 7th day of June 2023
SIGNED
S H C THERON
P O BOX 30731
PIONIERSPARK
WINDHOEK

DM0202300410384

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035 Regskennisgewings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES ESTATE LATE:
JUSTINA NGHIPANGELWA EKONIA
MASTER'S REF. NO: E 1016/2023
ID NO: 63031201272
DATE OF DEATH: 22 JUNE 2021
UNMARRIED
LAST ADDRESS: WINDHOEK, KHOMAS REGION
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 under mentioned address within a period of 30 (thirty) days as from date of the publication hereof.
TANGENI P. AUSIKU
AGENT OF THE EXECUTOR
AUSIKU ATTORNEYS
P. O. BOX 27078,
WINDHOEK
11, DELIUS STREET,
ERF 3989
WINDHOEK WEST
EMAIL: tangeni@ausikuattorneys.com
TEL: +264 81 2153291

DM0202300410357

NOTICE Take notice that PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS, on behalf of the owners of the respective erf, intends to apply to the City of Windhoek for: - SUBDIVISION OF PORTION 345 (A PORTION OF PORTION 65) OF THE FARM BRAKWATERNO. 48 INTO PORTIONS 550, 551, 552, 553, 554 AND REMAINDER REZONING OF PORTION 554 (A PORTION OF PORTION 345) OF THE FARM BRAKWATER NO. 48) FROM 'BUSINESS' WITH A BULK OF 0.1 TO 'INDUSTRIAL' WITH A BULK OF 0.5, SHOULD THE ORIGINAL PORTION 345 BE REZONED TO BUSINESS CONSENT TO USE PORTION 554 (A PORTION OF PORTION 345 OF THE FARM BRAKWATER NO.48) FOR THE PURPOSE OF A NOXIOUS INDUSTRY (BRICKMAKING). The rezoning of Portion 345 Brakwater No. 48 (a portion of Portion 65) from residential 1 dwelling unit per 5 hectares was already approved by council to business with a bulk of 0.1 but not yet proclaimed. The Farm Brakwater No. 48 is 5.3 264ha in extent. The owner of the respective portion desires to subdivide Portion 345 into 5 portion (Portions 550 to 554) and remainder and rezone a portion of Portion 345 from 'business' 'to 'industrial' with a bulk of 0.5. The application is currently at the City of Windhoek for consideration. It is now proposed that Portion 554 should be rezoned to industrial with a bulk of 0.5 or consent should be granted to use the respective portion for a noxious industry (brickmaking). Portion 554 is currently being used as a brickmaking business and rezoning or consent will bring the current activity will be aligned with Windhoek Town planning scheme. In terms of the zone D of the Windhoek Town Planning Scheme shops, industrial activities and residential activities are primary uses on industrial zoned erven. The application is an attempt to bring the existing activity in conformity with the requirements of the Town Planning Scheme. Further take notice that the locality plan of the erf lies for inspection on the town planning notice board at the City of Windhoek and at Plan Africa Consulting CC, No 8 Delius Street, Windhoek West. Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objection 07 July 2023).
PLAN AFRICA CONSULTING CC TOWN and Regional Planners
Box 4114 8 Delius Street
Windhoek(West)
Tel: (061) 212096
Cell: 081 271 6189
Fax: (061)213051
Email:pafrica@mweb.com.na

DM0202300410388

Market Watch
To advertise, call:
The Classifieds
t 061-297 2055

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035 Regskennisgewings Legal Notices

IN THE High Court Of Namibia (Main division)
Case No: HC-MD-CIV-ACT-MAT-2021/03071
In the matter between:
PETRA CHRISTINA VON SCHUMANN (BORN STRENG), Plaintiff and
HANS-WOLF VON SCHUMANN, Defendant
NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY
In pursuance of a Judgment in the above Honourable Court granted on 1 September 2022 and writ of execution dated 16 MAY 2023, the goods listed hereunder will be sold in execution on 7 JULY 2023 AT 10H00 to the highest bidder at Farm Marigold No. 36, Gobabis District, Gobabis, Republic Of Namibia.
70x Oxen, 140x Cows, 80x Calves, 3x Bulls, 40x Heifers, Sheep, 178x Ewes, 20x Lambs, 1x D4D D/C Hilux LDV, 1x Hunting Cruiser Diesel LDV, 1x 2.7 D/C Hilux LDV, 1x Ford 5000 Tractor, 1x 8-Ton 4 Wheel Trailer, 1x 4 Ton 4 Wheel Trailer, 2x1 Cylinder Lister Engines, 1x Wood Cutting Saw & Hatz Engine, 1x 3.5 KW Lister Generator Set, 1x 2 Cylinder Petter Diesel Engines and Gearboxes, 1xHonda Welding Machine 7.5 KVA, 1x Miller Roughneck Welding Machine PTO Driven, 1xMeat Saw – Springbok.
CONDITIONS OF SALE: VOETSTOOTS – CASH TO HIGHEST BIDDER.
DATED AT SWAKOPMUND on 19 JUNE 2023.
Legal Practitioner for the Plaintiff
KOEP & PARTNERS
NO. 6 ANTONIUS GARTEN
Corner of HENDRIK WITBOOI STR &
THEO-BEN GURIRAB AVE,
SWAKOPMUND
TEL: 064-406 320,
P O BOX 322,
SWAKOPMUND
REF: WG79257 – MAT8540

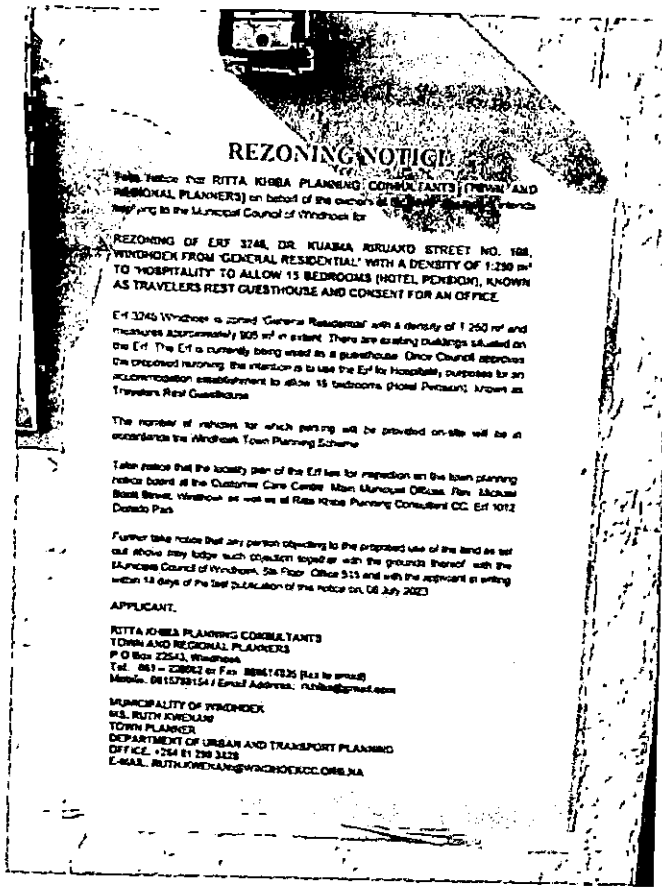
DM0202300410454

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.
Registered number of estate: E702/2023
Surname: NEMBIA
First names: DAVID SHAVUKA
Date of birth: 11 FEBRUARY 1972
Identity number: 720211 00073
Last address: ERF 2561A, PETER-JOHN SHAANIKA STREET, TSUMEB
Date of death: 04 JANUARY 2023
Christian names and surname of surviving spouse
Name and (only one) address of executor or authorised agent
F A PRETORIUS & CO, P O BOX 31, TSUMEB, NAMIBIA
Period allowed for lodgement of claims if other than 30 days: N / A
Advertiser and address:
F. A. PRETORIUS & CO
P O BOX 31
TSUMEB
Date: 19 JUNE 2023
Tel: 067 – 222008
Notice for publication in the Government Gazette on 23 JUNE 2023

DM0202300410463

IN THE High Court Of Namibia (Main Division – Windhoek)
Case Number: HC-MD-CIV-ACT-CON-2021/03502
In the matter between:
RAPHAEL HAIKERA SHINDIMBA, Execution Creditor and
AUTO DOUGLAS MOTORS CC, Execution Debtor
NOTICE OF SALE IN EXECUTION
IN THE EXECUTION of a judgment granted by The Honourable High Court Main Division on the 27th day of January 2023 in the abovementioned case, the following movable property listed hereinunder will be sold on the 13TH of JULY 2023 at 09h00 AM at ERF 49 C/O MICHELLE MCLEAN AND PLATINUM STREET, PROSPERITA WINDHOEK, REPUBLIC OF NAMIBIA by the Deputy Sheriff of Court for the District of Windhoek:
1 x FORTUNER TOYOTA - BLUE REG NO. N181536 W
CONDITIONS OF SALE: "VOETSTOOTS" CASH TO THE HIGHEST BIDDER.
DATED at WINDHOEK on this 07th day of JUNE 2023.
METCALFE BEUKES ATTORNEYS
For the Execution Creditor
No.13 Liszt Street
Windhoek
(REF: MAT808/RA)

Image of notice on site and municipal notice board.



REZONING NOTICE

Take Notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owners of [illegible] intends applying to the Municipal Council of Windhoek for

REZONING OF ERF 3246, DR. KUAMA RIRUKO STREET NO. 168, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 m² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed rezoning, the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Travelers Rest Guesthouse.

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

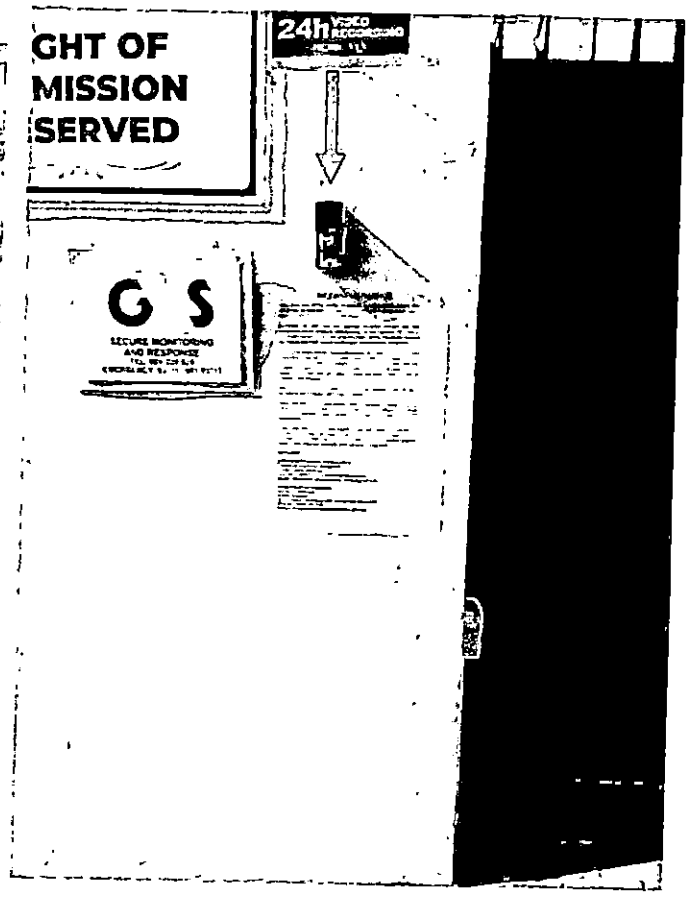
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Center, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant CC, Erf 1012 Dolado Park.

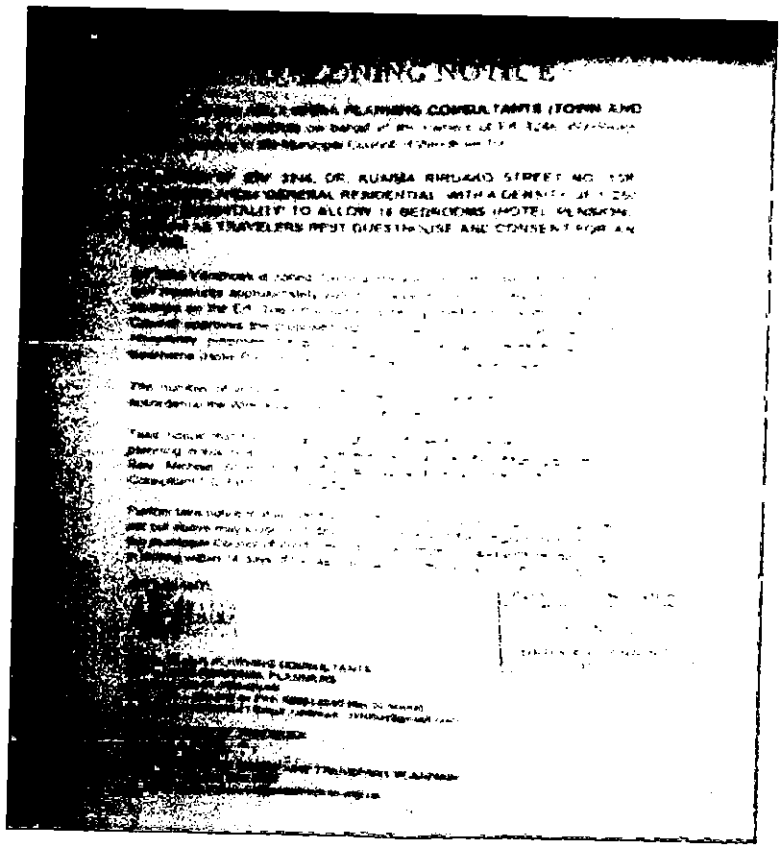
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof with the Municipal Council of Windhoek, 5th Floor, Office 515 and with the applicant in writing within 14 days of the last publication of this notice on 06 July 2023.

APPLICANT:

RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 228902 or Fax: 88647835 [Rita to email]
Mobile: 0811578154 / Email Address: [illegible]

MUNICIPALITY OF WINDHOEK
MS. RUTH KWEKUM
TOWN PLANNER
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
OFFICE: +264 61 290 3428
E-MAIL: RUTH.KWEKUM@WINDHOEKCC.ORG.NA





LIST OF REGISTERED ITEMS POSTED

NAMPOST

by Ritta Khiba Planning Consultants cc

Sender's reference no.	Addressee's name and address	Registration no.
Erf 3222 Windhoek	S. Mbuti P.O. Box 31620 Pionierspark	RR 010387757 NA
Erf 3247 Windhoek	K. Hirab P.O. Box 60523 Katutura	RR 010387765 NA
Erf 3219 Windhoek	F.N. Kaluma P.O. Box 21452 Windhoek	RR 010387774 NA
Erf 3244 Windhoek	P. Eiseb P.O. Box 60517 Katutura	RR 010387788 NA
Erf 3223 Windhoek	K.S. Mbahepa P.O. Box 70 Windhoek	RR 010387791 NA
Erf 3224 Windhoek	P. Thomas P.O. Box 8274 Bachbrecht	RR 010387814 NA
Erf 3245 Windhoek	N.M. Nikanor P.O. Box 3962 Windhoek	RR 010387805 NA

studio print 13647

Number of items 7 | Seven Received by .....

Date-stamp

WINDHOEK 13 NAMIBIA

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

P1 / 185

DELIVERY LIST

COMMENTS OF AFFECTED NEIGHBOURS:

AMENDMENT OF ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108 WINDHOEK

NO.	ERF NUMBER	NAME	SURNAME	CONTACT DETAILS	DATE	SIGNATURE
1	3245	NDEYAPO	NICKANOR	0812550585	05/08/2022	
2	3222	VETJISEVERA	MBUTI	0812755853	08/08/2022	
3	3224	kaina	Junias	0814244392	08/08/2022	
4	3223	Uvangua	Mbahepa	0812198807	08/08/2022	
5	3224	[illegible]	[illegible]	08[illegible]	08/08/2022	
6	3219.	Selma.	Kaulma.	0812846183	08/08/2022	
7	3247	JOHANNES N Hf Kornelius	Kornelius	0812136888	05/09/2022	
8						
9						

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

RITTA KHIBA Planning Consultants

03 August 2022

COMMENTS OF AFFECTED NEIGHBOURS:

AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 M² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I, IVANGA MBAHEPA

Owner of Erf 3223 Windhoek.

- ✓ Have no objections to the proposed amendment of the zoning;
- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature [signature] Date 04/08/2022

Further take note that this notice will expire within 14 days of the receipt of this letter.

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

RITTA KHIBA Planning Consultants

03 August 2022

COMMENTS OF AFFECTED NEIGHBOURS:

AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 M² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

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As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I..... Selma Kawuma .....

Owner of Erf ..... 3219 - Dr K Kuaima Str. ..... Windhoek.

- ✓ Have no objections to the proposed amendment of the zoning;
- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature..... Date ..... 08/08/22 .....

Further take note that this notice will expire within 14 days of the receipt of this letter.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
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TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

03 August 2022

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AMENDMENT OF THE ZONING OF ERF 3246, DR. KUAIMA RIRUAKO STREET NO. 108, WINDHOEK FROM 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:250 M² TO 'HOSPITALITY' TO ALLOW 15 BEDROOMS (HOTEL PENSION), KNOWN AS TRAVELERS REST GUESTHOUSE AND CONSENT FOR AN OFFICE.

Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I, Vetjevera Mbuti

Owner of Erf 3222 Windhoek.

- ~~Have~~ no objections to the proposed amendment of the zoning;
- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature..... Date ...10:08:2022

Further take note that this notice will expire within 14 days of the receipt of this letter.

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1012 Virgo Street, Doradopark
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TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

03 August 2022

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Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I.....JOHANNES N. KORNELIUS.....

Owner of Erf ...3247.....Windhoek.

(•) Have no objections to the proposed amendment of the zoning;

- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature..... Date ...05/09/2022.....

Further take note that this notice will expire within 14 days of the receipt of this letter.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
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TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

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03 August 2022

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Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I.....Kina Junias.....

Owner of Erf .....3224.....**Windhoek.**

- Have no objections to the proposed amendment of the zoning; ✓
- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature.....Junias..... Date .....08 Aug 2022.....

Further take note that this notice will expire within 14 days of the receipt of this letter.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: 088814935
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TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

03 August 2022

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Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I..P. Eises.....

Owner of Erf ...3246 Wille.....Windhoek.

- Have no objections to the proposed amendment of the zoning;
- Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature..... Date ..03/08/22.....

Further take note that this notice will expire within 14 days of the receipt of this letter.

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
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03 August 2022

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Erf 3246 Windhoek is zoned 'General Residential' with a density of 1:250 m² and measures approximately 905 m² in extent. There are existing buildings situated on the Erf. The Erf is currently being used as a guesthouse. Once Council approves the proposed amendment of the zoning the intention is to use the Erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Traveller's Rest Guesthouse.

Take note that the locality plan of the Erf is affixed on this letter and lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the amendment of the zoning of Erf 3246 Dr. Kuaima Riruako Street No. 108, Windhoek in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I, NDEYAPO NICKANOR

Owner of Erf 3245 Windhoek.

✓ • Have no objections to the proposed amendment of the zoning;

• Object to the amendment of the zoning for the following reasons:

.....

.....

.....

Signature..... Date 05/08/2022

Further take note that this notice will expire within 14 days of the receipt of this letter.

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$13.60 WINDHOEK - 15 June 2023 No. 8112

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Proclamation

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 16 2023

ANNOUNCEMENT OF CONFERMENT OF CERTAIN HONOURS ON LATE VICKY NDEMUTUNGILA HAUTONI-MUTILIFA: NAMIBIAN CONSTITUTION

In terms of Sub-Article (8) of Article 32 of the Namibian Constitution, I announce that -

(a) I have, under the powers vested in me by Sub-Article (3)(h) of that Article read with section 3(1) of the Conferment of National Honours Act, 2012 (Act No. 11 of 2012), directed that a State-Funded Funeral be held in honour of the late Vicky Ndemutungila Hautoni-Mutilifa, born on 25 December 1950, and died on 17 May 2023; and

(b) the remains of the late Vicky Ndemutungila Hautoni-Mutilifa were interred at Eenhana Shrine, Ohangwena Region on Saturday, 3 June 2023.

Given under my Hand and the Seal of the Republic of Namibia, at Windhoek, on this 6th day of June, Two Thousand and Twenty-Three.

HAGE G. GEINGOB
President
BY ORDER OF THE PRESIDENT

515

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

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Oranjemund Town Council and the applicant (SPC) in writing on or before **Friday, 7 July 2023.**

Applicant: Stubenrauch Planning Consultants
P.O. Box 41404, Windhoek
Email: pombili@spc.com.na
Tel.: (061) 251189
Our Ref: W/22036

Acting Chief Executive Officer
Oranjemund Town Council
P.O. Box 178, Oranjemund

No. 290

2023

REZONING OF ERF 3246, DR. KWAIMA RIRUAKO STREET NO. 108, WINDHOEK

Ritta Khiba Planning Consultants (Town and Regional Planners) on behalf of the owners of Erf 3246, Windhoek, intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 3246, Dr. Kuaima Riruako Street No. 108, Windhoek from 'General Residential' with a density of 1:250m² to 'Hospitality' to allow 15 bedrooms (Hotel Pension), known as Travelers Rest Guesthouse and consent for an office.**

Erf 3246, Windhoek is zoned 'General Residential' with a density of 1:250m² and measures approximately 905m² in extent. There are existing buildings situated on the erf. The erf is currently being used as a guesthouse. Once Council approves the proposed rezoning, the intention is to use the erf for Hospitality purposes for an accommodation establishment to allow 15 bedrooms (Hotel Pension), known as Travelers Rest Guesthouse.

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

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

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing within 14 days of the last publication of this notice on, **6 July 2023.**

Applicant: Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061-225062 or Fax: 088614935 (fax to email)
Mobile: 081-578 8154; Email: rkhiba@gmail.com

Municipality of Windhoek
Ms. Ruth Kwenani
Town Planner
Department of Urban and Transport Planning
Office: +264 61 290 3428
Email: ruth.kwenani@windhoekcc.org.na

P.O. Box 22543, Windhoek
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Tel: +264 61 225062 | Fax: +264 61 213158/088614935
Cell: +264 81 2505559 / 081 57 88154 | Email: info@rkpc.com.na/ tpl@rkpc.com.na
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/346/OLY

Enq: Delisia Gowases

Find attached the following documentation, in support of this application:

APPLICATION FOR A RESIDENT OCCUPATION: REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE'

1.	**Application by Consultant or Owner of the Erf / Portion/ Farm including the prescribed URP Board Form(s).**	**Annexure A**	**YES**
2.	**A) Locality and Detailed Sketch Plan** (Illustrating the whole boundary of the Local Authority area under which the application is made) **B) Portion Number (s) or Erf number (s)** from Surveyor General's Office **C) Current Zoning Map** **D) Intended Zoning Map** **E) Parking Layout** **F) Proposed Olympia Policy Area map**	**Annexure B**	**YES**
3.	**Conditions to be registered**	**Annexure C**	**YES**
4.	**Special Power of Attorney** including Revenue Stamps with relevant initials	**Annexure D**	**YES**
5.	**Closure Certificate and Environmental Clearance Certificate** (*if applicable*)	**Annexure E**	**N/A**
6.	**Previous URP Board approvals (Townships Board or NAMPAB)** (*if applicable*)	**Annexure F**	**N/A**
7.	**Roads Authority approval together with the sketch plan indicating the access point (s)** (*if applicable*)	**Annexure G**	**N/A**
8.	**A) Copy of Founding Statement (CC 1/2)** (*if registered in the name of Close Corporation*)	**Annexure H**	**N/A**
	B) Copy of Company Resolution (*if registered in the name of a Company*)	**Annexure I**	**N/A**
9.	**Copy of Title Deed or Certificate of Registered Title**	**Annexure J**	**NO**
10.	**Conditions of Establishment** attached to all copies (*if applicable*)	**Annexure K**	**NO**
11.	**Proof of Payment of City of Windhoek Submission Fee**	**Annexure L**	**YES**
12.	**Credit Clearance Certificate**	**Annexure M**	**YES**
13.	**Deed of Transfer**	**Annexure N**	**YES**

2023 -08- 01

PLAN

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax: +264 61 213158/088614935
Cell: +264 81 2505559 / 081 57 88154 | Email: info@rkpc.com.na / tpl@rkpc.com.na
TOWN AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/346/OLY

Enq: Delisia Gowases

01 August 2023

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

Department of Urban & Transport Planning

For attention: Mr. H. Rust

Dear Sir,

REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

1. APPLICATION

Mr. Johann Archer, the owner of Erf 346, Sydney Atkinson Street, No. 1 Olympia, which is held by Deed of Transfer No. T1668/2023 (for more information, see Power of Attorney attached as Annexure D), have authorized Ritta Khiba Planning Consultants CC (RKPC) to apply for the rezoning of his property.

The rezoning of Erf 346, Sydney Atkinson Street, No. 1 Olympia, from "Residential" to "Office" with a bulk of 0.4 and consent for a medical centre, free residential bulk and to use the erf as such while the rezoning is being processed is requested in accordance with Section 105(1) (a) of the Urban and Regional Planning Act, Act No. 5 of 2018. The following legal procedures are described in full in the application:

a) Rezoning of Erf 346, Olympia from 'Residential' with a density of 1:900 m² to 'Office' with a bulk of 0.4;

b) Consent for a medical centre;

c) Consent for free residential bulk; and

d) Consent to use the erf for office purposes while the rezoning is being processed

2. ERF/ SITE INFORMATION

2.1 Location

Erf 346, Olympia, is located at the corner of Moses Tjitendero and Sydney Atkinson Streets, Olympia.



Figure 1: Aerial Clip showing the locality of Erf 346, Sydney Atkinson Street, Olympia.
Source: City of Windhoek Map guide (2023)

2.2 Topography

The topography is relatively flat.

2.3 Current Zoning and Size

According to the Windhoek Zoning Scheme, Erf 346, Olympia is zoned 'Residential' with a density of 1:900 m². The subject Erf measures approximately 1333 m^2 in extent.

2.4 Existing Land Use of Property

The subject Erf has existing buildings situated on it.

2.5 Access and Existing Infrastructure

Erf 346, Olympia gains access from Sydney Atkinson Street. The erf is fully serviced and is connected to the municipal reticulation system of the City of Windhoek.

2.6 Existing Title Deed Conditions

The existing conditions of title read as follows:

B.

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 time 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 value of the erf."*

3. DEVELOPMENT PROPOSAL

3.1 Intended development

The intention of the owners of Erf 346, Olympia to rezone the erf to office and to obtain consent for a medical centre and free residential bulk.

3.2 Future access and parking provision

Erf 346, Olympia will continue gaining access from this existing street network (Sydney Atkinson Street) which has enough capacity to accommodate the proposed development of an office as a result of the rezoning (Please see attached parking layout).

3.3 Future Infrastructure

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

4. MOTIVATION

As previously mentioned, the intention of the owners of the Erf is to rezone the erf to office with a bulk of 0.4 and to obtain consent from the Council for medical centre, free residential bulk and to use the Erf for office purposes while the rezoning is being processed.

4.1 Need and Desirability

The concept "desirability" in the land use planning context may be defined as the degree of acceptability of this proposed land use development. This section expresses the desirability of the rezoning and consent taken in conjunction with the development principles and criteria set out in the Windhoek Town Planning Scheme listed below, as well as the degree to which this proposal may be considered within the context of broader public interest.

Olympia is dominant by business and office related activities with medical centres. The Olympia area consist of mixed land use activities, namely residential, business activities, including a shopping mall, medical facilities, home-based businesses, educational institutions, sport facilities and entertainment areas etc. Most of these businesses are located in between the single residential erven of which most of them were rezoned.

Additionally, the Erf 346, Olympia is ideally located to get access from the main collector road (Jason Hamutenya Ndadi Street). If the current zoning map of Erf 346, Olympia (please see attached Current Zoning Map) is studied carefully, it can be noticed that numerous erven along Jason Hamutenya Ndadi Street are rezoned from 'Residential to 'Office' for purposes of

medical centres. Namely; Olympia Medical centre, Olympia Physio Care and Olympia Biokinetics to name a few. Directly north, adjacent to Erf 346, Olympia, is an 'Office' zoned erf used for Dental practice and to the west of property are residential properties. To the east of the property, is the Mobile Telecommunication office (MTC). Thus, the proposed application can be seen as appropriate and will enhance the current business which will complement the economic/medical node of Olympia.

4.2 Proposed City of Windhoek Olympia Policy Area

Erf 346, Olympia is located within the proposed Olympia policy area, according to the Municipal Council of Windhoek. This policy is designed to help manage any future land use changes, and guarantee that such changes are accommodated as efficient as possible. It may be stated that the City of Windhoek is aware of the deviations in zonings and land use activities within Olympia as a result, this policy is anticipated. Kindly refer to the attached proposed Olympia Policy Area map of City of Windhoek attached as under Annexure B.

The initiative to rezone Erf 346, Olympia to maximize land use, activities, and enhancing local investor livelihoods, as well as providing services, and creating jobs in the community, is in line with the City's economic development plans.

4.3 Windhoek Town Planning Scheme

The owner wishes to use the existing buildings for offices and for a medical centre. The current Zoning of the Erf which is 'Residential' makes provision for only dwelling units as a **'Primary use'** and 'Residential buildings, Places of public worship, Places of instruction, Social halls, Institutions, Special buildings, Bed-and-breakfasts, Resident occupations and Heritage buildings' as **'Consent uses'** while the zoning of 'Office' makes provision for 'Offices' as a **'Primary use'** and "Dwelling units, Residential buildings, Institutions, Places of public worship, Business buildings, hotels, Restaurant" as **'Consent uses'**. The subject Erf (with improvements thereon) will be used for office and a medical centre, according to the owner.

Residential and office zonings clearly allow for various land uses, according to the Windhoek Town Planning Scheme. For example, residential zoning does not promote or permit the construction of offices and businesses. Office zoning, on the other hand, encourages and permits the use of office and commercial structures. The proposed rezoning to office with a bulk of 0.4 and consent for a medical centre will enable the owner to use the Erf to its maximum potential.

The proposed development benefits not just the owner, but will also boost the erf's the development potential, resulting in more revenue for the City of Windhoek through property tax and betterment fees. The area can support such a density since its service network can accommodate increased expansion in population, persons, buildings and vehicular transportation.

This application therefore meets all the requirements provided for in the Town Planning Scheme for the rezoning to Office and should therefore be considered

4.4 Use of existing and new buildings

Erf 346, Olympia is utilized for residential purposes. Existing structures will be modified and transformed to serve as offices and a medical centre.

5. PUBLIC PARTICIPATION

On receipt of a complete application and in terms of Section 107 of the Urban and Regional Planning Act, Act No. 5 of 2018, the Chief Executive officer of the local authority or the authorized planning authority must request the applicant to give notice of the application in the prescribed manner to; prescribed persons and the general public. The neighbours will be served with notices to allow them to comment and give their input as per the City of Windhoek requirements. This will be submitted once the public participation process is completed.

6. CLOSING REMARKS

On behalf of the owners of Erf 346, Olympia, Ritta Khiba Planning Consultants, applies to the Municipal Council of Windhoek for the consideration of:

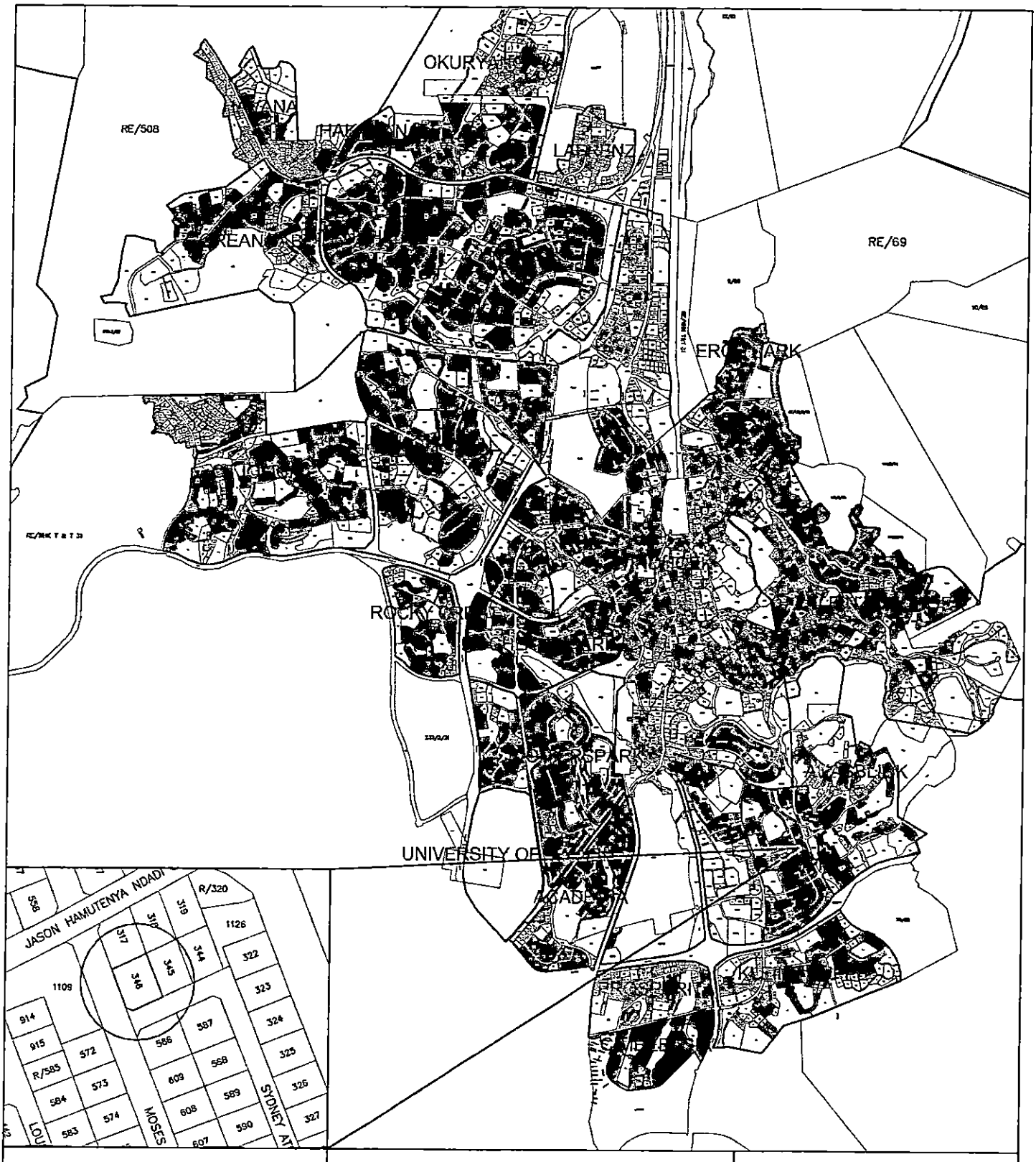
a) Rezoning of Erf 346, Olympia from 'Residential' with a density of 1:900 m² to 'Office' with a bulk of 0.4;
b) Consent for a medical centre;
c) Consent for free residential bulk; and
d) Consent to use the erf for office purposes while the rezoning is being processed.

5230

Trust that this application will favourably be considered and should you need further information, kindly contact us at one of the above numbers.

Yours sincerely,

RITTA KHIBA
PRINCIPAL MEMBER



LOCALITY MAP OF ERF 346, SYDNEY ATKINSON STREET OLYMPIA

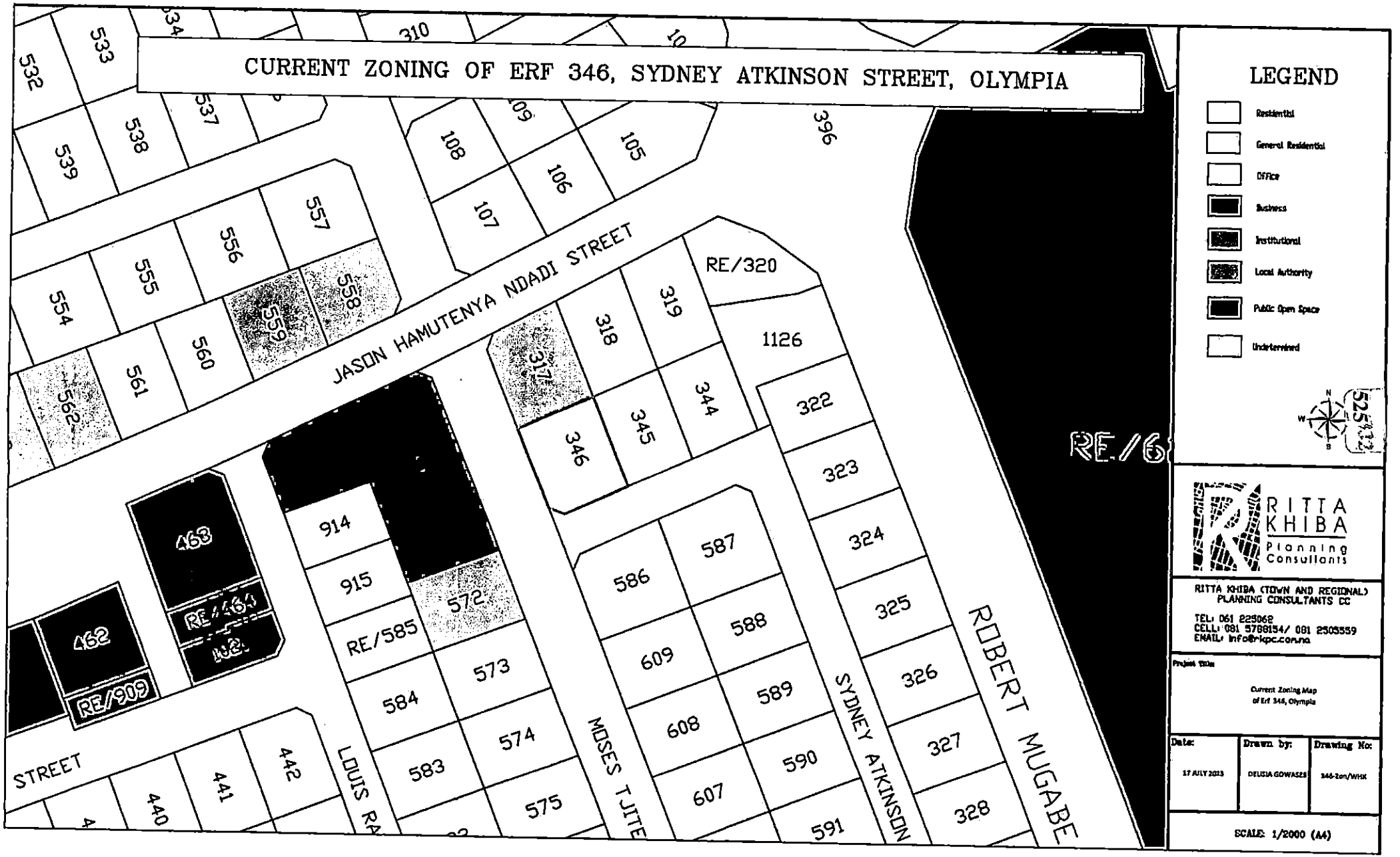
DATE: 17 JULY 2023
PLAN NO: 346/LOC-1
SCALE: NOT TO SCALE

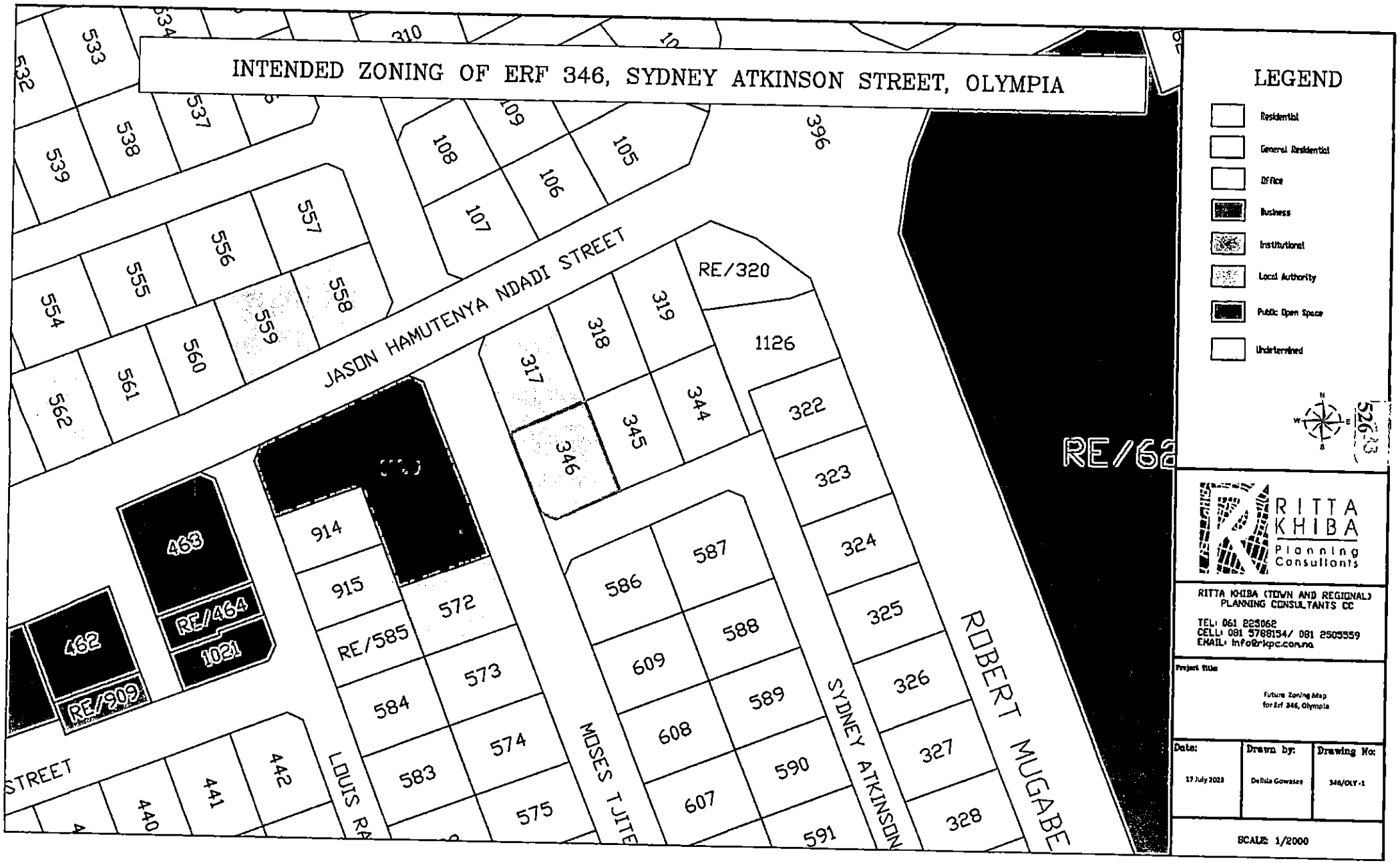
ERF 346 = ±1333 m²

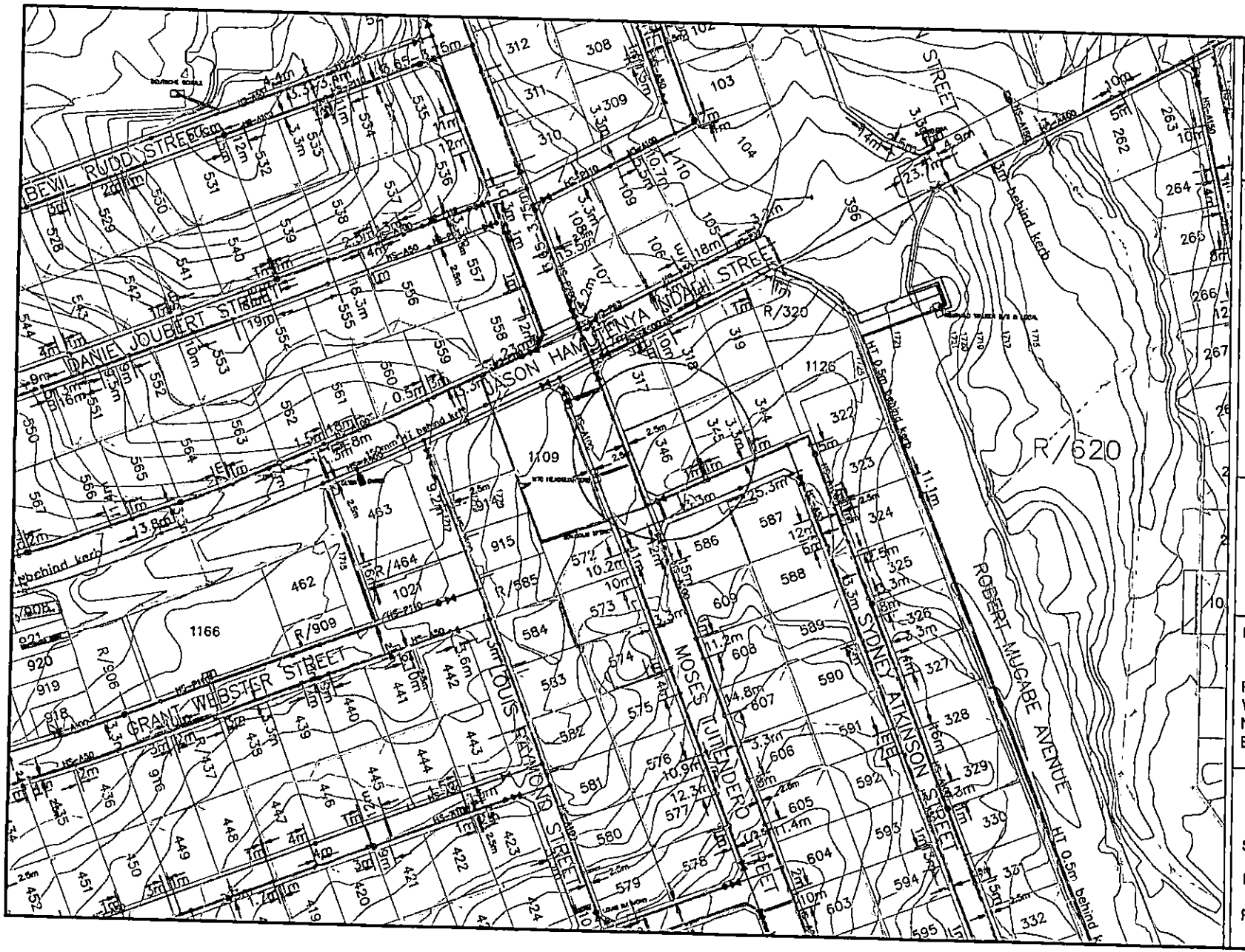
RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rkpc.com.na/tp1@rkpc.com.na


CURRENT ZONING OF ERF 346, SYDNEY ATKINSON STREET, OLYMPIA
JASON HAMUTENYA NDADI STREET
ROBERT MUGABE
SYDNEY ATKINSON
MOSES TJITE
LOUIS RA
STREET
RE/320
RE/909
RE/585
RE/6
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441
442
LEGEND
Residential
General Residential
Office
Business
Institutional
Local Authority
Public Open Space
Undetermined
RITTA KHIBA Planning Consultants
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC
TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rkpc.com.na
Project Title
Current Zoning Map of Erf 346, Olympia
Date: 17 JULY 2023
Drawn by: DELISIA GOWASES
Drawing No: 346-Zon/WHK
SCALE: 1/2000 (A4)


INTENDED ZONING OF ERF 346, SYDNEY ATKINSON STREET, OLYMPIA
LEGEND
Residential
General Residential
Office
Business
Institutional
Local Authority
Public Open Space
Undetermined
JASON HAMUTENYA NDADI STREET
ROBERT MUGABE
SYDNEY ATKINSON
MOSES TJITE
LOUIS RA
STREET
RE/320
RE/464
RE/909
RE/585
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RITTA KHIBA
Planning Consultants
RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC
TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: info@rkpc.com.na
Project Title
Future Zoning Map for Erf 346, Olympia
Date:
17 July 2023
Drawn by:
Delisia Gowases
Drawing No:
346/OLY-1
SCALE: 1/2000



LOCALITY PLAN OF ERF 346, SYDNEY ATKINSON STREET OLYMPIA

LEGEND

- Water
- Sewer
- Contours
- Electricity

RITTA KHIBA Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL) PLANNING CONSULTANTS CC

P.O.BOX 22543
WINDHOEK
NAMIBIA

TEL: 061 225062
CELL: 081 5788154/ 081 2505559

EMAIL: info@rkpc.com.na

Scale 1:3000 (A4)

Date: 17 JULY 2023

Plan No: 346/LOC-3



deidré de waal architect

UNIT 6, 44 NATANIEL MAXUILILI STREET
PO BOX 3338,
SWAKOPMUND,
NAMIBIA

INFO@DEIDREGO.COM
TEL. +264 64 463 600
NCAQS REG 322,
PRACTICE NO 70.2014 NCAQS.A

REVISION

REV	DATE	DESCRIPTION	APPROVED

KEY PLAN

AREA SCHEDULE:

MAIN BUILDING - EXISTING 360.00 M²

PARKING PROVIDED 17 PARKINGS
PARKING NEEDED - 1 per 25M² 18 PARKINGS

STATUS	COUNCIL SUBMISSION
FIRST DATE	23 MAY 2023
REV. NO	678.
REV. DATE	
ARCHITECT	D D W
DRAWN BY	A W
SCALE	A1 Landscape @ 1:200

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE ANY WORK IS PUT IN HAND. WORK FROM FIGURED DIMENSIONS ONLY. DISCREPANCIES WITH DRAWINGS AND SPECIFICATION TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS PUT IN HAND. DIMENSIONS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. ANY DISCREPANCIES OR ADDITIONAL REQUIREMENTS ON THIS DRAWING ARE TO BE REPORTED TO THE ARCHITECT AS SOON AS POSSIBLE.

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECT

PROJECT TEAM

STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
QUANTITY SURVEYOR	
MAIN CONTRACTOR	
LAND SURVEYOR	

CLIENT

PROJECT ERF 346
NEW OFFICES

ADDRESS

JOHAN ARCHER
WINDHOEK, NAMIBIA

DRAWING TITLE	SITEPLAN
PROJECT NO	678
DRAWING NO	678.A01

OLYMPIA POLICY AREA



ZONING LEGEND

- Business Bulk 1.0
- Office Bulk 1.0
- Office Bulk 0.4
- Office Bulk 0.75
- Institutional
- General Residential 1:500
- General Residential 1:250
- General Residential 1:100
- Residential 1:700
- Residential 1:500
- Residential 1:300
- Street
- Municipal
- POLICY AREA BOUNDARY

0 50 100 150 200 m

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT

Drawn by: C Beukes

Scale: 1:5000

5307

CONDITIONS TO BE REGISTERED

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with and use of or occupation of the erf shall at all times be subject to the provisions of the Windoek Zoning Scheme, prepared in terms of the Urban and Regional Planning Act, No. 5 of 2018.
B. The building value of the main buildings, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the Erf.

NAMIBIA REVENUE N$5

SPECIAL POWER OF ATTORNEY

I the undersigned **Archer Johann** in my capacity, as the owner of **Erf 346, Olympia** do hereby nominate, constitute and appoint,

RITTA KHIBA PLANNING CONSULTANTS CC
P.O. BOX 22543,
WINDHOEK

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

REZONING OF ERF 346, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

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

Signed at Windhoek this day..4th..of **July 2023** in the presence of the undersigned witnesses.

.....
Subscriber

WITNESSES:

1. .....

2. .....

2023-03-28

532

Deed of Transfer No.

T 1668 2023

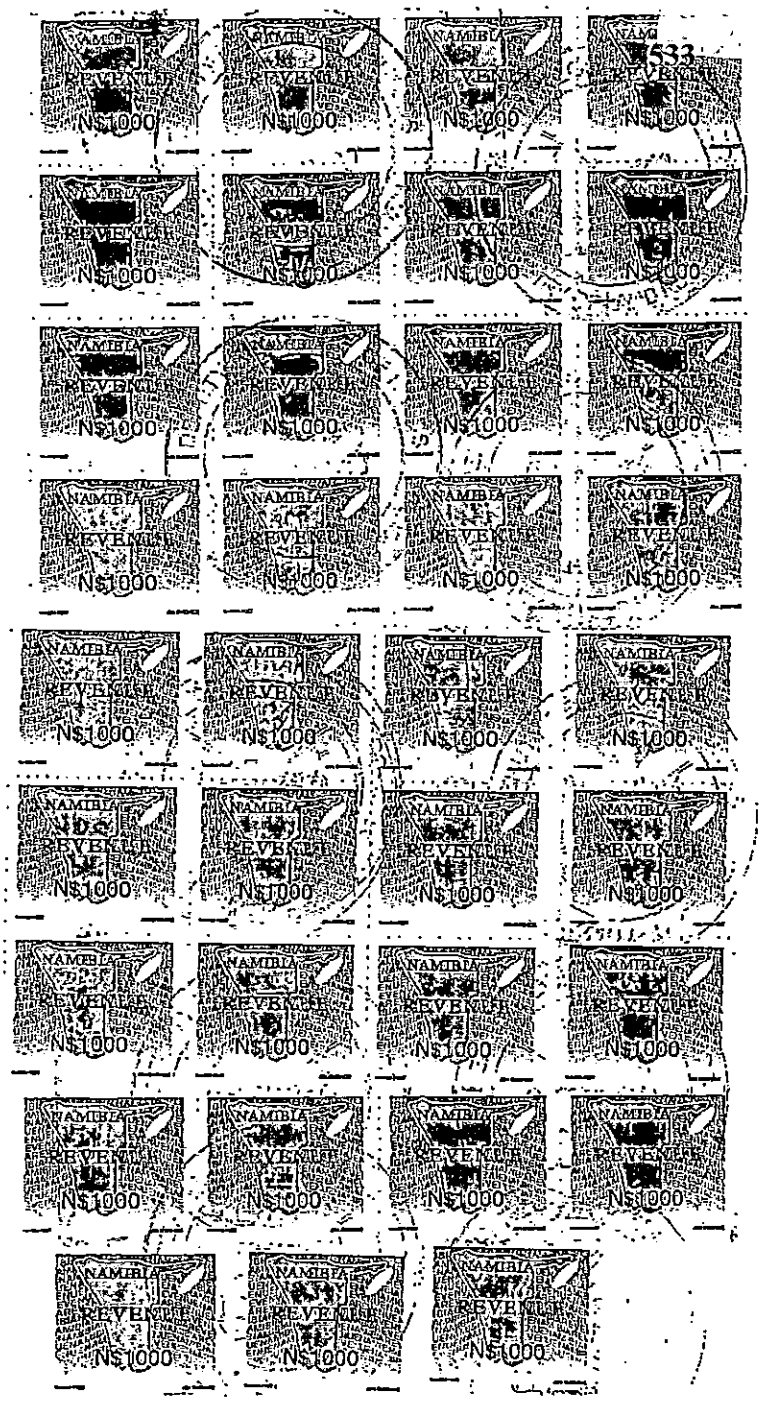
in re

Erf No 346 Olympia

in favour of:

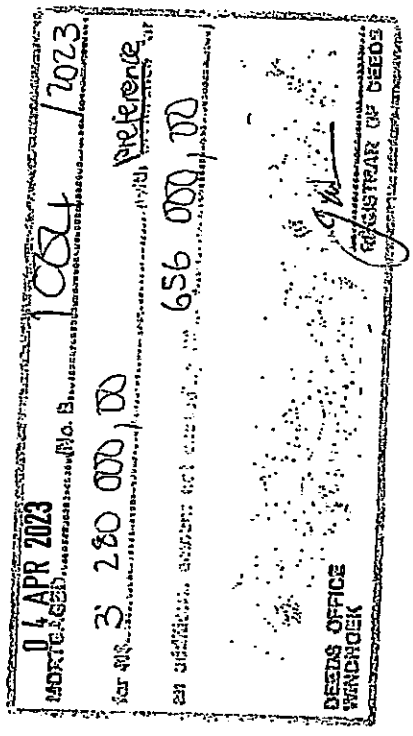
Johann Archer

DELPORT LEGAL PRACTITIONERS
Bismark Village Unit 5, Church Street, Windhoek
Tel: +264 61 233 441



Prepared by me:

CONVEYANCER
BASSON, C A



Deed of Transfer No.

T 1668 /2023

BE IT HEREBY MADE KNOWN:

THAT **CARICIA ANNETTE BASSON**

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:

SIGRID BäRBEL GUSTAFSSON
Identity Number: 660814 0001 8
Married to MARK SID GUSTAFSSON, which marriage is governed by the laws of the Republic of South Africa

dated the **08th** day of **MARCH 2023** and signed at **WINDHOEK.**

And the said Appearer declared that his/her said principal on the **04th** day of **NOVEMBER 2022** 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 –

JOHANN ARCHER
Identity Number: 690124 0040 6
Married out of community of property

His Heirs, Executors, Administrators or Assigns

CERTAIN	ERF NO 346 OLYMPIA
SITUATE	In the Municipality of WINDHOEK Registration Division "K" KHOMAS Region
MEASURING	1 333 (One Three Three Three) Square Metres
FIRST TRANSFERRED	by Deed of Transfer No. T 2622/1973 with General Plan No. A 370/1971 relating thereto;
AND HELD BY	Deed of Transfer No. T 6724/1992

SUBJECT to the following conditions imposed in terms of the Urban and Regional Planning Act, 2018 (Act No 5 of 2018), namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

1. The erf **must** only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek **Zoning** Scheme prepared and approved in terms of the **Urban and Regional Planning Act, 2018 (Act No 5 of 2018).**

2. 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.

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said TRANSFEREE, 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 **N$4,100,000.00.**

SIGNED AT WINDHOEK on 04 APR 2023

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

Signature of Appearer

IN MY PRESENCE

REGISTRAR OF DEEDS

DEPUTY REGISTRAR OF DEEDS
MINISTRY OF LAND REFORM

Town Planning Certificate No. 1:
Town Planning Scheme Information

536

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

_____

Telephone Number : _____

Sir / Madam

Erf No: 346

Township : OLYMPIA

Street : SYDNEY ATKINSON STR

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

1. Use Zone : RESIDENTIAL — Refer to Table B.
2. Density : 1 DWELLING / 900M² — Refer to Table E.
3. Bulk Factor : 0 00 — Refer to Table F.
4. Coverage : 50 % — Refer to Table G.
5. Erf Size : 1,333 m²
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 : 1 SYDNEY ATKINSON STR
10. Flood Line : _____
11. Height Restriction : _____ Refer to Table J.
12. Street Reservation : _____
13. Other : _____

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

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

DEBT MANAGEMENT CREDIT CHECK FORM

Surname ARCHER First name(s) JOHANN

Erf/stand no 346 Township OLYMPIA

If company or registered under cc

Namibian I. D / Passport no. 69012400406

Postal/Private Bag address POBox9174 Township of address Windhoek

Physical Residential or Business address

Tel no 061225060 (H) Cell 081 5788154

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:

proceed

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date stamp

2023 -07- 0

LAND SALES

Comments:

proceed

Acc. Technician Land Sales

Signature Acc. Technician Land Sales

Date stamp

2023 -07- 0

ACCOUNTANT LAND SALES:

City of Many Faces

P.O. Box 22543, Windhoek
1012 Virgo Street, Doradopark
Tel: +264 61 225062 | Fax 2 email +088614935
Cell: +264 81 2505559 / +264 81 57 88154 | Email: tpl@rkpc.com.na/info@rkpc.com.na
TOWN, AND REGIONAL PLANNERS & ENVIRONMENTAL CONSULTANTS

RITTA KHIBA Planning Consultants

Ref: L/346/OLY

Enquiries: Ms. Delisia Gowases

04 December 2023

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

Department Of Urban and Transportation Planning

Attention: Ms. R. Kwenani

Dear madam,

REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

1. Application

Ritta Khiba Planning Consultants (RKPC) have been appointed by Mr. Johann Archer, the owner of Erf 346, Sydney Atkinson Street, No. 1 Olympia, to initiate the process of rezoning his property. The application submitted on 01 August 2023 seeks to rezone Erf 346 from its current "Residential" zoning to "Office," with a bulk of 0.4. The application also includes a consent for a medical centre, free residential bulk, and the use of the erf for said purposes during the rezoning process. This submission aligns with Section 105(1) (a) of the Urban and Regional Planning Act, Act No. 5 of 2018.

RKPC is hereby submitting the proof of Public Notification in compliance with Section 107 and Regulations 10-12 of the Urban and Regional Planning Act, 2018.

2. Public Notification

The rezoning of Erf 346, Sydney Atkinson Street, No. 1 Olympia was advertised in the following prescribed manner:

- Notices were published in the 'SUN' and 'Republikein' newspapers on July 14th and 21st, 2023.
- A notice was featured once in the government gazette on July 14th, 2023.
- Public notification was placed on the site and on the notice board of the Municipality of Windhoek regarding the intended rezoning on July 14th, 2023.
- Personal details of adjacent erf owners from Erven 317, 345, 1109, 572, 318, 586 Olympia were obtained from the Municipality of Windhoek, and notices were sent to all neighbours via registered mail.
- Despite these efforts, several neighbouring landowners objected to the rezoning during the 21-day public participation period, which concluded on August 14th, 2023. These objectors are owners of Erven 317, 345, 1109, 572, 318, 586 Olympia.

2.1 Objections

The owners of Erven 593, 343, 336, 342, 599, 335, 596, 579, 594, 595, 592, 330, 322, 327, 331, 332 Olympia have raised objections to the proposed rezoning of Erf 346 Olympia. Their collective concern revolves around the potential repercussions of rezoning for business or office-related purposes and granting consent for a Medical Centre. They assert that such changes could lead to an increase in businesses within what they perceive as a primarily residential area, specifically Sydney Atkinson Street, Olympia. They fear that this shift may heighten traffic within the residential zone and potentially escalate criminal activities due to the absence of inhabitants on the erf. Below is the exact excerpt as recorded:

"The rezoning of the erf to any business or office related zoning and consent for Medical Centre cannot be supported by us since it may lead to the establishment of even more businesses in this area, which is not tolerable by us, a number of residents in Sydney Atkinson Street Olympia. The proposed area is a residential area. Businesses in Sydney Atkinson street will increase traffic in the residential area. It might also increase criminality, as no one will be living on the erf".

Attached, are the signed list of objectors and a letter from the neighbours articulating their concerns. Subsequently, provided below are the responses aimed at addressing these raised objections.

2.2 Mitigation

- Traffic

On-site parking facilities will be made available in accordance with the Windhoek Town Planning scheme. It's important to note that the intended development, specifically the Medical Centre, is not anticipated to generate substantial traffic. Consequently, the proposed development is not expected to have any adverse impact on the surrounding area.

- Criminality

There are existing offices, doctor's consulting rooms, and medical centres in the vicinity, and there have been minimal complaints regarding security concerns. Consequently, the proposed development is not expected to negatively impact safety and security in the area. Moreover, the owner plans to enhance security measures by installing CCTV cameras and stationing a guard onsite. It's important to recognize that urban areas continually undergo changes in land use over time. Erf 346 Olympia's proximity to other medical centres, businesses, and offices like the Olympia Medical Centre, Olympia Physio Care, and Olympia Biokinetics suggests that the neighbourhood is already accustomed to similar business and office establishments. Therefore, the proposed development aligns with the existing land uses in the area. Additionally, it's noteworthy that the owner of Erf 346 Olympia also owns Erf 317 Olympia, where there is an existing Dental Practice. The owner intends to expand their operations from Erf 317 Olympia to include Erf 346 Olympia.

Attached to this letter, please find copies and the relevant documents in support of the application:

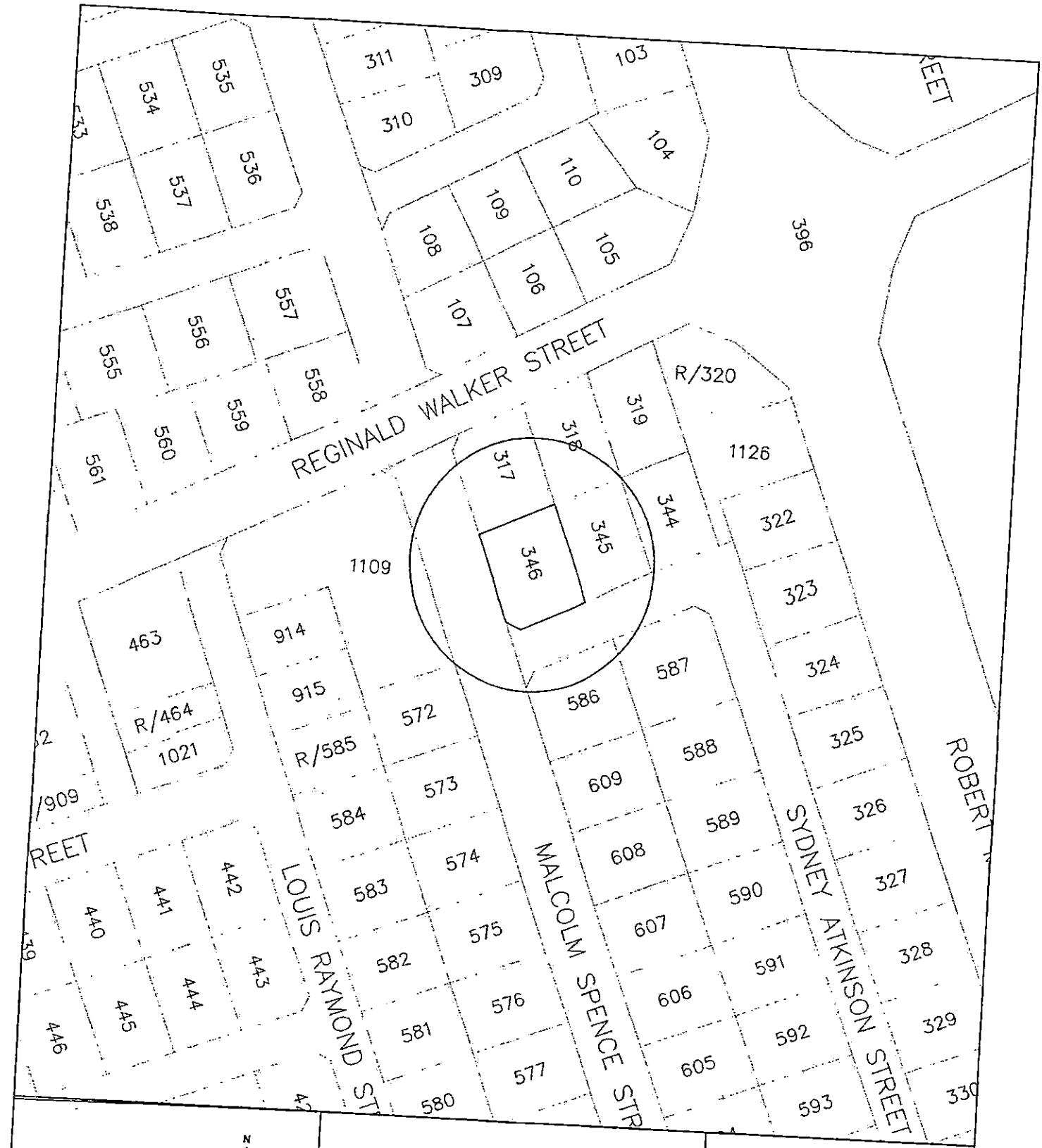
i. Annexure A - Notice on site and municipal notice board
ii. Annexure B - Proof of Neighbours consultation via registered mail
iii. Annexure C - Copy of Newspaper notices
iv. Annexure D - Government Gazette notice
v. Annexure E – Neighbours comments
vi. Annexure F – Neighbours objection

RKPC trust that this application will be considered favourably. Should you require additional information, please don't hesitate to contact us using the provided phone numbers.

Yours sincerely,

RITTA KHIBA
PRINCIPAL MEMBER

542



LOCALITY MAP OF ERF 346,
SYDNEY ATKINSON STREET
OLYMPIA

SCALE: 1/2000
DATE: 13 July 2023
PLAN NO: 346/LOCALITY

ERF 346 = ±1 333 m²

RITTA KHIBA
Planning Consultants

RITTA KHIBA (TOWN AND REGIONAL)
PLANNING CONSULTANTS CC

TEL: 061 225062
CELL: 081 5788154/ 081 2505559
EMAIL: tp1@rkpc.com.na/info@rkpc.com.na

14/8/23.

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT - ADVISORY

TO	:	Urban Policy
FROM	:	Sustainable Development – N Naruses
DATE	:	23/08/2023
SUBJECT:		**REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED**

The Sustainable Development Division has in principle no objection to the application taking in consideration that it maximizes development potential without any adverse impact to the surrounding and or its amenities.

Proposal/Recommendations

That the proposed application be granted but due consideration of urban policy comments and the undertaking of the relevant by laws as administered by the respective division be noted.

I hope you find the above in order.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

MEMO 544 NDUM

SUBJECT: **1. Rezoning of Erf 346, Olympia from 'Residential' with a density of 1:900 m² to 'Office' with a bulk of 0.4;**

2. Consent for a medical centre;

3. Consent for free residential bulk

4. Consent to use the erf for office purposes while the rezoning is being processed

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: L. SHIKONGO	07/09/2023	Tel: 290 3359	
Section Engineer: M Shiimi	..../..../2023		
Chief Engineer	..../..../2023		

TO:	Urban Planning R. Kwenani	**DATE:**	02 April 2024
FROM:	Section Engineer: Transport Planning	**REF:**	L/346/OL

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

REVISED COMMENTS:

The application dated 01 August 2023 received from Ritta Khiba Planning Consultants, our comments 15 September 2023 and parking layout Drawing No.:070-001 attached regarding the above application has reference.

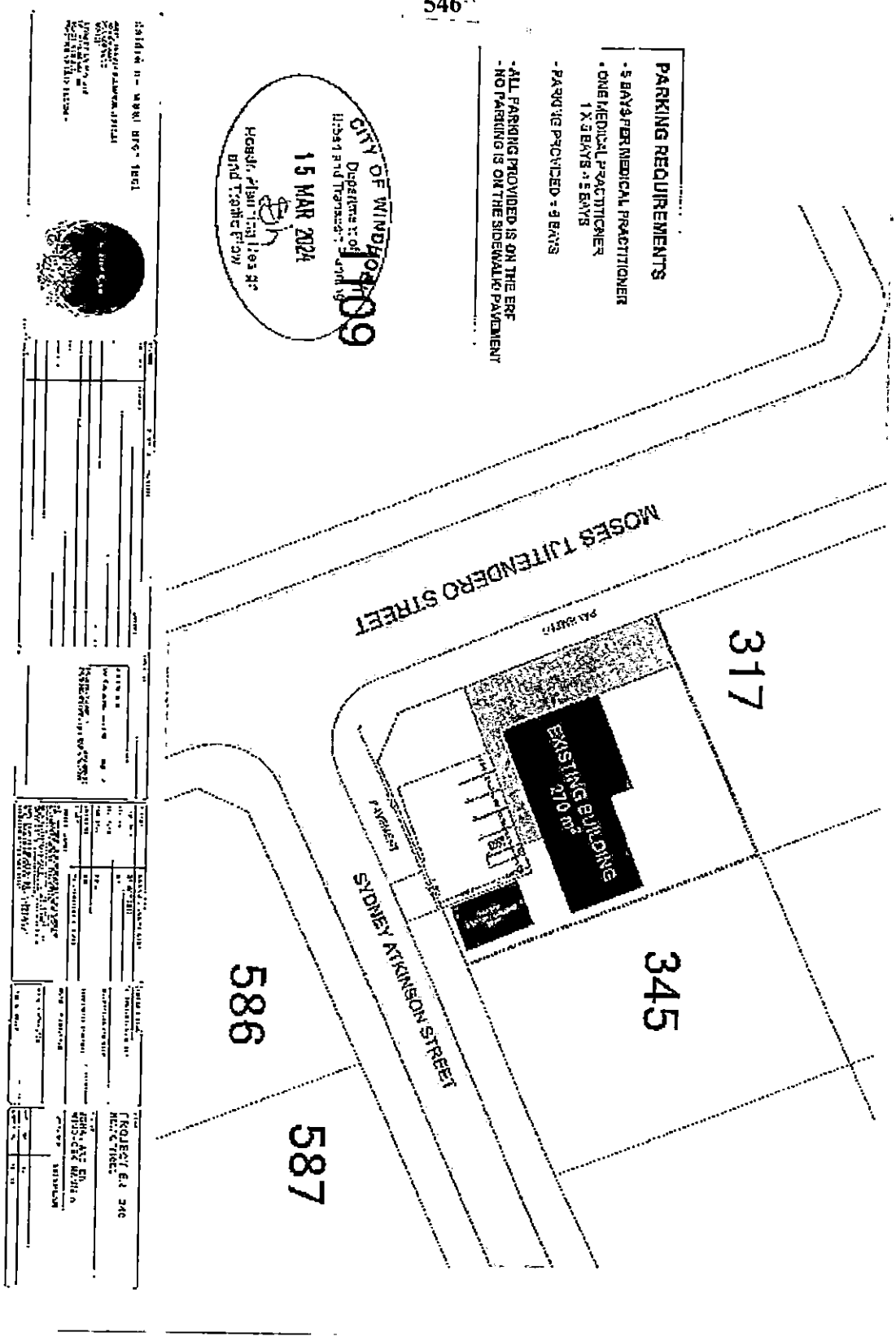
Erf 346 is located at the corner of Moses Tjitendero and Sydney Atkinson Streets in Olympia. The erf measures 1333m² and is currently zoned "residential" with a density of 1 dwelling per 900m². Traffic volumes in Moses Tjitendero Street is moderate while low traffic volumes are experienced in Sydney Atkinson Streets. No traffic flow problem is currently experienced during peak hours. The proposed rezoning will generate approximately 28 trips during peak hours.

1. This Division has no objections to the proposed Rezoning of Erf 346, Olympia from 'Residential' with a density of 1:900 m² to 'Office' with a bulk of 0.4, provided that:
   1.1 Minimum 1 parking bay per 25m² utilised bulk to be provided on site for office use.
   1.2 No access or parking is allowed 20 meters from the intersection, measured from the intersecting kerbs.

2. This Division has no further objections to the proposed Consent for a medical centre, and to use the building for office purposes while the rezoning is in the process provided that:
   2.1 Parking be provided as per the submitted parking layout Drawing No.:070-001 attached.
   2.2 Only 1 medical practitioner will be allowed for the provided parking bays.
   2.3 Parking requirements are:
   - For pharmacy and dispensary, minimum 3 parking bays per 100m² utilised bulk to be provided on site.
   - For medical consulting, minimum 5 parking bays per medical practitioner to be provided on site.

3. This Division has no objections to the proposed consent for free residential, provided that:
   3.1 Minimum 1 exclusive parking bay must be provided for every dwelling unit on site.
   3.2 Free residential bulk is limited to 50% of the allowable bulk.

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, Design and Traffic Flow

*2508

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	31 August 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/346/OL

SUBJECT: **REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

The application dated 01 August 2023, for the proposed, Rezoning of Erf 346, Sydney Atkinson Street, no.1, Olympia from 'Residential' with a Density of 1:900 m² to 'Office' with a bulk of 0.4 and Consent for a medical Centre, free residential bulk and to use the Erf as such while the rezoning is being processed, received on 15 August 2023, refers.

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

1. Erf 346 has a general downward slope from the southeast into a northwesterly direction.
2. There is no visible stormwater course or system flowing across the proposed Erf 346, except for surface stormwater run-off.
3.
4. Access to Erf 346, is indicated to be obtained from Sydney Atkinson Street.

This Division has no objection to the proposed, Rezoning of Erf 346, Sydney Atkinson Street, no.1, Olympia from 'Residential' with a Density of 1:900 m² to 'Office' with a bulk of 0.4 and Consent for a medical Centre, free residential bulk and to use the Erf as such while the rezoning is being processed provided:

1. That should parking on the sidewalk be proposed, an area of at least 2.0 meters wide, be maintained along the inside of the proposed parking for pedestrian movement.

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.

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

MEMORANDUM

549

TO: Urban Policy

Date: 07 November 2023

FROM: Building Control

Ref: Erf 346 OL

SUBJECT: REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

The above subject matter has reference:

The Division is in support and recommends the application for approval without any conditions.

Regards,

Larry Mwikanda
Manager: Building Control

550

MEMORANDUM

TO:	Mrs. R. Kwenani	**DATE:**	8 December 2023
FROM:	INF: Engineering Services Division	**REF:**	L/346/OL

SUBJECT: **REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

The application dated 01 August 2023, for the proposed, Rezoning of Erf 346, Sydney Atkinson Street, no.1, Olympia from 'Residential' with a Density of 1:900 m² to 'Office' with a bulk of 0.4 and Consent for a medical Centre, free residential bulk and to use the Erf as such while the rezoning is being processed, refers.

The application can only be approved under the following conditions:

1. That the total number of residential units not exceed five units.
2. 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

MEMORANDUM

551

TO: Ruth Kwenani

DATE: 01-SEP-2023

FROM: Engineering Services
Electricity Department

City of Windhoek
City of many faces

REF: L/346/OL

REZONING OF ERF 346, SYDNEY ATKINSON STREET, OLYMPIA FROM RESIDENTIAL WITH A DENSITY OF 1:900 TO OFFICE WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND CONSENT TO USE THE ERF FOR OFFICE PURPOSES WHILE THE REZONING IS IN PROCESS

The Strategic Executive: Electricity has in principle no objection to the application submitted for the rezoning of Erf 346, Sydney Atkinson Street, Olympia from 'Residential', with a density of 1:900, to Office with a bulk of 0.4 and consent to use the Erf for Office purposes, while the rezoning take place, 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 of the erven created.***
- 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 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.
- ***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, Metering Policy, Schedule of Approved Non-Regulated Tariffs and/or to consult directly with the Electricity Department for information on Connection Charges and Metering.***

Kind regards

.....

VH Namgongo

Chief Engineer: Engineering Services

MEMORANDUM

552

TO: Urban Policy

Date: 27 September 2023

FROM: Health and Environment Services

Ref: Erf 346 OL

SUBJECT: REZONING OF ERF 346, SYDNEY ATKINSON STREET, NO. 1 OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE, FREE RESIDENTIAL BULK AND TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

The above subject matter has reference:

The Division is supporting the application with the following conditions.

- Applicant submit proof of registration with City of Windhoek Health Care Risk Waste Treatment Facility for the management of medical waste.
- Environmental Clearance Exemption is issued by the Department of Economic Development and Community Services once the application is approved by the City.

Regards,

035 Regskennisgewings Legal Notices

NOTICE

EXECUTORS AND TRUSTEES NAMIBIA

Estate of the late:
RICARDA SYLVIA HELGA ERASMUS
I.D: 6507230127
of WINDHOEK
Surviving Spouse:
GERT JOHANNES ERASMUS
I.D: 6010075095B6
NUMBER: E828/2023

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

BANK WINDHOEK LIMITED
TRUST DEPARTMENT
PO BOX 15, WINDHOEK
P. STEPHANUS

Bank Windhoek

NOTICE
LIQUIDATION AND DISTRIBUTION ACCOUNTS LYING FOR INSPECTION IN DECEASED ESTATE LYING FOR INSPECTION IN TERMS OF SECTION 35(5) OF ACT 66 OF 1965

ESTATE OF THE LATE
JOHANNES ALFEUS
I.D: 750303 0049 8
LAST ADDRESS: ERONGO REGION
ESTATE NO: E157/2022

NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek and the SWAKOPMUND Magistrate's Court, for a period of twenty-one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the specified period, the executor will proceed to make payments in accordance with the accounts.

F HOSH
AGENT OF THE EXECUTOR OF THE ESTATE
C/O DR. WEDER, KAUTA & HOVEKA INC
3RD FLOOR, WKH HOUSE, JAN JONKER ROAD
AUSSPANNPLATZ, WINDHOEK
P.O BOX 864, WINDHOEK
REF: MAT 81549/CL

NOTICE
TO CREDITORS IN DECEASED ESTATE

ESTATE OF THE LATE
ANTHONY MWAMAKOSO WHITE
I.D: 730123 1007 7
LAST ADDRESS:
OKAHANDJA NAMIBIA
DATE OF DEATH: 22 APRIL 2023
ESTATE NO: E 116/2023

All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.

B.A. STRAUSS C/O EB.
WEBER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 228550
E-MAIL: BSTRAUSS@LAWYERS.COM

NOTICE
LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION IN TERMS OF SECTION 35(5) OF ACT 66 OF 1965

ESTATE OF THE LATE:
WILFRIED KOMBARA ZAARURA
I.D: 5004145 00525
LAST ADDRESS: OTJOZONDJUPA REGION
ESTATE NO: E1538/2021

NOTICE is hereby given that the First and Final Liquidation Account in the above estate will lie for inspection at the Master of the High Court, Windhoek and at the Magistrate's Court, OKAHANDJA for a period of twenty one (21) days from the date of publication hereof. Should no objections thereto be lodged with the Master concerned during the space of period, the executor will proceed to make payments in accordance with the accounts.

R. B STRAUSS
AGENT OF EXECUTOR FOR THE ESTATE
C/O DR. WEDER, KAUTA & HOVEKA INC
3RD FLOOR, WKH HOUSE, JAN JONKER ROAD
AUSSPANNPLATZ, WINDHOEK
P.O. BOX 864, WINDHOEK
REF: MAT 81549/CL

QUILTUAL

LIQUIDATION AND DISTRIBUTION ACCOUNT LYING FOR INSPECTION
ESTATE OF THE LATE
PETRUS JOHANNES VENTER
of NR. 5 Laurie Stevens Street Olympia, Windhoek.
ESTATE NO: E 913/2022

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie open for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from date of publication hereof.

OLD MUTUAL TRUST
PO Box 165, Windhoek
Tel (061) 299 3612
Ref: L van den Elst

QUILTUAL

LIQUIDATION AND DISTRIBUTION ACCOUNT LYING FOR INSPECTION
IN THE ESTATE OF THE LATE
WOLFGANG EDMUND BAUMANN
of ERF 2701, Joseph Erasmus Street, Khomasdal, Windhoek, Namibia.

ESTATE NO: E 1532/2022

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie open for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from date of publication hereof.

OLD MUTUAL TRUST
PO Box 165, Windhoek
Tel (061) 299 3473
Ref: M.R. Strauss

553

ESTATE OF THE LATE
ALETTA JOHANNA CATHARINA LIEBENBERG
ID: 33082900178
a resident of Koes, Namibia.

ESTATE NO: E1003 / 2023

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 14 July 2023.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223680
Klein-Windhoek
11009

DM0202300410648

ESTATE OF THE LATE
CHRISTOFFEL JOHANNA DE VILLIERS
ID: 51121600409
Widowed woman
and resident of Windhoek in the Republic of Namibia.

ESTATE NO:
E449/2023

Notice is hereby given that the Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 14 July 2023.

F M OEHL – TRUST CC
P.O. Box 90290.
Tel: 223680
Klein-Windhoek
11009

DM0202300410649

ESTATE OF THE LATE
HOSEA KAEKA
ID: 43081500696
widower of Windhoek in the Republic of Namibia.

ESTATE NO: 542/2017

Debtors and Creditors in the above estate are hereby called upon to file their claims with and to pay their debts to the undersigned within 30 days as from 14 July 2023.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223680
Klein-Windhoek
11009

DM0202300410650

ESTATE OF THE LATE
MAGRETH CHARMAINE FABIOLA ZENOBIA VAN ROOI
ID: 721016 0008 0
single and resident of Windhoek district in the Republic of Namibia.

ESTATE NO: E2495/2022 WHK

Notice is hereby given that the Liquidation and Distribution Account in the above estate will lie for inspection at the offices of the Master of the High Court in Windhoek for a period of 21 days as from 14 JULY 2023.

F M OEHL – TRUST CC
P.O. Box 90290,
Tel: 223680
Klein-Windhoek
11009

DM0202300410651

FNB

Estate of the Late
LISETHE UISES
Identity Number: 59020400568
HOUSEWIFE OF SWAKOPMUND
DATE OF DEATH: 10/01/2023
SURVIVING SPOUSE:
Benjamin Uisab
Identity Number: 58122600344
ESTATE NO: E1200/2023

Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.

FNB FIDUCIARY NAMIBIA (PTY) LTD
P.O. BOX 448,
WINDHOEK, NAMIBIA

DM0202300410654

IN THE HIGH Court of Namibia (Main Division)
CASE NO: HC-MD-CIV-ACT-CON-2022/03410
In the matter between
NEDBANK NAMIBIA LIMITED, Execution Creditor and
ELIZABETH KAMBONDE, 3rd Execution Debtor

NOTICE OF SALE IN EXECUTION

In execution of a judgement against the above execution debtors granted by theabove Honourable Court on 05 December 2022, the following will be sold bypublic auction on the following date, 27 July 2023 at 12h00 at Advance Refrigeration, Main Road, Oshakati.

1 x Toyota 218 N837SH

TERMS OF SALE: voetstoots and cash to the highest bidder

DATED and SIGNED at WINDHOEK this 10th day of JULY 2023.

DR. WEDER, KAUTA & HOVEKA INC.
Judgment Creditor's Legal Practitioners
WKH House, Jan Jonker Road
Ausspannplatz
WINDHOEK
Ref: PUK/as/MAT81549

DM0202300410873

KINGLAW

NOTICE

ESTATE OF THE LATE
EDITHA ELISABETH SENKE
(Estate No E1213/2023)
I.D No.: 24100800098
who resided at Liana Old Age Home, Swakopmund
and who died on the 18th December 2022

Creditors and Debtors are hereby called upon to file their claims and to pay their debts to the undersigned within 30 (thirty) days from Friday, the 14th of July 2023.

HEAKENS
Executor
c/o Kinghorn Associates Incorporated
estates1@kinglaw.com.na
Tel: 061 222 0770

Claassen & Visser
Estate Practitioners cc
-Where there's a will, we have a way-

ESTATE OF THE LATE
HANS JURIE LOUW
Identity Number: 480712 0030 1
Date of Death: 15 NOVEMBER 2022
FARMER of FARM ZEBRAVIEW NUMBER 153, OUTJO

ESTATE NO: E 4/2023

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above Estate will lie for inspection at the Office of the Master of the High Court, WINDHOEK and a copy thereof at the Magistrate, OUTJO for a period of 21 days from the publication thereof.

Malinda Visser -
Agent for executors
PO Box 995, Okahandja
Tel: 081 277 9840

DM0202300410693

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 346, Sydney Atkinson Street, No. 1 Olympia intends applying to the Municipal Council of Windhoek for:

REZONING OF ERF 346, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

Erf 346, Sydney Atkinson Street, No. 1 Olympia, is zoned 'Residential' with a density of 1:900 m² and measures approximately 1333 m² in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing buildings for office and as a medical centre.

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

Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 04 August 2023 before 12:00.

APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or
Fax: 0886149935 (fax to email)
Mobile: 0815788154 /
Email Address: rkhiba@gmail.com
MUNICIPALITY OF WINDHOEK:
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
TOWN PLANNER
OFFICE: +264 61 290 2378

DM0202300410814

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of estate: E 1014/2023
Surname: TSHIPA
First Names: ANDREAS
Date of Birth: 31 MARCH 1961
Identity Number: 61033100250
Last Address: WALVIS BAY, NAMIBIA
Date of death: 5 JANUARY 2023
Name and (only one) address of executor or authorized agent:
DU PISANI LEGAL PRACTITIONERS, AGENTS FOR THE EXECUTOR, 67 JOHN MEINERT STREET,WINDHOEK
Period allowed for lodgement of claims if other than 30 days:
Advertiser, and address
DU PISANI LEGAL PRACTITIONERS
67 JOHN MEINERT STREET
P O BOX 23990, WINDHOEK
WINDHOEK
41/0001
Date: 29 JUNE 2023
Tel: 083 331 6110
Notice for publication in the Government Gazette on: 14 JULY 2023

DM0202300410809

Besoek ons op Twitter by https://twitter.com/republikein_na

Republic of Namibia

MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM

Black Rhinoceros – Trophy Hunting

The Ministry of Environment, Forestry and Tourism (MEFT) has one (1) old post-reproductive male Black Rhinoceros available for trophy hunting during the current hunting season (ending November 2023), within the provisions of the relevant national and international regulations. The individual animal to be hunted will be determined by the MEFT and all hunts will be accompanied by MEFT.

Namibia Tourism Board (NTB) registered Namibian companies, owned by or having in its employment a Namibian MEFT registered Professional Hunter (Big Game) are invited to provide MEFT with written financial offers (in Namibia Dollars only) . Offers should also indicate when hunting will take place.

A twenty per cent (20%) discounts will be given to companies with at least twenty percentage (20%) ownership by formerly disadvantaged Namibians; and/or ten percentage (10%) discounts for companies with formerly disadvantaged Namibians at the Professional Hunter (Big Game) level.

Written financial offers in sealed envelopes should be deposited in a box at the Ministry of Environment, Forestry and Tourism Headquarters, Cnr Robert Mugabe and Dr Kenneth Kaunda Street, Permit Office reception, on or before 07 August 2023, not later than 13h00.

Full payment must be made into the Game Products Trust Fund Account (details to be provided to successful companies) and proof of payment must be submitted before or on 21 August 2023. Failure to do so will lead to automatic cancellation of the offer, and the next bidder in line will be given the offer.

Important: 1) MEFT reserves the right to cancel part or this entire tender.

2) Previously Disadvantaged Namibians have an added advantage.

For further enquiries, please contact:

Ms. Elly Hamunyela at 061 284 2526 or email: elly.hamunyela@meft.gov.na

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Multiple Sclerosis NAMIBIA

WHAT IS MULTIPLE CLEROSIS?

A chronic disease of the brain and central nervous system

OFFICE HOURS:
Monday - Friday: 09h00 - 17h00
info@msnamibia.org

AA LOSING CONTROL? ALCOHOLICS ANONYMOUS NAMIBIA

If you want to drink, that's your business. If you want to stop, that's ours.

WINDHOEK:
081-325 6144
SWAKOPMUND:
081 243 2649
E-MAIL:
alcoholicsanonymousna@gmail.com

0035 Regskennisgewings Legal Notices

IN THE High Court of Namibia
Main Division
Held At Windhoek
Case No: HC-MD-CIV-ACT-CON-2022/00082
In the matter between:
FIRST NATIONAL BANK OF NAMIBIA LIMITED, Applicant and
FOUR SHORES INVESTMENTS NO. 43 CC, 1st Respondent
LEIGH-ANNE AGNEW, 2nd Respondent
GREGORY DAVID CLAYTON, 3rd Respondent
NOTICE OF MOTION IN TERMS OF RULE 108
KINDLY TAKE NOTICE THAT on the 1st day of SEPTEMBER 2023 at 10H00 or as soon thereafter as counsel may be heard application will be made on behalf of the above-named plaintiff for an order in the following terms:
1. Declaring the immovable properties situated at:
Section No. 2, City Junction, the Remaining Extent of Erf No. 246, Windhoek, Republic of Namibia; and Section No. 16, The Dunes, Erf No. 175 Crayfish Crescent, Mile 4, Swakopmund, Republic of Namibia specifically executable;
2. Costs of this application;
3. Further and/or alternative relief
TAKE NOTICE FURTHER that the Founding Affidavit of STEPHNE MARQUARD will be used in support of this application. KINDLY enrol the matter accordingly.
DATED at WINDHOEK on this day of JULY 2023.
KOEP AND PARTNERS
LEGAL PRACTITIONERS FOR THE PLAINTIFF
33 SCHANZEN STREET
WINDHOEK
REF: SN/ma/79033/DEB877
TO: THE REGISTRAR
HIGH COURT OF NAMIBIA
CORNER LUDERITZ & JOHN MEINERT STREETS
WINDHOEK
JMN MANAGING JUDGE: HON. JUSTICE OOSTHUIZEN
NEXT COURT DATE: 1ST SEPTEMBER 2023
ROLL TYPE: SECOND MOTION COURT (RULE108)

DM202230041100B

IN THE High Court of Namibia
Main Local Division
Windhoek
Case Nr. HC-MD-CIV-ACT-CON-2022/01039
In the matter between:
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
PETER KATAMELO, Defendant
NOTICE OF SALE IN EXECUTION
In EXECUTION of a Judgment of the High Court of Namibia, given on the 11th day of November 2022, a Judicial Sale by PUBLIC AUCTION will be held of and at the undermentioned immovable property on 2 August 2023 at 11:00 at Erf 2205, Extension 5, Arandis of a:
CERTAIN: Erf No. 2205 Arandis (Extension No. 5)
SITUATED: In the town of Arandis, Registration Division "G", Erongo Region
MEASURING: 456 (four five six) square metres
HELD BY: Deed of Transfer NO. T 7717/2019
SUBJECT: to such conditions as set out in the aforesaid title deed
The following improvements are on the property (although nothing in this respect is guaranteed):
2x bedrooms; 1x lounge; 1x kitchen; 2x bathroom sh/hwb/wc.
The property will be sold by the Deputy Sheriff to the highest bidder subject to the conditions of sale.
The conditions of sale to be read out by the Deputy Sheriff, Arandis, at the time of the sale and which conditions may be inspected prior tothe sale at the offices of the Deputy Sheriff Arandis (Walvis Bay), and at theoffices of ENSafrica Namibia (incorporated as Lorentz Angula Inc.), GroundFloor, Unit 4, Ausspann Plaza, Dr. Agostinho Neto Road, Windhoek.
Dated at WINDHOEK on this 22ND day of MAY 2023.
Legal Practitioner for Plaintiff
ENSafrica Namibia
(incorporated as LorentzAngula Inc.)
Ground Floor, Unit 4, Ausspann Plaza
Dr. Agostinho Neto Street
WINDHOEK (Ref: MC22008)

DM202230041090

0035 Regskennisgewings Legal Notices

IN THE HIGH COURT OF NAMIBIA
CASE No. HC-MD-CIV-ACT-CON-2022/00294
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
JOHANNES NANGY NDIVAYELE, First Defendant
REBEKKA NDESHIMONA NDIVAYELE, Second Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
Pursuant to Judgment of the above Honourable Court granted on 18 November 2022,the following Immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 1st of August 2023 at 15H00 in the forenoon at Erf No 3523, Otjomuise (Extension No 9) Republic of Namibia
CERTAIN: Erf No. 3523 Otjomuise, (Extension NO 9),
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
MEASURING: 367 (three hundred and sixty-seven) square metres
CONSISTING OF: Veranda, Kitchen, Dining, Lounge, 3 Bedrooms, 1 Walk-in-Closet, 1 Bathroom (Sh/wc/hwb), 2 Garage
The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at Windhoek and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.
Dated at Windhoek this 02ND day of June 2023.
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK
FPC/sr/247913

DM202230041024

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) on behalf of the owner of Erf 346, Sydney Atkinson Street, No. 1 Olympia intends applying to the Municipal Council of Windhoek for:
REZONING OF ERF 346, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.
Erf 346, Sydney Atkinson Street, No. 1 Olympia, is zoned 'Residential' with a density of 1:900 m² and measures approximately 1333 m² in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing buildings for office and as a medical centre.
The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.
Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultants, Erf 1012, Dorado Park.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than 04 August 2023 before 12:00.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or
Fax: 088614935 (fax to email)
Mobile: 0815788154 /
Email Address: rkhiba@gmail.com
MUNICIPALITY OF WINDHOEK:
DEPARTMENT OF URBAN AND TRANSPORT PLANNING
TOWN PLANNER
OFFICE: +264 61 290 2378

DM202230041081

0035 Regskennisgewings Legal Notices

IN THE High Court of Namibia
Case No. HC-MD-CIV-ACT-CON-2020/00068
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
CORNELIA MURORUA, Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
Pursuant to Judgment of the above Honourable Court granted on 08 March 2020, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of WINDHOEK on the 1st of August 2023 at 10h30 at Erf No 3568, Katutura, (Extension No 4), Windhoek,Republic Of Namibia
CERTAIN: Erf No 3568 Katutura (Extension No 14)
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region
MEASURING: 630 (SIX THREE ZERO) square metres
CONSISTING OF: Kitchen, Lounge, Dining Room, TV Room, 3x Bedrooms, 2x Bathrooms/Toilets, Outside room and walled in Veranda.
The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at WINDHOEK and at the Head Office of Plaintiff at WINDHOEK and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.
Dated at WINDHOEK this 05TH day of JUNE 2023.
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK
FPC/sr/243236

DM202230041023?

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates mentioned below are hereby called upon to lodge their claims with the executors concerned, within 30 days (or otherwise as indicated) calculated from the date of publication hereof.
The information is given in the following order:
Estate number: NO. E 1114/2022
Surname: FERREIRA
Christian names: WILHELMINA BARDINDINA
Date of birth: 12 JULY 1930
Identity number: 300712 0046 0
Last address: MAXWELL ROAD, 8069, WINDHOEK, REPUBLIC OF NAMIBIA
Date of death: 27 SEPTEMBER 2021
Master of the High Court: WINDHOEK
Surviving spouse's names and surname:
N/A
Complete if married in community of property:
Date of birth: N/A
Identity Number: N/A
Name and address of executor or authorised agent:
PHILIP SWANEPOEL LEGAL PRACTITIONERS,
EROS AIRPORT,
AVIATION ROAD,
WINDHOEK,
NAMIBIA
Period allowed for lodgement of claims if other than 30 days: .
Published on: 23 JUNE 2023

DM202230041079?

Standard Bank
EXECUTORS AND TRUSTEES NAMIBIA
ESTATE OF THE LATE
MARTINA JOAN HARTNEY
ID No.: 52051300175
OCCUPATION: PENSIONER
D.O.D: 04.07.2021
LAST ADDRESS: REHOBOTH
No.: E 633/2022
Creditors and Debtors in the above Estate are hereby called upon to lodge their claims with and pay their debts to the undersigned within thirty days of the publication hereof.
STANDARD EXECUTORS & TRUSTEES,
PO BOX 2164, WINDHOEK, NAMIBIA
N. AMBAMBI

0035 Regskennisgewings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates mentioned below are hereby called upon to lodge their claims with the executors concerned, within 30 days (or otherwise as indicated) calculated from the date of publication hereof.
The information is given in the following order:
Estate number: NO. E 344/2023
Surname: DIOGO
Christian names: MANUEL ANTONIO
Date of birth: 1 MAY 1941
Identity number: 01/05/1941
Last address: ERF NO. 7337, WINDHOEK, REPUBLIC OF NAMIBIA
Date of death: 18 SEPTEMBER 2020
Master of the High Court: WINDHOEK
Surviving spouse's names and surname:
DOMINGAS DE SOUSA JUNQUEIRA DIOGO
Complete if married in community of property:
Date of birth: 4 JULY 1951
Identity Number: 04/07/1951
Name and address of executor or authorised agent:
PHILIP SWANEPOEL
LEGAL PRACTITIONERS,
EROS AIRPORT,
AVIATION ROAD,
WINDHOEK, NAMIBIA
Period allowed for lodgement of claims if other than 30 days: .
Published on: 21 JULY 2023

DM202230041089?

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates mentioned below are hereby called upon to lodge their claims with the executors concerned, within 30 days (or otherwise as indicated) calculated from the date of publication hereof.
The information is given in the following order:
Estate: Number: NO. E 2941/2022
Surname: GRAAS
Christian names: JEAN PAUL YVAN GHISLAIN
Date of birth: 15/04/1949
Identity number: 15/04/1949
Last address: ERF 2497, SWAKOPMUND, 104 FISCHREIHER STREET
Date of death: 10 NOVEMBER 2014
Master of the High Court: WINDHOEK
Surviving spouse's names and surname: N/A
Complete if married in community of property:
Date of birth: N/A
Identity Number: N/A
Name and address of executor or authorised agent:
PHILIP SWANEPOEL LEGAL PRACTITIONERS,
EROS AIRPORT,
AVIATION ROAD,
WINDHOEK,
NAMIBIA
Period allowed for lodgement of claims if other than 30 days:
Published on: 23 JUNE 2023

DM202230041079?

IN THE High Court Of Namibia (Main Division)
Case Number: HC-MD-CIV-ACT-CON-2022/04999
In the matter between:
SCHOEMANS OFFICE SOLUTIONS (PTY) LTD, Plaintiff and
VEE'S INVESTMENT AND MARKETING CONSULTANCY CC, Defendant
NOTICE OF SALE IN EXECUTION OF MOVABLE PROPERTY
Be pleased to take notice that the under-mentioned assets, in execution of a Judgement granted on 22 FEBRUARY 2023 against the Defendant, will be sold in execution by the Deputy Sheriff for the district of Windhoek, on Thursday, 10 August 2023, at 09H00 at Erf 49 Crn of Michelle Mclean and Platuim Street, Prosperita, Windhoek.
1x Fiat Vehicle with Registration Nr: N 124-000 W
TERMS: Voetstoots and cash to the highest bidder.
Dated at Windhoek on the 4th of July 2023.
ETZOLD – DUVENHAGE
PER: MS J BARKHUIZEN
LEGAL PRACTITIONER FOR PLAINTIFF
NO. 33 FELD STREET
WINDHOEK
JB/lnb/SCH158/0016

DM202230041098?

0035 Regskennisgewings Legal Notices

ESTATE LATE 1. First names: Salome Leni Glen-Spyron
2. Identity number: 54052600096
3. Occupation: Retired
4. Last address: 18 Saphir Road, Swakopmund, Namibia
5. Marital status Married out of community of property
6. Date of Death: 11 March 2021
7. Estate Number: E492/2023
Notice is hereby given to the debtors and creditors in the above estate to forward their claims and pay their debts to the undersigned within a period of30 (thirty) days from the date of publication of this notice.
Diana Vivo
Ellis Shilengudwa Inc. (ESI)
P.O.Box 3300,
Windhoek

DM202230041087?

ESTATE LATE First names: Immo Albert Maraun
Identity number: 49061200660
Occupation: Civil Engineering Contractor
Last address: Plot 255 Wlotzkasbaken
Marital status Married out of community of property
Date of Death: 31 March 2023
Estate Number: E1069/2023
Notice is hereby given to the debtors and creditors in the above estate to forward their claims and pay their debts to the undersigned within a period of30 (thirty) days from the date of publication of this notice.
Diana Vivo
Ellis Shilengudwa Inc. (ESI)
P.O.Box 3300,
Windhoek

DM202230041087?

IN THE High Court Of Namibia
Case No. HC-MD-CIV-ACT-CON-2020/04221
In the matter between:-
STANDARD BANK NAMIBIA LIMITED, Plaintiff and
FESTUS NEGUMBO, Defendant
NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY
Pursuant to Judgment of the above Honourable Court granted on 20th of August 2021, the following immovable property will be sold without reserve and voetstoots by the Deputy Sheriff of the District of Windhoek on the 3rd of August 2023 at 15H00 at Erf No. 9800 (a portion of Erf No. 8445), Katutura (Extension No 15), Windhoek, Republic of Namibia
CERTAIN: Erf No. 9800 (a portion of Erf No. 8445), Katutura (Extension No. 15)
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region.
MEASURING: 300 (three hundred) square metres
CONSISTING OF: Kitchen, Lounge, 4 bedrooms, 1 full bathroom, 1 bathroom(shower/water closet/hand wash basin), 1 garage
The "Conditions of Sale-in-Execution" will lie for inspection at the office of the Deputy Sheriff at Windhoek and at the Head Office of Plaintiff at Windhoek and Plaintiff's Attorneys, Fisher, Quarmby & Pfeifer, at the undermentioned address.
Dated at Windhoek this 07th day of June 2023
FISHER, QUARMBY & PFEIFER
LEGAL PRACTITIONER FOR PLAINTIFF
Cnr Robert Mugabe Avenue & Thorer Street
Entrance in Burg Street
WINDHOEK
FPC/ldt/245577

DM202230041034?

LIQUIDATION AND DISTRIBUTION ACCOUNT In the ESTATE OF THE LATE ERICH EDUARD KESSLAU, Identity Number 68111000073, of Outjo, Namibia, married by ANC and who died on 28th August 2020. Master's Ref. No. E2130/2020.
The First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the office of the Master of the High Court, Windhoek and at the Magistrate Office, Outjo for 21 days from date of this advertisement.
CHARMAINE SCHULTZ LEGAL PRACTITIONER
PO Box 23823
WINDHOEK
061 226652
cschultz@iway.na
estatecs@iway.na

DM202230041082?

0035 Regskennisgewings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.
Registered number of estate: E 1208/2023
Surname: HAMMERSLAG
First Names: HENDRINA KATRINA HAMMERSLAG
Date of Birth: 15 SEPTEMBER 1950
Identity Number: 500915 0072 9
Last Address: ERF 2924, KHOMASDAL (EXT. 3), WINDHOEK, NAMIBIA
Date of death: 19 JUNE 2021
Name and (only one) address of executor or authorized agent:
DU PISANI LEGAL PRACTITIONERS
AGENTS FOR THE EXECUTOR
67 JOHN MEINERT STREET
WINDHOEK
Period allowed for lodgement of claims if other than 30 days:...
Advertiser, and address
DU PISANI LEGAL PRACTITIONERS
67 JOHN MEINERT STREET
P O BOX 23990, WINDHOEK
WINDHOEK
OUR REF: PHI24/0001
Date: 12 JULY 2023
Tel: 083 331 6110
Notice for publication in the Government Gazette on: 21 JULY 2023

DM202230041087?

REZONING NOTICE Take notice that RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS)on behalf of the owner of Erf 1106, Swarthaak Street, Gobabis, Extension 7intends applying to the Gobabis Municipality for:
" REZONING OF ERF 1106, SWARTHAAK STREET, GOBABIS, EXTENSION 7 FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 M² TO 'RESIDENTIAL' WITH A DENSITY OF 1:500 M².
" SUBSEQUENT SUBDIVISION OF ERF 1106, SWARTHAAK STREET, GOBABIS, EXTENSION 7 INTO PORTION A AND THE REMAINDER. " CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.
ERF 1106, SWARTHAAK STREET, GOBABIS, EXTENSION 7, is zoned 'Residential' with a density of 1:900 m² and measures approximately 1086 m² in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to is to subdivide the erf into Portion A and the remainder.
The number of vehicles for which parking will be provided on-site will be in accordance the Gobabis Town Planning Scheme.
Take notice that the locality plan of the erven lies for inspection on the town planning notice board at the Gobabis Municipality as well as at Ritta Khiba Planning Consultants, Erf 1012 Doradopark.
Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds there of, with the Municipal Council of Gobabis, with the applicant in writing not later than 04 August 2023 before 12:00.
APPLICANT:
RITTA KHIBA PLANNING CONSULTANTS
TOWN AND REGIONAL PLANNERS
P O Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935(fax to email)
Mobile: 0815788154 / Email Address: rkhiba@gmail.com

DM202230041081?

• ROOI • BLOU
• GROEN • ORANJE
Die opwindende nuwe manier om jou kleinadvertensie bo die ander te laat uitstaan, teen net N$5.00 meer word die opskrif in KLEUR gedruk!
Market Watch

0035 Regskennisgewings Legal Notices

NOTICE TO CREDITORS IN DECEASED ESTATES All persons having claims against the estates specified below, are called upon to lodge their claims with the executors concerned within a period of 30 days(or otherwise as indicated) from the date of publication hereof.
Registered number of estate: E 1163/2023
Surname: HAMMERSLAG
First Names: FLIP PAUL
Date of Birth: 08 SEPTEMBER 1948
Identity Number: 480908 0024 6
Last Address: ERF 2924, KHOMASDAL (EXT. 3), WINDHOEK, NAMIBIA
Date of death: 24 JUNE 2021
Name and (only one) address of executor or authorized agent:
DU PISANI LEGAL PRACTITIONERS
AGENTS FOR THE EXECUTOR
67 JOHN MEINERT STREET
WINDHOEK
Period allowed for lodgement of claims if other than 30 days:
Advertiser, and address
DU PISANI LEGAL PRACTITIONERS
67 JOHN MEINERT STREET
P O BOX 23990, WINDHOEK
WINDHOEK
OUR REF: PHI24/0001
Date: 12 JULY 2023
Tel: 083 331 6110
Notice for publication in the Government Gazette on: 21 JULY 2023

DM202230041087?

NOTICE TO CREDITORS
IN DECEASED ESTATES
ESTATE OF THE LATE
GABRIEL ELIZA SMIT
I.D: 360412 0026 3
LAST ADDRESS:
SWAKOPMUND, NAMIBIA
DATE OF DEATH: 15 MARCH 2023
ESTATE NO: E 1159/2023
All persons having claims against the abovementioned Estate are required to lodge their claims with the undersigned within 30 days after the date of publication hereof.
R.H. STRAUSS C/O DR. WEDER, KAUTA & HOVEKA INCORPORATED
P.O. BOX 864, WINDHOEK
TEL: (061) 275550
FAX: (061) 220533
RIAT 92184/RHS/STRAUSS

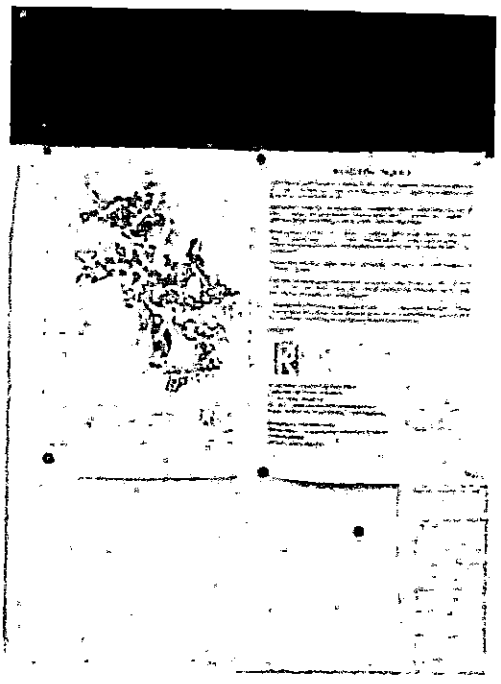
pointBreak
LIQUIDATION AND DISTRIBUTION ACCOUNT IN THE DECEASED ESTATE LYING FOR INSPECTION:
In the testate estate of the late Johannes Hendrik Steenkamp,
Estate No: E 557/2023,
Master's Office: Windhoek,
ID Number: 5302250016. A Pensioner who was married out of community of property.
Last address: Windhoek, Namibia
Date of death: 01 March 2023.
NOTICE is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the Office of the Master of the High Court, Windhoek for a period of twenty one (21) days as from the date of publication hereof.
FNB FIDUCIARY (NAMIBIA)
P O Box 156, Windhoek
Tel: 378 800
A. de Jager
Executrix

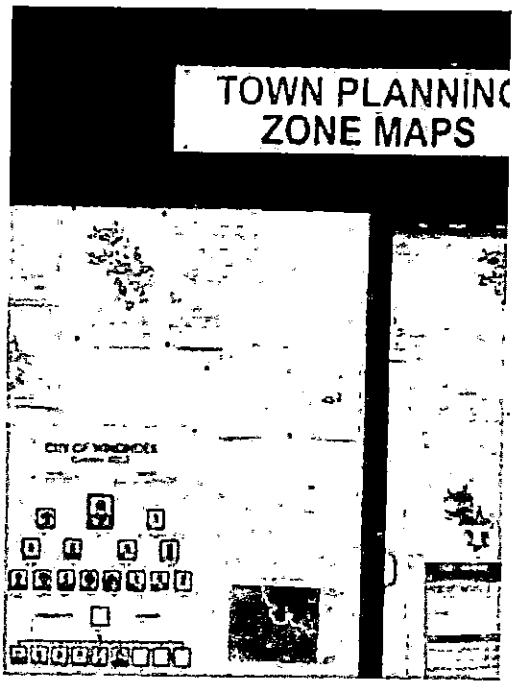
LIQUIDATION ACCOUNTS AND PLANS OF DISTRIBUTION OR CONTRIBUTION IN SEQUESTRATED ESTATES OR COMPANIES BEING WOUND UP Pursuant to Section 412 of the Companies Act 2004 (as amended) notice is hereby given that the Liquidation Accounts and plans of distribution and contribution in the estates or companies mentioned below will lie for inspection at the Office of the Master of the High Court, John Meinert Street, Windhoek for a period of 14 days as from 21 July 2023.
First Liquidation and Distribution Account.
W 27 / 2019 MERENSKY INVESTMENTS (PTY) LTD (IN LIQUIDATION)
Liquidator, T Lombardt -
LT Trusts Estates Management (Pty) Ltd
P.O. Box 22501, Windhoek -
Email: ltterm10@gmail.com
Date to appear in the newspaper: 21 July 2023

DM202230041100S

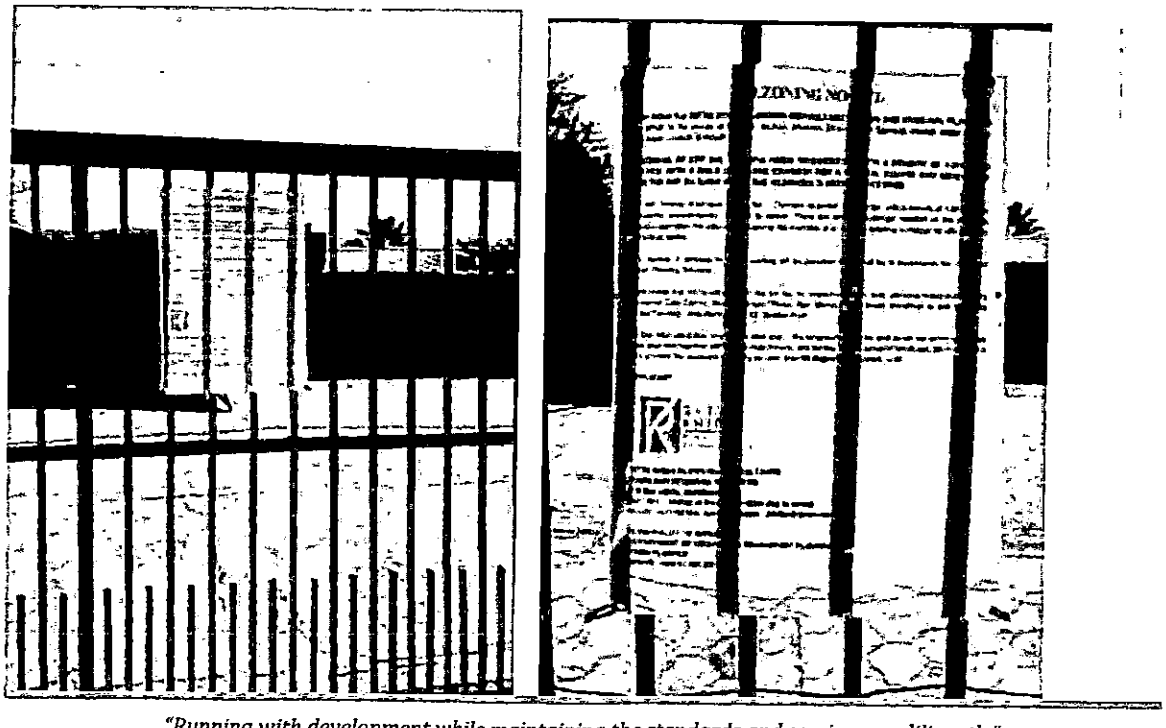
Annexure A

a) Notice on municipal notice board





b) Notice on the site



LIST OF REGISTERED ITEMS POSTED

556

by Rilla Khinda Planning Consultants CC

nampost

Sender's reference no.	Addressee's name and address	Registration no.
Erf 317 Olympia	Zest Investment (Pty) Ltd Box 97132 Maerua Park	BA 002 747 229 NA
Erf 345 Olympia	R Kroll Box 80406 Olympia	BA 002 747 215 NA
Erf 1109 Olympia	Mobile Telecommunications Box 23051 Windhoek	BA 002 747 201 NA
Erf 572 Olympia	T. Opperman Box 6559 Auasblick	BA 002 747 192 NA
Erf 318 Olympia	O.N.S. Box 4581 Windhoek	BA 002 747 189 NA
Erf 586 Olympia	J.J.K. Box 20040 Windhoek	BA 002 747 175 NA

studio print 23054

Number of items 6 Received by

Date-stamp

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

P1/185

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

RITTA KHIBA Planning Consultants

13 July 2023

REZONING OF ERF 346, OLYMPIA FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'OFFICE' WITH A BULK OF 0.4 AND CONSENT FOR A MEDICAL CENTRE AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.

Erf 346, Sydney Atlkinson Street, No. 1 Olympia, is zoned 'Residential' with a density of 1:900 m² and measures approximately 1333 m² in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to use the existing buildings for office and as a medical centre.

Take notice that the locality plan of the Erf lies for inspection on the town planning notice board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek as well as at Ritta Khiba Planning Consultant, Erf 1012 Dorado Park for your perusal.

As the neighbouring erf owner/occupant you are duly notified to comment on the rezoning of Erf 346, Sydney Atlkinson Street, No. 1 Olympia, in accordance with the Urban and Regional Planning Act, No 5 of 2018.

I.....THEO OPPERMAN.....

Owner of Erf .....572..... **Olympia.**

☒ Have no objections to the proposed consent;

☐ Object to the consent for the following reasons:

.....

.....

.....

.....

Signature.....Date 14/08/2023.....

Further take note that this notice will expire within 21 days of the receipt of this letter. Comments can be emailed, hand delivered or posted to the address specified in the top left corner of this document before 04 **August 2023.**

Apologies for delay, received your letter only on 11/8/23.

GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$20.80 WINDHOEK - 14 July 2023 No. 8130

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No. 191 Announcement of appointment of members of Council of Traditional Leaders: Council of Traditional Leaders Act, 1997 3

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No. 193 Declaration of Okongo Extension 2 to be an approved township: Urban and Regional Planning Act, 2018 4

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No. 195 Notification of approval of amendment of Tsumeb Zoning Scheme: Urban and Regional Planning Act, 2018 6

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No. 197 Notification of approval of amendment of Gobabis Zoning Scheme: Urban and Regional Planning Act, 2018 6

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No. 201 Notification of approval of amendment of Swakopmund Zoning Scheme: Urban and Regional Planning Act. 2018 8

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Government Notices

MINISTRY OF JUSTICE

No. 189 2023

PRESCRIPTION OF DEGREE OR EQUIVALENT QUALIFICATION IN LAW FROM A COUNTRY OF WHICH IS BASED ON COMMON LAW: LEGAL PRACTITIONERS ACT, 1995

Under subsection (4)(a) of section 5 of the Legal Practitioners Act, 1995 (Act No. 15 of 1995), and on the recommendation of the Board for Legal Education, I prescribe that the Bachelor of Laws (Honours) degree granted after examinations by Blantyre International University, Republic of Malawi, is accepted as a sufficient qualification for the purposes of subsection (1)(a) of that section.

Erven 6665 to 6685 are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6665 to 6675 and Erven 6676 to 6682 are zoned "Single Residential" and Erf 6675 is zoned "Business" according to the Ondangwa Zoning Scheme. The proposed rezoning, consolidation and subdivision intend to rectify an existing situation whereby the buildings on Erven 6665 to 6685, Ondangwa Extension 28 have encroached onto one another.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven.

The application, locality map and supporting documents lies open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023.**

Applicant: Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (+264) 61 251189
Our Ref: W/19032-13

No. 391 2023

REZONING OF ERF 346, SYDNEY ATKINSON STREET NO. 1, OLYMPIA

Ritta Khiba Planning Consultants (Town and Regional Planners) on behalf of the owner of Erf 346, Sydney Atkinson Street No. 1, Olympia intends applying to the Municipal Council of Windhoek for:

- **Rezoning of Erf 346, Sydney Atkinson Street No. 1, Olympia from 'Residential' with a density of 1:900m² to 'Office' with a bulk of 0.4 and consent for a medical centre and consent to use the erf as such while the rezoning is being processed.**

Erf 346, Sydney Atkinson Street No. 1, Olympia, is zoned 'Residential' with a density of 1:900m² and measures approximately 1333m² in extent. There are existing buildings situated on the erf. Once Council approves the proposed rezoning the intention is to use the exisiting buildings for office and as a medical centre.

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

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

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th Floor, Office 516 and with the applicant in writing not later than **4 August 2023** before **12h00.**

Applicant:
Ritta Khiba Planning Consultants
Town and Regional Planners
P.O. Box 22543, Windhoek
Tel: 061 – 225062 or Fax: 088614935 (Fax to Email)
Mobile: 081 578 8154 / Email: rkhiba@gmail.com

Municipality of Windhoek:
R. Kwenani – Town Planner
Department of Urban and Transport Planning
Office: +264 61 290 3428
Email: ruth.Kwenani@windhoekcc.org.na

CITY OF WINDHOEK

No. 392 2023

PERMANENT CLOSURE OF PORTION A OF ERF 6281, KATUTURA AS PUBLIC OPEN SPACE, (THE PORTION IS ±64.48M² IN EXTENT) AND WILL BE CONSOLIDATED WITH ERF 5780, KATUTURA

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

- **Permanent closure of Portion A of Erf 6281, Katutura as 'Public Open Space' (the portion is ±64.48m² in extent) and will be consolidated with Erf 5780, Katutura into new Erf 'X'.**

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

Issued by:
Office of the Chief Executive Officer
Corporate Communication,
Marketing and Public Participation
Tel.: +264 61 290 2365 / 2044
Email: communication@windhoekcc.org.na

Enquiries:
Department of Economic Development
and Community Services
Section Head: Funerals Cremations
Mathilda Moncho
Tel.: +264 61 290 3544
Email: Mathilda.Moncho@windhoekcc.org.na

No. 393 2023

REZONING OF ERVEN 6660 TO 6662, 6637 AND 6638, ONDANGWA EXTENSION 28

Notice is hereby given in terms of the Urban and Regional Planning Act, 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ondangwa Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ondangwa Town Council, for the following town planning statutory procedures:

(a) **Rezoning of Erven 6660 to 6662, 6637 and 6638, Ondangwa Extension 28 from "Business" to "Single Residential";**

562

(b) **Consolidation of Erven 6660 to 6664 and Erven 6628, 6629 and 6632 to 6638, Ondangwa Extension 28 into "Consolidated Erf Z";**

(c) **Subdivision of "Consolidated Erf Z" into 12 Erven and Remainder, Ondangwa Extension 28; and**

(d) **Inclusion of newly created erven into the next Ondangwa Zoning Scheme.**

Erven 6628, 6629, 6632 to 6638, 6660 to 6664 and Erf 1246, Ondangwa, are located adjacent to each other in the neighbourhood of Ondangwa Extension 28. Erven 6628 to 6636 and Erven 6663 to 6664 are zoned "Single Residential". While Erven 6637 to 6662 are zoned as a "Business" according to the Ondangwa Zoning Scheme. The proposed rezoning, consolidation and subdivision is to rectify an existing situation whereby the buildings on Erven 6628, 6629, 6632 to 6638 and 6660 to 6664, Ondangwa Extension 28 have encroached onto one another.

The Ondangwa Town Council intends to rectify the encroachment on these erven by cadastrally separating the dwelling units on the subject properties through a re-planning exercise. This re-planning exercise will result in the dwelling units each being accommodated on separate erven

The application, locality map and supporting documents lie open for inspection during normal office hours on the Town Planning Notice Board at the Ondangwa Town Council and SPC Office, 45 Feld Street, Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection together with their grounds thereof, with the Ondangwa Town Council and the applicant in writing before **7 August 2023.**

Applicant: Stubenrauch Planning Consultants cc
P.O. Box 41404, Windhoek
Tel: (+264) 61 251189
Our Ref: W/19032-14

15 August 2023

The Chief Executive Officer
Department of Planning, Urbanisation and Environment
PO Box 59
Windhoek
Namibia

Attention: Ritta – Ritta Khiba Planning Consultants
and Mr H. Rust (COW)

1. **OBJECTIONS AGAINST THE PROPOSED REZONING OF ERF 346, OLYMPIA WINDHOEK**

This letter serves as an urgent appeal to object the proposed activities/rezoning on erven 346 Olympia.

Erf 346, Olympia – Rezoning of Erf 346 Olypia, from "Residential" with a density of 1:900 to "Office" with a bulk of 0.4 and consent for a Medical Centre

Medical Centre in the neighbourhood:

The rezoning of the erf to any business or office related zoning and consent for Medical Centre cannot be supported by us since it may lead to the establishment of even more businesses in this area, which is not tolerable by us, a number of residents in Sydney Atkinson Street Olympia. The proposed area is a residential area.

Businesses in Sydney Atkinson street will increase traffic in the residential area. It might also increase criminality, as no one will be living on the erf.

We would appreciate a response in writing and hope to hear from you soon

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Objections against the rezoning of Erf 346, Olympia, No. 1 Sydney Atkinson Street, from "Residential" with a density of 1:900 to "OFFICE" with a bulk of 0.4 and consent for a Medical Centre

NAME	ERF	SIGNATURE
Hans-Peter Reiff	OL 593	
Ilke Metzger	ERF 343	
Yolandi Kemp	336	
Ella. K. Shilepo	342	
J. Steytler	599	
DA Batla	355	
Simone von Wielligh	596	
Bianca Collard	579	
Lahja Hailulu	594	
Dietmar Grasop	595	
MICHAEL STAPLES	592	
Aline Diesner	330	
CARMEN JANSEN	322	
HEIDI HOEBEL	327	
Jacques Kritzinger	331	
Elana van Wyk.	332	

CamScanner

1490

The Gateway to Endless Opportunities

City of Windhoek

Vision: To be a Sustainable and Caring City by 2027

FORM 1

CHECKLIST FOR TOWN PLANNING APPLICATIONS

Please submit the application and supporting documents in the sequence indicated below:
REZONING OF ERF NO.680, POTGIETER STREET PIONIERSPARK WINDHOEK, FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL".

NO.	REQUIRED DOCUMENT	ANNEXURE	ATTACHED (YES or NO or N/A)
1.	**Full Application with motivation by Consultant or Owner of the Erf / Portion/ Farm including the prescribed Urban and Regional Planning Board Form(s).**	ANNEXURE A	YES
2.	**Previous Council's Approval** (if applicable)	ANNEXURE B	N/A
3.	**A. Locality and Detailed Plans** (Illustrating the whole boundary of the Local Authority area under which the application is made)	ANNEXURE C	YES
	B. Portion Number (s) or Erf number (s) from Surveyor General's Office (if applicable)		YES
	C. Existing Zoning Plan		YES
	D. Intended Zoning Plan		YES
	E. Subdivision / Consolidation Plan (with contours)		N/A
	F. Approved Parking Layout (stamped and signed by the City of Windhoek's Planning, Design & Traffic Flow Division Staff)		N/A
	G. Copy of the Diagram or Extract of the General Plan Approved by the Surveyor General		N/A
4.	**Conditions to be registered** (if applicable – this is mandatory for all subdivision applications)	ANNEXURE D	YES
5.	**Special Power of Attorney** including Revenue Stamps with relevant initials	ANNEXURE E	YES
6.	**Closure Certificate** (if applicable)	ANNEXURE F	N/A
	Environmental Clearance Certificate (if applicable)		N/A
7.	**Previous approvals of the Minister of Urban and Rural Development** (including the recommendations of the Urban and Regional Planning Board, Townships Board or NAMPAB, if applicable)	ANNEXURE G	N/A
8.	**Roads Authority approval together with the sketch plan indicating the access point(s)** (if applicable)	ANNEXURE H	N/A
9.	**1. Copy of Founding Statement (CC 1/2) or Business Registration** (if registered in the name of Close Corporation, Company, or Organisation Name)	ANNEXURE I	N/A
	2. Copy of Resolution (if registered in the name of a Company or Organisation)		N/A
10.	**Copy of Title Deed, Deed of Transfer or Certificate of Registered Title**	ANNEXURE J	YES
11.	**Conditions of Establishment** (if applicable)	ANNEXURE K	N/A
12.	**Proof of Payment of the City of Windhoek Application Fee**	ANNEXURE L	YES
13.	**Credit Clearance Certificate**	ANNEXURE M	YES

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

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
7 OCT 2021
URBAN PLANNING

ANNEXURE A

Application by Consultant

HARMONIC

Town & Regional Planners
Property Development Specialist
Municipal Consultants

To: The Chief Executive Officer

City of Windhoek

P.O. Box 59

Windhoek

Date: 17 October 2023

Attention: Sir/madam

- **REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND**
- **CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

1. Appointment

Harmonic Town Planning Consultants was appointed by **Mr. Shanco Nivello Renton** I.D. No: **(86062700109), unmarried** and by **Ms. Tess Grootjans** I.D. No: **(94051601129), unmarried** as each having part ownership of Erf No. 680 Pionierspark, Windhoek to apply to the City of Windhoek to rezone Erf 680, Potgieter Street, Pionierspark Windhoek from "Residential" with a density of 1:900 to "Institutional"; and consent to commence with the proposed development while the rezoning is in progress.

2. Location and Context

Erf 680 is located on Potgieter Street in the neighbourhood of Pionierspark, a suburb located south of the Central Business District. The Erf is surrounded by "Institutional", "Single Residential" and "Public Open Space" land uses.

The location of Erf 680, Potgieter Street, Pionierspark Windhoek is indicated on the attached locality plan dated **26 September 2023**.

[illegible]

Below is Erf 680, Windhoek, and the immediate surroundings:



3. Ownership

Erf 680 Potgieter Street, Pionierspark Windhoek is 50 % owned by **Mr. Shanco Nivello Renton** I.D. No: **(86062700109), unmarried** according to Title Deed Registration Number **T 1090/2016** and by **Ms. Tess Grootjans** I.D. No: **(94051601129), unmarried** who further owns the remaining 50% of the property according to Title Deed Registration Number **T 1091/2016.**

There is no title deed restriction on the proposed rezoning of the Erf.

4. Zoning and Present Use

Erf No. 680 Pionierspark, Windhoek measures ±1 248m² in extent and is zoned "Residential" with a density of 1:900 as per the Windhoek Zoning Scheme. The current zoning allows the owners of the respective Erf to have one dwelling unit per 900m². The

respective Erf has an existing structure that is currently being used as the Mickey and Minnies Playgroup Day-Care.

5. Future Use

Proposed Rezoning Table:

Erf No.	*Erf Size (m^2)*	*Current Zoning*	*Proposed Zoning*
680	1 248	Residential	Institutional

It is in the clients' interest in proposing the rezoning of Erf 680 Pionierspark Windhoek from "Residential" with a density of 1:900 to "Institutional" which will allow the owners to operate an institution in the form of a Day-Care. The proposed development will ensure that Erf 680 will be maximized at its full use and will offer much-needed institutional services in the area.

6. Motivation

The respective Erf is currently being utilized as a Day-Care therefore, the owners of Erf 680 desire to legally rezone the Erf from "Residential" with a density of 1:900m² to "Institutional" to accommodate the permanency of the current institutional activities. Due to its current zoning, the Daycare activities for which the Erf is being used comply with the Windhoek Zoning Scheme as a consent use. The respective owners have hence realized that due to the growth of the Daycare, it is much suited that the Erf be rezoned to "Institutional". The proposed zoning will suit the activities best and will allow for the further growth of the Mickey and Minnies Playgroup daycare.

The owners wish to continue to reside on the property and this will comply as a consent use of the newly proposed zoning of the Erf. The proposed development will also allow the owners to optimise the use of the Erf to its full potential. The Erf is strategically located with only one direct residential neighbour and a Public Open Space abutting the other two boundaries. The rezoning of the property will be well integrated into the neighbourhood as it is in close proximity to other institutional land uses such as the Senior Park Old Age Home and the Cedar Heights Academy which is a tutoring centre for children. Therefore, no negative effects are foreseen.

The daycare will be beneficial to the community as it will provide developmental benefits that will help children reach their full potential and will help prepare children for school and Kindergarten. Thus, this proposed rezoning to institutional should be highly considered by the Windhoek Municipal Council.

7. Municipal Services

Services are already available in accordance with the City of Windhoek standards.

8. Access and Parking

Erf No. 680 Pionierspark currently gains access from Potgieter Street, which is a 20-meter-wide road and will remain as such once the Erf has been rezoned. Parking will be provided as per the Windhoek Zoning Scheme regulations. No traffic or parking complications are foreseen.

9. Public Consultation

The proposed rezoning will be published for public comments upon instruction from the Council.

10. Application

Application is made for the following:

1. To rezone Erf 680, Potgieter Street, Pionierspark Windhoek from "Residential" with a density of 1:900 to "Institutional";
2. Consent for dwelling units; and
3. Consent to commence with the proposed development while the rezoning is in progress.

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

1.	Annexure A.1:	Application
2.	Annexure A.2:	Prescribed Application Form
3.	**Annexure B:**	**Previous Council's Approval – Not Applicable**
4.	Annexure C.1:	Locality Plans
5.	Annexure C.2:	Portion Number(s) or Erf Number (s) from Surveyor
6.	Annexure C.3:	Existing Zoning Plan
7.	Annexure C.4:	Intended Zoning Plan
8.	Annexure D:	Conditions to be Registered.
9.	Annexure E:	Power of Attorney
10.	**Annexure F:**	**Closure Certificate/ECC – Not Applicable**

11. Annexure G:	**Previous Board Approval– Not Applicable**
12. Annexure H:	**Roads Authority Approval – Not Applicable**
13. Annexure I:	**Founding Statement/Company Resolution–Not Applicable**
14. Annexure J:	CRT/Title Deed
15. Annexure K:	**Condition of Establishment – Not Applicable**
16. Annexure L:	Payment Receipt
17. Annexure M:	Credit Clearance Certificate

I trust that this application will receive your positive consideration.

Yours in planning,

Mr Harold Kisting

Signed: _____

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 **HARMONIC TOWN PLANNING CONSULTANTS ON BEHALF OF MR SHANCO NIVELLO RENTON AND MS TESS GROOTJANS.**
(full names of applicant)

intends to apply to the **URBAN AND REGIONAL PLANNING BOARD** to rezone **ERF NO. 680 POTGIETER, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL". AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**
(details of the amendment concerned)

Please further take note that -

(a) the plan of the erf or land lies for inspection at the offices of the **HARMONIC TOWN PLANNING OFFICE 76B PASTEUR STREET, WINDHOEK WEST AND CITY OF WINDHOEK.**

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the, and **HARMONIC TOWN AND REGIONAL PLANNING CONSULTANTS AND CITY OF WINDHOEK** with the applicant within 14 days of the last publication of this notice.

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

See attached Council Approval and Council Minutes.

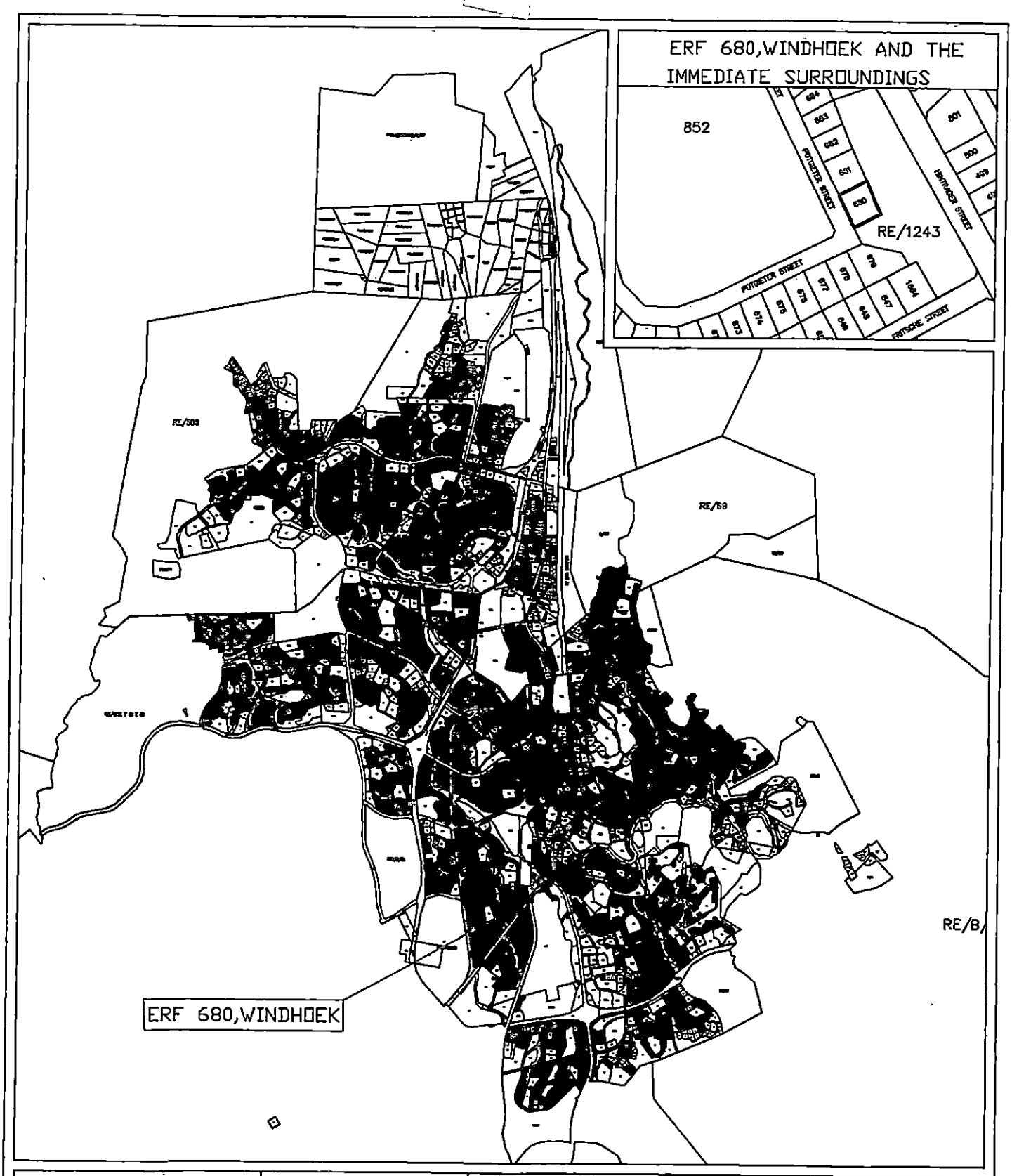
.....

.....
Signature of applicant

17/10/2023
Date

ANNEXURE C

Locality and Detailed Plans



LOCALITY PLAN

ERF 680,POTGIETER STREET,PIONEERSPARK WINDHOEK

T|N

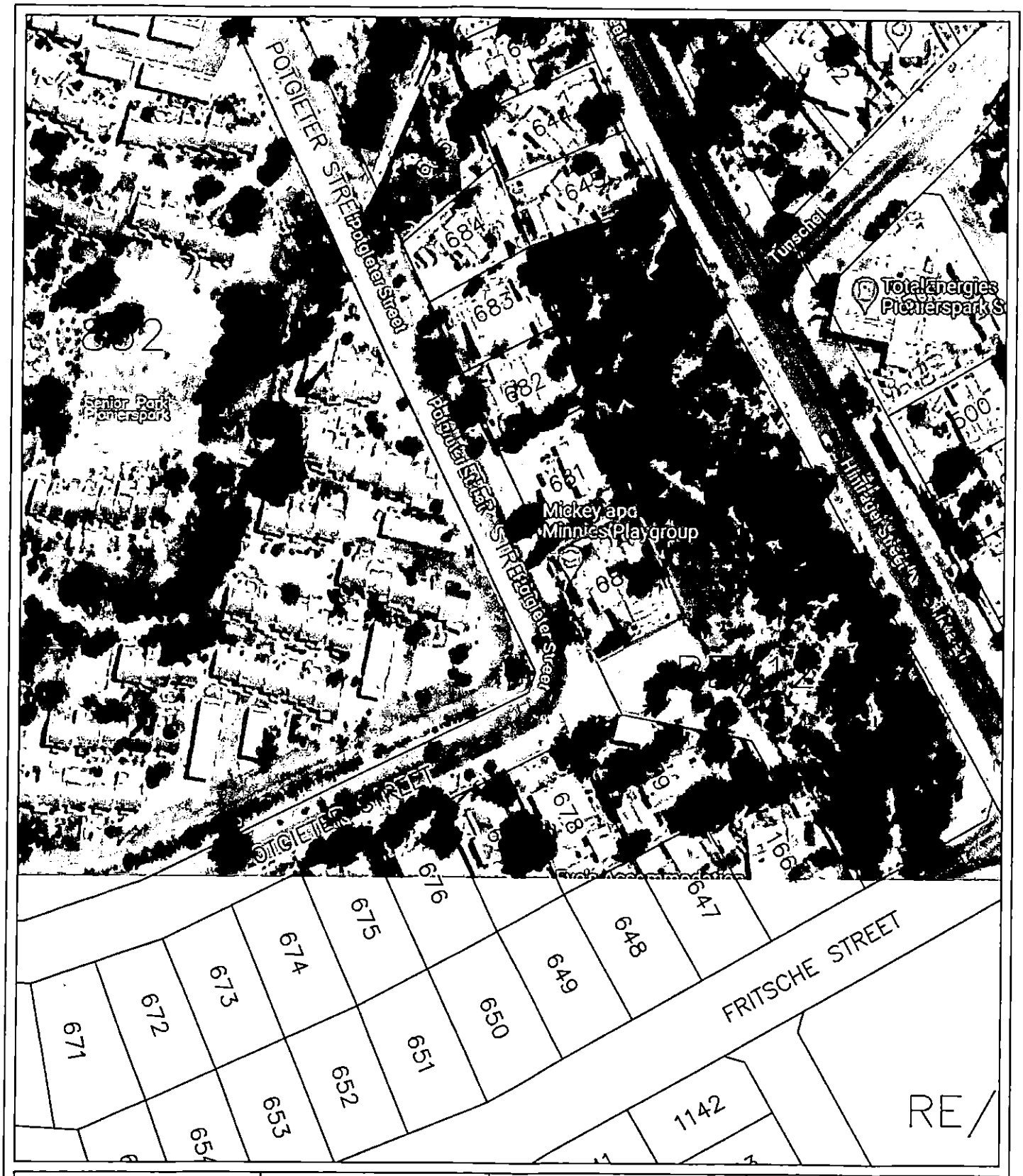
DATE: 02 August 2023

HARMONIC

Scale: Not To Scale

HARMONIC PLANNING CONSULTANTS
Town and Regional Planners
P O Box 3216
Windhoek

Cell: 081 127 5879
Tell: 061 238 460
Fax: 088 646 401
Email: hkisting@namibnet.com



LOCALITY PLAN ERF NO. 680,POTGIETER STREET,PIONIERSPARK WINDHOEK	T N DATE: 26 September 2023	HARMONIC Scale: Not To Scale	HARMONIC PLANNING CONSULTANTS Town and Regional Planners P O Box 3216 Windhoek Cell: 081 127 5879 Tell: 061 238 460 Fax: 088 646 401 Email: hklsting@namibnet.com



LOCALITY PLAN

ERF NO. 680,POTGIETER STREET,PIONIERSPARK WINDHOEK

LEGEND

Boundary Line

Contours

TN

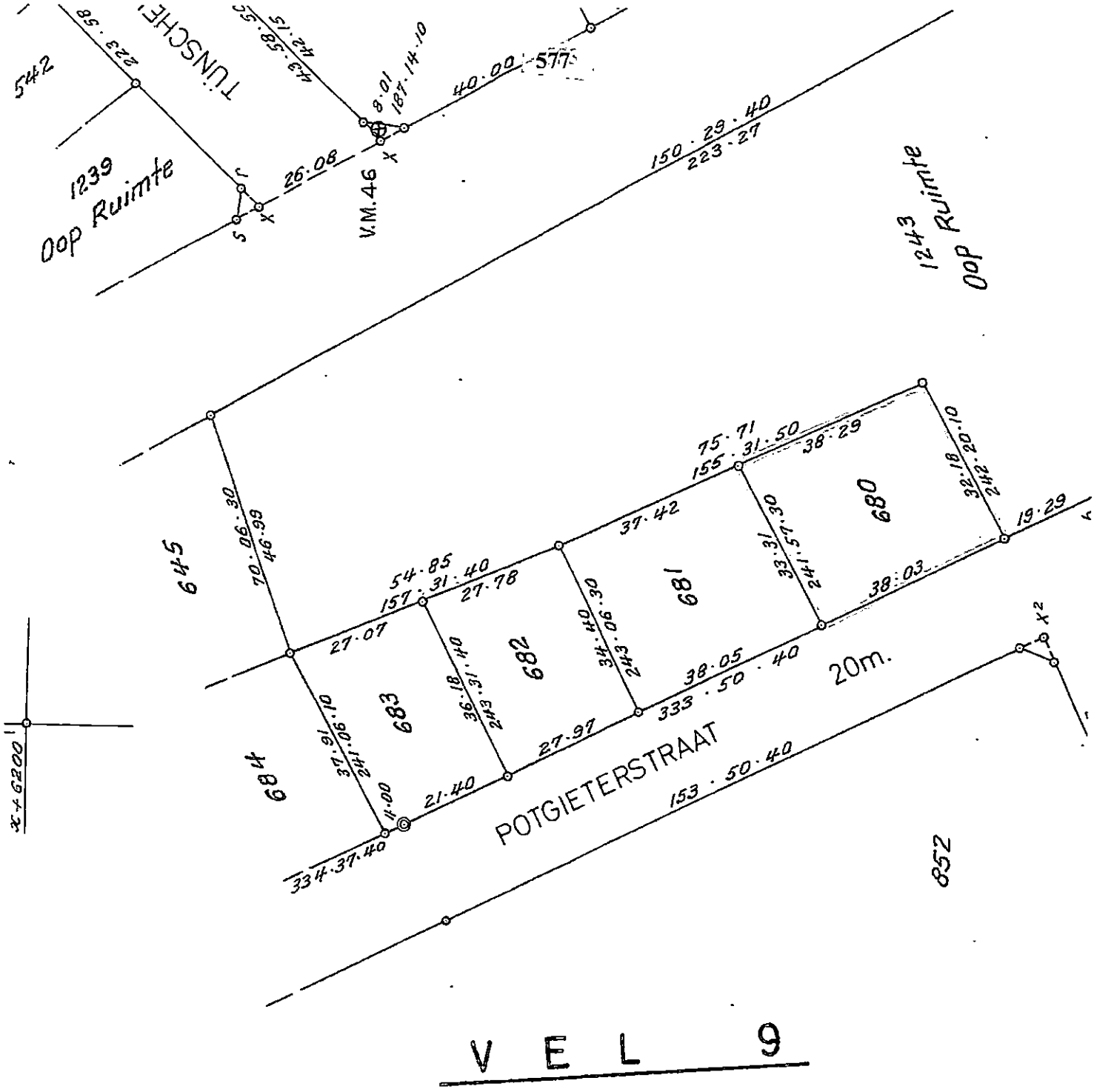
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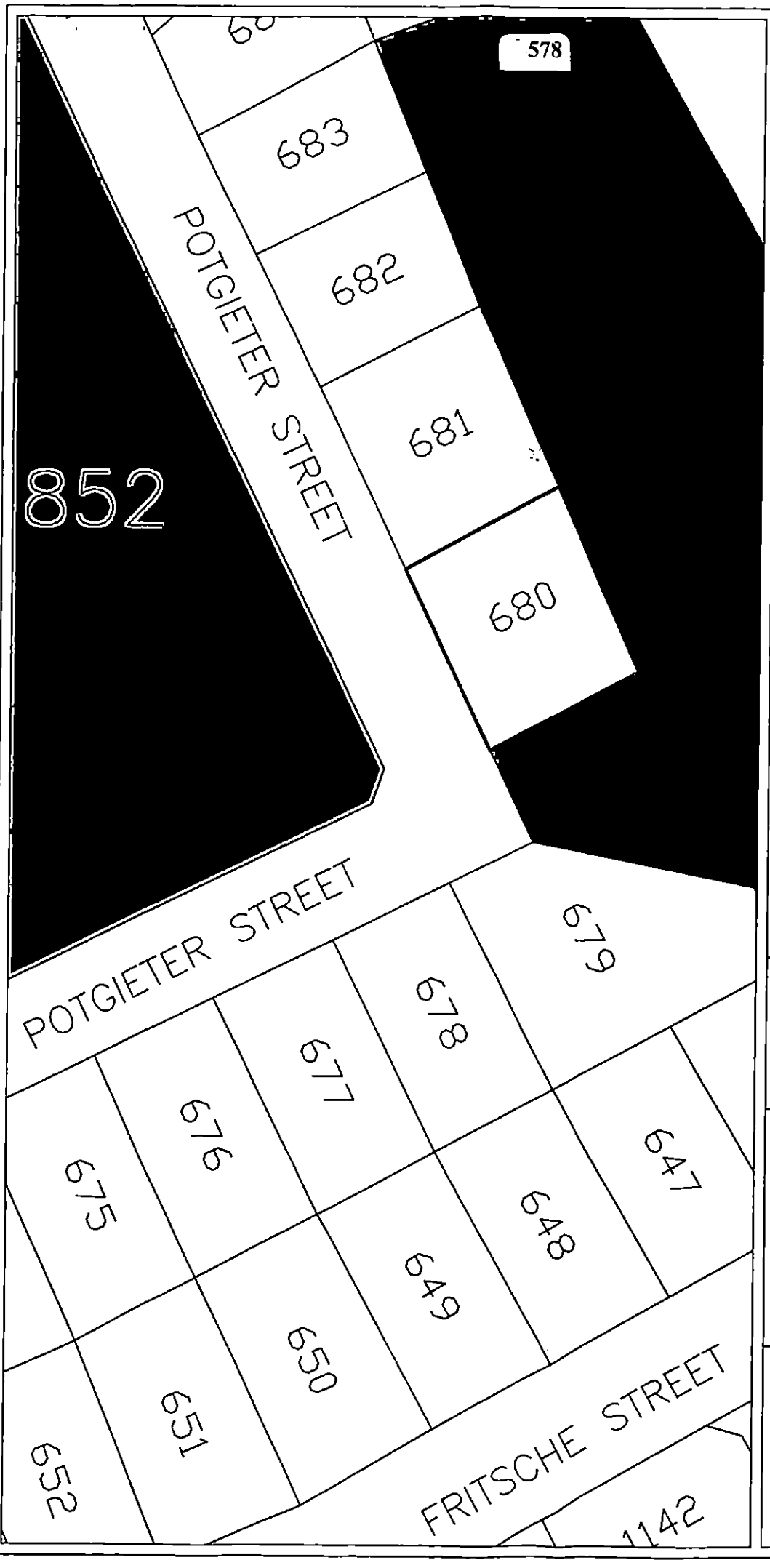
DATE: 26 September 2023

HARMONIC

HARMONIC PLANNING CONSULTANTS
Town and Regional Planners
P O Box 3216
Windhoek

Cell: 081 127 5879
Tell: 061 238 460
Fax: 088 646 401
Email: hkisting@namibnet.na


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27.07
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W.



CURRENT ZONING MAP

ERF NO. 680,POTGIETER STREET,PIONIERSPARK WINDHOEK

Boundary Line

Contours

LEGEND

- Business
- Cemetary
- Garage
- General Residential
- Government
- Industrial
- Institutional
- Municipal
- Office
- Private Open Space
- Public Open Space
- Residential
- Restricted Business
- Special
- Street
- Transport & Communication
- Undetermined

TN

DATE: 26 SEPTEMBER 2023

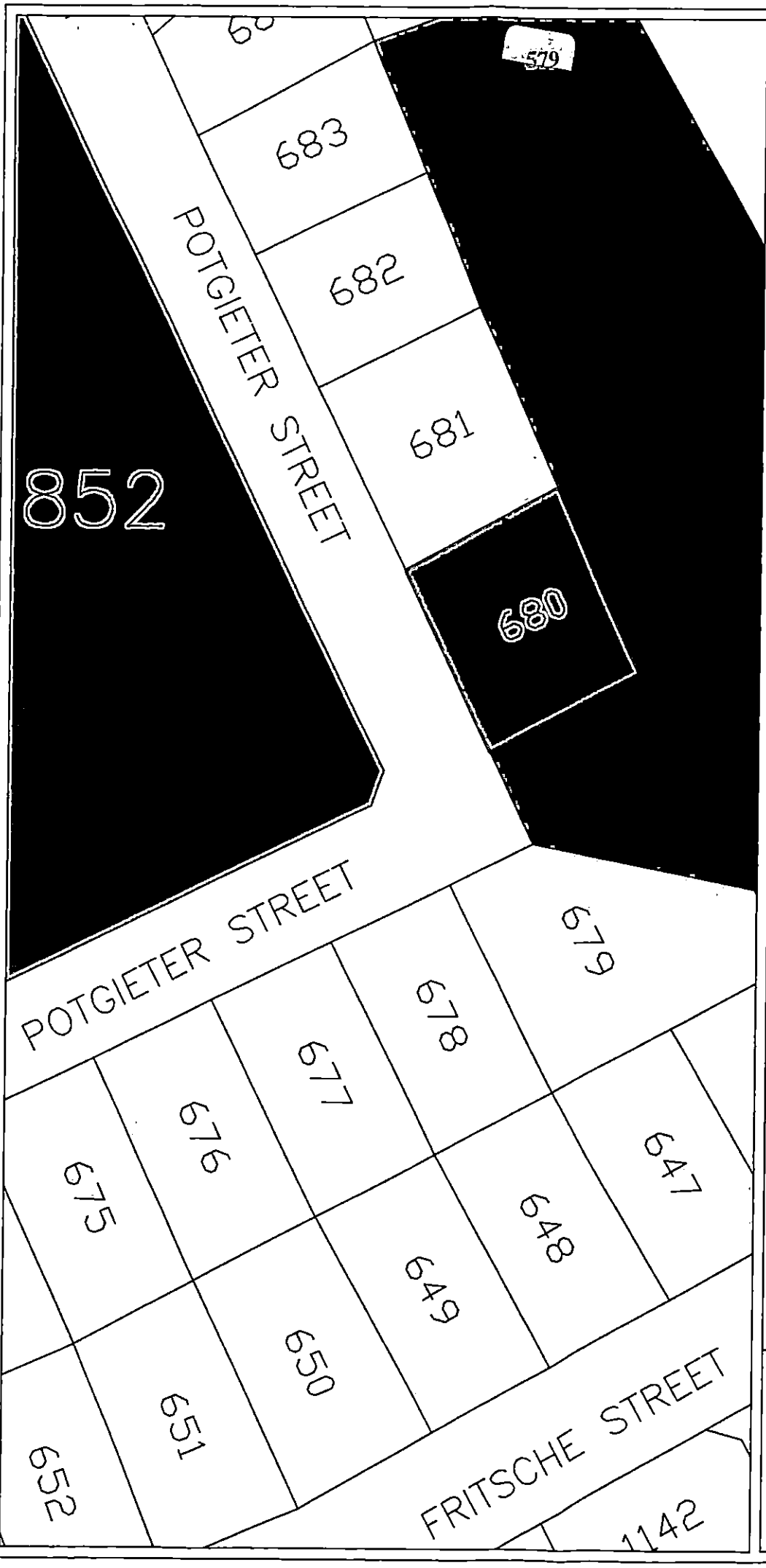
SCALE:1/1 000

DENSITY:1/900

HARMONIC

HARMONIC PLANNING CONSULTANTS
Town and Regional Planners
P O Box 3216
Windhoek

Cell: 081 127 5879
Tell: 061 238 460
Fax: 088 646 401
Email: hklsting@namibnet.com



PROPOSED ZONING MAP

ERF NO. 680,POTGIETER STREET,PIONIERSPARK WINDHOEK

Boundary Line

Contours

LEGEND

- Business
- Cemetary
- Garage
- General Residential
- Government
- Industrial
- Institutional
- Municipal
- Office
- Private Open Space
- Public Open Space
- Residential
- Restricted Business
- Special
- Street
- Transport & Communication
- Undetermined

T|N

DATE: 26 SEPTEMBER 2023

SCALE:1/1 000

HARMONIC

HARMONIC PLANNING CONSULTANTS
Town and Regional Planners
P O Box 3216
Windhoek

Cell: 081 127 5879
Tell: 061 238 460
Fax: 088 646 401
Email: hkisting@namibnet.com

ANNEXURE D

Conditions to be registered.

IN FAVOUR OF THE LOCAL AUTHORITY

a. The erf must only be used or occupied only for the 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 shall be at least four times the prevailing valuation of the erf.

ANNEXURE E

Special Power of Attorney

NAMIBIA REVENUE N$5

POWER OF ATTORNEY

I, the undersigned **Mr. Shanco Nivello Renton (ID No. 86062700109) unmarried** in my capacity as part owner of Erf No.680 Pionierspark, do hereby nominate, constitute, and appoint,

HARMONIC TOWN PLANNING CONSULTANTS CC

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

- **REZONING OF ERF NO.680 PIONIERSPARK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND**
- **CONSENT TO COMMENCE WITH THE DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

At the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes, 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 all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at WINDHOEK .....on this... 11... **day of**... October .....**2023** in the presence of the undersigned witnesses:

Signed.....

Mr. Shanco Nivello Renton

AS WITNESSES:

1. .....

2. .....

NAMIBIA REVENUE NS5 TG

POWER OF ATTORNEY

I, the undersigned **Ms. Tess Grootjans (ID No. 94051601129) unmarried** in my capacity as part owner of Erf No.680 Pionierspark, do hereby nominate, constitute, and appoint,

HARMONIC TOWN PLANNING CONSULTANTS CC

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

- **REZONING OF ERF NO.680 PIONIERSPARK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL"; AND**
- **CONSENT TO COMMENCE WITH THE DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

At the cost of the applicant and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, for all intents and purposes, 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 all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

Signed at Windhoek on this 11 **day of** October **2023** in the presence of the undersigned witnesses:

Signed Grootjans

Ms. Tess Grootjans

AS WITNESSES:

1. .....

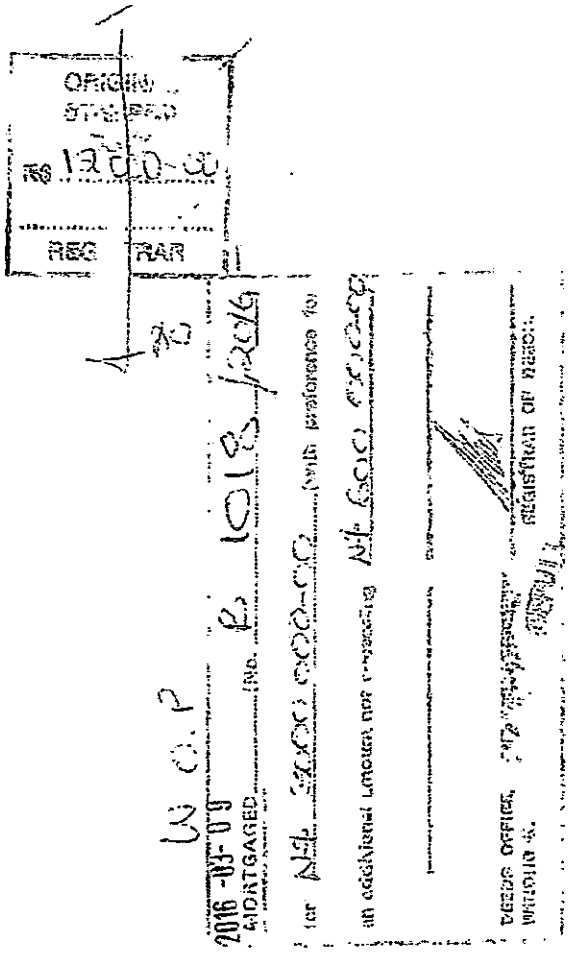
2. .....

ANNEXURE J

Copy of Title Deed or Certificate of Registered Title

Prepared by me.

Conveyancer,
F V DU TOIT



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

DEED OF TRANSFER

1091

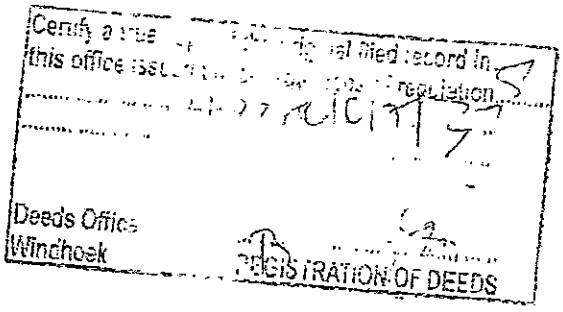
BE IT HEREBY MADE KNOWN

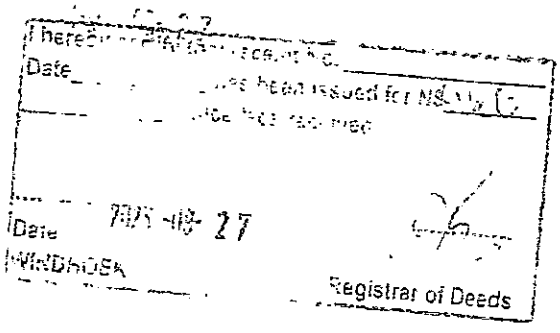
8000000739983

THAT 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

1. JORG DIETRICH VON KUNOW
   Identity Number 711102 0002 1
   Married out of community of property


Deeds Office
Windhoek
REGISTRATION OF DEEDS


Registrar of Deeds

2. SUMARI JOKE VON KUNOW
Identity Number 800301 1041 6
Married out of community of property

signed at WINDHOEK on 16 February 2016

AND THAT APPEARER DECLARED THAT the said Principals had on 20 January 2016 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

TESS GROOTJANS
Identity Number 940516 0112 9
Unmarried

her heirs, executors, administrators or assigns

CERTAIN	:	1/2 (ONE HALF) SHARE IN ERF NO 680 PIONIERSPARK
SITUATE	:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	:	1 248 (ONE THOUSAND TWO HUNDRED AND FORTY EIGHT) SQUARE METRES
FIRST TRANSFERRED		by Deed of Transfer T 561/1968 with General Plan No A 35/67 relating thereto and held by Deed of Transfer No T 5889/2012

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance 18 of 1954, as amended, and created in Deed of Transfer No T 3145/2010 namely:-

IN FAVOUR OF THE LOCAL AUTHORITY:-

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

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

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the premises, did, in consequence, also acknowledge them to be entirely dispossessed of and disentitled to the same, and that, by virtue of these Presents, the said TRANSFEREE, her heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of **N$1 800 000.00 (ONE MILLION EIGHT HUNDRED THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 7th -03- 09

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

SIGNATURE OF APPEARER

In my presence,

REGISTRAR OF DEEDS

1. Transfer duty receipt No. 104338633 issued by the

   Receiver of Revenue at WINDHOEK on 19 February 2016

   For N$ 44 000.00

   (Checked 1. _____ 2. _____)

2. I the undersigned, F V DU TOIT

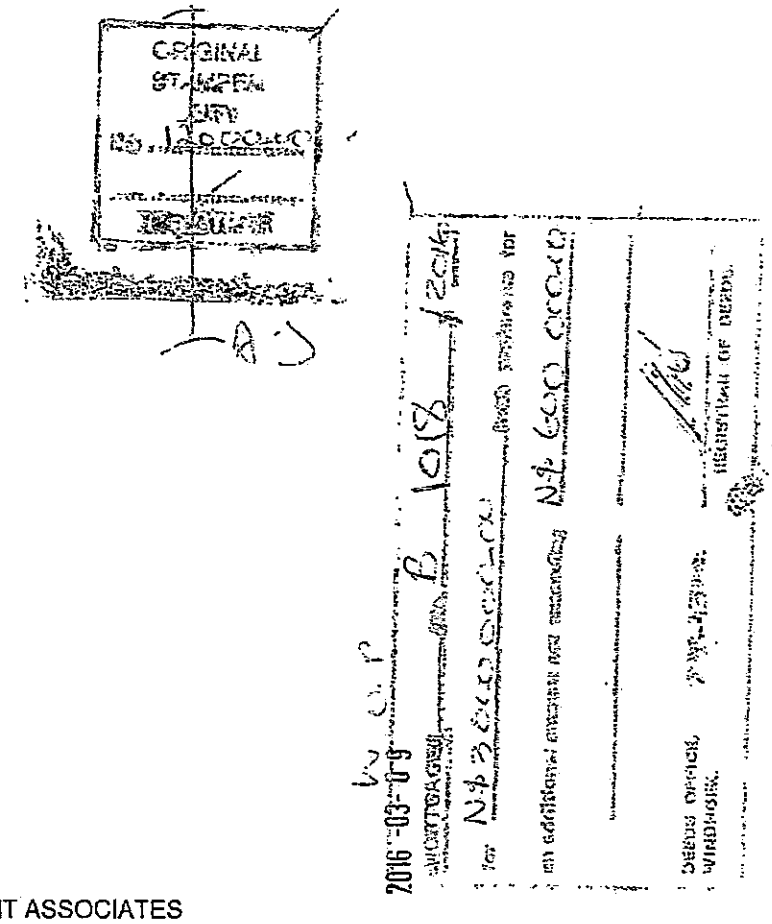
   Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 ("The Act") that all rates leviable in terspect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplies to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

CONVEYANCER

590

Prepared by me,

Conveyancer,
F V DU TOIT



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

DEED OF TRANSFER

1090 2017

BE IT HEREBY MADE KNOWN

8000000740034

THAT 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

1. **JORG DIETRICH VON KUNOW**
   Identity Number 711102 0002 1
   Married out of community of property

Certify a true copy
this office issued

Deeds Office
Windhoek

REGISTRATION OF DEEDS

Thereby certify
Date

Date
WINDHOEK

2. **SUMARI JOKE VON KUNOW**
Identity Number 800301 1041 6
Married out of community of property

signed at WINDHOEK on 16 February 2016

AND THAT APPEARER DECLARED THAT the said Principals had on 20 January 2016 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

SHANCO NIVELLO RENTON
Identity Number 860627 0010 9
Unmarried

his heirs, executors, administrators or assigns

CERTAIN	:	1/2 (ONE HALF) SHARE IN ERF NO 680 PIONIERSPARK
SITUATE	:	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	:	1 248 (ONE THOUSAND TWO HUNDRED AND FORTY EIGHT) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No T 161/1968 with General Plan No A 35/67 relating thereto and held by Deed of Transfer No T 5889/2012

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance 18 of 1954, as amended, and created in Deed of Transfer No T 3145/2010, 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.

7

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

WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFERORS heretofore had to the premises, did, in consequence, also acknowledge them 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 the purchase price amounting to the sum of **N$1 800 000.00 (ONE MILLION EIGHT HUNDRED THOUSAND NAMIBIA DOLLARS)**

SIGNED AT WINDHOEK on 2016 -03- 09
together with the Appearer, and confirmed with my Seal of Office

SIGNATURE OF APPEARER

In my presence,

REGISTRAR OF DEEDS

1. Transfer duty receipt No. 104338634 issued by the
   Receiver of Revenue at WINDHOEK on 19 February 2016
   For N$ 44 000,00
   (Checked 1. _____ 2. _____)

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

CONVEYANCER

ANNEXURE L

Proof of Payment of the City of Windhoek Application Fee

595

INV2023225765

CITY OF WINDHOEK

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

TAX INVOICE

VAT Reg. Number 2646057-01-5

Invoice Number : INV2023225765	**Date Issued :** 2023/10/13
Account Number : N/A	**Vote Number :** 5000132050048
Name : HARMONIC CONSULTANTS	**Reference Number :** ERF 60 PP
Address : N/A	**System Reference :** INV371664
	Issued By : 17304 - HAIKONDA (D)
	Contact Details : +264 61 290 3517
Description : REZONING OF ERF 680, PP FROM RESIDENTIAL (1:900) TO INSTITUTIONAL	

PAYMENT DUE

Total Amount Excluding VAT	: N$ 1750.00
Total VAT Amount	: N$ 262.50
Total Amount Payable	: N$ 2012.50

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 1750.00
Tariff Amount Excluding VAT	: N$ 1750.00
Tariff VAT Amount	: N$ 262.50
Tariff Total Amount	: N$ 2012.50
Service Code	: N/A

NOTIFICATION OF PAYMENT

To Whom It May Concern:

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

Date Actioned	: 2023/10/16
Time Actioned	: 09:18:25
Trace ID	: NAM0MWVLHRMB

Payer Details

Payment From	: Mr Harold Kisting - Business Cheque Account
Cur/Amount	: NAD2,012.50

Payee Details

Recipient/Account No	: . . 146115
Name	: City Windhoek
Bank	: First National Bank
BIC Code	: FIRNNANX
Reference	: Cow Inv371664 Erf60
Reason for payment	: CREDITOR PAYMENT

END OF NOTIFICATION

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

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

Board of Directors: P Grüttemeyer (Chairman), J Coetzee, C Dempsey (Chief Executive), LD Kapere, MJ Lubbe*, R Makanjee**, IN Nashandi, ON Shikongo, LP Smit, 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.

ANNEXURE M

Credit Clearance Certificate

DEBT MANAGEMENT CREDIT CHECK FORM

Surname Benton First name(s) Shanca Nivello

Erf/stand no 680 Township Pionierspark

If company or registered under cc ———

Namibian I. D / Passport no. 86062706116

Postal/Private Bag address P.O. Box 1185 Township of address Rehoboth

Physical Residential or Business address Erf 680, Potgieter Street, Pioniersparkt

Tel no / (H) / Cell 081 6733 178

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: N/A Arrears

Acc. Technician Credit Control

Signature Acc. Tech Credit Control

Date stamp

LAND SALES

Comments: No land sales accounts

Acc. Technician Land Sales Shamen

Signature Acc. Technician Land Sales

Date stamp 11 SEP 2023 Land Sales Finance Department

ACCOUNTANT LAND SALES: _____

City of Many Faces

599

HARMONIC

Town & Regional Planners
Property Development Specialist
Municipal Consultants

Date: 01 March 2024

To: The Town Planner

City of Windhoek

P.O. Box 59

Windhoek

Attention: Sir/madam

- **REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND**
- **CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

Harmonic Town Planning Consultants cc was requested to give proof of notice of the application handed in to the City of Windhoek dated 17 October 2023.

Harmonic Town Planning Consultants cc has published the notice in the Government Gazette on 01 February 2024 located on pages 11-12. Additionally, it was published in two respective newspapers:

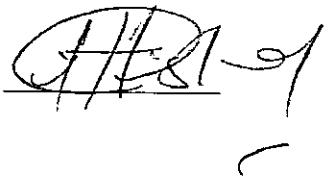
1. New Era Newspaper on 26 January 2024 and 07 February 2024; and
2. The Confidénte Newspaper on 26th of January – 02nd of February 2024 and 02nd – 08th of February 2024.

Thereafter the neighbour's comments were hand-delivered to the immediate neighbours, informing them of the intention to rezone the Erf and requesting their comments. An objection letter from the owner of Erf 1272, Pionierspark was received during the objection period which lapsed on the *22nd of February 2024*.

I trust that this application will receive your positive consideration.

Yours in planning,

Mr Harold Kisting

Signed: 

hkisting01@gmail.com
hkisting@namibnet.com

(061) 238 460

(Fax) 088 646401

Office 76B Pasteur Street, Windhoek West
Box 3216 Windhoek

HARMONIC

Town & Regional Planners
Property Development Specialist
Municipal Consultants

Date: 01 March 2024

To: The Town Planner

City of Windhoek

P.O. Box 59

Windhoek

Attention: Sir/madam

- **REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND**
- **CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

1. Appointment

Harmonic Town Planning Consultants was appointed by **Mr. Shanco Nivello Renton** I.D. No: **(86062700109), unmarried** and by **Ms. Tess Grootjans** I.D. No: **(94051601129), unmarried** as each having part ownership of Erf No. 680 Pionierspark, Windhoek to apply to the City of Windhoek to rezone Erf 680, Potgieter Street, Pionierspark Windhoek from "Residential" with a density of 1:900 to "Institutional"; and consent to commence with the proposed development while the rezoning is in progress.

2. Public Consultation

In line with the stipulations of the Urban and Regional Planning Act (Act No.5 of 2018), notification of the subject applications was done in the following manner:

i. Notices were advertised in the Confidénte Newspaper on the 26th of January 2024 – 02nd of February 2024 and on the 02nd - 08th of February 2024.
ii. Notices were advertised in the New Era Newspaper on the 26th of January 2024 and on the 07th of February 2024.
iii. A notice was placed in the Government Gazette on the 01st of February 2024.
iv. The immediate surrounding neighbours were consulted about the proposed rezoning.
v. A notice was placed on site as well as on the notice board of the City of Windhoek.

Consent letters were hand-delivered to the immediate Erf owners informing them of the intention to rezone the Erf and requesting their comments.

An objection letter from the owner of Erf 1272, Pionierspark was received during the objection period which lapsed on the *22nd of February 2024*. The objector is a resident of Potgieter Street, but not a direct neighbour and is therefore not directly impacted by the operations of the kindergarten. No objections were received from the immediate neighbours. The following are the responses to the concerns of the objector.

1. ***Potgieter Street is becoming a business street and not a residential street as it is intended to be;***

The application is for rezoning to "Institutional" and not business as stated by the objector. Institutional use is regarded as compatible with residential use and is therefore a consent use under the residential zoning in the Windhoek Zoning Scheme. The client intends to operate a kindergarten to serve the surrounding community. The kindergarten will benefit the local community as it is located in a highly accessible but safe street for drop-offs and pickups of children.

Urban planning is shifting to create more multifunctional neighbourhoods. Multifunctional neighbourhoods are beneficial as they provide opportunities for developing a healthier and greener environment that promotes easy access to services and creates greater social cohesion.

2. ***The value of our property goes down if too many properties in the street are rezoned to "business" or "institutional properties;***

Business properties generally have a higher valuation than residential properties. Residential property values are also generally higher when located in close proximity to schools and social services. Once again, the rezoning is to institutional and not business. There is also no evidence that the operations of the kindergarten negatively impacted property values in the street. Many households are purposefully seeking residential properties that have easy access to schools and other social services.

3. ***The residents in Potgieter Street bought a house in a quiet area _ if they wanted to be in a business street, they would have bought a house there;***

The rezoning is to "institutional" and not business. The kindergarten has been operating for some time and no objections were received from the neighbouring properties. The operation of the kindergarten is orderly with a program to educate and teach the kids. It is

not a playground without structure and discipline. The rezoning will allow the owners to formalise and structure the operations of the kindergarten according to the requirements of the Ministry of Gender Equality, Poverty Eradication and Social Welfare.

4. *Pionierspark has many kindergartens, Pre-schools, schools and this premises should not have a permanent structure for more development in the future – can operate as it is at the moment;*

Closest Kindergarten.
Pionierspark is a highly sought-after residential area and one of the reasons for its popularity is the availability of good schools and kindergartens. The clients of Erf 680 desire to legally rezone the Erf to "Institutional" to accommodate the permanency of the current institutional activities. Due to its current zoning, the Daycare activities for which the Erf is being used comply with the Windhoek Zoning Scheme as a consent use. The respective owners would like to register the daycare as a preschool with the Ministry of Gender Equality, Poverty Eradication and Social Welfare, which requires the Erf be rezoned to "Institutional". The proposed zoning will suit the activities best to enhance the further growth of the Mickey and Minnies Playgroup daycare.

5. *If it was for the purpose of doing good business and making better money in a residential area, you would need lots of "people traffic" and "advertising" to get to the goal – just not possible in a partly "cul-de-sac" Potgieter street;*

The primary purpose of the Mickey and Minnie's Playgroup Daycare is not profit-driven but to provide structured Early Child Development services for children in Pionierspark. These services are vital to our society, as they are beneficial to the community because they provide developmental benefits that will help children reach their full potential and will help prepare children for school. Therefore, more educational centres should be availed within the neighbourhoods.

6. *Permission from the Education Department/Child Welfare to be a Pre-School/Kindergarten? Or of the City of Windhoek? Have the owners got it?*

The Daycare is busy improving its service to the community and the rezoning is necessary to register at the ministry.

7. *The Old Age Home "Senior Park" is affected with the residents of the street in a "business street" concept by:*
   - *Increasing activity*
   - *Increasing noise*

- *Increasing traffic (not adhering to speed limits)*
- *Increasing crime (money/goods to collected from these businesses)*
- *Parking on private resident's pavement/ in front of their gates*
- *Parking in the street coursing obstruction as there is no parking space available.*
- *Ignoring senior citizens struggling to walk to around the block, Baines Centre and people training.*

The daycare has been operational for some time and has not received negative comments from the adjacent neighbours. The formalisation of the zoning and proposed development will not significantly increase the above-mentioned concerns.

8. *We have the following businesses in the street – mostly NOT displayed on their outside walls (below was noticed- could be more);*
   - *Car workshop*
   - *Transport business.*
   - *Cambridge School*
   - *Kindergarten/ Pre-School Erf 680 49 Potgieter Street*
   - *Biokinetics*
   - *Terra Force paving*
   - *Drongo Tours*
   - *Tailoring and clothing business*

These businesses operate with consent from the City. As neighbourhoods develop and mature, they become more diverse and refined to address the daily needs of the local community. Lively neighbourhoods are generally safer as people on the streets provide additional security to the neighbouring properties. Quiet residential neighbourhoods are generally more unsafe as fewer people on the street attract criminality.

9. *The City of Windhoek is acting very irresponsible by handing out rezoning permission for business/institutional allowances in residential areas all over Pionierspark and Windhoek; and*

The City of Windhoek has been approving these rezoning applications, to respond to the needs of the neighbourhood. These businesses address the daily needs and provide opportunities to the residents such as job creation and they enhance the economic resilience and well-being of the community.

10. ***Zoned areas for the permanent schools, parks, churches, shops*, etc. were made before the residential area was develop and should be respected.**

When planning a neighbourhood, the planners can only foresee the needs of the current community. As the neighbourhood develops and matures new needs become apparent that need to be addressed by the creativity and ingenuity of residents. Pionierspark was planned in the 1960s and the social needs of residents have matured and changed from the initial setup. Rezonings are necessary to keep abreast and address these changing social needs of the community.

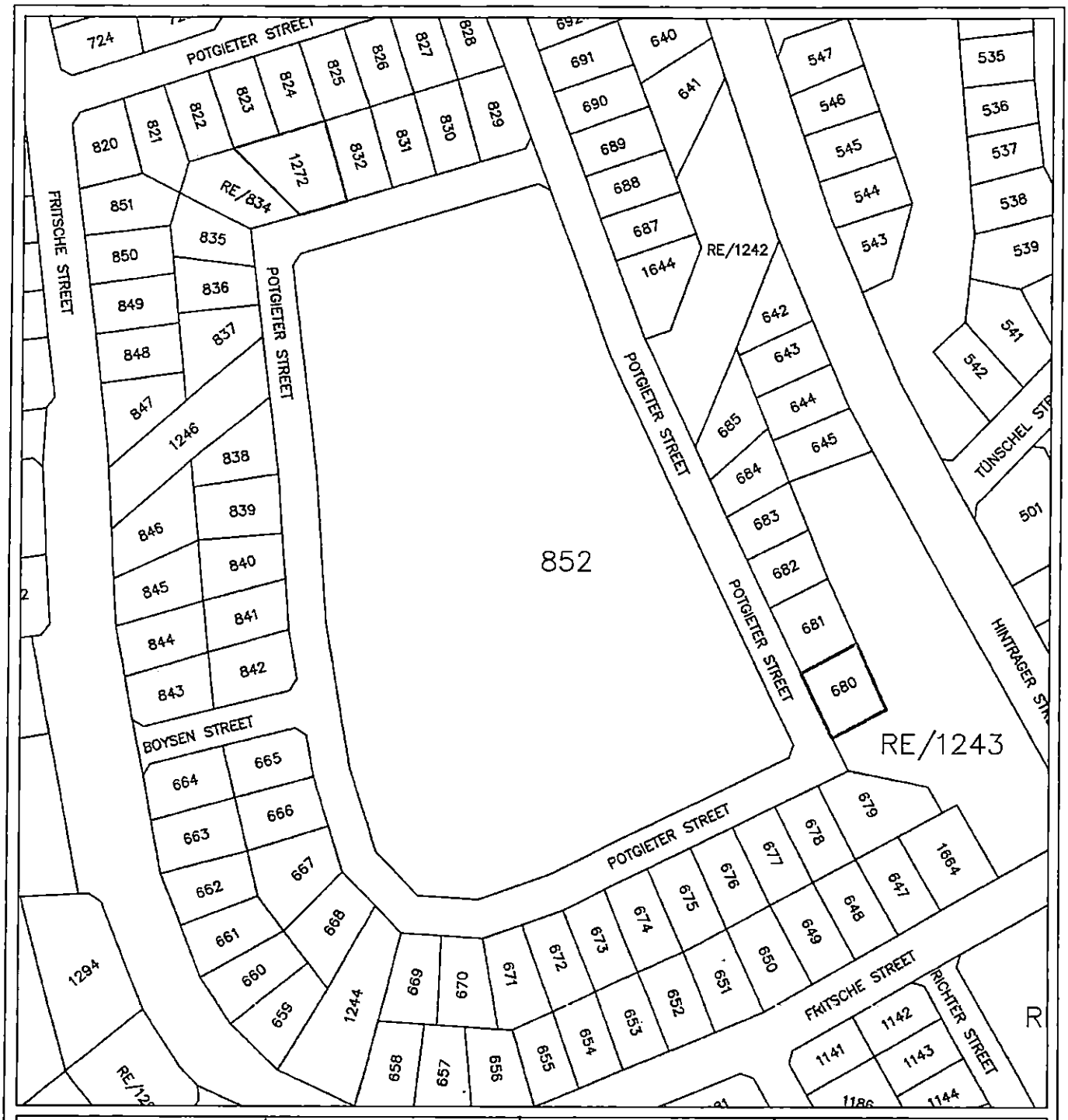
I trust that this application will receive your positive consideration.

Yours in planning,

Mr Harold Kisting

Signed:

[illegible]@gmail.com
hk.stng@mweb.co.za
(021) 788 4[illegible]
0[illegible]
Office [illegible]



NEIGHBOURS' CONSULTATION MAP

REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK WINDHOEK

LEGEND

— Erf 680

☐ Neighbour that lodged an objection against the proposed development

T N

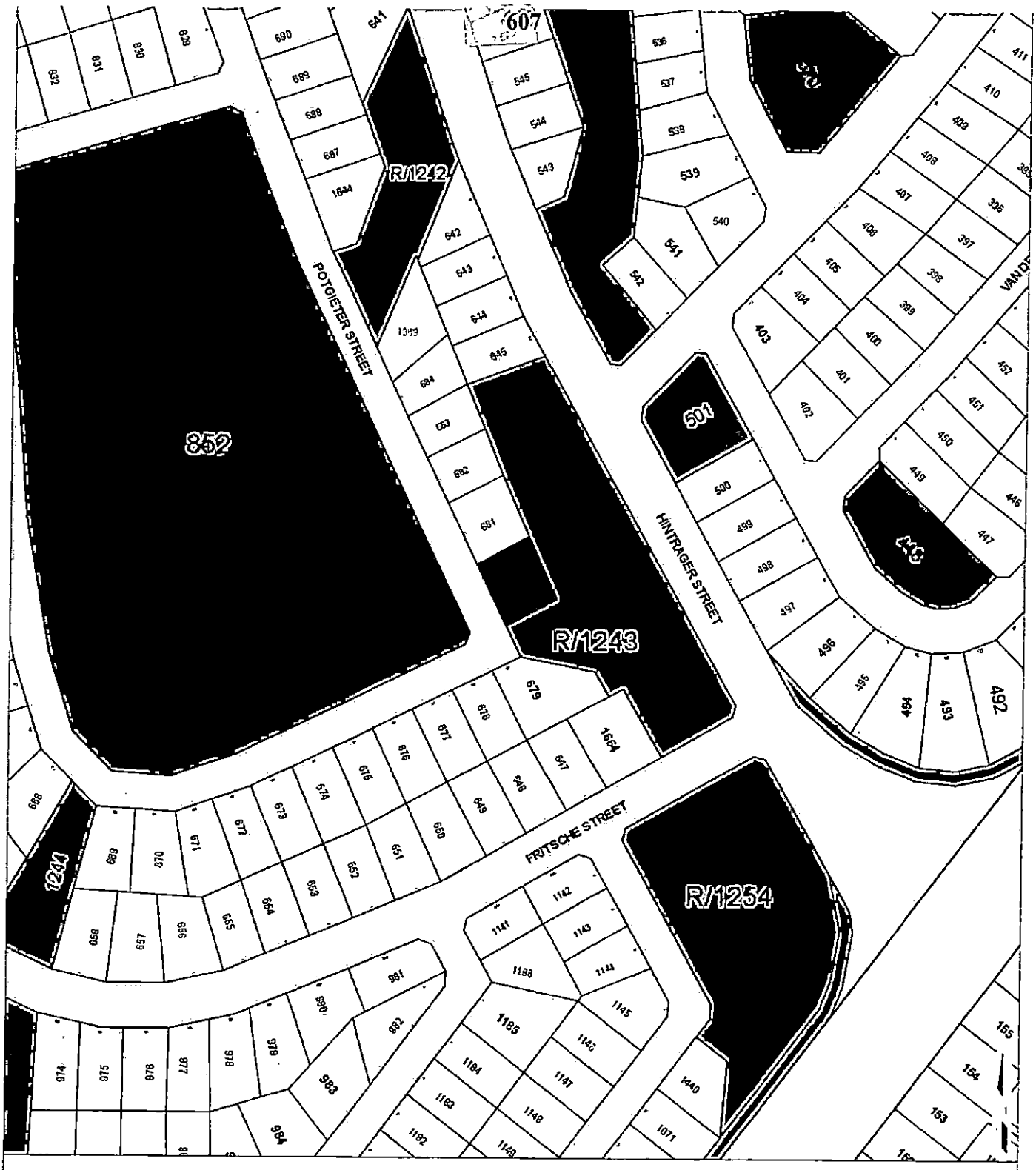
NOT TO SCALE

DATE: 20 February 2024

HARMONIC

HARMONIC PLANNING CONSULTANTS
Town and Regional Planners
P O Box 3216
Windhoek

Cell: 081 127 5879
Tel: 061 238 460
Fax: 088 646 401
Email: hkisting@namibnet.na



Title: TOWN PLANNING ZONING

Erf No: 680 Town: PIONIERSPARK Zoning: RESIDENTIAL Density: 1 DWELLING / 900M²

Date: 18/4/2024 Scale: 1:3011 Area: 1248

City of Windhoek

ZONING LEGEND

Business	Public Open Space	General Residential	Government
Restricted Business	Private Open Space	Residential	Municipal
Office	Cemetery	Special	Undetermined
Industrial	Transport & Communication	Institutional	Street

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

MEMO 608 NDUM

TO:	Mr. H. Rust	**DATE:**	06 December 2023
FROM:	INF: Engineering Services Division	**REF:**	L/680/PP

SUBJECT: REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL.

CONSENT FOR DWELLING UNITS.

CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.

The application dated 17 October 2023 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 two units.
2. 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

MEMORANDUM

SUBJECT:

1. **TO REZONE ERF 680, POTGIETER STREET, PIONIERSPARK WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 TO "INSTITUTIONAL";**
2. **CONSENT FOR DWELLING UNITS; AND**
3. **CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

CIRCULATION	DATE	COMMENTS	SIGNATURES
Technical enquiries: T. Iiyambula	07/12/2023	Tel: 290 2914	
Section Engineer	..../..../2023		
Chief Engineer	..../...../2023		

TO:	Urban Planning H Rust	**DATE:**	12 January 2024
FROM:	Section Engineer: Transport Planning	**REF:**	L/680/PP

ROADS PLANNING & TRAFFIC FLOW COMMENTS:

An application received from **Harmonic Town Planning Consultants** dated 17 October 2023 regarding the above subject matter has reference:

Erf 680 is located on Potgieter Street, Pionierspark, zoned "Residential" with a density of 1:900 and measures 1248.408m² in extent. Potgieter is a local street with low traffic volume and no traffic flow problems are currently experienced during peak hours. Rezoning Erf 680 to 'Institutional' will be generating 16 additional trips to the current road network.

1. This Division has no objection to the Proposed Rezoning Erf 680, Potgieter Street, Pionierspark Windhoek from "Residential" with a density of 1:900 to "Institutional"; on condition that:

    1.1 Parking is provided to municipal requirements, For Schools; Nursery School (Day-care Centres) 1 parking bay be provided per classroom and or office plus 1 bay per 10 children for on and off loading.
    1.2 Churches; 1 bay for every 4 seats for a sitting capacity up to 60 and 1 bay for every 6 seats or part thereof above
    1.3 Hospital, Clinics;1.20 bays per bed plus 4 bays per medical practitioner
    1.4 Medical Suites; 5 bays per medical practitioner or 1 per 25m² floor area whichever is the greatest.

2. This Division has no objection to the proposed Consent for dwelling units; provided:

    2.1 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.

3. This Division has no objection to the Proposed Consent to commence with the proposed development while the rezoning is in progress; provided:

    3.1 Corresponding building plans with parking layout and parking calculations is submitted for approval to the Building Control prior to construction.
    3.2 Consent use will only come into effect after meeting parking requirements to the satisfaction of the SE: Urban and Transport Planning.

Yours faithfully

.....

MN Shiimi

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MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	14 December 2023
FROM:	ELE: Engineering Services	**REF:**	L/680/PP

SUBJECT: **REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

- The SEE has in principle no objection to the application submitted above
- The electrical consultant or contractor to obtain approval for all related electrical drawings for electrification indicating connection to the grid of CoW.

General comments:

- *Should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto will be for the applicant's account.*
- *Only one (1) service connection from the municipal electrical network will be allowed per Erf.*
- *Only one additional meter point will be allowed for an approved flat on erven that is zoned "Single Residential". For more meter points, the Erf must be rezoned to "General Residential".*
- *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 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.*
- *Only one (1) service connection from the municipal electrical network will be allowed to each erf.*
- *Service connections may not be routed through any subdivided portion or remainder*

- ***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"

- For Erven that are rezoned to "General Residential", "Business", "Office", "Institutional" or "Industrial", the applicant/owner or his/her registered electrical contractor must contact the SE: Electricity to determine ***whether the existing metering installation complies to Council's Metering Policy for the specific type of zoning.***

.....

CHIEF ENGINEER: ENGINEERIG SERVICES – ELECTRICITY DEPARTMENT
VH NAMGONGO

MEMORANDUM

TO:	Mr. H. Rust	**DATE:**	04 December 2023
FROM:	Chief Engineer Roads and Storm Water Planning, Design & Traffic Flow	**REF:**	L/680/PP

SUBJECT: **REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

The Application dated 17th October 2023, for the Rezoning of Erf 680, Potgieter Street, Pionierspark, Windhoek, from "residential with a density of 1:900" to "institutional"; and Consent to commence with the proposed development while the rezoning is in progress, refers.

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

1. The proposed Erf 680 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 680, except for surface stormwater flow.

3. There is a stormwater course flowing from the southwest first into a northwesterly direction, then changes direction to flow into a northeasterly direction, flowing approximately between 11 and 30 meters away from the northeastern boundary of the proposed Erf 680.

4. Access to Erf 680 is indicated to be obtained from Potgieter Street.

This Division has no objection to the proposed, Rezoning of Erf 680, Potgieter Street, Pionierspark, Windhoek, from "residential with a density of 1:900" to "institutional"; and Consent to commence with the proposed development while the rezoning is in progress, provided:

1. That the Applicant appoints a registered Professional Engineer to determine whether the northeastern boundary of the proposed Erf 680, 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 –

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(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.

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

CITY OF WINDHOEK

SUSTAINABLE DEVELOPMENT - ADVISORY

TO	:	R Kwenani, Urban Policy
FROM	:	Sustainable Development – E Liseli
DATE	:	18/01/2024
SUBJECT	:	**REZONING OF ERF 680, POTGIETER STREET, PIONIERSPARK, WINDHOEK FROM "RESIDENTIAL WITH A DENSITY OF 1:900"TO "INSTITUTIONAL"; AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT WHILE THE REZONING IS IN PROGRESS.**

I refer you to the abovementioned.

In terms of Windhoek Town planning scheme, remainder Erf 680, Pionierspark is zoned 'Residential' and measures 1248m² in extent and fully developed.

The Division supports the application provided that technical comments from Urban Policy Division and Infrastructure Department also support the application. The division further recommends the that the applicant be responsible for the cadastral town planning and statutory applications required.

I trust that you will find this in order. Please contact us for any further clarifications and information you might need.

Thank you,
TOWN PLANNER: SUSTAINABLE DEVELOPMENT

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Poperty

Twahafa Real Estate

URGENTLY LOOKING FOR houses and flats for RENT and for SALE in Windhoek

0816534437
info@twahafagroup.com

Job Vacancy
near Omaruru

Hide Shaver for Skimming Machines / Tannery Assistant

Requirements:
- Grade 10, training on skimming machines and min. 2 years work experience as shaver/ tanner
- Quality orientated
- Be able to meet deadlines and work under pressure
- Good time management & ability to multi task effectively
- Good client relations skills
- Fluent in Afrikaans & English (read & write)
- Namibian citizen or permanent residence

Interested parties to forward CV's to taxidermyinfo@africaonline.com.na

Please attach copies of I.D. and certificates, as well as references

Only shortlisted candidates will be contacted

PRECISION AVIATION

PRECISION AVIATION (PTY) LTD

Precision Aviation (Pty) Ltd based in Windhoek, Namibia is looking for Pilots (Fixed wing and Helicopter) with immediate effect.

Requirements:
- Valid Commercial License
- At least 250 hours total flying time
- Minimum Grade III Flight Instructors Rating and a Grade II Flight Instructors rating or ATPL will be an added advantage.
- Preference will be given to Namibian citizens.

Eligible candidates should forward their CV's with certified copies of their licenses to:
precisionswiftair@gmail.com or info@nata.com.na

Closing date:
9th February 2024

Job Vacancy
near Omaruru

Trophy Mounter

Requirements:
- Grade 10, training as a trophy mounter with a min 5 years work experience as a trophy mounter
- Quality orientated
- Be able to work independently meet deadlines and work under pressure
- Good time management & ability to multi task effectively
- Good client relations skills
- Fluent in Afrikaans & English (read & write)
- Namibian citizen or permanent residence

Interested parties to forward CV's to taxidermyinfo@africaonline.com.na

Please attach copies of I.D. and certificates, as well as references

Only shortlisted candidates will be contacted

VACANT POSITION

Headspring Investments Pty

is seeking for Hydrogeological Engineer

- The ideal candidate should have a diploma and degree as Engineer Hydrogeologist
- over 10 years working experience in the mining exploration field, evaluating complex information and working with sophisticated technology.
- The person must be responsible for overall direction, coordination, implementation execution and completion of project for determination of the viability and the relevant details of mineral extraction based on the geological studies.
- ensure timely reporting and consistency with company strategy.
- Must be fluent in English and Russian, CV to svetlana.Bauer@uranium1.com

Closing date: 5th Feb 2024

Notice

CHANGE OF SURNAME - THE ALIENS ACT, 1937 NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) **RAUNA IIYALOO MBUTE KANKONDI** residing at **HOUSE NO. 2 WHYDAH COURT, TAUSENGLEN, HOCHLAND PARK, WINDHOEK** and carrying on business / employed a (2) **ADMINISTRATIVE OFFICER AT MINISTRY OF ENVIRONMENT, FORESTRY AND TOURISM** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act 1937 to assume the surname **THE SURNAME GACHERU** for the reasons that (3) **I AM CHANGING MY SURNAME KANKONDI TO MY HUSBAND SECOND NAME GACHERU**. I previously bore the name(s) (4) **RAUNA IIYALOO MBUTE KANKONDI**. I intend also applying for a authority to change the surname of my wife **N/A** and minor child(ren) **N/A** (5) **N/A** to **N/A** Any person who objects to my/our assumption of the said surname of **GACHERU** should as soon as may be lodge his/her objection in writing with a statement of his/her reasons therefore, with the registrar at **WINDHOEK COURT**

21 DECEMBER 2023

CHANGE OF SURNAME - THE ALIENS ACT, 1937 NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) **FRIEDA NALITAANDELE BAFFLOE** residing at **ERF 1039, WANAHENDA LILONGWE STREET** and carrying on business / employed a (2) **NATIONAL DEVELOPMENT ADVISOR AT NATIONAL PLANNING COMMISSION FNB** intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname **I WOULD LIKE TO ADD MY FATHER SURNAME AMWAALWA TO MY ID** for the reasons that (3) **I AM CARRYING MY HUSBAND SURNAME BAFFLOE. I WOULD LIKE TO ADD MY FATHER SURNAME AMWAALWA AS I WAS OMITTED AT THE THE TIME I CHANGED TO BAFFLOE**. I previously bore the name(s) (4) **FRIEDA NALITAANDELE AMWAALWA**. I intend also applying for a authority to change the surname of my wife **N/A** and minor child(ren) **N/A** (5) **GIFTY FLORA DUCBAKIE BAFFLOE** to **N/A** Any person who objects to my/our assumption of the said surname of **AMWAALWA-BAFFLOE** should as soon as may be lodge his/her objection in writing with a statement of his/her reasons therefore, with the magistrate of **KATUTURA COURT**

10 JANUARY 2023

MUNICIPALITY OF HENTIES BAY NOTICE

INTENTION TO ALIENATE PORTION 108, (SITUATED SOUTH EAST OF HENTIES BAY) PORTION OF FARM HENTIESBAAI TOWNLAND NO.133 MESSRS MERCYLAND ENGINEERING & CONSTRUCTION

By virtue of Council Resolution CO19/25/10/2023/09th/2023 and in terms of Section 63 (2) (b) of the Local Authorities Act, (Act 23 of 1992) as amended read in conjunction with Section 30(1)(b) of the Local Authorities Act 1992 (Act 23 of 1992) as amended, notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate portion 108 of the farm of Hentiesbaai townland no 133 measuring 25,3449 hectares (Equivalent to 253 449m²) at a cost of N$ 10.00 p/m² amounting to a total purchase price of N$ 2 534 490.00 (Two Million Five &Thirty Four & Four Hundred & Ninety Namibian Dollars) by way of private treaty to Messrs Mercyland Engineering & Construction for the purposed establishing mixed use development.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Jakkalsputz Road and Nickey Iyambo Avenue.

Any person(s) having objections(s) to the intended alienation of the portion may lodge such objection(s) duly motivated by the undersigned within fourteen (14) days after the second placement of the advert.

Chief Executive Officer
P O Box 61
Henties Bay

Notice

ESTATE of the HILDE !KHABES Identity Number 62121001107, who died at Windhoek on 2 MAY 2019 and was residing at ERF 941, ONJIMA STREET I, OKURYANGAVA, WINDHOEK REPUBLIC OF NAMIBIA Estate number E 1430/2019

Notice is hereby given that the First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the office of the Master, High Court Windhoek for a period of 21 days, as from 26 JANUARY 2024.

DUPISANI LEGAL PRACTITIONERS
c/o 67 John Meinert Street
P O Box 23990
Tel.: 083 331 6110
OUR REF: KHAI7/0002

NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

In terms of section 35(5) of the Act 66 of 1965 notice is hereby given that the first and final Liquidation and Distribution Account in the estate below will be available for inspect on in the office of the Master of High Court, Windhoek for 21 days as from date of publication of this notice and also in the town where the deceased resided.

Estate Late
LUCIA TARRIE SO-/OABEB
Estate no: E 569 / 2023
Date of birth: 22 MAY 1953
ID no: 63052200453
Address:
ERF 374, KHORIXAS, KUNENE REGION
Who died on 28 FEBRUARY 2020
LT Trusts Estates Management / Harmony Cap t/a Investment
264 Independence Avenue
ACVE Corner building, Office 8
Windhoek
P.O. Box 6567, Ausspannplatz
Windhoek
Email: lttrustates@gmail.com & mercy34@gmail.com

NOTICE

Take notice that **HARMONIC TOWN PLANNING CONSULTANTS CC** Town and Regional Planners on behalf of the owners of the respective erf intends to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- Rezoning of Erf No. 680 Pioniers park from "Residential" with a density of 1:900 to "Institutional"; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf No 680 is located on Augusten Street in Pioneerspark. The Erf measures approximately 23 268 m² in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed rezoning to "Institutional" will enable the owners to accommodate and formalise the permanency of the current institutional activities. The proposed zoning will suit the activities past and will also further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

Further take notice that the plan of the Erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76B Pasteur 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 in writing within 14 days of the last publication of this notice (final date for objections is Thursday, 22 February 2024).

Contact: Harold Kisting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P O Box 3216 Windhoek
Cell 081 127 5879
Fax 088645401
Email: hkisting@iway.na.net

HARMONIC

NOTICE TO ALL INTERESTED PERSONS IN THE FOLLOWING DECEASED ESTATE:

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that the first and final Liquidation and Distribution Account in the estate below will be available for inspect on in the office of the Master of High Court, Windhoek for 21 days as from date of publication of this notice and also in the town where the deceased resided.

Estate Late
EMMANUEL UTJIUA MATE
Identity Number: 530205 0020 6
Marital Status: Married, female
To Whom/name Male
Identity number 580906 0025 5
Last Address: Omaruru Erongo Region Namibia
Date of death: 22/06/2021
Estate no: E 1065/2022
Debtors and creditors in the above estate are called upon to forward their claims and pay their debts to the undersigned agent within 30 days as from the date of publication of this notice.
AGENT: YAHWEH-NISSI TRUST
P O Box 1214 Windhoek
Ref: I Kauta
ikauta@yahoo.com
Cell phone no: 0812665767

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later and at the offices of the Masters and Magistrates as stated.

Registered number of estate
E 1319/2023
Surname: **VERMEULEN**
Christian Names: **MARTHA SOPHIA**
Identity number: 470213 0027 8
Last Address: ERF NO 471, GOBABIS
Surviving Spouse: **DANIEL CORNELIS VERMEULEN**
Identity Number: 560521 0027 3
Description of account: (first or then First and Final, Final
Period of inspection: (other than 21 days) 21 days
Magistrate's Office: **GOBABIS**
Master's Office: **WINDHOEK**
Name and (only name) address of executor or authorized agent:
WH KEMPEN
40, CUITO CUANAVALAE AVE, GOBABIS, Tel No: 062 562602
Notice for publication in the Government Gazette on
26 JANUARY 2024

LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965 notice is hereby given that copies of the liquidation and distribution accounts (first and final unless otherwise stated) in the estates specified below will be open for the inspection of all persons interested therein for a period of 21 days (or longer if specially stated) from the date specified or from the date of publication hereof, whichever may be the later and at the offices of the Masters and Magistrates as stated.

Registered number of estate
E 1277/2023
Surname: **KANDETU**
Christian Names: **MAGRETH**
Identity number: 670930 0059 2
Last Address: Erf No 32, RAKUTUKA
Description of account: (other than First and Final Final
Period of inspection: (other than 21 days) 21 days
Magistrate's Office: **Gobabis**
Master's Office: **Windhoek**
Name and (only name) address of executor or authorized agent:
WH KEMPEN
40 CUITO CUANAVALAE AVE GOBABIS Tel No. 062 562602
Notice for publication in the Government Gazette on
26 JANUARY 2024

NOTICE TO CREDITORS IN DECEASED ESTATES

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

Registered number of estate
E 49/2024
Master's Office: **Windhoek**
Surname: **Steyn**
First names: **Margaretha Johanna**
Date of birth: **6 August 1953**
Identity number: **330806 0017 7**
Last address: **Erf No 1422, Henties Bay**
Date of death: **29 June 20214**
Name and (only name) address of executor or authorized agent:
W Mocke
40 Cuito Cuanavale Ave Gobabis
Tel No: **062 562602**
Period allowed for lodgment of claims if other than 30 days: **30 days o/d**
Advertiser and address:
Kempen-Mocke Legal Practitioners
40, Cuito Cuanavale Ave Gobabis
Tel No.: **062 562602**
Notice for publication in the Government Gazette on
19 January 2024

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATE.

All persons having claims against or owed to the estate specified below, are called upon to lodge their claims and debts with the executor concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate
E 1356/2023
MASTER'S OFFICE: **WINDHOEK**
Surname: **SHATIPAMBA**
First Names: **ESTER ILENI**
Date of Birth: **26/10/1968**
ID Number: **68102600780**
Last Address: **WINDHOEK NAMIBIA.**
Date of Death: **30/10/2022**
Authorized Agent:
S. NEWAKA & COMPANY INC
NO. 8, KOCH STREET, KLEIN WINDHOEK, WINDHOEK
Tel: snewaka@snewakainc.com
Advertiser and Address:
S. Newaka & Company Inc
PO Box 26215
Email address: snewaka@snewakainc.com
Tel: +264 61 2210193 (Sabonus Nowaka)
Notice of publication in the Government Gazette on 26/01/2024.

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATE.

All persons having claims against or owed to the estate specified below, are called upon to lodge their claims and debts with the executor concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate
E 2391/2023
MASTER'S OFFICE: **WINDHOEK**
Surname: **PINDU**
First Names: **BERNARDO LUIS**
Date of Birth: **12/03/1945**
ID Number: **45031899000253**
Last Address: **RUNDU, NAMIBIA.**
Date of Death: **31/01/2000**
Authorized Agent:
S. NEWAKA & COMPANY INC
NO.8, KOCH STREET KLEIN WINDHOEK, WINDHOEK
snewaka@snewakainc.com
Advertiser and Address:
S. Newaka & Company Inc
PO Box 26215
Email address:
snewaka@snewakainc.com
Tel: +264 61 2210193 (Sabonus Nowaka)
Notice of publication in the Government Gazette on 26/01/2024.

NOTICE TO CREDITORS AND DEBTORS IN DECEASED ESTATE.

All persons having claims against or owed to the estate specified below, are called upon to lodge their claims and debts with the executor concerned within a period of 30 days (or otherwise as indicated) from the date of publication hereof.

Registered number of Estate
E 2196/2023
MASTER'S OFFICE: **WINDHOEK**
Surname: **HAINGURI**
First Names: **SYLVIPENEHAFO**
Date of Birth: **24/09/1986**
ID Number: **86092400267**
Last Address: **WINDHOEK, NAMIBIA.**
Date of Death: **21/11/2023**
Authorized Agent:
S. NEWAKA & COMPANY INC
NO. 8, KOCH STREET, KLEIN WINDHOEK, WINDHOEK
Tel: snewaka@snewakainc.com
Advertiser and Address:
S. Newaka & Company Inc
PO Box 26215
Email address: snewaka@snewakainc.com
Tel: +264 61 2210193 (Sabonus Nowaka)
Notice of publication in the Government Gazette on 26/01/2024.

- CHANGE OF SURNAME - THE ALIENS ACT, 1937 NOTICE OF INTENTION OF CHANGE OF SURNAME

I,(1) **ADJANI PLICHTA** residing at **8 VISAGIEPLEIN STREET, PIONERSPARK, WINDHOEK, NAMIBIA** and carrying on business / employed as a (2) **PAYROLL MANAGER AT CRYW BUSINESS SOLUTIONS (PTY) LTD IN WINDHOEK**, intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname **PLITCHTA-SMIT** for the reasons that (3) **I WISH TO COMBINE MY MAIDEN SURNAME WITH MY HUSBAND'S SURNAME AFTER OUR MARRIAGE THAT TOOK PLACE ON 22 OCTOBER 2022.** I previously bore the name(s) (4) **ADJANI PLITCHTA**. I intend also applying for authority to change the surname of my wife **N/A** and minor child(ren) (5) **N/A** to **PLICHTA-SMIT** Any person who objects to my/our assumption of the said surname of **PLICHTA-SMIT** should lodge his/her objection in writing with a statement of his/her reasons therefore with the magistrate of **WINDHOEK -**

10 FEBRUARY 2023

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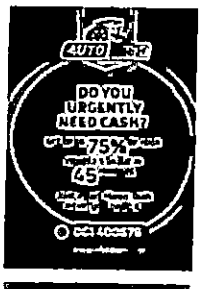
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- Cancellations and alterations 16:00, two days before date of publication in writing only

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Death Notices from N$200.00
Tombstone Unveiling from N$200.00
Thank You Messages from N$200.00

Terms and Conditions Apply





VACANCY
Position:

SPECIALIST PSYCHIATRIST, SUBSPECIALITY PSYCHOGERIATRICS

Minimum requirements:
MBCHB, MMED (Psych) FCPSYCH, PhD (Psych), DMed (Psych), MPhil Old Age Psychiatry)

Registration
with HPCNA as Psychiatrist

Minimum work experience:
15 years

Contact 061255754 or submit CV to:
admin@physician.com.na
before 25/02/2024

Company:
Dynacare Diagnostic Laboratory
(Otjozondjupa Region)

Position:
Medical Laboratory Technologist Scientist

Requirement:
- Registration with HPCNA
- Relevant qualification in clinical pathology
- Can work independently in all disciplines.
- Knowledge of Quality and Accreditation requirements
- Driver's license

Email documents to:
dynacareokh@gmail.com



PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A TELECOMMUNICATION LATTICE TOWER IN OKAHANDJA TOWN, OTJOZONDJUPA REGION

The public is hereby notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

The project Proponent: Mobile Telecommunications Limited

Project Nature and Location: construction and operation of a 25 m lattice tower within the premises of the Ministry of Agriculture, Water and Land Reform (MAWLR) in Okahandja Town's Industrial North Street (erf name Okahandja Industrial). The lattice tower will cover a 9m x 9m surface area and it will host 3x dual band antennas and 1x microwave dish

Appointed Environmental Consultant:
Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (if existing) and or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues or concerns is Thursday 29 February 2024

The consultation and engagement meeting is scheduled in Okahandja as follows:
- Date: Tuesday, 13 February 2024
- Time: 10h00 AM
- Venue: Okahandja Municipality, Okahandja Town (exact venue to be communicated)

Contact Person: Ms. Freorika Shagama
Mobile No: +264 (0) 81 749 9223 (SMS or WhatsApp)
Email: eias.public@serjaconsultants.com

SERJA

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

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

1. Name and postal address of Applicant: NESTOR NEHEMIAS P O BOX 1523, OSHAKATI
2. Business to which applicant relates: VIP PUB
3. Address/Location of premises to which Application relates: PLOT NO 5589, EVULULUKO, OSHAKATI
4. Nature and details of application: SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged: OSHAKATI MAGISTRATE COURT
6. Date on which application will be Lodged: 18-31 DECEMBER 2023
7. Date of meeting of Committee at which application will be heard: 14 FEBRUARY 2024

Any objection or written submission in terms of section 23 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

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

1. Name and postal address of applicant: SEBULON HAMBODI HANGULA, BOX 7241, AUSSENKEHR
2. Business to which applicant relates: MIKE'S SHEBEEN
3. Address/Location of premises to which Application relates: LOCATION NO. 8 AUSSENKEHR
4. Nature and details of application: CHANGE OF TRADE NAME FROM: MIKE'S SHEBEEN TO: S.H. GOOD FRIENDS SHEBEEN
5. Clerk of the court with whom Application will be lodged: KARASBURG MAGISTRATE COURT
6. Date on which application will be Lodged: 1 FEBRUARY 2024

Any objection or written submission in terms of section 23 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

REPUBLIC OF NAMIBIA
MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998
NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998
(regulations 14, 26 & 33)

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

1. Name and address of applicant: MATIAS NDILIPUTATE FILLEMON, BOX 2123, KEETMANSHOOP
2. Business to which applicant relates: GN GOOD VIBES
3. Address/Location of premises to which application relates: LOCATION NO. 6, H.N.R. 28 AUSSENKEHR
4. Nature and details of application: CHANGE OF TRADE NAME FROM: SHANDUMBALA SHEBEEN TO: GN GOOD VIBES SHEBEEN
5. Clerk of the court with whom Application will be lodged: KARASBURG MAGISTRATE COURT
6. Date on which application will be Lodged: 12 FEBRUARY 2024

Any objection or written submission in terms of section 23 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

//KARAS



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NOTICE

Take notice that HARMONIC TOWN PLANNING CONSULTANTS CC, Town and Regional Planners, on behalf of the owners of the respective erf intend to apply to the City of Windhoek and the Urban and Regional Planning Board for the

- Rezoning of Erf No. 680 Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf No 680 is located on Potgieter Street in Pionierspark. The Erf measures approximately 21 248 m² in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalise the permanency of the current institutional activities. The proposed zoning will suit the activities best and will also further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme. Further, take notice that the plan of the Erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76B Pasteur 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 in writing within 14 days of the last publication of this notice (final date for objections is Thursday, 22 February 2024).

Contact: Harold Kisting
Harmonic Town Planning Consultants CC
Town and Regional Planners
P.O. Box 3216 Windhoek
Cell 081 127 5879
Fax 088646401
Email: hkisting@iway.com.na

HARMONIC

EnviroPlan

NOTICE OF ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS: DESIGN AND CONSTRUCTION FOR THE UP GRADE TO LOW VOLUME SEAL BITUEN ROAD FOR DR3400, DR3447 AND DR3459 (SIKANDUKO-NCAUTE-NDONGALINENA) IN KAVANGO EAST REGION NAMIBIA.

Enviro Plan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs) that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007), as follows.

Proponent: Roads Authority Namibia

Environmental Assessment Practitioner: Enviro Plan Consulting cc
Project Description: Roads Authority Namibia intends to obtain an Environmental

Clearance Certificate (ECC) for the design and construction of the upgrade to low volume seal bituven roads for DR3400, DR3447 and DR3459 (Sikanduko - Ncaute - Ndonga Linena), including abstraction of road construction materials from identified borrowpits sites in proximity to the road in Kavango East Region-Namibia

Project Location: The project initiation point is Sikanduko in Rundu utilizing existing road infrastructure and proceeds towards Ncaute at Ncaute the route takes a T-Off to Tondoro before connecting to the B3 High way at Ndongalinena. The project covers approximately 155 kilometres, aiming to significantly improve the road infrastructure in the region.

Public participation process: Interested and affected parties are hereby notified that public participation meetings will be held as follows: (I&APs are urged to attend the meeting closest to their residence)

Date and Time	Activity	Venue-Village
14.02.24 09:00 - 11:00AM	Consultative Meeting	Sikanduko (Headman's Tree)
14.02.24 12:00 - 02:00PM	Consultative Meeting	Ncaute (next to Combined School)
14.02.24 02:30 - 04:30PM	Consultative Meeting	Ncaute (Forestry Office)
15.02.24 09:00 - 11:00AM	Consultative Meeting	Kapupakwa (Headman's Tree)
15.02.24 12:00 - 02:00PM	Consultative Meeting	Ndonga Linena (Headman's Tree)
15.02.24 02:30 - 04:30PM	Consultative Meeting	Ndonga Linena (Headman's Tree)

The participation and commenting period is effective until 10 March 2024. To register or request for documents submit your details according to the Environmental Consultant or alternatively fill the online form link and contact details given

HTTP://TINYURL.COM/4SXFZFD5
EnviroPlanConsultingEnvironmentalConsultantPhone: +264 813463492
Email:info@enviroplanconsult.com

Unik Construction Engineering Namibia (Pty) Ltd

Liaison Manager
Requirements:
- Bachelor's degree in Engineering or Architecture
- Requires 5-7 years of expertise in the field
- Familiar with the construction process, understand the base knowledge of construction
- Good communication skills and ability to handle things
- Skilled in MS office software
- Focus on details and accuracy of data
- Fluent English and Chinese expression skills

Material Manager
Requirements:
- Previous working experience as a Materials Manager for +5 years
- BSc/BA or logistics or similar relevant field
- In depth knowledge of supply chain or inventory management systems
- Hands on experience with forecasting and budgeting
- Excellent organizational and time management skills
- Understand ERP system operation
- Have the abilities to research potential market and negotiate prices
- Intention of construction material
- Fluent English and Chinese expression skills

4.Machinery Manager
Requirements:
- B.Sc of Mechanical Engineering or related fields
- 5-10 years of related experience in this field
- Massive knowledge of construction equipment and maintenance
- Skilled in the use of a variety of equipment repair tools.
- Practical experience of the theory care and operation of engines.
- Working knowledge of the on-site hazards and safety precautions
- Ability to communicate effectively and record keeping
- Fluent English and Chinese expression skills

5.Financial Manager
Requirements
- BSc degree in Finance, Accounting or Economics
- Professional qualification such as CPA/CPA in Namibia will be a plus
- Excellent organization skills for maintaining clear accurate and meticulous financial records for the company
- Cross-checking invoices with payments and expense to ensure accuracy
- Coordinate all the transactions for incoming accounts receivables and outgoing accounts payables
- Maintain accuracy and completeness of transactions in the system by implementing internal controls
- Corporate with external auditors in preparation of audit schedules and requirements
- Advanced math skills to keep accurate records and supervise the bookkeeping of the company
- Multi-tasking in order to successfully handle multiple accounts invoices and payment at various stages
- Fluent English and Chinese expression skills

6.Subcontracting Manager
Requirements
- Bachelor's degree in Supply chain, Business, or Engineering
- Experience with bid process and bid evaluations
- Demonstrated ability to ensure compliance with subcontracts and
- Minimum 5 years subcontracts experience
- Proven ability to develop negotiate and administer complex subcontracts and related policies
- Demonstrated effectiveness at proactively multiple tasks monitoring projects and managing efforts to meet deadlines
- Support subcontract activities for tenders and proposals
- Be a team player
- Fluent English and Chinese expression skills

7.Project Manager
Requirements:
- Creation scoping, maintaining project plans and templates.
- Managing client expectations, maintain project timelines and deadlines
- Steering internal and external meetings with project governance
- Ability to manage small to large scale company projects
- Ability to manage project risk and mitigation plans
- Creation of reports for stakeholder meetings and be able to communicate with vision.
- Ability to effectively manage multiple concurrent projects within the business
- Apply end to end practices to ensure best success of projects.
- Creation of Project packs and presentations
- Spotting any Project / Transportation related issues and creating effective solutions to resolve them swiftly
- 5-10 years of related experience in the field
- Fluent English and Chinese expression skills

8.Procurement Manager
Requirements:
- Bachelor's degree in supply chain management logistics engineering marketing or related
- 5-10 years experience in the field
- Developing procurement strategies that are innovative and cost-effective
- Sourcing and engaging reliable suppliers and vendors
- Reviewing existing contracts with suppliers and vendor, to ensure ongoing feasibility
- Overseeing and managing the IT systems that track shipments inventory and the supply.
- Fluent English and Chinese expression skills

9.Contract Manager
Requirements
- 4 B.Sc. or B.Eng. Degree in law.
- 5-10 years experience as a Contract Management in construction
- Strong research skills and an in-depth understanding of financial analytics and legal agreements
- Exceptional negotiation persuasion and judgment skills
- Excellent written and verbal communication skills
- In-depth knowledge of the company's core industry policies procedures and objectives.
- Attention to detail, thoroughness and mathematical abilities
- Fluent English and Chinese expression skills

10.Production Manager
Requirements:
- Bachelor degree or related operations experience
- 5 years of experience in supervisory or management role
- Demonstrate leadership skill in a construction industry
- Excellent analytical, problem solving and organizational skills
- Strong decision-making skills and a result- driven approach
- Oversee production schedule and analyzing data
- Must be able to coordinate with other managers from various departments / projects
- Fluent English and Chinese expression skills

11.Construction Manager
Requirements
- 4 B.Sc or B.Eng. Degree in Civil Engineering
- 5-10 years experience as a Site Management in road construction earthworks, surface and concrete experience an advantage
- Strong interpersonal skill,
- Ability to maintain an overview of entire project while continuing to attend to detailed technicalities
- Excellent verbal and written communication skills
- Negotiating, supervisory and leadership skills combined with the ability to motivate
- Fluent English and Chinese expression skills

Interested candidates shall send your resume together with supporting documents to recruit@unik-const.com

Closing date 15 February 2024.

If you do not hear from us within 2 weeks, kindly consider your application unsuccessful.

MUNICIPALITY OF HENTIES BAY

NOTICE

INTENTION TO ALIENATE PORTION 138, (SITUATED SOUTH EAST OF HENTIES BAY) PORTION OF FARM HENTIESBAAI TOWNLAND NO.133 MESSRS MERCYLAND ENGINEERING & CONSTRUCTION.

By virtue of Council Resolution CO19/25/10/2023/05th/2023 and in terms of Section 63 (2)(b) of the Local Authorities Act, (Act 23 of 1992) as amended, read in conjunction with Section 33 (7)(b) of the Local Authorities Act 1992 (Act 23 of 1992) as amended notice is hereby given that the Municipal Council of Hentiesbaai intends to alienate portion 138 of the farm of Hentiesbaai townland no. 133 measuring 25.3445 hectares (Equivalent to 253 449m² at a cost of N$ 10.00 p/m² amounting to a total purchase price of N$ 2 534 490.00 (Two Million, Five Thirty-four & Four Hundred & Ninety Namibian Dollars) by way of private treaty to Messrs Mercyland Engineering & Construction for the purpose of establishing mixed use development.

Further take note that the locality and the layout plan of the property lies open for inspection during office hours at the offices of the Municipal Council situated at the corner of Hoikidspitze Road and Mickey Iyambo Avenue.

Any person(s) having objection(s) to the intended alienation of the portion may lodge such objection(s) fully motivated to the undersigned, within fourteen (14) days after the second placement of the advert.

Chief Executive Officer
P O Box 61
Henties Bay

NOTICE OF SALE IN EXECUTION

IN THE HIGH COURT OF NAMIBIA
(MAIN DIVISION)

Case No. HC-MD-CIV-ACT-CON-2022/01431

In the matter between:

TULELA PROCESSING SOLUTIONS (PTY) LTD — PLAINTIFF

and

SOUTHERN AFRICA RAILWAYS CC — DEFENDANT

Pursuant to a Judgement of the above mentioned Court granted on the 13TH day of SEPTEMBER 2022 the following movable property will be sold by the Deputy Sheriff for the District of USAKOS on THURSDAY 08 FEBRUARY 2024 at 11H00 which sale shall take place at Namibian Custom Kiln on the Rehoboth Gobabis main access road, Erongo Namibia

1X LARGE STOCKPILE OF CRUSHED STONE
1X STOCKPILE OF CRUSHED STONE
1X SMALL STOCKPILES OF CRUSHED STONE

CONDITIONS

1. All items are sold voetstoots, each to the highest bidder.
2. Whenever the Sheriff suspects that a bidder is unable to pay the full amount he may refuse the bid of such a bidder or he may accept the bid conditionally until the bidder has convinced him that he is able to pay the full amount. Where the bid is refused under such circumstances the property may immediately be again put up for auction.

DATED at WINDHOEK on the 16TH day of JANUARY 2024

CRONJE INC.
Legal Practitioner for Plaintiff
1 Charles Cathral Street
Windhoek
Ref: MAT6365

NOTICE

Take notice that **HARMONIC TOWN PLANNING CONSULTANTS CC**, Town and Regional Planners, on behalf of the owners of the respective erf, intend to apply to the City of Windhoek and the Urban and Regional Planning Board for the

- **Rezoning of Erf No. 660 Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf No. 660 is located on Pongolier Street in Pionierspark. The Erf measures approximately ±1 248 m² in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalize the permanency of the current institutional activities. The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnie Playgroup daycare. The proposed developments will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

Further take notice that the plan of the Erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76B Pasteur 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 in writing within 14 days of the last publication of this notice (final date for objections is Thursday, 22 February 2024).

HARMONIC

Contact details of Agent:
Harmonic Town Planning Consultants CC
Town and Regional Planners
P O Box 1018 Windhoek
Cell 081 127 5974
Fax 0866264421
Email: hr.tpc@harmonic.co.za

EnviroPlan Consulting cc

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) as follows:

Project: Environmental and Social Impact Assessment (ESIA) for Mining Claims (MCs) number 74555, 74556, 74557, 74558, 74559,74560,74561,74562,74563 and 74564
Usakos, Erongo Region, Namibia.

Proponent: Pepestone Investment

Environmental Assessment Practitioner: EnviroPlan Consulting cc.

Project Location and Descriptions: -22°05'22 S, 15°22'51"E

The MCs are located approximately 10 km South west of Usakos. They are registered as Pepestone Mining Claims with the Ministry of Mines and Energy.

Public participation process: Interested and Affected Parties(I&APs) are hereby notified of the on-going public participation process. Public meeting will be conducted as follows:

Date:02/02/24 **Venue:** Proposed site

The participation and commenting period extend until 7 February 2024.

To register or request for documents submit your details in writing to the Environmental Consultant and contact details given.

EnviroPlan Consulting cc
EAP: Mr T.E. Kasinganeti
Phone: +264 813 634 904/ +264 814 087 482
Email: tendai@enviroplanconsult.com
talent@enviroplanconsult.com

EnviroPlan Consulting cc

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) as follows:

Project: Environmental and Social Impact Assessment (ESIA) for Mining Claims (MCs) number 74555, 74556, 74557, 74558, 74559,74560,74561,74562,74563 and 74564
Usakos, Erongo Region, Namibia.

Proponent: Pepestone Investment

Environmental Assessment Practitioner: EnviroPlan Consulting cc.

Project Location and Descriptions: -22°05'22 S, 15°22'51"E

The MCs are located approximately 10 km South west of Usakos. They are registered as Pepestone Mining Claims with the Ministry of Mines and Energy.

Public participation process: Interested and Affected Parties(I&APs) are hereby notified of the on-going public participation process. Public meeting will be conducted as follows:

Date:02/02/24 **Venue:** Proposed site

The participation and commenting period extend until 7 February 2024.

To register or request for documents submit your details in writing to the Environmental Consultant and contact details given.

EnviroPlan Consulting cc
EAP: Mr T.E. Kasinganeti
Phone: +264 813 634 904/ +264 814 087 482
Email: tendai@enviroplanconsult.com
talent@enviroplanconsult.com

City of Windhoek
P.O. Box 7138
Okuryangava
NAMIBIA
Fax: 264-61-268135
Mobile: 081 293 5550

BrainsOn English Private School

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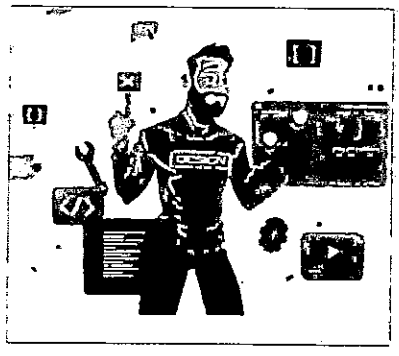
- 2 x Junior Primary
- 1 x Mathematics and Sciences for Senior Primary
- 1 x Afrikaans & Social Studies - Junior and Senior Primary

Minimum Requirements

- Grade 12 plus 3-year teaching qualification
- Good command in written and Spoken English

Applications should be hand delivered to the school

Closing date: 02 February 2024



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NAMWATER

outrun

NOTICE OF ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS FOR THE OLUSHANDJA WATER WORKS UPGRADE AND EXTENSION PROJECT

Outrun Consultants cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) as follows:

Proponent: Namwater

Financier: Government of the Republic of Namibia

Environmental Assessment Practitioner: Outrun Consultants cc

Project Description: Namwater intends to upgrade the Olushandja water treatment works in the Central Northern Water Supply Area (CNWSA). The Olushandja Water Works (OLUWW) is located along the Cuvelai to Otjikoto canal and treats water from the Cuvelai Delta in Angola to supply potable water to the following Settlements in Northern Namibia: Eluwatha, Outapi, Omuthiya and Tsumeb.

The OLUWW consists of two (2) treatment plants, a lamella plant constructed in the 1970s and a slow sand filtration plant commissioned in 2000. The products water from the both plant occasionally has turbidity above 1 NTU. The slow sand filtration plant was built for experimental purposes to determine whether the coagulating (lime and slow filtration process will produce the best treatment option to handle raw water in the Northern Areas and eventually provide good quality water at minimal cost. At the moment the Water Resources Management Act 11 of 2013 (WARMA, 2013), structures the acceptable limit for drinking water as 0.5 NTU. The technology used at OLUWW is outdated and Namwater's concern is that OLUWW is not able to produce product water capacity of 9.5 MCM as required by the WARMA, 2013's Guidelines are Standards for Potable Drinking Water. This has necessitated the upgrade and expansion of the OLUWW. The upgrade and decommissioning of water infrastructure is listed activity that require Environmental Clearance by the Ministry of Environment, Forestry & Tourism (MEFT) in accordance to the requirements of the Environmental Management Act (No. 7 of 2007) and the Environmental Assessment Regulations No. 12 of 2012, Namwater has appointed Outrun Consultants cc as an independent Environmental Assessment Practitioner to undertake a basic Environmental and Social Impact Assessment (ESIA) and to obtain an Environmental Clearance Certificate (EC) for the envisaged development project.

Project Location: The Project is located to the North West of Oshakati in Omusati Region (Map is provided in the EA).

Public participation process: Interested and affected parties are hereby notified that a public participation meeting will be held at Okuumbu Village as detailed below:

Date: 27 January 2024 **Time:** 10 h00 **Venue:** Okuumbu Village

The participation and commenting period is effective until the 7th of February 2024.

To register or request for documents submit your details in writing to the Environmental Consultant using the details provided below:

Outrun Consultants CC: Joseph T. Shikuve, Phone: +264 812 683 578, Email: outrunpotential@gmail.com

outrun



EnviroPlan Consulting cc

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (Act. 7 of 2007) as follows;

Project: Environmental and Social Impact Assessment (ESIA) for Mining Claims (MCs) number 74555, 74555, 74557, 74558, 74559,74560,74561,74562,74563 and 74564 Usakos, Erongo Region, Namibia.

Proponent: Pepukore Investment

Environmental Assessment Practitioner: EnviroPlan Consulting cc.

Project Location and Description: -22°06'22 S, 15°32'51"E

The MCs are located approximately 10 km South west of Usakos. They are registered as Peppukore Mining Claims with the Ministry of Mines and Energy

Public participation process: Interested and Affected Parties(I&APs) are hereby notified of the on-going public participation process. Public meeting will be conducted as follows:

Date:02/02/24 Venue: Proposed site

The participation and commenting period extend until 7 February 2024.

To register or request for documents submit your details in writing to the Environmental Consultant and contact details given.

EnviroPlan Consulting cc

EAP: Mr T.E. Kasinganeti

Phone: +264 813 634 904/ +264 814 087 482

Email: tendai@enviroplanconsult.com

talent@enviroplanconsult.com

EnviroPlan Consulting cc

Notice of Scoping and Environmental and Social Impact Assessment (ESIA) Process

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (Act. 7 of 2007) as follows;

Project: Environmental and Social Impact Assessment (ESIA) for proposed Sacred Heart Mother and Child Hospital, Khomas Region, Namibia.

Proponent: Sacred Heart Mother and Child Hospital (PVT) LTD

Environmental Assessment Practitioner: EnviroPlan Consulting cc

Project Location and Description: -22°33'33.6" S 17°05'16.5"E

A proposal to establish a new private hospital for women and children on ERF 6225 and ERF 6226 of Eros, Windhoek. The development is proposed on a consolidated vacant site which is situated on the Eastern side by Hoffeldor Street (The new Road linking both Otjomuise and Eros road to the Eros Mediclinic and a quarter road side Nossob Street.

Public participation process: Interested and Affected Parties(I&APs) are hereby notified of the on-going public participation process. Public meeting will be conducted as follows:

Date:03/02/24 Venue: ERF 6226 Eros Windhoek

The participation and commenting period extend until 14 February 2024.

To register or request for documents submit your details in writing to the Environmental Consultant and contact details given.

EnviroPlan Consulting cc

EAP: Mr T.E Kasinganeti

Phone: +264-813634904/ +264814087482

Email: tendai@enviroplanconsult.com

talent@enviroplanconsult.com

PUBLIC NOTICE

Please take note that Kamasi Town Planning and Development Specialist has been appointed by the owner of Erf 1051 Oranjemund Extension 3 to apply to the Oranjemund Town Council and the Urban and Regional Planning Board for the

- (1) REZONING OF ERF 1051 ORANJEMUND EXTENSION 3 FROM "SINGLE RESIDENTIAL" WITH A DENSITY OF 1:600SQM TO "GENERAL BUSINESS" WITH A BULK OF 1.0
- (2) CONSENT TO USE THE PROPERTY FOR A HOTEL, PENSION, RESTAURANT AND A SHOP

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

Erf 1051 Oranjemund Extension 3 is currently zoned "single residential" and is located at the centre of the town in the Central Business District area. The Erf currently measures 2 193sqm in extent.

In order to maximize the development potential of the property, the owners of Erf 1051 Oranjemund Extension 3 intends to rezone the property from "single residential" with a density of 1:600sqm to "general business" with a bulk of 1.0.

Please further take note that -

(a) For more enquiries regarding the rezoning application, visit the Oranjemund Town Council's department of Planning

(b) any person having objections to the rezoning concerned or who wants to comment may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the Oranjemund Town Council, and with the applicant within 14 days of the last publication of this notice, i.e., no later than 29 February 2024.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT.

KA\

PUBLIC NOTICE

Please take note that KAMASI TOWN PLANNING AND DEVELOPMENT SPECIALIST been appointed by the owner of Erf 4253 & 4254 Extension 1 Khomas, to apply to KHORIXAS TOWN COUNCIL and the URBAN AND REGIONAL PLANNING BOARD for following

- REZONING OF ERF 4254, EXTENSION 1, KHORIXAS FROM "SERVICE STATION" "BUSINESS"
- CONSOLIDATION OF ERF 4254 AND ERF 4253, EXTENSION 1, KHORIXAS (A CONSOLIDATED PORTION X
- SUBDIVISION OF CONSOLIDATED PORTION X INTO TWO PORTIONS AND 1 REMAINDER NAMELY: PORTIONS A AND B AND THE REMAINDER
- REZONING OF PORTION B FROM "BUSINESS" TO "SERVICE STATION"
- REGISTRATION OF AN INLET SERITUDE OVER PORTION B IN FAVOUR OF T LOCAL AUTHORITY
- REGISTRATION OF A 10M WIDE RIGHT OF WAY SERVITUDE OVER PORTION A FAVOUR OF PORTIONS B AND THE REMAINDER OF PORTION X
- REGISTRATION OF A 6M WIDE RIGHT OF WAY SERVITUDE OVER PORTION E FAVOUR OF PORTIONS A AND THE REMAINDER OF PORTION X
- REGISTRATION OF A 6M WIDE RIGHT OF WAY SERVITUDE OVER PORTION A FAVOUR OF PORTIONS B AND THE REMAINDER OF PORTION X

in terms of the Khomas Town Planning Scheme and Part 2, Section 105 of the Ur and Regional Planning Act 5 of 2018.

Erf Location

Erf 4253 and Erf 4254 Extension 1 Khomas are located to the east of the Khomas C The erven measure 18 567sqm and 1995sqm respectively. The erven are located c gradual slope.

Erf 4253 is zoned Business with a bulk of 2.0 and Erf 4254 is zoned service stati on.

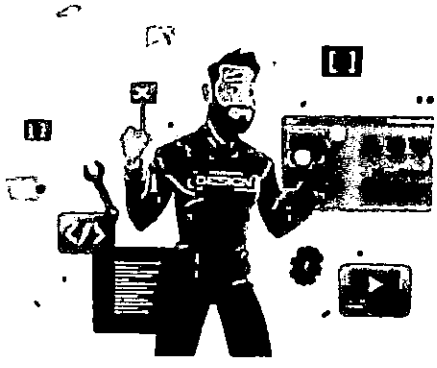
Please further take note that -

(a) For more enquiries regarding the consolidation, subdivision and rezoning application, visit the Khomas Town Council's Department of Planning.

(b) any person having objections to the consolidation, subdivision and rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer of the Khomas Town Council, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 29 February 2024.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

KA\



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NOTICE

Take notice that HARMONIC TOWN PLANNING CONSULTANTS CC, Town and Regional Planners, on behalf of the owners of the respective erf, intend to apply to the City of Windhoek and the Urban and Regional Planning Board for the

- Rezoning of Erf No. 650 Pioneerspark from "Residential" with a density of 1:900 to "Institutional"; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf No. 650 is located on Potgieter Street in Pioneerspark. The Erf measures approximately ±1 246 sqm in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalize the permanency of the current institutional activities. The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimize the use of the erf to its full potential

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

Further take notice that the plan of the Erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 768 Pasteur 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 in writing within 14 days of the last publication of this notice (final date for objections is Thursday, 22 February 2024)

HARMONIC

NOTICE

Take notice that HARMONIC TOWN PLANNING CONSULTANTS CC, TOWN AND REGIONAL PLANNERS, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council and the Urban Regional Planning Board for,

- Consent to operate a rest camp on REMAINDER OF ERF NO. REHOBOTH H 5

The Remainder of Erf Rehoboth H 5 measures ±3429 m² in extent and is zoned "Industrial". The proposed application for consent to operate a rest camp on the Remainder Erf No. Rehoboth H 5 will enable the erf owner to provide an important service for those traveling to and from Rehoboth. Parking to the development will be provided in accordance with the requirements of the Rehoboth Zoning Scheme.

Further take notice that the plan of the Erf lies for inspection on the town planning notice board at the Rehoboth Town Council and at Harmonic Town Planning Offices, 768 Pasteur 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 Rehoboth Town Council and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is Monday, 22 February 2024).

HARMONIC

To place an advert with us, simply dial the number below and qualify for a free coffee and quote

Tel: (061) 246 136

A notice was placed on the Erf and the Customer Care Centre notice Board as shown below.



Figure 1, Erf 680 Potgieter Street, Pionierspark Windhoek notice placed on the property.

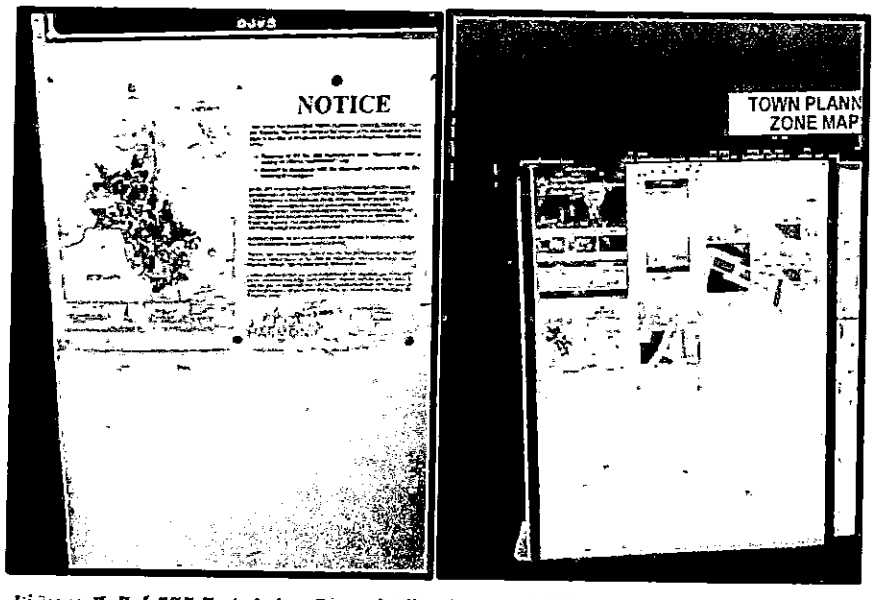


Figure 2, Erf 680 Potgieter Street, Pionierspark Windhoek notice placed on the Customer Care Notice Board at the Windhoek Municipal Council.

For more information please do call our office.

622

HARMONIC

Harmonic Town Planning Consultants cc
Town and Regional Planners
P O Box 3216 Windhoek
Cell 081 127 5879/081 128 9028
Fax 088646401
Email hkisting@namibnet com

11 October 2023

THE OWNERS: ERF NO. 678, WINDHOEK

- **Rezoning of Erf No.680 Pionierspark from "Residential" with a density of 1 900 to "Institutional"; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf No 680 is located on Potgieter Street in Pionierspark The Erf measures approximately ±1 248 m² in extent and is zoned Residential with a density of 1 900 according to the Windhoek Zoning Scheme The proposed zoning to Institutional will enable the owners to accommodate and formalise the current activities The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare The proposed development will also allow the owners to optimise the use of the erf to its full potential

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme

I, Magdalene Heydenrych owner of ERF 678, Windhoek has

1	NO OBJECTION
	OR
2	OBJECTION

Against the application to rezone Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional".

Please provide valid reasons should you have any objections

.....
Signed

22/10/2023
Date

Please forward to Harmonic Town Planning Consultants CC Box 3216 Windhoek or fax to 088 646 401 within 14 days of receipt hereof Contact Harold Kisting at Cell No 081 127 5879 for further information

623[illegible]

HARMONIC

Harmonic Town Planning Consultants cc
Town and Regional Planners
P O Box 3216 Windhoek
Cell 081 127 5879/081 128 9028
Fax: 088646401
Email. hkisting@namibnet com

11 October 2023

THE OWNERS: ERF NO.....677....., WINDHOEK

- Rezoning of Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf No 680 is located on Potgieter Street in Pionierspark The Erf measures approximately ±1 248 m² in extent and is zoned Residential" with a density of 1 900 according to the Windhoek Zoning Scheme The proposed zoning to "Institutional" will enable the owners to accommodate and formalise the current activities The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare The proposed development will also allow the owners to optimise the use of the erf to its full potential

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme

I.....[illegible] SIMS..... owner of ERF ....677....., Windhoek has

1		NO OBJECTION	✓
		OR	
2		OBJECTION	

Against the application to rezone Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional".

Please provide valid reasons should you have any objections.

.....[signature]..... .....13.02.24.....

Signed **Date**

Please forward to Harmonic Town Planning Consultants CC Box 3216 Windhoek or fax to 088 646 401 within 14 days of receipt hereof Contact Harold Kisting at Cell No 081 127 5879 for further information

624

HARMONIC

Harmonic Town Planning Consultants cc
Town and Regional Planners
P O Box 3216 Windhoek
Cell 081 127 5879/081 128 9028
Fax. 088646401
Email: hkisting@namibnet.com

11 October 2023

THE OWNERS: ERF NO. 852, WINDHOEK

- Rezoning of Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and
- Consent to commence with the proposed development while the rezoning is in progress.

Erf No 680 is located on Potgieter Street in Pionierspark The Erf measures approximately ±1 248 m² in extent and is zoned Residential with a density of 1 900 according to the Windhoek Zoning Scheme The proposed zoning to "Institutional will enable the owners to accommodate and formalise the current activities The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare The proposed development will also allow the owners to optimise the use of the erf to its full potential

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme

I, GEOFF HARTNEY ..... owner of ERF 852 , Windhoek has

1	X	NO OBJECTION
		OR
2		OBJECTION

Against the application to rezone Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional".

caretaker representing old age home

Please provide valid reasons should you have any objections.

.....

.....

.....

.....

.....

.....
Signed

11/10/23
Date

Please forward to Harmonic Town Planning Consultants CC Box 3216 Windhoek or fax to 088 646 401 within 14 days of receipt hereof Contact Harold Kisting at Cell No 081 127 5879 for further information

Harmonic Town Planning Consultants cc
Town and Regional Planners
P.O. Box 3216 Windhoek
Cell: 081 127 5879/081 128 9028
Fax: 088646401
Email: hkisting@namibnet.com

11 October 2023

THE OWNERS: ERF NO. 681, WINDHOEK

- **Rezoning of Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf No. 680 is located on Potgieter Street in Pionierspark. The Erf measures approximately ±1 248 m² in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalise the current activities. The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

I, ELIZABETH KALAMBO MULE owner of **ERF** 681, **Windhoek** has:

1	✓ NO OBJECTION	
	OR	
2	OBJECTION	

Against the application to rezone Erf No.680 Pionierspark from "Residential" with a density of 1:900 to "Institutional".

Please provide valid reasons should you have any objections.

.....

.....

.....

.....

.....

Emule

Signed

11 MARCH 2024

Date

Please forward to Harmonic Town Planning Consultants CC Box 3216, Windhoek, or fax to 088 646 401 within 14 days of receipt hereof. Contact Harold Kisting at Cell. No. 081 127 5879, for further information.

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GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N$12.80 WINDHOEK - 1 February 2024 No. 8298

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No. 36 2024

REZONING OF ERF 404, OTJIWARONGO PROPER

Stubenrauch Planning Consultants cc on behalf of the registered owner of Erf 404, Otjiwarongo Proper in terms of the Urban and Regional Planning Act, 2018 herewith inform you that we have applied to the Otjiwarongo Municipality and intend on applying to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 404, Otjiwarongo Proper from "Residential 1" with a density of 1:700 to "Residential 2" with a density of 1:500; and**
- **Inclusion of the rezoning in the next Amendment Scheme to be prepared for Otjiwarongo.**

Erf 404 is located within the predominantly residential neighbourhood of Otjiwarongo Proper in close proximity to two "Residential 2" zoned erven, along the Oos Road. The subject property measures approximately 2789 m² in extent.

According to the Otjiwarongo Zoning Scheme, Erf 404, Otjiwarongo Proper is currently zoned "Residential 1" with a density of 1:700 and it falls within the Zone C Densification Policy Area of Otjiwarongo which is mainly "Residential with a density up to 1:500".

It is the intention of our client to rezone Erf 404, Otjiwarongo Proper from "Residential 1" with a density of 1:700 to "Residential 2" with a density of 1:500 for the development of a block of flats.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Otjiwarongo Municipality (Town Planning Office) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Otjiwarongo Municipality and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before **Monday, 26 February 2024**

Applicant: **Stubenrauch Planning Consultants**
P.O. Box 41404
Windhoek
office5@spc.com.na
Tel.: (061) 251189

The Chief Executive Officer
Otjiwarongo Municipality
Private Bag 2209
Otjiwarongo

No. 37 2024

REZONING OF ERF 680 PIONIERSPARK

HARMONIC TOWN PLANNING CONSULTANTS CC, Town, and Regional Planners, on behalf of the owners of the respective erf, intend to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 680, Pionierspark from "Residential" with a density of 1:900 to "Institutional"; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf No. 680 is located on Potgieter Street in Pionierspark. The erf measures approximately ±1 248 m² in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalise the permanency of the current institutional activities. The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76B Pasteur 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 City of Windhoek and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is **Thursday, 22 February 2024**).

Contact: **Harold Kisting Harmonic Town Planning Consultants CC**
Town and Regional Planners
P.O. Box 3216, Windhoek
Cell: 081 127 5879
Fax: 088646401
Email: hkisting@namibnet.com

No. 38 2024

REZONING OF ERF 3747, NO. 44 VAN RHIJN STREET, WINDHOEK

RITTA KHIBA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC on behalf of the owners of Erf 3747, No. 44 Van Rhijn Street, Windhoek, intends applying to the Municipal Council of Windhoek for:

- **REZONING OF ERF 3747, NO. 44 VAN RHIJN STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 M² TO "OFFICE" WITH A BULK OF 0.4 AND CONSENT FOR 50% FREE RESIDENTIAL BULK AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

Erf 3747, No. 44 Van Rhijn Street, Windhoek is zoned "Residential" with a density of 1:900 m² and is approximately 1194 m² in extent. There are currently existing buildings situated on the erf, which is utilized as offices for CCS Tactical Solutions Namibia cc. The intention of the owner is to rezone the erf to office and obtain consent from Council for 50% free residential bulk and to use the erf for office purposes while the rezoning is being processed.

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

The locality plan, current and proposed zoning of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th floor, Office 516 and with the applicant in writing, not later than **29 February 2024.**

629

Objecting against rezoning
Erf 680 49 Potgieter Street Pionierspark Windhoek
From "Residential to "Institutional"
Constructing of a permanent building
Date: 14th February 2024

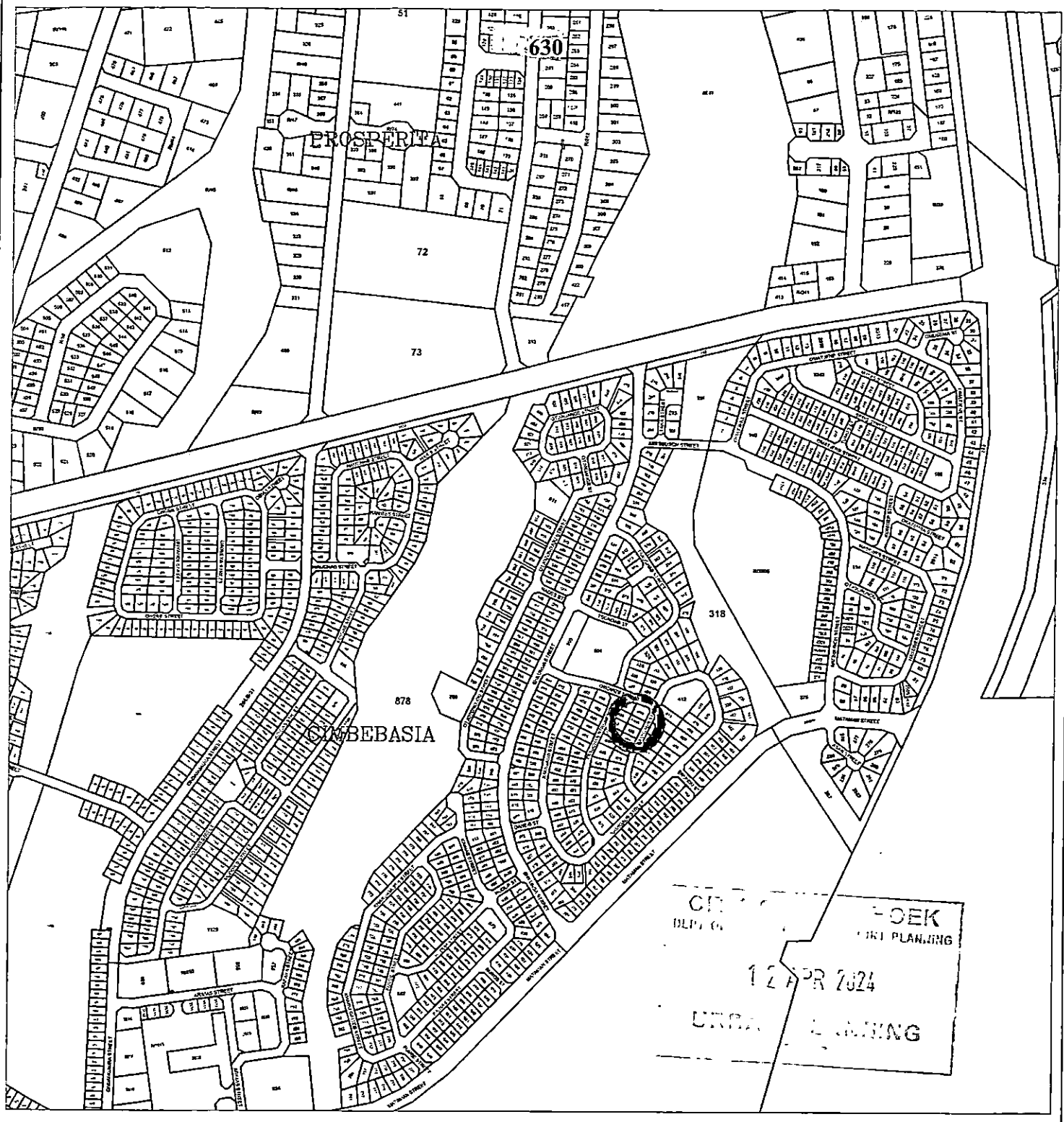
Would like to launch an official objecting against the rezoning of **Erf 680 49 Potgieter Street Pionierspark** for the **constructing of a permanent building** for the following reasons:

- Potgieter Street is becoming a *business street* and not a *residential street* as it is intended to be
- The value of our property goes down if too many properties in the street are rezoned to "business" or "institutional" properties
- The residents in Potgieter Street bought a house in a quiet area – if the wanted to be in a business street, they would have bought a house there
- Pionierspark has many kindergartens, Pre -Schools, schools and this premisses should not have a ***permanent structure*** for more development in the future – *can operate as* it *is at the moment*
- If it was for the purpose of doing good business and making better money in a residential area you would need lots of "people traffic" and "advertising" to get to the goal – just not possible in a partly "cul-de-sac" Potgieter street
- Permission from the Education Department/Child Welfare to be a Pre-School/Kindergarten? Or of the City of Windhoek? Have the owners got it?
- The **Old Age Home "Senior Park"** is affected with the residents of the street in a "business street" concept by:
  - Increasing activity
  - Increasing noise
  - Increasing traffic (not adhering to speed limits)
  - Increasing crime (money/goods to collected from these businesses)
  - Parking on private resident's pavement/in front of their gates
  - Parking in the street coursing obstruction as there is no parking space available
  - Ignoring senior citizens struggling to walk to around the block, Baines Centre and people training
- We have the following **businesses** in the street – mostly ***NOT*** displayed on their outside walls: (below was noticed -could be more)
  - Car workshop
  - Transport business
  - Cambridge School
  - Kindergarten/Pre-School **Erf 680 49 Potgieter Street**
  - Biokinetics
  - Terra Force paving
  - Drongo Tours
  - Tailoring and clothing business
- The City of Windhoek is acting very irresponsible by handing out rezoning permission for business/institutional allowances in residential areas all over Pionierspark and Windhoek
- Zoned areas for *permanent* schools, parks, churches, shops etc were made before the residential area was develop and should be respected

I strongly object to the **rezoning for the purpose of constructing a permanent Pre-School/Kindergarten building** at 49 Potgieter Street Pionierspark Erf 680

Thank you

Ursula Strydom
105 Potgieter Street
ursulas@afol.com.na
081 277 2482



REV.	DATE	DRAWN	CHECKED
	July 2023		

SCALE 1: 7500

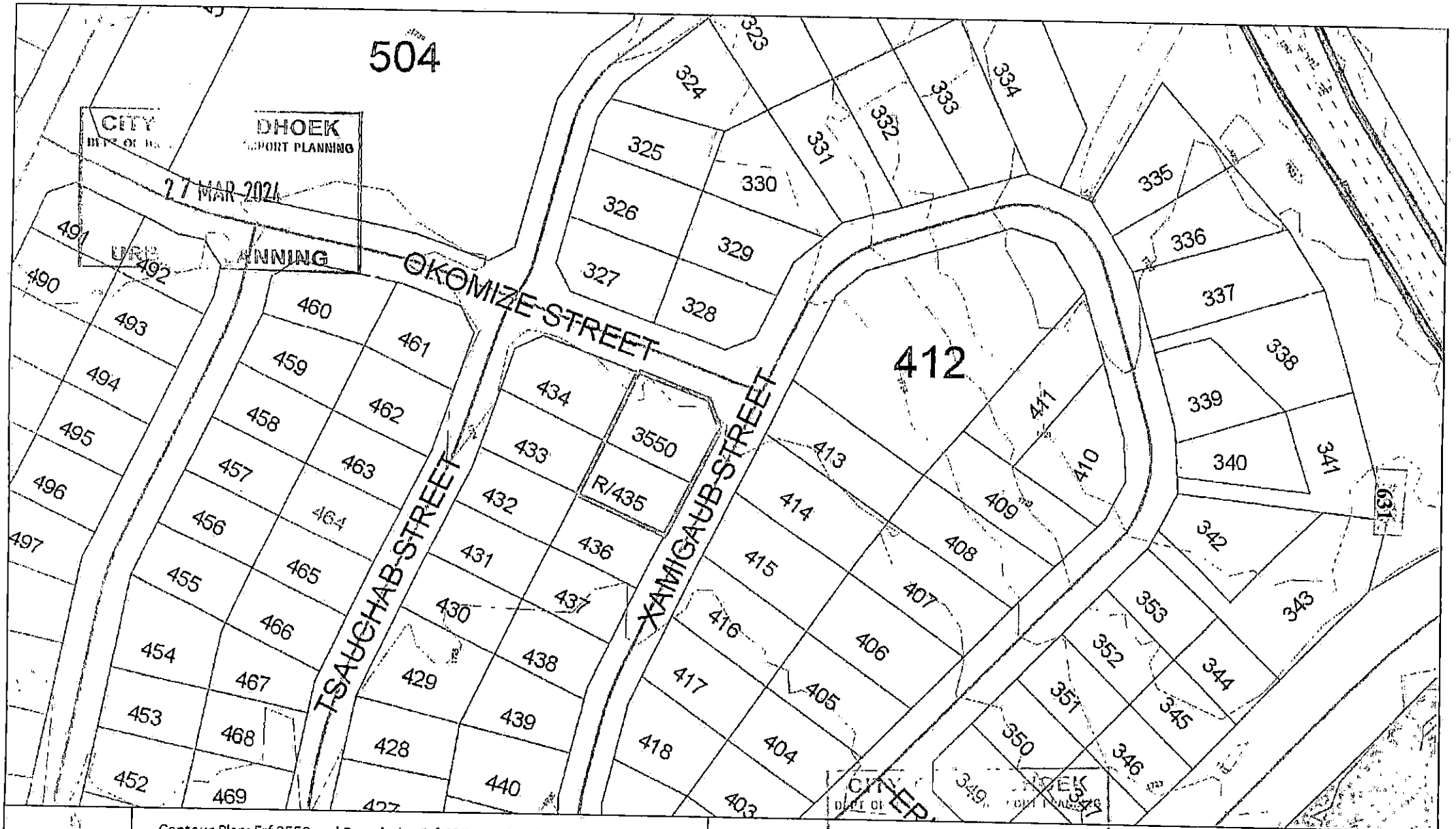
REF. DWG: NETWORK: Cad Data/Urban Policy/Erf 3550, Cim

Locality Plan for Erf 3550 and Remainder Erf 435, Cimbebasia Ext 1
Xamigaub street

City of Windhoek

DESIGNED BY: SYLVANUS	SIGNATURE:	DATE
CHECKED BY: ASINO	SIGNATURE:	DATE
MANAGER URBAN POLICY	SIGNATURE:	DATE

N



Contour Plan: Erf 3550 and Remainder Erf 435, Xamigaub Street, Cimbebasia Extension 1

NOTES

12 APR 2024

URBAN PLANNING

Compiled by: H. Gustavo

Date: 27/3/2024

N

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While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warrenties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

[Municipal Council Minutes: 2023-11-30(16)]

11.2.16 **FNS.1 [UTP] APPLICATION FOR THE REZONING OF ERF 3550 AND THE REMAINDER ERF 435, XAMIGAUB STREET CIMBEBASIA EXTENSION 1** (L/3550/CB)

On proposal by Councillor SS Nujoma, it was

RESOLVED

1 That the rezoning of Erf 3550 and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1 from 'public open space' to 'residential' with a density of 1:300 m², be recommended to the Urban and Regional Planning Board in accordance with section 109(2)(a) of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).

2 That consent to commence with the construction work on Erf 3550 and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1 while the rezoning is ongoing, not be granted.

3 That no betterment fee be payable.

4 That all conditions pertaining to the sale of Erf 3550 (previously Portion A) and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1, as stipulated in Council Resolution 114/05/2003, be upheld.

5 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:

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

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

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

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

6 That any additional requirements with regard to water or sewer services, brought on as a direct consequence of the rezoning or subsequent activities, be for the cost of the future owners of Erf 3550 and the Remainder of Erf 435, Xamigaub Street, Cimbebasia Extension 1, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.

7 That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.

8 That a minimum of one (1) parking bay per equal or less than three (3) bedrooms dwelling or minimum two (2) parking bays per equal or more than four (4) bedrooms dwelling to be provided on-site (Erf 3550 and the Remainder of Erf 435, Cimbebasia).

9 That should any municipal electrical infrastructure need to be relocated, dismantled or replaced, all cost related thereto be for the applicant's account.

10 That if more than 3 x 60 ampere is required, then the Developer or their representative contact the Strategic Executive: Electricity directly, in order to determine the power requirements and the cost related thereto.

11 That only one (1) service connection from the municipal electrical network be allowed per erf, and further distribution be from the main LV kiosk/board of each erf.

12 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.at his/her own cost to incorporate an additional substation.

13 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.

14 That the Health and Environment Services Division provide the Environmental Management Clearance Certificate or Exemption Letter to the Urban Policy Division, prior to the submission of the application to the Urban and Regional Planning Board.

15 That it be noted that in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018) any person who is aggrieved by the decision of the local authority may appeal against that decision to the Minister.

15.1 That the Notice of the Appeal and the Grounds for the Appeal be lodged within twenty one (21) days from the date of this Notice to the Minister and Local Authority whose decision is the subject of the appeal.

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

RESOLUTION 303/11/2023

[Municipal Council Minutes: 2008-05-07]

8.3.5 BRB.6 [CEO] APPLICATION TO PURCHASE ERF 435, CIMBEBASIA FOR RESIDENTIAL PURPOSES (L/435/Cim)

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

1 That the application received from Mr C.Katjitundu not be supported and that the latter be informed accordingly;

2 That Erf 435, Cimbebasia be closed as public open space in terms of section 50(1) of the Local Authorities Act, 1992 (Act 23 of 1992) and that Council be responsible for the account.

3 That Erf 435, Cimbebasia be subdivided into Portion A (402 m²) and the Remainder (311 m²).

4 That the subdivided erven be sold by auction with and upset price of N$456.00/m² or N$183 300.00 for Portion A (402 m²) and N$141 400.00 for Erf R/435, Cimbebasia (311 m²) with the following conditions:

4.1 That the special conditions pertaining to erven in Cimbebasia as stipulated in Council Resolution 358/8/94 be imposed.

5 That access not be obtained from within 15 metre of the intersection.

6 That the contribution to the Urban Arterial Account (UAA) be N$23 328.00 for two (2) dwelling units.

Financial implications

Description	Costs involved (N$)	Funds available
Closure	1 500.00	4010/05/1/19/0025
Subdivision cost	44.00	4010/05/1/10/1465
Survey cost	6 200.00	9084/01/10004
Registration cost	2 500.00	0015/04/00618

RESOLUTION 114/05/2008

Att: Mr. P van Rensburg

Strategic Executive: Urban Planning & Property Management

City of Windhoek

P.O. Box 59 Windhoek, Namibia

13 OCTOBER 2023

Dear Mr. P. van Rensburg

Re: Application/Motivation to exceed 2 storey building at Erf 704, Auasblick -Hunis Street - up to 3 storeys

I submitted building plans for approval to the City of Windhoek for **Erf 704 , Auasblick , Hunis Street.** The current City of Windhoek Town Planning Scheme for residential erven only allows building storey levels up to 2 storeys. I was informed by the City of Windhoek Town Planning Officials to apply to you in your capacity as ***Strategic Executive: Urban Planning & Property Management*** to exceed the allowed 2 building storeys on our erf.

Hence herewith I want to apply for a **3 storey building** on my Erf 704 –Auasblick as shown on the relevant submitted drawings/documentation, due to the following:

1. The shown additions meet all other City of Windhoek building plan approval criteria.
2. All the affected neighbors (around our erf and across the street) have seen the drawings and 6 out of 7 gave their consent as required by City of Windhoek (see documents attached).
3. The neighbor, ERF 701, that objected is separated by two panhandles, adding up to a total distance of 8m between my boundary and that of the neighbor.
4. There is no direct visual access to the neighbor's property as the windows to be installed are high level windows and all with pacific glass (translucent) on that façade, thus being above human eye level and only allows for light and not transparency to aid against invading of any privacy.
5. The site conditions are what led us introducing a 3rd storey, as the lower ground only accommodates the garage and store, as a cost saving measure and avoided creating unwanted concerns that might come with cutting into the earth further than what we propose.
6. The ground floor area, adjacent to ERF 701, is setback by 8.5m from the street facing boundary and the first floor is setback 10m from the street facing boundary and ERF 701 will be able to enjoy the natural sunlight.

I trust my request will meet your favorable consideration in order to gain approval of the submitted building plans.

Please contact me if you have any queries.

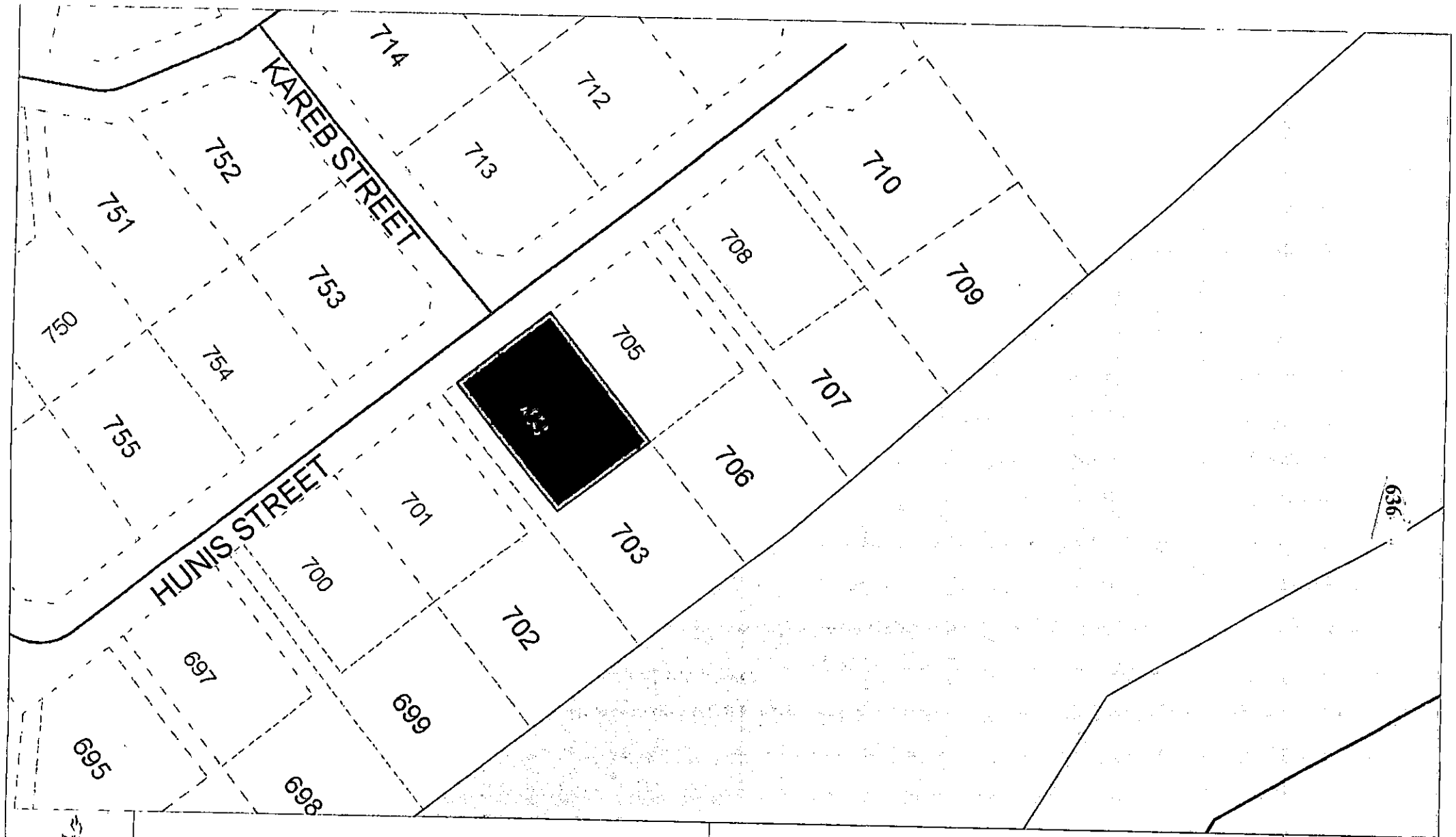
Yours faithfully

.....

The Owner: Contact . Telmo Vivo and Maetina Ling

Cell: +264 81 262 7057

Location: Erf 704 Auasblick, Hunis Street



Erf 704 Auasblick

NOTES

Compiled by:

Date: 30/4/2024

N

1:1150

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions.
The Publisher, excludes all warrenties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

6372

City of Windhoek
Department of Urban and Transport Planning
Urban Planning Division

Applicant: 704
Erf No.: AUASBLICK
Tel. No.: 290 2609

NEIGHBOUR CONSENT FORM

CITY OF WINDHOEK
DEPT OF URBAN AND TRANSPORT PLANNING
02 AUG 2023
URBAN PLANNING

RECEIPT SIGNED ON BEHALF OF COW
DATE

COMMENTS REQUIRED FOR:

- **A:** More than 2 Storey Residential Dwelling
- **B:** Exceeding of coverage
- **C:** Exceeding of outbuilding size
- **D:** Relaxation of Building Lines

Please mark where applicable:

(1) ADJACENT ERF OWNER'S COMMENTS:

I, PROF JURIE HAYES the Owner of Erf 701, which is adjacent* to Erf 704, have seen the drawing showing the structure to be erected thereon.

(1)	More than 2 Storey residential dwelling	AGREE ☐	OBJECT ☒	object
(2)	Exceeding of Coverage	AGREE ☑	OBJECT ☐	
(3)	Exceeding of outbuilding size	AGREE ☑	OBJECT ☐	
(4)	Relaxation of Building Lines	AGREE ☑	OBJECT ☐	

Reason for objection, if any (please elaborate on separate form if space is insufficient):

AS IT IS directly adjacent to my erf, and on higher ground it will overlook my house as a whole and especially my entertainment area and pool. It will take away all privacy, especially pool and entertainment area. As it totally overshadow my house from the north eastern side which will cause my house in the shade for most of the morning, so there will be no morning sun which will make the house very cold and especially in winter. Due to the height of the building my view to the north east will be totally taken away. Please factors will seriously and totally downgrade the valuation of my property Erf 701.

I herewith declare that the above is true and correct

Signed: [signature]
Tel: +264 81 210 8642.
Date: 2 August 2023.

Signatory must attach copy of ID

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

IDNAM4374BW<<<7511211001200<<<<
5112117M4307109NAMG20118<C<<<4
HAYES<<JURIE<<<<<<<
>>>>>>>638
G20118
2023-07-10
MALE 1.79
UPINGTON
1951-12-11
CITIZEN
BLUE

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
No. 511211 0012 0
SURNAME
HAYES
FIRST NAME(S)
JURIE

TO BE DELIVERED BY HAND TO.....DATE 1 AUGUST 2023

THE MANAGER :URBAN POLICY

CITY OF WINDHOEK

TOWN HOUSE

FIFTH FLOOR

ROOM 524

DEAR SIR / MADAM

PROPOSED THREE STOREY BUILDING ON ERF 704 AUASBLICK

I AM THE OWNER OF ERF 701 AUASBLICK.

I REFER TO A LETTER OF TOWN PLANNING AND A NOTICE ON A NOTICE BOARD ON ERF 704 THAT THE OWNER INTEND TO CONSTRUCT A THREE STOREY HOUSE ON THE ERF AND THE LAST DATE TO COMPLAIN IS THREE AUGUST 2023

I HEREBY, ALTHOUGH THE PLANS WERE NEVER DISCUSSED WITH ME ,OBJECT TO ANY THREE STOREY HOUSE BEING BUILT ON ERF 704.

AS IT IS DIRECTLY ADJACENT TO MY ERF AND ON HIGHER GROUND SO IT WILL OVERLOOK MY HOUSE AS A WHOLE AND ESPECIALLY MY ENTERTAINMENT AREA AND POOL.

IT WILL HAVE THE FOLLOWING NEGATIVE EFFECTS ON MY PROPERTY:

IT WILL TAKE AWAY ALL PRIVACY , ESPECIALLY POOL AND ENTERTAINMENT AREA

NO MORNING SUN ANYMORE BECAUSE IT FACE EAST WHICH WIL MAKE MY HOUSE VERY COLD IN WINTER

MY VIEW TO THE NORTHEAST WILL BE TOTALLY TAKEN AWAY.
THESE FACTORS WILL DOWNGRADE THE MARKET VALUE OF MY HOUSE SERIOUSLY.

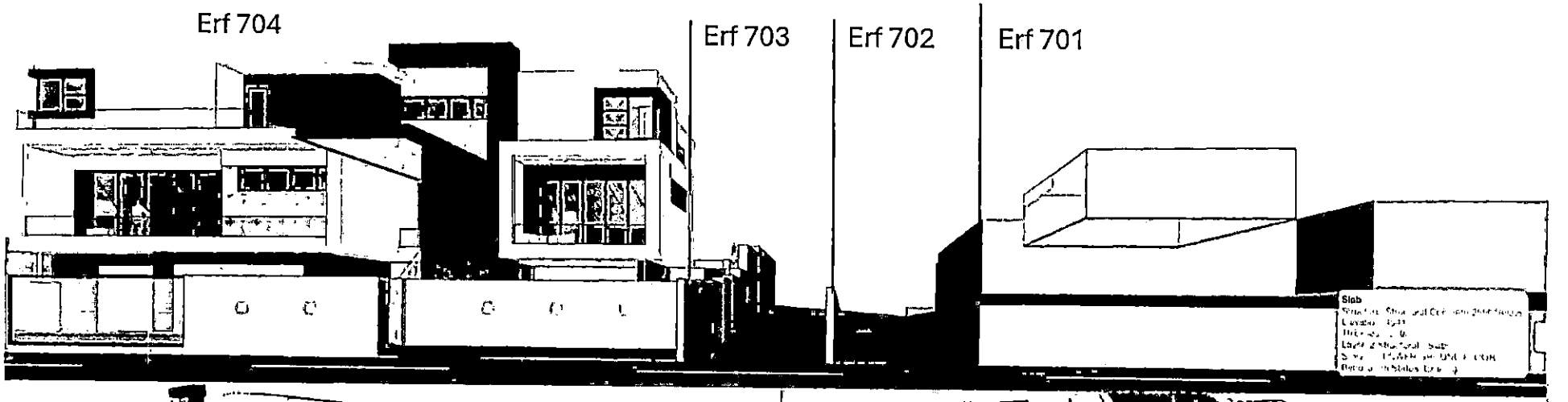
PROF JURIE HAYES

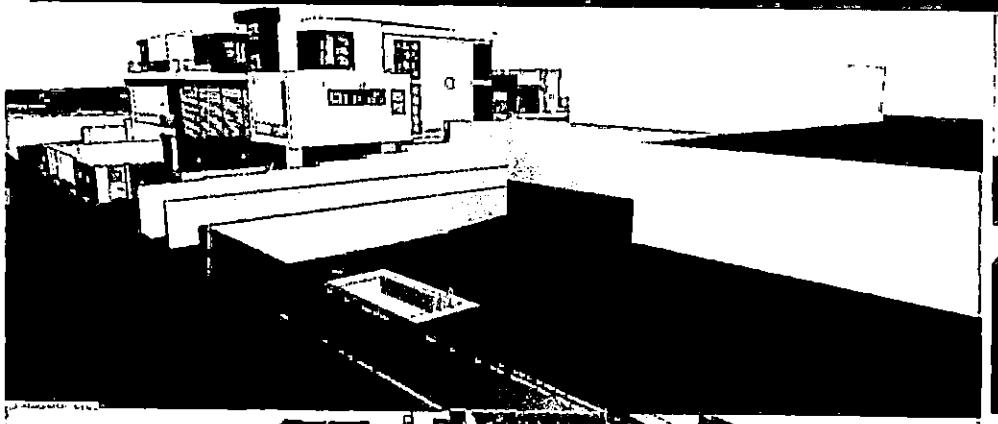
OWNER ERF 701

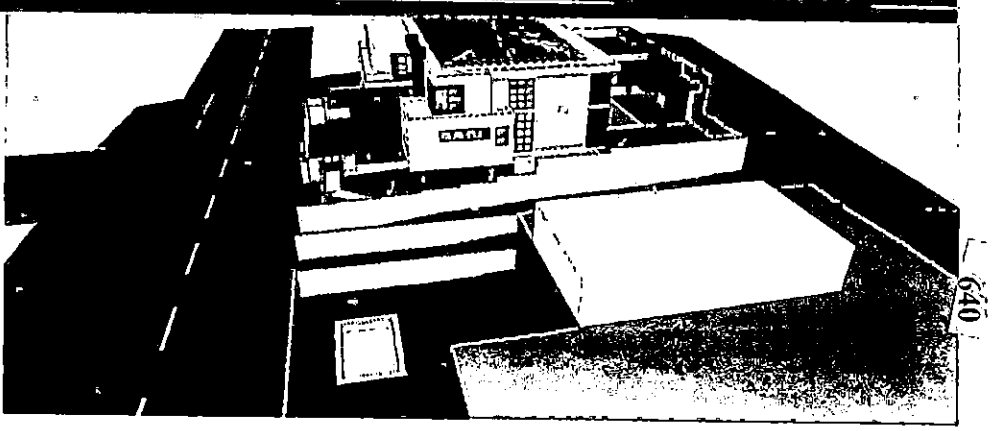
DELIVER BY HAND ON 1 AUGUST 2023

RECEIPT SIGNED ON BEHALF OF WINDHOEK MUNICIPALITY.....

DATE.....01/08/2023.....









3D images of ERF 704 in relation to ERF 701 massing modeling.

RESIDENTIAL DEVELOPMENT ON ERF 704 AUASBLICK

3D VIEW (Incl. ERF 701)

Chigama Architects

Att: Mr. P van Rensburg

Strategic Executive: Urban Planning & Property Management

City of Windhoek

P.O. Box 59 Windhoek, Namibia

12 FEBRUARY 2023

Dear Mr. Jurie Hayes

RE: RESPONSE TO OBJECTION FROM ONWER OF ERF 701 AUASBLICK

I am writing to you to acknowledge receipt of the object of the construction of the 2 storey. Your reasons are well noted, however, because of the nature of the site, there is already a significant difference in site contours.

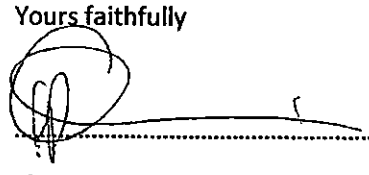
I have submitted the relevant drawings/documentation to the city of Windhoek for approval and I would like to bring the following to your attention:

1. The documentation presented meet all other City of Windhoek building plan approval criteria.
2. All the affected neighbors (around our erf and across the street) have seen the drawings and 6 out of 7 gave their agreed consent as required by City
3. Mr Hayes as the owner of ERF 701, your erf is separated by two panhandles, adding up to a total distance of 8m between my boundary and yours.
4. There is no direct visual access to your property as the windows to be installed are high level windows and all with pacific glass (translucent) on that façade, thus being above human eye level and only allows for light and not transparency to aid against invading of any privacy.
5. The site conditions are what led us introducing a 3rd storey, as the lower ground only accommodates the garage and store, as a cost saving measure and avoided creating unwanted concerns that might come with cutting into the earth further than what we propose.
6. The ground floor area, adjacent to ERF 701, is setback by 8.5m from the street facing boundary and the first floor is setback 10m from the street facing boundary and ERF 701 will be able to enjoy the natural sunlight.

With the above explanation, I therefore do not agree in removing the third floor as it has significant implication to the space needed for my residential purposes. We are committed to submit the file for council's final decision on this matter

Please contact me if you have any queries.

Yours faithfully

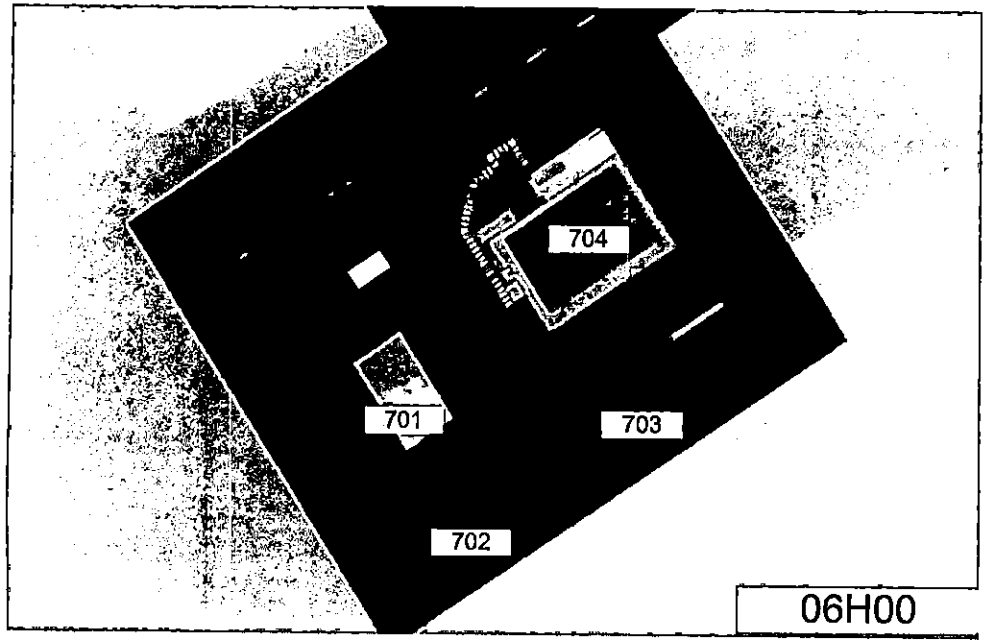


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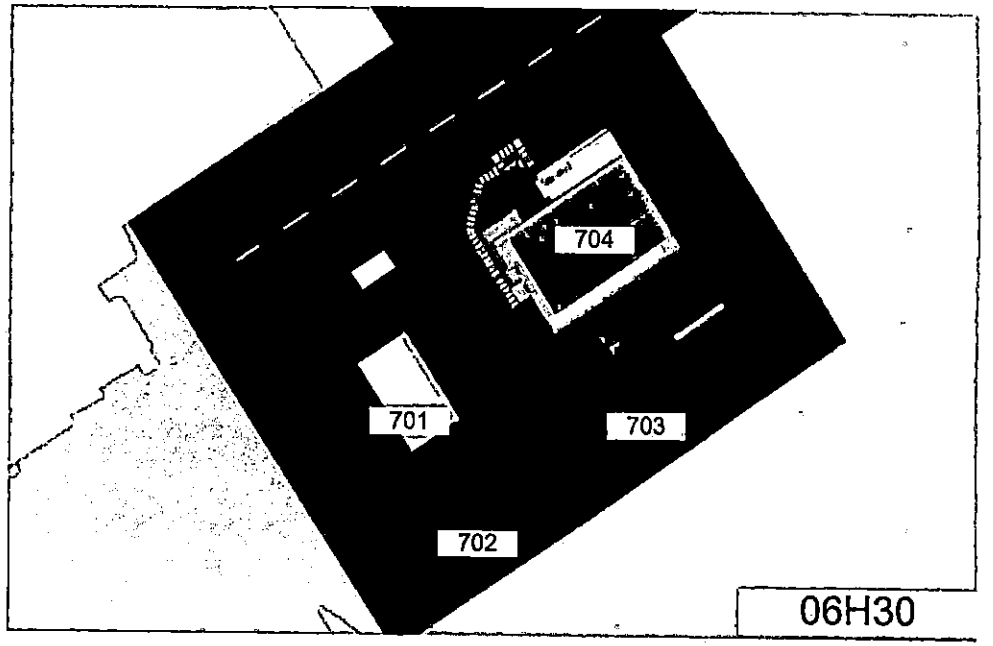
The Owner: Contact . Telmo Vivo and Maetina Ling

Cell: +264 81 262 7057

Location: Erf 704 Auasblick, Hunis Street

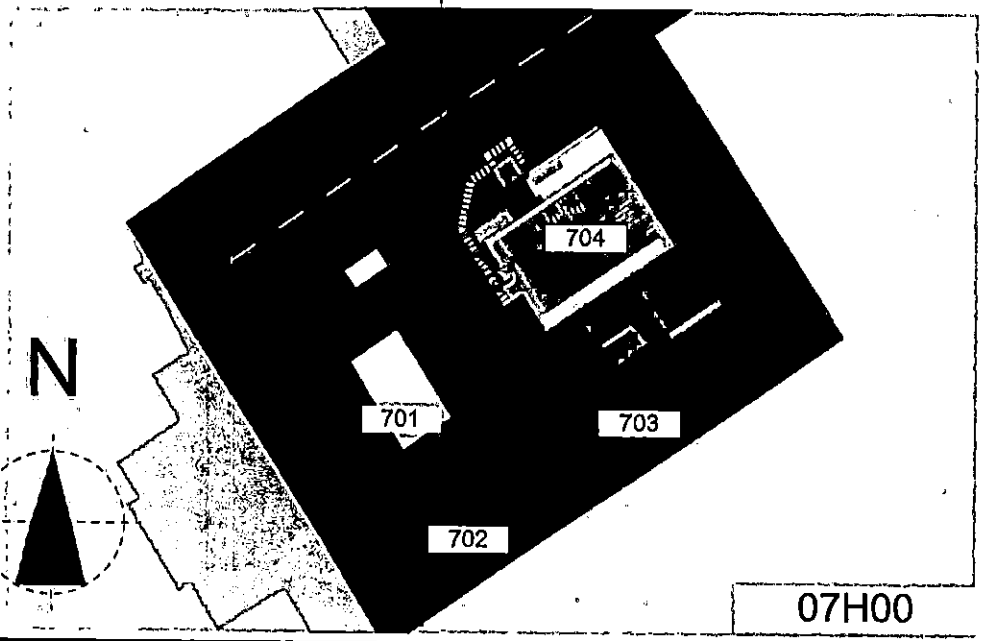


06H00

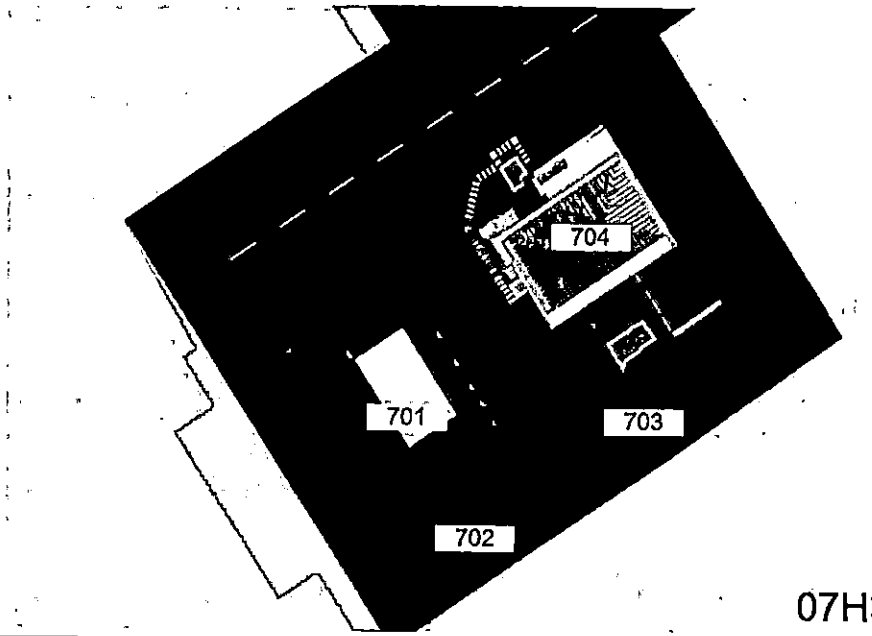


06H30

Between 07h00 and 07h30, the shadow of ERF 704 over ERF 701 starts to clear



07H00

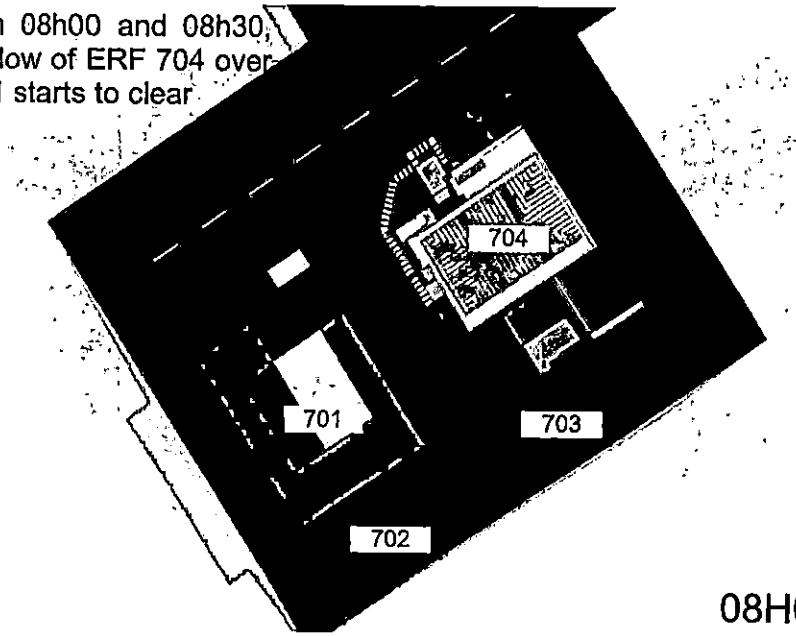


07H30

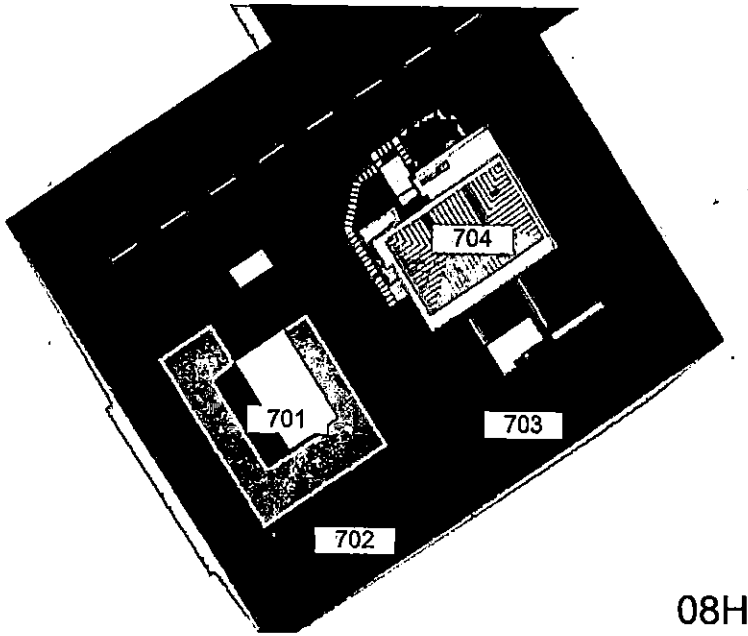
642

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 704 AUASBLICK (WINTER SUN STUDY) Chigama Architects

Between 08h00 and 08h30, the shadow of ERF 704 over ERF 701 starts to clear

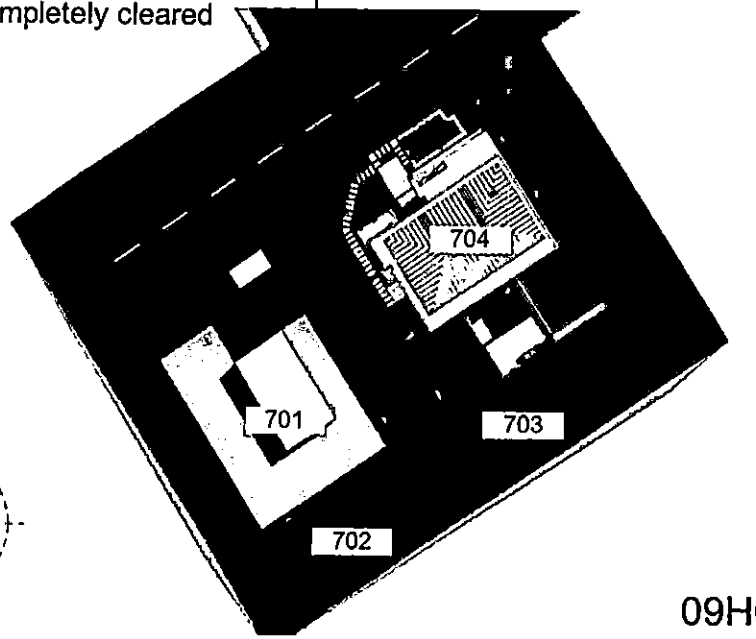


08H00

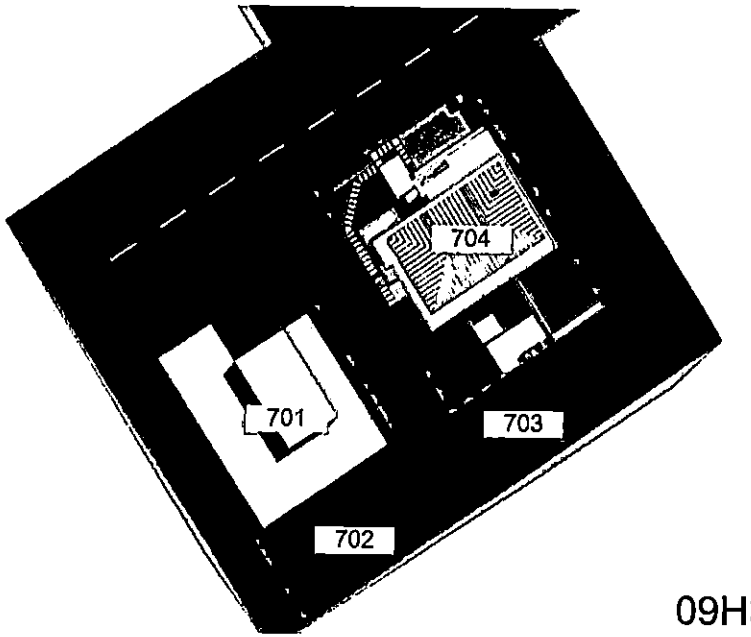


08H30

Between 09h00 and 09h30, the shadow of ERF 704 over ERF 701 has completely cleared



09H00



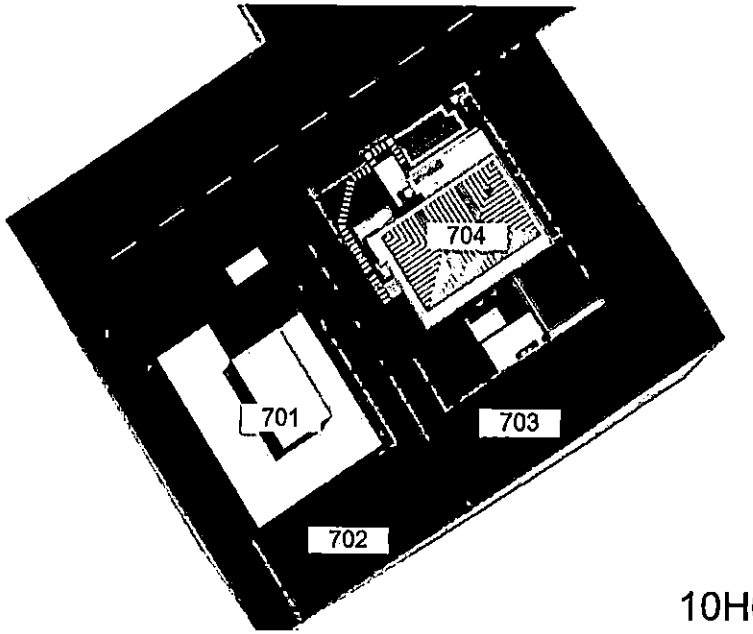
09H30

643

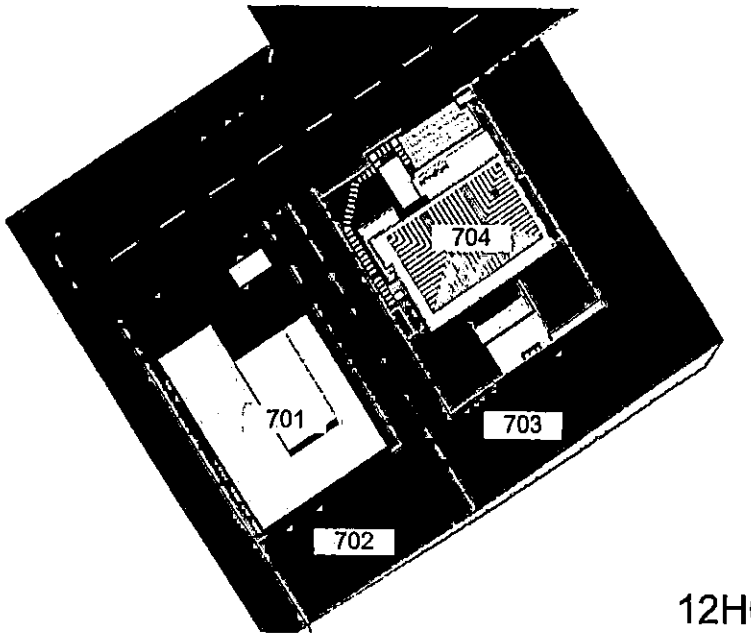
N

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 704 AUASBLICK (WINTER SUN STUDY)

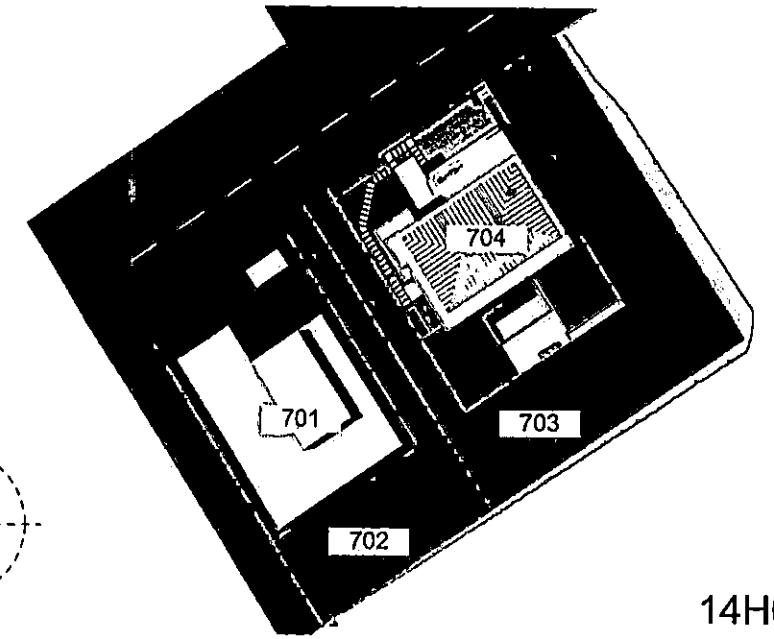
Chigama Architects



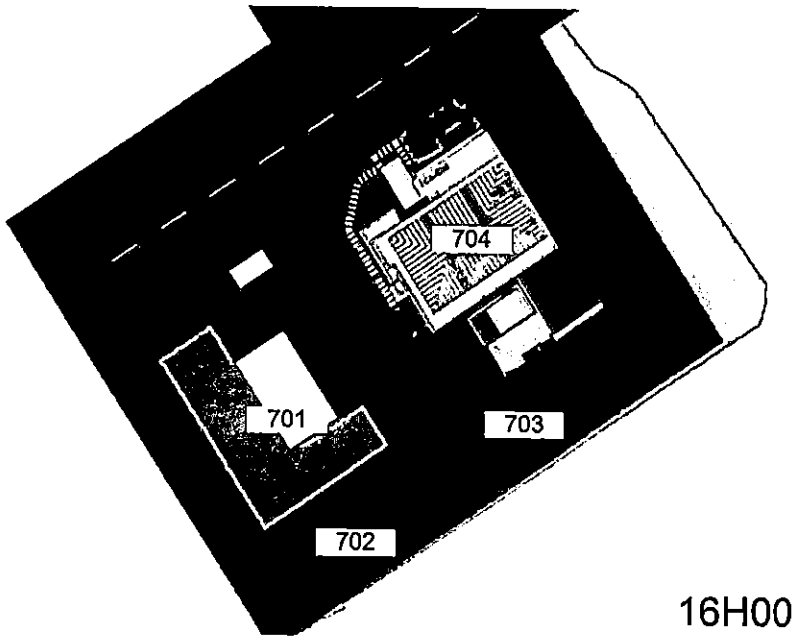
10H00



12H00



14H00

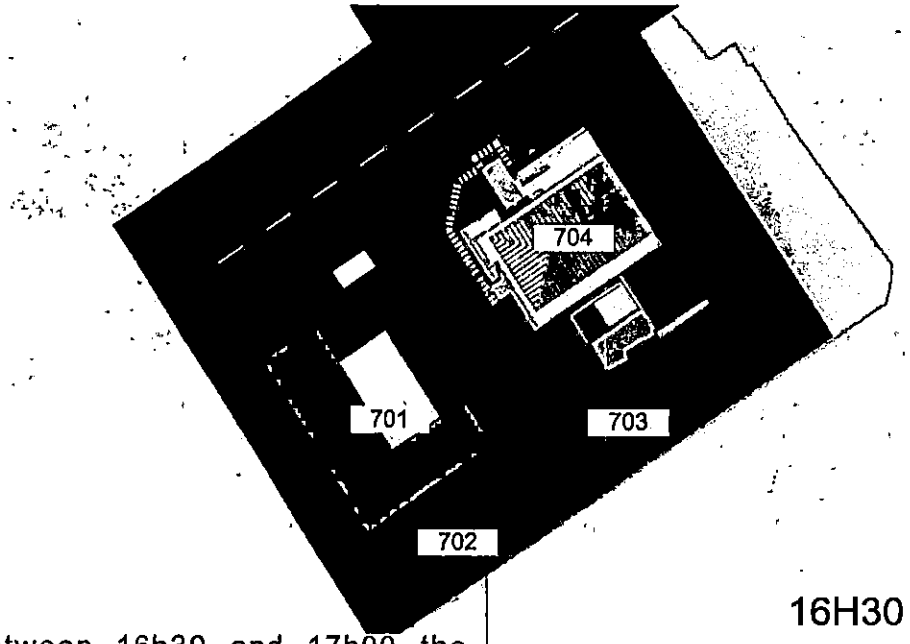


16H00

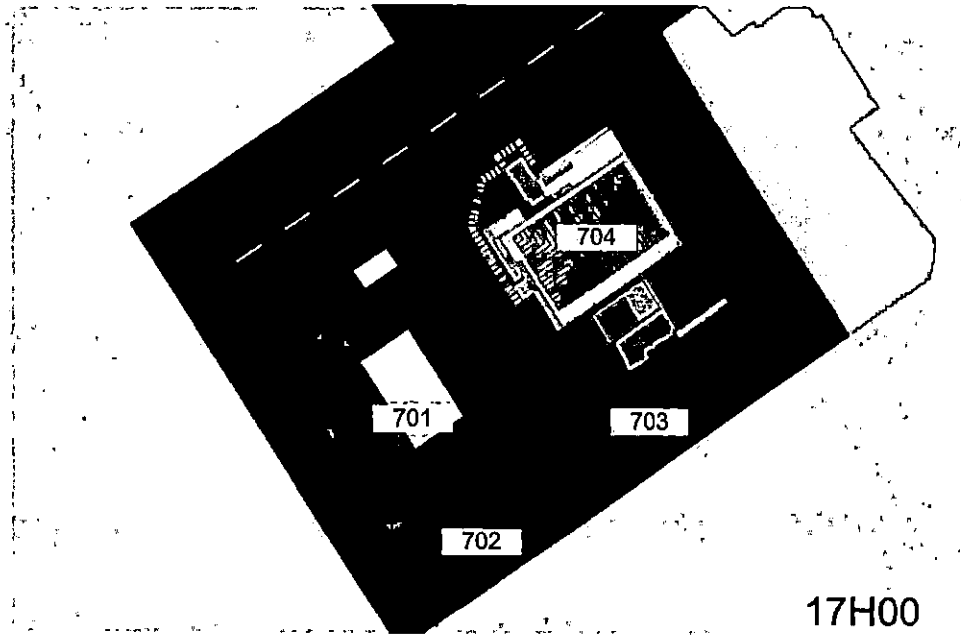
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PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 704 AUASBLICK (WINTER SUN STUDY)

Chigama Architects

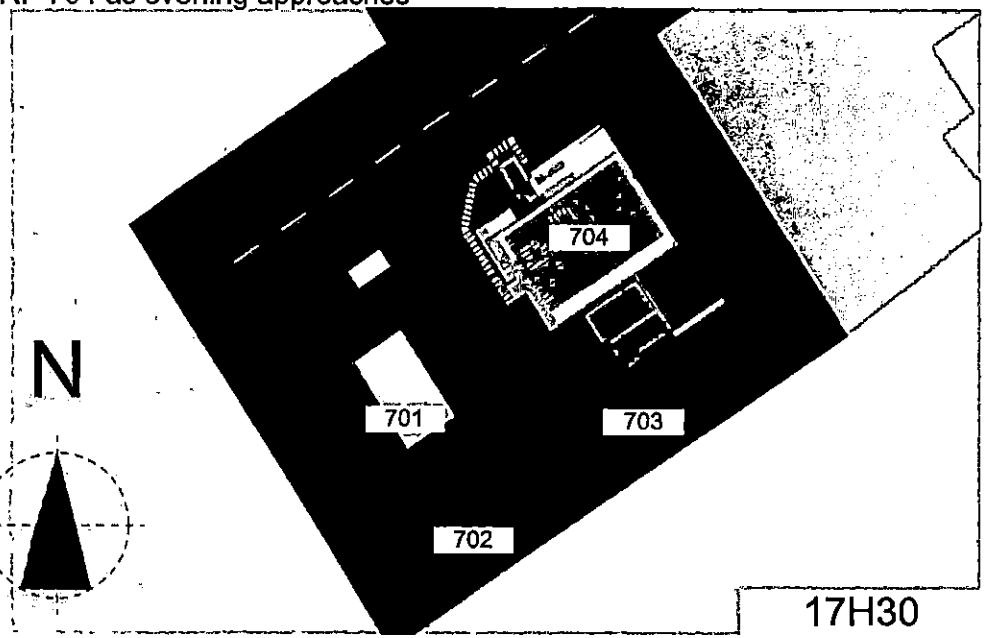


16H30

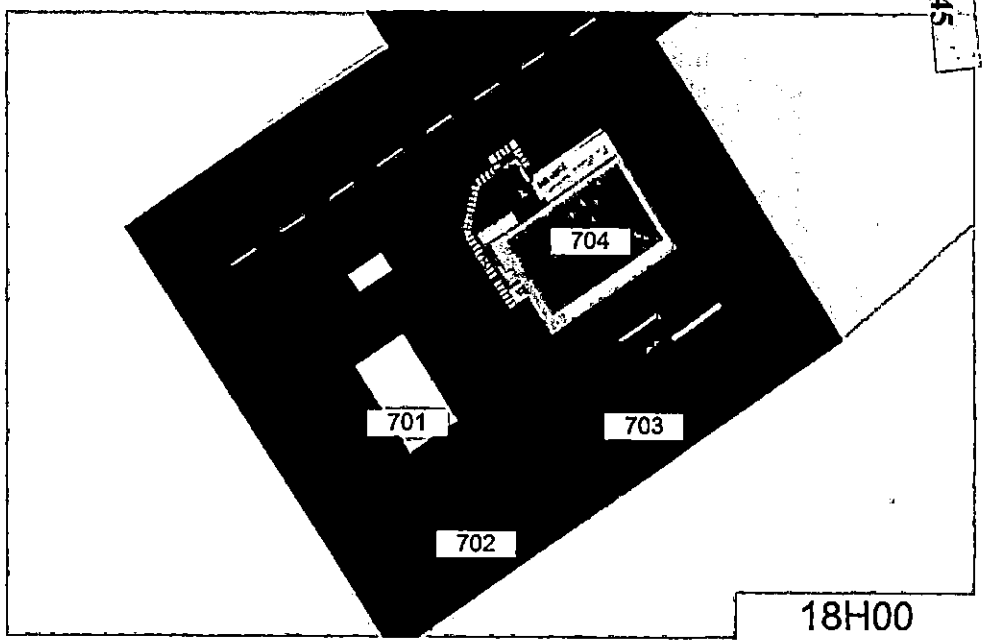


17H00

Between 16h30 and 17h00 the shadow of ERF 701 starts to shade ERF 704 as evening approaches



17H30



18H00

N

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 704 AUASBLICK (WINTER SUN STUDY)

Chigama Architects

646
INV 3316

CITY of WINDHOEK

2022/06/27 12:23:14
SI Invoice Number: INV2022183316
SI Ref: INV324696
Receipt No.: 260186
General Payment
Vote No.: 5000202050105
Name: M MAKAKA
C.Card Amount Pd N********2713.20
Dupl. Amt Tend N********2713.20
Change N**********0.00
Processed by: 000035-Khi-khoeb M
Comment :

' OF WINDHOEK

) Box 59, WINDHOEK NAMIBIA
'elephone No: (061) 290 2911

TAX INVOICE

Γ Reg. Number 2646057-01-5

183316

Account Number : N/A

Name : M MAKAKA

Address : N/A

Date Issued : 2022/06/27

Vote Number : 5000202050105

Reference Number : ERF 5384 KD

System Reference : INV324696

Issued By : 15990 - HAUER (H)

Contact Details : +264 61 290 2386/ 3673

Description : SUBMISSION

PAYMENT DUE

Total Amount Excluding VAT	: N$ 2359.30
Total VAT Amount	: N$ 353.90
Total Amount Payable	: N$ 2713.20

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	: N/A
Tariff Description	: N/A
Quantity Provided	: 1
Unit Price	: N$ 2359.30
Tariff Amount Excluding VAT	: N$ 2359.30
Tariff VAT Amount	: N$ 353.90
Tariff Total Amount	: N$ 2713.20
Service Code	: N/A

City of Windhoek

City of many faces

Department of Urban and Transport Planning
Building Control Division

Erf No.:	5384
Township:	ICH D
Addition to Sectional Titles (Yes / No)	

Submission of Building Plans

WINDHOEK MUNICIPALITY: BUILDING REGULATIONS
GOVERNMENT NOTICE NO 57 OF 28 APRIL 1969

Building plans will only be accepted for approval, if this form is filled in completely and if the applicable fees have been paid. Building plans must be signed by the owner and his/her name and address must be shown on the plan. In case of a registered architect, land surveyor or professional engineer, his profession and registration number (if any) must also be shown.

TO STRATEGIC EXECUTIVE
URBAN PLANNING PROPERTY MANAGEMENT

I, the undersigned hereby make an application to carry out certain works set forth in the plans sent herewith and the following schedule, and I undertake to execute the same in strict accordance with the municipal building regulations as amended and promulgated in accordance with the local authorities act 1992 (23 of 1992).

Schedule relative to building regulations		FOR OFFICIAL USE ONLY
Description of Work	Dwelling / (Additions) Boundary Walls / Pool	Building Plan No.:
Street From Which Entrance is Obtained	SHOVELLER STREET	
Materials: Foundation	Concrete	
Materials: Walls	Cement Bricks / Concrete / Other (specify)	
Materials: Damp Course	Brickgrip 250 micron / Other (Specify)	
Materials: Roof Cover	Specify (SIBR., etc.)	2022 -06- 28
% Ventilation - Window Space of Each Room		1463/2022
Volume of Swimming Pool (cub. meter)		BUILDING CONTROL
Value of Buildings	N$ 100 000	

Total Built-up Area: (m2) (According to outside measurements)				
Dwelling/s:	1)	m²	2)	m²
Outbuildings:		m²	Garage, carport, servant's room, etc.	
Total new additional area:	155.17	m²		

Must be completed in block letters

Owner's details		Designer / Architect / Draughtsperson	
Name	MIGUEL MAKAIKA	Name	AKA
Postal Address	BOX 77721	Postal Address	Box 60414
	ICHOMAS DAC		
Tel. / Cell.:	081 243 1202	Tel. / Cell.:	0812714534
E-mail Address		E-mail Address	
Signature		Signature	
Date:	27/06/22	Date:	27/06/22

BUILDING PLAN CHECKLIST NB: NO MIRRORED IMAGES OF PLANS ALLOWED / NO TIPPEX ON DURESTER COLOUR PLAN: RED (NEW), YELLOW (DEMOLISH), GREEN(FOUNDATION), BROWN (ROOF), BLUE (S/POOL + WATERPIPES)

GENERAL (APPLICATION FORM)	MINIMUM PLAN SIZES : 4/A3 ▫ A1			
Erf Number	Size of arches/openings	Special foundation - Cimbebasia & Prosperita, New Aca	Existing buildings all	
Suburb Name	Roof support @ demolished walls	FFL to ceiling height	New buildings (properly indicated)	
Description of Plan	Selfclosing firedoors between house + garage	**FIREWALLS (1: 100)**	Existing sewer lines	
Street Name	100mm step between house + garage	Section thru firewall	New sewer lines	
Area of building - existing	Sliding door size	Foundation inside boundary line	Connection details (ss, vp, og, re's, lrb)	
Owner -- Full detail	Windows no's / codes / details	Parapet height (300 mm above roof level)	**Distances :**	
Architect -- Full detail	Windows 10% of floor area (5% to open)	**THATCH (1:100)**	--buildings to boundaries	
EXTRA	Boundary wall plan	Sprinklers - 2,25 L / min / m² or waterpoint within 3m	--between buildings	
Engineer's letter	Position of section	Firewalls on boundaries	--roof + windows min 1500mm to boundary	
Engineer's plans	Storeroom maximum 15m²	Thatch exceeding 20m² to be 3 m from boundaries	Concrete encasing for sewer pipes under floors	
Neighbour letter of consent	Pool backwash to internal sewer	Thatch 20m² or less to be 500mm from boundaries	Sewer Service ducts + access to ducts	
Service stamps	Engineering letter for pool closer than 1500mm to existing wall or building	**SEWER SECTION (1: 100)**	Thatch- Position, measurements & Firewalls	
PLAN LAYOUT (1: 100 min)	**ELEVATIONS (1:100 min)**	Cover levels	Neigbours signature on site plan	
Area of new and scale	Headings - north,south etc. FFL on elevations, slope of ground on elevatic	Invert levels	**BOUNDARY / GARDEN WALLS (1: 100)**	
Scale of drawings	**SECTION (1:100)**	Fall (slope)	Elevation, CJ + Spacing	
Use and areas of new rooms	Headings & scales	ss, og, re's, lrb, to be indicated	Plastered & Painted Both Sides	
Full details of first adjacent rooms	Section to be thru new building	Sewer pipe materials	Section	
Demolishing - dotted lines - yellow	Roof covering - specify	Must be on scale	Foundation inside boundary line	
Cross ventilation in rooms	Roof slope	**SITE LAYOUT (1: 200) or (1:100)**	Top of foundation on streetside to be 600mm	
Dimensions of additions	Roof painted - certain areas	Erf daigram (Surveyor-general)	below street level	
Firewalls for buildings closer than 1500 mm	Purlins - sizes & spacing	Erf measurements, show from beacon to beacon	Indicate erf boundary on section	
Distance to boundaries	Trusses - sizes & spacing	Adjacent erf no's (all)	Boundary wall plan	
Firewalls exceed buildings by 1500 mm	Rafters - sizes & spacing	Building lines (3m & 5 m)	**PAVEMENT (1: 100)**	
Firewalls between house & garage	Wallplates - sizes	Contour lines	Section thru pavement with levels	
Hatch new walls + Colour	Brandering - sizes	Contour levels	Ramp 1:50 fall towards street	
Mechanical vents & roof vents	Ceiling material - specify	Gates, sliding swing within property boundary	Pavement section for relaxation of 5m building line	
Min. size of inhabitable rooms - 7m²	Roof supports - indicated	North point	**PLAN SCRUTINZER:**	
Min. internal dimensions of inhabitable rooms = 210	Ramp Details	Street name	**ARCHITECT/DESIGNER:**	
Altered rooms - total new area	Walls - hatch new	Mun sewer line & mun. waterline + manholes	**DATE:**	
Coverage legend	Height - FFL to NGL min 150mm	Waterline (new houses)	**SIGNATURE:**	
	Depth foundation - ngl to top of foundation min 200mm	Stormwater flow	**KINDLY NOTE: SUBMIT THE ORIGINAL**	
	Foundation sizes, show with dimension line , show DPC in walls	Stormwater openings in boundary walls	**WITH THE BUILDING PLANS**	

648

CREDIT CHECK LIST

Surname NAUSKA Full Names MIGUEL NAUSKA

Erf no. 5384 Township KHOMAS

Company/ cc .....

Namibian Id. N20864712319111977

Postal Address .....

Physical residential or Business address .....

Telephone (B) ..... (H) .....

Mobile no. .....

FINANCE DEPARTMENT CREDIT CHECK

Service Accounts (MS)

Comments: Acc 13130684 - $65344.40 (Arrangement)

CITY OF WINDHOEK
2022 -06- 27
CREDIT CONTROL

Accounting Technician Credit Control Mabila Signature

Date: 27/06/2022

LAND SALES

Comments: Proceed

CITY OF WINDHOEK
24 JAN 2022
Sundry Debtors Finance Department

Accounting Technician Credit Control Signature

Date: 24/01/2022

Accountant Credit Control ..... Date: .....

City of 650 ndhoek

Department of Urban and Transport Planning
Urban Policy Division

Applicant: m Nakale
Erf No.: 5384
Tel. No.: 081 243 203

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

A: More than 2 Storey Residential Dwelling
B: Exceeding of Coverage
C: Exceeding of Outbuilding Size
D: Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, K.S. Mwilima the Owner of Erf 5385, which is adjacent* to Erf 5384, have seen the drawing showing the structure to be erected thereon.

More-than 2 Storey Residential Dwelling	AGREE		OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE	✓	OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

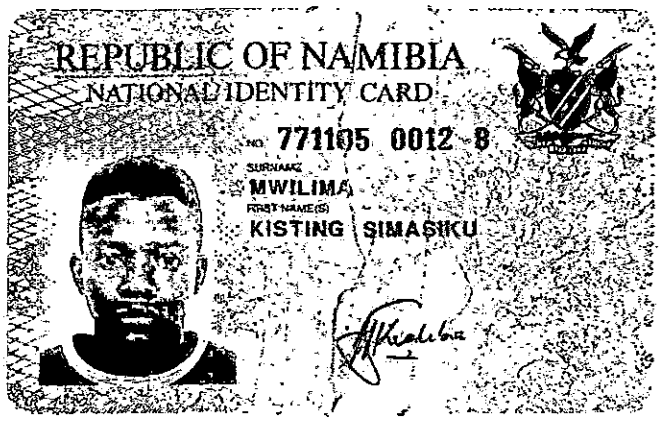
Signed: [signature]

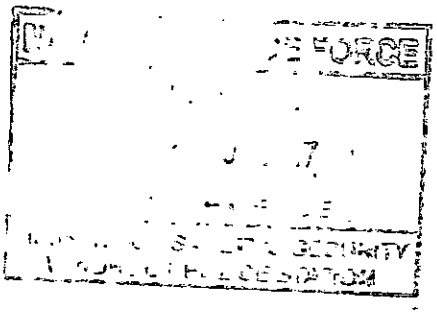
Tel: 081 298 0488

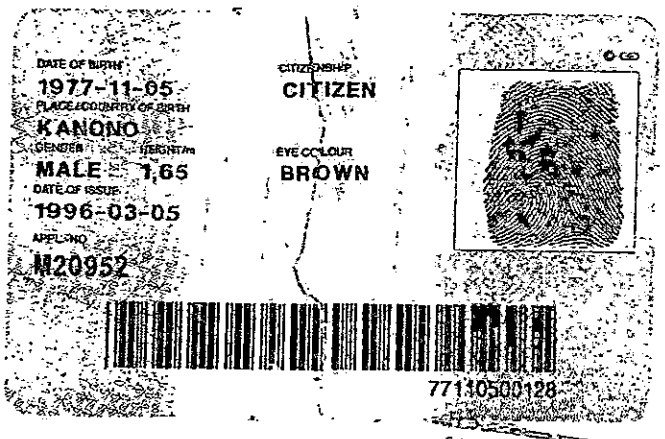
Date: 16 May 2023

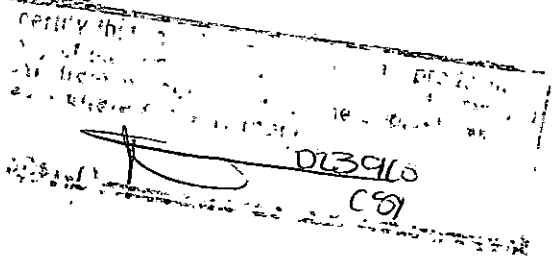
Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.


REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD
No. 771105 0012 8
SURNAME
MWILIMA
FIRST NAME(S)
KISTING SIMASIKU


FORCE


DATE OF BIRTH
1977-11-05
PLACE/COUNTRY OF BIRTH
KANONO
GENDER
MALE
HEIGHT/m
1,65
DATE OF ISSUE
1996-03-05
APPL.NO
M20952
CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN
77110500128


D23960
C91

City of Windhoek

652

Department of Urban and Transport Planning
Urban Policy Division

Applicant: M Nakak
Erf No.: 5384
Tel. No.: 0812431202

NEIGHBOUR CONSULTATION FORM

COMMENTS REQUIRED FOR:

A: More than 2 Storey Residential Dwelling
B: Exceeding of Coverage
C: Exceeding of Outbuilding Size
D: Relaxation of Building Lines

ADJACENT ERF OWNER'S COMMENTS:

I, Titus Petrus the Owner of Erf 5383, which is adjacent* to Erf 5384, have seen the drawing showing the structure to be erected thereon.

More than 2 Storey Residential Dwelling	AGREE		OBJECT	
Exceeding of Coverage	AGREE		OBJECT	
Exceeding of Outbuilding Size	AGREE		OBJECT	
Relaxation of Building Lines (3m; 5m; 7m)	AGREE	✓	OBJECT	

(Kindly tick the appropriate box above)

Reason for objection, if any (please elaborate on a separate page if the space below is insufficient):

I herewith declare all information contained herein as true and correct

Signed: T. Petrus

Tel: 0814247487

Date: 16.05.2023

Signatory must attach a copy of his/her identification

*Immediate neighbours include owners of properties that share borders or are separated by pan-handle accesses or small watercourses and public open spaces as well as those opposite across the street.

REPUBLIC [653] AMIBIA

NATIONAL ID[illegible]Y CARD

NO 860717 0019 1



SURNAME
PETRUS

FIRST NAME S
TITUS PENOMUNTU

DATE OF BIRTH
1986-07-17

PLACE / COUNTRY OF BIRTH
OMADHIYA

GENDER
MALE

HEIGHT m
1,74

CITIZEN OF
CITIZEN

EYE COLOUR
BROWN

DATE OF ISSUE
2015-01-02

APPL. NO
O89658



86071700191

65473

NAMPOST
VAT Reg No: 0024451015

Branch: Mail Centre

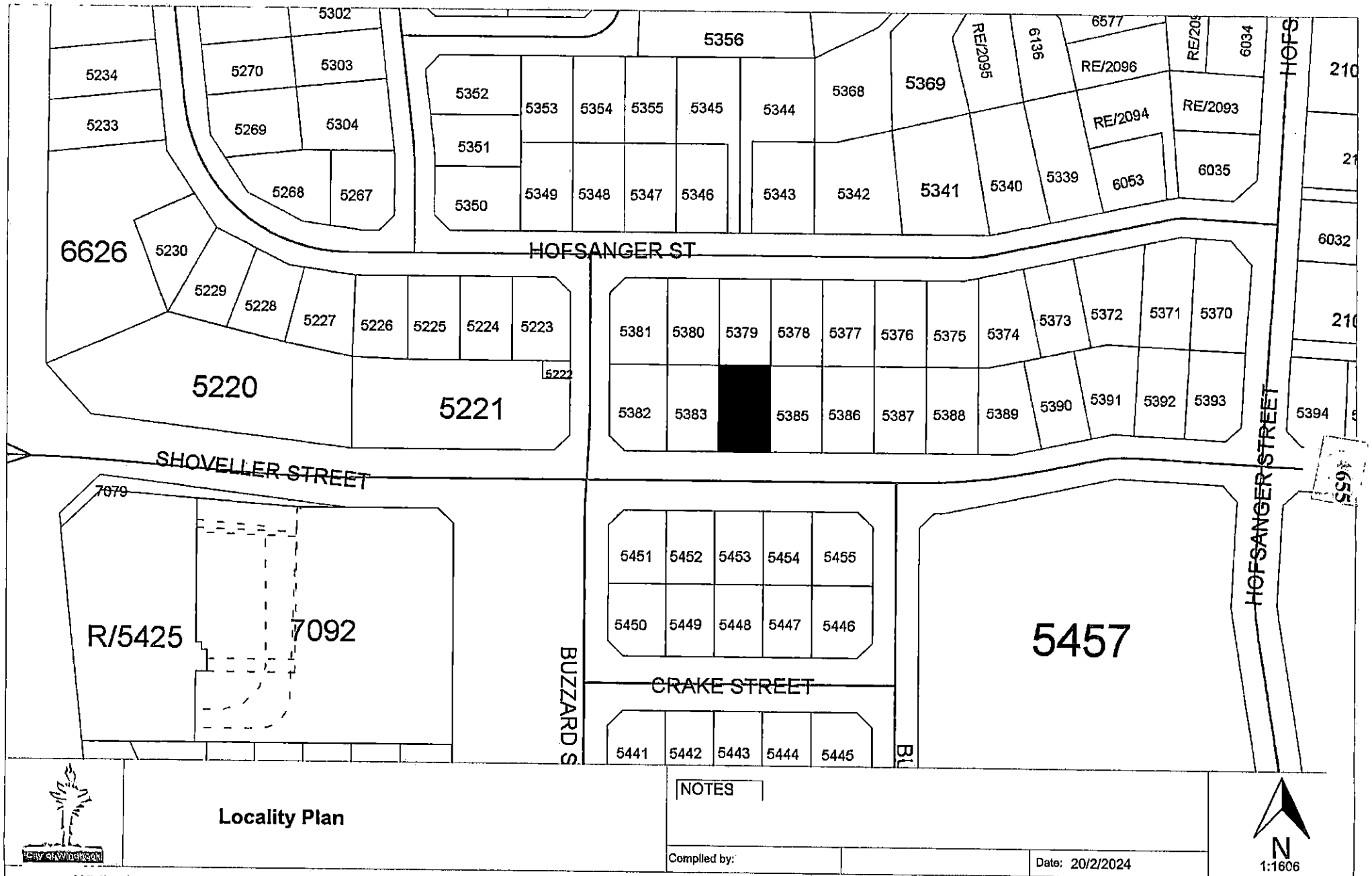
Date: 04/04/23 Time: 13:25:16
Counter: 3 SHIRLEYGA STOCKUNIT02

Qty	Product	Price	VAT
1	Letter		$5.70
	Registered Mail		$38.30
	(Registered Item No:BA001603705NA)		
	(P1 185 Form No)		
	(Recipient Name:G V NAMUNJELA)		
	(Address Line 1:BOX 62242)		
	(Address Line 2:KATUTURA)		
	(Address Line 3:WINDHOEK)		
	(Address Line 4:NAMIBIA)		
	PrePaid		-$44.00
Net			-$5.00

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

BA 001 603 705 NA

Receipt No: [illegible]
[illegible]
[illegible]



Locality Plan

NOTES

Compiled by:

Date: 20/2/2024

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions.
The Publisher, excludes all warrenties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.

Department of Urban & Trans[illegible] Planning

656

59
80 Independence Avenue
WINDHOEK, NAMIBIA

Tel: (+264) 61 290 2073 • Fax: (+264) 61 290 2060 • www.cityofwindhoek.org.na

Enq: Mrs S Hamayulu **Ref:** L/5384/KHO

Email: Salome.Hamayulu@windhoekcc.org.na

Tel: 290 2372 **Date:** 23 March 2023

G. V. HAMUNJELA
BOX 62242
KATUTURA

Dear Sir/Madam,

NEIGHBOR SIGNATURE & COPY OF ID FOR BUILDING / CONSTRUCTION ON ERF 5384 SHOVELLER STREET, KHOMASDAL

The Town Planning Scheme of the City of Windhoek requires the neighbour's comment in the case where construction on neighbour's Erf is taking place.

Please take note that only the rightful owner of Erf 5379, **Khomasdal** being the adjacent neighbour to Erf **5384, Khomasdal** can sign for comments.

Could you please upon receipt of this letter, indicate your availability to sign off the plans for Erf 5384, Khomasdal,owner Miguel Nakaka (0812431202) at your earliest convenience.

Should you have any objection to the erection of the proposed building and/or Building Lines Relaxation, your written comment and reason(s) for your objection must be forwarded or hand delivered to:

The Manager: Urban Policy (Town House, Fifth Floor, Room 518/515/519/524)
City of Windhoek
P.O. Box 59, WINDHOEK

Please note that should no response be received from within 21 working days of the date of this letter, it will be presumed that you have no objection to the proposed building work and the building plan will be approved, provided that all other building requirements have been met.

Thank you for your cooperation.

Salome Hamayulu
Town Planning Officer

To : The Manager Urban Policy
City of Windhoek
P o Box 59
Windhoek

Attention: Salome Hamayulu

Subject: Objection of Construction on neighboring Erf 5384 Khomasdal

This letter has reference to:

1. **Your letter dated 23 March 2023, that I receive via Nampost registered mail on the 29th April 2023.**
2. **I have objection on the construction of a club, Lounge, Car wash to be constructed on the adjustments of my Erf 5379 Hofsanger street.**
3. **The neighbor presented a proposed plan few years back to me , which indicated of an entertainment area to be constructed on the side of my main bedroom.**
4. **This Establishment has been operating for the past 3 or so years, causing a nuisance to the whole neighborhood.**
5. **I refused being that, even before seeking authorization from me or the City of Windhoek, construction was already done, and it caused damages when it rained.**
6. **Stormwater pipes were filled with cement and my yard flooded.**
7. **The main reason is the noise pollution is caused by this bar/ lounge/car wash.**
8. **City of Windhoek police is aware of this noise pollution caused by the neighboring adjustment, and they never respect the law.**
9. **This outlet has been constructed already before seeking the necessary authorization from relevant stakeholders.**
10. **My interlocks and machines were flooded because of blocked stormwater pipes.**
11. **Lastly it is a fact that this establishment and the owner do not respect the City of Windhoek ByLaws**

I will not sign if it is something that will disturb my household peace, this establishment plays music Monday to Sunday even on public holidays.

Please do not hesitate to contact me on 0812621515 for any enquiry.

0812804004

From
GV Hamunjela owner of ERF 5379 Hofsanger street

GV Hamunjela
11/05/2023

658

MEMORANDUM

TO: Chief Executive Officer

FROM: Strategic Executive:
Urban and Transport Planning

DATE: 16 February 2024

REF: L/5384/KD

ENQ: K. Asino

Dear Mr. Matyayi,

SUBJECT: OBJECTION TO THE RELAXATION OF THE THREE-METER BUILDING LINE ON ERF 5384 KHOMASDAL BORDERING WITH ERF 5379, KHOMASDAL.

Reference is made to the letter dated 18 January 2024 and a follow up letter dated 9 February 2024, received from Ndaitwah Legal Practitioner in relation to the submitted building plan on Erf 5384, Shoveller Street, Khomasdal Extension 16.

The City of Windhoek acknowledges that a building permit application for the proposed buildings on Erf 5384, Shoveller Street, Khomasdal Extension 16 has now been submitted and received for consideration.

However, please be informed that there is an objection against the relaxation of the 3m building line bordering with Erf 5379, Khomasdal. Given the objection, the application for the relaxation of the 3m building line is subject to the approval of the full Municipal Council of Windhoek. The client will be informed on the decision of the Municipal Council of Windhoek once the decision has been taken.

In case of any further queries and follow ups, the client can contact the Department of Urban and Transport Planning through its Urban Policy Division at 290 2609 or 290 2264.

We trust that this and preceding responses are sufficient to allow for the necessary response to Ndaitwah Legal Practitioners.

Yours sincerely,

DEPARTMENT OF URBAN & TRANSPORT PLANNING
16 FEB 2024
CITY OF WINDHOEK

P van Rensburg
STRATEGIC EXECUTIVE

6593

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

Email: *ndelindaitwah@gmail.com* | **Cell:** *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | **Postal:** *P.O.Box 2359 Whk*

18 January 2024

Our Ref: N0028/01/24

CITY OF WINDHOEK
INDEPENDENCE AVE,
WINDHOEK
NAMIBIA

CITY OF WINDHOEK
DEPT OF [illegible] PLANNING
AND [illegible] CEMENT
2024 -01- 18
BP 5
URBAN PLANNING

By Hand

Att: Manager Urban Policy

RE: **OBJECTION OF CONSTRUCTION ON NEIGHBORING ERF 5384 KHOMASDAL**

1. The above subject matter refers.

2. We act for and on behalf of Mr Miguel Nakaka, our client and the owner of Erf 5384 Khomasdal, on whose instance we address this letter to you.

3. This letter shall address the objections raised by the resident of Erf 5379 Hofsanger Street (hereinafter "the Resident") in twofold:

   3.1. Firstly, the alleged nuisance that is caused to the whole neighborhood and the noise pollution.

   3.2. Secondly, the alleged damage caused to the Resident's property as a result of the construction.

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

Email: *ndelindaitwah@gmail.com* | **Cell:** *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | **Postal:** *P.O.Box 2359 Whk*

A. NUISANCE AND NOISE POLLUTION

4. Our instructions are that our client does not cause nuisance to the whole neighborhood and noise pollution.

5. Our client does play music at reasonable levels however, there are three (3) other bars neighboring our client's premises, all of which are much larger establishments than that of our client.

6. It is peculiar that our client's establishment is being singled out as the cause of noise pollution and public nuisance and the objection raised does not make any mention about the other larger bars surrounding our client's premises.

7. The larger bars surrounding our client's premises have a much higher volume of patrons than our client.

8. It is possible that the basis of the objection stems from patrons visiting the other neighboring bars.

9. Furthermore, our client plays its music from a single speaker while other establishments have far more superior sound systems that play much louder music.

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

Email: *ndelindaitwah@gmail.com* | **Cell:** *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | **Postal:** *P.O.Box 2359 Whk*

10. Considering the above, it is unfair and unjust that the Resident places the entire cause of noise and nuisance on our client when there are much larger establishments operating their bars and car washes.

11. Other bars and car washes neighboring our client have been permitted to construct their structures on their premises and it would only be fair and reasonable – considering the City of Windhoek is an Administrative Body – that our client be afforded the same rights.

B. DAMAGE TO PROPERTY

12. Our instructions are that our client has not caused any damage to the Resident's property and the Resident has not provided any proof to that effect. In addition, our instructions are that the pipes are fully functioning.

13. Furthermore, the purported damage is not a basis to reject the approval of our client's plans. The are other civil remedies that the Resident can seek if they are of the opinion that our client's construction caused damage to the Resident's property.

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

Email: *ndelindaitwah@gmail.com* | **Cell:** *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | **Postal:** *P.O.Box 2359 Whk*

CONCLUSION

14. Considering the above, we herewith pray that our client's plans be approved by the City of Windhoek.

15. We trust the above is in order.

Yours Faithfully,

NDAITWAH LEGAL PRACTITIONER
PER: MR NDELI NDAITWAH

Ndaitwah Legal Practitioner
Unit 24, The Village, 18 Liliencron Street,
Eros Windhoek
2024 -01- 18
P.O. Box 2359, Windhoek
0817875633
ndelindaitwah@gmail.com

663

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK |*

Email: *ndelindaitwah@gmail.com* | Cell: *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

9 February 2024

Our Ref: N0028/01/24

CITY OF WINDHOEK

INDEPENDENCE AVE,

WINDHOEK

NAMIBIA

COPY

Att: Manager Urban Policy

By Hand

RE: **OBJECTION OF CONSTRUCTION ON NEIGHBORING ERF 5384 KHOMASDAL**

1. The above subject matter and our letter dated 18 January 2024 refers.

2. We continue to act for and on behalf of Mr Miguel Nakaka, our client, on whose instance we address this letter to you.

3. On the 18th of January 2024, our office addressed a letter to your office in response to the objections raised by the resident of Erf 5379 Hofsanger Street, against construction on Erf 5384 by our client.

CITY O... WIN...HOE
DEPT... ...N ...G
AND PR...
2024 -02- 12
URBAN PLANNI...

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |
Email: *ndelindaitwah@gmail.com* | Cell: *+264 81 787 5633*
Address: *Unit 24, The Village, 18 Lilliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

PURPOSE OF THIS LETTER

4. The purpose of this letter is to follow up on the status of our client's application.

CONCLUSION

5. We trust the above is in order and await your timely response.

Yours Faithfully,

NDAITWAH LEGAL PRACTITIONER
PER: MR NDELI NDAITWAH

Ndaitwah Legal Practitioner
Unit 24, The Village, 18 Lilliencron Street,
Eros Windhoek
2024 -02- 09
P.O. Box 2359, Windhoek
0817875633
ndelindaitwah@gmail.com

[Municipal Council Minutes: 2019-09-26]

10.3.4 FNS.3 [UTP] BUILDING LINE RELAXATION DISPUTE ON ERF 3274, WINDHOEK – OBJECTION FROM ADJACENT NEIGHBOUR ERF 3275, WINDHOEK
(L/3274/W)

On proposal by Councillor M Shiikwa, it was

RESOLVED

1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.

2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.

3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.

4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:

3 That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.

5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

666

OFFICE OF THE CHIEF EXECUTIVE OFFICER

✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

The Gateway to Endless Opportunities

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

ENQ: S Kakujaha / N. Samuel
DATE: 20 December 2023

PHONE: (061) 290 2169 / 290 2604
REF: **L/5384/KD**
E-MAIL Seblonika.Kakujaha@windhoekcc.org.na
Natanael.Samuel@windhoekcc.org.na

Three Dimension Printing CC
Thirsty Solutions
P. O. Box 2221
Windhoek

Dear Sir/Madam,

NOTICE OF NON-COMPLIANCE WITH THE MUNICIPAL COUNCIL OF WINDHOEK REGULATIONS AND TO CEASE UNAUTHORISED ACTIVITIES ON ERF 5384, KHOMASDAL EXTENSION 16

1. Complaints

A complaint dated 03 September 2023 was lodged on 30 October 2023 by the neighbours, relating to the bar and carwash land uses as well as subsequent associated noise pollution, public nuisance and parking issues on Erf 5384, Shoveller Street, Khomasdal Extension 16.

2. Site Inspection

As a result of the aforesaid complaint, site inspections were conducted by the City of Windhoek staff on 25 October 2023, 07 November 2023 and during the first weeks of December 2023 at Erf 5384, Shoveller Street, Khomasdal, Extension 16. The site inspections revealed that the current activities taking place on Erf 5384, Shoveller Street, Khomasdal are bar and car wash land uses. The inspection further confirmed that the patrons obstruct parking and create noise and public nuisance.

3. Public and Environmental Health Act No.1 of 2015 and Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006

3.1 The following activities reported by residents of Hofsanger and Shoveller Streets are contravening Sections 56 and 59 of the Public and Environmental Health Act No.1 of 2015, the Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006,

a) Audible and Loud Music played from the Bar area.
b) Screaming and shouting from unruly patrons.
c) Inadequate parking provision resulting into patrons parking at resident's driveways.
d) Unruly patrons not observing public decency by urinating in open areas etc.
e) Littering by unruly patrons

3.2 Part 10, Section 56 and 59 of the Act, stipulates that;

> *"56. A person may not cause a health nuisance or may not permit to exist on a land or premises owned or occupied by him or her, or of which he or she is in charge, a health nuisance or other condition liable to be injurious or dangerous to health.*
> *59. The following is considered to be health nuisances which can be offensive, injurious or dangerous to health and liable to be dealt with in the manner provided in this Part,*
> *(h) excessive noise that infringes the right of others;*
> *(k) factory or business premises causing or giving rise to smells or effluvia which are offensive or which are injurious or dangerous to health;"*

3.3 Section 2, Part c and d of the Municipal Council of Windhoek Noise Control Regulations states that,

> *"A person may not, in the municipal area, on or from any property belonging to the Council; or any other erf, broadcast or cause to be broadcasted music, speech, messages or any other sound which causes or is likely to cause a noise nuisance, unless that person has obtained the Councils written authorization to do so.*

4. Provisions of the City of Windhoek's Zoning (Town Planning) Scheme

4.1 Erf 5384, Shoveller Street, Khomasdal Extension 16 is zoned Business in terms of the Windhoek Zoning Scheme.

4.2 The primary uses on Business erven includes "Business building" as shown by an extract of Table B of the Windhoek Zoning Scheme below:

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
IV Business	Shops, Business Buildings, Dwelling Units, Residential Buildings and Social Halls	Other uses not under columns 2 and 4	Noxious industrial buildings

4.3 The Windhoek Zoning Scheme defines "Business building" as:

> *a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.*

4.4 Furthermore, although the erf is zoned Business, Clause 26(2) of the Windhoek Zoning Scheme states that:

> *No land shall be used and no buildings and structures be erected and/or used for purposes likely to involve danger of life, or danger to or the possibility of harm to health or serious detriment of the neighbourhood.*

In line with the above, the parking issues, noise pollution and public nuisance on the above mention property contravene Clause 26 of the Windhoek Zoning Scheme and the below corrective measures are to be undertaken.

4.5 Clause 27 of the Windhoek Zoning Scheme authorises Council to eliminate the cause of annoyance.

4.6 The Windhoek Zoning Scheme has been constituted and promulgated in order to promote harmonious and orderly development of the urban area. Details of Clauses 26 and 27 as well as other provisions of the Windhoek Zoning Scheme are shown by **Appendix 1.**

5. Regulations Relating to the Registration of Business

The City of Windhoek would like to bring to your attention that the car wash and bar on Erf 5384 Khomasdal Extension 16 have no valid Fitness Certificates from the City of Windhoek. Thus, no further approval will be granted unless the consent use, parking issues, noise pollution and public nuisance have been resolved.

6. Building Regulations

An inspection conducted by the Building Control Division has confirmed that a structure has been erected on property without a valid building permit from the Windhoek Municipal Council.

In terms of the following Regulation 25(a) of the Windhoek Municipality Building Regulations as; promulgated under Government Notice 57 of 1969, it is an offence to construct any building without a valid building permit.:

BUILDING WITHOUT APPROVAL OF PLANS.

25. (a) Any person who erects a building –

(i) without the plans or the material of the building having been approved by the Council, in accordance with regulation 8; or

(ii) in respect of which the approval of the plans by the Council has lapsed in terms of regulation 9, shall be guilty of an offence.

(b) The Council may under any of the circumstances mentioned in sub-regulation (a) serve upon the owner of any building referred to in the said sub-regulation, an order requiring such owner forthwith to begin to demolish such building and to complete such demolition by or on a date to be specified in such order which date may be extended by the Council.

(c) If before the date for completion of the demolishing required by such order such person satisfies the Council that he has complied with its regulation the Council may withdraw such demolition order.

(d) If any owner fails to comply with an order referred to in sub-regulation (b) of this regulation, the Council shall be entitled to give effect to the terms of such order at the expense of such owner.

7. **Corrective Measures**

You are herewith given notice to institute the following corrective actions with immediate effect from the date of receipt this notice in order to ensure compliance:

a) Playing of music audible to the neighbours should be discontinued with immediate effect.

b) Effective parking control measures must be put in place to deter patrons from parking at residents' properties and conducting other unruly behaviours.

c) Strict and responsive management actions must be put in place to control and deal with unruly patrons.

d) Any use of the land, buildings and structures for purposes likely to involve the possibility of harm to health or serious detriment of the neighbourhood (including noise pollution, public nuisance and parking issues emanating from the bar and carwash) on Erf 5384 Khomasdal Extension 16, which breach Clause 26(2) of the Windhoek Zoning Scheme shall cease.

e) Further to the provisions of Regulation 25(b) above you are hereby ordered to immediately begin with the demolition and to demolish the said structure within 28 days from date of this letter.

Under the provision of Regulation 25(c) read with Article 18 of the Namibia Constitution you may submit written reasons within three days from the date of this letter why this order should not be executed or alternatively to submit within the stipulated period of this order, building plans for approval of the illegal structure as well as an engineering certificate to confirm the structural integrity of the structure and that the structure conforms to building standards.

Should you fail to act under Regulation 25(c) as set out above or fail to demolish the structure within 28 days from date of this order, the City of Windhoek will have no option but to invoke the provisions of Clause 25(d) of the Municipal Building Regulations to demolish the illegal structure at your costs. Further take note that you will be held liable for any legal costs so incurred.

8. **Enforcement Provision**

This notice hereby requests you to cease the aforesaid activities (Bar and Carwash) on Erf 5384, Shoveller Street, Khomasdal Extension 16 within twenty-eight (28) days and from the date of receipt of this notice in accordance with Clause 27 of the Windhoek Zoning Scheme as well as to comply with the corrective measures outlined by ***Paragraph 7*** of this notice.

Failure to comply with this notice within a period of 28 days will lead to Council taking action in terms of Clause 27 of the Windhoek Zoning Scheme, Clause 25(d) of the Municipal Building Regulations as well as instituting necessary legal proceedings to ensure compliance.

9. **Queries**

Should you require assistance or advice regarding compliance with this notice please do not hesitate to contact Ms. Seblonika Kakujaha at (061) 290 2169 or Email: Seblonika.Kakujaha@windhoekcc.org.na and/or Mr. Natanael Samuel at (061) 290 2609 or Email: Natanael.Samuel@windhoekcc.org.na.

Yours Faithfully,

MOSES MATYAYI
CHIEF EXECUTIVE OFFICER

CC: RESIDENTS AND CONCERNED GROUP
KHOMASDAL EXTENSION 16
WINDHOEK
Gerhard.Hamunjela@mgepesw.gov.na
gvhamunjela@gmail.com

SUPERINTENDENT PIETER K. BOOIS (CITY POLICE)
DEPARTMENT OF CITY POLICE & EMERGENCY

Acknowledgement of Receipt

Received by: Miguel NAKAKA
ID No: 23/9/1977
Date: 4/5/2024
Time: 11:43
Signature: MAKAKA 0812431202

Miguel Nakaka
Box 72221 Khomasdal

Khomasdal Extension 16 Residents and Concerned Group
Khomasdal
Windhoek

03 September 2023

The Chief Executive Officer
City of Windhoek
Box 59
Windhoek

Attention: Mr. Matyayi

Dear Sir

SUBJECT: LETTER OF DEMAND FOR CITY OF WINDHOEK INTERVENTION ON NEIGHBOURHOOD LAND AND NOISE POLLUTION, OTHER INTOLERABLE AND UNRULY BEHAVIOURS FROM BUSINESS OWNERS AND PATRONS EXPERIENCED BY THE RESIDENTS OF KHOMASDAL EXTENSION 16 NEIGHBOURING ERF NO 5382, 5383 & 5384 IN SHOVELA STREET

1. Reference is made to several verbal/telephonic and written complaints to Windhoek Municipality on land and noise pollution, and other intolerable and unruly behaviour of Bars Patrons experienced by the residents of Khomasdal Extension 16 neighbouring ERF No 5382, 5383 & 5384 in Shovela Street due to the business establishment of Bars and Car Washes within the residential areas for the past four years or so, and recent meeting with the City of Windhoek's (CoW) His Worship the Mayor, on the 28 August 2023.

2. The City of Windhoek has zoned or authorized ERF 5382, 5383 & 5384 to operate as business areas within the residential areas in Khomasdal Extension 16 subsequently establishment of three Bars of which two are operating Car Washes in front and Bars at the back.

3. The residents of Khomasdal Extension 16 especially those who bought plots and built houses in Hofsanger and Shovela Streets were neither informed of areas/ERF zoned into business areas, nor consulted to give consent on establishment of Bars and Car Washes in the areas which are back to back with or next to our houses, instead of being separated at least by the road.

4. Residents have experienced land pollution whereby the business owners and Bars Patrons and Car Wash Customers throwing the garbage into our yards or in open space as well as noise pollution day and night which become a nuisance and disturbance to the residents, and disrupting our privacy and studying of our children.

5. In addition, these business Bars Patrons and Car Wash Customers are constantly Parking their cars in the Driveway and/or in front of the residents' houses, which causes inconvenience to other road users and residents who want to exit or enter into their houses' yards or park in front of their own houses.

6. Since the establishment of these business, the residents of Hofsanger and Shovela have been constantly informing the City of Windhoek (CoW) of noise and land pollution, destruction to properties, house breaking and theft, and urination all over the places, scattering of empty and broken bottles, parking in the driveway and other unruly behaviours from Bar Patrons and Car Wash Customers, but to no avail.

7. It is important to note that as residents of Khomasdal Extension 16 specifically those adjacent to and affected by these businesses are not benefiting from this business, but rather being disturbed and our daily routine being interrupted, especially during the night and weekend when we need to rest.

8. That means the establishment of these businesses and behaviours of the customers are in infringement of our rights to privacy as enshrined in the Chapter 3, Article 13 (1), thus, necessary action should be taken against these establishments and the owners.

9. During the meeting with His Worship the Mayor of CoW on the 28 August 2023, the same concerns were raised, and it was resolved that the complainants should writing a formal complaint again, hence this letter of demand.

10. Therefore, we are hereby writing our letter of demand that the City of Windhoek should:
    10.1. Revoke the 3 shebeens Businesses and carwash as they seem not to have met the parking requirements for their customers as well as revoking their Trading Fitness Certificates/Licences.
    10.2. Close the businesses.
    10.3. Relocate those businesses somewhere else if CoW fails to bring those business owners and their Patrons/Customers to order.

11. The Residents give the City of Windhoek **60** Working Days to act on our demand, before further action is not taken against the CoW and their Business establishments.

Looking forward to your usual cooperation and positive response in this regard.

Yours Sincerely

Hamunjela 85091800298

Mr. Gerhard V. Hamunjela
ERF 5379
Hofsanger Street, Khomasdal

ID: 80090310257

Mr. Efraim Toolu
ERF 5381
Hofsanger Street, Khomasdal

90041300751

Mr. Willem Amukwiyu
ERF 5380
Hofsanger Street, Khomasdal

90022300570

Mrs Meke Iifo
ERF 5377
Hofsanger Street, Khomasdal

673

9405070760

Mr. Thobias Thobias
ERF 5223
Hofsanger Street, Khomasdal

8102145200 14

Mr. Olavi Iita
ERF 5348
Hofsanger Street, Khomasdal

9003020077 6

Mr. Eliaser Negumbo
ERF 5350
Hofsanger Street, Khomasdal

7512260034 1

Ms. Suoma Nangombe Musilika
ERF 5224
Hofsanger Street, Khomasdal

7908210014 2

Mr. Petrus Natangwe Ashipala
ERF 5346
Hofsanger Street, Khomasdal

8605010044 6

Mr. Annanias Uushona
ERF 5349
Hofsanger Street, Khomasdal

7407300037 3

Mr. David Hauwanga
ERF 5272
Hofsanger Street, Khomasdal

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MEMORANDUM

TO: Manager: Building Control **DATE:** 17 November 2023

FROM: Chief Engineer: Planning, Design & Traffic Flow **REF: Parking**

Dear Mr. Mwikanda

RE: APPLICATION LETTER OF DEMAND FOR CITY OF WINDHOEK INTERVENTION ON NEIGHBOURHOOD LAND AND NOISE POLLUTION OTHER INTOLERABLE AND UNRULY BEHAVIOURS FROM BUSINESS OWNERS AND PATRONS EXPERIENCED BY THE RESIDENTS OF KHOMASDAL EXTENSION 16 NEIGHBOURING ERF NO 5382, 5383 & 5384 IN SHOVELLER STREET

The subject matter and the attached letter have reference.

An investigation was carried out regarding the complaint about unruly parking activities within the road reserve along business erven 5382; 5383; 5384 Khomasdal Extension 16, Shoveller Street. It appears the building plans were approved but improvements where then added on the erven afterwards.

Regarding Erf 5382 KD, the system shows a first plan submission (permit no. 3497/2009), which is not on file. A second approved plan (permit no. 2837/2011), met the parking requirements, however additional improvements were added onsite where the parking bays are supposed to be. Indication is that the erf does not meet any parking requirements as a result.

Erf 5383 KD, has an approved building plan (permit no. 1986/2021). A building plan was submitted in 2021 (building file no. 3188/2021) which was not approved. The car wash and other improvements onsite do not appear on the approved building plan and are located where the initial parking was supposed to be. Indication is that the erf does not meet any parking requirements as a result.

Erf 5384 KD, has an approved building plan (permit no. 2544/2018) for additions of a garage and a boundary wall which was approved. This file was not circulated to Traffic Flow Division to ensure parking requirements are met after placement of the garage. Other building plan applications were submitted for this property but were not approved. Indication is that the erf does not meet any parking requirements as a result.

Observations confirmed that the complaints regarding unruly parking activities along the street are valid, hindering pedestrian movement on the sidewalks and blocking access points. This Division hereby requests your office to urgently investigate the compliance of these three business erven.

Thank you for your assistance in this matter.

Yours sincerely,

M Shiimi
SECTION ENGINEER: TRAFFIC FLOW

CC: K Asino Manager: Town Planning
M Kahitu Manager: health and Environment

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OFFICE OF THE CHIEF EXECUTIVE OFFICER
✉ 59
80 Independence Avenue
WINDHOEK, NAMIBIA

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

Enq: N. T. Samuel
Tel: 290 2609

Ref: L/5382, 5383, 5384/KD
Date: 31 October 2023

Residents and Concerned Group
Khomasdal Extension 16
WINDHOEK

Dear Sir/Madam

COMPLAINT AGAINST BUSINESS ACTIVITIES ON ERVEN 5382, 5383 AND 5384, SHOVELLER STREET, KHOMASDAL EXTENSION 16

Reference is made to your letter received on 23 October 2023 regarding the noise pollution, nuisance from the public and parking issues on Erven 5382, 5383, 5384, Shoveller Street, Khomasdal Extension 16.

The City of Windhoek would like to inform you that an investigation and inspection was carried out and it revealed the following:

1. Erven 5382, 5383, 5384, Shoveller Street, Khomasdal Extension 16 are zoned Business in terms of the Windhoek Zoning Scheme.

2. The primary uses on a "business" zoned premises are shops, business buildings, dwelling units, residential buildings and social halls.

3. The Windhoek Zoning Scheme defines a "business building" as:

a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.

4. Sites inspections were carried out by the City of Windhoek's Urban Policy Division and City Police officials. The current land uses on the reported properties are bars, car washes, restaurant and barbershops.

5. The fitness certificates for the bars on Erven 5384 and 5383 Khomasdal Extension 16 will expire on 31 October 2023 and 31 January 2024, respectively.

On the other hand, the fitness certificates for the bar and restaurant on Erf 5382 Khomasdal Extension 16 expired on 26 August 2023 and 24 September 2023, respectively.

Applications to renew the fitness certificates that have expired (for the bar and restaurant on Erf 5382 Khomasdal Extension 16) although submitted to the City of Windhoek, but were denied due to concerns regarding noise pollution and public nuisance considerations.

6. Accordingly, the bar on Erf 5382 Khomasdal Extension 16 is unlawful as it does not have a valid Fitness Certificate from the City of Windhoek. Additionally, the restaurant on Erf 5382 Khomasdal Extension 16 is also unlawful, because no consent for such use was ever granted and the fitness certificate has expired.

7. From the land use point of view, the business land uses on Erven 5383 and 5384 Khomasdal Extension 16 are in line with the Windhoek Zoning Scheme. However, although the erven are zoned Business, Clause 26(2) of the Windhoek Zoning Scheme states that:

No land shall be used and no buildings and structures be erected and/or used for purposes likely to involve danger of life, or danger to or the possibility of harm to health or serious detriment of the neighbourhood.

In view of the above, please be informed that:

(a) The City of Windhoek will issue a notice to the owner of Erf 5382 Khomasdal Extension 16 to cease the unregistered bar and unauthorised restaurant.

(b) In accordance with Clause 26 of the Windhoek Zoning Scheme, the City of Windhoek's Health and Environmental Services has been requested to carry out investigations to establish the level of noise pollution and public nuisance. Further action may be taken against the owners of Erven 5382-5384 Erf 5382 Khomasdal Extension 16 depending on the results of the investigation.

(c) You will be kept updated on the progress of the investigation.

Should you have questions or wish to make any representations you may approach the Urban Policy staff on the 5th floor of the Town House, or send an e-mail to Natanael.Samuel@windhoekcc.org.na.

Yours faithfully,

Moses Matyayi
CHIEF EXECUTIVE OFFICER

Executive Officer Accounting Officer in the Meaning of Section 27 (1) Local Authority Act 23 of 1992
31 OCT 2023
Box 59
Windhoek
Tel. 061 - 290 2615

678

MEMORANDUM

TO:	Chief Executive Officer	**DATE:**	23 January 2024
		REF:	L/5384/KD
FROM:	Strategic Executive: Urban and Transport Planning	**ENQ:**	K. Asino

Dear Mr. Matyayi,

SUBJECT: NOTICE TO CEASE BUSINESS OPERATIONS (BAR AND CAR WASH) ON ERF 5384 KHOMASDAL EXTENSION 16 THAT CONTRAVENE THE WINDHOEK ZONING SCHEME AND THE HEALTH REGULATIONS

Reference is made to the letter dated 12 January 2024, received from Ndaitwah Legal Practitioner in response to the City of Windhoek notice dated 20 December 2023 to cease illegal bar and carwash business activities on the of Erf 5384, Shoveller Street, Khomasdal Extension 16.

Herewith are responses from the Urban Policy Division to the aforesaid Ndaitwah Legal Practitioner letter:

1. ***Paragraph 1:*** Noted

2. ***Paragraph 2:*** Noted

3. ***Paragraph 3:*** Noted

4. ***Paragraphs 4 and 5:*** The notice issued on 20 December 2023 was not only based on the complaints received, but also on-site inspections conducted by the City of Windhoek staff. Such inspections revealed that the amenity of the area is adversely affected by the illegal business.

5. ***Paragraph 5:*** The operation of the bar and carwash on the premises generate noise nuisance and subsequently contravene Clauses 26(2) and 27(1) of the Windhoek Zoning Scheme. The activities are also in breach of the Public and Environmental Health Act No.1 of 2015, Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006 and Regulation 25(a) of the Municipal Council of Windhoek Building Regulations as promulgated under Government Notice 57 of 1969.

6. ***Paragraph 6:*** The Fitness Certificates issued for a bar (M. Nakaka Investment CC trading as Thirsty Solution) expired on 31 October 2023, while that for the car

wash (M. Nakaka Investment CC) expired on 03 November 2023. Consequently, the bar and car wash contravene the Regulations Relating to the Registration of Businesses: Local Authorities Act, 1992, promulgated under Government Gazette. No. 202 of 2006.

7. ***Paragraphs 7 to 15:*** The City of Windhoek acknowledges that the noise may not only generated by your client's business operations, but could also be from other establishments in the area, all of which were notified to cease their operations that generate noise and are in contrary to the Windhoek Zoning Scheme.

   The City of Windhoek has sufficient evidence validating that your Client is running a "bar" and "car wash" that are contravening Clauses 26(2) and 27(1) of the Windhoek Zoning Scheme. Furthermore, based on the site inspections, investigations and the complaints received, it is evident that the amenity of the area is adversely affected by the illegal businesses on all three businesses on Shoveller Street, due to noise pollution, nuisance from the patrons and traffic congestion.

   Kindly further also take note that an illegal action is not an appropriate means to justify another illegal action. The existence of other businesses cannot be used as an excuse for causing noise pollution, nuisance from the patrons and traffic congestion. The other three businesses will be addressed separately and Ndaitwah Legal Practitioner and your client is advised to formally lodge a complaint with the City of Windhoek regarding any nuisance of caused by other businesses.

8. ***Paragraph 16:*** Noted.

9. ***Paragraph 17:*** Noted. However, the undertaking is not sufficient, the Client needs to comply with all measures as stipulated in corrective measures outlined by Paragraph 7 of the *Notice of Non–Compliance with the Municipal Council of Windhoek Regulations and to Cease Unauthorised Activities on Erf 5384, Khomasdal Extension 16* dated 20 December 2023.

10. ***Paragraph 18***: Site inspections were conducted by the City of Windhoek staff on 25 October 2023, 07 November 2023 and during the first weeks of December 2023 on all businesses on Shoveller Street, Khomasdal Extension 16.

11. ***Paragraph 19:*** The client's intention to apply for fitness certificates for the businesses on Erf 5384, Khomasdal Extension 16 has been noted. However, the submission of the application for fitness certificates does not mean that the businesses on the subject erf can continue to operate. The Fitness Certificate/s can only be approved and issued once the Client has met the requirements contained in the City of Windhoek's aforesaid notice dated 20 December 2023.

12. ***Paragraph 20:*** Noted

13. ***Sub-Paragraphs 20.1 and 20.2***: The client's efforts to comply with the corrective measures as outlined in the notice is noted. However, the City of Windhoek will not withdraw the notice to cease the operations until such time the owner of the subject erf and/or business operator has demonstrated practical evidence that the

necessary measures to achieve a legal status have been implemented and that the business on Erf 5384, Khomasdal Extension 16 comply with the Public and Environmental Health Act No.1 of 2015, Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006 and Regulation 25(a) of the Municipal Council of Windhoek Building Regulations as promulgated under Government Notice 57 of 1969.

14. ***Paragraph 21:*** An inspection conducted by the Building Control Division has confirmed that a structure has been erected on property without a valid building permit from the Municipal Council of Windhoek. In terms of Regulation 25(a) of the Windhoek Municipality Building Regulations as; promulgated under Government Notice 57 of 1969, it is an offence to construct any building without a valid building permit.

15. ***Paragraph 22***: The City of Windhoek acknowledges that the building plans have been submitted for its consideration. However, please be informed that there is an objection against the relaxation of the 3m building line. Since the objection has been received, the application for the relaxation of the building line is subject to the approval of the Municipal Council of Windhoek. The unapproved structures remain unlawful, until such time a Building Permit is issued.

In view of the above, the City of Windhoek's notice dated 20 December 2023 (but hand delivered on 04 January 2024) remains in force. Subsequently, the owner of Erf 5384, Shoveller Street, Khomasdal Extension 16 is still required to cease the business operations or comply with the City of Windhoek Zoning Scheme, Public and Environmental Health Act No.1 of 2015, Municipal Council of Windhoek Noise Control Regulations No. 3612 of 2006 and Regulation 25(a) of the Municipal Council of Windhoek Building Regulations as promulgated under Government Notice 57 of 1969 by **01 February 2024.**

Hope you find the preceding responses sufficient and that you are able to respond to Ndaitwah Legal Practitioner's letter dated 12 January 2024.

Yours sincerely,

DEPARTMENT OF URBAN & TRANSPORT PLANNING
23 JAN 2024
CITY OF WINDHOEK

P van Rensburg
STRATEGIC EXECUTIVE

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

Email: *ndelindaitwah@gmail.com* | Cell: *+264 81 787 5633*

Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

12 January 2024

Our Ref: N0028/01/24

CITY OF WINDHOEK
80 INDEPENDENCE AVENUE
WINDHOEK
NAMIBIA

"WITHOUT PREJUDICE"

By email :
Seblonika.Kakujaha@windhoekcc.org.na
Natanael.Samuel@windhoekcc.org.na

Att: Chief Executive Officer – Mr Moses Matyayi

Dear Sir/Madam

RE: NOTICE OF NON-COMPLAINCE WITH THE MUNICIPAL COUNCIL OF WINDHOEK REGULATIONS - ERF 5384, KHOMASDAL EXTENSION 16

1. The above subject matter, your letter dated 20 December 2023 and our letter dated 10 January 2024 refers.

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LEGAL PRACTITIONER

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Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

2. We continue to act for and on behalf of **MIGUEL NAKAKA**, our client, on whose instance we address this letter to you.

3. This letter serves as a formal response to your letter dated 20 December 2023 and means to have this matter resolved amicably.

AD – 1. COMPLAINTS

4. We take note that a complaint concerning: (1) bar and carwash land uses (2) noise pollutiuon, public nuisance and parking issues on our client's premises was lodged to the City of Windhoek on 30 October 2023.

5. Firstly, regarding our client's operations as a bar and carwash, such operations are being conducted within the ambits of the law.

6. Our client has a valid license which permits our client to operate its bar and our client has recently applied for the renewal of its Fitness Certificate from the City of Windhoek in respect of the bar and

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Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

carwash (which Fitness Certificates were previously issued in favor of our client).

7. Secondly, our instructions are that our client does not play music at excessive levels, furthermore, there are three (3) other bars neighboring our client's premises, all of which are much larger establishments than that of our client.

8. Therefore it is peculiar that our client's establishment is being singled out as the cause of noise pollution and public nuisance (which is denied by our client).

AD – 2. SITE INSPECTION

9. Your letter states that a site inspection was conducted on our client's premises, by the City of Windhoek Staff, where it was alledgely found that our client's patrons were obstructing parking, creating noise and public nuisance. This assertion is disputed by our client for the following reason.

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Address: *Unit 24, The Village, 18 Lilliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

10. As stated above, our client's premesis is neighored by larger establishments with a much higher volume of patrons. Patrons visiting other establishments may be the ones who are causing the disruptions referred to in your letter, and it is again peculiar that the site inspection makes no mention of the larger establishments neigboring our client's premises.

AD – 3. PUBLIC AND ENVIRONMENTAL HEALTH ACT NO. 1 OF 2015 AND MUNICIPAL COUNCIL OF WINDHOEK NOISE CONTROL REGULATIONS NO. 3612 OF 2006

11. We take note of the activities reported by residents of Hofsanger and Shoveller Street, however it is, again, noteworthy to mention that our client's establishment is not the only bar within the proximity of the residents of Hofsanger and Shoveller street.

12. The other establishments surrounding our client's premises are much larger establishments with more patrons than our client.

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13. Furthermore, our client plays its music from a single speaker while other establishments have far more superior sound systems that play much louder music.

14. Our client's premises is equipped with toilets for both men and woman therefore, the patrons who are urinating in open areas must be patrons from other establishments or patrons who are completely choosing to ignore the fact that our client has toilets on his premsies which is beyond our client's control.

15. Considering the above, we implore the City of Windhoek to seriously keep in mind that there are much larger establishments neighboring our client's premises which establishments could be the cause of the residents' complainants.

AD – 5. REGULATIONS RELATING TO THE REGISTRATION OF BUSINESS

16. We take note of the stated fact that our client's Fitness Certificate will not be granted unless the consent use, parking issues, noise pollution and public nuisance have been resolved.

NDAITWAH
LEGAL PRACTITIONER

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Address: *Unit 24, The Village, 18 Liliencron Street, Eros, Windhoek, Namibia* | Postal: *P.O.Box 2359 Whk*

17. Our client can undertake, and hereby undertakes, to ensure that its patrons will not obstruct parking, or cause noise pollution (excessive noise) or cause public nuisance.

18. However, the City of Windhoek must conduct a site inspection on the neigboring establishments and properly differentiate between our client's patrons and those belonging to the neighboring establishments (who are beyond our client's control).

19. **Considering the above, we herewith request, as we hereby do, that our Client's Fitness certificate be granted by the City of Windhoek in respect of our client's bar and car wash.**

AD – 7. CORRECTIVE MEASURES

20. Without any prejudice to our client's aforestated denials, our client herewith undertakes to ensure the following compliance:

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |
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20.1. Our client shall play music at a reasonable audiable level (*however, the City of Windhoek must take into account that not all the noise imminating from that area is coming from our client's establishment*).

20.2. Our client shall excercise its best efforts to ensure that its patrons do not park in front of residential properties and that its patrons do not conduct themselves in an unruly manner (*however, the City of Windhoek must take into account not all the patrons in that area belong to our client*).

21. In respect of the structure erected on our client's premises, your letter states that:

> "*Under the provision of Regulation 25 (c) read with Article 18 of the Namibia Constitution you may submit written reasons within three days from the date of this letter why this order should not be executed or alternatively to submit*

NDAITWAH
LEGAL PRACTITIONER

Sole Proprietor: *Ndeli Ndaitwah – LLB Law (Hons) University of Stirling, Scotland, UK* |

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within the stipulated period of this order, building plans for approval of the illegal structure..."

22. Our instructions are that our client has submitted its building plans for approval to the City of Windhoek in respect of the erected structure and our client is currently awaiting the City of Windhoek's decision.

CONCLUSION

23. We trust the above is in order and we trust that this matter can be amicably resolved.

Yours Faithfully,

Ndaitwah Legal Practitioner
Unit 24, The Village, 18 Liliencron Street,
Eros Windhoek
2024 -01- 12
P.O. Box 2359, Windhoek
0817875633
ndelindaitwah@gmail.com

NDAITWAH LEGAL PRACTITIONER

PER: MR NDELI NDAITWAH

City of Windhoek

The Gateway to Endless Opportunities

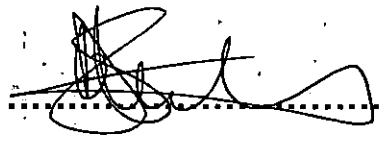
PERFORMANCE REPORT (2023)

ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZEN WELFARE (EDPSCW) ADVISORY COMMITTEE

2023 PERFORMANCE REPORT

ADVISORY COMMITTEE: ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZENS WELFARE

Checked by:

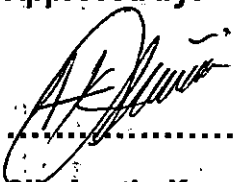


..... **Date:** 26/03/2024

Ms Zurilea Steenkamp

SE: Economic Development and Community Services

Approved by:



..... **Date:** 26/03/2024

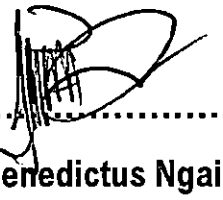
Cllr Austin Kwenani

Chairperson: Advisory Committee: Economic Development, Public Safety & Citizens Welfare

2023 PERFORMANCE REPORT

ADVISORY COMMITTEE: ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZENS WELFARE

Checked by:



.....

Date: 27/03/2024

Mr. Benedictus Ngairorue
Corporate Legal Advisor

EXECUTIVE SUMMARY



The EDPSCW committee effectively oversees and advises on the operations of two Departments namely, City Police, comprising three functional areas (e.g., Crime Prevention, Traffic, Human Resources and Finance) and the Economic Development & Community Services Department which comprises five divisions (e.g. Economic Development, Parks, Youth & Social Services, Health & Environment, Emergency and Disaster Risk Management). The committee has an extensive mandate and is mindful of the significant impact the operations of these departments have on the quality of our residents' lives.

Following the approval of key strategies such as the Windhoek Economic Development Strategy, Investment Incentives and Promotion Strategy, Sustainable Tourism Strategy and MSME Development strategy, as well as the Windhoek Climate Change Strategy, the committee wishes to continue strengthening Council's policy and regulatory framework as a key enabler to economic and social development.

With due acknowledgement of its serious mandate the committee is pleased to report significant achievements, amongst others, in terms of:

- Successful hosting of the /Ae //Gams Arts and Cultural Festival 2023 on 28-29 April 2023;
- Approval of the Special Ratings Area Regulations;
- Farm Okukuna its expansion to 8 greenhouses;
- Facilitation of the investigation of the structural integrity of the Sam Nujoma Stadium; and
- Renovation of the netball courts at the Khomasdal Stadium;

Notwithstanding the prevailing funding constraints, efforts were made to strengthen partnerships and co-ordination, including the sourcing of alternative funds. The committee remained steadfast with its project implementation goals for 2023, to achieve greater synergies and impact.

Therefore, I hereby submit the performance report of the Advisory Committee on Economic Development, Public Safety and Citizen Welfare for 2023.

Cllr Austin Kwenani
CHAIRPERSON

COMMITTEE MEMBERS

Council Members

Cllr. Austin Kwenani	Chairperson
Cllr. Bernardus Araeb	Deputy Chairperson
Cllr Queen O. Kamati	
Cllr. Sade S. Gawanas	
Cllr. Clemencia C. Hanases	
Cllr. Magdalena Lombardt	
Cllr. Ilse Keister	
Cllr. Sam S. Nujoma	
Cllr. Ottilie S. Uukule	

Departmental Representatives

Ms. Z Steenkamp	Economic Development & Community Services
Chief R Kapia	Emergency Services
Chief L.S. Ileka	City Police
Ms. M-A Kahitu-Hijarunguru	Manager: Health & Environment
Mr. U. Kazombiaze	Manager: Parks
Mr. J. Kalundu	Social & Youth
Ms. Martha Haimbodi	Office of the Mayor

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1. INTRODUCTION

This report provides an update on progress against key activities, events, action plans and recommendations of the **Economic Development, Public Safety & Citizen Welfare (EDPSCW) Advisory Committee** for the 2023 review period. The purpose of the report is to table the performance of the said committee in line with ***Section 23*** of the ***Standing Ruled and Order.***

2. STRATEGIC INTENT STATEMENTS

1.1 VISION: To be a sustainable and caring city.

1.2 MISSION: To enhance the quality of life for all our people by rendering efficient and effective municipal services.

1.3 VALUES: Teamwork, Customer Focus, Communication, Fairness & Equity, Integrity

3. ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZEN WELFARE (EDPSCW) ADVISORY COMMITTEE ADVISORY OBJECTIVES

The key objectives of the Economic Development, Public Safety & Citizen Welfare (EDPSCW) Advisory Committee Advisory Committee include:

a) To drive economic inclusion to achieve sustainable economic growth and development.
b) To guide public safety policy decisions of the Community, promote health and wellness among employees and residents, and advocate for environmental sustainability.
c) To reviews and recommends various policy matters that impacts on public health, environmental management, public safety services and programs.
d) To initiate public safety initiatives, health promotion initiatives, environmental protection initiatives and contract oversight.
e) To advise on Youth development initiatives, establish and maintain exceptional parks, cemeteries, and sport & recreational facilities to meet the needs of our residents.

4. LEGISLATIVE MANDATE

The Economic Development, Public Safety & Citizen Welfare (EDPSCW) Advisory Committee was created and approved as part of the 7 (seven) advisory committees, with the subsequent resolution as per the Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **Council's Representation on Advisory and External Committees (4/2/2)**, as a mechanism aligned to the Strategic Transformational Plan (2017 – 2022), for efficiencies and effectiveness.
Section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), in reference to the powers of Council, which inter alia provide as follows:

'A local authority council shall have the power to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees'.

Furthermore, in terms of the **Standing Rules and Order as per Section 23** pertaining to *Reports of Advisory Committees*, the said advisory committees are required to present recommendations as per the attached progress report to Council as follows:

23.(1) Any *report of an advisory committee to the Council shall, in accordance with regulation 5, be placed on the agenda of an ordinary meeting of the Council.*

(2) The Chairperson of the committee concerned or in his or her absence, a member of the committee requested thereto may be such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the committee for acceptance by the Council.

(3) The proposer contemplated in sub-regulation (2) may, with the consent of at least two thirds of the members present of the committee concerned, amend any recommendation of such committee, or withdraw any item in the report of such committee for remission to the committee.

*(4) The provisions of regulation 21(3) shall apply *mutatis mutandis to a report submitted for information in terms of sub-regulation 5(1).*

**Mutatis mutandis: 'all necessary changes having being made' - meaning that whilst it may be necessary to make some changes to take account of different situations, the main point remains the same.*

5. MEETINGS

The following table reflects the meeting attendance of Council Members for the period under review:

Table 1: Council Member Meeting Attendance for 2023

NAME	MEMBERSHIP	January	February	March	April	May	June	July	August	Septemb	October	Novemb er
Cllr A. Kwenani	Chairperson					√		√		√		√
Cllr B. Araeb	Deputy Chairperson					√		√		√		√
Cllr Q.O. Kamati	Member					√		√		√		√
Cllr S.S. Gawanas	Member					√		x		√		√
Cllr C. C. Hanases	Member					√		√		√		√

Cllr M. Lombardt	Member					√		√		√		√
Cllr I. Keister	Member					x		x		x		
Cllr S.S. Nujoma	Member					√		√		x		√
Cllr O.S. Uukule	Member					√		√				√

The following table summarises the scheduled meetings for 2023 which commenced in April 2023 and key issues deliberated on:

Table 2: Summary of meetings and key discussion points

Date	Key Discussion Points
15 May 2023	• Presentation on the current status of the Emergency & Disaster Risk Management
19 Jul 2023	• Progress update on Farm Okukuna • Progress update on Windhoek Economic Recovery Initiative (WERI) • Market Development Master Plan • Windhoek Economic Forum • Katutura Old Age Home • State of the Homeless residents • Oponganda cemetery • Launch of the Onghendambala open market
14 Sept 2023	• Progress update on Farm Okukuna • Progress update on Windhoek Economic Recovery Initiative (WERI) • Market Development Master Plan • Windhoek Economic Forum • Update on Sam Nujoma Stadium • Familiarization trip: Urban Agriculture • Open Spaces and Recreational Master Plan • International Disaster Risk Reduction • Under 13 Mayoral League • Arbor day
09-13 Oct 2023	• Benchmarking visit to Mariental & Swakopmund Urban Agricultural projects: 0-13
01 Nov 2023	• Progress update on Farm Okukuna • Progress update on Windhoek Economic Recovery Initiative (WERI) • Market Development Master Plan • Windhoek Economic Forum • Update on Sam Nujoma Stadium • Update on Seasonal rainfall outlook • Feedback on Disaster Risk Management with stakeholders • Update on the Christmas Market • Kasi Cup

6. HIGHLIGHTS OF THE YEAR (2023)

The Committee focused solely on advising and monitoring projects as implemented in the respective departments, which this report highlights.

6.1 Presentation by Chief Kapia on the current status of the Emergency & Disaster Risk Management Division (EDRM)

The presentation by Chief Kapia on the status of operations of the Emergency Services took place on 15 May 2023.

The presentation provided the committee with key insights into the operations of the Emergency Services and Disaster Risk Management Division, as well as the challenges experienced - the main challenge being the lack of funds to maintain the fleet and equipment, and lack of human resources.



Figure 1: Emergency Services Fleet Inspection



Recommendations

It was advised that the division should quantify the various needs such as ambulances and

filling of vacancies for Council's consideration.

It was also advised that the Division (Geomatics) responsible for the updates of street names, ensure that the changes in the streets are updated on maps to enable timely emergency response.

It was directed that an item be prepared regarding the ring-fencing of the fire brigade levy, to serve at Council. This should include the breakdown of costs of the firefighting equipment and filling of vacancies over a 5-year period.

Additionally, the plan must address the human resources constraints and propose solutions, in consultation with the Human Capital and Corporate Services (HCCS) Department, to address significant gaps, for which this implementation plan will also cover the next five years.

The EDRM Division has compiled a draft financial plan, inclusive of funding model, to be tabled for consideration by Council early in 2024.

6.2 Economic Development: Strategic Projects

6.2.1 Market Development Master Plan

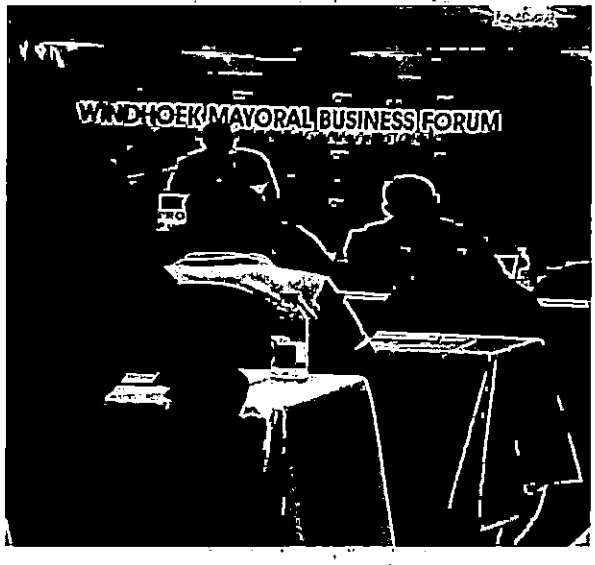
Council approved Phase 1 of the Market Development Masterplan that sees the identification and reservation of 20 sites for permanent market development and another 20 sites to be investigated and assessed for market development. Given the limited financial resources (N$ 1.4 million), the focus is on the relocation and development of the Truckport Market prioritised for implementation as per CR 344/11/2022.

The draft designs for the access road to the site were finalised and will be super-imposed onto a Google Maps/Earth photo of Erf RE/6762W, to calculate the volume and cost of the required earthworks and filling. A draft conceptual site plan and market will be finalised once the road access layout is finalised. The market will accommodate about 60 traders.

6.2.2 MSME Development Strategy

The Micro, Small and Medium Enterprise (MSME) Development Strategy is Council's response to the national policy. Progress against the strategy implementation is subject to the availability of funds.

The Tech Novation Social is a bi-annual event established in support of, and inspired by the Culture and Creatives Industries (CCI) of Namibia. Through the mandate to *'Unlock opportunities, enabling better quality of life for all Namibians'*, the Namibia Investment Promotion and Development (NIPDB) is obliged to help drive the intended impact of the CCI initiatives. The 2023 bi-annual Tech Novation Social event took place on 31 March 2023, at the City of Windhoek, Function Hall.



The scouting journey commenced in February 2023, with a call of expression for interested and qualifying CCI MSMEs to apply. Through a thorough review and selection process by an independent committee comprising the project partners and sponsors, the top 26 applicants were selected to exhibit, and the top 12 were identified to emerge as winners. The NIPDB together with its sponsors and partners, of which the City of Windhoek is a partner, look forward to the 12 winners' journey towards CANEX at IATF in November 2023, in Cairo, Egypt. The MSMEs were exposed to intellectual property and investment master classes, B2B sessions with potential investors, buyers, and other stakeholders in the Creative and Culture Industry.

6.2.3 Windhoek Investment and Tourism promotional videos

The Windhoek Investment and Tourism promotional videos were completed as essential tools in marketing the city as a preferred investment and tourism destination

6.2.4 Windhoek Economic Development Forum

The Windhoek Economic Development Forum will serve as the implementation arm of the Windhoek Mayoral Business Forum, which was hosted on 11 October 2023. Its aim is to target the two tiers of Industrial Associations and facilitate high-level engagements between private sector and the political and administrative arms of Council.

Figure 2: Windhoek Mayoral Business Forum, 2023

Engagement with the private sector enables the creation of a favourable business environment which is critical for achieving economic development. The Windhoek Economic Development forum will create the platform for effective discourse between the public and private sectors.

6.2.5 Windhoek Economic Recovery Initiative (WERI)

The first roll-out of the WERI project was completed and final submissions were made to the Management Committee on 3 and 21 October 2023.

6.2.6 /Ae //Gams Arts and Cultural Festival 2023

Council successfully relaunched and hosted the /Ae //Gams Arts and Cultural Festival from 28-29 April 2023. The festival exceeded 283 participants in the form of musicians, artists/crafters, dance groups, cultural groups as well as vendors.

The 2-day multi-disciplinary festival celebrated and paid homage to the city and its people, through a collaborative, engaging and interactive programme made up of cuisine, visual arts, cultural song and dance, comedy, music, dance, Namibian traditional games, poetry, film, and fashion. The festival out of the thirteen (13) entrepreneurs have paid their full VAT to Council, amounting to N$ 493,730.54 (62%).

6.3 Citizen Welfare

6.3.1 Farm Okukuna

aimed to celebrate, preserve, and revive our cultural heritage, offer a platform to learn from one another, and build capacity and resilience for local talents and businesses. The total monetary and in-kind contributions through sponsorship amounted to N$247,965.88. Other income was generated through vendor registrations and selling of festival promotional items to the tune of N$73,910. 00. The overall expenditure for the year 2023 Windhoek /Ae //Gams Arts and Cultural Festival was N$650,916.22. Moreover, the following Embassies participated at the festival: Embassy of the Republic of Angola, Embassy of the People's Republic of China, Embassy of the Republic of Congo, and Embassy of the Republic of Indonesia.

6.2.7 Special Ratings Area Regulations (SRAR)

Council approved the Special Ratings Area Regulations on 31 August 2023 as per CR 230/08/2023. The regulations will subsequenlty be submitted to the Ministry of Urban & Rural Development for gazettting of the regulations prior to implementation.

6.2.8 Land awarded to SMEs

The alienation of twenty-six (26) business and industrial land sites to entrepreneurs operating from Industrial Stalls and the Bokamoso Entrepreneurial Centre via closed bid, resulted in Ministerial approval of the land



Figure 3: Farm Okukuna

Farm Okukuna has now expanded to 8 green houses and continues to spearhead training to community members on urban agriculture. The proceeds from the harvests and chicken coop support food security in our soup kitchen, Katutura Old Age Home, and orphanages. Additionally, members of the Advisory Committee visited Kenya in June to attend a networking event on urban agriculture. Okukuna is now a well-frequented facility with many other town councils and institutions visiting the farm to exchange knowledge on urban agriculture and community gardens.

Many stakeholders have developed a keen interest in Farm Okukuna and have visited the farm including students coming for internships.

6.3.2 Benchmarking visit to Agricultural projects

Council Members from the Advisory Committee accompanied staff members from Economic Development and Community Services on technical benchmark visits to Stampriet, Maltahöhe and Swakopmund from 9-13 October 2023. The impactful familiarisation visits were insightful and helped forge further co-operation between Council and potential partners.

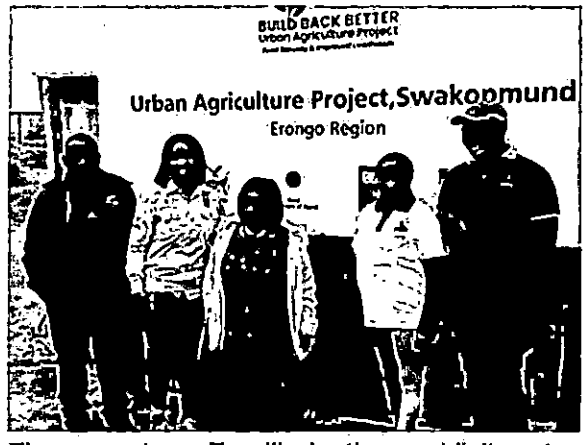


Figure 4: Familiarisation Visit to Swakopmund Urban Agriculture Project

Key outcomes of the benchmarking visits:

a) The formation and management of farmers' cooperatives and community based-management approach should be strengthened.

b) The need to develop leasehold frameworks.

c) The importance of creating local markets for fresh produce.

d. The urgent need to develop an urban agriculture policy for the City of Windhoek was highlighted.

e. The development of a stakeholder engagement plan and formulation of business plan to develop Farm Okukuna into a financially viable project.

f. The significance of facilitating educational hubs.

Recommendations:

The following recommendations were made to address some of the identified challenges:

- Funds be allocated in the next financial year to consider installing CCTV cameras that will deter people from entering the premises.
- Leasehold agreements to be signed with all community beneficiaries at Farm Okukuna to kick-start sustainable production and growth.

6.3.3 Acceptance of grant funding and donation to Katutura Old Age Home by the Erich Kohne Trust amounting to N$ 11.4mil in June 2023.

The late Mr. Kohne has been supporting the Katutura Old Age Home residents and prospective residents, who could not afford to pay residential fees at Katutura Old Age Home, occasionally since 2010. This financial assistance was a relief to the home as it could cover the living expenses at the house including basic needs items for daily operations.

The late Mr. Erich Kohne formed the Trust in 2001 of which the beneficiaries of the proceeds of the trust would be residents of old age homes in Namibia, who are in need of financial assistance to pay their monthly rentals, levies or frail care. The duration of the trust was for ten (10 years) from the date of death of Mr Kohne, being 27 June 2023 hence the Trust was to be terminated on 26 June 2023. The Trust thus deposited the portion allocated to the Katutura Old Age Home in the KOAH bank account by end of June 2023. The main purpose of this fund is to pay for the monthly subscription of older persons who cannot afford their monthly rentals, medical prescriptions and living expenses in the home. The Municipal Council of Windhoek has established a Management Committee to oversee the operation and financial management of the funds it receives on behalf of Katutura Old Age Home. The Management Committee has the responsibility to ensure that the needs of older persons are addressed through this funding by implementing sound financial management and reporting system. To this end, the Management Committee of the Katutura Old Age Home will enhance the image for the Municipal Council of Windhoek

6.3.4 Orphans & Vulnerable Persons (OVPs)

A total of 4,174 Orphans & Vulnerable Persons (OVP's) were supported during 2023. Service to communities through community libraries totals 98,000 residents per annum.

6.4 Parks Division

6.4.1 Sam Nujoma Stadium

Following a successful procurement process, the bid for the structural assessment of the Sam Nujoma Stadium was awarded to Windhoek Consulting Engineers. The site handover took place on the 02nd of November 2023 and the project is set for completion by April 2024.

6.4.2 Under 13 Mayoral League

The Under 13 Mayoral League is an annual event in which all the Primary Schools around Windhoek participate in the under 13 years of age category. The competition includes sport codes of soccer, volleyball, and netball. The event took place on the 23 September 2023 and 32 primary schools were hosted with over 500 children.

The following schools won in the different sport categories as follows:

Soccer

- First place: I.H. Steenkamp Primary school
- Second place: Suiderhof Primary school
- Third place: Moses Garoeb Primary school

Netball

- First place: Theo Katjimune Primary school
- Second place: St Barnabas Primary school
- Third place: Namibia Primary school

Volleyball

- First place: Christ Love Private school
- Second place: Havana Primary school
- Third place: Moses van der Byl Primary school

6.4.2 Commemoration of Arbor Day

Arbor day is an annual event and was held on the 13th of October 2023 at the UN Plaza. The Council members and the management of RMB/FNB Namibia planted trees along Independence Avenue opposite Soweto Market and in the park itself. The Ministry of Environment and Tourism and the Ministry were also present at the event and donated 40 fruit trees. Regrettably, it was reported that all the trees that was planted along Independence Avenue were subsequently stolen.

It was proposed that in future the Department either plants bigger trees or consults FNB as the sponsor in terms of propagating the smaller trees and placing them at the Park's nursery to grow bigger for planting next year.

6.4.3 Recreational and Parks Masterplan

The Parks Division, in consultation with NUST, completed the draft Recreational and Open Spaces Masterplan, which was presented to the committee on 14 September 2023. The inputs were incorporated and following the receipt of final inputs from the Department of Infrastructure, Water & Technical Services (IWTS-Built Environment Division). The item will be tabled for consideration by Council in early 2024, following a workshop to all Council Members.

Additional projects successfully overseen by the Parks Division in 2023 include:

- **Upgrading of Khomasdal Stadium**

Following the completion of a successful procurement process, the bid was awarded to Namibia Construction to undertake repairs to the netball courts, which will be completed in 07 December 2023.



Figure 5: New Netball courts at Khomasdal Stadium

- **Rocky Crest Cemetery**

The consultant is busy with the planning and preliminary design works, while the land survey works are completed. The new cemetery will make provision for an estimated 16,400 grave sites.

- **Crematoriums**

Repairs to both the old and new furnaces have are complete and while the gas crematorium has been operational since October 2023, the old furnace will be fully operational from December 2023.

6.4.4 Health & Environment

a. Windhoek Strategic Environment Assessment (SEA)

The objectives of the environmental management plans (as per Section 23 of Environmental Management Act) are to co-ordinate and harmonise the environmental policies, plans, programmes, and decisions. The draft SEA Report and the GIS Maps were received from the consultant for review, which is in its final stage.

The review of this draft included circulation of the draft report to the internal stakeholders, a verification workshop with the Environment Management officials. Once the verification workshop with the internal stakeholders is completed, the draft review letter will be finalised and submitted for signature.

b. Integrated Climate Change Strategy

Council approved the Windhoek Integrated Climate Change Strategy and Action Plan on the 27th of July 2023 (**Resolution 196/07/2023**). As part of the approval, Council designated the SE: Economic Development and Community Services as the implementation agent of the strategy. The Department of EDCS therefore has an oversight mandate on all activities listed in the approved action plan and will support other departments that are implementing climate related projects when required. The division developed a draft Operational Annual and Resource Mobilisation Plan to guide implementation for the 2023/2024 financial year. The two plans will be discussed with relevant stakeholders to reach consensus on timelines and the financing of activities.

c. Sand Mining Policy

The aim of the policy is to promote sustainable and environmentally friendly sand mining business practices through basic guiding principles with the objective of minimising adverse environmental impacts. An inter-departmental committee was constituted, and the draft Feasibility Study was completed and presented to Council Members on the 24th of October 2023.

The mapping of the Sand Mining Permit Business Process was successfully completed and awaits final approval from the Office of the CEO. The process was presented to Council Members on 24th October 2023 with the Sand Mining Feasibility Study.

Applications received by EDCS were circulated to technical departments for comments/input and comments. The comments provided will be discussed at the next **inter-departmental committee** sitting for final review and recommendations, before submission to SE Forum, MC and Council during Quarter 3.

d. Business Registration

Certificates of Fitness/Registration

The Division had been experiencing a significant backlog of applications for Certificates of Fitness dating back to the Covid-9 Lockdown period from January 2020 to December 2021. To arrest the situation the following interventions were implemented:

- The secondment of an Assistant Accountant from the Department of Finance and Customer Services, to Business Registration Section, to provide support to the Division in dealing with the Certificates of Fitness backlog of 1,372 applications.

- The appointment of four interns from July to 31 March 2023 to provide support for the new Certificates of Fitness backlog of 3,115 applications dating from January 2022 to September 2023. The processing of the new backlog is expected end by 31 March 2024.

Progress update:

To date, out of a total of 1,372 outstanding applications under the **old backlog**, 1,032 were approved and certificates of fitness were issued. 329 applications were incomplete due to compliance issues which are currently being addressed. The 329 remaining applications are expected to be completed by 31 December 2023.

The progress update for the new backlog of January 2022 to September 2023, will be provided during the 3rd Quarter of the financial year.

Challenges:

The following challenges persist in prolonging the backlog:

- No adherence to the SOPs and staff indiscipline.
- Frequent interruptions due to system maintenance, resulting in delays which affect deadline targets.
- A centralised standard scanner instead of high-volume scanners for each officer.
- Poor document management due to inadequate storage space.

Review of business processes for the Certificate of Fitness and Certificate of Registration

The Division embarked on an exercise to review the business process to ensure compliance with the Public Health Act, Act. No. 1 of 2015 and Regulations relating to the registration of businesses, GN 202 of 2006, which is planned for completion by the end of Quarter 3 of the current financial year.

Approach:

- Distinct business processes for the Certificate of Fitness and the Certificate of Registration to ensure compliance with relevant legal instruments and provisions.
- Once the mapping of these processes has been completed and signed off, the system will be re-engineered and adapted to the approved processes. Introduction of the new tariffs to address the shortcomings in the current tariffs structure.
- Investigation of the conversion of the vacant position: Officer: Information and Business Registration to a position that will support the Section Head and to be responsible for ensuring administrative compliance/quality assurance.

d. Men Engagement

The 2023 sessions were organised by the Municipal Council of Windhoek (MCoW), with funding from UNAIDS and in partnership with the Walvis Bay Corridor Group (WBCG).

Four Male engagement sessions were conducted at different settlement areas around Windhoek namely, Greenwell Matongo Community Hall, Otjomuise Community Centre, Babylon Community Hall and Soweto Market.

The aim of the sessions was to engage men, aged 18 years and above, in dialogue regarding issues that affect their, to increase their uptake of health services, and discuss key challenges including gender-based violence, to provide on-site health services.

Additionally, the male engagement session was used as a build-up activity to the World AIDS Day, commemorated globally on 1 December.

Recommendations

The following recommendations are proposed:

- There is a need to sensitise and train law enforcement personnel on how to receive male victims of GBV.
- There is a need to strengthen community engagements and capacity building on human rights and international laws.
- Participant asked for a platform that enables men and woman to engage in a dialogue to get to know and understand each other's' expectations in a social setup.
- There is a need to have a joint session in the future with the police, GBV Unit, social workers, women, and community leaders to sensitise them on how to resolve GBV from the perspective of males.
- There is a need to sensitise health workers on patient confidentiality.

e. Health and Hygiene Commemoration

The Municipal Council of Windhoek (Council) launched and commemorated its 2023 Health and Hygiene Promotion Month and was able to reach 100 people on the day of the event.

The campaign is the Council's contribution to national efforts in promoting health and promoting a clean and safe environment for all within the Municipal Council of Windhoek.

The Health and Hygiene Promotion Month build-up activities and commemoration are an essential and critical necessity aimed at addressing challenges within the Council's informal markets and community, by sensitising food handlers and the general public on the significance of health and hygiene. It is of the utmost importance to ensure that markets conform to basic health and hygiene requirements to ultimately prevent diseases, avert death, and protect public health.

Since 2018, the Municipal Council has also been running a competition targeting all food handling markets to encourage traders to keep their markets clean at all times and to practice good hygiene, in the interest of public health. For 2023, the markets were once again divided into three categories; being Big, Small and Most Improved Markets, of which the following markets were announced as winners:

- Big Market – Soweto Market
- Small – Limbandungila Market
- Most Improved Market – Stokes Market

Individual traders at various Markets where also awarded with a small token of appreciation to thank them for the role that they play towards trading in a clean and safe environment as to minimise or eliminate the outbreak of diseases.



Figure 6: Handwashing demonstration during the Health and Hygiene Commemoration Event.

f. Zero Emissions Day

The Municipal Council of Windhoek commemorated Zero Emission Day and Car Free Day, aiming to promotes sustainable practices and reducing carbon emissions. The build-up event, a Debate competition with the theme *"Be the change reduce your carbon footprint"* was held on 15 September 2023, followed by the main event, the Car Free Day, on 29 September 2023.

Build-up Event

The debate competition targeted tertiary level scholars with the aim to raise awareness on emissions. The motions centred around the effects of the upcoming oil, gas and green hydrogen projects and overall air quality in Windhoek. Four institutions namely: the University of Namibia (UNAM), Triumphant College, The Namibia University of Science and Technology (NUST), and the International University of Management (IUM). The table below shows the results:

Table 3: Zero Emissions Debate Winners

Ranking	Prizes	Team
1st place	N$ 5000.00	NUST Team A
2nd place	N$ 3000.00	NUST Team B
3rd place	N$ 2000.00	Unam Team B

WINGOC sponsored the event and the best speaker trophy was awarded to Naame Williams, a NUST student.



Figure 7: Zero Emissions Debate Competition Event.

On 29 September 2023 the Municipal Council of Windhoek held its second annual Car Free Day Event. The Council collaborated with various corporate entities such as: Total Energies, WINGOC, Coca-Cola, the Indian High Commission, The Namibian and New Era newspapers.



Figure 8: Car Free Day, 2023

City employees were joined by the CEO, the then Mayor of the City of Windhoek, Cllr. Uapingene and collaborating corporate companies, in promoting awareness about zero emissions, through a 5Km walk, jog and/or cycle to work from the Khomasdal customer care centre to Townhouse. The purpose was to encourage the reduction of emissions by using alternative transportation. Companies such as WINGOC, Coca-Cola and Total Energies supported the event by providing energy bars, water and cooldrinks to help participants complete the route.



Figure 9: Car Free Day, 2023

The pinnacle of the day culminated in an award ceremony, where recognition was not only bestowed upon the department exhibiting the highest participation rate but also upon the corporate entity that demonstrated the most remarkable involvement. Respectively, the trophies were awarded to the Electricity Department of the Municipal Council of Windhoek and the Ministry of Health and Social Services.



Figure 10: *Car Free Day, 2023*

6.4.5 Emergency & Disaster Risk Management

a. Consultative engagements with stakeholders

The Division initiated a plan to proactively engage key stakeholders within the city prior to any emergency or disaster situation.

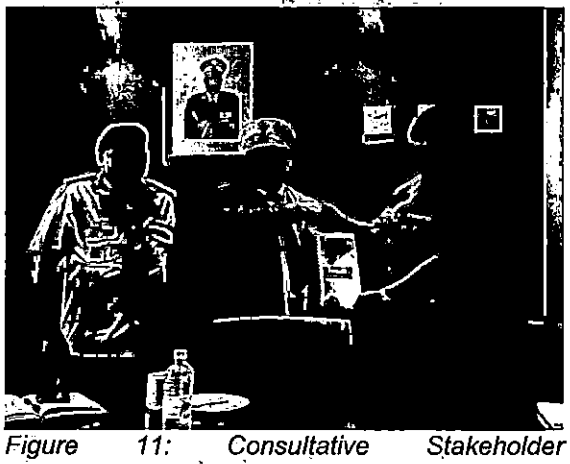


Figure 11: Consultative Stakeholder Engagements

The main objective of the engagement is to proactively strengthen & foster harmonious relationships with technical staff that are involved in Disaster Risk Management in these entities. Additionally, these meetings may open doors for other comprehensive engagements and collaborations in future. So far, out of the 14 engagements planned, 11 were successfully held with the Namibia Red Cross Society, Transnamib, NAMPOL, NDF, Ministry of Health & Social Services, NAC, Ministry of Agriculture, Ministry of Basic Education, Ministry of Gender Equality & Child Welfare, Ministry of Environment & Tourism and Ministry of Works & Transport.



Figure 12: NDF stakeholder engagement

b. Incidents Report

The Division responded to a total of **2,867** call-outs for the period July 2023 to October 2023 at an average of **717** call-outs per month.

c. Additional projects successfully overseen by the EDRM Division in 2023

The following additional projects were also implemented during the period under review:

- **Training Ground Upgrade**

Devil Cross Relocation Project (Fire Simulator): The department sought quotations from companies to relocate the

Devil's Cross project (Fire Simulator) from its previous location to a newly identified area, along with the installation of underground piping. Budgetary constraints posed a challenge throughout the project. Despite this, substantial progress was made in relocating and upgrading the Devil Cross to the newly identified area, culminating in its successful placement. The project concluded in October 2023.

- **Maintenance of live fire simulator**

The German Company (GFT) commenced services in Namibia on October 18, 2023, fulfilling the servicing, maintenance, and repair needs of the Fire Simulator. The Simulator is now fully operational, meeting the terms outlined in the contract between the City of Windhoek and GFT. Additionally, GFT will continue with the servicing and maintenance of the fire training simulator for the subsequent five years as per the agreed contract terms.

- **NTA Accreditation of EDRM Training facility**

Following the upgrades and maintenance of the practical training facilities, the NTA was invited to conduct a final assessment of the fitness of the facility. The NTA evaluation team conducted the site visit on 16 November 2023 hence the evaluators were satisfied with the upgrades and foresee a positive outcome in this regard. This outcome will be presented to the NTA council in February 2024, thereby concluding the process and providing the final decision on accreditation.

- **Consultative Meetings and Benchmarking visits**

The members of the Committee paid a courtesy visit to the Minister of Trade & Industry on 15 September 2023 that resolved to create a joint working group and finalise an MOU to strengthen co-operation between Council and the Ministry, all to be completed by first quarter in 2024. The members of the committee furthermore undertook site visits to flood-prone areas in Windhoek on the 3rd of November 2023. An action report was submitted to relevant Divisions/Departments through the Office of the Chief Executive Officer.

6.4.6 Benchmarks/Familiarisation visits to Windhoek

The Committee hosted the following benchmarking visits to Windhoek:

- Walvisbay Municipality led by their Deputy Mayor, Cllr. Saara Mutondoka, 8 September 2023;
- Eenhana Town Council – 2 November 2024

Environments and platforms for effective engagements and co-operation and key stakeholders to ensure accountability and inclusivity in fostering an economic development, in a resilient, clean, safe and vibrant city.

7. CONCLUSION

The specific role of the Council Advisory Committees is to generally provide advice and give inputs to the Municipal Council on critical matters and to give impetus to programmes and/or projects that are aligned to Council's strategic objectives.

The above report summarises the key activities discussed at the Economic Development, Public Safety & Citizen Welfare (EDPSCW) Advisory Committee meetings as well as related activities implemented through the reporting period. Although challenges were diverse, the Committee will continue to monitor progress, to ensure that quality services and opportunities are delivered to the residents.

[Special Municipal Council Minutes: 2021-03-11]

7.2.1 GOV.1 [CEO] COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES
(4/2/2)

After Councillor Ms FN Kahungu recused herself from this matter and proposed by Councillor I Keister it was

RESOLVED

1 That it be noted that the following Councillors will serve on the various Advisory Committees:

No.	Advisory Committee	Councillor
1	Provision of Basic Services	Councillor B Araeb Councillor FN Hambuda Councillor Ms CC Hanases Councillor Ms FN Kahungu Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene
2	Economic Development, Public Safety and Citizen Welfare	Councillor B Araeb Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor Ms I Keister Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma Councillor A Kwenani
3	Heritage Committee	Councillor Dr JS Amupanda Councillor B Araeb Councillor Ms CC Hanases Councillor Ms Q Kamati Councillor SS Nujoma Councillor J Uapingene Councillor Ms SS Gawanas
4	Financial Sustainability, Performance Management and Policy	Councillor Ms DR Davids Councillor Ms I Keister Councillor Ms N Larandja Councillor SS Nujoma Councillor I Skrywer
5	Land Delivery and Provision of Affordable Housing	Councillor Ms SS Gawanas Councillor FN Hambuda Councillor FN Kahungu Councillor Ms I Keister Councillor N Larandja Councillor I Skrywer Councillor J Uapingene
6	Formalisation of Informal Settlements and the Integration of Groot Aub	Councillor Ms DR Davids Councillor Ms SS Gawanas Councillor Ms FN Kahungu Councillor A Kwenani Councillor Ms M Pienaar-Lombardt Councillor I Skrywer Councillor J Uapingene
7	External Relations, Mayoral Affairs and Co-operations	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms CC Hanases Councillor A Kwenani Councillor N Larandja Councillor Ms M Pienaar-Lombardt Councillor SS Nujoma

1.1 That the proposed five (5) member appointment per Advisory Committee as per paragraph 4 of Council Resolution 35/04/2021, be rescinded and the allocations ranging from five (5) to nine (9) members per Advisory Committee, be approved.

1.2 That the various Advisory Committees select their specific Chairpersons and Vice Chairpersons.

2 That it be noted that the following Councillors will serve on the external committees:

No.	Advisory Committee	Councillor
1	Association for Local Authorities in Namibia (ALAN)	Councillor Dr JS Amupanda Councillor FN Hambuda Councillor Ms DR Davids
2	Mayoral Trust	Councillor Ms CC Hanases
3	The Franco Namibian Cultural Centre (FNCC)	Councillor SS Nujoma
4	The Namibian University of Science and Technology (NUST)	Councillor Ms N Larandja
5	The University of Namibia (UNAM)	Councillor Dr JS Amupanda

2.1 That the nomination of the Councillor to represent the City of Windhoek at the University of Science and Technology (NUST) be kept in abeyance to see how the City will navigate its way to obtain its representative from the Association of Local Authorities in Namibia (ALAN) to the University of Science and Technology (NUST).

2.2 That the nominations of a Councillor to represent the City of Windhoek at the Retirement Fund of Local Authorities and Utilities in Namibia (RFLAUN) be referred to the Councillors Forum for further deliberations and nominations in line with Rule 12.1 of the Pension Fund Rules, whereafter the Acting Chief Executive Officer (Executive: Strategy and Performance Management) resubmit the matter to Management Committee, for consideration.

3 That the Manager: External Relations and Networking inform the external institutions as per paragraph 2 above, of the Councillors serving on the various external committees.

RESOLUTION 59/03/2021

STANDING RULES OF ORDER

The Minister of Regional and Local Government and Housing has, under and by virtue of the provisions of **Section 14(6)(b)** of the **Local Authorities Act, 1992 (Act 23 of 1992)** approved the following Standing Rules of Order:

placed on the agenda of any ordinary meeting of the Council in accordance with regulation 5.

(2) The Chairperson of the Management Committee or, in his or her absence, a member of the Management Committee, requested thereto by such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the Management Committee for acceptance by the Council.

(3) The proposer contemplated in sub-regulation (2), may, with the consent of at least Two-thirds of the member of the Management Committee present, amend any recommendation of such committee or withdraw any item in the report of such committee for remission to such committee: provided that for an amendment which, in the opinion of the Chairperson of the Council, is of a non-material nature, an ordinary majority of such members shall be sufficient.

(4) For the purposes of these regulations any recommendation of the Management Committee shall be deemed to be a proposal which has been seconded.

23. Reports of Advisory Committee

(1) Any report of an advisory committee to the Council shall, in accordance with regulation 5, be placed on the agenda of an ordinary meeting of the Council.

(2) The Chairperson of the committee concerned or in his or her absence, a member of the committee requested thereto may be such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the committee for acceptance by the Council.

(3) The proposer contemplated in sub-regulation (2) may, with the consent of at least Two-thirds of the members present of the committee concerned, amend any recommendation of such committee, or withdraw any item in the report of such committee for remission to the committee.

(4) The provisions of regulation 21(3) shall apply mutatis mutandis to a report submitted for information in terms of sub-regulation (1).

24. PROPOSALS & MOTIONS OF ORDER WHICH MAY BE INTRODUCED

(1) Subject to any provision to the contrary in these standing rules of order, when a motion or proposal is under discussion during a meeting, it may only be proposed that the motion or proposal be amended or that the matter be voted upon or any of the following motions of order may be introduced:

(a) That the meeting be adjourned;
(b) that the debate be suspended;
(c) that the debate be closed;
(d) that the next matter on the agenda be proceeded to; or
(e) that the matter be remitted to the Management Committee.

(8) The power conferred in subsections (5)(b)(ii)(bb) and (6)(e)(ii)(bb) to call witnesses shall include, in the case of the local authority council, to subpoena such witnesses, whether in the service of the local authority council or not, and the power to place all witnesses under oath when giving evidence.

(9) For the purposes of subsection (8), sections 51 and 112 of the magistrates Court Act, 1944 (Act No. 32 of 1994), shall apply *mutatis mutandis*.

(Subs (7), (8) and (9) inserted by s. 19(n) of Act No. 24 of 2000)

PART V
POWERS DUTIES FUNCTIONS RIGHTS AND OBLIGATIONS OF LOCAL AUTHORITY COUNCILS

Powers, duties and functions of local authority councils

30. (1) Subject to the provisions of subsections (2) and (3), a local authority council shall have the power -

(a) subject to the provisions of Part VI, to supply water to the residents in its area for household, business or industrial purposes;

(b) subject to the provisions of Part VII, to provide, maintain and carry on a system of sewerage and drainage for the benefit of the residents in its area;

(c) to provide, maintain and carry on services to such residents for the removal, destruction or disposal of nightsoil, rubbish, slop water, garden and stable litter, derelict vehicles, carcasses of dead animals and all other kinds of refuse or otherwise offensive or unhealthy matter;

(d) subject to the provisions of Part VIII, to establish and maintain cemeteries, or to take over any cemetery situated within its area;

(e) subject to the provisions of Part IX, to construct and maintain streets and public places;

(f) subject to the provisions of Part X and the Electricity Act, 2000 (Act No. 2 of 2000), to supply electricity or gas to the residents in its area;

(Para (f) substituted by s. 12(a) of Act No. 17 of 2002)

(g) to establish, carry on and maintain sand, clay, stone or gravel quarries and works for the manufacture of bricks and tiles, and to dispose of sand, clay, stones, gravel, bricks and tiles exploited or manufactured from such quarries;

(h) subject to the provisions of Part XI, to establish, carry on and maintain a public transport service;

(i) subject to the provisions of Part XII, to establish, with the prior approval of

(Para (u) substituted by s. 20(b) of Act. No. 24 of 2000)

(v) (i) in the case of the municipal council of a municipality referred to in Part I of Schedule 1 and, with the prior approval in writing of the Minister granted after consultation with the Minister of Finance and subject to such conditions as the Minister may determine, the municipal council of a municipality referred to in Part II of Schedule 1 or a town council or a village council, to borrow money from time to time by way of loans from any source within Namibia and against the security which the local authority council may deem fit or the issue of debentures, bills of exchange and other negotiable instruments;

(ii) with the prior approval in writing of the Minister granted after consultation with the Minister of Finance and subject to such conditions as the Minister may determine, to grant advances or loans to any sporting club or association or charitable institution;

(w) to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees;

(x) to guarantee the due fulfilment of the contracts and obligations of any person, and enter into surety bonds or deeds of security;

(y) to open banking accounts with a banking institution as defined in section 1 of the Banking Institutions Act, 1998 (Act No. 2 of 1998), a building society as defined in section 1 of the Building Societies Act, 1986 (Act 2 of 1986), the Savings Bank as defined in section 1 of the Posts and Telecommunications Companies Establishment Act, 1992 (Act No. 17 of 1992), or such other financial institution as may be approved by the Minister;

(Para (y) substituted by s. 12(c) of Act No. 17 of 2002)

(z) (i) to accept donations made or receive moneys offered to it by any person within Namibia and, with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to accept such donations made or receive such moneys offered to it by any person outside Namibia;

(ii) with the prior approval in writing of the Minister in every particular case and subject to such conditions as he or she may determine, to make grants or donations;

(aa) to enter, subject to the regulations, into joint business ventures;

(Para (aa) substituted by s. 20(c) of Act No. 24 of 2000)

TERMS OF REFERENCE

ECONOMIC DEVELOPMENT PUBLIC SAFETY AND CITIZEN WELFARE COMMITTEE

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1. MANDATE

1.1. The Committee was created and approved as part of the 7 (seven) advisory committees, with the subsequent resolution Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES (4/2/2)** to various advisory -committee's as a mechanism aligned to the Strategic Transformational Plan 2017 – 2022 for efficiencies and effectiveness.

1.2. The "Windhoek Economic Dev. Public Safety and Citizen Welfare Committee" will drive economic inclusion to achieve sustainable economic growth and development. It will guide public safety policy decisions of the Community, promote health and wellness among employees and residents, and advocate for environmental sustainability. The Committee reviews and recommends various policy matters that impacts on public health, environmental management, public safety services and programs. It plays an important role on public safety initiatives, health promotion initiatives, environmental protection initiatives and contract oversight as well. Furthermore, it will advise on Youth development initiatives.

1.3. Establish and maintain exceptional parks, cemeteries and sport & recreational facilities to meet the needs of our residents.

2. GENERAL APPLICATION OF ADVISORY COMMITTEES

The Advisory Committee will carry out the following general applications:

- The Chairperson of the Committee will act as the interface between Council and Ex-officio Members.
- The committee will hear deputation on matters from members of the public related to the "Windhoek Economic Dev. Public Safety and Citizen Welfare Committee"
- Contributing to the work of the Councilors Forum through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.

- Ensure that the City is financially prudent while unlocking institutional strength and capacity;
- Mitigating risks which may hinder the sub-committee's goals.

3. POWERS, DUTIES AND FUNTIONS OF LOCAL AUTHORITY COUNCILS

- to establish, carry on and maintain markets, and for that purpose, to construct and let market houses, auction or sale rooms, stalls, warehouses and other buildings for the sale or storage of goods at such market
- to establish, carry on and maintain -
    - o abattoirs;
    - o aerodromes;
    - o an ambulance service;
    - o bands and orchestras;
    - o dipping tanks;
    - o a fire brigade;
    - o museums and libraries;
    - o pounds;
    - o Sports and Recreational facilities
    - o Public Open Spaces and Cemeteries
    - o a traffic service
- to construct and maintain buildings or depots for the reception or storage Of perishable goods;
- (m) to establish and maintain parking garages and to designate areas for the parking of vehicles;
- to beautify and secure the neatness of its area, including the planting, trimming or removal of trees;
- Provision of burials and cremations services, Sports and Recreation facilities and community sports.
- to establish and maintain any building or structure for any community requirement.
- to allocate bursaries, and grant loans, for educational purposes;
- to farm, and for that purpose to do, subject to the provision of this Act or any other law, anything that is conducive or necessary to farming, on its townlands;
- to promote, subject to the provisions of any other law, tourism;

4. OBJECTIVES

The objectives of the "Windhoek Economic Dev. Public Safety and Citizen Welfare Committee's objectives are listed below:

Economic Development

- Local Economic Development (Implementation of WED Strategy)
- Investment Promotion, Facilitation & Retention
- Tourism, Arts Promotion and Development
- MSME Development
- Research & Information Management
- Youth Entrepreneurship development to create self -sustainability for youth

Public Safety and Security

- Consideration of existing or proposed bylaws and policies related to the enhancement of community safety;
- Community safety, improving the sense of personal safety in public spaces: ensuring that citizens feel safe and can enjoy the variety of physical spaces where they spend their lives. coverage, safe mobility,
- Through the collaborative efforts of multiple service providers including Emergency Management, the Committee will advise on strategies that will ensure the citizens in the informal settlements receives timely, effective, and holistic services via an integrated service delivery approach that ensures their safety and wellbeing.
- Policing priorities as well as creating awareness of bylaws
- Implementation of Bylaws

Youth Development

- To create platforms for youth oriented or youth focused programs to seek input on matters affecting the youth
- To establish structure for land allocation for youth specifically
- To engage in educational activities that will enable the youth to define public health and health disparities
- Literacy programs (many serve out-of-school youth)
- Recreational programs
- Prevention programs targeting risk behaviors (i.e. delinquency, violence, substance abuse, suicide, teen pregnancy etc.)

Citizen Welfare

- Urban, Agriculture, Nutrition and Food Security
- Community Education

Health, Wellness and Environmental Sustainability

Health and Wellness

- Providing strategic and operational direction for the effective management of health and wellness issues affecting staff members and residents of the Municipal Council of Windhoek.
- Gathering knowledge about public health problems in the City and opportunities to improve health;
- Raising awareness and understanding of health issues with people in the City and potential project partners;
- Building political support for new approaches to public health;
- Providing mechanisms through which intersectoral action for health can be planned and promoted creating opportunities for people and community groups of the City to have a stronger voice and more active role in public health;
- Promoting strategic planning to secure comprehensive long term actions for health;
- Promoting innovation and policy change leading to public health policy throughout the City;
- Participating actively in the activities of the National Health Cities Networks or the World Health Organisation Networks.
- Promote mechanisms through which intersectoral action for health can be achieved by creating opportunities for people and community groups in Windhoek to have a stronger voice and more active role in matters affecting their health;

Environmental Sustainability

- Raise awareness and understanding of environmental issues with the public.
- Promote a clean environment by providing structures to address the plight of the street (bush) auto mechanics.
- Support the development of the air pollution control framework for the City.
- Support the implementation of Windhoek's Integrated Climate Change Strategy and Action to build resilience and adapt to the effects of climate change.
- Focusing on ensuring cleanliness, best practices, vibrancy and a green City.

Parks

- To maintain, develop and preserve public open spaces for future use as breathers of the City and ecological preservations.
- Develop high-quality parks, sport and recreational facilities and activities and securing burial space for dignified burials.
- Protect and maintain street trees as beautification of horticultural wellbeing of the City.
- Managing sports and recreational facilities for revenue enhancement and hosting games.
- River Walk Initiative
-

5. **DELIVERABLES** as required, the committee is responsible for key deliverables in terms of its mandate which may include inter alia:

- Investigative Reports;
- Bi-annual Progress Reports/Presentations;
- Written submissions;
- Funding and/or;
- Partnership Agreements where applicable.
- The committee will advocate and contribute to policy and strategy development on the priority themes that will support in the sourcing of Strategic Funding.

6. MEMBERSHIP AND COMPOSITION OF THE COMMITTEE

The sub-committee consists of both Councilors as well as City of Windhoek Officials from various functional areas. The composition of the committee is in line with the substantive needs of the Sub-committee as reflected in its key focal areas.

The core composition of the sub-committee shall be as follows and members will attend meetings pertaining to the relevant subject matter agenda items being discussed.

#	Member	Department	Division
1			
2			
3			
4			
5			
6			
7			
8			

9			
10			

7. MODALITIES OF OPERATION

7.1. The committee shall meet **once a month** or as may be otherwise required.

7.2. Notice of meeting as well as a proposed meeting agenda and relevant documentation shall be circulated at least 72 hours prior to any committee meeting.

7.3. Minutes of a meeting shall be circulated to all committee members within five (5) working days of any committee meeting.

7.4. Meeting requests, in so far as is possible, for an entire year will be sent out to all members in advance.

7.5. Communication between members of the committee shall occur primarily through email and official memorandum, reports, presentations and proposals. In addition, other medium of information can be explored and a **"WhatsApp"** Group will be created for committee members to keep each other apprised of any relevant information.

7.6. Adherence to Council policy and procedures and best practices shall be duly enforced throughout the execution of the Sub-committee's mandate.

7.7. A quorum for any meeting of the committee shall be 50% +1 of its membership, including either the Chairperson or Deputy Chairperson at the time of the meeting.

8. TERM OF OFFICE

8.1. An elected member of Council shall hold office contemporaneous with the term of Council, or until relieved through a formal resolution of the Municipal Council of Windhoek.

8.2 Should a Council member relinquishes office, Council shall appoint another person to fill that vacancy for the remaining portion of the term of office of the vacating member.

8.3 The committee shall nominate and by resolution appoint a Chairperson and Deputy Chairperson.

9. REVIEW OF TERMS OF REFERENCE

These TOR are subject to review upon recommendation of the committee or as and when the regulatory, social and or the local authority environment requires change.

CITY OF WINDHOEK

✉ 59
WINDHOEK

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City of Windhoek
The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held on Monday, 15 May 2023, **14:30, Fire Brigade Boardroom**

ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZEN WELFARE COMMITTEE

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of Agenda**
4. **Approval of the Minutes (09 November 2022)**
5. **Matters arising from the minutes**

6. **New Matters**

6.1. Presentation on the current status of Emergency & Disaster Risk Management Division

7. **Closing**

PRESENT:

Cllr A. Kwenani	Chairperson
Cllr B. Araeb	Deputy Chairperson
Cllr O.S. Uukule	Member
Cllr C. Hanases	Member
Cllr M. Lombardt	Member
Cllr S.S. Nujoma	Member
Cllr Q.O. Kamati	Member
Cllr S.S. Gawanas	Member

OFFICIALS IN ATTANDANCE

Ms. Z. Steenkamp	SE: Economic Development & Community Services
Mr. R. Kapia	Chief: Emergency & Disaster Management
Mr. J. Kalundu	Manager: Social and Youth Development
Mr. U. Kazombiaze	Manager: Parks
Ms L. Joodt	Acting Manager: Economic Development
Ms. L. Figaji	Section Head: Business Development
Mr. C. Kaverua	Section Head: Micro Entrepreneur
Ms. L. IGaoses	Section Head: Environmental Engineering
Mr. O. Makuti	Officer: Environmental Management
Ms. M. Haimbodi	Secretariat: Office of the Mayor

1. Welcoming

The Chairperson welcomed everyone to the meeting and requested Mr Kazombiaze to bless the meeting. He however informed the meeting that each Division within the Department of Economic Development and Community Services, will be given an opportunity to presents their needs at the committee level and obtain the support and guidance it deserves.

2. Apologies

2.1 Absent without apology

Cllr Ilse Keister

3. Adoption of Agenda

3.1 Cllr Lombardt moved to adopt the agenda, seconded by Cllr Nujoma.

4. Approval of the Minutes of the meeting (09 November 2022)

4.1 That Cllr Uukule moved to approve the minutes of the meeting held on the 09 November 2022, seconded by Cllr Nujoma.

5. Matters arising from the Minutes (09 November 2022)

5.1 *Update on Special Rating Area*

5.1.1 It was indicated that the item already served at the Council and was referred back for a workshop with all Councillors.

(Action: Ms Haimbodi to solicit the date for the workshop for the item to be resubmitted to serve at the Council.

5.2 *Men Engagement Campaign – 14, 21 July & 4 August 2022*

5.2.1 It was noted that all the events of Men Engagement Campaign took place successfully.

5.3 *Farm Okukuna*

5.3.1 It was noted that there is a visible progress at Farm Okukuna. (Attached progress report shared with the Councillors).

5.3.2 Councillors were advised to make time and visit the Farm Okukuna.

5.3.3 It was indicated that there is a need to visit other local farms/gardens in Swakopmund and Gobabis, to learn as to how they are being managed.

(Action: Mr Kalundu and the Office of the SE were tasked to work out a program of the sites which are useful for the visits)

5.4 Update on *WERI initiative*

(Attached progress report shared with the Councillors).

5.5 RMB/FNB Presentation

5.5.1 It was reported that there will be no signing of agreement, the process will start with the preparation of the donation of flower boxes to be planted at the right season.

5.5.2 It was further indicated that there will be a submission of an item to serve at MC meeting for the commemoration of Abor day.

5.6 Youth Entrepreneurship Development Strategy – workshop, 12 October 22

5.6.1 It was indicated that the Department was not able to successfully organise the workshop but proceeded with the training of entrepreneurs in collaboration with the Khomas Regional Council.

5.6.2 The workshop is planned to take place in June 2023.

5.6.3 It was noted that there has been consultation with Cllr Piet Adams from Groot Aub who has provided the list of youth that required training both theoretical training and skills.

5.6.4 It was advised that program that are running in different Constituencies should be highlighted in the progress report in order for the Councillors to take note as to what is happening in various Constituencies. **(Action: Ms Joodt)**

5.7 *International Day for Disaster Risk Reduction 2022, 13 October 2022*

That the event of International Day for Disaster Risk Reduction took place successfully as scheduled.

5.8 Windhoek Mayoral Business Forum: proposed date: 09 November or 16 Nov 2022

(Attached progress report shared with the Councillors).

5.9 Health & Hygiene Promotion Month & Official Commemoration, 11 October 2022

That the event of Health & Hygiene Promotion Month and the official commemoration took place and was successful.

5.10 Christmas Market

That the event of Christmas Market took place as scheduled and was successful.

5.11 Kasi Cup, 19-20 November 2022

That it be noted that the Kasi Cup event is hosted annually.

5.12 Under 13 Mayoral League, 22-23 October 2022

That it be noted that the Under 13 Mayoral League event is hosted annually.

5.13 World Food Day, 21 October 2022

That it be noted that the World Food Day is an international event which is hosted annually.

5.14 Commemoration of the World AIDS Day, 06 December 2022

That it be noted that the commemoration of the World AIDS Day event is hosted annually, and it was successful.

5.15 Land Alienation process - SMEDP

5.15.1 It was noted that the closed bid was approved by Council to avail land starting with the tenants in the Council markets and industrial stalls before extended to other SMEs.

5.15.2 It was further noted that 13 successful bidders whose bids were accepted did received their acceptance of offer letters after Ministerial approval was obtained.

5.15.3 That the land alienation process was approved by the line Ministry for the sale of the ervens to the 13 bidders. It is expected that the revenue of over 7 million will be received during the period of 5 years since the bidders will be opted to pay on the installment basis.

6. NEW MATTERS

6.1. ***Presentation by Chief Kapia: Current status of Emergency & Disaster Risk Management Division***

6.1.1 The presentation by Chief Kapia on the status of operations of the Emergency Services was appreciated by all Councillors.

RECOMMENDATIONS

6.1.2 It was advised that the division should quantify the various needs such as ambulances and filling of vacancy for the Councillors to assist.

6.1.3 It was advised that the Division (Geomatic) responsible for the updates of street names be informed to ensure changes in the streets are recorded in terms of emergency response.

6.1.4 It was advised that an item be prepared for the decision of ring fencing the levy of the firefighting division, to serve at Council. This should include the breakdown of costs of the firefighting equipment's and filling of vacancy on a 5-year period.

6.1.5 The filling of the vacancy over the next five years should be planned properly or the cost for each year be broken down as to how much it will cost the Council each year on the vacancy, in consultation with the HR department.

6.1.6 The former Mayor Cllr Gawanas, indicated that when she travelled to Manheim with her team, they were taken to view firefighting equipment's, services, and call centre etc. She however advised that Chief Kapia and his team need to travel to Manheim to benchmark and build a relationship.

(Action: Ms Steenkamp and Chief Kapia to draft the item to serve to MC/Council)

7. Closing

The Chairperson appreciated everyone for the attentive to the meeting and meaningful contributions.

Signed:

.....

Cllr Austine Kwenani
CHAIRPERSON

21/02/2024
DATE

CITY OF WINDHOEK

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The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held on Wednesday, 19 July 2023, **14:30, Alderman Mathews Shikongo Boardroom**

ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZEN WELFARE COMMITTEE

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of Agenda**
4. **Approval of the Minutes (15 May 2023)**
5. **Matters arising from the minutes**

6. **Standing items**

6.1. Progress update on Farm Okukuna
6.2 Progress update on WERI

7. **Strategic Projects**

7.1 Market Development Master Plan
7.2 Windhoek Economic Forum

8. **NEW MATTERS**

8.1 Katutura Old Age Home
8.2 State of the Homeless Residents
8.3 Oponganda Cemetery

9. **Events**

9.1 Launch of the Onghendambala Open Market

10. **Closing**

PRESENT:

Cllr A. Kwenani	Chairperson
Cllr B. Araeb	Deputy Chairperson (online)
Cllr O.S. Uukule	Member
Cllr C. Hanases	Member (online)
Cllr M. Lombardt	Member
Cllr S.S. Nujoma	Member (online)
Cllr Q.O. Kamati	Member (online)

WITH APOLOGY

Cllr S.S. Gawanas

OFFICIALS IN ATTENDANCE

Ms. Z. Steenkamp	SE: Economic Development & Community Services
Mr. K. Uazukuani	Deputy Chief: Emergency & Disaster Risk Management
Mr. J. Kalundu	Manager: Social & Youth Development
Mr. U. Kazombiaze	Manager: Parks
Mr M. Shikongo	Environmental Officer: Planning
Ms N. Kamho	Acting Manager: Economic Development
Ms. L. Figaji	Section Head: Business Development
Ms. F. Mbenzi	Section Head: Business Registration
Mr. O. Makuti	Officer: Environmental Management
Mr. M. Shanyengange	Officer: Environmental Management
Ms. M. Haimbodi	Secretariat: Office of the Mayor

1. Welcoming

The Chairperson welcomed everyone to the meeting. He however proposed that the Committee meeting be shifted to start in the morning at 09:00 instead of afternoon, to accommodate all the officials.

2. Apologies

2.1 Absent without apology

Cllr. Illse Keister

3. Adoption of Agenda

3.1 The agenda was adopted with the bringing forth of additional items as Items 7, 8, and 9.

4. Approval of the Minutes of the meeting (15 May 2023)

4.1 Due to time constraint, the minutes of the meeting held on the15 May 2023 would be dealt with at the next meeting.

5. Matters arising from the Minutes (09 November 2022 & 15 May 2023)

5.1 *Update on Special Rating Area: Feedback*

5.1.1 The Committee was informed that there was no quorum for the last workshop with all Councillors held on 01 June 2023. It was indicated that the Deputy Chairperson of the Committee, Cllr Araeb, agreed with the Councillors present to allow the Department to finalise the item and resubmit it to Management Committee for consideration.

5.1.2 It was further reported that a memo was written to all Councillors as a reminder to provide their inputs in writing, but nothing was received from Councillors, which resulted in the Department resubmitting the item without the requested inputs.

5.1.3 The Chairperson, Cllr Kwenani encouraged the Department to submit the item to the Management Committee for consideration and advise on the way forward.

5.2 Land Alienation process - SMEDP

5.2.1 It was noted that 13 successful bidders applied. Eight paid their VAT, and the next

step is to look at their financial statements for their accounts to be opened and to sign the deeds of sale.

5.3 Presentation by Chief Kapia: Current Status of Emergency & Disaster Risk Management Division

5.3.1 It was noted that the Division is preparing the item and will consider including the proper cost benefits analysis of emergency services in terms of the cost of running the operations, versus the benefits of branding it.

5.3.2 It was also indicated that the Division will look at the budgetary requirements to complement staff as well as address the issue of fleet.

5.3.3 It was further noted that before the item is submitted to MC, it will first be presented to the Committee for consideration. **(Ms Steenkamp)**

6. Standing Items

6.1 *Farm Okukuna*

6.1.1 The Committee noted with appreciation the progress report on Farm Okukuna and it was also shared with the Councillors for their information. (attached)

6.1.2 It was indicated that a site visit to Farm Okukuna with all Councillors be arranged to acquaint themselves with the activities and community involvements. This site visit is to take place preferably on a Saturday during the month of September when the CEO's onboarding sessions are complete. **(Action: Ms Haimbodi & Mr Kalundu)**

6.1.3 The Department was also urged to finalise the pending familiarisation visit programme to other local gardens in Mariental, Rundu and Swakopmund during the month of September 2023. **(Action: Mr Kalundu)**

6.2 Update on *WERI initiative*

6.2.1 It was advised that a workshop on Windhoek Economic Recovery Initiative (WERI) be arranged with all Councillors to obtain an update progress made to date. **(Action: Ms Steenkamp)**

7. Strategic Projects

7.1 Market Development Master Plan

7.1.1 The Committee noted that the Market Development Masterplan served at Council and was approved. It was also noted that the resolution will be circulated to all Committee members. **(Ms Steenkamp)**

7.1.2 It was noted that the budget allocation for the refurbishments of the market and the undeveloped markets was allocated an amount of N$1.4 million which is not sufficient. Hence Council accepted the recommendation for the Department to pursue other opportunities to source funds within the markets through Joint Ventures or Public Private Partnerships.

7.1.3 It was further noted that the market upgrading (of existing markets) have structural issues and require repairs. However, the Department only received a budget allocation of N$711'000 (seven hundred and eleven thousand Namibian dollars).

7.2 Windhoek Economic Development Forums

7.2.1 It was noted that the Department is busy with the Terms of Reference to establish platforms where Council engages with the business community at a high level on important issues.

7.2.2 It was further indicated that these platforms with business community are crucial in reviewing the policy from a legal perspective. This will enhance the internal processes and add value to the Department via open channels between Council and the business community.

7.2.3 It was also noted that the purpose of these platforms is to create a relationship where Council engages the business community on a regular basis, to improve the competitiveness of the local economy.

7.3. MSME Development Strategy

7.3.1 It was noted that the Micro, Small and Medium Enterprise Development Strategy is Council's framework response to the national policy.

7.3.2 It was noted that the Department is busy with the implementation of the strategy but, it is dependent on the availability of funds.

7.4 Urban Agriculture

7.4.1 It was noted that the major issues that hamper the progress in Groot Aub are the lack of funding allocated to the project. As a department this is a situation that needs to source external partnerships funding.

7.4.2 Currently, the focus is to get the model for Farm Okukuna running smoothly and replicating it to Groot Aub.

7.4.3 It was also noted that the community gardens require capacity building of the participating community members as well as the effective management of the gardens. However, this depends on the availability of both staffing and financial resources.

7.5 Windhoek Strategic Environment Assessment

7.5.1 The Committee noted that the Division is working on a review of the Windhoek Strategic Environment Assessment and will be completed by the end of August.

7.5.2 It was noted that the Integrated Climate Change Strategy item was finalised and will serve at Council of 27 July 2023 for approval.

7.5.3 It was also noted that the Division already started with the Sand Mining Policy and feasibility study in February 2023, and that there are some required from the technical Departments to complete the study. However, it was indicated that this study will not be possible in this financial year, given the fact that some Departments still need to conduct their own studies to supplement the feasibility study.

7.6 Business Registration

7.6.1 It was noted that the Division has a significant backlog of applications for business registration certificates.

7.6.2 Another challenge is the issue of insufficient staffing and that currently, interns are recruited to assist in this regard. The matter was raised with the Department of

Human Capital and Corporate Services, to recruit additional staff members to assist with clearing the backlog.

7.6.3 It was noted that a meeting was held with the Department of Information Technology to develop system for automating the registration processes for faster and improved efficiency.

7.6.4 It was resolved that all Divisions within the Department of Economic Development should identify critical positions for filling in the form of an item for submission to MC for consideration. **(Ms Steenkamp)**

7.7. Upgrading of Sam Nujoma Stadium

7.7.1 It was noted that the upgrading of Sam Nujoma Stadium for this financial year is only allocated an amount of N$199'000 (one thousand and nighty nine Namibian dollar) and the bid was awarded for N$1.7 million.

7.7.2 The Committee further asked for the clarification of the N$20 million that was earmarked to bring Sam Nujoma Stadium up to standard.

7.7.3 Mr. Kazombiaze informed the Committee that the process to investigate the structural defects of the design, was already awarded to a company. The consulting company would conduct the assessment, identify what needs to be rectified and supervise to the company that will do the rectification. Currently the available funds on the vote amount to N$500,000 (five hundred thousand Namibian dollars) but, due to the financial year end, the amount was no longer committed.

7.7.4 Mr. Kazombiaze further indicated that the process has commenced, and he will follow up with the Department of Infrastructure, Water and Technical Services, progress made regarding the examination of the structure and will give feedback at the next meeting. **(Action: Mr Kazombiaze)**

7.7.5 Mr. Kazombiaze further clarified that the N$20 million that was budgeted was just a cost estimate in terms of rectifying the structure, and that it was not based on the quantification of the specific quantity surveyor or consulting company: it is just money that the Division estimated as they had a report from CAF that came through the Namibia Football Association (NFA), and that is how the Division estimated of the N$20 million.

Moreover, the interest of the Namibia Football Association (NFA) in the Sam Nujoma Stadium to lease it was very high, since they were receiving funds through FIFA, to bring the stadium up to standard. However, this could only happen after the investigation report was completed and whether the stadium will be fit for use. Therefore, FIFA will consider the funding for the NFA to repair the defects and make the stadium functional again.

7.7.6 Furthermore, the issue with the stadium as to why FIFA is not funding NFA, is that if it is a design issue, then the Stadium will never be used to host national matches again. If it is a structural issue that can be rectified, then FIFA is willing to fund NFA a certain amount of money to bring the Stadium up to standard.

7.7.7 Mr. Kazombiaze informed the Committee that the progress report, will be shared at the next Committee meeting. **(Action: Mr Kazombiaze)**

7.8 Repair of the Windhoek Crematorium (Old and New)

7.8.1 It was noted that the Department concluded the bidding process for the repair and refurbishment of the Old and New Crematorium. The bid was awarded at an amount of N$360'000 (three hundred and sixty thousand Namibia dollars) for the repairs of the crematoriums so that they can be operational again.

7.9 Rocky Crest Cemetery

7.9.1 It was noted that based on the capital budget, the Rocky Crest Cemetery was allocated an amount of N$711,000 (seven hundred and eleven thousand Namibian dollars) which is not sufficient to complete the project.

7.9.2 The Department has compiled the terms of reference and needs N$3 million to complete the project and that again will need to be sourced through the Department of Finance to complete the project.

7.10 Public Open Spaces Development Masterplan

7.10.1 It was noted that the Department is finalising the document and with the assistance from the Architecture Division.

7.11 Zoo Park Upgrading Project

7.11.1 It was noted that the item is submitted for partnership with private sector stakeholders who wish to donate funds to upgrade the Zoo Park.

7.11.2 The item was referred back, and the applicant was engaged. The department still awaits a response and information, before resubmitting the item to Council for consideration.

8. NEW MATTERS

8.1 Katutura Old Age Home

8.1.1 It was noted that the item for the Katutura Old Age Home will serve at SE Forum of the 20 July 2023, and then proceed to MC and Council.

8.1.2 That the Katutura Old Age Home has received a generous donation from a resident who passed away in 2013 and he subsequently established that a trust should be established with the proceeds of his estate. The intention is for the trust to run for 10 years. Whilst the trust was in operation, it supported the pensioners and people of the ages that should be accommodated at the Old Age Home, especially those who do not have the financial means to pay for residing at the Old Age Home.

The stipulation was that after 10 years, the trust should be dissolved and whatever remains in the Trust should be divided equally into three (3) Old Age Homes, of which the Katutura Old Age Home was one of the beneficiaries nominated in his will.

8.1.3 The Trustees have contacted the Department to informed them that the terms of the trust will come to an end, and they require the Bank Account details, to make the deposits before the Trustees are dissolved.

8.1.4 It was noted that an amount of N$11.4 million was donated and paid into the Bank Account of the Katutura Old Age Home. An item to Council to accept the donation was submitted to serve at the next Council meeting in August 2023.

8.1.5 It was noted that there are elected board members to serve as caregivers and the Department will serve as the Secretariat.

8.1.6 The Committee noted with appreciation, the generous offer and gestures made to the Katutura Old Age Home.

8.2 State of the Homeless Residents

8.2.1 The Committee was informed of the general increase in homeless residents, that needs to be urgently addressed, not only at the Khomasdal Stadium but also the children begging at the robots and roaming the streets in the city.

8.2.2 It was noted that the Khomasdal Stadium was allocated to Mr. Collin Benjamin to run and manage but, he could not fulfil his mandate due to homeless residents occupying the Stadium.

8.2.3 It was also reported that the Department is concerned with the increased vandalism reportedly taking place in Khomasdal by the residents and received a petition from residents as well as those living around the Stadium, regarding the harassment that they experience from homeless residents.

8.2.4 The matter was discussed with the technical Division and City Police, and it was indicated that many of these residents are drug addicts and have mental problems.

In addition, the Department received several complaints from businesses in the Central Business District (CBD) and private residents who are also harassed when walking to fetch their children from school and that when walking in the city, they are not safe anymore.

8.2.6 It was further reported that Avani Hotel (former Kalahari Sands Hotel) and Hilton Hotel also registered complaints regarding the homeless children harassing their guests, to the extent of entering the hotels demanding food and/or grabbing items at the guest tables or when visitors are dropped off.

RECOMMENDATION/PROPOSALS

8.2.7 The Department has started internal consultations with Avani Hotel and City Police developing proposals for obtaining sponsorship or partnerships, to create a shelter for homeless residents.

8.2.8 It was also proposed that the situation of homeless residents cannot be addressed by the City alone and needs government intervention via the Office of the CEO

and the Mayor's Office, for a high-level meeting to be held between the City of Windhoek management, government ministries, our line Ministry, Ministry of Health and Social Services and Khomas Regional Council, to jointly provide a long-term solution. **(Action: Ms Steenkamp)**

The Committee noted with concern and supported the idea to the Mayor's Office to invite all the stakeholders to a meeting to tackle the issue of homelessness. **(Cllr Kwenani to meet with the Mayor and give feedback at the next meeting)**

8.3 Oponganda Cemetery

8.3.1 Cllr Lombardt informed the Committee that some community members raised complaints regarding the Oponganda Cemetery, indicating that some graves are small and not dug according to specifications. She asked whether the City dug those graves or whether they were dug by private persons.

In response Mr. Kazombiaze informed the meeting that all the cemeteries have grave digging contractors, and the City only allocates the grave, by taking the measurement of the grave that should be dug. It was further indicated that before the contractor is paid, the graves are measured according to the requirements in terms of depth and spaces in between the graves. It is a system of operational issues, as the spaces between the graves are measured when people must place tombstones that are not too big or too small, so that they do not encroach on other grave sites.

8.3.2 Mr Kazombiaze invited Cllr Lombardt for a site visit to Oponganda Cemetery to observe what is happening.

9. Events

9.1 Launch of the Onghendambala Open Market

9.1.1 It was noted that Council approved a donation to upgrade the Onghendambala market, which is situated in Eveline Street.

9.1.2 The upgrading was done by the Vendors Initiative for Social and Economic Transformation ad will soon be complete. The upgrade consists of fencing the market and closing the garage door rollers.

9.1.3 Phase 1 of the project is complete at a total value of N$332 thousand Namibian dollars.

9.1.4 The launch of the Onghendambala market will take place on the 21 July 2023, at 11:00, and His Worship the Mayor, Cllr Joseph Uapingene will officiate the event. The programme of the event was extended to all Councillors to attend the event.

10. Closing

The Chairperson thanked all for attending and for their valuable contributions before adjourning the meeting.

Signed:

.....
Cllr Austin Kwenani
CHAIRPERSON

21/02/2024
DATE:

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City of Windhoek
The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held on Wednesday, 01 November 2023, **14:30, Alderman Mathews Shikongo Boardroom**

ECONOMIC DEVELOPMENT, PUBLIC SAFETY & CITIZENS WELFARE COMMITTEE

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of Agenda**
4. **Approval of the Minutes (14 September 2023)**
5. **Matters arising from the minutes**

6. **Standing items: Updates on Strategic Projects**

6.1 Progress update on Farm Okukuna
6.2 Progress update on WERI
6.3 Market Development Master Plan
6.4 Windhoek Economic Forum
6.5 Update on Sam Nujoma Stadium
6.6 Update on seasonal rainfall outlook
6.7 Feedback on Disaster Risk Management with stakeholders
6.8 Update on the Christmas Market
6.9 Kasi Cup

7. **Closing**

COUNCILLORS PRESENT

Cllr A. Kwenani	Chairperson
Cllr B. Araeb	Deputy Chairperson (online)
Cllr M. Lombardt	Member
Cllr O.S. Uukule	Member
Cllr C. Hanases	Member (online)
Cllr Q.O. Kamati	Member (online)
Cllr S.S. Gawanas	Member (online)
Cllr S.S. Nujoma	Member (online)

WITH APOLOGY

Cllr I. Keister
Ms. Z. Steenkamp

OFFICIALS IN ATTENDANCE

Mr. U. Kazombiaze	Manager: Parks & Acting SE: Economic Development & Community Services
Mr. R. Kapia	Chief: Emergency & Disaster Risk Management
Ms. L. Figaji	Acting Manager: Economic Development
Mr. J. Kalundu	Manager: Social & Youth Development
Mr. C. Kaverua	Section Head: Micro Entrepreneur
Mr A. Hamutenya	Section Head: Disaster Risk Management
Ms L. Jacob	Research Assistant Intern: Mayor's office
Ms. M. Haimbodi	Secretariat: Office of the Mayor

1. Welcoming

The Chairperson welcomed all present and declared the meeting in session.

2. Apologies

2.1 There was no apology tendered.

3. Adoption of Agenda

3.1 Cllr Lombardt moved to adopt the agenda, seconded by Cllr Kwenani.

4. Approval of the Minutes of the meeting (14 September 2023)

4.1 Cllr Lombardt moved to approve the minutes of the meeting held on the 14 September 2023, seconded by Cllr Kwenani.

5. Matters arising from the Minutes (14 September 2023)

5.1 Under 13 Mayoral League

5.1.1 It was noted that the Mayoral cup under 13 was very successful event.

5.1.2 It was informed that 32 primary schools were hosted with over 500 children.

5.1.3 The following schools won in different sport categories as follows:

5.3.1 I.H. Steenkamp primary school won first place in soccer.
5.3.2 Suiderhof primary school came second place in soccer.
5.3.3 Moses Garoeb primary school came third place in soccer.
5.3.4 Theo Katjimune primary school came first place in netball.
5.3.5 St Barnabas primary school second place in netball and Namibia primary school third place in netball
5.3.6 Christ Love private school won first place in volleyball, Havana primary second place and Moses van del Byl primary school third place.

5.1.4 It was informed that the kids enjoyed the opening parade by the City Police.

5.1.5 It was also indicated that the presence of the Councillors at the event was noted with appreciation.

5.1.6 It was informed that the City of Windhoek inter-municipal team next year will be selecting the under 13 and embark on the educational tour to the coast.

5.2 Commemoration of Arbor Day

5.2.1 It was noted that the Abor day event was successful and hosted at UN Plaza.

5.2.2 It was noted that a total of 50 fruit trees were donated by the Ministry of Environment and Tourism, and we planted at various schools successfully.

5.2.3 It was reported that all the trees that was planted along the independence avenue were stolen.

5.2.4 It was proposed that in future the Department will either plant bigger trees or consult FNB as the sponsor in terms of propagating the smaller trees and placing them at the Parks nursery to grow bigger for planting next year.

6.1 Progress update on Farm Okukuna

6.1.1 It was noted that Farm Okukuna is busy harvesting for the next two weeks its produce and it is donated to the Soup Kitchens.

6.1.2 It was informed that the Eenhana Town Council and many other institutions are visiting Farm Okukuna to learn about urban agriculture and community gardens.

6.1.3 It was also noted that the Committee undertook the familiarization to various local urban agriculture projects in Swakopmund and Maritantal and the report will be shared with the committee.

6.1.4 It was noted that Roots Namibia in Stampriet also would want to visit Farm Okukuna to assist as they are expertise and do that for free without any cost.

6.1.5 It was reported that at the next committee meeting the Division will submit an item that will serve to the Management Committee meeting on the status of Farm Okukuna and the way forward.

6.2 Progress Update on WERI initiative

6.2.1 It was noted that a meeting took place on the 05 October 2023 together with the CEO and Cllr Amupanda, on the item that was prepared and ready to be submitted to Council to rectify WERI.

6.2.2 It was noted that the Department was requested to forward the item to Legal Division for assessing the project and capability in relation with different types of business framework in which WERI should be implemented.

6.2.3 That the item is still with the Legal Division and no feedback yet received for the item to be submitted to MC.

6.3 Market Development Master Plan

6.3.1 It was noted that the implementation of the Market Master Plan, for this current financial year the Department has identified one project for the truck port market.

6.3.2 It was noted that a site has been identified and approved by Council for the truck port market.

6.3.3 It was reported that the technical department will work to finalizing the layout plan access road, the draft, and the cost of the conceptual plan.

6.3.4 It was noted that a memo on the status update of the Truck port project served at MC of October 2023, and it was advised that it should be shared with the Committee members for information.

6.4 Windhoek Economic Development Forum

6.4.1 It was noted that the Windhoek Economic Development and Investment Forum took place on the 11 October 2023, at Protea Hotel. The theme for the event was safety and security.

6.4.2 It was noted that the Department has incorporated two forums into one; the Windhoek Mayoral Business Forum combined with the Windhoek Economic Development and Investment Forum.

6.4.3 It was further noted that from a score card perspective the Department must implement the activities and actions emanated from the forum.

6.4.4 It was indicated that the next forum of the Economic Development and Investment will be scheduled for March 2024 and after there will be a Windhoek Mayoral Business forum higher level for Councillors.

6.5 Update on Sam Nujoma Stadium

6.5.1 It was noted that a site hand over to the Windhoek Consulting Engineers to start the actual work is taking place on the 02 November 2023.

6.5.2 It was noted that the Consulting Engineers will be required to submit a work plan within a week for the Department to determine the time frame.

6.5.3 So, the information that is required in terms of the time frame to investigating the structural issues in the stadium will be shared at the next committee meeting.

6.6 Update on seasonal rainfall outlook

6.6.1 The seasonal rainfall outlook issued by the Namibia Meteorological Services for the period of October 2023 to February 2023 was noted.

6.6.2 It was noted that the Windhoek rainfall will be at normal and above normal, and the Department has to start with the usual preparedness and activities for the coming season.

6.6.3 It was noted that whenever Windhoek area receiving normal to the above normal, the community that are residing within the area that are prone to flood they might be flooded especially with flush flood.

6.6.4 So, the Department will issue public notice notifying the public and the residence who are in the informal settlement to make sure they are not in the riverbed and the message for the motorist.

6.6.5 It was further informed that during the technical meeting with the internal stakeholder which is the Road Storm Water Division to ensure that the city storm water is cleared from any debris.

6.7 Feedback on Disaster Risk Management with stakeholders

6.7.1 It was noted that the initiative to engage the Disaster Risk Management stakeholders, according to the Disaster Risk Management Act has mandated the city to ensure that they have integrated and coordinated disaster management approach that focused on prevention or reducing the risk of disaster.

6.7.2 And this initiative has been commenced to engage the stakeholders in the absence of any emergency or either disaster.

6.7.3 So, the stakeholders that have been identified includes the Government, parastatals, NCCI, business communities, traditional authorities, and meetings that was held was just to give update and to strengthening the relationship.

6.7.4 Other stakeholders that was highlighted were TransNamib, Namibia Red Cross and Ministry of Works and Transport etc. in terms of collaboration in the event of disaster reduction on a daily basis.

6.7.5 In addition, the Department also engaged various insurance companies to come on board to assist with regards to the annual event of International Day of Disaster Risk Reduction of which the theme for this year is fighting inequality for resilience future.

6.7.6 The reason being that the Informal Settlements always experiencing harsh conditions in terms of house fire or shack fire and the insurance companies have any product to consider to this effect. And it was added that the insurance

companies proposed if fund can be created of which they can give their contributions towards the disaster risk reduction.

6.7.7 It was proposed that a site visit to the flood prone areas should take place with the Officials together with the Councillors from the committee to create awareness and alert the people, do the unblocking in the riverbeds before the rain. It was proposed that the date should be Friday, the 03 November 2023.

6.8 Update on the Christmas Market

6.8.1 It was noted that the Christmas Market under the theme Christmas in the Zoo Park is scheduled to take place from the 08-10 December 2023.

6.8.2 It was mentioned that the Christmas Market will coincide with the Switching on of Christmas Lights on the 08 December 2023, whereby the incoming Mayor will put on the lights.

6.8.3 On Sunday, 10 December 2023, two events will be hosted, which is a Church Services in the morning and on evening will have Carrol by Candle lights.

6.8.4 All the Departments are invited to participate and to render services.

6.8.5 That over 150 applications from the vendors were received and 82 vendors have been approved and rejected 70 vendors.

6.8.6 There will be different categories of food, mobicans cooldrinks, varieties, NGO, Food produce, Arts and Crafts, Kids activities, Alcoholic beverages vendor, second hand goods, categories of Corporates. Farm Okukuna will also displays its produce.

6.8.7 In addition, there will be a special program with the music artist for Christmas season we are focusing on choirs, we have got 4 choirs and MC and DJ. We are just finalizing the media partnership to market the event and, we have received sponsorship from Breweries.

6.8.8 It was proposed that the Switching on of Christmas Lights for next year be considered to take place at UN Plaza to experience the quality of other venues in other suburbs.

6.9 Kasi Cup

6.9.1 It was noted that the Kasi Cup is the informal settlement leagues that taking place throughout the year.

6.9.2 It was noted that the teams are coming from various Constituencies and only two top teams and the Groot Aub team will become A teams where they will play on knot out basis and participate on Kasi Cup.

6.9.3 The event is co-sponsored by Coca Cola, Omulunga Radio as well as OTB.

6.9.4 The Memo through the CEO office will be sent to the Mayor's office to invite all Councillors to attend the event.

6.9.5 The launch of this event will take place on the 21 November 2023, at the Sam Nujoma Stadium.

10. Closing

The Chairperson thanked all for attending the meeting. The meeting adjourned at 17:00.

Signed by:

.....
Cllr A. Kwenani
CHAIRPERSON

21/02/2024
DATE:

City of Windhoek

The Gateway to Endless Opportunities

2023 PERFORMANCE REPORT

HERITAGE ADVISORY COMMITTEE

2023 PERFORMANCE REPORT

HERITAGE ADVISORY COMMITTEE

Checked by:

..... **Date:** ..25/03/2023

Ms Zurilea Steenkamp

SE: Economic Development and Community Services

..... **Date:** 27/03/2024

Mr. Vernouman Endjala

Manager: Sustainable Development

Approved by:

..dMonases.....P.P..... **Date:** 27/03/2024

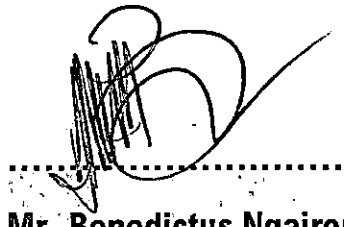
Dr. Job. S. Amupanda (Cllr)

Chairperson: Advisory Committee: Heritage

2023 PERFORMANCE REPORT

HERITAGE ADVISORY COMMITTEE

Checked by:



Date: 07/03/2024

Mr. Benedictus Ngairorue

Corporate Legal Advisor

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EXECUTIVE SUMMARY



Dr. Job Amupanda (Cllr.), Chairperson: Heritage Committee

The following report is an account of progress against key activities of the Heritage Advisory Committee for the year 2023. It reflects what the committee accomplished over the 2023 period and highlights the initiative to preserve the Old Katutura Houses into heritage assets and the renamed streets and approved townships.

The Heritage Committee also provides exists to transform and standardise procedures for the naming/renaming of public places including streets and monuments, to conserve and promote national heritage under the jurisdiction of the Windhoek Municipal Council, subject to national legislation.

The activities reflected in this report also serve to remind us of the importance of Heritage as a wealth of irreplaceable cultural, social, environmental, and economic value, with the potential to enrich and improve the quality of people lives and restore a sense of cultural identity and belonging amongst our diverse communities.

Dr. Job S. Amupanda (Cllr.)
CHAIRPERSON

COMMITTEE MEMBERS

Council Members

Dr. JS Amupanda, Cllr. (Chairperson)
Cllr CC. Hanases (Deputy Chairperson)
Cllr QO Kamati
Cllr J Uapingene
Cllr SS Gawanas
Cllr SS Nujoma
Cllr B Araeb

Departmental Representatives

Ms. Z Steenkamp	Economic Development & Community Services
Mr. V Endjala	Sustainable Development
Ms. L Figaji	Economic Development
Ms. G Pujatura	Tourism
Mr. C Kondiri	Sustainable Development
Ms. M. Haimbodi	Office of the Mayor

External Stakeholders

Ms. A Shiningayamwe	National Heritage Council of Namibia
Ms. J Indongo	National Museum Namibia
Ms. N Ashipala	Museum Association of Namibia
Ms. A Ulamba	National Theatre of Namibia
Ms. R Khiba	Town and Regional Planning Consultant

1. INRODUCTION

This report provides an update on progress against key activities, events, action plans and recommendations of the Heritage Advisory Committee for the 2023 review period. The purpose of the report is to table the performance of the said committee in line with ***Section 23*** of the ***Standing Ruled and Order.***

2. STRATEGIC INTENT STATEMENTS

1.1 VISION: To be a sustainable and caring city.

1.2 MISSION: To enhance the quality of life for all our people by rendering efficient and effective municipal services.

2.3 VALUES: Teamwork, Customer Focus, Communication, Fairness & Equity, Integrity

3. HERITAGE ADVISORY COMMITTEE OBJECTIVES

The key objectives of the Heritage Advisory Committee include:

a. Giving new name(s) to previously unnamed monuments, features, places, buildings, streets, etc. including as may be needed as part of township establishment.
b. Renaming of Monuments, features, public places, buildings, streets.
c. Facilitate and educate residents on how to provide public feedback on any proposed changes.
d. Contributing to the work of Council through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.
e. Advise and make recommendations on the restoration of Council buildings and/or monuments based on a periodic condition survey.
f. Advise Council on means of conserving heritage properties and areas including, but not limited to, monuments and objects, buildings and structures, cultural landscapes, and archaeological sites.
g. Advise Council on funding initiatives for heritage conservation.
h. To advise Council on means to confer honours upon any person who has, in the opinion of the local authority council rendered meritorious service to its residents.

4. LEGISLATIVE MANDATE

The Heritage committee was created and approved as part of the 7 (seven) advisory committees,

with the subsequent resolution as per the Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **Council's Representation on Advisory and External Committees (4/2/2)**, as a mechanism aligned to the Strategic Transformational Plan (2017 – 2022), for efficiencies and effectiveness.

Section 30(1)(w) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended), in reference to the powers of Council, which inter alia provide as follows:

'A local authority council shall have the power to establish from time to time such committees as it may deem necessary to advise it generally or in relation to any particular matter in the exercise of any of its powers or the performance of any of its duties and functions and may appoint such members or such other persons as it may deem fit to be members of such committees'.

Furthermore, in terms of the **Standing Rules and Order as per Section 23** pertaining to *Reports of Advisory Committees*, the said advisory committees are required to present recommendations as per the attached progress report to Council as follows:

23.(1) *Any report of an advisory committee to the Council shall, in accordance with regulation 5, be placed on the agenda of an ordinary meeting of the Council.*

(2) The Chairperson of the committee concerned or in his or her absence, a member of the committee requested thereto may be such Chairperson, shall, subject to the provisions of sub-regulation (3), propose each recommendation of the committee for acceptance by the Council.

(3) The proposer contemplated in sub-regulation (2) may, with the consent of at least two thirds of the members present of the committee concerned, amend any recommendation of such committee, or withdraw any item in the report of such committee for remission to the committee.

*(4) The provisions of regulation 21(3) shall apply *mutatis mutandis to a report submitted for information in terms of sub-regulation 5(1).*

**Mutatis mutandis: 'all necessary changes having being made' - meaning that whilst it may be necessary to make some changes to take account of different situations, the main point remains the same.*

5. MEETINGS

The following table reflects the meeting attendance of Council Members for the period under review:

Table 1: Council Member Meeting Attendance for 2023

NAME	MEMBERSHIP	January	February	March	April	May	June	July	August	September	October	November
Cllr J.S. Amupanda	Chairperson			√	√		√	√	x	√	x	√
Cllr C.C. Hanases	Deputy Chairperson			√	√		√	√	√	√	√	√
Cllr Q.O. Kamati	Member			√	√		√	√	√	√	x	√
Cllr J. Uapingene	Member			x	x		x	x	x	√	√	x
Cllr S.S. Gawanas	Member			x	√		√	√	√	√	x	√
Cllr S.S. Nujoma	Member			√	√		x	√	√	√	x	√
Cllr B. Araeb	Member			√	√		√	√	√	√	√	√

The following table summarizes the scheduled meetings for 2023 which commenced in April 2023 and key issues deliberated on:

Table 2: Summary of meetings and key discussion points

Date	Key Discussion Points
24 April 2023	1. Preservation of old Katutura Houses 2. Street renaming policy and delegation of authority. 3. Renaming of City Police Headquarters 4. Street Name change: Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St 5. Call for site usage recommendations previously occupied by the statue of Curt von Francois.
29 May 2023	1. Consultative workshop on Curt von Francois statue replacement
13 June 2023	1. Presentation: Review of Council's/Guidelines for the naming and renaming of street and public places
12 July 2023 21 July 2023	1. Update on the item: approval for the identification, nomination, and conservation of 19960's Katutura and Khomasdal houses as heritage assets. 2. Item: Approval for the identification, nomination, and conservation of 19960's Katutura and Khomasdal houses as heritage assets (CR152/07/2023)
17 August 2023	1. Report to Council: Item approval for the identification, nomination, and conservation of 19960's Katutura and Khomasdal houses as heritage assets
25 September 2023	1. Application to name a street in honour of the late Bishop Emeritus Rev. Dr. Hendrik Frederik of Evangelical Lutheran Church in the Republic of Namibia 2. Windhoek Heritage Forum 3. Validation Report- what came from Germany.
16 October 2023	1. Windhoek Heritage Forum 2. Validation Report- what came from Germany
09 November 2023	1. Presentation by Ms. Twapewa Kadhikwa, Xwama Traditional Restaurant on Heritage

6. HIGHLIGHTS OF THE YEAR

6.1 Katutura/ Khomasdal Heritage Resources Workshop

The Cultural Heritage Workshop that was held on 15-16 July 2022, highlighted the skewed distribution of heritage initiatives in Windhoek, comprising mostly monuments and statues that predominantly represent colonial history. Monuments and statues are found in the city centre and there are no official heritage resources in Katutura or Khomasdal. Council at its meeting held on 31 August 2023 resolved amongst others, as per **Council Resolution 241/08/2023** that seven (7) houses built between 1959 and 1960 (older than fifty years), in the following townships of Herero, Damara, Nama, Ovambo, Donkerhoek, Gemengde and Khomasdal, be identified and preserved as city heritage resources and that a cultural/ historical route be developed, documented, and promoted to boost heritage tourism to Katutura and Khomasdal. The historical houses should be included in the Municipal Council of Windhoek's Heritage Register and tourism promotion initiatives.

The proposed identified seven (7) houses will be nominated for conservation and declaration as national monuments. The objective is to create a cultural precinct by developing a trail around the townships. The houses will be selected based on the significance of the first occupant and will be converted to tell the stories of those social, political, and educational icons of the 1960's.

Consideration will be placed on the diversity; although the houses are the same, the stories are different, which means that every house must be unique in terms of the history of the 'lokasie' (location). The community (properties owners) of the houses identified as heritage sites will be applicable for voluntary exchange with modern houses through the Council Affordable Housing project and will be engaged in 2024.



Picture 1: Houses dating back to 1959 – photo for illustration purposes only.

Way forward

To date, a project advisory committee terms of reference, the guidelines/criteria to be followed in identifying and nominating the Katutura and Khomasdal houses as Heritage Assets, and the application forms are developed. A working group consisting of the Heritage industry, relevant city departments and institutions of higher education have been established and will spearhead the project implementation process and report to the Heritage Committee.

6.2 Petition on the Removal of the Curt von François Statue



Figure 2: Workshop discussing recommendations on the former Curt von François site

A petition signed by more than 400 people was received in 2021 for the removal of the Curt von François statue. A workshop, consisting of both internal and external stakeholders, was subsequently hosted on 29 May 2023 to deliberate on the proposals received. This process was deemed to be the first step, and further consultations were important to ensure the desired results.

Additionally, suggestions were made for the Department of Economic Development and Community Services (EDCS) to consider benchmarking with other countries (South Africa) to see how they manage their heritage resources.

The statue was removed on the 23rd of November 2022 and moved to the Windhoek City Museum. Thereafter an advertisement was placed from March to April 2023, calling for proposals on the future utilisation of the site previously occupied by the said statue. Thirteen (13) recommendations were received.

The petition then was tabled at the Advisory Committee on Heritage for deliberation, which supported the petition and submitted its recommendations to Council. Council at its meeting held on 27 October 2022 resolved to grant the petitioners their request to remove the statue.

In addition, the concept of Heritage Conservation and Management was presented by the National Heritage Council, and highlighted the role the Heritage Council plays in nominating heritage sites. It was further highlighted that any intended activity to be placed on the heritage site should not compromise the value thereof, be it either economical, educational, social, or political.

Achievements and the way forward:

The statue was successfully removed and stored at the Museum House. The pedestal on which the Curt von François statue stood was restored to a presentable condition. A counter narrative is being developed and will be exhibited alongside the statue. Due to financial constraints in the current financial year, budgetary provisions can only be made in the 2024/25 financial year to re-erect the said statue at the City Museum House. Extensive consultations will take place in 2024 through radio and public talks on topics of decolonisation, colonial monuments, colonialism, and its legacy in the city to sensitise the public.

6.3 National Heritage Week Commemoration

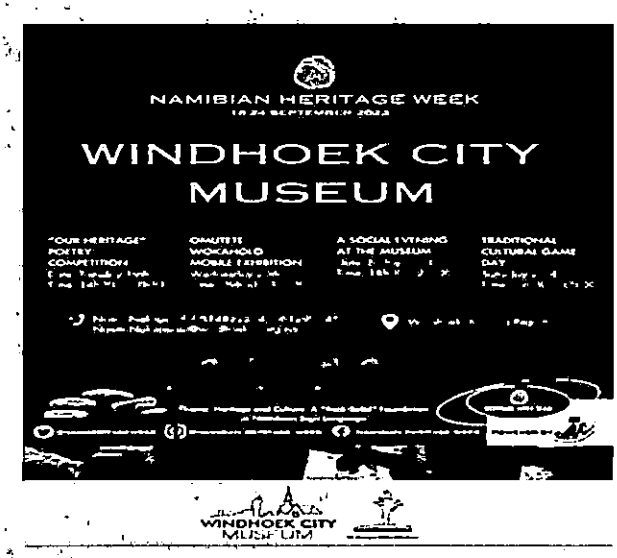


Figure 3: Poster of the Heritage Week Activities at the City Museum

The Windhoek City Museum joined the rest of the country in celebrating the Namibian National Heritage Week from 18 – 23 September 2023.

Heritage Week was an opportunity for Namibians to showcase their heritage. The week encouraged all Namibians to celebrate and commit themselves to protecting their wonderful natural and cultural resources. Namibia's major heritage institutions have united as a team (i.e. The Namibian Heritage Week Team) to organise week's events. As an umbrella organisation for museums countrywide, the Museums Association of Namibia (MAN) facilitates regional activities through its members during this week.

The theme for Namibian Heritage Week this year was *"Heritage and Culture: A Rock-Solid Foundation"* in Namibian Sign Language. The Heritage Week Team decided that each year the theme for heritage week will use a local indigenous language as part of the commitment to promote pride in cultural diversity.

The City Museum benefitted from the MAN's institutional and associate members fund to create a programme of activities for the Heritage Week. The maximum grant awarded was N$10,000 and was provided with funding from the National Arts Council of Namibia. The Windhoek City Museum hosted the following activities as part of the National Heritage Week:

- **Our Heritage Poetry Competition**

  "Our heritage" poetry and song competition whereby five schools were selected to participate. The task given was to find historical buildings, monuments or cultural objects in Windhoek and make a presentation about it through poems or songs. The winning school was awarded a hamper consisting of Windhoek's historical book for their school library and other stationaries. The second prize awarded to the second-best group was the Heritage week.

- **Hosting of Omutete Wokaholo Exhibition**

  An exhibition on the migrant labour system was hosted at the City Museum as part of the Heritage Week activities.

- **A social night**

The Windhoek City Museum hosted a social night at the museum with the theme ***'classical vintage'.*** Visitors were expected to dress in vintage wear dating back to the 1950s 60s and dance to the music of that era.

A popular game named *'Owela'* played by all Namibia's indigenous communities, although it has different indigenous names, was made available and the guests passed their time playing it.



Figure 4: City Curator, Mr. Aaron Nambadi and the Chairperson of the Council Committee on Heritage, Dr. JS Amupanda discussing the contract labour exhibition at the Windhoek City Museum launch.

- **Traditional games**

Corporate companies and individual sports clubs participated in traditional games to rekindle their childhood memories as part of the City Museum Heritage week activities. Games such as Skululu, Blikkies Omgooi, Blikkies Volmaak, Uma and Amagoes were the highlights of the day.

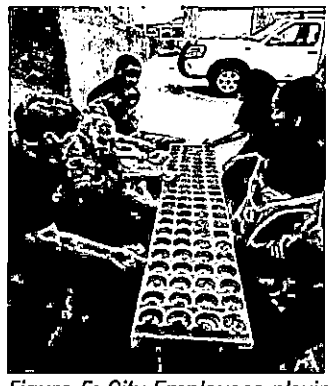


Figure 5: City Employees playing the Owela Game at the City Museum

6.4 Streets and Place Naming

The Street and Naming Renaming Policy honours and recognises the heroes and heroines both living and fallen, in any form possible within the boundaries of the city. In addition, the policy provides guidelines on how to change the names of streets that carry names with no meaning to the communities within which they are erected.

The policy encourages communities and residents to rename/name streets that reflect a representation of people who live within the city. The policy further embraces a public participation and awareness approach, which caters for the involvement of the immediate affected street users and the wider community in the evaluation of applications and decision-making process.

6.4.1 Street naming and renaming applications status quo for the period 2022/23

A brief reflection on the status of applications administered by the Heritage Committee, as to the applications received,

approved and implementation of Council Resolution hereby follows:

Table 3: Street naming/Renaming Applications (2022/23)

Status of Applications	Number
Applications received	3
Applications approved (for persons)	17
Applications approved (for townships)	6
Council Resolutions to be implemented	23
Applications under consideration	1

The following applications were approved by the Municipal Council (Council Resolutions not implemented yet). To be honoured are personalities who were involved in various spheres of nation building and development, such politics and sport administration, traditional authorities, the legal fraternity, the liberation struggle, and community activism, for example:

- Late Gaob Josophat Gawa-!Nab as per Council Resolution 121/05/2019 and CR 116/05/2023;
- Late Mr Simon Sisingi Hiskia as per Council Resolution 116/05/2023;
- Late Chief Kamaituara Kukuri as per Council Resolution 99/05/2023;
- Late Mr Frans Kambangula as per Council Resolution 116/05/2023;
- Late Judge Bryan O'Linn as per Council Resolution 100/05/2023;
- Late Mr Ulrich Paulino as per Council Resolutions 101/05/2023 and 102/05/2023;
- Late Mr Mvula Ya Nangolo as per Council Resolution 105/05/2023;
- Late Chief Jacob Marengo as per Council Resolution 108/05/2023;
- Late Hon. John Nankudhu as per Council Resolution 108/05/2023;
- Late Mr Aaron Shihepo as per Council Resolution 103/05/2023;
- Late Mr Karl Kazondunge as per Council Resolution 115/05/2023;
- Late Major Festus Kamburona as per Council Resolution 112/05/2023.
- Late Rev. Dr Hendrik Frederik as per Council Resolution 17/02/2024;
- Gaob Dr Justus ||Garoeb as per Council Resolution 311/11/2023

The following international personalities will be honoured as part of the naming/renaming of the city's streets:

- H.E. Emir Abdelkader (a late Algerian national hero) as per Council Resolutions 107/05/2023 and 117/05/2023)
- Late Elombe Brath as per Council Resolution 109/05/2023.

A mass street naming/renaming ceremony is to be held in 2024 and the implementation of the Council's decisions will follow state protocols.

6.4.2 Street name approvals for new townships and their adopted themes:

The following township names and themes were adopted for the period under review:

- Rocky Crest Extension 4, adopting a theme of both national heroes/ personalities and the names of flora found in Damaraland, Waterberg and Namibia in general as themes (CR 116/05/2023);

- Goreangab Extension 4 (Massive Urban Land Servicing Project – Phase 1 and 2), adopting the names of flora found in Damaraland as a theme;
- Goreangab Extension 5 (Windhoek Waterfront Development) adopted the names of dam (as a theme) found in the world (CR 117/05/2023);
- Goreangab Extension 8, continues with the names of African capital cities as a theme (CR 121/05/2023). A total of six streets are to be named after capital cities found in Ivory Coast, Madagascar, Egypt, Togo, Benin and Cameroon);
- Township to be developed on Portion 3 of the Farm Ongos No. 38, adopted the names of mountains found in the world as a theme (CR 120/05/2023).
- Ongos Valley (Portion 9 of the Farm Ongos No. 38), the township development consists of Extension 1 to 5, a generic terminology "street and "lane" has been adopted as the theme. Streets to be known as 1st Lane, 2nd Lane, 3rd Lane or 1st Street, 2nd Street, 3rd Street so forth.

It should be noted that, arterial and main collector streets are reserved for honouring historical figures as per **Council Resolution 374/11/2018.** Approved Council Resolutions for township development will be implemented with the completion of each township.

6.4.3 Applications approved and to be honoured in new townships are as follows:

- Late Petrus Nangolo Ekanda Iilonga as per Council Resolution 110/05/2023;
- Late Captain Jonker Afrikaner (road to connect Dr. Sam Nujoma Drive and Ongos Valley) as per Council Resolution 114/05/2023;
- Late Ngarikutuke Tjiriange as per Council Resolution 113/05/2023;
- Late Medusalag Xamseb and Gaob !Garikorob as per Council Resolution 111/05/2023.

6.4.4 Applications approved by the Municipal Council and still to seek public objections as per the Street and Place Naming/Renaming Guidelines as approved by Council Resolution 76/04/2017:

- The renaming of Jordaan Street in Pionierspark to Archbishop Bonifatius Haufiku as per Council Resolution 155/05/2020;
- The renaming of Sin Street in Katutura to Ulrich Paulino as per Council Resolution 101/05/2023 and 102/05/2023, and
- The renaming of Johann Albrecht Street in Windhoek in honour Gaob Justus ||Garoëb as per Council Resolution

In addition; a street without a name in Katutura (Oshetu Community) is to be known as Kapana Street as per Council 106/05/2023. Whilst Council Resolutions 101/05/2023 and 102/05/2023 have approved the renaming of Sin Street in Dolam neighbourhood to Ulrich Paulino Street.

6.4.5 Renaming of the City Police Headquarters in honour of Chief Abraham K Kanime:

The Committee Chairperson presented a proposal that the City Police Head Office/Building currently named 'Simon De Wet', be renamed in honour of Chief Kanime as the founding Head of the City Police. The request was recommended by the Committee and approved by Council on the 27 July 2023 as per Council Resolution **223/07/2023**. The renaming ceremony will take place in 2024.

6.4.6 Public participation and notices

A public notice was released in February 2024 fostering for public participation and objections on published streets to be renamed. No public objections were received.

6.4.7 Statistics of street and place naming/ renaming applications (1999-2023)

The following table depicts the street and place naming/renaming applications from 1999 to date:

Table 4: Streets and place naming/renaming applications (199-2023)

	Application Period (... - 2023)						
Application status	...-1999	2000-2005	2006-2010	2011-2015	2016-2020	2021-2023	Total
Council Resolution Implemented	50	15	18	11	23		117
Council Resolution to be Implemented		2	3	2	15	3	25
Secretariat waiting (applicant to respond)		1			2	4	7
Resolved (applicant informed)				1	4	1	6
Resolved (street already exist)		3	1				4
Resolved by the Previous Committee	1	3	6	6			16
Application processess to be completed		1			2		3
Approved/Reserved for new township					2		2
Under consideration			1		1	1	3
Withdrawn					1		1
TOTAL	51	25	29	20	50	9	184

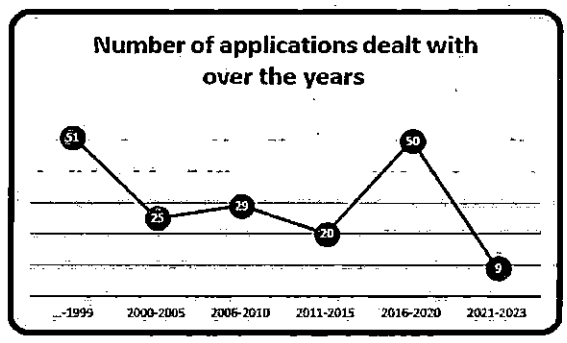


Figure 6: Application trends (1999-2023)

The above graph indicates the application trends for street naming/renaming applications over a 24-year period.

6.5 Visit to Bremen and Berlin

The City of Windhoek recently visited the cities of Berlin and Bremen in Germany to explore various areas of collaboration and exchange ideas on key topics. The discussions primarily revolved around smart cities, energy, youth empowerment, culture, and solid waste management.



Figure 7: Berling and Bremen, Germany visit

The visit also sought continued cultural collaborations with Berlin, to promote cultural diversity and share artistic expressions, and deliberations on Heritage management with specific emphasis on

decolonisation, art and culture development and promotion focusing on artists' capacity development, collaborations and sharing of stage spaces. Furthermore, the Senator for Culture and Social cohesion in Berlin, agreed to fund the development of a Museum (Building) in Windhoek. The Museum is envisaged for restorations and decolonisation.

6.5 Presentation by Ms. Twapewa Kadhikwa, Xwama Traditional Restaurant on Heritage

Ms. Twapewa Kadhikwa gave a presentation on her journey and life experience in Katutura on the 09 November 2023, at the Heritage Committee meeting, which was received with appreciation and as motivation to persevere in life.



Figure 8: Presentation by Ms. Twapewa Kadhikwa, Xwama Traditional Restaurant

Additional highlights from the presentation were as follows:

- **Spatial Development**

The presentation highlighted how communities/residences were settled based on their tribal/ethnic group from living, schools/education, and socialisation. This instilled disunity and hatred amongst tribes which further undermined the sense of worthiness in those communities and had far-reaching consequences on their beliefs about seeking and accomplishing a better life for themselves and future generations. It was further shown that the Windhoek suburbs and street names emanated from an immoral and corrupt political dispensation, which affected and demotivated the living standards/ values/cultures and behaviours of the people due to the apartheid system and to date, some streets are renamed and others in progress.

- **Heritage/Tourism**

Ms. Kadhikwa in her presentation also indicated that since people had already been settled (Katutura), she proposed that Council should change the Katutura name to **Twatura** and further indicated that opportunities exist to rebuild that society from its ugly history to a better future.

- **Food Security**

Ms. Kadhikwa pointed out that the communities should be encouraged that recycling is very important in terms of used water for irrigating household gardens to produce basic food (e.g. spinach).

- **High Unemployment/Youth Development**

Ms. Kadhikwa also indicated the challenges faced by the undergraduate and graduates due the lack of employment which results in the youth not seeing the value of education.

- **Economic Development**

The presentation also pointed out that there is a need to create a conducive environment for markets so that people can sell in decent places. In addition, the need for entrepreneurial skills and knowledge to grow their businesses, was emphasised.



Figure 9: Heritage Committee

6.7 Windhoek /Ae //Gams Arts and Cultural Festival 2023

The Windhoek /Ae //Gams Arts and Cultural Festival 2023 was celebrated under the theme *"The place that we live"* and aimed to offer a unique artistic and cultural experience of the city's narrative. The 2-day multi-disciplinary festival celebrated and paid homage to the city and its people, through a collaborative, engaging and interactive programme made up of cuisine, visual arts, cultural song and dance, comedy, music, dance, Namibian traditional games, poetry, film and fashion. The festival aimed to celebrate, preserve, and revive our cultural heritage, offered a platform to learn from one another, and build capacity and resilience for local talents and businesses.

After eight long years, the Windhoek /Ae //Gams Arts and Cultural Festival returned to its hometown of Windhoek for a live celebration of the Arts. The City of Windhoek did not just pick-up where it left off. Much has evolved in the creative and cultural industries over the past years. Mindful of this, the Windhoek /Ae //Gams Arts and Cultural Festival 2023 offered a carefully curated, yet spontaneous programme that was an engaging, interactive, and inspiring experience. Through the Windhoek /Ae //Gams Arts and Cultural Festival standing Motto *"Diverse Cultures – One Vision"*, the City of Windhoek aims to contribute to a united and integrated city.

The festival was a live outdoor multi-disciplinary event. The festival programme offered arts that reflected our times, imagined of a better way, and shared stories of the past. It took place at the Windhoek Municipal Head Office, from the 28th to 29th April 2023 created by the people for the people of Windhoek. It was predominantly graced by Namibian creatives, except two (2) dancing groups from Angola and 1 visual artist from Germany. The Namibian participants were predominantly Windhoek based, except for Mr. Karel Nseu who travelled from Kavango East to teach and transfer skills about basketry. In total, the festival created a platform for two hundred and eighty-three (283) individuals and groups. The festival monetary income through Sponsorship was N$100,000 with an amount of N$147,965.88 in-kind sponsorship value. Other incomes were generated through vendor registrations and selling of festival promotional items to the

tune of N$40,200.00 and N$33,710.00 respectively. The overall festival expenditure was N$650,916.22. Moreover, the following Embassies participated at the festival: Embassy of the Republic of Angola, Embassy of the People's Republic of China, Embassy of the Republic of Congo, and Embassy of the Republic of Indonesia.

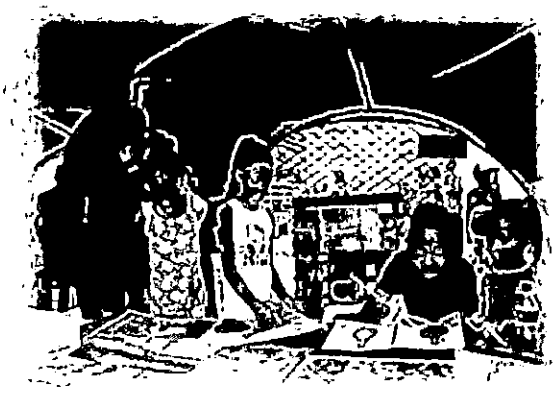


Figure 10: Kiddies painting workshop during the 2023 Windhoek /Ae //Gams Arts and Cultural festival.



Figure 11: Potjie kos preparations during the 2023 Windhoek /Ae //Gams Arts and Cultural Festival.

7. PLANS FOR 2023/24

The following activities are planned for 2024:

7.1 The EDCS Department is to create a welcoming billboard at the entrances of the city from the Hosea Kutako International Airport, Rehoboth and Okahandja, to welcome visitors/tourists to the city.

7.2 It was proposed that the old Council Chambers are to be preserved as a heritage resource and auditorium for public engagements.

7.3 Mindful of the negative connotations of some suburbs and street names in the city, consultations with the public are proposed to change the names of some suburbs.

7.4 As per Section 30(1)(q) of the Local Authorities Act 23 of 1992 (as amended), the Heritage Advisory Committee will facilitate a workshop for wider consultation with regards to the conferment of honours and awarding of people who have rendered meritorious service to their community.

7.5 The approved streets renaming be implemented and a date in 2024 be identified.

8. CONCLUSION

The specific role of the Council Advisory Committees is to generally provide advice and give inputs to the Municipal Council on critical matters and to give impetus to programmes and/or projects that are aligned to Council's strategic objectives.

The above report summarises the key activities discussed at the Heritage Committee meetings as well related activities implemented through the reporting period.

As Chairperson of the Heritage Advisory Committee, I am pleased with the progress made thus far and initiatives presented for consideration and implementation in 2024. I commend the commitment of both the internal and external stakeholders for what was a very busy but impactful year. I look forward to finalising the activities for 2024 whilst welcoming more and inspiring ideas to capture the spirit, times, and heritage of this great city and to restore our sense of belonging and embracing diversity. Let us continue to learn, teach, and embrace the social, political, economic, and historical footprints of our heritage and develop the potential wealth of this city for future generations.

TERMS OF REFERENCE

WINDHOEK MUNICIPAL COUNCIL

HERITAGE COMMITTEE

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1. MANDATE

i. The Committee was created and approved as part of the 7 (seven) advisory committees, with the subsequent resolution Special Municipal Council Minutes: 2021-03-11 GOV.1 [CEO] **COUNCIL'S REPRESENTATION ON ADVISORY AND EXTERNAL COMMITTEES (4/2/2)** to various advisory -committees as a mechanism aligned to the Strategic Transformational Plan 2017 – 2022 for efficiencies and effectiveness.

ii. Broadly seen the "Heritage Committee" is to transform and standardise procedures for the naming/renaming of Public Places including Streets and Monuments, conserve and promote national heritage under the jurisdiction of the Windhoek Municipal Council, subject to national legislation.

2. GENERAL APPLICATION OF ADVISORY COMMITTEES

The Advisory Committee will carry out the following general applications:

- The Chairperson of the Committee will act as the interface between Council and Ex-officio Members.
- The committee will hear deputation on matters from members of the public related to the "Heritage Committee."
- Contributing to the work of the Councilors Forum through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.
- Ensure that the City is financially prudent while unlocking institutional strength and capacity;
- Mitigating risks which may hinder the sub-committee's goals.

3. POWERS, DUTIES AND FUNTIONS OF LOCAL AUTHORITY COUNCILS

(e) subject to the provisions of Part IX, to construct and maintain streets and public places;

(q) to confer honours upon any person who has in the opinion of the local authority council rendered meritorious service to its residents;

4. OBJECTIVES

Specific objectives of the Heritage Committee include:

3.1. Giving new name(s) to previously unnamed features, places, buildings, streets, etc. including as may be needed as part of township establishment;

3.2. Renaming of Monuments, public places, buildings, streets;

3.3. Facilitate and educate residents on how to provide public feedback on any proposed changes;

3.4. Contributing to the work of the Councillors Forum through capacity development interventions, dissemination of information and execution of tasks as per the agreed tactical plans.

3.5. Ensuring effective project management of interventions;

3.6. Mitigating risks which may hinder the sub-committee's goals;

3.7. Advise on criteria for the evaluation of properties of architectural, aesthetic and/or historical value or interest in collaboration with relevant national entities carrying the same of similar responsibilities:

3.8. Oversee the research, preparation, evaluation and maintenance of a register of properties and areas worthy of conservation including heritage resources as may be recognised by the relevant national authorities;

3.9. Advise and make recommendations on the restoration of Council buildings and/or monuments based on a periodic condition survey.

3.10. Recommend and advise Council on programs, regulations and legislation towards the conservation and preservation of heritage resources.

3.11. Direct/oversee the organizing of promotional programs to advise Council and the public of the value of heritage resources, to raise public awareness, knowledge, appreciation, involvement and participation in heritage conservation activities. This includes the conservation of heritage resources that will help revitalize and enhance character and identity in various communities.

3.12. Advise council on means of conserving heritage properties and areas including, but not limited to, monuments and objects, buildings and structures, cultural landscapes and archaeological sites.

3.13. Advise council on funding initiatives for heritage conservation.
3.14. To advise Council on means to confer honours upon any person who has in the opinion of the local authority council rendered meritorious service to its residents
3.15. To hear deputations from members of the public.
3.16. To confer honours and awards to outstanding performing residents of the city citizens and the international community.
3.17. To recognize civic and outstanding achievements.
3.18. to serve as an interface between council and Heritage Practitioners.

4. DELIVERABLES

The committee is responsible for key deliverables in terms of its mandate which may include inter alia:

- Reports and/or written submissions;
- Bi-annual Progress Reports/Presentations on specific projects;
- Inputs to Partnership Agreements where applicable;
- Advise on budget for heritage resources management and maintenance;
- Policy documents.

5. MEMBERSHIP AND COMPOSITION OF THE COMMITTEE

5.1.The Committee shall consist of duly nominated Municipal Councillors;

5.2.Ex-officio Members shall be representatives from:
5.2.1.1.The National Heritage Council;
5.2.1.2.The Ministry of Education, Arts and Culture: Directorate of National Heritage and Culture Programs and the Directorate of Arts;
5.2.1.3.The National Museum, and;
5.2.1.4.The Museum Association of Namibia.

City of Windhoek Officials from various functional areas will be nominated through the Office of the CEO to assist the committee members on technical issues within the mandate of the committee. Officials will not be members of the committee.

The composition of the committee is in line with the substantive needs of the Sub-committee as reflected in its key focal areas.

6. MODALITIES OF OPERATION

6.1. The committee shall meet **once a month** or as may be otherwise required.

6.2. Notice of meeting as well as a proposed meeting agenda and relevant documentation shall be circulated at least two (2) working days prior to any committee meeting.

6.3. Minutes of a meeting shall be circulated to all committee members within five (5) working days of any committee meeting.

6.4. Meeting request, in so far as is possible, for an entire year will be sent out to all members in advance.

6.5. Communication between members of the committee shall occur primarily through email and official memorandum, reports, presentations and proposals. In addition, a **"WhatsApp"** Group will be created for committee members to keep each other apprised of any relevant information.

6.6. Adherence to Council policy and procedures and best practices shall be duly enforced throughout the execution of the Sub-committee's mandate.

6.7. A quorum for any meeting of the committee shall be 50% +1 of its membership as defined under 4.1 above, including either the Chairperson or Deputy Chairperson at the time of the meeting.

7. TERM OF OFFICE

7.1 An elected member of Council shall hold office contemporaneous with the term of Council, or until relieved through a formal resolution of the Municipal Council of Windhoek.

7.2 Should a Council member dies or resigns; Council shall appoint another person to fill that vacancy for the remaining portion of the term of office of the vacating member.

7.3 The committee shall nominate and by resolution appoint a Chairperson and Deputy Chairperson.

8. REVIEW OF TERMS OF REFERENCE

These TOR are subject to review upon recommendation of the committee or as and when the regulatory, social and or the local authority environment requires change.

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MINUTES of the **Council Advisory Committee Meeting** held on Monday, **24 April 2023 14:30, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. Welcoming
2. Apologies
3. Adoption of agenda
4. Approval of the minutes
5. Matters arising from the previous minutes

5.1 Update on the preservation of old Katutura Houses

5.2 Feedback on the Street renaming policy and delegation of authority

5.3 Update on the renaming of City Police Headquarters

5.4 Update on the request to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St

6. NEW MATTERS

6.1 Update on the call for site usage recommendations – previously occupied by the Statue of Curt von Francois

7. Closing

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson
Cllr B. Araeb	Member
Cllr Q.O. Kamati	Member
Cllr S.S. Gawanas	Member
Cllr S. S. Nujoma	Member (virtual)

IN ATTENDANCE

Ms. Z. Steenkamp	SE: Economic Development & Community Services
Mr. P. Van Rensburg	SE: Urban & Transport Planning
Mr. V. Endjala	Manager: Sustainable Development
Ms. L. Joodt	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Mr. A. Nambadi	Curator
Ms A. Shiningayamwe	National Heritage Council of Namibia (virtual)
Ms R. Khiba	NUST (virtual)
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Chairperson welcomed all present to the meeting and declare meeting in session.

2. Apologies

Cllr Joseph Uapingene tendered apology.

3. Adoption of agenda

Agenda was adopted as is.

4. Approval of the minutes

Minutes of the meeting held on 24 November 2022 were approved with corrections to item 1.2 and 6.1, that the policy is already in existence and there is no need for an amendment.

5. Matters arising from the previous minutes

5.1. *Update on the preservation of old Katutura Houses*

5.1.1. It was noted that the item is already drafted and awaits committee directive for the SE to sign it off and submit to MC.

5.1.2 The following recommendations in the item were noted as follows:

- That the houses to be considered as heritage sites that are fitting be identified .
- That it should represent diversity such as Herero, Damara, Wambo, Donkerhoek and Gemeente

- That it should have a unique story to tell, because in every location there is a different story. To consider houses with significant people that played a role in social, political, educational icons, and cultural historical miles.
- That consultation with the Department of Housing, Property Management and Human Settlement has already been done. That the next Council Affordable Housing projects will be in Goreangab, Khomasdal, Cimbebasia, when considering the exchange with the old houses.
- That permission be granted to start engaging the community of houses that will be identified.

IT WAS PROPOSED THAT:

5.1.3 The framework be crafted properly including all relevant information of creating tourism in the city, as well as to have tourist's footprints in Katutura.

5.1.4 The approach should be to engage the community (property owners) of houses identified as heritage sites in exchange with the modern houses and should be voluntarily,

5.1.5 That Council would like to reserve those houses as Heritage sites for current and future generations. That to consider high level of principle by highlighting heritage, tourism, cultural significance, diversity, doing foot printing in Katutura,

5.1.6 It was also advised to come up with innovation by creating heritage sites, similar to examples, in South Africa, such as Vilakazi street, and Nelson Mandela house which are heritage sites that attracts tourism across the world.

5.1.7 It was also advised that in order to enrich the item before it goes to Council, to look at how many houses are required, for example, to identify different tribes that are interested in exchanges and considering historical backgrounds in their community, in terms of political, social culture and economic perspective.

5.1.8 It was further proposed that if the Department could identify the areas and criteria, to put out an advert in the newspaper and request residents who are willing to be relocated to other areas in exchange of the modern house. This exercise will be faster and easier for Council to engage the community.

5.1.9 That the modality of engagements and consultations should be clear, to educate the community and to create an understanding of the importance of heritage.

5.1.10 It was advised that before the item serve at MC, it should serve at the next committee meeting of May 2023.

5.1.11 It was advised that the initial process of identification and nomination of old houses can proceed prior to acquiring that particular property in the name of the City. That the former occupants should have an understanding of what does it mean for a property/house/building to be nominated as a heritage place and to take into consideration that as they continue occupying the property the value for which their property that was nominated will not be compromised.

5.1.12 It was advised that when a building is declared as heritage and any changes to that effect, it will be required to go through the committee of the National Heritage Council, by presenting the building plan as to what kind of changes would be required to effect on the building.

5.1.13 When these houses are being identified, it will be protected and be given identity through the process of the National Heritage Council.

5.2 ***Feedback on the delegation of authority.***

5.2.1 It was noted that the item was recommended from the committee to MC, and it served at Council of the 03 April 2023.

5.2.2 It was also noted that the item of the delegation of authority was referred to MC for further deliberation. In addition, those 20 applications of the street renaming items that have been outstanding, will be dealt with at the next Special Council meeting to be scheduled.

5.3 ***Update on the renaming of the City Police Headquarters***

5.3.1 It was noted that Chief Kanime accepted the request of the renaming of the P.A. de Wet building/ City Police Headquarter in honour of him as the founder of the City Police Services.

5.3.2 It was advised that the Department should through the Acting CEO's Office, submit a K-item to serve at the Council meeting scheduled for 27 April 2023. **(Action: Mr Endjala) written response was received as well as the biography. Next step is to submit item to council**

5.4. ***Motivation to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St***

5.4.1 It was noted that communication with the applicant to provide information and biography was done but no feedback received.

5.4.2 It was further indicated that what is required is the biography and to indicate their preference on the street name plate. The Department will continue to follow up on the matter. **(Action: Mr Endjala) Committee approved the renaming. Next step is to submit item to council**

6. NEW MATTERS

6.1 *Update on the call for site usage recommendation: previously occupied by the Statue of Curt von Francois*

6.1.1 It was noted that the notice for a call for the site usage was advertised in March and since then it was learned that many people have not seen or heard of it and was extended towards end of April 2023.

6.1.2 That the request was for people to suggest contemporary public arts, statues, or local monuments of historical figures. That it be noted that many submissions were received and will be consolidated after the closing date.

6.1.3 It was noted that an item to serve at Council will be submitted to decide what should be done with the site. **(Action: Ms Pujatura)**

6.1.4 It was recommended that before an item submitted to Council, a workshop be arranged to deliberate on the proposals to understand what the people are saying and their meaning. **(Action: Ms Pujatura)**

6.1.5 It was further advised that as a committee together with relevant stakeholders, can come up with innovation and create outreach program in the community.

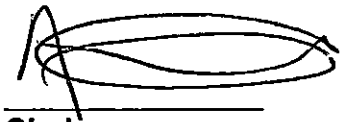
6.1.6 It was advised that as members of the committee including the secretariat to come up with proposals, ideas and create program of action to be considered as an agenda point.

6.1.7 Thereafter, the Committee was informed of the discovery of a new project by the Department of Economic Development and Community Services. The Department is working on a tunnel that exists from Katutura compound up to town, it is underground and has been used in those days by contract laborers.

7. Closing

The Chairperson thanked everyone for their meaningful contributions to the meeting and adjourned the meeting at 16:00.

Signed:



Chairperson

12/07/2023

Date:

SUMMARY OF THE CONSULTATIVE WORKSHOP CURT VON FRANCOIS STATUE REPLACEMENT HELD ON MONDAY, 29 MAY 2023, AT 09:00, FUNCTION HALL, CITY OF WINDHOEK

PRESENT

Cllr J. S. Amupanda:	Chairperson: Heritage Committee
Cllr C.C. Hanases:	Deputy Chairperson
Cllr J. Uapingene	
Cllr M. Lombardt	
Cllr B. Araeb	
Cllr N. Larandja	
Cllr I. Skrywer	
Cllr A. Kwenani	
Cllr O.S. Uukule	

OFFICIALS

Ms Z. Steenkamp	SE: Economic Development and Community Services
Ms L. Joodt	Acting Manager: Economic Development
Mr. V. Endjala	Manager: Sustainable Development
Ms G. Pujatura	Section Head: Tourism
Mr A.H Nambadi	Curator: Tourism
Ms M. Hamata	Arts and Culture Coordinator: Tourism
Mr H. Nakale	Museum Assistant: Tourism
Mr. O. Thataone	Information Management Coordinator
Mr. B. Mandume:	Intern: Tourism
Mr. E. Nangolo	Intern: Tourism
Ms. M. Haimbodi	Office of the Mayor

EXTERNAL STAKEHOLDERS

Ms A. Shiningayamwe	Acting Head: Heritage Management: National Heritage Council
Dr R. Khiba	Namibia Council of Town and Regional Planning
Ms. H. Elago	UNESCO
Ms. N. Ashipala	Director: Museums Association of Namibia
Mr. K. Tjiworo	Regional Heritage officer: National Heritage Council
Mr. J. Kuhanga	Built Heritage Officer: National Heritage Council
Dr I. Green	Head of Tourism: NUST
Ms. H. Titus	Petitioners
Mr. K. Vries	Petitioners

1. Welcoming

Ms. Zurilea Steenkamp, Strategic Executive, Economic Development and Community Services, welcomed all present to the workshop. She gave a background that a petition signed by more than 400 people were received in 2021 on the removal of the said statue. Firstly, the petition was tabled at the Council Advisory Committee on Heritage of which it was supported and was advised to be submitted to Council. Council at its meeting held on 27 October 2022 resolved to grant the petitioners its request to remove the statue. The statue was removed on the 23 November 2022 and moved to the Windhoek City Museum. The city, thereafter, advertised the call for the site usage recommendation of the site previously occupied by the said statue and 13 recommendations was received of which the workshop deliberated.

2. Remarks by Cllr. Dr. Job Amupanda: Chairperson of the Council Advisory Committee: Heritage Committee

Cllr Amupanda welcomed all participants to the workshop and indicated that the main purpose is to deliberate on the recommendations that was submitted. He however pointed out that this process is the first step, and it will take further consultations with everyone to ensure the desired results. In addition, he urges the Department (Ms Steenkamp) to consider benchmarking to other countries (South Africa) to see how they dealt with their heritage resources. He stressed that people should look at the bigger

picture as to how much work are still to be done, and the cost involved. There is a need for more interrogations to elevate our discussions.

3. Remarks by Ms Agnes Shiningayamwe: Acting Head: National Heritage Council of Namibia

Ms Shiningayamwe presented to the workshop about Heritage Conservation and Management (attached). The following highlights were raised from the presentation on Heritage Conservation and Management (**Attached**).

- How the Heritage Council plays a role with regards to the nomination of heritage sites
- That the activity intended to be placed on the site does not compromise the value thereof. The question worth noting is, what are the value that are attached to the site e.g., economical, educational, social etc.
- There should be community consultation, member of the community should provide their inputs.
- The Municipal Council of Windhoek should consider giving the new statue or replacement of the Curt von Francois statue an added layer of protection by having it declared. It should be noted that declaration does not change ownership.

4. Ms Pujatura: Presentation of the list of public recommendations

The following suggestions/comments were raised.

- That there be a balance between the past, present and the future,
- That it is dangerous to erase the past as it is critical for future referencing. History should be kept; it should not be deviated from.
- One question raises and worth consideration was, Are Heroes only men?
- That the site be replaced by Jan Jonker as the founder of Windhoek, that they are not happy with the place being contested as if it the only one in the city, it is about equity/justice.
- The workshop was caution not to use emotions but to understand that history is subjective and contested, and all approaches should be factual.
- The received proposals are not diverse and enough, hence there is a need for more public input that are diverse and selecting a symbol that unify the whole of Windhoek should be the consideration.
- That regarding tourism, Council should select a statue or a heritage asset that attracts tourists and contribute to the economy of the city.
- There is a need to re-define tourism (i.e., domestic, regional, or international tourism). Equally, the city should plan and invest in Heritage Tourism as it is a blooming niche market.

- That there's a need to formulate a checklist and guidelines to guide the recommendations selection process, which can even be used as a guiding mechanism in the future.
- The Workshop stressed that there was a reason for the erection and eventual removal of the statue in November 2022 and this motive would be important in contextualizing the process.
- The proposed site usage should be incorporated into heritage tourism initiatives, including the SMEs.
- That there is a need to visit the Windhoek City Museum, as it houses a gallery on colonial and post-colonial monuments.
- There is a need to understand where we are coming from, and to promote cultural tourism in Namibia.

- The diverse recommendations received are not adequate; council should go back to the drawing board and do a country wide, wider spectrum public consultation.
- The Municipal Council of Windhoek should be clear about the outcome of the consultations and should inform the public that not all input will be considered.
- Council should consider radio and public talks, converse about topics of decolonization, colonial monuments, colonialism, and its legacy in the city to sensitize the public.
- Council should be careful to never erase history but rather counter narrate it, have a holistic new narrative.

Based on the above suggestions and discussion, **IT WAS RECOMMENDED:**

- That there should be a wider consultation with the public to accommodate more views/inputs.

5. Vote of thanks by Cllr Clemencia Hanases, Deputy Chairperson

The Deputy Chairperson thanked the participants to the workshop for the meaningful contributions.

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The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held Tuesday, **13 June 2023, 14:30, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson
Cllr B. Araeb	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)
Cllr S.S. Gawanas	Member

IN ATTENDANCE

Mr. P. Van Rensburg	SE: Urban & Transport Planning
Mr. V. Endjala	Manager: Sustainable Development
Ms. N. Kamho	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Ms R. Khiba	NUST (virtual)
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

AGENDA

1. Welcoming
2. Apologies
3. Adoption of agenda
4. Approval of the minutes
5. Matters arising from the previous minutes

5.1 Update on the preservation of old Katutura Houses

5.2 Feedback on the delegation of authority

5.3 Update on the renaming of City Police Headquarters

5.4 Update on the request to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St

5.5 Update on the call for site usage recommendations – previously occupied by the Statue of Curt von Francois

6. NEW MATTERS

6.1 Presentation: Review of Council's/Guidelines for the naming and renaming of street and public places

7. Closing

1. Welcoming

The Chairperson welcomed everyone and declared the meeting in session.

2. Apologies

The following tendered their apology:

Ms Agnes Shiningayamwe (National Heritage Council)
National Museum Association of Namibia

The following were absent without apology:
Cllr Uapingene and Cllr Nujoma

3. Adoption of agenda

Agenda was adopted with no addition.

4. Approval of the minutes

None

5. Matters arising from the previous minutes (24 April 2023)

5.1. *Update on the preservation of old Katutura Houses*

5.1.1 It was indicated that the item is finalized with minor amendments as informed by the recently held workshop. The Item will be finalised and submitted to the SE: EDC to be signed off.

5.1.2 It was further directed that the item be submitted to the SE by Thursday (15 June 2023) to be signed off to serve at the next MC.

5.1.3 It was resolved that members of the committee should receive the copy of the item. **(Action: Ms Pujatura and Ms Kamho)**

5.2 ***Feedback on the delegation of authority***

5.2.1 It was noted that the issue of the delegation of authority was referred to MC for further deliberation by the Council. The final decision was that the Council Advisory Committee should consider applications for street or place renaming under the established framework/policy and submit recommendations directly to Council. This was confirmed at the Council meeting on 31 of May 2023.

5.2.2 It was further noted that the Council meeting held on 31 May 2023 resolved a provision for the Heritage Committee to have quarterly Special Council meeting in the case when there is a backlog to deal with the items.

5.3 ***Update on the renaming of the City Police Headquarters***

5.3.1 It was noted that a written response was received as well as the biography. It was confirmed that the decision was already approved in principle by the Heritage Committee and the next step is to make a submission to the Council. **(Action: Mr Endjala)**

5.4. ***Motivation to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St***

5.4.1 The application is currently not complete and information on the consultation with affected parties as per the relevant Council Resolution is outstanding. The applicant is aware of this and indicated that this will be submitted soonest. Again

it was indicated that the Committee already approved the renaming. Unless an issue with the evaluation crops up the next step is to make a submission directly to the Council. **(Action: Mr Endjala)**

5.5 ***Update on the call for site usage recommendation: previously occupied by the Statue of Curt von Francois***

5.5.1 It was noted that the consultative workshop on the site usage recommendations of the statue of Curt von Francois that took place on the 29 May 2023 was successful.

5.5.2 It was further noted that a lot of suggestions were given and thereafter it was directed that there is a need for wider consultations and to further engage the community on the matter.

5.5.3 The meeting was informed that e there is a public talk scheduled to take place at the City Museum house as part of the National Heritage week celebration in September 2023 and the envisioned theme for the talk is "colonial heritage and its legacy on Windhoek".

5.5.4 It was noted that the Division will engage schools especially the history students to hear from their perspective as to what they think about the heritage resources found in Windhoek, its values and the counter narrative.

5.5.5 It was directed that the report on the workshop be submitted at the next meeting. **(Action: Ms Pujatura and Ms Kamho)**

6. NEW MATTERS

6.1 Presentation: Review of Council's/Guideliness for the naming and renaming of street and public places

6.1.1 The committee noted the memo, revised draft street and place naming policy document as well as the terms of reference as presented by Mr van Rensburg.

6.1.2 It was confirmed that the amendments to the policy took account of all Council Resolutions subsequent to the passing of the policy and that these were simultaneously incorporated into the Terms of Reference for the Heritage Committee.

6.1.4 It was further noted that the Department of Economic Development & Community Services is in the process of drafting a heritage policy that will give guidance on the matter in terms of Council's mandate under the applicable legislation.

6.1.5 It was also requested that the Department of Economic Development& Community Services provide feedback on the progress of the policy at the next meeting. **(Action: Ms Pujatura)**

6.1.6 It was further proposed that the Department of Economic Development & community Services take note of the current draft Terms of Reference and advise on any changes emanating from the Heritage Policy. **(Action: Ms Pujatura)**

7. Closing

The Chairperson thanked everyone. The meeting adjourned at 16:20.

Signed by:

Cllr Job. S. Amupanda
CHAIRPERSON

22/11/2023
DATE

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The Gateway to Endless Opportunities

MINUTES of the **Council Advisory Committee Meeting** held Wednesday, **12 July 2023, 11:00, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of agenda**
4. **Approval of the minutes**
5. **Matters arising from the previous minutes**

6. **NEW MATTERS**

6.1 Update on the item: Approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets

7. **Closing**

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson
Cllr S.S. Gawanas	Member
Cllr B. Araeb	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)

IN ATTENDANCE

Ms Z. Steenkamp	SE: Economic Development & Community Services
Mr. V. Endjala	Manager: Sustainable Development
Ms. N. Kamho	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Ms A. Shiningayamwe	National Heritage Council of Namibia
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Chairperson warmly welcomed everyone to the meeting and declared the meeting in session.

2. Apologies

The following tendered their apology:

Cllr Joseph Uapingene
National Museum Association of Namibia
Ms Ritta Khiba

The following was absent without apology:
Cllr Nujoma

3. Adoption of agenda

Agenda was adopted with addition of the item: Appeal to Council by Mr Aribeb for the renaming of street in honour of Chief Garoeb in Ongos. Mr Endjala was advised to consult with the Acting CEO on the best possible way to deal with the appeal by obtaining guidance.

4. Approval of the minutes
None

5. Matters arising from the previous minutes
None

5.1. *Update on the preservation of old Katutura Houses*

5.1.1 That the item on the preservation of old Katutura Houses was submitted to serve at Council.

5.2 *Feedback on the delegation of authority*

5.2.1 That the item on the delegation of authority has already been dealt with by Council.

5.3 *Update on the renaming of the City Police Headquarters*

5.3.1 That the item on the renaming of the City Police Headquarters in honour of Chief Kanime, will serve at the Council on the 27 July 2023.

5.4. *Motivation to change Hennie Loubscher St. situated in Olympia to General Karel Ndjoba St*

5.4.1 That the applicant is awaiting to secure the outstanding signature.

5.5 *Update on the call for site usage recommendation: previously occupied by the Statue of Curt von Francois*

5.5.1 That the report on the consultative workshop held in May 29 May 2023 was submitted and noted with appreciation.

5.6 Presentation: Review of Council's/Guidelines for the naming and renaming of street and public places

5.6.1 That the Department of Economic Development and Community Services, and the Department of Urban and Transport Planning, should consult and engaged on the Heritage Policy, to combine the two policy and present it to the committee. **(Action: Ms Steenkamp/Mr Endjala)**

6. NEW MATTERS

6.1 Update on the item: Approval for the identification, nomination, and conservation of 19960's Katutura and Khomasdal houses as Heritage assets

6.1.1 That the item served at Council on the 06 July 2023 and it was resolved as follows: "That this matter be kept in abeyance in order for the Councillors Advisory Committee on Heritage to consider the refinement of the qualifying criteria and definition of persons of significance, whereafter it be resubmitted to Management Committee/Council, for consideration".

Based on the above Resolution, the Committee proposed as follows:

6.1.2 That the committee write to Council to clarify and rectify the matter "kept in abeyance and attached the minutes of Council.

6.1.3 That a meeting be scheduled on 21 July 2023, to deliberate on the questions that was raised by Council and resolve the matter.

6.1.4 That the team (Officials) should submit clarifications on matter and indicate the criteria to be followed as per the questions posed by Council. The team should focus on the area of concern, how to deal with the swapping, the options of swapping, and that Property Management to assist to evaluate the prices of houses.

6.1.5 That it should be noted that with the swapping of the houses, that person (family) is benefiting as the city is donating the houses to them.

6.1.6 It was also unanimously agreed that the issue of looking at prominence person be removed totally from the recommendations as it may cause unnecessary questions and confusion. That the item should include the variety of categories of people that can tell a story such as Bishops, traditional leaders etc.

6.1.7 Ms Steenkamp, requested the intervention of the Chairperson of the Committee to write a memo to the Acting CEO for the Department of Housing, Property Management and Human Settlements, to assist with some criteria in order to enable Council to make decisions. **(Action: Ms Steenkamp)**

6.1.8 It was also clarified that it is not necessarily looking at the person, but the purpos are to identify the houses, indicating how the house looked and also the building itself that need to be considered.

6.1.9 It was also indicated that what is required is the approval for the identification, nomination and of the process to commence and what is needed is to give clarification with some criteria.

6.1.10 That recommendation no. 3, of the item, should clearly indicate that what is required is the structure of the house and not the person only.

6.1.11 Whereas recommendation no. 7 in terms of Council Affordable Housing project, should be made clear that Council will make decisions to donate the houses to the families and the Division of Property Management should assist to clarify the financial implications.

6.1.12 It was also clarified that Councillors will not form part of engaging the communities and identifying the houses, but only the officials.

6.1.13 The Department of Housing, Property Management and Human Settlement, should investigate the housing affordability in terms of the household heritage in exchange for Council Affordable Housing to advise on the value of these houses. Looking at what the house entails, people that were born and lived there, have history, the whole heritage and whether is it worth of Council's Affordable Housing.

6.1.14 It was proposed that when the advert is out, it is crucial that the Division of Corporate Communication and Marketing, can also start to inform and engage the community on the activity and give proper feedback to relevant questions.

6.1.15 The information also be disseminated through the National radios translating in vernacular language, explaining the type of activity Council intends to undertake, what it entails, what Council is trying to achieve with it and the benefits to the community.

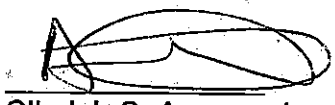
6.1.16 It was also advised that the committee to bear in mind that what is required is the six (6) houses as heritage sites that is going to be swapped and the criteria to be followed should be made clear. Same as 6.1.4

6.1.17 It was further advised that the recommendation should be that the roll out of the program and the implementation plan be determined by the Department.

7. Closing

The Chairperson thanked everyone and encouraged the officials to go prepare for the next meeting scheduled for Friday, 21 July 2023. The meeting adjourned at 12:30

Signed by:



22/11/2023

Cllr Job S. Amupanda
CHAIRPERSON

DATE

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MINUTES of the **Council Advisory Committee Meeting** held Friday, **21 July 2023, 10:00, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: *Ms M Haimbodi/Ms W. Munyanya*
TELEPHONE: *290 3561/2353*

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of agenda**
4. **Approval of the minutes**
5. **Matters arising from the previous minutes (12 July 2023)**

6. **NEW MATTERS**

6.1 Item: Approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

7. **Closing**

PRESENT

Dr. J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson (virtual)
Cllr S.S. Gawanas	Member
Cllr B. Araeb	Member (virtual)
Cllr Q.O. Kamati	Member
Cllr S.S. Nujoma	Member (virtual)

IN ATTENDANCE

Ms Z. Steenkamp	SE: Economic Development & Community Services
Ms. S. Simpson	Acting SE: Housing, Property Management & Human Settlements
Ms. G. Pujatura	Section Head: Tourism
Mr. C. Kondiri	Spatial Data Analyst
Ms N. Ashipala	Museums Association of Namibia
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Chairperson welcomed everyone to the meeting and declared the meeting in session.

2. Apologies

The following tendered their apology:

Cllr Joseph Uapingene
Mr P. van Rensburg
Mr V. Endjala
Ms Ritta Khiba
Ms A. Shiningayamwe

3. Adoption of agenda

Agenda was adopted as is with no further additions.

4. Approval of the minutes

None

5. Matters arising from the previous minutes (12 July 2023)

The Committee effected corrections to the previous minutes as indicated below.

5.1. Item: Approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

5.1.1 That the item served at Council on the 06th of July 2023 and it was resolved as follows: *"That this matter be kept in abeyance in order for the Councillors Advisory Committee on Heritage to consider the refinement of the qualifying criteria and definition of persons of significance, whereafter it be resubmitted to Management Committee/Council, for consideration".*

Based on the above Resolution, the Committee proposed as follows:

5.1.2 That the committee submit to Council a request for clarification and rectification of the phrase "*kept in abeyance*" and attached the minutes of Council.

5.1.3 That a meeting be scheduled on 21 July 2023, to deliberate on the questions that was raised by Council and resolve on the matter.

5.1.4 That the team (Officials) should submit clarification on the matter and expand on the criteria to be followed as per the questions posed by Council. The team should focus on the area of concerns, e.g. in regard to the swapping of houses, the modalities guiding the swapping in the context of the Council Affordable Housing project.

5.1.5 It was also unanimously agreed that the reference to the word "*prominent*" person be rephrased as it may cause misinterpretation. That the item should rather include the various categories of people that can tell a story such as Bishops, traditional leaders etc.

5.1.6 It was also clarified that, but the primary purpose of the project is to identify the houses, based on whether the building meets the infrastructural criteria.

5.1.7 It was also indicated that what is required is the principal Council approval for the identification and nomination process to commence.

5.1.8 In respect of recommendation no. 7 in terms of Council Affordable Housing project, it should be made clear that Council will make decisions to donate the houses to the families and the Division of Property Management should assist to clarify the financial implications.

5.1.9 Ms Steenkamp requested the intervention of the Chairperson of the Committee to write a memo to the Acting CEO for the Department of Housing, Property Management and

Human Settlements, to assist with inputs on the exchange of houses to enable Council to make decisions. **(Action: Ms Steenkamp)**

The meeting agreed to make it clear that the project is a bilateral commitment with reciprocal rights between the client and council, whereby they exchange the houses. A donation agreement and not exchange agreement will be entered into by the parties. That in terms of the requirements valuations should be done as a value should be attached to the properties. The donation route exempts the city from revenue stamp but will still be liable for transfer fees at the deed office.

5.1.10 It was proposed that the Division of Corporate Communication and Marketing will inform and engage the community through the Public Participation Section.

5.1.11 The information also be disseminated through the National radios translating in vernacular languages, explaining the type of activity Council intends to undertake, what it entails, what Council is trying to achieve with it and the benefits to the community.

6.1.12 It was also advised that the committee bear in mind that what is required is the six (6) houses to be reserved as heritage sites to be swopped and the criteria's should be made clear.

5.1.13 It was further advised that the roll-out and the implementation plan should be determined by the Department.

6. NEW MATTERS

6.1 Item: Approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

6.1.1 Subsequent to the committee meeting held on the 12 July 2023, it was agreed that a meeting be scheduled on Friday, the 21st of July 2023, to prepare a response to the Council Resolution above as follows:

"That this matter be kept in abeyance in order for the Councillors Advisory Committee on Heritage to consider the refinement of the qualifying criteria and definition of persons of significance, whereafter it be resubmitted to Management Committee/Council, for consideration".

6.1.2 The Committee agreed to further define the qualifying criteria and submit straight to Council through a report.

6.1.3 It was also agreed that the definition of a person of significance will be removed in case it will crease misinterpretation between Councillors.

6.1.4 Ms Steenkamp informed the Committee that the Department has included additional information to provide more clarity and information regarding the proposed criteria that will serve as a guideline to the process of identifying the houses. However, the Department will include in the item the provision for the establishment of the working committee that will consist of other stakeholders whose further inputs will add value to the process.

6.1.5 The Committee was also informed that the criteria were shared with the National Heritage Council for their inputs.

6.1.6 Ms Pujatura however, presented 10 criteria or guidelines that would be followed in identifying and nominating the Heritage Houses in areas of Katutura and Khomasdal as follows:

1. The house should be in Katutura and Khomasdal township and locations **Katutura** – Herero, Damara, Nama, Wamboe, Donkerhoek and Gemengde and **Khomasdal.**
2. The house should be older than 50 years and in its original state with little to no renovations done, having maintained their original architecture, as well as the

original doors and house numbers, starting with the first letter of the location, example such as D382 to identify a house in Damara location.

3. It is preferable, but not limited, that the house be associated with political, religion, sports, educational icons, or former migrant contract labourers that have made substantial contributions to Windhoek and/or Namibian History, that may add to the heritage value of the house.
4. The House owner must be proven to have made a worthy contribution directly to Windhoek and/or Namibia by giving extensive or distinguished service to the community that is proven beyond any doubt to the Council (documented evidence).
5. The Houses should have been built because of the 1959-1960 forceful or voluntary relocation to Katutura/Khomasdal from the Old Location.
6. The Houses should be in its original format, a one or two- bedroom house in Katutura and Khomasdal – often referred to as the "Matchbox" built in the middle of the plot with an outside toilet and a shower.
7. Where more than one house is identified for the same suburb or street, preference shall be given to the house of the local historical, political, religion, sport, educational significance, subject to its adherence to infrastructure requirements.
8. To commemorate the local history of Windhoek and/ or Namibia
9. To recognise communities which contribute to the ethno-racial diversity of Windhoek
10 To strengthen the community identity and create a sense of place.

6.1.7 After the deliberations on the above guidelines, it was advised to add that, the house owners must be willing to exchange. It was further indicated that during the community engagements, there might be also inputs/material (photos, appliances etc) that will be received or presented by community members that will enhance the heritage value of the project, and as such provision for the donation/procurement of those objects must be provided for.

6.1.8 The Committee advised that the draft scoring criteria be specified in the item as they are essential in selecting or disqualifying the house if it meets or does not meet the requirements.

6.1.9 Based on the above point 6.1.8, it was resolved that it should be clearly indicated in the item that the Department will develop the application form and the application process to be followed. The application form should include an option for the house owners to indicate willingness to exchange/ donate their house as it will determine if they proceed to the next level of engagement.

6.1.10 It was further noted that the development/utilisation plan for the houses or area will only be finalised once the houses and the have been identified as this will impact what developments/proposed uses may be feasible or not. Additionally, the committee noted that the sentimental value attached to these prospective houses must be duly acknowledged and accounted for in the development of the sites moving forward, through perhaps the granting of 'visitation rights' for example.

6.1.11 Ms Simpson advised the Committee of certain legal requirements that should be considered during the application process as follow:

(1) to attach the criteria to the application form
(2) ask questions that determine the houses ownership
(3) determine willingness to exchange that indicate further engagements,
(4) to start with the process of a deed search to confirm ownership and avoid negotiating with non-owners of the envisaged houses.
(5) determine whether there is a bond registered against the title
(6) conduct the building compliance evaluation process to determine that the building is in its original state and guide further negotiations with the properties owners.

6.1.12 That the Department develop an application form and include the donation of artefacts of significance to substantiate the house storyline, including and not limited to photographs, utensils, beddings, fighting and storage equipment's.

6.1.13 That it should be made clear in the item that the exchange would take place between Council Affordable Housing Program in any suburbs wherever the houses are being built and the old houses in Katutura and Khomasdal dating back to the 1959 - 1960.

6.1.14 Ms Simpson informed the Committee that upon consultation with the Housing Division, it was confirmed that Goreangab extension 4 will be the next project under construction under the Council Affordable Housing Program and that Cimbebasia will not happen soon since they will need the construction and design phases.

6.1.15 She however, informed the Committee of the statutory requirement to consider when doing the exchange or donation:

(1) To obtain the Ministerial approval to get the donation from the House owners and to donate in return.

(2) A letter can be written to the line minister with the resolution from Council attached, informing the Minister the process to be followed, the criteria that will be set, list of the beneficiaries for approval.

(3) The actual transferring process, that an external valuation of the houses would be required, building compliance should be obtained, if it is in original state, the city still has the 1960 plan in its files which is fine.

(4) That should there be any alteration to be made on the houses, it should be determined who will be responsible to make such changes. For alterations, a compliance is required, and the city equally need to submit the compliance.

(5) Should there be outstanding debts on the identified project houses, such debts need to be discussed and agreed upon on who will be responsible for the clearance thereof.

(6) The city is exempted from stamp duty, but the transfer duty is applicable to both parties, and it depends on the value of the house.

(7) Should there be a bond registered on the identified property, the parties should discuss and agree on who will settle the latter on such a property. The Department should include as a criterion on the application form that there should be not a bond attached to the house,

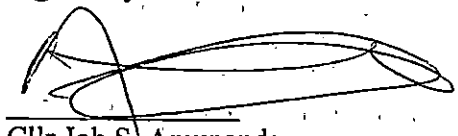
6.1.16 Ms Steenkamp informed the meeting that should council opt to pay the transfer fees, such budgetary provisions will need to be made in the new financial year 2024/25.

6.1.17 It was advised that the Department should draft the report to Council, and it should be presented to the next Committee meeting for consideration before it submitted to Council. **(Action: Ms Pujatura)**

7. Closing

The Chairperson appreciated everyone for their meaningful contributions to the meeting. The meeting adjourned at 12:35

Signed by:



Cllr Job S. Amupanda
CHAIRPERSON

DATE 18.10.23

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MINUTES of the **Council Advisory Committee Meeting** held Thursday, **17 August 2023, 14:30, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. Welcoming
2. Apologies
3. Adoption of agenda
4. Declaration of interest
5. Approval of the minutes
6. Matters arising from the previous minutes
7. Standing Item

7.1 Report to Council: Item on approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

8. Closing

PRESENT

Cllr C. Hanases	Deputy Chairperson
Cllr S.S. Gawanas	Member
Cllr B. Araeb	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)
Cllr S.S. Nujoma	Member (virtual)

ABSENT WITH APOLOGY

Cllr J.S. Amupanda	Chairperson
Ms R. Khiba	National Museum Association of Namibia

OFFICIALS PRESENT

Ms Z. Steenkamp	SE: Economic Development & Community Services
Ms N. Kamho	Acting Manager: Economic Development
Ms. G. Pujatura	Section Head: Tourism
Mr C. Kondiri	Spatial Data Analyst
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Deputy Chairperson, Cllr Hanases welcomed everyone to the meeting and declared the meeting open.

2. Absent without apology

Cllr. Joseph Uapingene

3. Adoption of agenda

The agenda was adopted with the request from Urban Transport and Planning to add the application to name a street in honour of the late Bishop Emeritus Revered Dr. Hendrik Frederik of the Evangelical Lutheran Church in Namibia. However, it was advised that the request be tabled at the next committee meeting with all relevant documentation.

4. Declaration of interest

There were no declared any interests.

5. Approval of the minutes (21 July 2023)

5.1 The minutes of the meeting held on the 21 July 2023 were approved.

6. Matters arising from the previous minutes

6.1 There were no matters arising from the minutes of the meeting held on 21 July 2023.

7. Standing Item

7.1 Report to Council: Item on approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

7.1.1 The submission of the report to Council on the approval of the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets, was noted and the said report will serve at the Management Committee meeting of the 22 August 2023.

Additional inputs were made to the report as follows:

7.1.2 It was advised that in terms of the criteria for identifying houses for consideration, there should not be any bonds attached to the houses in question.

7.1.3 It was also emphasised that the statutory requirements were that the houses should be free-standing single residential, and that there will be no exchange of sectional title.

7.1.4 It was also noted that the proposed uses of the houses were enhanced by looking at the benchmarking in South Africa of the Mandela House, in terms of what Council intended use of the houses.

7.1.5 It was also indicated that the inputs to the criteria from the National Heritage Council were received and finalised.

7.1.6 It was noted that the Economic Department also looked at the proposed application process and would design the application form for applicants to complete. This will also be done in consultation with the Public Participation Division, for the purpose of issuing public announcements and notices to the public.

7.1.7 The Deputy Chairperson Cllr Hanases noted with appreciation, the improved item and additional information incorporated from the previous committee meeting.

7.1.8 Ms. Steenkamp emphasised that the item was tabled at the committee to obtain principal approval from Council to start the process and that no decision was made about the houses or the applications. She however, indicated that once the project is implemented, the recommendations will be brought back to Council for deliberation, at which point, detailed specifics in terms of legal requirements will be included, for Council to have an overview of the process at a higher level.

8. RECOMMENDATION

8.1 All Councillors agreed on the improvements to the item/report and provided the endorsement for the report to serve at the next MC meeting.

8. Closing

The Deputy Chairperson appreciated the officials for the update and well-prepared item to Council before adjourning the meeting at 15:00.

Signed:

Hanases
Cllr Clemencia C. Hanases
DEPUTY CHAIRPERSON

23/11/2023
DATE

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MINUTES of the **Council Advisory Committee Meeting** held Monday, **25 September 2023, 14:30, Alderman Matheus Shikongo Boardroom**

HERITAGE COMMITTEE (Street & Place Naming/Renaming)

ENQUIRIES: ***Ms M Haimbodi/Ms W. Munyanya***
TELEPHONE: ***290 3561/2353***

AGENDA

1. **Welcoming**
2. **Apologies**
3. **Adoption of agenda**
4. **Declaration of interest**
5. **Approval of the minutes**
6. **Matters arising from the previous minutes**
7. **New Matters**

7.1 Application to name a street in honour of the late Bishop Emeritus Revered Dr. Hendrik Frederik of Evangelical Lutheran Church (ERCN) in the Republic of Namibia

8. **Closing**

PRESENT

Cllr J.S. Amupanda	Chairperson
Cllr C. Hanases	Deputy Chairperson (virtual)
Cllr S.S. Gawanas	Member (virtual)
Cllr Q.O. Kamati	Member (virtual)
Cllr S.S. Nujoma	Member (virtual)

ABSENT WITH APOLOGY

Cllr J. Uapingene
Cllr B. Araeb
Mr. P. Van Rensburg
Mr. V. Endjala
Ms. Z. Steenkamp
Ms. L. Figaji
Mr. C. Kondiri

OFFICIALS PRESENT

Ms. G. Pujatura	Section Head: Tourism
Mr. C. Kaverua	Section Head: Micro Entrepreneur
Ms M. Kuhanga	Town Planning
Mr. B. Conwell	Town Planning
Ms G. Kalf	Assistant Research (intern), Office of the Mayor
Ms. M.N. Haimbodi	Secretariat, Office of the Mayor

1. Welcoming

The Chairperson called to order the monthly meeting of the Heritage Committee.

2. Adoption of agenda

The agenda was adopted with two additions minuted as items 7.1&7.2

4. Declaration of interest

None.

5. Approval of the minutes (17 August 2023)

5.1 The minutes of the meeting held on the 17 August 2023 was approved.

6. Matters arising from the previous minutes

6.1 Report to Council: item on approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets (CR152/07/2023)

6.1.1 It was noted that the item on the approval for the identification, nomination, and conservation of 1960's Katutura and Khomasdal houses as Heritage assets, served at Council and it was approved.

6.1.2 The meeting was informed to put more efforts to ensure that the concept, follow up are made and in progress. The meeting was urged to ensure that the criteria, application form together with the community engagements are implemented.

6.1.4 It was advised that it is necessary for the Secretariat to keep updating the Committee on the progress and if there is any hindrance so that it can be solved.

7. New Matters

7.1 Windhoek Heritage Forum

7.1.1 The Chairperson informed the meeting that at the launch of the Museum, it was noted that there is a need to organise the Art and Tourism sector, to work out the framework of the Windhoek Heritage Forum for all the professionals.

7.1.2 That there is a need to have a broader stakeholders forum that include people that deals with the issue of heritage as well as the architecture. It is crucial to consult everybody and get everyone involved in crafting this forum.

7.1.3 That the proposed framework can be tabled at the next committee meeting for further discussions. The purpose is to enrich the committee work and including the Artist, Hip pop artist and architecture to contribute ideas through this forum.

7.2 Validation Report - what came from Germany.

7.2.1 It was informed that the item should serve at the next committee meeting, and it is not just the German returning the skulls but would want to take the conversation further.

7.2.2 That Germany will be consulted to build and expand the existing museum in Windhoek.

7.3 Application to name a street in honour of the late Bishop Emeritus Revered Dr. Hendrik Frederik of Evangelical Lutheran Church (ERCN) in the Republic of Namibia

7.3.1 The submission on the application to name a street in honour of the late Bishop Emeritus Revered Dr. Hendrik Frederik of Evangelical Lutheran Church in the Republic of Namibia, be noted.

7.3.2 That the application to name a street in Elisenheim Lifestyle Estate to be knows as Rev. Hendrik Frederik St be recommended.

7.3.3 That the submission was recommended to serve at the next MC meeting.

7.3.4 The Committee proposed that the Department should review the policy to look at the frequency of renaming a street as to how many times/years that the street be renamed (e.g., after 10 years or 20 years).

7.3.5 That the Secretariat was urged to ensure that all the resolutions for the street renaming ceremony should be implemented.

8. Closing

The Chairperson thanked everyone for their attendance and contributed to the meeting. The meeting adjourned at 16:00

Signed by:



Cllr Job. S. Amupanda
CHAIRPERSON

23.11.23
DATE

Figure 6: Application trends (1999 to 2023)

